

## **NOTICE**

A meeting of the City of Evansville Plan Commission will be held on the date and time stated below. Notice is further given that enough members of the City Council and Historic Preservation Commission may be present to constitute a "meeting" under Wisconsin statutes and this constitutes notice of any such meeting. Requests for persons with disabilities who need assistance to participate in this meeting should be made by calling City Hall at (608)-882-2266 with as much notice as possible.

### **City of Evansville Plan Commission**

#### **Regular Meeting**

**City Hall, 31 S Madison St., Evansville, WI 53536**

**Tuesday, January 6<sup>th</sup>, 2026, 6:00 pm**

### **AGENDA**

1. Call to Order
2. Roll Call
3. Motion to Approve Agenda
4. Motion to waive the reading of the minutes from the December 2<sup>nd</sup>, 2025 meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed.
7. Action Items
  - A. Public Hearing, Review, and Motion for Conditional Use Permit Application CUP-2026-01 for an Indoor Commercial Entertainment Use on parcel 6-27-860 (155 Union Street)
    1. Review Staff Report and Applicant Comments
    2. Public Hearing
    3. Plan Commissioner Questions and Comments
    4. Motion with Conditions
  - B. Public Hearing, Review, and Motion for Land Division Application LD-2026-01 for a Preliminary Certified Survey Map on parcels 6-27-896, 6-27-905, and 6-27-905.
    1. Review Staff Report and Applicant Comments
    2. Public Hearing
    3. Plan Commissioner Questions and Comments
    4. Motion with Conditions
  - C. Public Hearing, Review, and Discussion on Ordinance 2026-01
    1. Review Staff Report
    2. Public Hearing
    3. Plan Commissioner Questions and Comments
8. Discussion
  - A. 50 Union Street - Bank of New Glarus Concept Plan
  - B. Update on Boundary Agreement with Town of Porter
9. Community Development Report

*-Mayor Dianne Duggan, Plan Commission Chair*

10. Upcoming Meeting: February 3<sup>rd</sup>, 2026 at 6:00pm

11. Adjourn

*-Mayor Dianne Duggan, Plan Commission Chair*

**City of Evansville Plan Commission  
Regular Meeting  
Tuesday, December 2<sup>nd</sup>, 2025, 6:00 p.m.**

**MINUTES**

**1. Call to Order** at 6:00pm.

**2. Roll Call:**

<b>Members</b>	<b>Present/ Absent</b>	<b>Others Present</b>
Mayor Dianne Duggan	P	Colette Spranger, Community Development Director
Alderman Bill Lathrop	P	Jon Powers
Alderman Abbey Barnes	P	Paul Liesse
Susan Becker	P	
John Gishnock	P	
Mike Scarmon	P	
Eric Klar	P	
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- 3. Motion to approve the agenda, by Barnes, second by Becker. Approved unanimously.**
- 4. Motion to waive the reading of the minutes from the November 4<sup>th</sup>, 2025 meeting approve them as printed by Barnes, seconded by Lathrop. Minor correction by Becker in Item 7B3 to add a note regarding the impact of increased delivery service in a residential neighborhood with regard to Domino's. Approved unanimously.**
- 5. Civility Reminder.** Duggan affirmed the City's commitment to conducting meetings with civility.
- 6. Citizen appearances other than agenda items listed.** None.
- 7. Action Items**

**A. Review, Discussion, and Action on Resolution 2025-20 – Support for Transportation Alternatives Program (TAP) Grant**

**1. Review Staff Memo**

Spranger explained that a formal resolution from both Plan Commission and Common Council was the final piece needed to apply for WisDOT funds for formal transportation planning. The Smart Growth Comprehensive Plan and subsequent surveys from residents have indicated strong support for increased walkability in the form of trails and well-kept sidewalks. The outcome of this grant is a planning study for trails and pedestrian facilities.

**2. Plan Commissioner Questions and Comments**

Question from Lathrop on how this differs from other planning projects, such as the underway park plan which has a focus on walking and trails. Scarmon explains that having this planning project completed puts Evansville in a good position to receive funds for implementing projects, since the planning study will have preliminary engineering for suggested improvements.

3. **Motion to recommend Common Council approval of Resolution 2025-20, Support for Transportation Alternatives Program (TAP) Grant by Barnes, second by Lathrop. Motion passes unanimously.**

## **B. Review, Discussion, and Action on Resolution 2025-22 – Increases for Fee in Lieu of Parkland Dedication**

### **1. Review Staff Memo**

Spranger mentions that the report goes into more detail on how the fees was calculated and emphasizes that when a new development is being negotiated, the City's preference is first to receive land for parks as opposed to a fee-in-lieu. She notes that even with the increase in fee amounts, Evansville's amount is still comparable to neighboring communities. Other communities have additional impact fees, such as those for park improvements. By law, the fee-in-lieu of parkland dedication can only be used for park acquisition and improvements that can be directly tied to the new development. A park improvement fees can cover expenses for parks elsewhere in the City. Evansville should consider a fee like this in the future, but that would require a change to the subdivision ordinance, which is being considered in 2026.

### **2. Plan Commissioner Questions and Comments**

It was noted that the fee is substantially lower than the actual cost of residential land, meaning a fee-in-lieu of parkland dedication may be preferred by developers. Commissioners noted that some flexibility is useful in negotiation – for instance, Settler's Grove did not need a park within the subdivision, being so close to the expanded Larson Acres Park. Agreement that this subject should be revisited to consider a park improvement fee.

3. **Motion to recommend Common Council approve Resolution 2025-22: A Resolution Amending Fees-in-Lieu of Park and Recreation Land Dedication by Becker, second by Scarmon. Motion passes unanimously.**

## **8. Discussion**

### **A. 4 Grove Street – Concept for 4-unit multifamily development**

A proposed development at 4 Grove Street would require a change to the zoning district in order to be implemented in a cost-effective manner for the developer. The project would add four market-rate apartment units. Without a zoning change, only two units could be built at roughly the same price as a four-unit building. Spranger wanted some feedback from Plan Commission before working on a zoning change. Commissioners verbally indicated support of seeking a zoning change to the R-3 district for smaller lot sizes that would enable higher density for multifamily projects.

## **9. Community Development Report**

- A. Monthly Report
- B. 2026 meeting dates

**10. Next Meeting Date:** Tuesday, January 6<sup>th</sup>, 2026 at 6:00 p.m.

**11. Adjourn at 7:00 pm.**



**APPLICATION FOR CONDITIONAL USE PERMIT – STAFF REPORT****Application:** CUP-2026-01**Applicant:** Gaspari Romano

6-27-860

**January 6<sup>th</sup>, 2025**

Prepared by: Colette Spranger, Community Development Director  
Direct questions and comments to: [C.spranger@evansvillewi.gov](mailto:C.spranger@evansvillewi.gov) or **608-882-2263**

*Restaurant location in solid red area. Parcel site is dashed red line.***Location:** 155 Union Street**Description of request:** The applicant is requesting to operate a restaurant. The applicant is seeking conditional use permit approval to allow an Indoor Commercial Entertainment use on parcel 6-27-860 within the B-3 zoning district, addressed at 155 Union Street. They have no plans for serving alcohol on premise at this time.

**Existing/Prior Uses:** This location was most recently as floral shop.

**Staff Analysis of Request:**

The applicant intends to operate a pick-up/delivery restaurant with a small amount of sit-down dining. This is a conditional use in the B-3 Regional Business District. The B-3 zoning district allows for a wide variety of retail uses, geared toward businesses designed to serve the local community. This is an appropriate use for Union Street. To the best of staff's knowledge, there has not been a restaurant in this location.

There are no plans for exterior changes to the building the business owners intend to rent.

**Required Plan Commission findings for Conditional Use Permit request:** Section 130-104(3) of the Municipal Code, includes criteria that should be considered in making this decision:

1. **Consistency of the use with the comprehensive plan.** The proposed use in general and in this specific location is consistent with the city's comprehensive plan of September 2023.
 

*Staff Comment: Policies in the Comprehensive Plan provide support for new business expansion into Evansville.*
2. **Consistency with the City's zoning code, or any other plan, program, or ordinance.** The proposed use in general and in this specific location is consistent with City's zoning code, or any other plan, program, or ordinance, whether adopted or under consideration pursuant to official notice of the city.
 

*Staff comment: The proposed use is consistent with the City's zoning code and other plans, programs, and ordinances.*
3. **Effect on nearby property.** The use will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the City's zoning code, the comprehensive plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the city.
 

*Staff Comment: The applicant states that the business hours will be Tuesday through Friday, 11:00AM to 9:00PM and Saturday and Sunday from 4:00PM to 9:00PM. A rough estimate of the needed parking spaces for the space of ~1,600 square feet would amount to 5 spaces needed, which can adequately be absorbed within the current parking lot and existing uses (All Paws, George Auction, and The Grooming Room).*
4. **Appropriateness of use.** The use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
 

*Staff Comment: The location is oriented towards businesses such as these.*
5. **Utilities and public services.** The use will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by the City or any other public agency serving the subject property.
 

*Staff Comment: the property is currently served by public utilities and will not require additional or improved services.*

**Required Plan Commission conclusion:** Section 130-104(3)(f) of the Municipal Code requires the Plan Commission to determine whether the potential public benefits of the conditional use do or do not outweigh any and all potential adverse impacts. The proposed motion below states that benefits do in fact outweigh any and all potential adverse impacts.

**Staff recommended motion for Plan Commission:** *Motion to approve a Conditional Use Permit for Indoor Commercial Entertainment per section 130-408 on parcel 6-27-860 located at 155 Union Street, finding that the benefits of the use outweigh any potential adverse impacts, and that the*

*proposed use is consistent with the required standards and criteria for issuance of a CUP set forth in Section 130-104(3)(a) through (e) of the Zoning Ordinance, subject to the following conditions:*

- 1) The business operator shall obtain and maintain all City, state, and county permits and licenses as may be required.*
- 2) Any substantial changes to the business model shall require a review of the existing conditional use permit.*
- 3) Use cannot create a public nuisance as defined by local and state law.*
- 4) The Conditional Use Permit is recorded with the Rock County Register of Deeds.*





## APPLICATION FOR PRELIMINARY LAND DIVISION - STAFF REPORT

**Application:** LD-2026-01

**Applicant:** Pleasy Berg Trust

Parcels 6-27-896, 6-27-904, 6-27-905

**January 6<sup>th</sup>, 2026**

Prepared by: Colette Spranger, Community Development Director

**Direct questions and comments to:** [c.spranger@evansvillewi.gov](mailto:c.spranger@evansvillewi.gov) or 608-882-2263

**Location:** 14 Railroad Street, 20/22 Railroad Street

**Description of request:** An application for a preliminary land division to enlarge two parcels from a neighboring property has been submitted for review.

**Existing Uses and Lot Sizes:** Parcels 6-27-904 and 6-27-905 have duplexes. Parcel 6-27-896 is undeveloped and largely undevelopable. Approximately 2,357 square feet from parcel 6-27-896 will be added to parcel 6-27-905 for a total of 8,673 square feet. Approximately 3,842 square feet from parcel 6-27-896 will be added to 6-27-904 for a total of 10,114 square feet. These meet the minimum requirements for lot sizes within the R-2 zoning district.

**Existing Zoning:** R-2 Residential District Two with Flood Area Zoning overlay in rear yards along Allen Creek

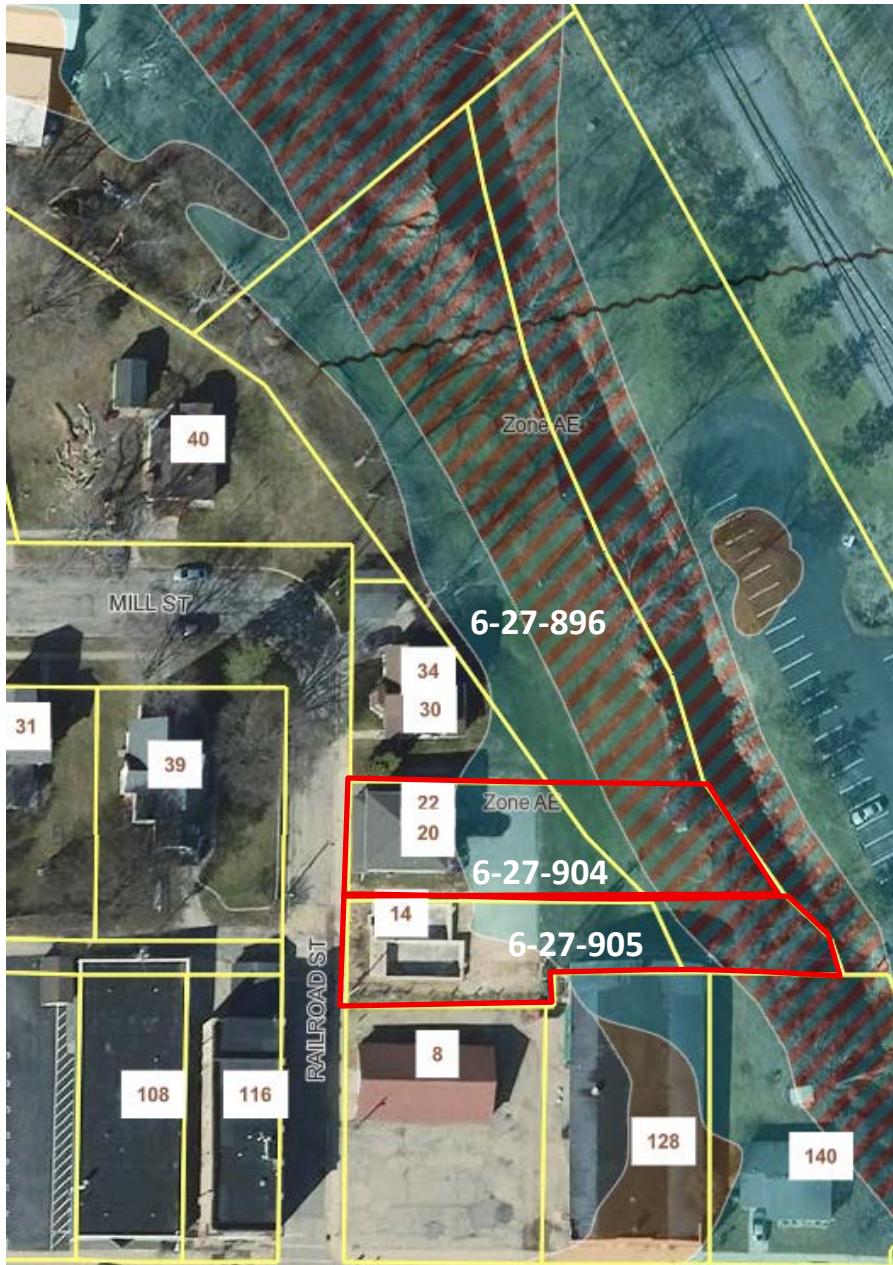
**Proposed Land Division:** The CSM would extend the backyards of parcels 6-27-904 and 6-27-905 to the eastern boundary of 6-27-896, which falls within Allen Creek.

Typically, Certified Survey Maps depicting the sale/exchange of land between owners of adjoining properties are exempt following the City's Subdivision Ordinance, given that no lots are created and lot sizes are not reduced below minimums set by the State and municipality.

In this case, however, two lots are being enlarged to include environmentally sensitive areas within the regulatory floodway. The State of Wisconsin requires documentation of the ordinary high water mark and language regarding the public trust when lots extend to the edges of navigable streams and other waterways. Review criteria for Common Council to determine if such a land division is in the public interest means that the decision must be consistent with the City's floodplain regulations and that effect on the natural environment would be negligible.

Per City staff review, this land division is occurring in an existing platted area. Existing uses will not generate a need for future infrastructure or negatively impact existing infrastructure. Any development on the expanded areas of the lot will be contingent on what is allowed in Chapter 54 (Flood Area Zoning).

Therefore, Plan Commission review and Common Council approval are required.



**Subject parcels relative to  
parcel 6-27-896 and FEMA  
designated floodplain**

Red hatchmarked area along Allen Creek is Regulatory Floodway, where new construction of almost all structures is generally prohibited. In the case of a flood event, this is an area that is likely to have moving water.

Blue Zone AE signifies areas within the 1% Annual Chance Flood Hazard Area, commonly referred to as the 100 year flood plain.

**Consistency with the City of Evansville Comprehensive Plan and Municipal Code:** The proposed land division and land uses are thoroughly consistent with the Future Land Use Map of the Comprehensive Plan. The proposal complies with the design standards and environmental considerations as set forth in the Land Division and Zoning Ordinances.

**Staff Recommended Motion:**

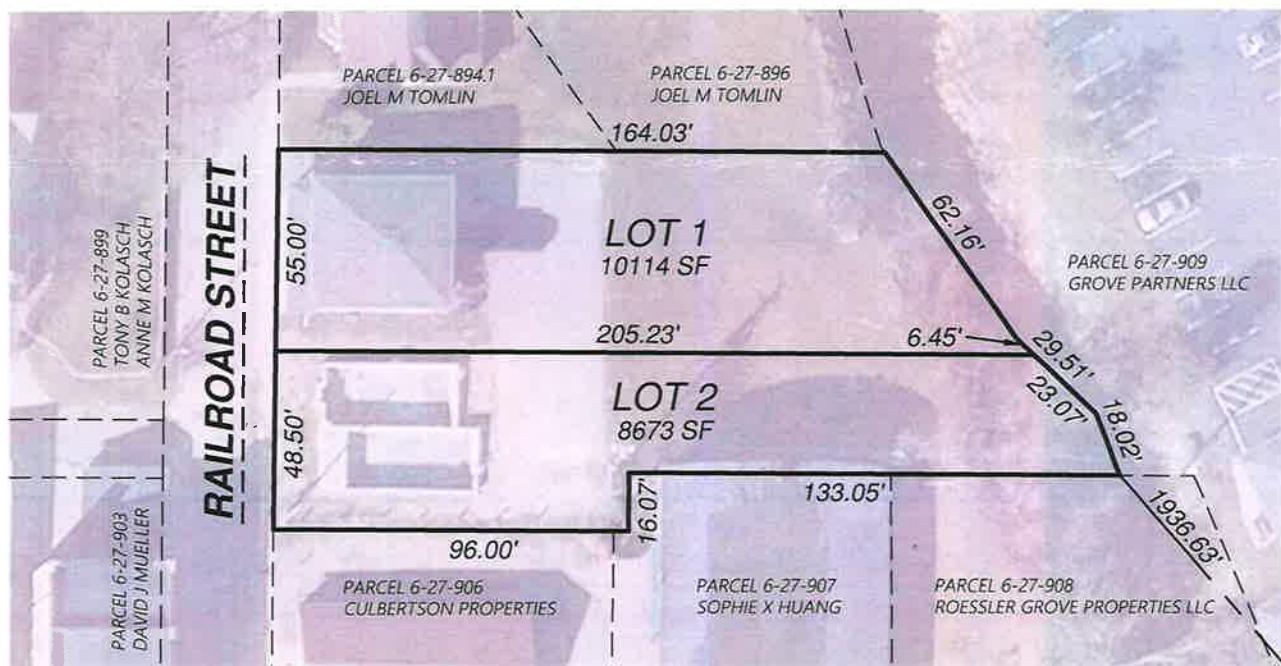
***Motion to recommend Common Council approve a preliminary certified survey map adjust parcels 6-27-904 and 6-27-905 finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the following conditions:***

- 1. Add the location of the regulatory floodplain and Allen Creek to the face of the preliminary certified survey map in advance of the January 13, 2026 Common Council meeting, in order to satisfy Section 110-101(5) of the City's subdivision ordinance.***
- 2. Add the location Allen Creek, along with the approximate ordinary high water mark to the face of the final certified survey map and add the following language in order to satisfy Wis. Stats. 236.20(5) and (6): "Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution."***
- 3. Add the following language to the face of the final certified survey map: "Allowable land uses within the regulatory floodplain are determined by Chapter 54 (Flood Area Zoning) of the Evansville Municipal Code."***
- 4. The final Certified Survey Map and application is submitted for approval by Plan Commission and Common Council.***

## PRELIMINARY CERTIFIED SURVEY MAP

OF THE SOUTH 25 FEET OF OUTLOT 49 AND OUTLOT 57 AND OUTLOT 58  
AND PART OF OUTLOT 51 WEST OF ALLENS CREEK, SHEET 5, ASSESSORS

PLAT OF THE CITY OF EVANSVILLE SITUATED IN THE SOUTHWEST  
QUARTER OF THE NORTHEAST QUARTER SECTION 27, T.4N., R.10E., OF  
THE 4<sup>TH</sup> PM, CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.



CENTER OF  
SEC. 27-4-10

2633.02'

EAST 1/4  
CORNER OF  
SEC. 27-4-10

GRAPHIC SCALE: 1" = 50'



Date: 10-23-2025  
Project No. 125 - 481  
For: PLEASY BERG



109 W. MILWAUKEE ST  
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# City of Evansville

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## Community Development Department

[www.evansvillewi.gov](http://www.evansvillewi.gov)  
31 S Madison St  
PO Box 529  
Evansville, WI 53536  
(608) 882-2266

**Date:** January 6th, 2026

**To:** Plan Commission

**From:** Colette Spranger, Community Development Director

**Re:** Initial Draft of Ordinance 2026-01: Amending Division 17 (Residential District Three) of Chapter 130 (Zoning)

### Background

There are two main impetuses driving the amendments proposed by this ordinance update:

- Developers looking to improve their existing properties through creative infill development
- Plan Commission/Common Council desires and community need for more and varied housing options throughout the City

The last set of major zoning code updates (made in 2024) centered around lowering minimum lot sizes in an effort to enforce density in the R-1 and R-2 zoning districts. These changes were not carried forward to the R-3 zoning district, despite the intention of the R-3 zoning district to encapsulate multifamily development, which by nature is high density.

At the same time, City staff have been fielding calls from developers and property owners who, when faced with the desire to improve features such as garages on their rental properties, are faced with high construction costs. To offset these costs and increase their stock of rentable properties, some have asked about adding additional units either in conjunction with garages or on buildable land adjacent to the property.

Creating a zoning district that can address the necessary amenities and infrastructure for multifamily developments in both the old and newer parts of Evansville is no easy task. Housing densities in the older, historic parts of Evansville tend to be higher than those on the west or east sides. The east and west sides of town are typically undeveloped, making it easier for new buildings to be positioned on site.

Therefore, staff suggests lowering the overall minimum square footage for all multifamily developments (buildings and/or parcels/developments with more than 2 units) to 2,500 square feet. To address for flexibility in older neighborhoods, 2,000 square feet per unit would be allowed by right if the parcel is planned for future land uses in the Central Mixed Use or Historic Neighborhood categories.

Staff is seeking feedback on the proposed changes. By way of example, the following table includes sites proposed for infill development and undeveloped sites already zoned R-3, along with what densities would be allowed by current zoning densities and what could be allowed if the ordinance were to pass.

Location	Parcel	Acreage	Square Footage	Current	New	Future Land Use Designation
<b>Powers 4 Grove Street</b>	9-27-830	0.314	13,677	5	6	Central Mixed Use
<b>Yoder 123 S Madison</b>	6-27-691	0.267	11,630	4	5	Central Mixed Use
<b>Youth Center 209 S First</b>	6-27-248.2	0.133	5,793	2	2	Historic Neighborhood
<b>465 W Main</b>	6-27-397.1	0.44	19,166	7	n/a	Established Neighborhood
<b>Lot 171, Westfield Meadows</b>	6-27- 559.5171	3.958	172,410	68	n/a	Mixed Use

**Recommended Motion:** None this evening. Pending reception by Common Council, this ordinance will come back for a vote in February.

**CITY OF EVANSVILLE  
ORDINANCE # 2026-01**

**AN ORDINANCE UPDATING DIVISIONS 17 (RESIDENTIAL DISTRICT THREE) OF  
CHAPTER 130 (ZONING)**

The Common Council of the City of Evansville, Rock County, Wisconsin, do ordain as follows:

**SECTION 1.** It is in the best interest of the City and that of its citizens to amend the Chapter 130 from time to time in order to accurately reflect the goals of the Smart Growth Comprehensive Plan, last updated in September 2022, specifically those related to lot size, layout, density, and intent for certain residential districts.

**SECTION 2.** Lot size minimums were decreased in the R-1 and R-2 districts in 2024 through Ordinance 2024-05, leading to an inconsistency in lot size minimums allowed within the R-3 zoning district.

**SECTION 3.** Lowering lot size minimums increases density for new development. Voluntarily decreasing lot size and allowing for higher density residential developers is a tool recommended by the League of Wisconsin Municipalities and the Wisconsin Housing and Economic Development Authority, among others, as a method to encourage housing development in the face of a housing stock shortage, and to encourage housing in the “missing middle”.

**SECTION 3.** The Evansville Plan Commission held a public hearing on January 6, 2026, in compliance with the requirements of Section 62.23(7)(d)(2), Wis. Stats., regarding the proposed amendment of the zoning ordinance, and by unanimous vote of the entire commission, has recommended Ordinance 2026-01 be approved by Common Council.

**SECTION 4.** The changes proposed in Ordinance 2026-01 are consistent with the City’s adopted Smart Growth Comprehensive Plan.

The Common Council of the City of Evansville, Rock County, Wisconsin, do hereby amend sections of Chapter 130 as follows:

## DIVISION 17. RESIDENTIAL DISTRICT THREE (R-3)

### **Sec. 130-1021. Purpose and intent.**

The purpose of the R-3 district is to provide a means of obtaining the residential goals and objectives of the Smart Growth Comprehensive Plan. The R-3 district is intended to protect and enhance the character and value of residential areas primarily occupied by varied dwelling types of moderate density and to accommodate areas planned for new residential development of moderate density.

(Code 1986, § 17.41(1), Ord. 2023-15)

### **Sec. 130-1022. Uses permitted by right.**

The following uses are permitted in the R-3 district:

- (1) Places of worship and all affiliated uses, all grade schools, libraries and hospitals, water storage facilities and related structures.
- (2) Municipal buildings, except sewage plants, garbage incinerators, warehouses, garages, shops and storage yards.
- (3) Public parks, playgrounds, and recreational and community center buildings and grounds.
- (4) One or more private garages and one accessory building per principal building clearly incidental to the residential use of the property. Additionally:
  - a. No accessory building may exceed 200-150 square feet.
  - b. The total area of any attached garages shall not exceed the area of the foundation of the dwelling.
  - c. The total area of any detached garages shall not exceed the area of the foundation of the dwelling.
  - d. The total area of the private garage(s) shall not exceed 13 percent of the total area of the lot, if the area of the lot is less than 10,000 square feet, and shall not exceed 11 percent of the total area of the lot, if the area of the lot is 10,000 square feet or more.
- (5) Uses customarily incidental to any of the uses listed in subsections (1)--(5) of this section, provided that no such use generates traffic or noise that would create a public or private nuisance.
- (6) Not over four boarders or lodgers not members of the family per dwelling unit.
- (7) Multiple-family dwellings up to four units, including two-family homes.
- (8) Roominghouses, boardinghouses or lodging houses for not more than 15 roomers or boarders.

- (9) Home occupation, when meeting all of the criteria of section 130-531.
- (10) Community living arrangement (one to eight residents) (per section 130-377).
- (11) Community living arrangement (nine to 15 residents) (per section 130-378).
- (12) Family day care home (per section 130-532).

(Code 1986, § 17.41(2); Ord. No. 2002-4, § 15, 4-9-2002; Ord. No. 2003-7, § 10, 10-14-2003, Ord. 2005-28, Ord. 2023-15)

**Sec. 130-1023. Uses permitted as conditional use.**

The following conditional uses shall be allowed in the R-3 district only after issuance of a conditional use permit as prescribed by article II, division 4 of this chapter:

- (1) Home occupation, which does not meet all of the criteria of section 130-531.
- (2) Public buildings, such as colleges and universities, including private music, dancing, business, and vocational schools, but not to include sewage plants, garbage incinerators, warehouses, garages or storage areas.
- (3) Institutions of a charitable or philanthropic nature, hospitals, clinics and sanitariums; and libraries, museums and community buildings, private clubs and fraternities, except those whose principal activity is a service customarily carried on as a business, and except also riding clubs.
- (4) Telephone, telegraph and electric transmission lines, buildings or structures.
- (5) Indoor institutional uses (per section 130-373) and indoor recreational uses (per section 130-376).
- (6) Group day care center (per section 130-413)
- (7) Funeral homes, undertaking establishments and cemetery memorial retail businesses.
- (8) Multiple-family dwellings greater than four units and multiple-family dwellings where there are more than one principal-land-use structures on the same lot.
- (9) Community living arrangement (16 or more residents) (per section 130-379).
- (10) Railroad line (per section 130-485).

(40)  
(Code 1986, § 17.41(3), Ord. 2005-1, Ord. 2005-23, Ord. 2005-28, Ord. 2005-44, Ord. 2007-21, Ord. 2023-15)

**Sec. 130-1024. Requirements for all uses.**

Within the R-3 district, the following standards shall apply:

- (1) Maximum building height: 35 feet.
- (2) Minimum front and street side yard setback: 20 feet.
- (3) Maximum front yard and street side yard setback: 25 feet for building closest to street.
- (4) Minimum rear yard setback: 25 feet.
- (5) Minimum side yard setback: ~~10-8 feet, total 20~~ feet ~~both per~~ sides
- (6) Detached garage and accessory building side yard and street side yard setback ~~not including an accessory dwelling unit~~:
  - a. 3 feet for side yards.
  - b. 20 feet for street side yards.
- (7) Minimum lot width at setback line: 70 feet.
- (8) Minimum building separation: 10 feet
- (9) Minimum lot frontage on public road: 50 feet.
- (10) Minimum lot area:
  - a. ~~Single family: 8,000 square feet.~~
  - b.a. ~~Two-family: 10,000~~<sup>8,000</sup> square feet.
  - e. ~~Multifamily dwelling units between two and four units: 3,000 square feet per unit.~~
  - b. Units containing more than ~~two~~<sup>four</sup> dwelling units: 2,500 square feet per unit.
  - c. ~~Within areas planned for Historic Neighborhood or Central Mixed Use on the Future Land Use Map of the City's Smart Growth Comprehensive Plan: 2,000 square feet per unit~~

A.
- (11) Height of detached garages and accessory buildings: Shall not exceed the height of the principal structure
- (12) Minimum above-grade floor area for a dwelling unit: ~~1,000 square feet.~~<sup>700</sup> square feet per unit, plus 300 square feet per additional bedroom

**Sec. 130-1025. Requirements for multifamily developments.** This section applies to multifamily buildings with more than four units and/or with more than one principal land use structure on a single lot:

- (1) Buildings shall have primary entrances that face the front or street side right-of-way and connect to City sidewalk with a pedestrian walk.
- (2) Parking Areas

- a. Minimum paved surface setback: 5 feet from side or rear, 10 feet from street.
  - b. Parking areas and/or garages are not permitted in front or side yards.
  - c. Parking areas with drives in excess of 100 feet should be interconnected.
- (3) Usable open space: Usable open space shall be provided on each lot used for multifamily dwellings. Usable open space shall compose at least 25 percent of the gross land area of the lot area and shall be used for recreational, park or environmental amenity for enjoyment by occupants of the development, but shall not include public or private streets, drives or drainageways. Plan Commission may elect to waive this requirement in the Historic Neighborhood or Central Mixed Use future land use areas.
- (4) Each unit must have its own dedicated outdoor area (such as a patio or balcony) of at least 24 square feet. The total of these dedicated outdoor areas may be used towards the usable open space requirement in (e3) above.
- (5) Outdoor refuse and recyclable storage areas shall be located on a concrete pad and surrounded by a fence or enclosure constructed of durable, weatherproof materials that match or compliment the materials used on the principal structures.
- (6) Building size and massing shall be compatible with other structures on the lot and of those on adjoining properties.
- (7) Building materials and exterior roofing shall be compatible with materials and colors with other buildings on the lot and on adjoining properties. Building materials shall include at least 50% durable materials (such as stone, clay or masonry brick, decorative concrete masonry) on street facing facades.
- (8) Mailbox installations shall comply with USPS regulations and are not permitted on City-owned parcels or within the right-of-way.
- (9) City Staff or Plan Commission may require building orientation to be adjusted to meet site-specific concerns or address aesthetic considerations of nearby properties.

(9)—

(Code 1986, § 17.41(4); Ord. No. 2003-9, § 6, 9-9-2003; Ord. No. 2003-11, § 6, 10-14-2003, Ord. 2007-21, Ord. 2012-16, Ord. 2023-15)

**Secs. 130-1026--130-1040. Reserved.**

Passed and adopted this \_\_\_\_th day of \_\_\_\_\_, 2026.

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Dianne C. Duggan, Mayor

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ATTEST:

Leah L. Hurtley, City Clerk

Introduced: 01/13/2026  
Notices published: 12/23/2025, 12/30/2025  
Public hearing held: 01/06/2026  
Adopted:  
Published: (within 10 days of adoption)

*Sponsor(s):* \_\_\_\_\_

Drafted on 1/2/2026 by Colette Spranger, Community Development Director



## *City of Evansville*

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### Community Development Department

[www.evansvillewi.gov](http://www.evansvillewi.gov)  
31 S Madison St  
PO Box 529  
Evansville, WI 53536  
(608) 882-2266

**Date:** January 6<sup>th</sup>, 2026

**To:** Plan Commission

**From:** Colette Spranger, Community Development Director

**Re:** Concept Plan for Bank of New Glarus at 50 Union Street

#### **Background**

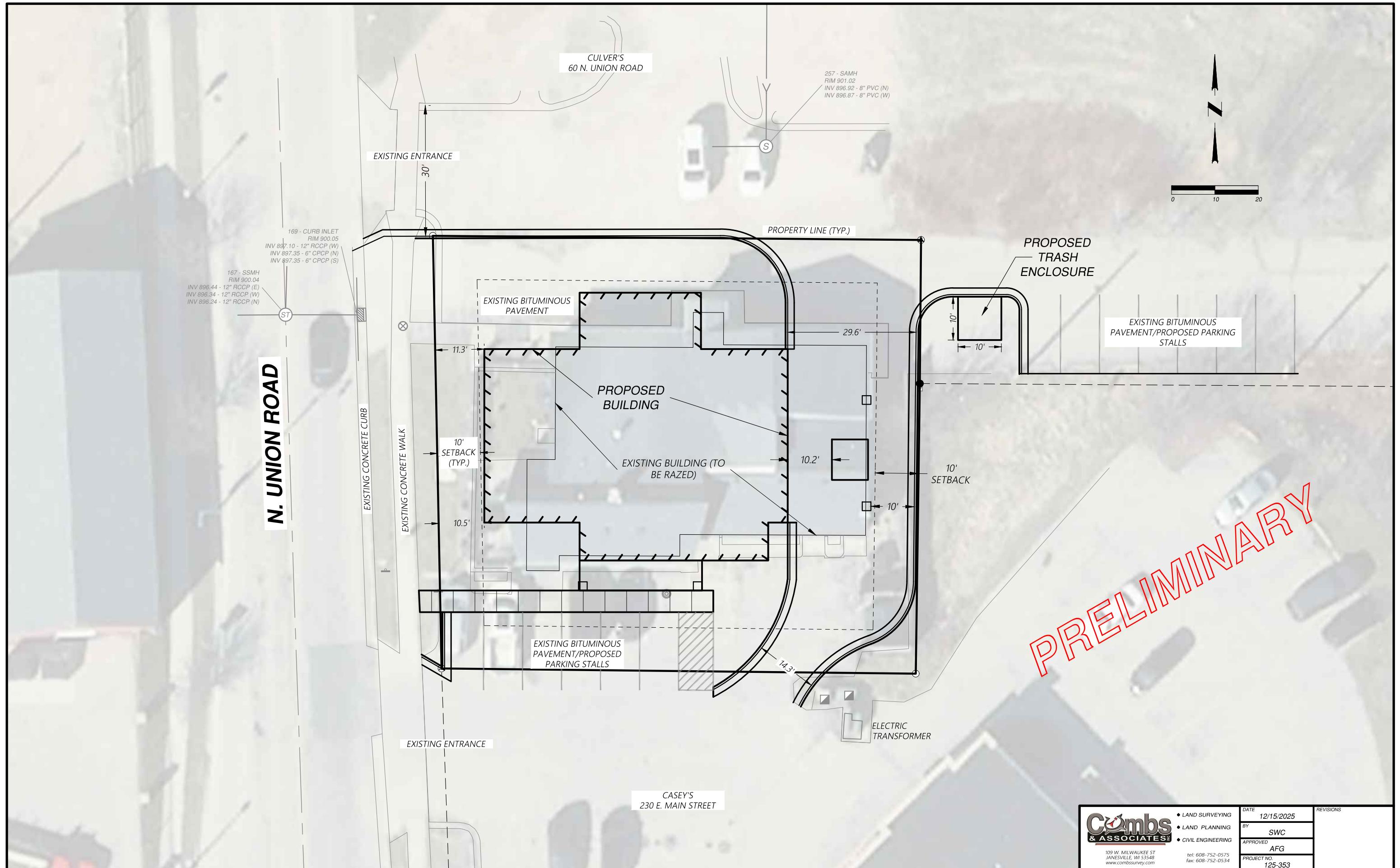
The Bank of New Glarus has been working with staff to develop a site plan for the parcel 6-27-125, addressed at 50 Union Street, where the Bank of New Glarus intends to build a new branch. Initially the plan was to use the foundation of the existing building, but that proved more cumbersome than expected. The update plan includes a new foundation with an altered footprint that what is currently there. The bank would also like a drive-through; this will require a conditional use permit to ensure that the drive-through does not create undue issues for pedestrians and other users of the neighboring sites, Culver's and Casey's.

The property is subject to two easements. One provides access between the three properties -- this one, Culver's, and Casey's – and encircles the rear of this property. The other is between this property and Culver's, and allows for this property to use the Culver's parking lot.

The applicant is seeking a variance for the drive-through stacking length and for the pavement setback. Typically, paved areas in commercial districts need to be at least 10 feet away from the property line. The size of the lot and shared parking/easement are a hardship to redevelopment of this site. If granted, the variances for those items would run with the land and the site plan as presented would come to Plan Commission for approval, along with the conditional use permit for the drive through.

Comments are welcome tonight in advance of the applicant's visit to the Board of Zoning Appeals.

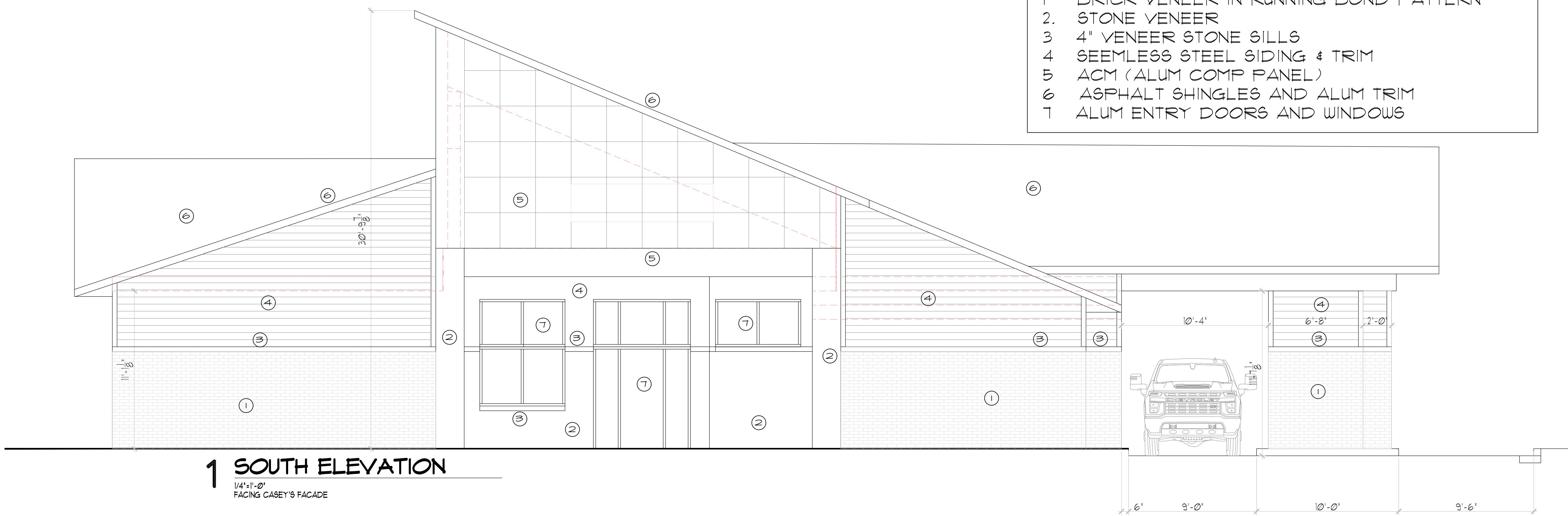




## MATERIAL LEGEND

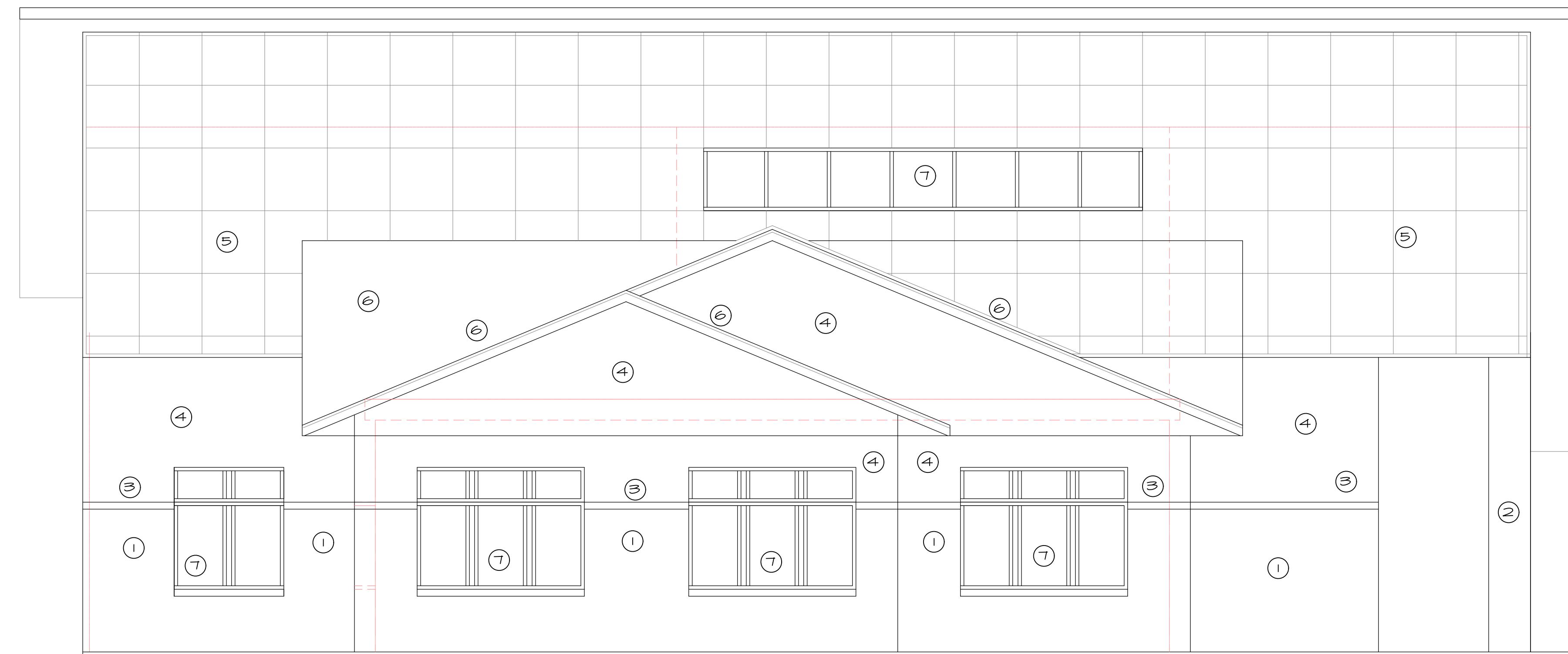
1. BRICK VENEER IN RUNNING BOND PATTERN
  2. STONE VENEER
  3. 4" VENEER STONE SILLS
  4. SEEMLESS STEEL SIDING & TRIM
  5. ACM (ALUM COMP PANEL)
  6. ASPHALT SHINGLES AND ALUM TRIM
  7. ALUM ENTRY DOORS AND WINDOWS

**CERTIFICATION AND SEAL**



# 1 SOUTH ELEVATION

## 1/4 = 1-0 FACING CASEY'S FACADE



## 2 WEST ELEVATION

1/4"=1'-0"  
UNION ROAD FACADE

# THE BANK OF NEW GLADRUS

NEW PROJECT FOR:

50 UNION ROAD  
EVANSVILLE, WI

RAWING TITLE:  
**ELEVATIONS**

PROJECT NUMBER: 25030  
RAWN BY: JJL  
HECKED BY: JJL

HEET  
UMBER:

Δ301

ANSWER

A301



## City of Evansville

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### Community Development Department

www.evansvillewi.gov  
31 S Madison St  
PO Box 529  
Evansville, WI 53536  
(608) 882-2266

**Date:** January 6<sup>th</sup>, 2026

**To:** Plan Commission

**From:** Colette Spranger, Community Development Director

**Re:** Update on Boundary Agreement between Town of Porter and Evansville

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The City is starting the process of development boundary agreements with its neighboring towns. As of writing, the City exercises the full power of its extraterritorial jurisdiction, which extends 1.5 miles from the city limits. This means all land divisions within that area are subject to City approval. This has led to fraught relationships despite, overall, a similar desire for many to prevent farmland and rural areas from scattered development patterns. The goal of a boundary agreement is to lessen the amount of disputes between neighboring municipalities and offer predictability in land use patterns and future development planning, if so desired.

The City has extraterritorial jurisdiction within the Towns of Porter, Center, Magnolia, and Union. The first on the list is the Town of Porter. Porter's land use policies emphasize farmland preservation. The Town Board and Plan Commission regularly use their zoning ordinance and comprehensive plan when making land use decisions, meaning that their decisions are consistent and predictable.

The Community Development Director visited the Town in November to discuss the possibility of a general boundary agreement. Initial reactions were positive. Common questions regarding a general boundary agreement, including process, follow this memo.

A boundary agreement can be kept as long as 10 years and renewed as-is if both parties are in agreement. A boundary agreement only deals with land division authority in the short term. Of the tools available to aid intergovernmental cooperation, it is by far the easiest to draft and enact.

Initial talks about adjusting the extraterritorial jurisdiction boundary started with City staff considering a 1-mile boundary as opposed to the state-sanctioned 1.5 mile. There was also a desire to follow parcel boundaries and not an arbitrary arc, as currently stands. (Parcels split between ETJ and not ETJ territory have caused some confusion in years passed concerned applicability.) A map detailing these three options is also included.

Plan Commission is on the front lines of most land division quarrels, so its input is sought regarding the location of the proposed boundary and any other considerations it would like to add before this map is shared with Common Council. If Porter is agreeable to what is proposed, an agreement could come together in the early spring.

# General Boundary Agreement Factsheet

General boundary agreements are authorized under [s. 66.0301, Wis. Stats.](#), which is a statutory section that broadly enables local governments to cooperate on a wide range of intergovernmental issues and activities, including municipal boundaries.

Prior to 2007, communities developed general boundary agreements under the implied authority of the statute. However, in 2007 the legislature amended s. 66.0301 Wis. Stats. to expressly authorize the development of boundary agreements. The amendment also established a required process for communities to follow.

## **TIP: Prior Agreements Grandfathered**

Dozens of communities across Wisconsin have general boundary agreements that were developed prior the legislature's 2007 amendment and many of these agreements are still in effect today. These agreements did not comply with the new procedural requirements such as notice, a public hearing, publication, referendum, and filing. However, [s. 66.0301\(6\)\(h\) Wis. Stats.](#) exempts these prior agreements from the new requirements.

[doa.wi.gov/MunicipalBoundaryReview](http://doa.wi.gov/MunicipalBoundaryReview)

## Process Requirements

- 1) Both participating communities hold a public hearing on the boundary agreement, or they may instead hold one joint public hearing;
- 2) The two participating communities publish a newspaper notice announcing their intention to develop a boundary agreement under s. 66.0301 Wis. Stats. and to hold a public hearing;
- 3) All affected property owners must also receive notice sent by certified mail.
- 4) The newspaper notice and certified letter to property owners must be given at least 20 days prior to the public hearing;
- 5) Both participating communities pass resolutions approving of the agreement, and
- 6) The approved boundary agreement is fully published in the newspaper.

## **TIP: Maximum Time Limit of 10 Years**

General boundary agreements under s. 66.0301 Wis. Stats. have a maximum term of 10 years, except that any boundary changes made may remain in effect permanently. Communities desiring longer-term boundary agreements may develop Cooperative Boundary Plans under [s. 66.0307 Wis. Stats.](#)

Additionally, a referendum vote may also occur if residents who are affected by the boundary agreement request one. Specifically, 20% or more of the affected residents must sign a petition requesting a referendum vote and their petition must be filed within 30 days after publication of the approved boundary agreement appears in the local newspaper. The referendum vote is binding, so if residents approve of the agreement, it may take effect. However, if residents do not approve of the agreement, it may not take effect.

## **Benefits to General Boundary Agreements:**

**Cooperative** – while annexation tends to pit neighboring communities against one another, boundary agreements provide a chance to focus on shared values, points of agreement, and solutions that can benefit everyone.

**Proactive** – while annexation puts area communities in a reactive mode, boundary agreements enable communities to proactively guide their future.

**Flexibility** – communities can craft their own solutions, having discretion over the issues to be resolved, the territory involved, and whether municipal boundaries will change or not change over time.

**Certainty** – communities can take charge of their future, which benefits landowners, developers, businesses, and other community stakeholders.

**Save money \$\$\$** – boundary agreements save money by avoiding costly litigation. Also, agreements can identify service sharing opportunities and avoid costly duplication of services and capital facilities.

**Enforceable** – general boundary agreements are a written contract that is recognized by state statute.

### **☞ TIP: Beyond Cooperating with Boundaries**

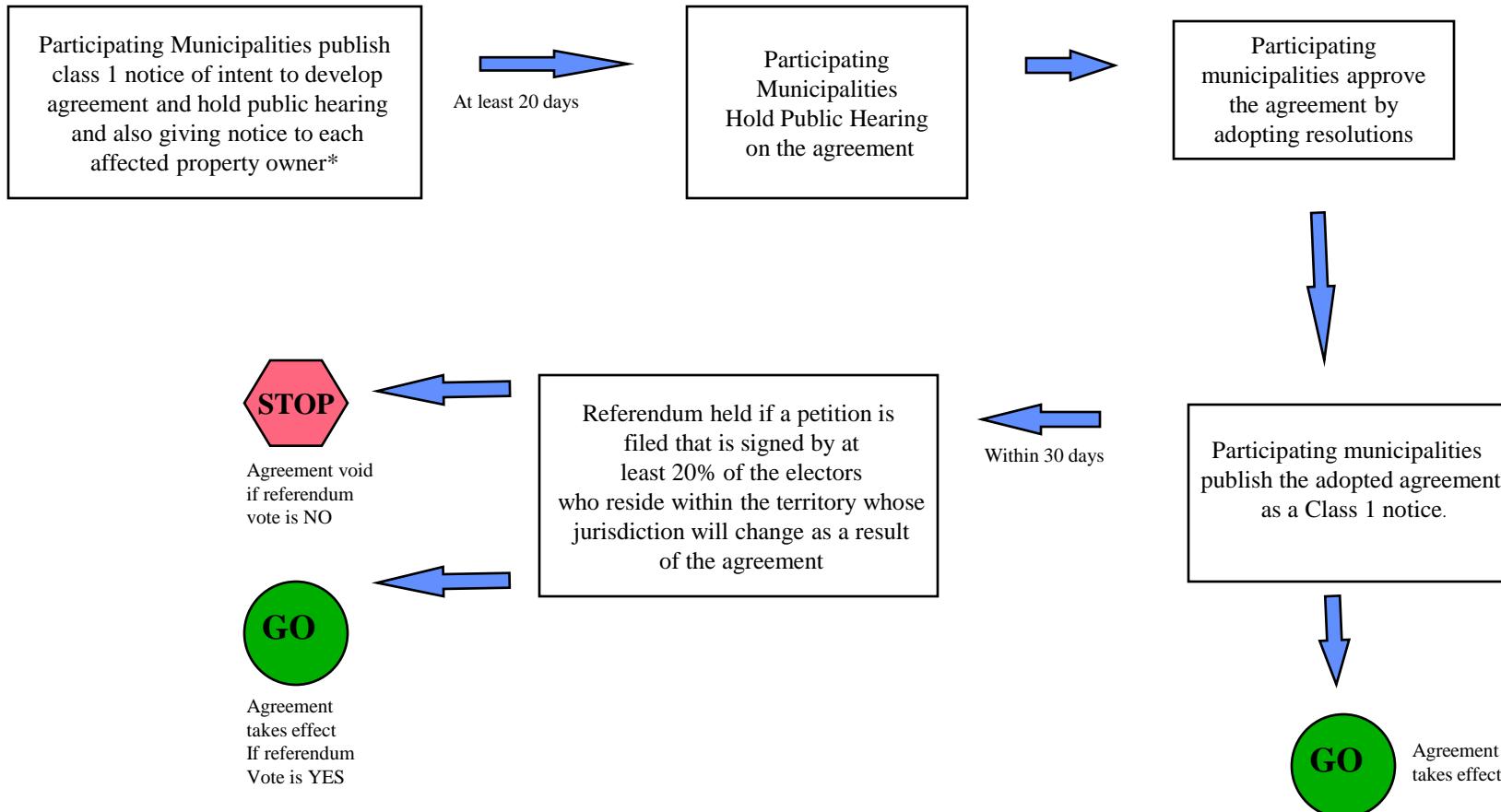
Communities have used the authority granted by s. 66.0301 Wis. Stats. to also cooperate with such things as:

- |   |  |
|---|--|
| <ul style="list-style-type: none"><li>✓ Snowplowing</li><li>✓ Fire &amp; police protection</li><li>✓ Sharing specialized equipment</li><li>✓ Joint purchasing of equipment &amp; supplies</li></ul> | <ul style="list-style-type: none"><li>✓ Road repair &amp; maintenance</li><li>✓ Libraries</li><li>✓ Sharing clerks, assessors, and other municipal staff</li><li>✓ Joint operation of parks, cemeteries, community centers, etc.</li></ul> |
|---|--|



# General Boundary Agreement Process

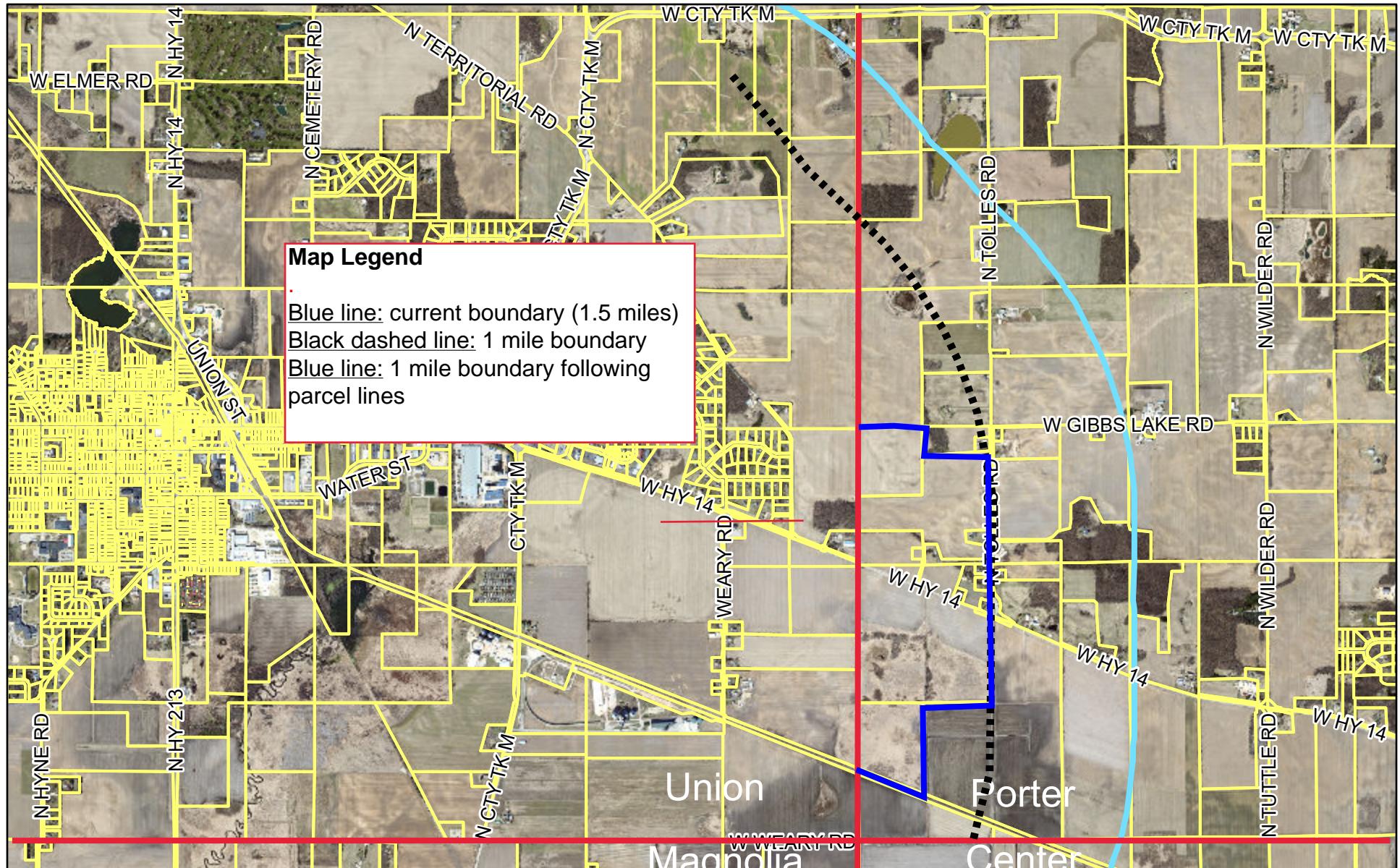
Section 66.0301 Wis. Stats.



## NOTE:

- 'Affected' property owners means those whose property is currently located in either municipality and in, or immediately adjacent to, the territory whose jurisdiction will change.

# City of Evansville/Town of Porter ETJ Discussion



1/2/2026, 4:00:01 PM

ETJ Boundary

Address Points (County GIS Link)

Parcels (County GIS Link)



1:32,181

0 0.28 0.55 0.85 1.1 mi  
0 0.42 0.85 1.2 1.7 km