

## **NOTICE**

A meeting of the City of Evansville Historic Preservation Commission will be held on the date and at the time stated below. Notice is further given that enough members of the City Council 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: (608)-882-2266 with as much advance notice as possible. Please silence cell phones and electronic devices during the meeting.

**City of Evansville Historic Preservation Commission**  
Regular Meeting  
Wednesday, December 17<sup>th</sup>, 2025  
**City Hall, 3<sup>rd</sup> Floor, 31 S Madison St, Evansville, WI**  
6:00 p.m.

1. Call to Order
2. Roll Call
3. Motion to approve the agenda.
4. Motion to waive the reading of the November 19th, 2025 minutes and approve as printed.
5. Civility reminder
6. Citizen appearances
7. Action Items
8. Discussion Items
  - A. Review Location on 2 E Main Street for 5 Ladies Murals
  - B. Review Location on 19 W Main Street for Historic Mural
  - C. Comments on potential illumination for Grange Store Marquee Sign
9. Report of the Community Development Director
10. Correspondence, Comments and Concerns
11. Next Meeting Date: January 21, 2026 at 6:00 p.m.
12. Motion to Adjourn.



**City of Evansville Historic Preservation Commission  
Regular Meeting  
Wednesday, November 19<sup>th</sup>, 2025 at 6:00 p.m.  
3<sup>rd</sup> Floor City Hall, 31 S Madison Street, Evansville, WI 53536**

## MINUTES

- 1. Call to Order.** Stephens called the meeting to order at 6:00 pm
- 2. Roll Call:**

Members	Present/Absent	Others Present
Chair Dan Stephans	P	Colette Spranger, Community Development Director
Vice-chair Kelly Shannon	P	Nicole Hutchins
Vicky Norton	P	Karissa and Don Wendt
Gene Lewis	P	Roger Berg
Norman Barker	A	
Amy Corridon	P	
Steve Christens	P	

3. *Motion to approve the agenda as written* by Christens, second by Norton. Motion carried unanimously.
4. *Motion to waive the reading of the minutes from the October 15th, 2025 and approve them as printed.* Motion by Christens, seconded by Shannon. Motion carried unanimously.
5. **Civility Reminder.** Stephans noted that the meeting would be conducted civilly.
6. **Citizen appearances.**
7. **Action Items**

## A. 101 W Church – Change Door Hardware and Interior Renovations (HPC-2025-235)

- i. Motion to approve building permit application for interior renovations related to receiving occupancy as a dwelling unit, with the condition that no changes are made to the exterior of the building.

Don and Karissa Wendt are present to discuss the application. Discussion among committee members regarding appropriateness of the committee to approve a building permit. The purpose of this motion is to help the Wendts build a case that alternative standards be used as they convert the church they bought into a dwelling unit. Members decided on a more appropriate motion that reflected the actual scope of the commission.

**Motion to approve door hardware and no exterior changes to building by Barker, second by Shannon. Motion carries unanimously.**

**B. 204 W Church – Reroof, Replace Aluminum Siding with Vinyl on all 4 sides (HPC-2025-236)**

**Motion to approve application as presented by Christens, second by Shannon. Motion carries unanimously.**

**8. Discussion Items**

**A. 129 W Liberty – Feedback on Proposed Garage Demolition and Construction**

Nicole Hutchins is present to discuss a potential demolition and reconstruction of a garage on her property. Chairperson Stephans has seen the structure in person; it is not large enough to be a garage but possesses some unique characteristics such as a track system for the door. The structure is also likely original to the lot, but not the home itself, which was moved from another location some time ago. The Hutchins' are requesting to build a garage that can hold at least two vehicles. Ideally such a structure would be connected in some way that would allow them easier access to their cellar, which is accessible with the old style metal door from the outside. Commission is supportive of overall plan but would expect to see elevation drawings to accompany any submission, and that any garage on the property be subordinate to the house in size and design. Barker expressed support of maintaining the look of the doors that is on the current structure.

**B. Grange Store Marquee Sign Restoration**

Roger Berg is present to discuss a potential sign on the Grange Building. In the 1960s, a marquee-style sign was on the Grange Store building. Berg is hoping to restore that and requests feedback. Overall consensus that such an improvement would be an asset to the building.

**9. Report of the Community Development Director**

**A. Staff Approved Certificates of Appropriateness**

- i. 228 W Main – Reroof (HPC-2025-191)**
- ii. 1-5 W Main – Reroof (HPC-2025-198)**
- iii. 124 S Second – Reroof, replace vinyl siding with same (HPC-2025-199)**
- iv. 234 W Liberty - Reroof, gutters, replace vinyl siding with same (HPC-2025-200)**
- v. 136 Garfield – Reroof, replace vinyl siding with same (HPC-2025-201)**

- vi. 349 S First – Reroof (HPC-2025-202)
- vii. 20 Garfield - Reroof (HPC-2025-203)
- viii. 262 W Church – 3" ornamental metal fence (HPC-2025-204)
- ix. 209 W Main – Reroof, replace siding, soffit, gutters with same materials (HPC-2025-205)
- x. 15 Antes Drive – Reroof (HPC-2025-206)
- xi. 19-33 W Main - Reroof (HPC-2025-207)
- xii. 209 W Church - Reroof (HPC-2025-208)
- xiii. 334 W Main – Reroof (HPC-2025-209)
- xiv. 39 W Main – Replace EPDM roof (HPC-2025-210)
- xv. 204 W Main – Reroof (HPC-2025-211)
- xvi. 127 W Church -Reroof (HPC-2025-212)
- xvii. 409 S First – Reroof, gutters (HPC-2025-226)
- xviii. 24 E Main – Reroof (HPC-2025-227)
- xix. 15 W Liberty – Reroof, replace gutters, siding, soffit with same materials(HPC-2025-229)
- xx. 249 W Main – Reroof, gutters, siding replacement in kind (HPC-2025-229)
- xxi. 105 S Fourth – Reroof, gutters, siding replacement in kind (HPC-2025-230)
- xxii. 116 E Main – Reroof (HPC-2025-231)
- xxiii. 114 N Second -- Reroof, gutters, siding replacement in kind (HPC-2025-232)
- xxiv. 210 W Liberty - – Reroof, gutters, siding replacement in kind (HPC-2025-233)
- xxv. 133 S Fourth - – Reroof, gutters, siding replacement in kind (HPC-2025-234)

## **10. Correspondence, Comments and Concerns**

Barker mentioned a missing shed vent on a structure in Leonard-Leota Park. Thinks it may have been removed when the roof was re-done. Spranger will investigate with public works staff.

## **11. Next Meeting Date:** December 17<sup>th</sup>, 2025, 6:00 p.m.

## **12. Motion to Adjourn by consensus.**



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## Evansville Historical Preservation- Ladies of Evansville Murals

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From Lindsey Yoder <lindsey@makesignsnotwar.com>

Date Tue 12/16/2025 13:22

To Colette Spranger <c.spranger@evansvillewi.gov>

 1 attachment (3 MB)

TONY WYSE\_MURAL INSTALL\_LRB LOCATION.pdf;

Dear Colette,

Thank you for your time today. I am glad I called as this was in my drafts!

I am writing on behalf of Sign Art Studio and the Evansville Tourism Committee to request review and approval for the installation of the five restored “Ladies of Evansville” murals on the Madison Street-facing facade of Lake Ridge Bank, located at one of Evansville’s most active and visible intersections.

The five mural panels were originally displayed on the former Main Street Signs building, where they collectively honored influential women who played an important role in shaping Evansville’s history. When that building was sold and subsequently demolished, the murals were carefully removed and placed into storage to ensure their preservation.

In 2025, the Evansville Tourism Committee engaged our team to restore the murals and reinstall them on the west-facing facade of the Grange building. Following a recent change in ownership, that location is no longer available. We have worked to identify an alternative site that would allow the murals to return to public view in a way that respects their original intent and collective impact.

The Madison Street facade of Lake Ridge Bank has emerged as an ideal location. The building architecture includes five wall sections that closely match the dimensions of the murals, allowing the panels to be displayed together as a cohesive series—individual works that collectively tell a unified historical story. The prominence of this intersection makes it especially well-suited for engaging both residents and visitors within the downtown corridor. Being that this building is a historic building in Evansville, we wanted to ensure that this would be ok to put the murals on this facade.

This proposed placement aligns closely with the Commission’s mission by:

- Returning historically significant artwork to the public realm
- Supporting educational opportunities connected to local heritage
- Enhancing a key streetscape through meaningful, community-centered storytelling
- Ensuring these restored works remain visible and accessible for years to come

The restoration of all five murals is complete, and we are prepared to install in Spring 2026, pending Commission approval. A rendering illustrating the proposed placement is included for your review.

Thank you for your time, consideration, and continued dedication to preserving Evansville's heritage!

Lindsey Yoder  
President

[www.makesignsnotwar.com](http://www.makesignsnotwar.com)

325 W Front St.  
Mount Horeb, WI 53572  
608-630-5813 (Cell)

**SHOP HOURS**

**Mon-Thursday 8AM-5:30PM**

**Friday 8AM-12PM**

**Closed Saturday & Sunday**



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**From:** Colette Spranger <c.spranger@evansvillewi.gov>  
**Sent:** Tuesday, December 16, 2025 1:08:47 PM  
**To:** Lindsey Yoder <lindsey@makesignsnotwar.com>  
**Subject:** Evansville Signs

Hi Lindsey — if you can get those PDFs or other documents to me by the end of the day, I'd be grateful! I like to get the packet out to the commission before the actual meeting, though I have failed at that several times. Anyway — whatever you can get me for the 5 ladies on the Lake Ridge Building and Roger's sign and mural for the Grange would be extremely helpful.

---

Colette Spranger, AICP  
Community Development Director  
City of Evansville, Wisconsin

office: 608-882-2263  
cell: 608-490-0145







## Grange Building- Historic Signage Proposals

From Lindsey Yoder <lindsey@makesignsnotwar.com>

Date Tue 12/16/2025 13:42

To Colette Spranger <c.spranger@evansvillewi.gov>

4 attachments (13 MB)

Roger Berg Real Estate- 589-Grange Mall Window Graphics\_R1.pdf; Roger Berg Real Estate- Mural \_R1.pdf; GROVE HOMES - 654-GRANGE BLADE SIGN\_R3.pdf; processed-01F5D78C-AB07-4D25-BA26-3F80BFEA04B9.jpeg;

You don't often get email from lindsey@makesignsnotwar.com. [Learn why this is important](#)

Hi Collette,

It was nice to speak with you this morning.

Attached are the designs for the Mural, Historical Window Graphics and the proposed design for recreating the Blade Sign for the Grange Building in Evansville.

-Mural and Historic Window Graphics:

The first 2 attached files have already been approved by Roger, and we have recently finalized the imagery and content.

-Projecting Grange Sign:

I have an attached photo for you to share where you can see that the original blade sign on the Grange was illuminated. There are 2 options for the blade sign. The first is non illuminated, and the second is illuminated.

Both options replicate the original sign. Page 4 shows the full neon version, and I really want to highlight what this option does for the project and for downtown as a whole. By using double-stroke neon for the GRANGE letters and single-stroke Clear Gold neon for the smaller script, this version brings back the visual energy and presence these early-20th-century blades were known for. The palette—Clear Gold and White—keeps the character warm and inviting while remaining true to the period-correct tones you'd have seen on the original sign. From a design standpoint, the neon adds depth, movement, and that unmistakable glow that gives historic districts their charm after dusk. During the day the cabinet reads clean and classic, but at night the sign shifts into a landmark—something that immediately adds life to the streetscape and restores the spirit of the original Grange Shopping Center identity. This approach doesn't just recreate the past; it reintroduces it in a way that feels intentional and elevated!

Both options look great, however, of the options, the illuminated option is the one that truly celebrates the history of the building and gives downtown a beacon again as well as a warm entrance going East into beautiful downtown Evansville!

I have included a few clips and articles for you to see some of the similar historic preservation projects we have done including a clip from our clients

[Historic Mineral Point Opera House](#)  
[Badger Liquor Restoration](#)  
[Badger Liquor Sign Lighting Event](#)  
[Lola's Sign Lighting Event](#)  
[Cap Times Article- Orpheum Theater](#)  
[Isthmus -Sign Lighting Event](#)  
[Grand Ave Club Sign Lighting](#)  
[3rd Street Market Hall](#)  
[Sign Art Studio Case Study- 3RD Street Market Hall](#)

[Our clients say it all:\)](#)

Please let me know if you have any questions.

**Lindsey K. Yoder**  
President

[Lindsey@MakeSignsNotWar.com](mailto:Lindsey@MakeSignsNotWar.com)

Direct Line:608-437-2320  
Cell Phone: 608-630-5813

[Connect with me on LinkedIn](#)

[www.makesignsnotwar.com](http://www.makesignsnotwar.com)

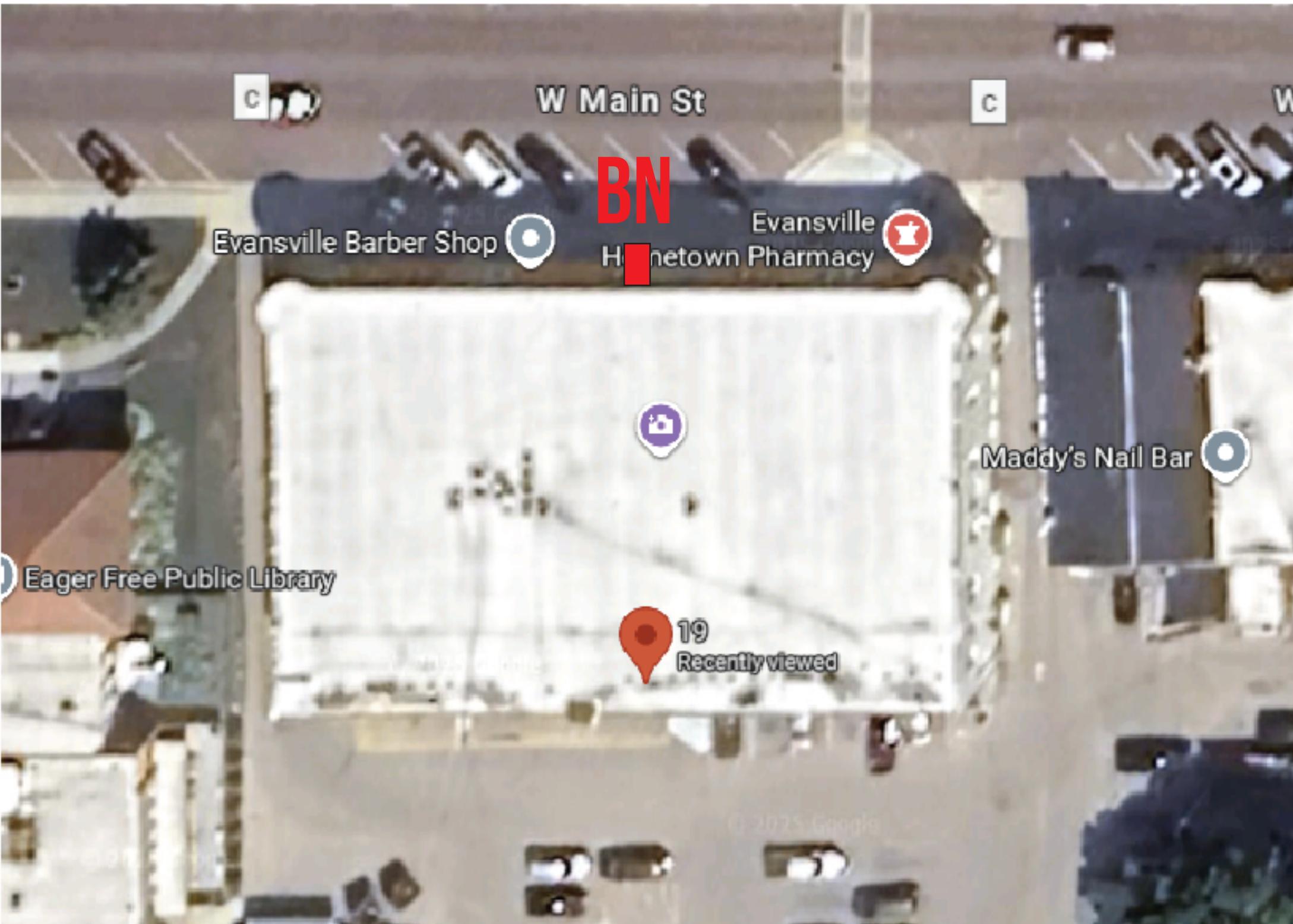
Sign Art Studio  
325 W Front St.  
Mount Horeb, WI 53572

**Office Hours:**  
Monday-Thursday 8:00AM-5:00PM  
Friday 8:00AM-12PM  
Closed Saturday and Sunday

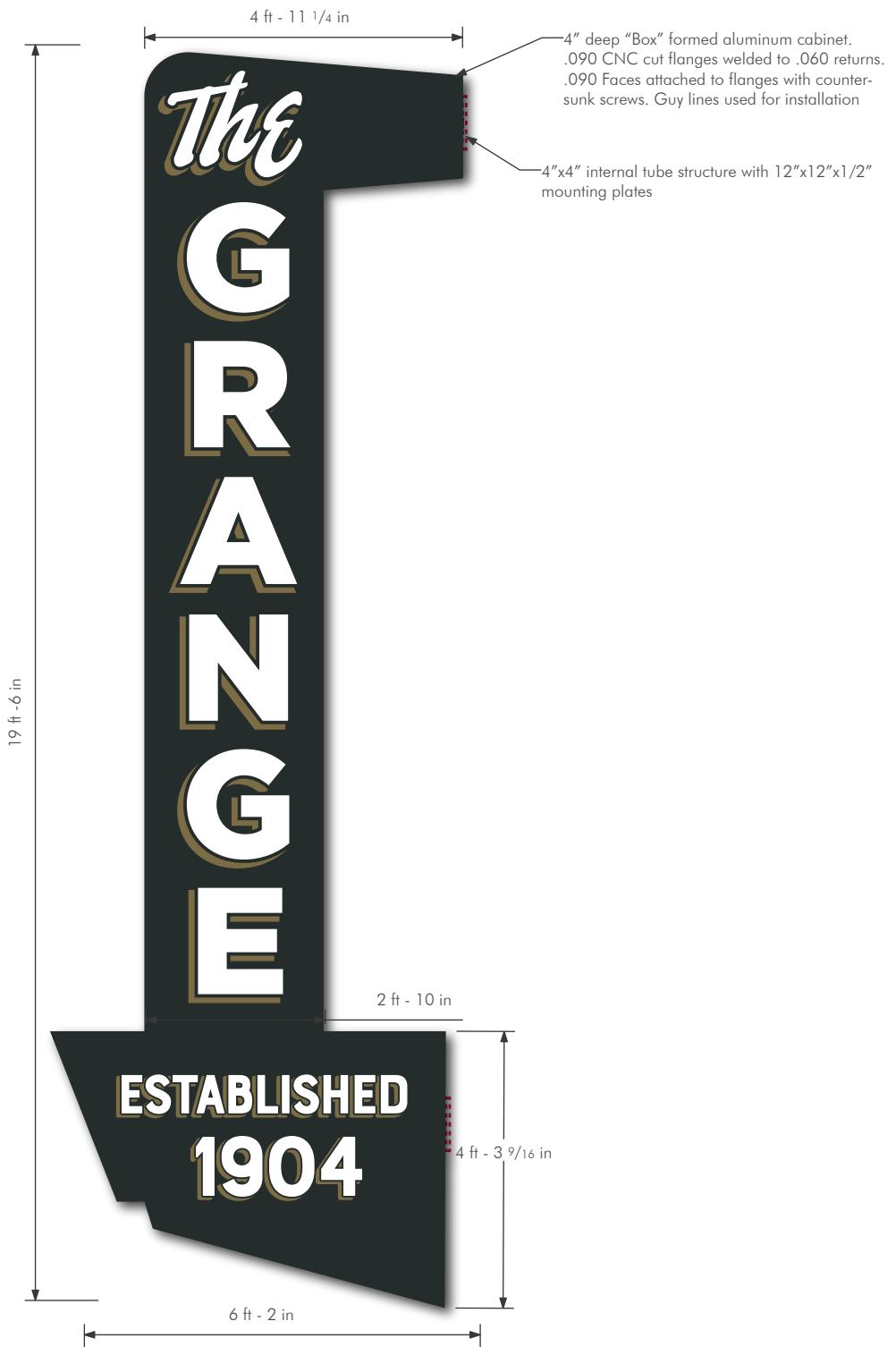




## GROVE HOMES - 654-GRANGE BLADE SIGN



BN: FABRICATED ALUMINUM CABINET WITH  
TWO COLOR HAND PAINTED GRAPHICS



[makesignsnnotwar.com](http://makesignsnnotwar.com)  
325 W Front St, Mount Horeb, WI 53572



RENDERING

ORIGINAL

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**DATE:**

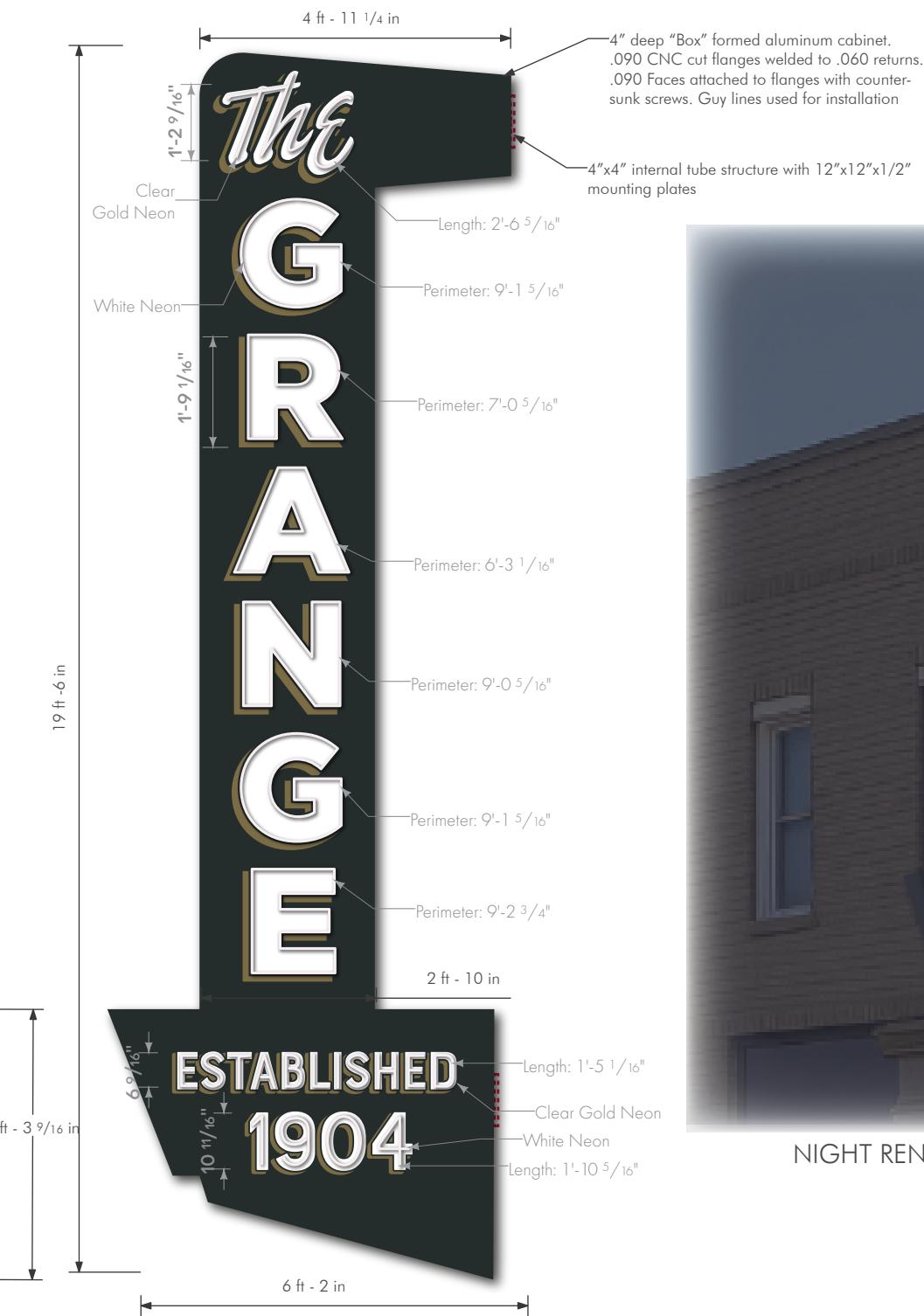
**LANDLORD APPROVAL:**

**DATE:**

S H E E T

**BN**

BI: FABRICATED ALUMINUM CABINET WITH  
TWO COLOR HAND PAINTED GRAPHICS AND NEON ILLUMINATION



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# ROGER BERG REAL ESTATE- 589 GRANGE MALL WINDOW GRAPHICS





Concept: Use end cap storefront windows for fuller coverage and run entire building frontage utilizing top third of glass. Run same ornamental design from mural wall for cohesiveness



Image is not accurate to existing building condition and is intended for conceptual purposes only.

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Detail image shows how ornamental design is utilized. End cap storefront shown.



[makesignsnotwar.com](http://makesignsnotwar.com)  
325 W Front St, Mount Horeb, WI 53572

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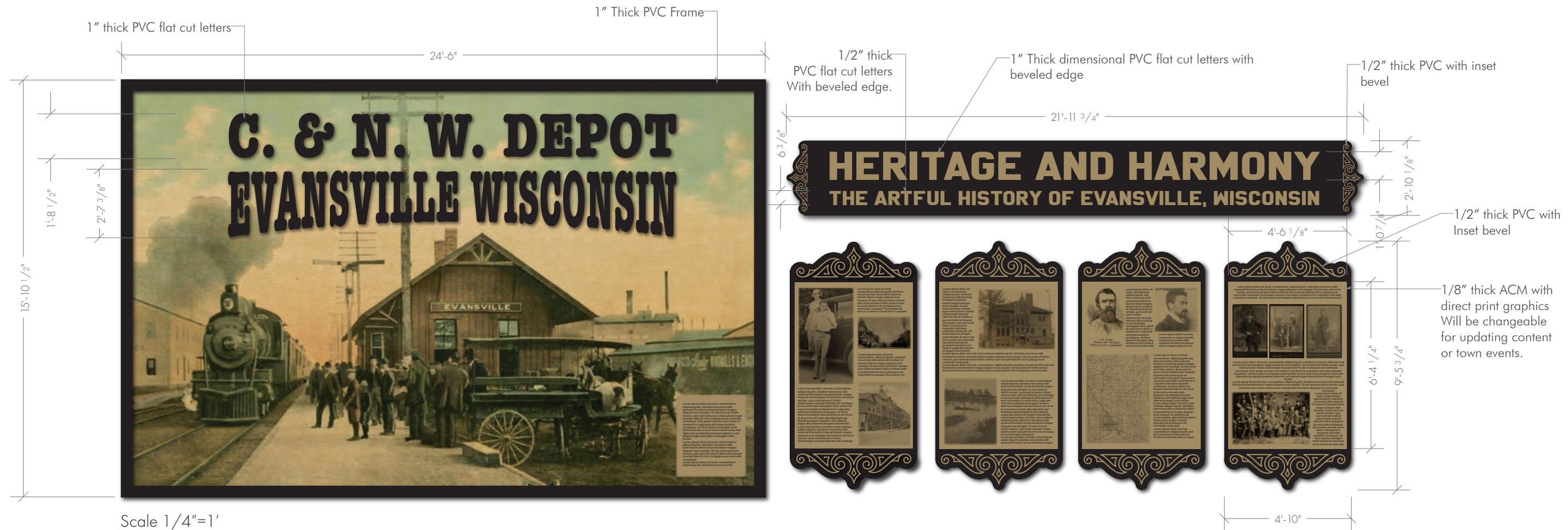
SHEET

X



ROGER BERG REAL ESTATE- MURAL





Rendering showing placement on building



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DATE: 10/7/2025 CUSTOMER: ROGER BERG REAL ESTATE- MURAL ADDRESS: 19 W MAIN ST, EVANSVILLE, WI 53536

Rendering showing placement on building with ground lighting



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