

**City of Evansville Historic Preservation Commission  
Regular Meeting  
Wednesday, February 18<sup>th</sup>, 2026 at 6:00 p.m.  
3<sup>rd</sup> 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:**

<b>Members</b>	<b>Present/Absent</b>	<b>Others Present</b>
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.**