

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, April 7th, 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 March 3rd, 2026 meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed.
7. Action Items
 - A. Appeal for Historic Preservation Application HPC-2025-219 on parcel 6-27-701 (122 S First Street)
 1. Review Staff Report and Applicant Comments
 2. Plan Commissioner Questions and Comments
 3. Motion
 - B. Appeal for Sign Permit Application SIGN-2026-01 on parcel 6-27-90 (19-33 W Main Street)
 1. Review Staff Report and Applicant Comments
 2. Plan Commissioner Questions and Comments
 3. Motion
8. Discussion
9. Community Development Report
10. Upcoming Meeting: May 5th, 2026 at 6:00pm
11. Adjourn

-Mayor Dianne Duggan, Plan Commission Chair

City of Evansville Plan Commission
Regular Meeting
Tuesday, March 3rd, 2026, 6:00 p.m.

MINUTES

1. Call to Order at 6:02pm.

2. Roll Call:

Members	Present/ Absent	Others Present
Mayor Dianne Duggan	P	Colette Spranger, Community Development Director
Aldersperson Bill Lathrop	P	Jon Powers, Cassidy Powers
Aldersperson Abbey Barnes	P	Alec Meier
Susan Becker	P	Roger Berg
John Gishnock	P	
Mike Scarmon	P	
Eric Klar	A	

- 3. Motion to approve the agenda, by Barnes, second by Lathrop. Approved unanimously.
- 4. Motion to waive the reading of the minutes from the February 3, 2026 meeting approve them as printed by Barnes, seconded by Lathrop. 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. Public Hearing, Review, and Motion for Rezoning, Land Division, Site Plan, and Conditional Use Permit Applications for a 4-Unit Apartment Building on parcel 6-27-830 (4 Grove Street)

1. Review Staff Report and Applicant Comments

Spranger presented the formal application, which has been reviewed in concept at previous Plan Commission meetings. Four applications are being discussed this evening. The site must be rezoned to R-3, given a conditional use permit for a second principal building, approval for a condominium plat, and review and approval of the site plan. The applicant has worked with staff over the past few months and has created a compliant development that blends well in with the established neighborhood surrounding it. Recommendations include a dedicated area for trash enclosure, affirmation of landscaping needs on site, and Plan Commission approval for lessened parking requirements. Powers affirms that in total, there will be 6

residential units on site: two in the existing house, and four newly built.

2. Public Hearing

Duggan opened public hearing at 6:12pm.

Alec Meier, 704 Orchard View Drive, spoke in favor of the project, stating that he found it difficult to find rentals in Evansville. He is now a homeowner but appreciates that there will be new options for residents looking to move to the community.

Spranger read comments from Emilee Taylor. She chose to live in Evansville for its small-town feel and supports the project, stating that it is a positive step towards thoughtful growth, expanding housing options, and bringing new residents to the community.

Duggan closed public hearing at 6:14pm.

3. Plan Commissioner Questions and Comments

Becker asked for clarification regarding the condominium plat and condominium financing. Scarmon adds to this inquiry, asking specifically if the new units would be sold for individual ownership. Powers replies in the negative, stating that the condominium plat is not set up to have any owners beyond himself. The goal of separate units for the two principal buildings has to do with commercial financing.

Becker asks if the trash enclosure can be landscaped, especially if it abuts the park and nearby historic structures.

Lathrop is concerned about parking. Powers replies that each unit will have one contractually assigned parking space on site. There would be six units without a dedicated second parking space. The remaining cars can park on Park Drive/Grove Street, which is sufficiently wide.

4. Motions

Motion to recommend Common Council approve Ordinance 2026-03, by Lathrop, second by Barnes. Approved unanimously.

Motion to recommend Common Council approve land division application LD-2026-03 for tax parcel 6-27-830 by Lathrop, second by Becker. Approved unanimously.

Motion to approve site plan application SP-2026-03 and conditional use permit application CUP-2026-04 for second principal building on 6-27-830 finding that the proposed changes meet the required standards and criteria set forth in Section 130-131 of the City of Evansville Zoning Ordinance, and are in the public interest, subject to the following conditions:

1. *Common Council approves Ordinance 2026-03.*
2. *Common Council approves land division application LD-2026-03 for a condominium plat.*
3. *The business operator shall obtain and maintain all federal, city, state, and county permits and licenses as may be required.*
4. *Plan Commission reduces parking requirements to 8 dedicated stalls on site.*
5. *Applicant to add a pad and trash enclosure on site plan, and work with City staff to transition from city-provided refuse service to a private entity.*
6. *If existing mature trees cannot be preserved, applicant to add 140 landscape points to the site prior to occupancy. (Translates 3 deciduous trees of 2" caliper.)*
7. *Use cannot create a public nuisance as defined by local and state law.*
8. *Any major deviations from approved plans will require a resubmittal of application and possibly fees or enforcement action.*
9. *Applicant records the approved site plan and conditional use permit with the Rock County*

Register of Deeds.

Motion by Lathrop, second by Barnes.

Motion by Gishnock, second by Scarmon, to add a condition: Extend private sidewalk to Madison Street and complete a connection to Antes Drive. Approved unanimously.

Full motion with amendment approved unanimously.

B. Discussion and Motion to Approve “Amendment to the 2025 Final Land Divider’s Agreement for Capstone Ridge”

Applicants not present. Per the original 2025 Agreement, the developers have the ability to donate land intended for parks/recreation and receive back the parkland dedication fees paid to the City. Discussion among commissioners centered around uses for the land in question, whether it was appropriate for recreation or if it could be “swapped” for land intended for cemetery expansion nearer the water tower on Cemetery Road. No consensus on this matter, as it is tangential to the proposed amendment. The developer agreement includes a provision for donating land and the City is obliged to follow what it agreed to in that document.

Motion to recommend Common Council approve “Amendment to the 2025 Final Land Divider’s Agreement for Capstone Ridge”, by Barnes, second by Becker. Approved unanimously.

8. Discussion

9. Community Development Report

10. Next Meeting Date: Tuesday, April 7th, 2026 at 6:00 p.m.

11. Adjourn at 7:18 pm.



City of Evansville

Community Development Department

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

Date: Tuesday, April 7th, 2026
To: Plan Commission
From: Colette Spranger, Community Development Director
Re: Appeal for Historic Preservation Application HPC-2025-219 on parcel 6-27-701 (122 S First Street)

Process for Appeal from Historic Preservation Commission

Truncated from 62-69(10)(n) through (r) of the Municipal Code of the City of Evansville:

- A person aggrieved of a decision made by the Historic Preservation Commission may appeal the decision, and the Historic Preservation Commission has the ability to affirm, reverse, or modify its decision.
- If a person is still aggrieved of said decision, Plan Commission then has the power and authority to hear and determine appeals of decisions made by the Historic Preservation Commission.
- If a person is still aggrieved after Plan Commission, Common Council will then give a final appeal. A majority vote of the council may overturn or uphold a decision.

Materials included tonight:

- Standards of the United States Secretary of the Interior for preservation, rehabilitation, restoration, and reconstruction of historic buildings and sites
- Initial HPC Application from Richard McGaw
- Letter of Appeal for Plan Commission from Richard McGaw

Initial Request

Richard McGaw, 122 S First Street, petitioned the Historic Preservation Commission in October 2025 to replace his original wood siding with vinyl siding. His house sustained structural damage earlier in the year when his vehicle collided with the northwest corner of the building. Original material was removed in order to stabilize and fix the structural damage done to the building; due the impact of the collision, some of the wood was also broken and unable to be reused.

The house also sustained hail damage, causing paint chipping and some indentation to less-sound pieces of wood.

Insurance is covering the bulk of the costs associated with this project.

Outcome

The Commission voted to approve the application (replace the original wood siding with vinyl siding) with the conditions that smooth shiplap vinyl to be used, details on the bay window and eaves to be retained, and that the approval is made because of the extent of the structural damage. The motion passed 5-1.

Appeal

Mr. McGaw is asking the Plan Commission to appeal Historic Preservation's condition that he maintain the detail work around his bay window.

Rationale for Historic Preservation's Decision

The HPC follows the Standards of the United States Secretary of the Interior for preservation, rehabilitation, restoration, and reconstruction of historic buildings and sites when making its decisions. (These standards follow this report.) Those standards prioritize minimal changes to the defining characteristics of the building. When possible, removing historic materials or altering features that characterize a property are to be avoided. Distinct features or examples of craftsmanship that characterize a property are to be preserved.

When deterioration of a material requires replacement, "the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials."

Evansville's Historic Preservation Commission has, particularly in recent years, pressed hard against removal of wood siding on buildings where it has remained. In projects where original materials have been removed, the commission's decision making has usually looked to ensuring that detail work is preserved. When there is no choice but for removal, the commission asks the applicant to provide mitigation to make up for the loss. Examples of mitigation typically have been restoration of a documented missing feature.

Using Mr. McGaw's approval as an example, the Commission felt that preserving the detail features under the eaves and by the bay window was an appropriate mitigation for losing the original wood siding.

A review of the application at the March 2026 Historic Preservation Commission meeting upheld this decision, passing unanimously.

Plan Commission Review of Appeal

As with Historic Preservation's initial review of the appeal, Plan Commission can affirm, reverse, or modify its decision.

Plan Commission should carefully consider its decision. Staff recommends it uses questions similar to those of the Board of Zoning Appeals to come to a conclusion:

- Has the applicant considered alternatives to the original application?
- Did the Historic Preservation Commission err or misinterpret its guidelines when it rendered its decision?

- What is the purpose of the restriction that is being challenged? What is that restriction's effect on the property, and the property around it?
- Would there be short term, long term, or cumulative effects (positive or negative) to the neighborhood and/or public interest as a result of granting this appeal?
- Would overturning the decision indicate that a change is needed to either Chapter 62 - Historic Preservation or to Chapter 130 - Zoning?

Plan Commission is not in the habit of reviewing appeals from the Historic Preservation Commission's decision-making. When in the past applicants and the HPC have differed on outcomes, staff has tried hard to work with applicants to reach a satisfactory conclusion or compromise to what was originally sought. Staff members are sensitive to the possibility that this would set a precedent for future appellants to bypass the Historic Preservation Commission's authority.

While Plan Commission need not follow the same standards as the Board of Zoning Appeals as it review appeals from the Historic Preservation Commission (as those standards do not exist), the Board of Zoning Appeals must affirm that any variance or appeal it reviews has exceptional circumstances, an absence of detriment to properties surrounding it, and is defensible to the conclusions of law:

(1) *Exceptional circumstances.* There must be exceptional, extraordinary or unusual circumstances or conditions applying to the lot or parcel, structure, use or intended use that do not apply generally to other properties or uses in the same district, and the granting of the variance would not be of such a general or recurrent nature as to suggest that this chapter should be changed.

(2) *Absence of detriment.* The variance shall not create substantial detriment to adjacent property and shall not materially impair or be contrary to the purpose and spirit of this chapter or the public interest.

(3) *Conclusions of law.* The findings of the board shall be accompanied by findings of fact and conclusions of law.

Final Action

The contested Historic Preservation Commission action was: to approve the replacement of original wood siding at 122 S First Street with vinyl siding, with the conditions that smooth shiplap vinyl to be used, details on the bay window and eaves to be retained, and that the approval is made because of the extent of the structural damage.

Plan Commission can take one of three actions regarding above action:

- Affirm
- Reverse
- Modify

Appendix II.

Standards of the United States Secretary of the Interior for preservation, rehabilitation, restoration, and reconstruction of historic buildings and sites

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time. Those changes that have acquired historical significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historical materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historical integrity of the property and its environment.
10. New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION
31 S. Madison St, PO Box 529, Evansville, WI 53536

\$0.00
Application
Fee

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: <i>Richard McGalw</i>	Historic Property Address: <i>122 S 1st St</i>
		<i>Evansville, WI 53536</i>
	Applicant Mailing Address: <i>122 S 1st St</i>	Evansville, WI 53536
	<i>Evansville, WI 53536</i>	The following information is available on the property's tax bill:
	Applicant Phone: <i>608-212-2875</i>	Parcel Tax ID Number: 222 _____
	Applicant Email: <i>rmcgalw2875@gmail.com</i>	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:
Owner Phone:	AHI Number:	
Owner Email:	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):

- Clear photo(s) of every portion of the property that will be affected by the work
- Historic photograph(s) (if available)
- Exterior elevations or sketches of existing conditions and proposed work
- Samples or specifications of proposed materials
- If Section 3B applies, evidence of un-reparability
- Site plan (if applicable)
- 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: _____
Owner or Applicant Signature

DATE: *10-8-2025*

SECTION		PROPOSED WORK CHECKLIST
<div style="font-size: 48px; font-weight: bold;">2</div>		Please check all boxes that apply and provide more detail in Sections 3 and 4:
Work Category		Work Category Details
<input checked="" type="checkbox"/> Roofing	<input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input checked="" type="checkbox"/> Shingles only <input checked="" 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 checked="" 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 checked="" type="checkbox"/> Use new modern materials (vinyl, etc.)
<input checked="" type="checkbox"/> Siding	<input checked="" type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input checked="" 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 type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input 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 checked="" type="checkbox"/> Porch	<input checked="" type="checkbox"/> Minor repair <input checked="" type="checkbox"/> Replacement <input checked="" type="checkbox"/> Removal <input type="checkbox"/> Add new	<input checked="" type="checkbox"/> Match historic material (wood, metal, etc.) <input checked="" 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"/> Signage (Complete Sign Permit Application instead). <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
3	<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>Footings replace Shingles WITH Shingles siding Vinyl over wood on house to match garage repair Front Porch and Add possible vinyl railings</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? 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
4	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property? NO</p>
	<p> </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.) Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p>
	<p>It wont</p>
<p>4C Have you submitted this project for state or federal tax credits? NO</p>	

**RICHARD AND TINA MCGAW
122 S 1ST ST EVANSVILLE WI 53536
HAIL DAMAGE AND VEHICLE IMPACT
REPAIR PLAN**

STRUCTURAL REPAIRS TO HOUSE AND FOUNDATION FIRST

THEN

VINYL SIDE THE HOUSE TO MATCH THE GARAGE IN A GRANITE GRAY

RE-WRAP ALL WINDOWS CURRENTLY WRAPPED IN ALUMINUM

NEW GUTTERS AND DOWNSPOUTS

ROOF HOUSE AND GARAGE WITH FOX HOLLOW GRAY ARCHITECTURAL SHINGLES

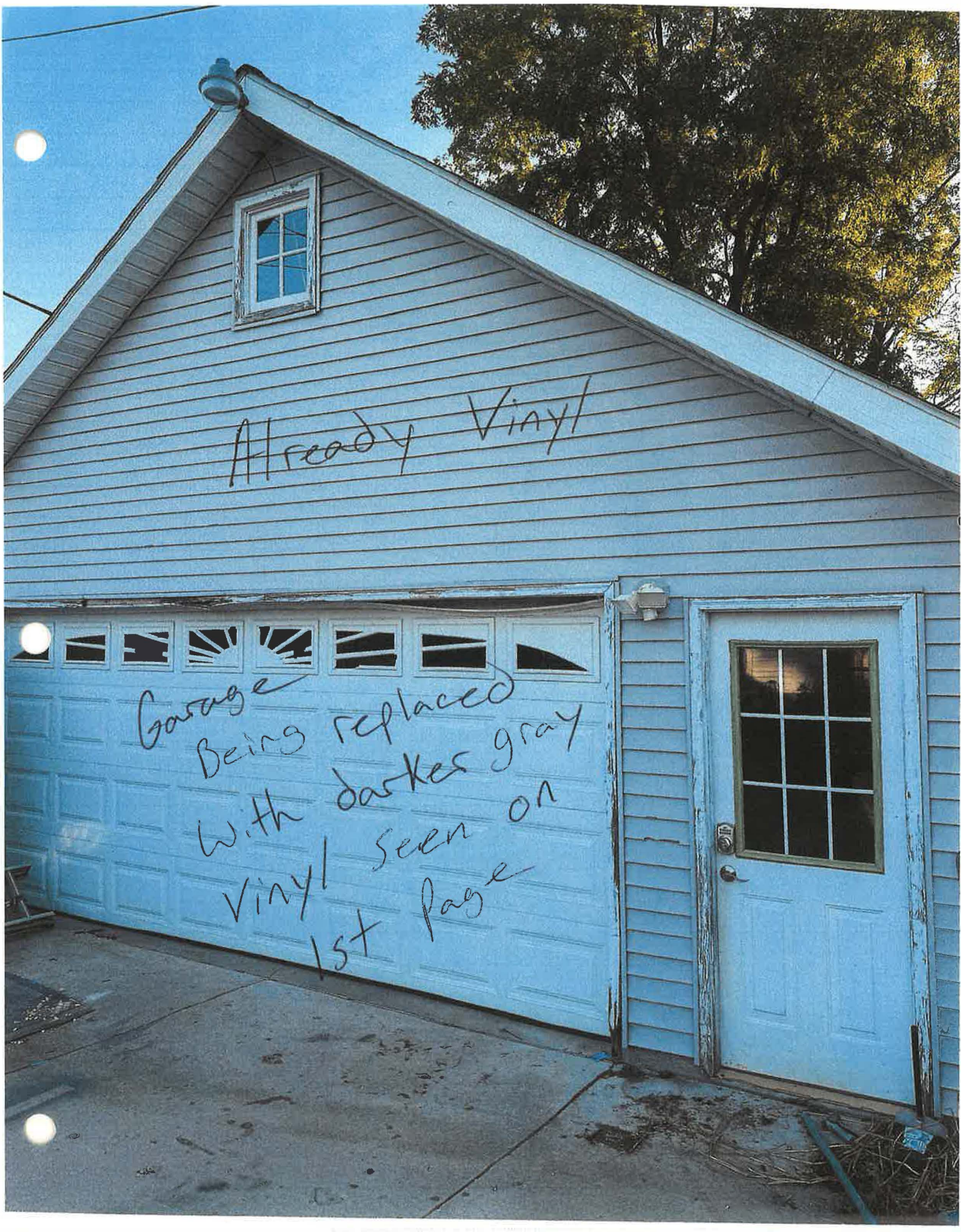
REPLACE FRONT PORCH WOOD AND CEMENT STAIRS (POSSIBLY WITH WOOD ALSO)

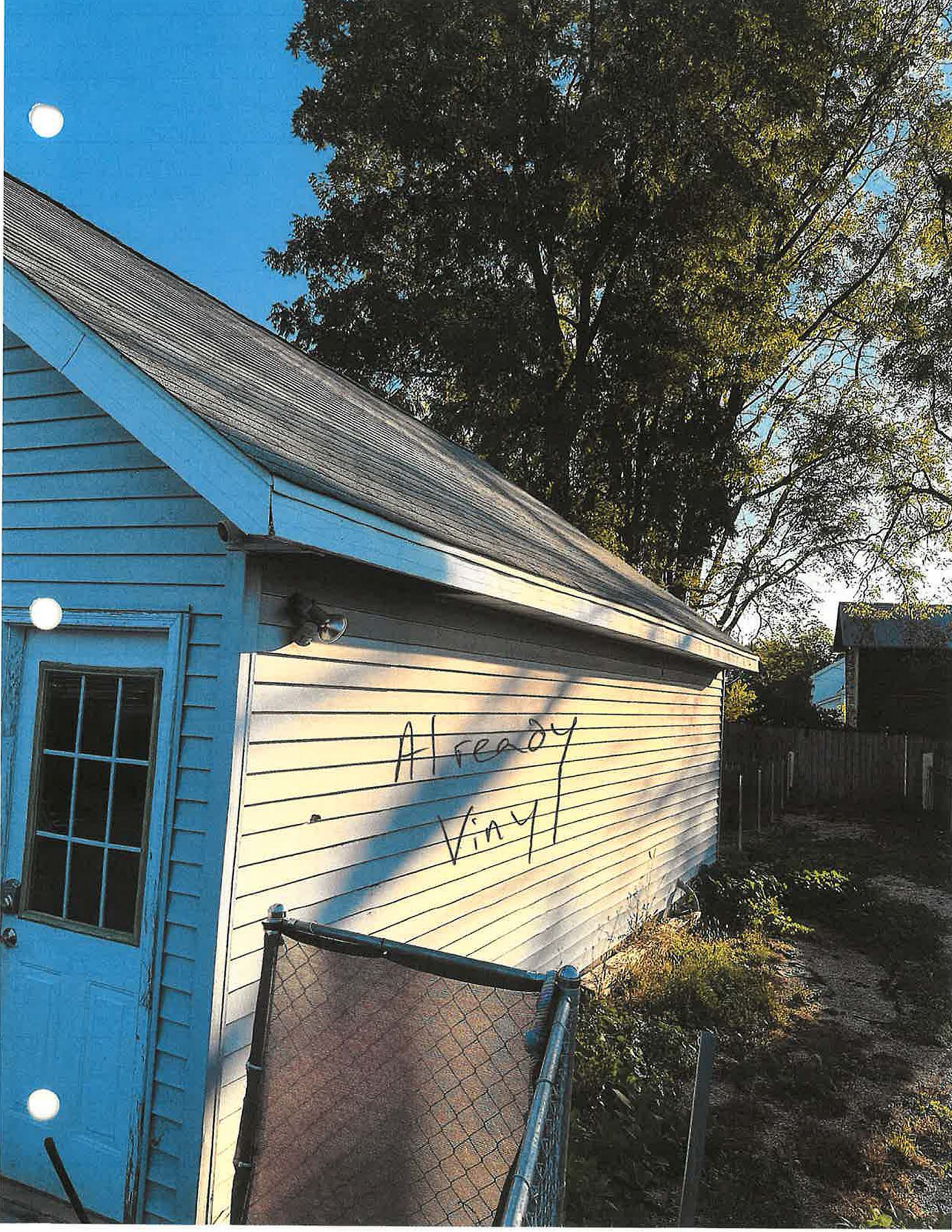


Current look

Already Vinyl

Garage
Being replaced
with darker gray
vinyl seen on
1st page





Already

Vinyl

Hail
Damage
to wood



Edge Broke off wood

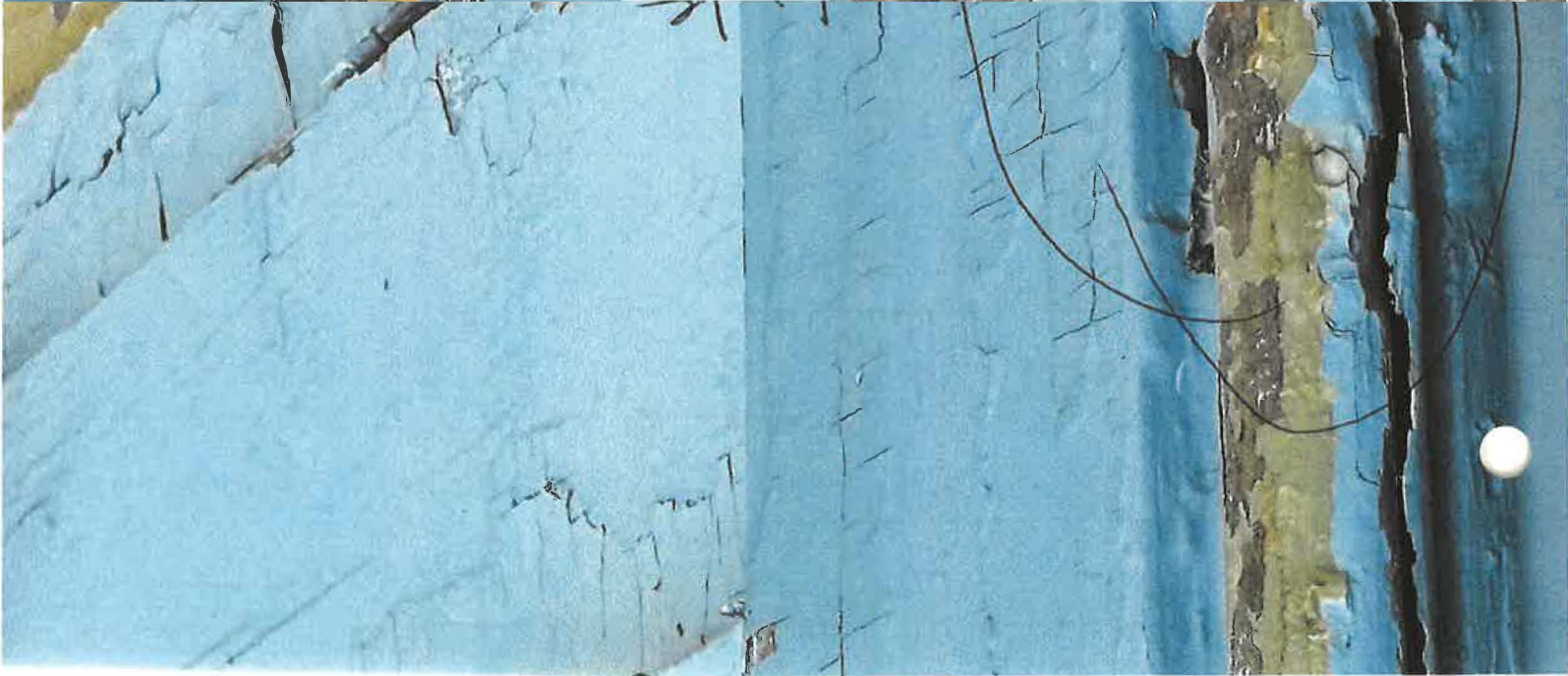


↑
up

Head or vehicle impact

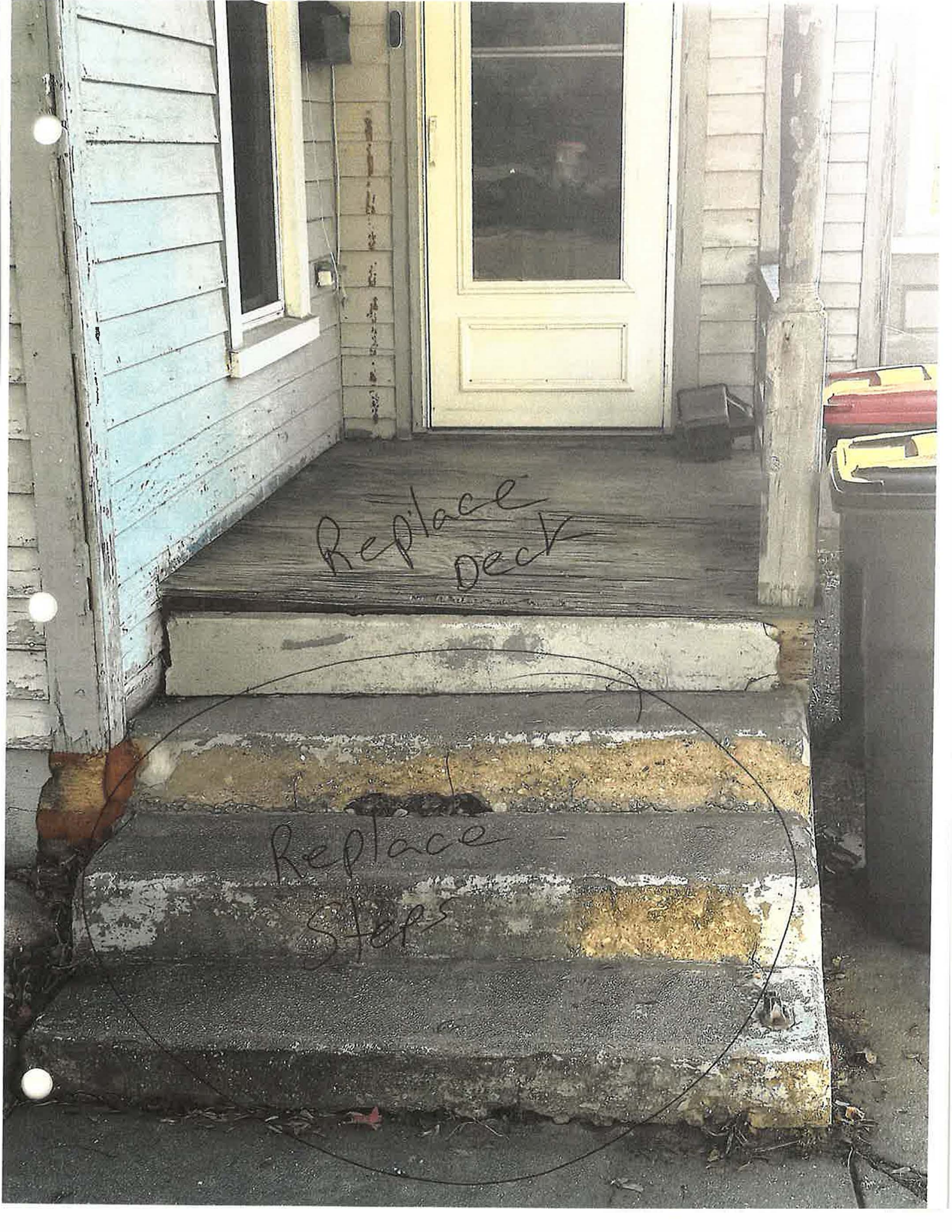
1041





Replace Deck

Replace Steps



Vehicle
Impact



Broken siding



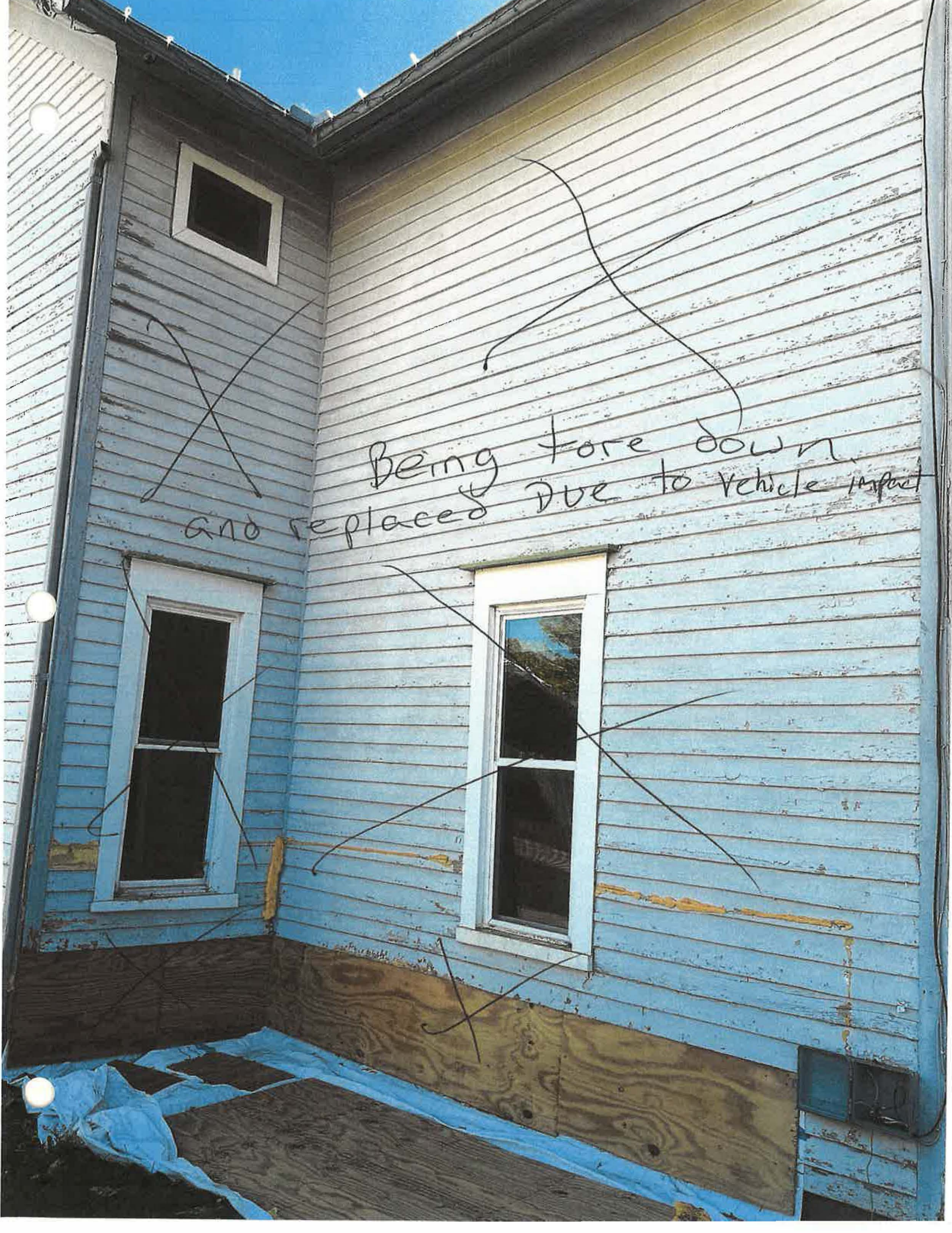
Hail broke off edge

Wood
Broke
Vehicle
Impact

Vehicle
Impact



Being tore down
and replaced due to vehicle impact

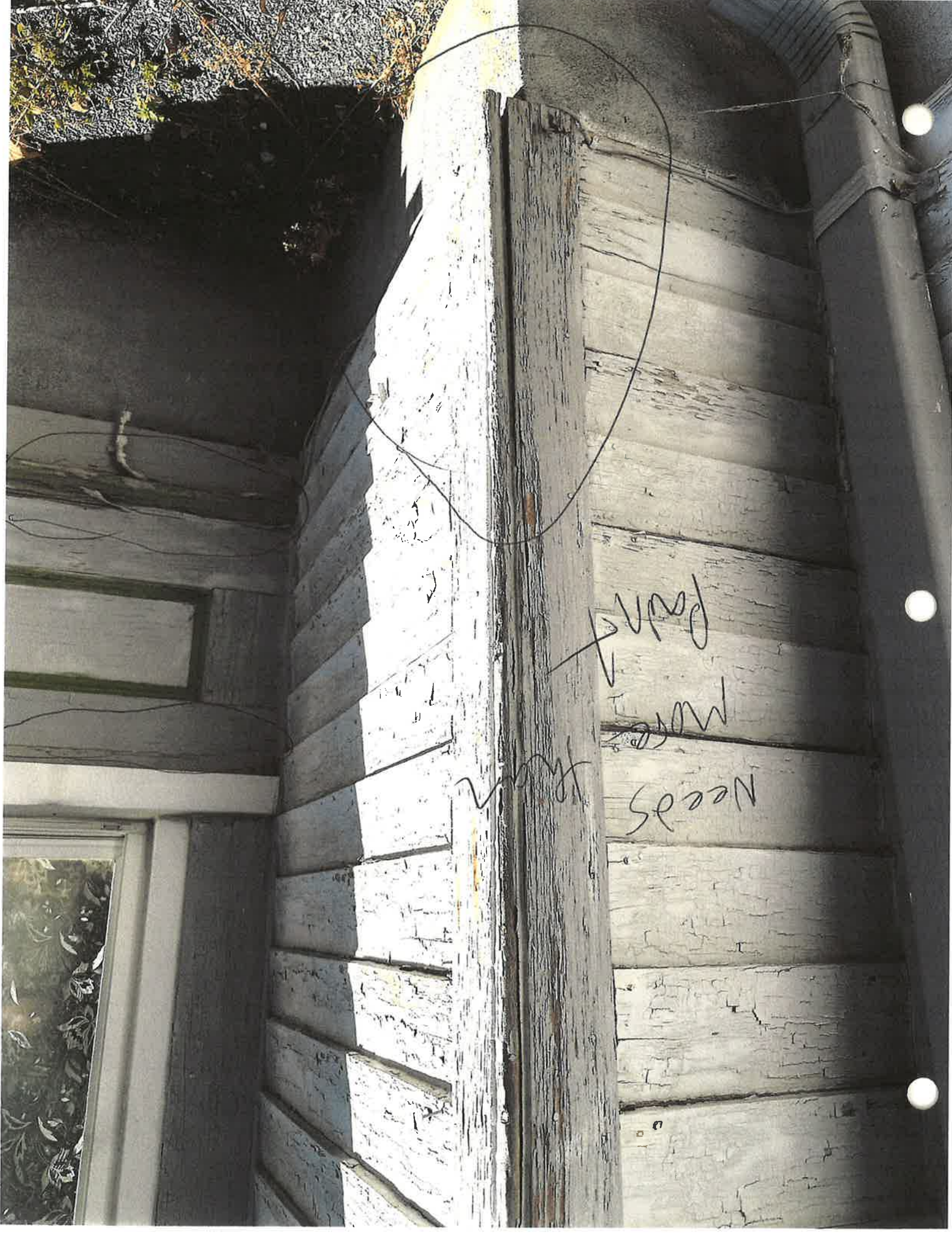


Mark spots
broken areas
more than
paint





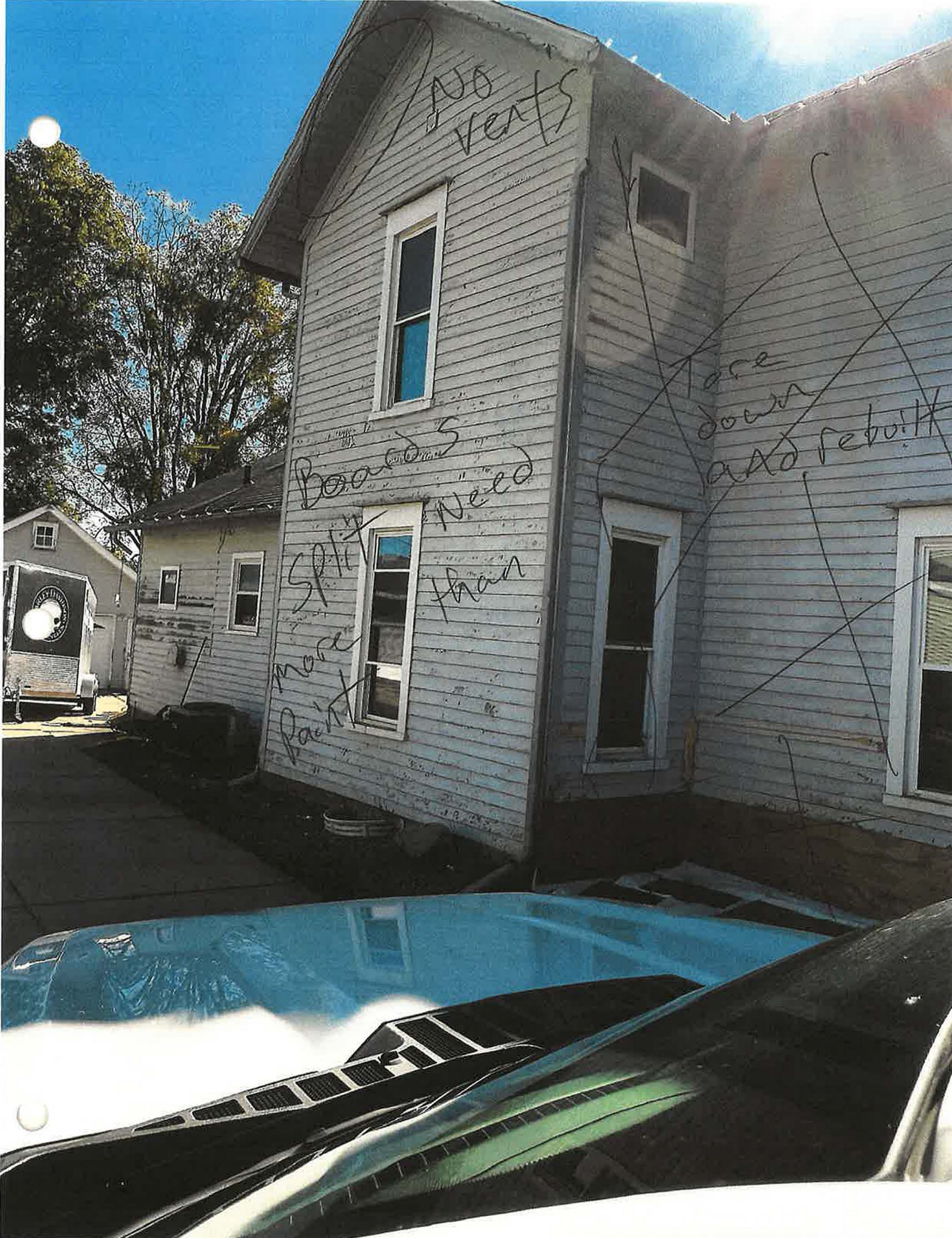
More than
Paint



Needs

more

Paint



NO WEATS

Boards need more paint

Tore down and rebuilt



Hail Smashed
Wood Siding



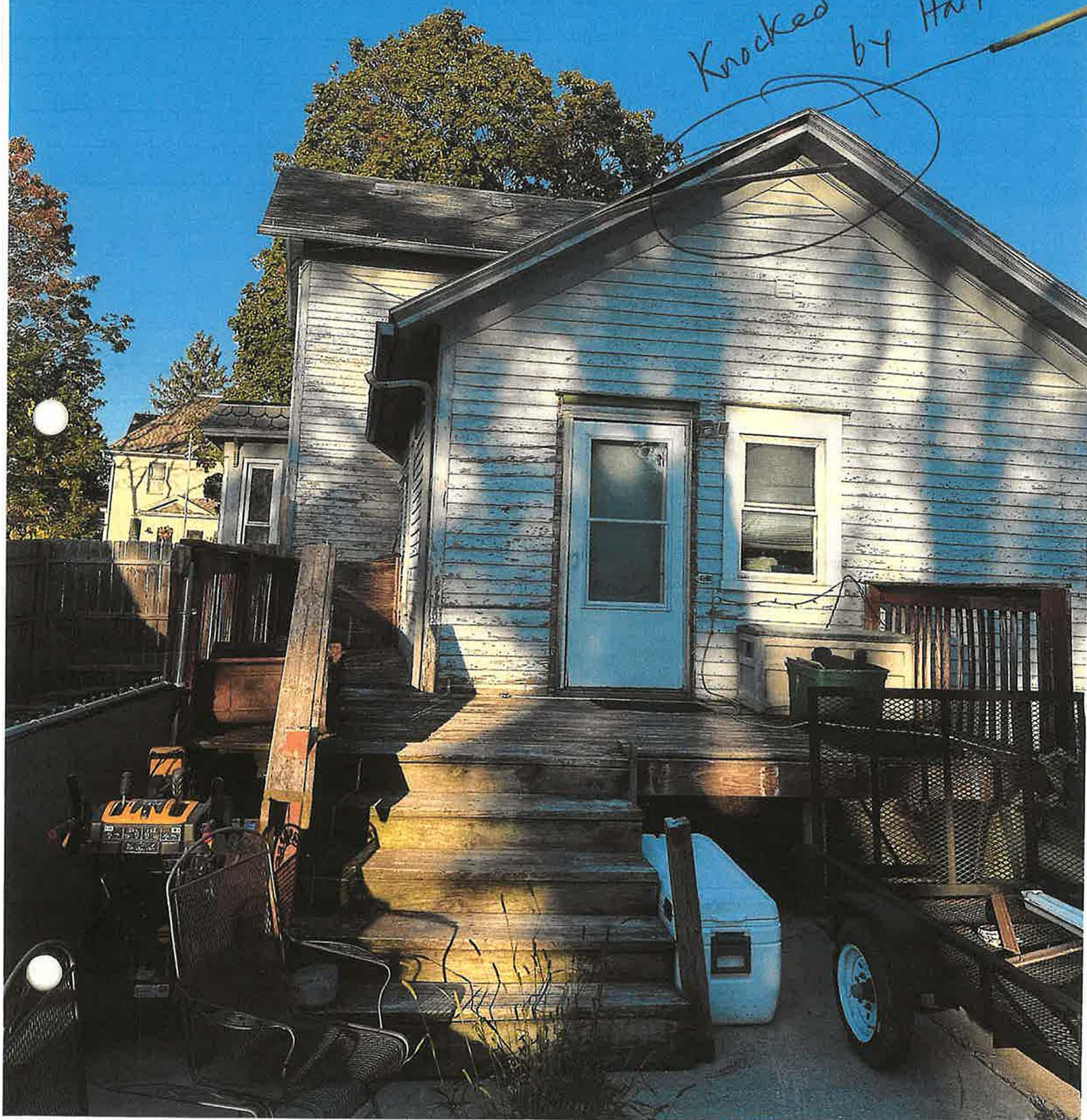
Hail
Broke Edge

Hail



Refinish
or Rebuild
Deck

Knocked off
by Hail



I'm appealing the decision by the historic committee to paint a roughly Foot and a half by six foot section of my house below some windows. I want to side it to match the rest of my house. The city destroyed a historic post office and a whole wall of the historic library to build an addition to the library and on my same road the city destroyed a historic school to build a new one. All of my neighbors houses have Vinyl siding within my block and not one of them had to "not side" any section of their houses. I've also included several pictures of historic properties the city has done updates on or haven't taken care of at all. And I have many more pictures from Dan's report in 2019 to provide.

April 2026

Planning Commission Meeting

House being
sided darker
gray

I want
to side
to match



NOTICE TO
FISHERMEN

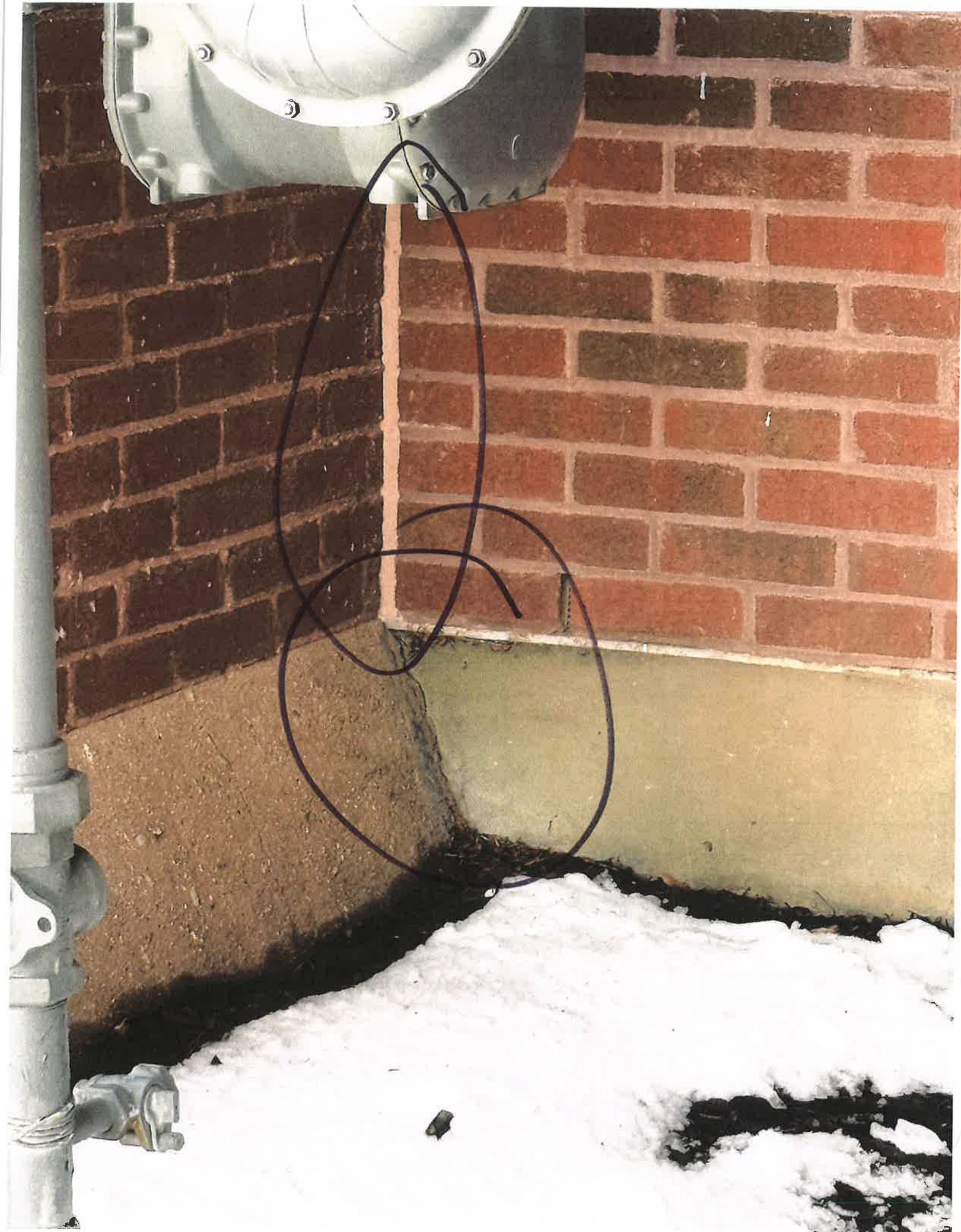
RESTORATION IN PROGRESS.
PLEASE USE CATCH AND RELEASE
WITH BARBLESS HOOKS
TO ALLOW YOUNG FISH TO MATURE
AND SPAWN.

THANK YOU.
S.O.L.E.

Size and bag limit regulations pursuant to Wisconsin Administrative Code, Section NR 200.35 (10), are in effect on these waters.

SPECIES	SIZE LIMIT	BAG LIMIT
Walleye	_____	10 in Total
_____	_____	_____
_____	_____	_____
_____	_____	_____

BSI

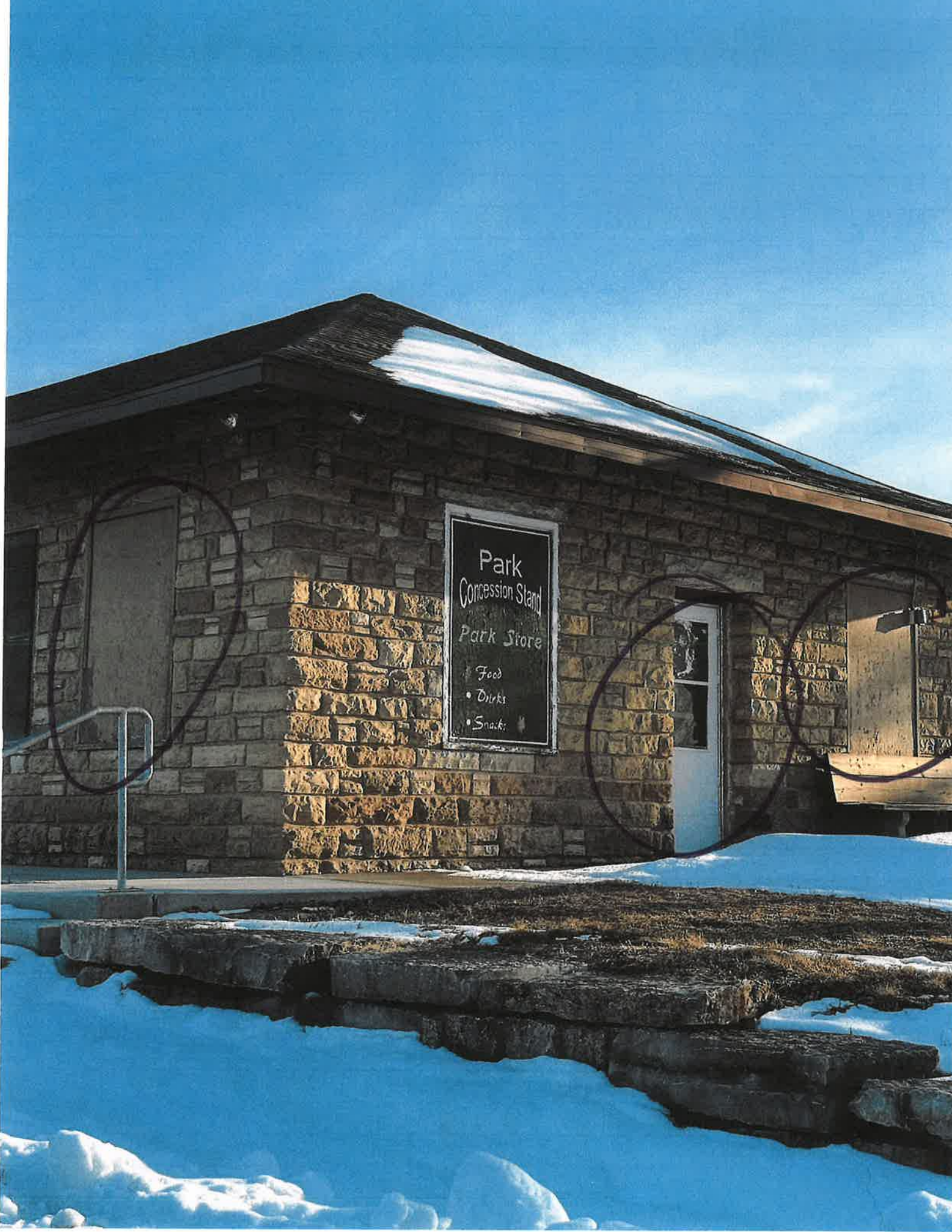






PARK
CONCESSION STAND
Park Store
FOOD • DRINKS • SNACKS





Park
Concession Stand
Park Store
• Food
• Drinks
• Snacks





I'm appealing the decision by the historic committee to paint a roughly Foot and a half by six foot section of my house below some windows. I want to side it to match the rest of my house.

122 S. 1st St

Historic Com.

3/18/26





City of Evansville

Community Development Department

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

Date: Tuesday, April 7th, 2026
 To: Plan Commission
 From: Colette Spranger, Community Development Director
 Re: Appeal for Sign Permit Application SIGN-2026-01 on parcel 6-27-90 (19-33 W Main Street, the Grange Store)

Sign Permit Approval Process

Typically, sign permit applications are not reviewed by any governing body, but are instead left to the Community Development Director to check for compliance against Article X: Sign Regulations, in Chapter 130 of the City of Evansville Municipal Code.

The sign being discussed this evening is in the historic district. The Historic Preservation Commission reviewed the application in order to assess the impact of the marquee sign on the face of the building and give its input on location and other visual qualities.

Signs are a protected form of free speech. The City can set regulations for size, placement, and materials for signage, but not for content.

Process for Appeal from Historic Preservation Commission

Staff indicated the sign would not be allowed in the B-2 district, as it uses neon tubing for its illumination. However, the property is within the historic district. The Historic Preservation Commission's ruling can override regulations of the zoning district if it is deemed appropriate by the Commission. Therefore, this application will be appealed using the process outlined by Chapter 62.

Truncated from 62-69(10)(n) through (r) of the Municipal Code of the City of Evansville:

- A person aggrieved of a decision made by the Historic Preservation Commission may appeal the decision, and the Historic Preservation Commission has the ability to affirm, reverse, or modify its decision.
- If a person is still aggrieved of said decision, Plan Commission then has the power and authority to hear and determine appeals of decisions made by the Historic Preservation Commission.
- If a person is still aggrieved after Plan Commission, Common Council will then give a final appeal. A majority vote of the council may overturn or uphold a decision.

Materials included tonight:

- Applicable sections from Article X: Sign Regulations

- Initial Sign Application from Sign Art Studio/Grove Partners
- Presentation from Sign Art Studio

Initial Request

Sign Art Studio, contracted by property owner Grove Partners, applied to restore the marquee sign at the Grange Store (19-33 West Main Street). This sign was installed either in the late 1940s or early 1950s and was likely taken down in the 1980s. The building itself was built in 1904. The sign was originally lit by neon tubing. Sign Art Studio has experience and skill in custom signage that utilizes neon lighting.



The Grange Store, with marquee sign, in 1973.

Outcome

The Commission voted to approve the application (restore the marquee sign) with the conditions that the sign not be lit and that it use the version of the sign that said “Established 1904” instead of “Shopping Center”. The motion passed 4-2.

Appeal

The applicant would like Plan Commission to reverse the decision that prohibits illuminating the sign. The applicant would like to use neon lighting, as it would be historically accurate and they feel it gives a

better visual effect than LED tubing, one alternative that is similar in its visual qualities. The applicant wishes to restore the sign as it was, lighting included.

Rationale for Community Development Director and Historic Preservation's Decision

The sign ordinance includes the definition for "Directly illuminated/Backlit" signage, which "means a sign that is designed to give artificial light directly through a transparent or translucent material from a source of light originating within such sign (i.e. internally lit or neon sign)." The zoning ordinance is clear: such signs are not allowed in the B-2 zoning district or in the historic district.

The HPC follows the Standards of the United States Secretary of the Interior for preservation, rehabilitation, restoration, and reconstruction of historic buildings and sites when making its decisions. (These standards follow this report.) With regard to all historic properties, the standards say this: "Most properties change over time. Those changes that have acquired historical significance in their own right shall be retained and preserved."

The Commission acknowledged the opportunity to restore a unique feature of the Grange Store and had no qualms about restoring the sign itself. Most of debate regarding the sign had to do with lighting and its appropriateness for the downtown. Above all, the Commission did not want to set a precedent that neon was an appropriate lighting material, even though there was historic evidence that the sign being restored used neon lighting.

The Commission's decision was also practical in nature, as several members voiced concerns that second floor residents of the apartments of the Grange Store would be negatively affected by the light.

A brief history of the Evansville Historic District and the Grange Store's Contribution

The City is home to four state and nationally recognized historic districts. Getting a district created involves an intense survey of individual properties, and each property is carefully reviewed against the architectural features the district aims to preserve. The historic district that contains the downtown is characterized by buildings built between the 1840s to 1910s. The Architectural Survey and Preservation Plan, written in 1978 and submitted to the state and national registries for approval, included this paragraph regarding the Grange Store:

19-27 West Main, the Grange Store of 1904, is probably the foremost single commercial structure in Evansville, on both historic and architectural grounds. Although always privately owned, the store was an outgrowth of the local Grange, organized in 1872. The store itself was founded in 1874 as the Evansville Mercantile Association, made up of several members of the Grange, and was intended to be a service to the members. In addition to its provision of furniture, paint, and groceries, the 1904 building originally included a bank. In 1910 the Grange Store was reputed to be the largest retail store under one roof in Wisconsin, outside of Milwaukee. The building is straightforward in style, on a 168' x 104' foundation. The ground floor facade is nearly all glass, while the upper floor, where the Grange Lodge met, is virtually unornamented tan brick, although the upper facade bulges out into round bays at each end. Beneath each bay, and at the center, are Neoclassic entrance porches with Ionic columns: two at the center, and three at each corner. These porches seem almost to float separately from the building itself, and serve as effective foils to the mass of the walls and sheets of plate glass. The broad span of the interior is broken only by massive columns, while smaller columns support a mezzanine to the rear. The foreman for the construction of the building was William Meggott, a local builder who was known to have worked on other commercial buildings such as the 1910 Eager Block on East Main, and also to have designed and built several houses. In addition, Meggott acted as foreman for Claude and Starck, the Madison architects who practiced in the Prairie Style and who designed the Eager Library next door to the Grange Store (Evansville Review, October 17, 1974; Janesville Gazette, October 19, 1974; interview with Eunice Meggott Mattakat, January 29, 1975).

That same document had this to say regarding signs:

Signs add significantly to the image of an area when well designed, of good graphic quality, and appropriate materials and illumination. Street lighting and utility installations should also be scrutinized for their visual contribution to this area.

Staff notes that the marquee sign on the Grange Store was in place when the 1978 survey was done, and appears in photos submitted as part of that plan. Other signs (that no longer exist) were called out as intrusions (additions to the district that are a detriment to the buildings around it) but the Grange Store marquee sign was not one of them.

Plan Commission Review of Appeal

Plan Commission should carefully consider its decision. Staff recommends it uses questions similar to those of the Board of Zoning Appeals to come to a conclusion:

- Has the applicant considered alternatives to the original application?
- Did the Historic Preservation Commission err or misinterpret its guidelines when it rendered its decision?

- What is the purpose of the restriction that is being challenged? What is that restriction’s effect on the property, and the property around it?
- Would there be short term, long term, or cumulative effects (positive or negative) to the neighborhood and/or public interest as a result of granting this appeal?
- Would overturning the decision indicate that a change is needed to either Chapter 62 - Historic Preservation or to Chapter 130 - Zoning?

Plan Commission is not in the habit of reviewing appeals from the Historic Preservation Commission’s decision-making. When in the past applicants and the HPC have differed on outcomes, staff has tried hard to work with applicants to reach a satisfactory conclusion or compromise to what was originally sought. Staff members are sensitive to the possibility that this would set a precedent for future appellants to bypass the Historic Preservation Commission’s authority.

While Plan Commission need not follow the same standards as the Board of Zoning Appeals as it review appeals from the Historic Preservation Commission (as those standards do not exist), the Board of Zoning Appeals must affirm that any variance or appeal it reviews has exceptional circumstances, an absence of detriment to properties surrounding it, and is defensible to the conclusions of law:

(1) Exceptional circumstances. There must be exceptional, extraordinary or unusual circumstances or conditions applying to the lot or parcel, structure, use or intended use that do not apply generally to other properties or uses in the same district, and the granting of the variance would not be of such a general or recurrent nature as to suggest that this chapter should be changed.

(2) Absence of detriment. The variance shall not create substantial detriment to adjacent property and shall not materially impair or be contrary to the purpose and spirit of this chapter or the public interest.

(3) Conclusions of law. The findings of the board shall be accompanied by findings of fact and conclusions of law.

Final Action

The contested Historic Preservation Commission action was: to approve the restoration of the marquee sign for the Grange Store, with the conditions that the sign is not lit, and that the sign use the “Established 1904” byline instead of “Shopping Center”.

Plan Commission can take one of three actions regarding above action:

- Affirm
- Reverse
- Modify

Sec. 130-1275. Signs permitted in the historic preservation district and central business district (B-2) with a sign permit.

Except for signs permitted without a sign permit under section 130-1274, all signs in a historic district established under section 62-2 or the central business district (B-2) are prohibited except for a sign that complies with the following regulations and for which the applicant has obtained a sign permit:

(a) Freestanding/ground signs shall have no projections, shall not exceed 50 square feet in area nor 15 feet in height above the mean centerline street grade. Pole signs are not permitted in the downtown business district.

(b) Projecting signs may extend up to two-thirds the width of a public sidewalk, not to exceed a maximum of five feet, and must maintain a vertical clearance of ten feet.

(c) Shopping center/group development sign. One freestanding sign for each street upon which the development fronts, showing only the name of said center and each represented business. Sign shall not exceed 60 square feet in area, be placed within 20 feet of the property line or exceed 15 feet in height above finished grade.

(d) Wall signs shall not project more than 16 inches from such wall. One sign is permitted on the front wall of any principal building. The total sign area shall not exceed one-tenth of the building's front face (including doors and windows), with a maximum area of 200 square feet. If a single principal building is devoted to two or more businesses, the operator of each business may install a front wall sign. The maximum area of each sign shall be determined by using the proportional share of the front face (including doors and windows) occupied by each business and applying such proportion to the total sign area permitted for the front wall of the building. If a building is located on a corner lot, a sign may be placed on the wall facing the secondary street up to one-tenth of the wall's face in area, not to exceed 100 square feet. In no case shall the total area of all wall signs exceed 200 square feet or be more than two wall signs per business.

(e) Awning signs and canopy/marquee signs are limited to a total of two such signs for each business, and the signage shall be restricted to the flap of the awning that hangs vertically or to the part of the canopy/marquee that is a vertical face. The portion of the awning or canopy/marquee displaying a message or symbol shall be included in the total signage area per parcel area calculation.

(f) Window signs in excess of 25 percent of the glazed area but less than 50 percent of the glazed area provided the sign is not an electronic message sign.

(g) Directly illuminated/backlit signs are not allowed in this district, except signs with the word "open" that are less than four square feet in area. Lighting shall not create glare nor be flashing.

(h) Total signage area per parcel. Cannot exceed 200 square feet.

(i) Sandwich board signs may only be displayed during business hours. They shall be securely fastened to prevent any hazardous condition. No sign shall exceed 12 square feet in area on each face, nor 4 feet in height above finished grade. The common council may, by resolution, designate one or more locations in a public right of way where one or more off-premises sandwich boards may be displayed during a street construction project to encourage patronage of businesses negatively impacted by the construction, provided a sandwich board shall not impede pedestrian movement. Generally, a 4-foot wide unobstructed walkway allows adequate pedestrian movement.

SIGN APPLICATION

Evansville, Wisconsin

Version: December 2021

General instructions. Complete this application as it applies to your project and submit one copy to the City Clerk along with the required application fee. If you have any questions, contact the Community Development Director at 608.882.2263 or colette.spranger@ci.evansville.wi.gov . You may download this application off of the City's website at: www.ci.evansville.wi.gov.

1. Applicant information

Applicant name _____

Street address _____

City _____

State and zip code _____

Daytime telephone number _____

Fax number, if any _____

E-mail, if any _____

2. Individual or firm erecting sign

Name _____

Company _____

Street address _____

City _____

State and zip code _____

Daytime telephone number _____

Fax number, if any _____

E-mail, if any _____

Name of insurance company _____

Insurance company address _____

3. Proof of insurance. If a firm or individual that is in the business of erecting, repairing, maintaining, or relocating signs will be installing the sign, please attach proof of liability insurance with the following minimum coverage: \$100,000 bodily injury and \$200,000 aggregate and \$100,000 property damage.

4. Subject property information (where the sign will be located)

Street address			
Parcel number	6 - 27 - _____ . _____	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.	
Current zoning classification(s)	Note: The zoning districts are listed below.		
	Business Districts	B-1	B-2 B-3 B-4
	Planned Office District	O-1	
	Industrial Districts	I-1	I-2 I-3

- Office Use Only -

\$75.00 + \$0.50/sq. ft.

Application fee	
Receipt number	_____
Date of determination of completeness	_____
Name of zoning administrator	_____
Application number	_____
Authorization	_____

(\$30.00 B-2 Window and Sandwich Board Signs)

SIGN APPLICATION

Evansville, Wisconsin

Version: December 2021

6. Description of signage. For each proposed sign, please provide the following information as applicable.

Dimensions:	
Materials:	
Illumination, if any:	
Location on the property:	
Height above grade:	
For wall signs, the area of the building's face to which the sign will be attached:	___ square feet

7. Type of signs. For each of the sign types below, indicate the number and total area of existing and proposed signage.

Sign Type	Description	Existing Signs		Proposed Signs	
		Number	Total Area (square feet)	Number	Total Area (square feet)
Wall sign	A wall sign is affixed to or painted on a wall surface and may not extend more than 16" from the face of the wall				
Ground sign	A sign where the bottom of the sign is generally in contact with or in close proximity to the ground				
Pole sign	A sign that is principally supported by one or more columns or poles				
Awning sign	A sign placed on the vertical flap of an awning which is defined as a retractable, roof-like structure that his mounted on the face of a building and is constructed on non-rigid materials (like canvas)				
Canopy / marquee sign	A sign placed on the vertical flap of a canopy or marquee which is defined as a permanent, roof-like structure that is mounted on the face of a building and is constructed of a durable, rigid material such as metal, plastic, or glass				
Portable sign	A sign that is not permanently attached to the ground and is designed to be easily moved from one location to another. Examples are sandwich boards or reader boards with supports or wheels.				
Projecting sign	A sign that is attached to a building and which is perpendicular to it's face				
Other	Any type of signage that does not fall into one of the above categories				
Total					

SIGN APPLICATION Evansville, Wisconsin

Version: December 2021

8. Applicant certification

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that it is my responsibility to call the Community Development Director for an inspection following completion of the sign.
- ◆ I understand that it is my responsibility to call Digger's Hotline if digging is required to install the sign.

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Applicant Signature

Date

Governing Regulations

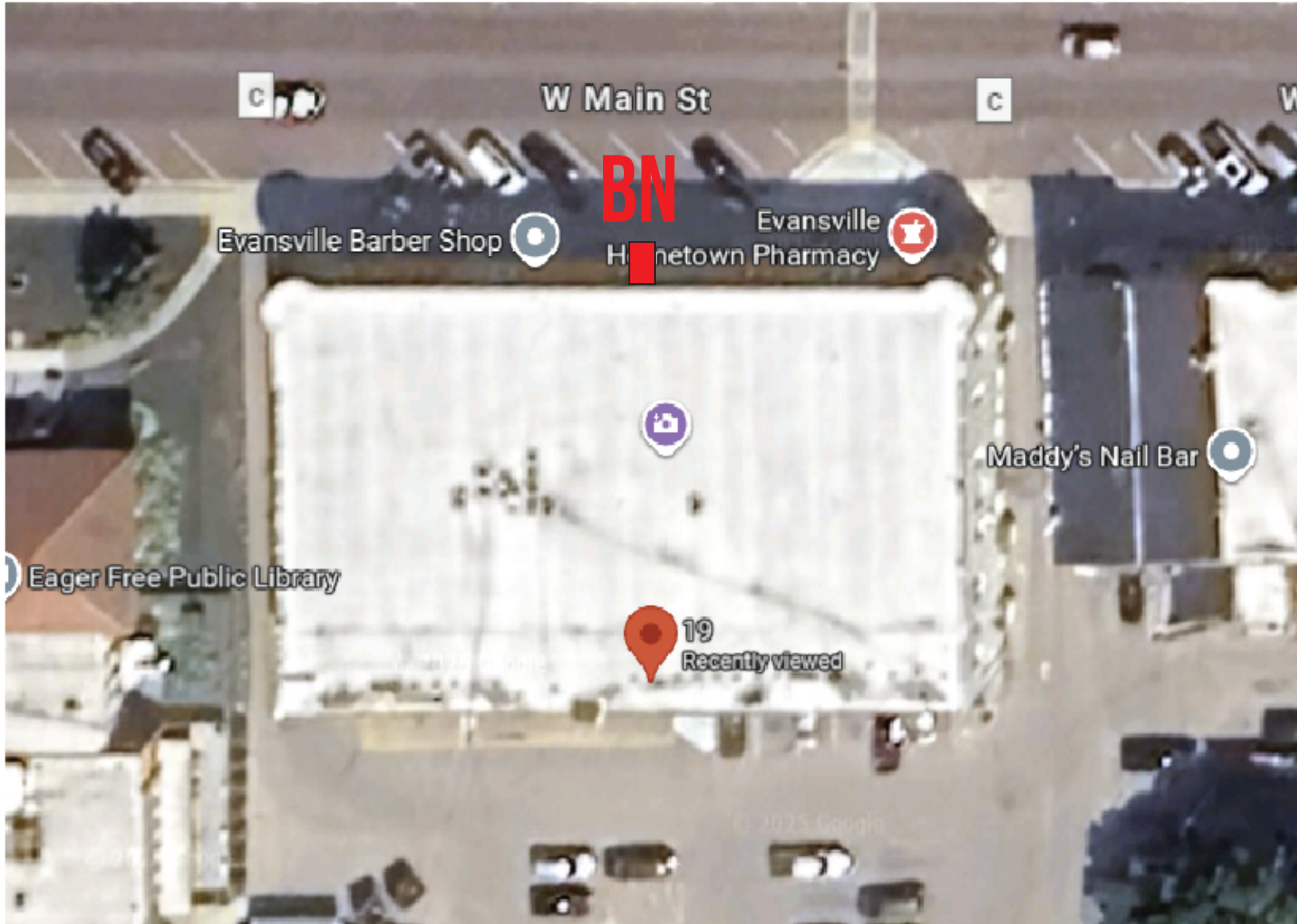
The procedures and standards governing this application process are found in Chapter 130, Article 10 of the Municipal Code.

9. Authorization – for official use only.

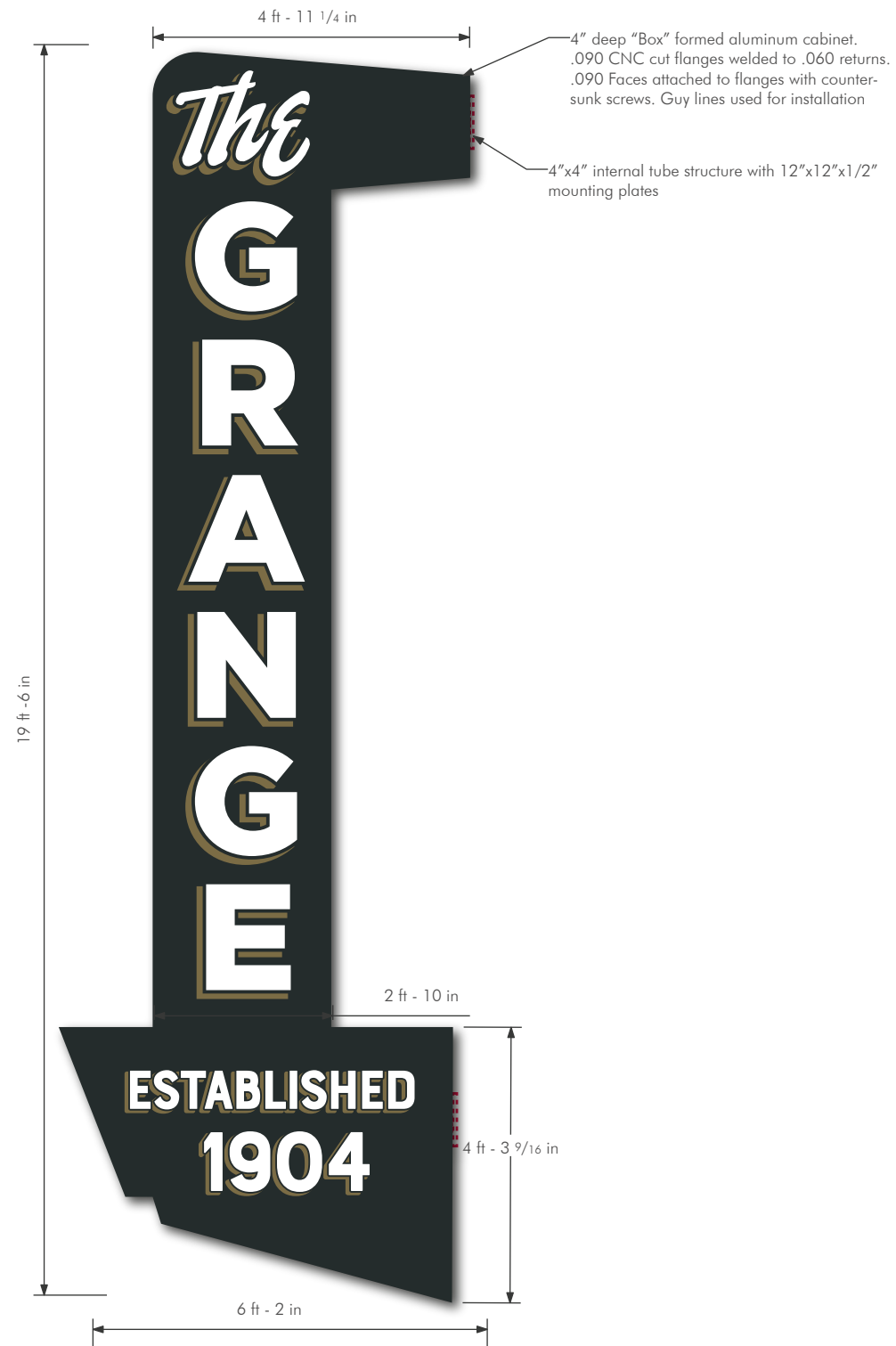
<p>_____</p> <p>Historic Preservation Commission</p>	<p>_____</p> <p>Date</p>	<p>Comments or Conditions, if any:</p>
<p>_____</p> <p>Community Development Director</p>	<p>_____</p> <p>Date</p>	<p>Comments or Conditions, if any:</p>



GROVE HOMES – 654-GRANGE BLADE SIGN



BN: FABRICATED ALUMINIUM CABINET WITH TWO COLOR HAND PAINTED GRAPHICS



RENDERING

ORIGINAL



makesignsnotwar.com
325 W Front St, Mount Horeb, WI 53572

CUSTOMER APPROVAL: _____

DATE: _____

LANDLORD APPROVAL: _____

DATE: _____

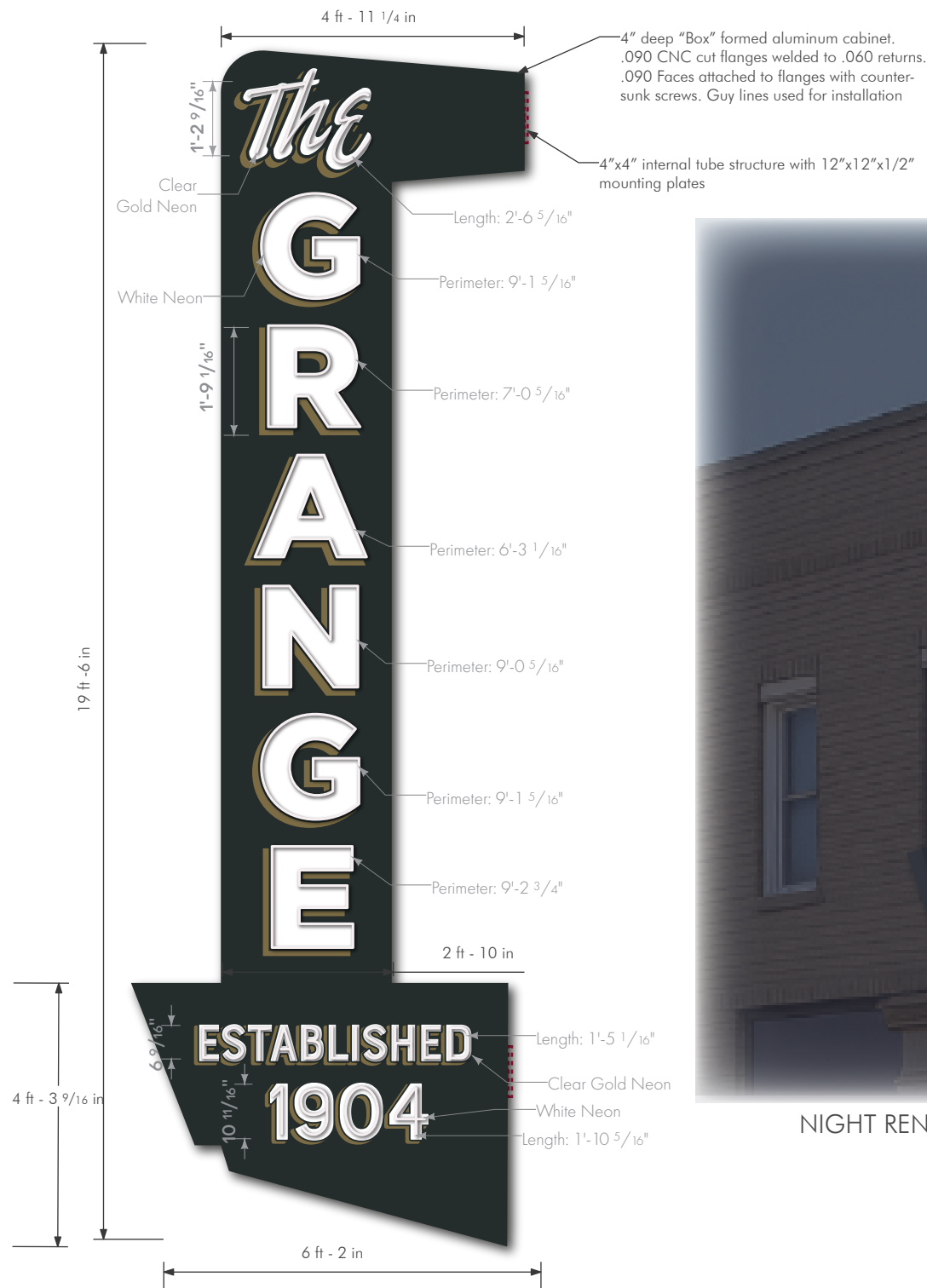
S H E E T

By signing this approval you are hereby authorizing Sign Art Studio LLC to proceed with the work as described. Any deviation from these specifications will become the customer's financial responsibility.

© The above artwork and or conceptual design, less customer provided artwork or plans, is property of Sign Art Studio and may not be reproduced without written consent .

BN

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



makesignsnotwar.com
325 W Front St, Mount Horeb, WI 53572

CUSTOMER APPROVAL: _____

DATE: _____

LANDLORD APPROVAL: _____

DATE: _____

S H E E T

By signing this approval you are hereby authorizing Sign Art Studio LLC to proceed with the work as described. Any deviation from these specifications will become the customer's financial responsibility.

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BI



Community Development Updates

March 2026 Colette Spranger, Community Development Director

- **170 E Church**
 - Public Input session: April 16th, 4:30-6:30pm. VFW has agreed to host! Please invite neighbors, friends, any interested party.
 - Phase II Environmental Assessment will be required due to what was found in the first survey of the site. This will also be covered by the Wisconsin Assessment Monies (WAM) Grant.
 - A Site Assessment Grant (SAG) will be applied for this summer; this will get us funding to take down the building
- **Youth Center Updates**
 - Committee of the Whole discussed this on February 28th. Agreed that the building itself must come down. An RFP is likely for the site's ongoing use and rebuild. Evansville Wrestling Club has expressed interest in a long-term lease of the land and would like to build a simple building on site for their club. Other developers have suggested duplex or single family housing. Site is zoned B-1; could go either way.
 - Actual programming for youth is still up for debate. The school district has some funding (Fund 80) that could go toward supporting extra programming; Creekside has also mentioned interest in hosting programming.
- **Town of Porter Boundary Agreement**
 - Joint Public Hearing was held on March 30th and went well. Both parties agreed and passed resolutions. Next step is publication of the signed resolutions and document in a paper of record, and the decision will be official.
- **Business Updates**
 - **Kwik Trip Grand Opening and Ribbon Cutting:** It was today! Landscaping and other site details (including re-stripping 14 and M) will happen in April/May. (And are tied to their occupancy permit and alcohol license.)
 - **Edgerton Hospital:** on hold until 2027, but still very interested in expanding services here

- **CHS:** the project is still under consideration by the cooperative board of the company. Demolition of non-essential structures has occurred on site.
- **Other Updates**
 - Victor Gensini, hail specialist, will be at Creekside on April 22nd to discuss severe storms like the one Evansville experienced in April 2025. Resident Bob McAllister has been spearheading this project. To get involved or learn more, contact him at: mccallir@uww.edu