

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, March 18, 2026
City Hall, 3rd 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 February 18, 2026 minutes and approve as printed.
5. Civility reminder
6. Citizen appearances
7. Action Items
 - A. 20 S First Street – Replace Front Door (HPC-2026-06)
 - B. 15 Antes Drive - Ice Age Trail Alliance Kiosk at Grove Society (HPC-2026-07)
 - C. 122 S First – Appeal of conditions for HPC-2025-219 – Replace Wood Siding with Vinyl
8. Discussion Items
 - A. Historic District Signage
 - B. Youth Center Site Discussion – Demolition and Replacement
 - C. WRC Monument at Boy Scout House in Leonard-Leota Park
9. Report of the Community Development Director
 - A. Staff Approved Certificates of Appropriateness
 - i. 134 W Church – Reroof, Re-side in kind with vinyl (HPC-2026-02)
 - ii. 21 W Liberty – Reroof, gutters (HPC-2026-03)
 - iii. 341 W Main – Reroof (HPC-2026-04)
 - iv. 126 Garfield – Reroof, gutters, replace siding in kind (HPC-2026-05)
10. Correspondence, Comments and Concerns
11. Next Meeting Date: April 22, 2026, 6:00 p.m.
12. Motion to Adjourn.

-Dan Stephans, Chair

**City of Evansville Historic Preservation Commission
Regular Meeting
Wednesday, February 18th, 2026 at 6:00 p.m.
3rd Floor City Hall, 31 S Madison Street, Evansville, WI 53536**

MINUTES

1. **Call to Order.** Stephans called the meeting to order at 6:00 pm

2. **Roll Call:**

<u>Members</u>	<u>Present/Absent</u>	<u>Others Present</u>
Chair Dan Stephans	P	Colette Spranger, Community Development Director
Vice-chair Kelly Shannon	P	Dan Yoder, Sign Art Studio
Vicky Norton	P	Lindsay Yoder, Sign Art Studio
Gene Lewis	P	Ben Corridon
Norman Barker	P	Richard McGaw
Amy Corridon	P	
Steve Christens	A	
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3. **Motion to approve the agenda as written by Shannon, second by Norton. Motion carried unanimously.**

4. **Motion to waive the reading of the minutes from the January 21, 2026 and approve them as printed by Corridon, second by Shannon. Motion carried unanimously.**

5. **Civility Reminder.** Stephans noted that the meeting would be conducted civilly.

6. **Citizen appearances.**

- **Richard McGaw** would like to know how he can go about appealing the commission’s decision to include a condition of maintaining architectural features on his 122 S First Street home that received approval to replace original wood siding, which was approved due to significant structural damage made to the home by an automobile. Spranger replies that the commission must receive a written letter outlining the reasons why the applicant believes the decision was made in error.
- **Ben Corridon** attends to discuss support of an Ice Age Trail Alliance kiosk at either Leonard-Leota Park or the Eager Free Public Library. Barker suggests that a kiosk go

inside the library; it was explained that the kiosk is to supply pertinent information and should be available even outside library hours. Lewis expresses a preference for the park location and not the library.

7. Action Items.

A. Sign Art Studio Presentation

Lindsay and Dan Yoder of Sign Art Studio out of Mount Horeb, shared a custom slideshow showcasing historic signs of Evansville, especially those that utilized true neon lighting. The Yoders also shared other signs they have made for other communities with historic districts, such as Mineral Point and Mount Horeb, and their experience with the City of Madison's sign ordinance.

B. 19-33 West Main Street – Restore Grange Store Marquee Sign (SIGN-2026-01)

Following the presentation, the commission debated the merits of a neon marquee sign on the Grange Store. Stephans notes that the Evansville Historic District -- the city's largest and first established district -- was created to exemplify and preserve architecture from the 1840s to 1910s. Spranger explains that the B-2 zoning district, which covers most of the historic commercial downtown, does not allow neon lighting as it considers it to be backlit illumination, which is not allowed. To date halo or exposed lightbulbs have not been explicitly allowed, but this is open to interpretation. Corridon expresses support for the sign but not the lighting. Barker agrees. Lewis argues against the lit sign for reasons of nuisance to the second floor neighbors and that the Grange is no longer open at night, meaning the need for a lit sign in the evening is low. Stephans expresses a preference for the "Established 1904" version of the sign, which is a nod to when the block was established, as opposed to the original which had "Shopping Center" at the bottom of the marquee. Norton personally likes the lighting and feels it would add to the downtown; Shannon agrees that the sign lighting would be a benefit to the downtown. The Commission likes the concept of lighting but is hesitant to approve something explicitly forbidden by code, even with historic precedent.

Motion to approve the application with the condition that the "Established 1904" version be used, and that the neon lighting is not approved by Barker, second by Corridon. Motion passes, 4-2.

8. Discussion Items

A. 2 E Main - Lake Ridge Bank Sign Concept

Spranger explains that to date, no halo lighting has been encouraged in the downtown. Halo lighting is requested in this location because top-down lighting would require more drilling into the stone face of the building, whereas a halo approach could use the mortar joints to drill electrical connections. The Commission is open to the use of halo lighting here, as it creates little in the way of glare.

9. Report of the Community Development Director. None.

10. Correspondence, Comments and Concerns. None.

11. Next Meeting Date: March 18, 2026, 6:00 p.m.

12. Motion to Adjourn by Shannon, second by Corridon.

	<h2 style="margin: 0;">APPLICATION FOR</h2> <h1 style="margin: 0;">CERTIFICATE OF APPROPRIATENESS</h1> <p style="margin: 0;">CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION 31 S. Madison St, PO Box 529, Evansville, WI 53536</p>	<h2 style="margin: 0;">\$0.00</h2> <p style="margin: 0;">Application Fee</p>
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This is a request for issuance of a Certificate of Appropriateness (COA) by the Historic Preservation Commission (HPC) for work proposed to be performed on the exterior of a structure located in any Historic District or designated by the State or City as a historic building or historic site. Complete all sections of this form – it is used to determine if the proposal should be reviewed by staff or the HPC. **Submit questions or completed applications to address above, or via email to the Community Development Director, Colette Spranger, at: (608) 882-2263 or c.spranger@evansvillewi.gov.**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name:	Historic Property Address:
	Tanner Van Drisse	20 S 1st Street
	Applicant Mailing Address:	Evansville, WI 53536
	20 S 1st St	The following information is available on the property's tax bill:
	Evansville WI, 53536	
	Applicant Phone: 608-302-1885	Parcel Tax ID Number: 222 _____
	Applicant Email: RockCoChapter@iceagetrail.org	Parcel Number: 6-27-_____
	If different from above, please provide:	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Name:	
	Owner Address:	
	Historic Property Name:	
	St. Johns Parsonage	
Owner Phone: 608-282-5830	AHI Number:	
Owner Email: TNT1232@gmail.com	Contributing: Y or N	

INSTRUCTIONS: Complete this entire form and submit by mail or email the following:

1. **Application Form with attachments (as outlined in Section 3C and 5):**
 - o Clear photo(s) of every portion of the property that will be affected by the work
 - o Historic photograph(s) (if available)
 - o Exterior elevations or sketches of existing conditions and proposed work
 - o Samples or specifications of proposed materials
 - o If Section 3B applies, evidence of un-reparability
 - o Site plan (if applicable)
 - o Print or PDF of State of WI historic property information, available by searching the property address at www.wisconsinhistory.org
2. **Building Permit (work cannot begin until Building Inspector has approved a Building Permit)**

All applications are to be submitted and deemed complete at least 10 days prior to the HPC meeting. HPC typically meets on the third Wednesday of each month at 6:00pm in City Hall. Applicants are encouraged to appear in person.

Thank you for helping to value and protect "one of the most intact nineteenth century townscapes in southern Wisconsin" and "the finest collection of 1840s – 1915 architecture of any small town in Wisconsin" – Wisconsin State Historic Society

SUBMITTED BY: _____ *Dennis James* _____ DATE: March 12, 2026

Owner or Applicant Signature

SECTION	PROPOSED WORK CHECKLIST	
<h1>2</h1>	Please check all boxes that apply and provide more detail in Sections 3 and 4:	
Work Category	Work Category Details	
<input type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing historic materials (metal, etc.) <input type="checkbox"/> Use new modern materials (vinyl, etc.)
<input type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input checked="" type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input checked="" type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Other: _____
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features <input type="checkbox"/> Other: _____
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <u>Signage (Complete Sign Permit Application instead).</u> <input type="checkbox"/> Lighting <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> New modern materials <input type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> _____

SECTION	PROPOSED WORK SUMMARY
<h1>3</h1>	<p>3A For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p>
	<p>We will remove the modern front door and replace with original, wood french doors, keeping arched glass above existing door.</p>
	<p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p>
	<p>3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc?</p>
	<p>No</p>
<p>3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p>	

SECTION	SUPPLEMENTAL QUESTIONS
<h1>4</h1>	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>No, will only add back to the original appearance of the front entry</p>
	<p>4B Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at www.nps.gov/tps/standards/rehabilitation.htm and at City Hall.) <i>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</i></p>
<p>We will revert back to the original wooden front doors to make the house look more historically accurate</p>	
<p>4C Have you submitted this project for state or federal tax credits?</p>	
<p>No</p>	



St. John's Parsonage
— Built in 1883 —
William Morgan Architect



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	Dennis James	15 Antes Dr,
	Applicant Mailing Address:	Evansville, WI 53536
	PO Box 8522	The following information is available on the property's tax bill:
	Applicant Phone: 608-302-1885	Parcel Tax ID Number: 222 _____
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<input checked="" type="checkbox"/> Other	<input checked="" type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> New modern materials <input type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input checked="" type="checkbox"/> <u>Addition of kiosk on west side vard of the building</u>



