

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, July 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 June 2nd, 2026 and June 11th, 2026 meetings and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed.
7. Action Items
 - A. Discussion and Motion to Approve Conditional Use Permit Application CUP-2026-08 for Indoor Sales and Service on parcel 6-27-588A.1 (498 Water Street)
 1. Review Staff Report and Applicant Comments
 2. Public Hearing
 3. Plan Commissioner Questions and Comments
 4. Motion with Conditions
 - B. Discussion and Motion to Approve Preliminary and Final Land Division Application LD-2026-06 for a 2 lot Certified Survey Map combining parcels 6-27-1200, 6-27-1200.1, 6-27-1160, 6-27-1160.1 (650 County Highway M, 749 Weary Road)
 1. Review Staff Report and Applicant Comments
 2. Public Hearing
 3. Plan Commissioner Questions and Comments
 4. Motion with Conditions
 - C. Discussion on Preliminary Land Division Application LD-2026-07 for a preliminary subdivision plat on parcel 6-27-559.171 (700 block Badger Drive)
 1. Review Staff Report and Applicant Comments
 2. Public Hearing
 3. Plan Commissioner Questions and Comments
 - D. Discussion and Motion to Approve Final Land Division Application LD-2026-05 for a 2

-Mayor Abbey Barnes, Plan Commission Chair

lot final Certified Survey Map on parcel 6-27-386 (432 Longfield Street)

1. Review Staff Report and Applicant Comments
 2. Plan Commissioner Questions and Comments
 3. Motion with Conditions
8. Discussion
 - A. Expanding Accessory Dwelling Units (ADUs) beyond Historic District
 9. Community Development Report
 - A. Building Permit Activity – May
 - B. Code Enforcement Activity - May
 10. Upcoming Meeting: August 4th, 2026 at 6:00pm
 11. Adjourn

-Mayor Abbey Barnes, Plan Commission Chair

**City of Evansville Plan Commission
Regular Meeting
Tuesday, June 2nd, 2026, 6:00 p.m.**

MINUTES

1. Call to Order at 6:02pm.

2. Roll Call:

Members	Present/ Absent	Others Present
Mayor Abbey Barnes	P	Colette Spranger, Community Development Director
Aldersperson Bill Lathrop	P	Jason Sergeant, City Administrator
Aldersperson Chuck Boyce	P	Leonard Schreiber, Jon Lange
Susan Becker	P	Ellie Done
John Gishnock	P	Andy Phillips
Mike Scarmon	P	Steve Hagen
Ry Thompson	P	Bob Murray and Josh Kenitzer, Pre-3
		Roger Berg, Dave Olsen of Grove Partners

3. Motion to approve the agenda, by Becker, second by Scarmon. Approved unanimously.

4. Motion to waive the reading of the minutes from the May 5th, 2026 meeting approve them as printed by Lathrop, second by Becker. Approved unanimously.

5. Civility Reminder.

6. Citizen appearances other than agenda items listed. None.

**A. Public Hearing, Review, and Motion for Conditional Use Permit Application CUP-2026-05
for an indoor commercial entertainment use on parcel 6-27-20.2 (26 W Main)**

1. Review Staff Report and Applicant Comments

Applicant not in attendance. Spranger explains fitness centers are a conditional use in the B-2 zoning district and fit well with the desire to generate foot traffic in the downtown. The applicant has received sign approval from the Historic Preservation Commission, which indicated they had no issue with the full translucent covering proposed by the owner when only 50% of any window in the downtown is allowed to be covered. However, excepting this business from that particular aspect of the zoning code is beyond the purview of that Commission. Spranger asks Plan Commission to re-affirm the 50% rule through its conditions. She adds that Plan Commission will review a letter going out to business and property owners about increased code enforcement, which will address the 50% rule.

2. Public Hearing.

Barnes opened the public hearing at 6:06pm. No comments. Public hearing closed at 6:08pm.

3. Plan Commissioner Questions and Comments.

Lathrop wished the applicant was present so a dialogue could be established. He wishes to support business and suggests adjustable window coverings.

Gishnock would like to find a sweet spot that allows for privacy shading while having more of the window be exposed.

Thompson expresses support of the new location.

Becker asked what the former yoga studio on West Main Street used for window coverings.

Spranger replied that the windows were fully obscured by curtains but code enforcement was weak at the time. City Administrator Sergeant adds that at its inception, TID 5 gave out grants to downtown property owners to improve facades. The goal of the 50% window covering rule is to continue that effort, which was to make the downtown appear open and used.

Boyce asks for clarification on what a covering entails – does it matter if the window is frosted, tinted, or opaque? Sergeant replies that anything covering the window is fair game, and that this applies to first floor windows only.

Barnes would like to see the windows partially opened and feels a logo or name of the business on the covering part of the glass would improve the overall look and help out at the street/sidewalk level.

- 4. Motion to approve a Conditional Use Permit for Indoor Commercial Entertainment per section 130-408 on parcel 6-27-20.2 located at 26 W Main 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) Applicant to adjust translucent window coverings to 50% of the total window area.**
 - 4) Use cannot create a public nuisance as defined by local and state law.**
 - 5) The Conditional Use Permit is recorded with the Rock County Register of Deeds.**

Motion by Gishnock, second by Lathrop. Approved unanimously.

B. Public Hearing, Review, and Motion for Land Division Application LD-2026-05 for a preliminary certified survey map on parcel 6-27-386 (432 Longfield Street)

1. Review Staff Report and Applicant Comments

Applicant is not in attendance. This is a straightforward split of a large lot on Longfield Street. At one point the vacant lot to the south was legally combined with the lot containing the residence at 432 Longfield Street. This split would return the vacant lot to a stand-alone lot. Staff has worked with the applicant, City engineer, and construction company to ensure sewer and water lateral stubs are provided so future development does not have to disturb the newly paved road (which is currently under construction). The driveway apron serving the vacant lot will also be repaved. The applicant's intention is to sell the lot. It is likely to be developed with a single family house.

2. Public Hearing

Barnes opened the public hearing at 6:25pm. No comments. Public hearing closed at 6:26pm.

3. Plan Commissioner Questions and Comments

No questions of note.

4. Motion with Conditions

Motion to approve a preliminary certified survey map to divide and parcel 6-27-386 into two lots, 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 condition: that the applicant submit a final certified survey map within six months of Common Council approval for the preliminary certified survey map.

Motion by Lathrop, second by Scarmon. Approved unanimously.

C. Public Hearing, Review, and Motion for Site Plan Application SP-2026-04 and Conditional Use Permit Application CUP-2026-06 for a mixed use commercial/residential building on parcel 6-27-959.3A (702-710 Brown School Road)

1. Review Staff Report and Applicant Comments

Applicant Andy Phillips is in attendance. This is the third time Plan Commission has reviewed a plan for this site. It has not been built yet due to fluctuating construction costs. Each time it returns to Plan Commission there are minor changes to what has been presented. Tonight's submittal features a 3 story building with two floors of 3 two-bedroom apartment units each (6 units total) over a 1,700+ square foot commercial space on the lowest floor. This site is subject to an ATC easement which restricts the amount of landscaping possible on site.

2. Public Hearing

Barnes opened the public hearing at 6:33 pm. No comments. Public hearing closed at 6:34 pm.

3. Plan Commissioner Questions and Comments

Boyce likes the building and project but notes that at the Public Safety Committee there have been complaints about parking along the curve of Brown School Road, particularly when the hotel is full and when construction crews are in town. Sergeant notes that parked cars tend to curb speeding.

Gishnock laments that the site's easement with ATC, which will limit the amount of landscaping that is possible on the site.

Thompson asks if stormwater is needed on this site. Spranger replies that stormwater here has been factored into existing ponds and the storm sewer system, but that the City Engineer will have final say over grading and erosion control plans, which will dictate how water sheds this property.

4. Motion to approve the Site Plan and Conditional Use Permit to allow new construction of a mixed commercial and residential building per section 130-522 on parcel 6-27-959.A3, 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 and Site Plan set forth in Section 130-104(3)(a) through (e) of the Zoning Ordinance, subject to the following conditions:

- 1. Conditional Use Permit is recorded with Register of Deeds**
- 2. Any major deviation (number of units, size of building footprint) from plans approved by Plan Commission.**
- 3. Erosion control and utility/grading/drainage plan approval by City Engineer prior to building permit issuance.**
- 4. 3 Street trees are planted prior to occupancy per Section 130-265(7).**
- 5. Applicant donates remaining 330 required landscape points prior to occupancy as outlined in 130-263(10)(g).**
- 6. Physical dumpster enclosure to be built using similar materials as building.**

7. *Use cannot create a public nuisance as defined by local and state law.*

Motion by Lathrop, second by Scarmon. Approved unanimously.

D. Public Hearing and Discussion for Site Plan Application SP-2026-05 and Conditional Use Permit Application CUP-2026-07 for a group development on parcel 6-27-1150 (551 S County Road M)

1. Review Staff Report and Applicant Comments

Applicant Jon Lange and consultant Leonard Schreiber are in attendance. The plan is for two industrial buildings on County Highway M for Hatch Building Supply and Ace Materials Placing. The lot was recently purchased from the City and is subject to a development agreement, which is fulfilled with the construction of the two buildings. The submitted site plans do not show a 66' foot easement the city holds for trail, utilities, and a potential roadway. The City does not have firm plans for any infrastructure in this area, but wishes to maintain the possibility, particularly for a future trail connection. Future buildings on the site would also need to be set back from this easement area. Applicant has been working with staff and will address an appropriate gap between the infiltration and stormwater pond; the City is otherwise comfortable with encroachment of the stormwater pond in the easement area, as it is unlikely a road could be built in this area due to wetlands and the railroad. Any future buildings on the back part of the property will be discussed at a future date when construction is imminent, but initial analysis suggests the area can be built out and still comply with zoning regulations.

Site will need to have a setback between the right-of-way and pavement in the front yard of at least 10 feet. Suggestions to add trees in this corridor. Applicant would like that area to stay as clear as possible for visibility.

Staff is requesting updated plans showing the easement before a decision can be rendered.

2. Public Hearing

Barnes opened the public hearing at 6:53pm. No comments. Public hearing closed at 6:56pm.

3. Plan Commissioner Questions and Comments

Gishnock requests landscaping between Midway Village Mobile Home Park and the site to address issues of noise and dust. Increasing screening here would cut down on potential conflicts and trespass.

Commissioner asks applicant regarding noise. Operations can sometimes be noisy, particularly when trucks are preparing to leave for the day. Operating hours are generally from 6:00 AM to 10:00 PM. Commissioners suggest using further away driveway to avoid conflicts with residents of Midway Village.

Special meeting scheduled for Thursday, June 11th.

E. Review of Concept Development Plan from Pre-3

Bob Murray and Josh Kenitzer from Pre-3 development present a concept development plan for the ~43 acres on the west side of town. Pre-3 builds apartments and does not necessarily develop entire neighborhoods, but in this case some infrastructure will need to be built in order for them to begin construction. They are eager to build this project in Evansville, noting they have built in several other communities since purchasing the land here. Utility constraints are one big roadblock and Pre-3 has been working with the City to come to an answer that does not require the immediate construction of a water booster, which would trigger an approval needed from the PSC. The proposed plan features 60 units per development, all featuring 2 bedroom 2 bath units of ~1,100

square feet. Only a quarter of their renters turnover each year, meaning renters who choose these units are long term residents of the community. There are often outdoor amenities like dog exercising areas, as they find their demographic skews older households downsizing and younger households starting out. Low rate of school children generated by these units. Plan Commission asked many questions and engaged in a fruitful dialogue with the presenters.

7. The 2023 development agreement between CHS and the City has a July 1, 2026 date that allows the City to end the agreement. The City would not like to do so at this time but acknowledges that lack of movement on this project means some clarifications are in order in the event the CHS board of directors approves the soybean crush facility for Evansville. The proposed motion and amendment tonight are to continue overall approvals for the project without violating the City's existing zoning code.

Motion to extend construction commencement time limit of Conditional Use Permit 2023-0193 to August 1, 2031, as described in the 2026 Amendment to the CHS Development Agreement, conditioned upon Common Council waiving the limits of Section 130-109 of the City of Evansville Municipal Code.

Motion by Lathrop, second by Becker. Approved unanimously.

- A. Review and Motion to Recommend 2026 Amendment to CHS Development Agreement

Motion to Recommend Common Council Approve the 2026 Amendment to CHS Development Agreement by Scarmon, second by Becker Approved unanimously.

8. Discussion

A. Westfield Meadows Second Addition Comments

Spranger reports an update on a concept plan that Plan Commission received in May. An application has been submitted and comments were returned to the applicant. Staff would prefer to see something other than a cul-de-sac street but the subdivision code does not strictly prohibit them. The site will also need to be rezoned. Dave Olsen of Grove Partners is in attendance and reports the units will not be "cookie cutter" look-alikes.

B. Downtown/B-2 Zoning District Sign and Window Enforcement Update

Spranger seeks input on a draft letter for businesses around town. The last time such a letter was sent was in 2019. Commissioners suggest softening the tone.

9. Community Development Report

A. Building Permit Activity – April

B. Code Enforcement Activity - April

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

11. Adjourn at 8:45 pm.

City of Evansville Plan Commission
Special Meeting
Thursday, June 11th, 2026, 6:00 p.m.

MINUTES

- 1. Call to Order at 6:00pm.
- 2. Roll Call:

Members	Present/ Absent	Others Present
Mayor Abbey Barnes	P	Colette Spranger, Community Development Director
Aldersperson Bill Lathrop	P	
Aldersperson Chuck Boyce	P	Leonard Schreiber, Consultant for Applicant
Susan Becker	P	Jon Lange, Applicant
John Gishnock	P	
Mike Scarmon	A	
Ry Thompson	P	

- 3. Motion to approve the agenda, by Lathrop, second by Becker. Approved unanimously.
- 4. Civility Reminder.
- 5. Citizen appearances other than agenda items listed. None.
- 6. Action Items

A. Discussion and Motion to Approve Site Plan Application SP-2026-05 and Conditional Use Permit Application CUP-2026-07 for a group development on parcel 6-27-1150 (551 S County Road M)

1. Review Staff Report and Applicant Comments

Staff reports that tonight’s submissions address the issues discussed at the June 2nd regular Plan Commission meeting. Applicant has no new updates.

2. Plan Commissioner Questions and Comments

Lathrop asks if applicant is OK with a potential recreational trail so close to the site. Lange affirms.

Thompson asks if fences go all the way around stormwater pond. Affirmed. Spranger adds that coordination will need to be made with EMS/PD in case of emergency, as access is the main issue when stormwater areas are fenced.

Boyce asks if a lighting plan was submitted. Lange replies that Hatch Building Supply operates during normal business hours and needs no lighting, and that Ace only has lights on its building. Spranger thanks Boyce for bringing this up, as she suggests a commissioner add that all lighting be dark sky compliant as a condition to the application.

Gishnock asks regarding seeding mixes around stormwater basins, suggests they be hardy. Adds that the amount of evergreens between Midway Village Mobile Home Park and this site are well-spaced and will provide good screening between the two properties.

3. Motion to approve site plan application SP-2026-05 and conditional use permit application CUP-2026-07 for two industrial buildings on parcel 6-27-1150, 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. Typical operating hours are between 5:00 AM to 10:00 PM. Vehicles entering and existing the site outside of these hours shall utilize the southernmost driveway to avoid disturbing neighboring residential properties.
 2. Sidewalks will be required along County Highway M by the City at a future date and must be built within 24 months notice of such a requirement.
 3. Applicant installs landscaping per approved plans within one year of receiving an occupancy permit.
 4. Applicant understands that the City has full rights to install utilities, trails, or access roads within the recorded 66 foot easement.
 5. Any pipes/laterals on site used to provide water and sewer service, including any laid within the 66 foot easement, will be the responsibility of the applicant and any future property owner.
 6. Applicant to submit stormwater, erosion control, and grading plans to City Engineer for final approval prior to receiving a building permit.
 7. Future development on site will require its own site plan approval and, if needed, conditional use permit approval.
 8. Applicant complies with any and all other local, state, or federal regulations pertaining to the site.
 9. Any major deviations from approved plans or business model shall require a resubmittal of application and possibly fees or enforcement action.
 10. Use cannot create a public nuisance as defined by local and state law.
 11. Applicant records the site plan and conditional use permit with the Rock County Register of Deeds.
 12. All lighting on site is to be dark sky compliant.

Motion by Barnes, second by Lathrop. Motion approved unanimously.

7. Discussion
8. Community Development Report
9. Next Meeting Date: Tuesday, July 7th, 2026 at 6:00 p.m.
10. Adjourn at 6:28 pm.



APPLICATION FOR CONDITIONAL USE PERMIT – STAFF REPORT

Application: CUP-2026-08

Applicant: Tom's Auto Center, represented by Cody Gilberston

Parcel Number: 6-27-588A.1

July 7, 2026

Prepared by: Colette Spranger, Community Development Director

Direct questions and comments to: C.spranger@evansvillewi.gov or 608-882-2263



Figure 1: Site Location

Location: 498 Water Street

Description of request: The applicant is requesting to operate the administrative office of an automotive dealership at the above site.

Existing/Prior Uses: This location was most recently used as an automotive hobby shop.

Zoning and Conditional Use Description

This site is in the I-1 Light Industrial zoning district.

Indoor Sales and Service (Sec. 130-403 of the Zoning Ordinance) include all land uses which conduct or display sales [...] or equipment [...] entirely within an enclosed building. This is a conditional use in the I-1 zoning district.

Staff Analysis of Request:

Tom's Auto Center operates out of its primary facility in McFarland. The Evansville location will serve as an administrative and compliance component for the purpose of maintaining an automotive dealer license. In Wisconsin, if a person or business sells more than 6 cars within the course of year, they must hold a valid automotive dealer license. Part of this license is providing proof that location is in compliance with local zoning regulations.

Per the application submitted:

- No vehicles will be stored outdoors on a long-term basis.
- There will be no vehicle display, marketing activity, or customer-facing sales conducted at this location.
- The 498 Water Street location will not function as a retail sales or delivery point.
- All primary business operations, including vehicle acquisition, reconditioning, servicing, and final delivery to the customer, will occur at the McFarland location.

- The location will serve solely as a compliance and administrative component of the overall business model.
- This location will have no defined hours of operation, as no active business operations will be conducted at this site.
- As such, this location will not generate regular employee or customer traffic associated with traditional business hours.
- Use of the property will be limited to administrative and compliance-related purposes only.

The location does feature garage doors that would allow storage of vehicles inside the unit. Should the applicant wish to display vehicles outdoors, another location will need to be found. Outdoor display of vehicles is not allowed in the I-1 Light Industrial zoning district, not even by conditional use.

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 2022.
Staff Comment: Policies in the Comprehensive Plan encourage business expansion in to 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, subject to conditions, 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: Per the applicant's own conditions, effects on nearby property are likely to be minimal.
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. The location is outside a wellhead protection zone.

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 Sales and Service per section 130-403 on parcel 6-27-588A.1 located at 498 Water 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) One vehicle may be stored outdoors at any given time, and that one vehicle shall not remain longer than seven (7) days.
- 3) No vehicle display, marketing activity, or customer-facing sales shall be permitted at this location.
- 4) This location shall not function as a retail sales or delivery point.
- 5) No vehicle acquisition, reconditioning, servicing, and final delivery to the customer shall be permitted at this location.
- 6) The location will serve solely as a compliance and administrative component of the overall business model. Use of the property shall be limited to administrative and compliance-related purposes only.
- 7) This location shall not advertise any defined hours of operation, as no active business operations will be conducted at this site.
- 8) Any signs promoting the business shall be permitted by the City.
- 9) Any substantial changes to the business model shall require a review of the existing conditional use permit.
- 10) Use cannot create a public nuisance as defined by local and state law.
- 11) The Conditional Use Permit is recorded with the Rock County Register of Deeds.



APPLICATION FOR PRELIMINARY AND FINAL LAND DIVISION - STAFF REPORT

Application: LD-2026-07

Applicant: United Cooperative

Parcel 6-27-1160, 6-27-1160.1, 6-27-1200, 6-27-1200.1

July 7th, 2026

Prepared by: Colette Spranger, Community Development Director

Direct questions and comments to: c.spranger@evansvillewi.gov or 608-882-2263



Figure 1 Approximate Location Map

Location: 650 County Highway M/ 749 Weary Road

Description of request: An application has been made to reconfigure and combine parcels 6-27-1160, 6-27-1160.1, 6-27-1200, 6-27-1200.1 into two lots.

Existing Uses: This is an active industrial site. This has been operating as Alcivia (formerly Landmark Cooperative) but has been acquired by United Cooperative.

Existing Zoning: I-2 Heavy Industrial

Proposed Land Division: Lot 1 is proposed to be 82.3 acres and will contain the railroad spur, weigh station/scale, and grain towers addressed at 650 County Highway M. Lot 2 is proposed to be 11.77 acres and contains office buildings addressed at 649 Weary Road. This

reconfiguration “cleans up” the legal boundaries of the site, as all buildings and infrastructure site on their own lot instead of being divided among four.

Zoning Compliance. The proposed application is fully compliant with the bulk standards established Chapter 130 of the City of Evansville Zoning Ordinance.

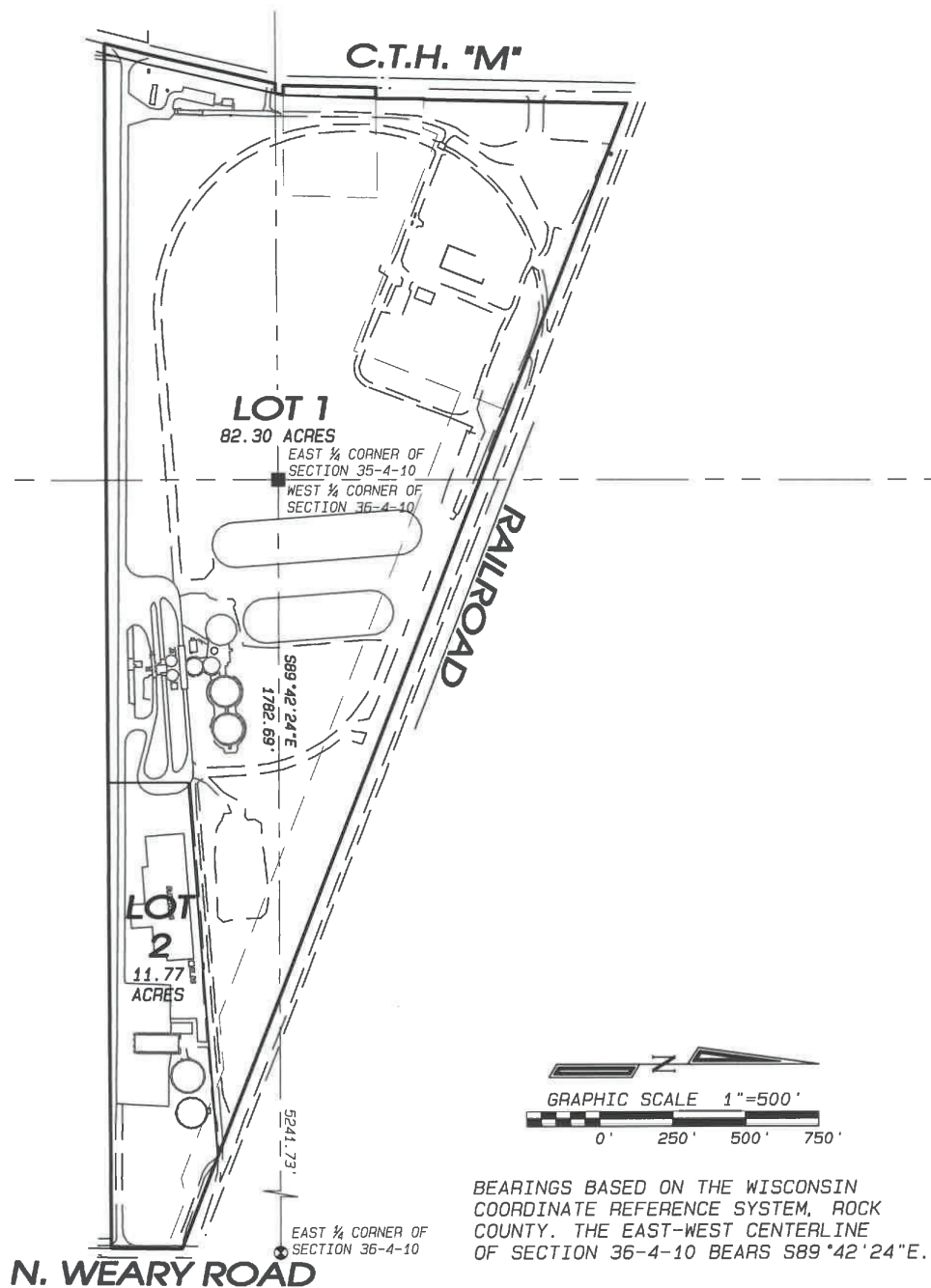
Consistency with the City of Evansville Comprehensive Plan and Municipal Code: The proposed land division and land uses are thoroughly consistent with the Future Land Use Map of the Comprehensive Plan. The proposal complies with the design standards and environmental considerations as set forth in the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

Staff Recommended Motion:

Motion to recommend Common Council approve a preliminary and final certified survey map to reconfigure parcels 6-27-1160, 6-27-1160.1, 6-27-1200, 6-27-1200.1 into two lots, 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 condition: that the final Certified Survey Map be recorded with the Rock County Register of Deeds.

CERTIFIED SURVEY MAP

LOT 1 OF A CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 4, PAGE 7 AS DOCUMENT NO. 813786, AND LOT 1 AND OUTLOT 1 OF A CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 31, PAGES 83 THRU 85 AS DOCUMENT NO. 1787305 AND PARTS OF THE SE. ¼ OF THE NE. ¼ AND NE. ¼ OF THE SE. ¼ OF SECTION 35, PARTS OF THE SW. ¼ OF THE NW. ¼, NW. ¼ OF THE SW. ¼ AND NE. ¼ OF THE NW. ¼ OF SECTION 36, T.4N., R.10E., OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.



NOTES:

FIELDWORK COMPLETED JUNE 15, 2026.

UTILITY EASEMENTS AS SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING RIGHTS TO SERVE THE PLATTED AREA.

Project No. 126 - 194 For: United Co-op SHEET 1 OF 7 SHEETS

BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, ROCK COUNTY. THE EAST-WEST CENTERLINE OF SECTION 36-4-10 BEARS S89°42'24"E.

Combs
& ASSOCIATES

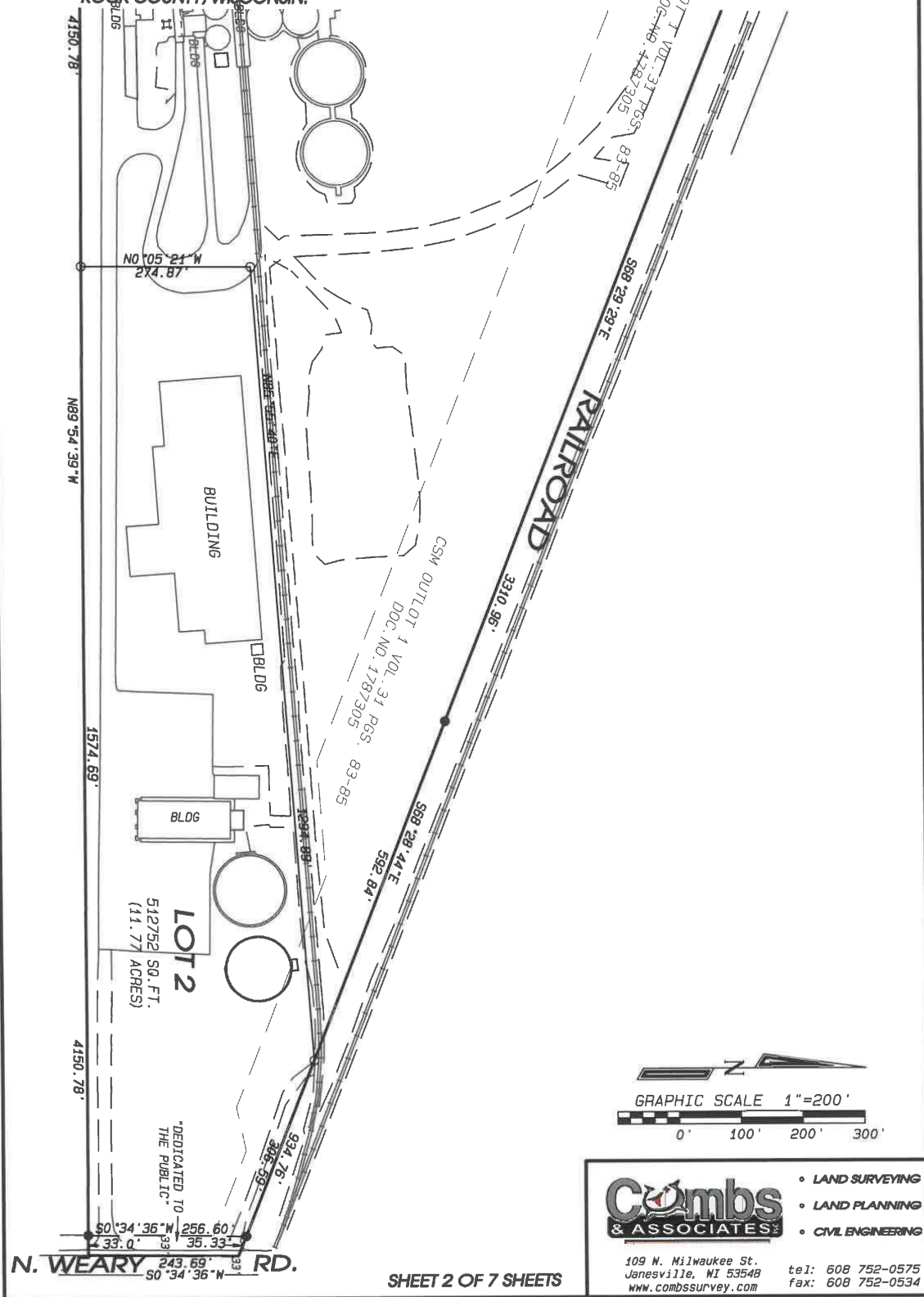
- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.
Janesville, WI 53548
www.combssurvey.com

tel: 608 752-0575
fax: 608 752-0534

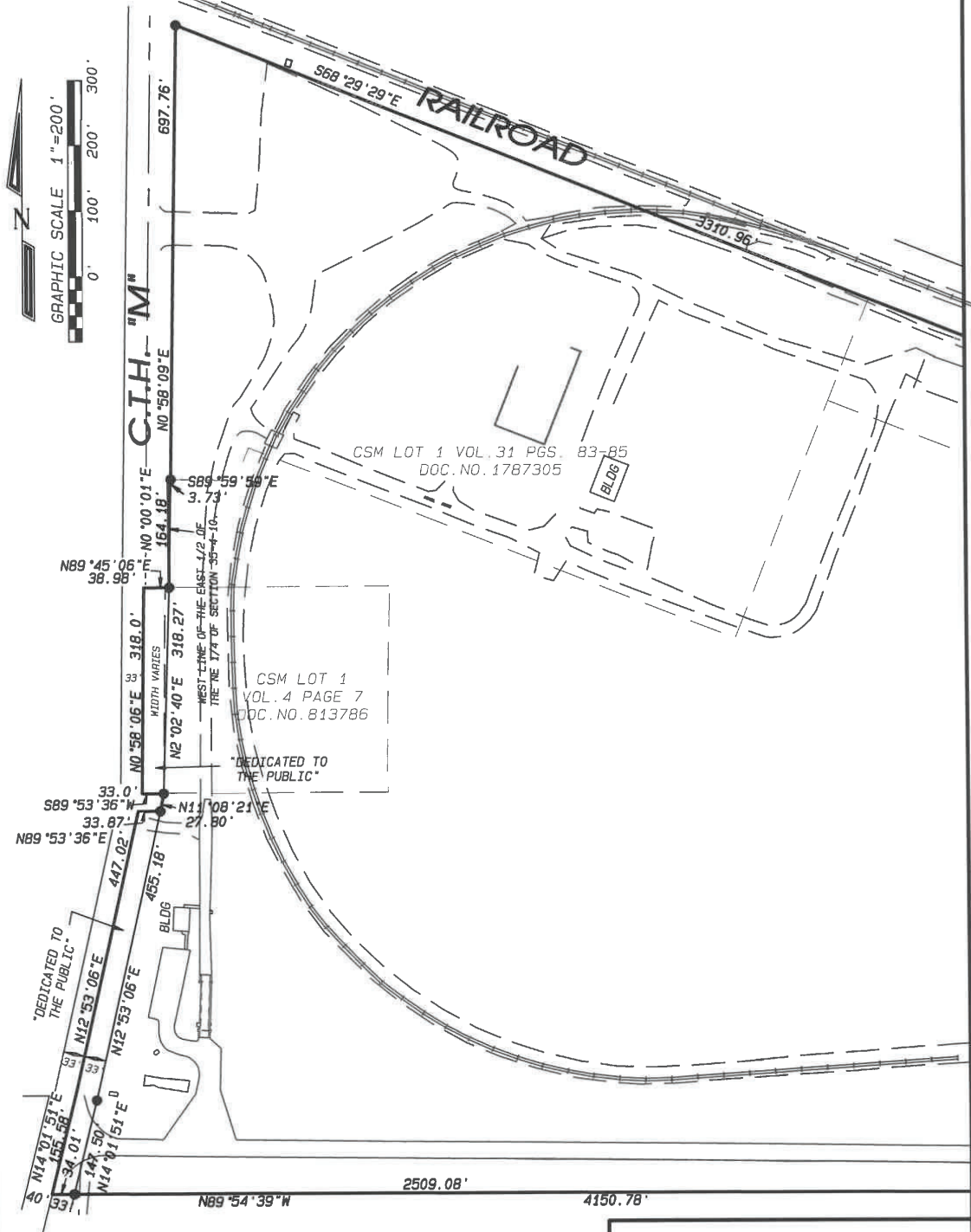
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Combs
& ASSOCIATES

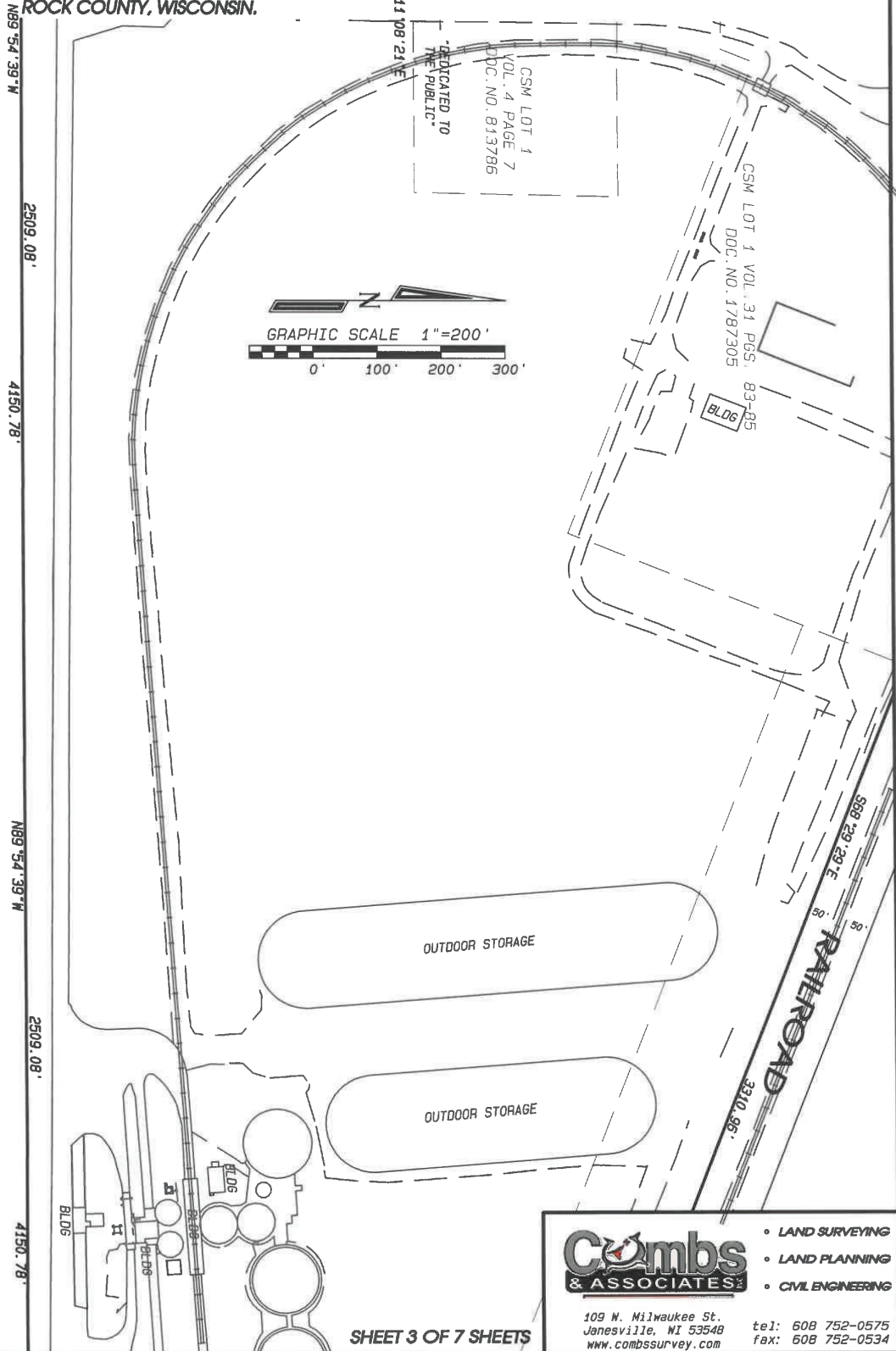
- LAND SURVEYING
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tel: 608 752-0575
fax: 608 752-0534

CERTIFIED SURVEY MAP

LOT 1 OF A CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 4, PAGE 7 AS DOCUMENT NO. 813786, AND LOT 1 AND OUTLOT 1 OF A CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 31, PAGES 83 THRU 85 AS DOCUMENT NO. 1787305 AND PARTS OF THE SE. ¼ OF THE NE. ¼ AND NE. ¼ OF THE SE. ¼ OF SECTION 35, PARTS OF THE SW. ¼ OF THE NW. ¼, NW. ¼ OF THE SW. ¼ AND NE. ¼ OF THE NW. ¼ OF SECTION 36, T.4N., R. 10E., OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.



SHEET 3 OF 7 SHEETS

Combs
& ASSOCIATES

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.
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OWNER'S CERTIFICATE - LANDMARK SERVICES COOPERATIVE (AKA ALCIVIA)

As owners, we hereby certify that we have caused the land described on this map to be surveyed, divided, mapped and dedicated as represented hereon.

X _____
Rodney Balvitsch

State of Wisconsin
County of Rock SS.

Personally came before me this _____ day of

_____, 20____, _____

to me well known to be the persons who executed the owner's certificate hereon shown and acknowledged the same.

Notary Public, Rock County, Wisconsin _____

My Commission expires _____



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CITY OF EVANSVILLE APPROVAL

Approved per Section 110-4(5) of the City of Evansville Municipal Code

this ____ day of _____, 20____.

City Clerk or Deputy _____

ROCK COUNTY TREASURER'S CERTIFICATE

I hereby certify that the Property Taxes on the parent parcel are current and have been paid as of _____, 20____.

Rock County Treasurer _____



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.
Janesville, WI 53548
www.combssurvey.com

tel: 608 752-0575
fax: 608 752-0594

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SURVEYOR'S CERTIFICATE

State of Wisconsin

County of Rock SS. I, RYAN M. COMBS, Professional Land Surveyor No. 2677, do hereby certify that I have surveyed, divided, mapped and dedicated:

LOT 1 OF A CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 4, PAGE 7 AS DOCUMENT NO. 813786, AND LOT 1 AND OUTLOT 1 OF A CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 31, PAGES 83 THRU 85 AS DOCUMENT NO. 1787305 AND PARTS OF THE SE. $\frac{1}{4}$ OF THE NE. $\frac{1}{4}$ AND NE. $\frac{1}{4}$ OF THE SE. $\frac{1}{4}$ OF SECTION 35, PARTS OF THE SW. $\frac{1}{4}$ OF THE NW. $\frac{1}{4}$, NW. $\frac{1}{4}$ OF THE SW. $\frac{1}{4}$ AND NE. $\frac{1}{4}$ OF THE NW. $\frac{1}{4}$ OF SECTION 36, T.4N., R.10E., OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST $\frac{1}{4}$ CORNER OF SAID SECTION 36, THENCE S89°42'24"E ALONG THE EAST-WEST CENTERLINE OF SAID SECTION, 1782.69 FEET TO AN IRON REBAR MONUMENT ON THE SOUTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF THE RAILROAD, ALSO BEING THE PLACE OF BEGINNING OF THE LAND TO BE HEREIN DESCRIBED; THENCE S68°28'44"E ALONG SAID SOUTHERLY R.O.W. LINE 934.76 FEET TO THE EAST LINE OF THE NE. $\frac{1}{4}$ OF THE SW. $\frac{1}{4}$ OF SAID SECTION; THENCE S0°34'36"W ALONG SAID EAST LINE, 243.69 FEET; THENCE N89°54'39"W 4150.78 FEET TO THE CENTERLINE OF C.T.H. "M"; THENCE N14°01'51"E ALONG SAID CENTERLINE, 155.58 FEET; THENCE N12°53'06"E CONTINUING ALONG SAID CENTERLINE, 447.02 FEET; THENCE N89°53'36"E 33.87 FEET TO AN IRON REBAR MONUMENT ON THE EASTERLY R.O.W. LINE OF C.T.H. "M"; THENCE N11°08'21"E ALONG SAID EASTERLY R.O.W. LINE, 27.80 FEET TO AN IRON REBAR MONUMENT; THENCE S89°53'36"W 33.00 FEET TO SAID CENTERLINE, THENCE N0°58'06"E ALONG SAID CENTERLINE, 318.00 FEET; THENCE N89°45'06"E 38.98 FEET TO IRON REBAR MONUMENT ON SAID EASTERLY R.O.W.; THENCE N0°00'01"E ALONG SAID EASTERLY R.O.W. LINE, 164.18 FEET; THENCE S89°59'59"E CONTINUING ALONG SAID EASTERLY R.O.W. LINE, 3.73 FEET TO AN IRON REBAR MONUMENT; THENCE N0°58'09"E CONTINUING ALONG SAID EASTERLY R.O.W. LINE, 697.76 FEET TO AN IRON REBAR MONUMENT ON THE SOUTHERLY R.O.W. LINE OF THE RAILROAD; THENCE S68°29'29"E ALONG SAID SOUTHEASTERLY R.O.W. LINE, 3310.96 FEET TO THE PLACE OF BEGINNING.

That such map is a correct representation of all exterior boundaries of the land surveyed and the division of that land. That I have made such survey, division and map by the direction of LANDMARK SERVICES COOPERATIVE and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in surveying, dividing and mapping the same.

Given under his hand and seal this 10th day of JUNE, 2026 at Janesville, Wisconsin.



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.
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APPLICATION FOR PRELIMINARY SUBDIVISION PLAT - STAFF REPORT

Applications: LD-2026-07

Applicant: Grove Homes LLC

Parcel 6-27-559.5171

July 7th, 2026

Prepared by: Colette Spranger, Community Development Director

Direct questions and comments to: c.spranger@evansvillewi.gov or 608-882-2263

Location: 700 Block of Badger Drive

Description of request: An application has been made to divide Lot 171 of Westfield Meadows First Addition, a lot measuring

Existing Uses: The existing acreage is undeveloped.

Proposed Land Division: The preliminary subdivision plat proposes 9 lots. If built with duplexes, some of the lots may be further subdivided along the shared wall of each unit.

Existing Zoning: R-3 Residential District Three

Proposed Zoning: Staff is suggesting a combination of R-2 Residential District Two and LL-R Large Lot Residential but a rezoning application has not yet been submitted. Because of that, tonight's public hearing is for the preliminary plat only.

Staff review of plat versions

The most recent communication to the applicant from staff is included following this report.

The applicant responded with the version of the plat included in tonight's packet, which staff has marked up to show shared driveway locations (in pink) and the approximate size of the cul-de-sac bulb if the right-of-way was increased to 140 feet. The applicant is seeking feedback on the driveway locations and asks if there would be a preference to have the shared driveway be in the middle of each unit as opposed to on the sides.

Staff will respond to this latest version of the plat pending questions and suggestions Plan Commissioners may have after tonight's meeting.

Review by the Municipal Services Committee

The plat was briefly reviewed at the 6/30/26 Municipal Services Committee. Staff noted 5 foot utility easements would be needed on the side yard lot lines of each lot. (Lot 171 already had 10 foot easements around its perimeter for utilities.) Alderperson Hurlley questioned whether cul-de-sacs had been banned by the City. Staff replied that there were still standards for cul-de-sacs in the Subdivision code but cul-de-sacs are discouraged whenever possible. A hammerhead turnaround was discussed for this street but the applicants are not keen on it.

Public Works Foreperson Dale Roberts reported that cul-de-sacs take longer to plow and are generally disliked by his crew.

The minimum cul-de-sac size as directed by the current subdivision code is a 140 foot diameter for the right-of-way and 94 feet from curb to curb for the pavement. The plat shown this evening has a diameter of 120 feet and pavement roughly 70 feet from curb edge to curb edge. Should Plan Commission and Common Council approve the cul-de-sac, staff is recommending using these minimums (Note: the most recently built existing cul-de-sac bulbs on Evansville's west side have a 120 foot right-of-way and a pavement diameter around 70 feet.) City Engineer Brian Berquist recommends the City follow the cul-de-sac minimums outlined in its code, if a cul-de-sac is used. Given the amount of housing proposed for this development, staff agrees but is of the opinion a hammerhead turnaround would solve a number of the zoning issues as well as be easier to maintain once the City accepts it.

General Comments:

1. **Ownership and Recent Certified Survey Maps.** A sale is pending between the applicants and current owner of the lot. A certified survey map (CSM) adjusting the lines between this lot and the one to its north is pending as well. Rock County Real Property is waiting on a signature from the mortgage holder before the CSM can be signed and the ownership transferred. The City will not take action this application until ownership can be secured by the applicant.
2. **Park land dedication.** Park land dedication has been satisfied by the original Westfield Meadows development agreement.
3. **Sidewalks.** Sidewalks will be required on each buildable lot, including around the cul-de-sac bulb.
4. **Stormwater management.** Stormwater needs for this land were factored into the original Westfield Meadows construction plans. Per the engineer, any drainage plan submitted for this area will need to be crafted so that water on this site continues to the stream directly west of the recreation path. There have been reports of storm flooding between properties on Seventh Street but the City engineer does not believe this is due to Lots 170 or 171, which are graded to drain west into the creek.
5. **Developer obligations:** As part of the approval for this plat, a letter of credit to cover the improvements outlined in the land divider's agreement will be required at the time of signing.
6. **Environmental checklist.** The applicant has submitted an environmental assessment checklist as required. There are no known environmental considerations that would limit development in this area. The site is very near but not in the 100 year floodplain.
7. **Traffic Circulation.** Access for the nine buildable lots will be on a new City street, proposed to be named Badger Court. Currently the developer plans to build duplexes, which could result in eighteen driveways along a street. City staff is strongly in favor of shared driveways between these properties. Lots 1 and 9 should also site duplexes to have one garage per street it fronts, and not have both garages face the proposed Badger Court.

Final Plat Application

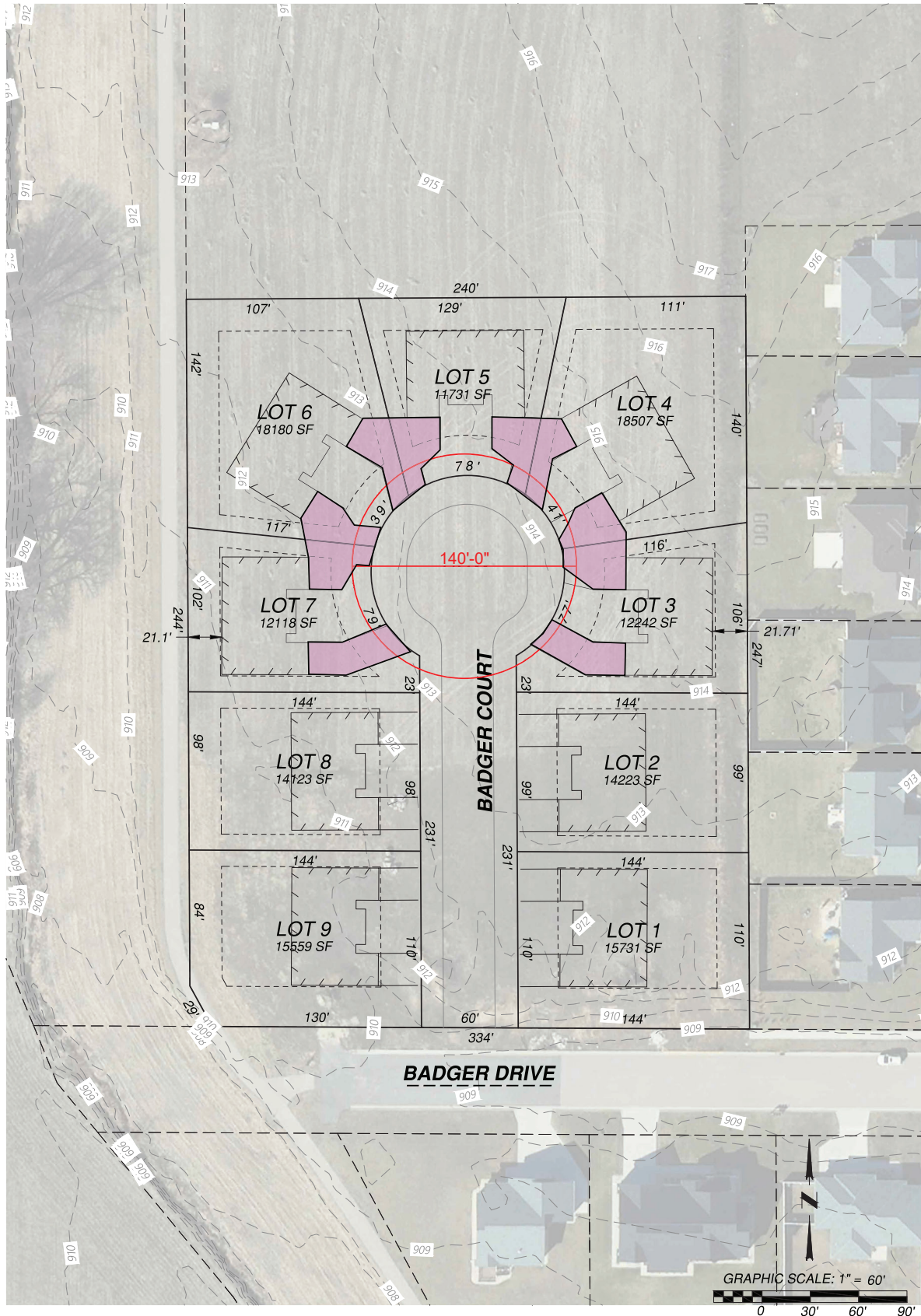
As part of the final plat review process, the City Engineer will need to review and approve construction drawings for public improvements. The Land Divider's Agreement will also need to

be approved as part of the final plat review process and will address infrastructure needs, including streetlights, stop signs, and a shared mailbox location, among other items.

Staff recommends no motion tonight.

WESTFIELD MEADOWS SECOND ADDITION

LOT 2 OF CERTIFIED SURVEY MAP NUMBER 42-507 AS DOCUMENT NUMBER 2308601 SITUATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, T.4N., R.10.E. OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.



Project No. 126-189
For: GROVE PARTNERS

Combs & Associates
109 W. MILWAUKEE ST
JANESVILLE, WI 53548
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- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

tel: 608-752-0575
fax: 608-752-0534



City of Evansville

Community Development Department

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

Thursday, June 25, 2026

Grove Partners
129 N Madison Street
Evansville, WI 53536

Sent via e-mail: Matt Brown mbrown@nylumber.com
Roger Berg rberg@grovepartners.net
Dave Olsen dolsen@grovepartners.net

Dear Grove Partners,

I have had the opportunity to review the Westfield Meadows 2nd Addition alongside the City Engineer, who advised that the City should follow its established cul-de-sac standards as outlined in Sec. 110-153 of the City's subdivision ordinance. Namely: the bulb itself must have a right-of-way 140 feet in diameter. The bulb as currently depicted on the plat is 120 feet. Per the subdivision code, pavement from curb-to-curb in the bulb should be 94 feet in diameter. Given the number of constraints noted below, the City is in favor of the larger bulb size or an alternative street turnaround that would allow for a better configuration of driveways.

It was noted that outside the bulb, the street right-of-way is only 60 feet when it should be 66 feet. (Note: this should not affect pavement width, just the amount of space needed for utilities and sidewalk.)

Mr. Berquist notes that there appears to be some encroachment between the existing multiuse trail and Lot 9's property boundaries in the far southwest corner of the parcel. On the updated plat, please provide a small outlot dedicated to the City for recreational purposes to remedy this issue.

Since this meeting with the engineer, staff received from the applicant an updated plat with an additional lot.

Knowing that the intention is to build duplex units that will eventually be zero lot lined, staff has taken the time to review the lots against zoning standards so that there are no surprises or confusion in the future.

- **Maximum lot area.** Lots 4 and 6 are still in excess of the 16,000 square foot lot size limit. These could be rezoned to the City's Large Lot Residential (LLR) district which would still allow two family twin dwellings.
 - Lots zoned LLR still require 50 feet of frontage on a public road and 80 feet minimum lot width at the setback line. Therefore, as currently drawn, Lots 4 and 6 could not be further subdivided along a shared wall of a duplex.
 - For lots zoned R-2, each twin family lot must have at least 25 feet of frontage on a public road and be 35 feet wide at the setback line.
- **Driveways.**
 - Driveway pavement must be at least 3 feet from a property line, unless it is a shared driveway.
 - Given the number of driveways anticipated on this short street, staff is strongly considering a requirement of the development that there be shared driveways between the units that do not

share walls, or require a duplex layout where the garages are centered in the middle of the building. This would require a joint cross access and maintenance agreement between the two parcels. Driveways would still measure no more than 20 feet at the sidewalk, continuing until the driveway splits to service individual garages.

As an example of the driveway predicament we are attempting to avoid, please see the attached map of Campion Court. This is a street with a cul-de-sac bulb with 120 feet of right-of-way. The four lots fully within the bulb have 50 feet of street frontage and some of their driveways still encourage on each other's property. The Campion Court bulb serves 6 driveways. As currently laid out, the Westfield Meadows Second Addition plat would have 10 driveways in the same area.

Other suggestions

- Lots 1 and 9 should be positioned to have one driveway per street side. A different building plan should be used here. This should also enable you to narrow the width of these lot to less than 100 feet.
- Other lots can then be shifted to enlarge the street frontage for Lots 4 and 6.
- As a reminder, not all these lots must be built with duplexes. R-2 would enable single family homes to be built by right.

I am still waiting for a rezoning application. I intend to hold public hearings for the rezone and subdivision plat at the July 7th Plan Commission meeting. I will be submitting the updated plat with this letter for review at Municipal Services Committee.

Please let me know if I can be of further help.

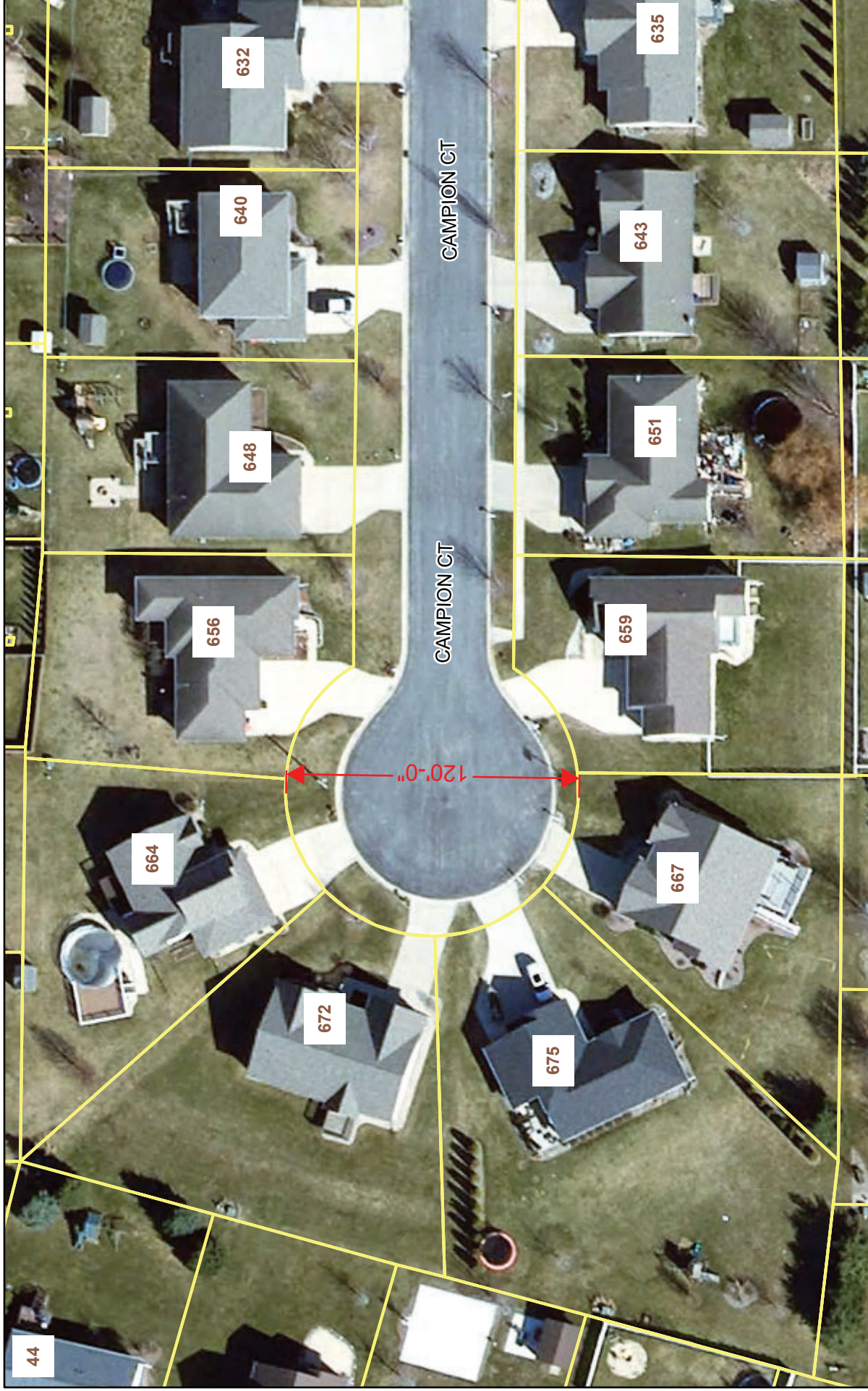
Collette Zmanger

Colette Spranger
Community Development Director

*Enclosures: Rezoning Application
Campion Court Example*

CC: Ryan Combs, Combs & Associates
Adam Griffin, Combs & Associates
Brian Berquist, City Engineer
Jason Sergeant, City Administrator

Campion Ct



6/25/2026, 12:49:45 PM

Address Points (County GIS Link)

Roads (County GIS Link)

Green: Green

Parcels (County GIS Link)

Ortho_2024_RockCounty

Blue: Blue

Red: Red

Concerns for Application LD-2026-07

From Emily Vana

Date Tue 6/30/2026 13:44

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

You don't often get email from

[why this is important](#)

Hello,

I'm writing this email in regards to the request to subdivide the land into nine lots for residential use by application number LD-2026-07. I unfortunately don't believe I will be available to attend the meeting on July 7th but, wanted to express some concerns as a resident of 7th St.

- Infrastructure: Can the current water/waste/electric manage additional homes without impacting current residents? Building homes will increase the chances for flooding into the backyards and homes that would share property line on 7th St. Our home has already face significant flooding during heavy rain in our yard and basement. This has cost us thousands of dollars in damage to our basement and lawn for repairs.

- Safety Concern: I've reached out in the past regarding the lack of street lights in this neighborhood. It's a concern that there would be increased traffic near the walking path that so many people use. Additionally, this is a narrow area due to dead end at the path. How easy of access would an emergency vehicle, such as a fire truck, have?

- Loss of Privacy: When we were building our home, Berg Construction promised the berm behind our home would have trees planted for privacy. At that time, we were told there was potential for a multi family apartment/condo complex, later told the space wouldn't allow for that, rather there would be consideration for park or green space option.

- Another option?: A park or green space would be ideal considering the growing families in this neighborhood. This could draw more people to use the path that now connects across Porter. With the assisted living facility that is being built next to the land, this would allow for aging folks to have a place in the community to easily access, give them a sense of freedom, and overall improve the mental and physical health of those living in an assisted living facility.

- Growth: We had the pleasure to build with Berg and there is no doubt this builder has nothing but the best intentions for the city. Due to, what feels like, the weight this builder has in the town, it seems that these sorts of applications are always, quickly approved. I would hope there is serious consideration regarding this space. The builder on 8th St has yet to sell any of their homes, which are at the same price point as Berg's homes. What is the benefit of adding more homes that could potentially sit without a buyer?

- Character: Evansville, particularly on the west side of town, would benefit from new character. Allowing the same builder to build throughout this side of town, doesn't allow for new character. Evansville should welcome new ideas, businesses, builders, and people with open arms. Berg's homes likely would drive other builders away/outcompete them as they are now.

- Schools: Are our schools at or near capacity?

Thank you for your time and consideration. I look forward to response to ensure my concerns have been received.

Best,
Emily Vana Tharp



Outlook

City Development Concern

From Hannah Ormson

Date Mon 6/29/2026 20:51

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

You don't often get email from

[n why this is important](#)

Hello,

My name is Hannah Ormson and I live at 685 Badger Street and I am writing to voice my concern about the cul-de-sac going in between 7th street and the bike path. We have many young kids on the end of Badger and the increase in traffic would make a busy street even busier and potentially dangerous. Cars blow through the stop sign on 7th and Badger as it is. I would like to request that if the cul-de-sac is put in another stop sign be placed on 6th and Badger. Also the neighborhood needs more streetlights. 7th has no street lights and it feels quite dangerous at night. I would encourage the city to consider making the cul-de-sac into a single street as to maintain the nature affect of the bike path as well. Another resolution could be making them homes instead of duplexes. This would greatly reduce the traffic and allow the bike path to remain nature focused.

Thank you for considering my requests and hearing my concerns,

Hannah Ormson

Re: Question regarding new development

From Kristi Jensen

Date Sat 6/27/2026 11:05

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

Cc Erika Stuart <e.stuart@evansvillewi.gov>; Kelly Shannon <k.shannon@evansvillewi.gov>

Colette,

Thank you for your response. I appreciate the update. Since sending you this email, I have also learned that we are not the only one that is experiencing water issues. And yes, as of this past week, they are trying to establish grass.

This should help if it takes. It still doesn't change the fact that they built up that lot and things flow down, not up. Fingers crossed, it gets better.

As for the "small sub-division", I am hoping it does not include more duplexes! I think Evansville is soon to be the duplex capital of Wisconsin. (My opinion, but I know of others that feel this way too) If you are referring to the lot that the assisted living facility is being built on, it would be nice to have a community based garden (low maintenance green space) or something that the residents of the facility could enjoy. In addition to all of the community members that use the walking path. I know it's all about money but it is the last thing we need to put on the other part of that lot. Especially with the other new development right across the street.

Thank you for being a sounding board and possibly taking these thoughts into consideration.

Have a good weekend!

Kristi

On Sat, Jun 27, 2026 at 9:44 AM Colette Spranger <c.spranger@evansvillewi.gov> wrote:

Hi Kristi --

Thank you for sending photos.

First, I am sending this to the building inspector and construction manager for Sienna Crest. I want to make sure their erosion control is up and functioning so it's not adding to the issue.

Second, I am going to contact the builder of the property to the north and the City engineer. I am not an engineer but something isn't working correctly out there. They also need to establish grass ASAP.

Third — I am sorry you are dealing with this again! We are gearing up for a small subdivision behind you and I am going to request the engineer re-consider stormwater needs in this area. This will be discussed at the municipal service committee meeting on Tuesday 6/30. You will also be getting a public hearing notice in the mail for the July 7th Plan Commission meeting.



APPLICATION FOR FINAL LAND DIVISION - STAFF REPORT

Application: LD-2026-05

Applicant: Dan and Jon Emery

Parcel 6-27-386

June 9th, 2026

Prepared by: Colette Spranger, Community Development Director

Direct questions and comments to: c.spranger@evansvillewi.gov or 608-882-2263



Figure 1 Approximate Location Map

Location: 432 Longfield Street / 440 Longfield Street

Description of request: An application has been made to divide parcel 6-27-386 in two separate parcels. This is restoring the configuration of the lots to the original Fisher's Subdivision plat. The owner intends to sell the newly created vacant lot. This is the final certified survey map, which will be the legal instrument used to establish the new property.

Existing Uses: There is an existing single family house and a detached garage on the property addressed at 432 Longfield Street.

Existing Zoning: R-1 Residential District One

Proposed Land Division: The CSM will divide the parcels into two lots of equal size. Lot 1 is proposed to be 8,712 square feet and will contain the house and detached garage at 432 Longfield Street. Lot 2 will also measure 8,712 square feet and will be vacant. The future address for Lot 2 will be 440 Longfield Street.

Municipal Services Comments

Longfield Street is under construction for Summer 2026. Staff has confirmed with the applicant that they would like water and sewer laterals stubbed out to the new Lot 2 and that the existing driveway apron and curb to Lot 2 will be restored after street construction. The cost for this has already been

Public Hearing and Preliminary CSM Approval

A public hearing was conducted at the regular Plan Commission meeting on June 2, 2026. There were no comments. Common Council voted to approve the preliminary CSM at its June 8th, 2026 meeting.

Zoning Compliance. The proposed application is fully compliant with the bulk standards established Chapter 130 of the City of Evansville Zoning Ordinance.

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.

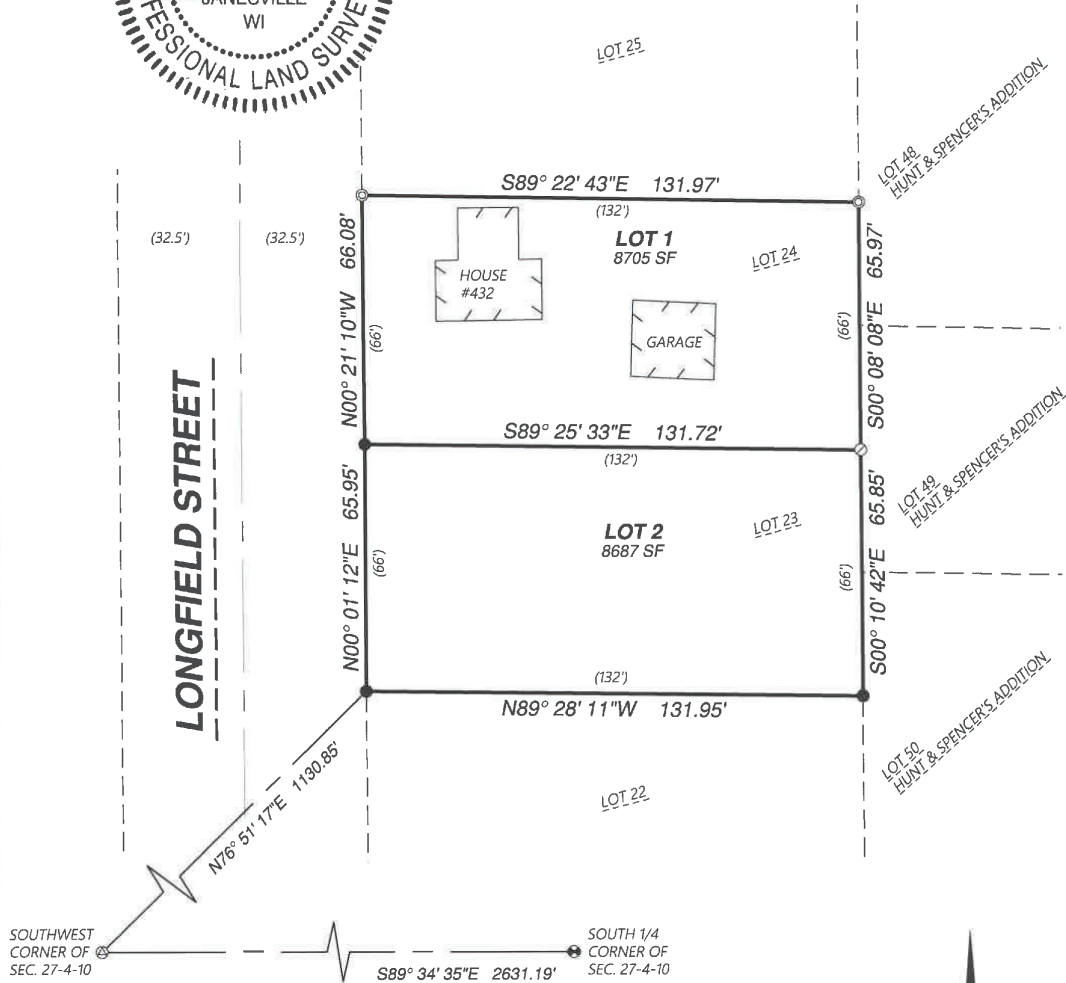
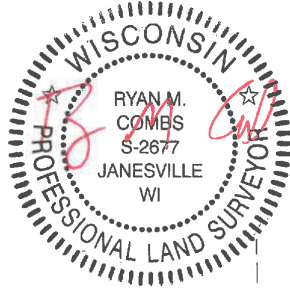
Staff Recommended Motion:

Motion to recommend Common Council approve a preliminary certified survey map to divide and parcel 6-27-386 into two lots, 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. On page 3 of the CSM, change “Approved per Section 110-4(5) of the City of Evansville Municipal Code” to “Approved by the Common Council this _____ day of _____, 2026.”**
- 2. Once corrected and signed, record the Certified Survey Map with the Rock County Register of Deeds.**

CERTIFIED SURVEY MAP

OF LOTS 23 AND 24 OF FISHER'S SUBDIVISION, SITUATED IN THE
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, T.4N.,
R.10E., OF THE 4TH PM, CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.



LEGEND

- FOUND 3/4" IRON PIN
- ⊙ FOUND 1" IRON PIPE
- ⊕ COMPUTED SECTION CORNER FROM TIES
- ⊗ FOUND CUT STONE
- ⊙ FOUND 1/2" IRON PIPE
- (XXX) RECORD DATA

NOTES:
FIELDWORK COMPLETED JUNE 11, 2026.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND
AGREEMENTS, RECORDED AND UNRECORDED.

BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM,
ROCK COUNTY, THE NORTH LINE OF LOT 24 BEARS S89°22'43"E.

DISTANCE UNITS BASED ON THE US SURVEY FOOT.

Project No. 126 - 147
For: EMERY

SHEET 1 OF 5

GRAPHIC SCALE: 1" = 40'



Combs
& ASSOCIATES

109 W. MILWAUKEE ST
JANESVILLE, WI 53548
www.combssurvey.com

- LAND SURVEYING
 - LAND PLANNING
 - CIVIL ENGINEERING
- tel: 608-752-0575
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CERTIFIED SURVEY MAP

OF LOTS 23 AND 24 OF FISHER'S SUBDIVISION, SITUATED IN THE
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, T.4N.,
R.10E., OF THE 4TH PM, CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

AS OWNER I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, AND MAPPED
AS REPRESENTED ON THE PLAT. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S. 236.10 OR 236.12 TO BE SUBMITTED TO
THE FOLLOWING FOR APPROVAL OR OBJECTION:

CITY OF EVANSVILLE

X _____

JONATHAN D. EMERY

STATE OF WISCONSIN}

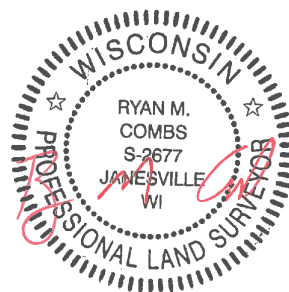
COUNTY OF ROCK} SS.

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, JONATHAN D.

EMERY TO ME WELL KNOWN TO BE THE PERSON WHO EXECUTED THE OWNER'S CERTIFICATE
HEREON SHOWN AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, ROCK COUNTY, WISCONSIN X _____

MY COMMISSION _____



Project No. 126 - 147
For: EMERY

SHEET 2 OF 5



109 W. MILWAUKEE ST
JANESVILLE, WI 53548
www.combssurvey.com

- LAND SURVEYING
 - LAND PLANNING
 - CIVIL ENGINEERING
- tel: 608-752-0575
fax: 608-752-0534

CERTIFIED SURVEY MAP

OF LOTS 23 AND 24 OF FISHER'S SUBDIVISION, SITUATED IN THE
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, T.4N.,
R.10E., OF THE 4TH PM, CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

AS OWNER I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, AND MAPPED
AS REPRESENTED ON THE PLAT. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S. 236.10 OR 236.12 TO BE SUBMITTED TO
THE FOLLOWING FOR APPROVAL OR OBJECTION:

CITY OF EVANSVILLE

X _____

MATTHEW J. EMERY

STATE OF WISCONSIN}

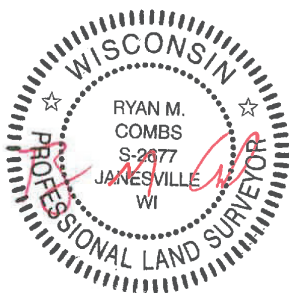
COUNTY OF ROCK} SS.

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, MATTHEW J.

EMERY TO ME WELL KNOWN TO BE THE PERSON WHO EXECUTED THE OWNER'S CERTIFICATE
HEREON SHOWN AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, ROCK COUNTY, WISCONSIN X _____

MY COMMISSION _____



Project No. 126 - 147
For: EMERY

SHEET 3 OF 5



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CERTIFIED SURVEY MAP

OF LOTS 23 AND 24 OF FISHER'S SUBDIVISION, SITUATED IN THE
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, T.4N.,
R.10E., OF THE 4TH PM, CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

CITY OF EVANSVILLE APPROVAL

APPROVED PER SECTION 110-4(5) OF THE CITY OF EVANSVILLE MUNICIPAL CODE THIS _____ DAY OF _____, 20____.

X _____

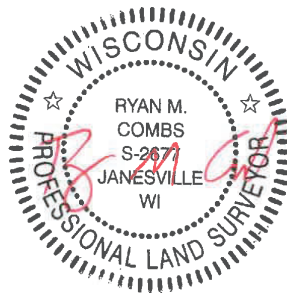
ROCK COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE PROPERTY TAXES ON THE PARENT PARCEL ARE CURRENT AND HAVE BEEN PAID AS OF

_____, 20____.

X _____

ROCK COUNTY TREASURER



Project No. 126 - 147
For: EMERY

SHEET 4 OF 5



109 W. MILWAUKEE ST
JANESVILLE, WI 53548
www.combssurvey.com

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CERTIFIED SURVEY MAP

OF LOTS 23 AND 24 OF FISHER'S SUBDIVISION, SITUATED IN THE
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, T.4N.,
R.10E., OF THE 4TH PM, CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

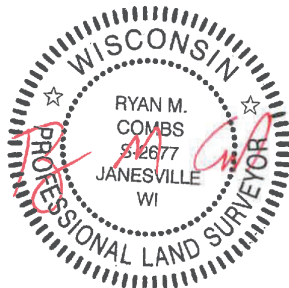
STATE OF WISCONSIN}

COUNTY OF ROCK } SS. I, RYAN M. COMBS, PROFESSIONAL LAND SURVEYOR NO. 2677, DO HEREBY CERTIFY THAT I HAVE
SURVEYED, DIVIDED AND MAPPED:

LOTS 23 AND 24 OF FISHER'S SUBDIVISION, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION
27, T.4N., R.10E., OF THE 4TH PM, CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.
CONTAINING 17392 SQUARE FEET, MORE OR LESS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF
THAT LAND. THAT I HAVE MADE SUCH SURVEY, DIVISION AND MAP BY THE DIRECTION OF MATTHEW J. EMERY AND JONATHAN D.
EMERY AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES IN
SURVEYING, DIVIDING AND MAPPING THE SAME.

GIVEN UNDER MY HAND AND SEAL THIS 2ND DAY OF JULY, 2026 AT JANESVILLE, WISCONSIN.



Project No. 126 - 147
For: EMERY

SHEET 5 OF 5



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**January – May 2026
Building Permits**

Municipality No.: 53-022		City of Evansville					
GEC Job No.: I53-222		2026 Building Permit Applications					
Date	Permit #	Address	Owner/Contractor	Est.Cost	Description	GEC Fee	Fee
01/02/2026	26-0001-53-222	124 Hancock Ln	Justin Roettger	\$1,100.00	Electric	\$155.00	\$179.00
01/21/2026	26-0002-53-222	123 Highland St	Tyler Chadderdon	\$800.00	Bathroom Remodel	\$410.00	\$473.00
01/22/2026	26-0003-53-222	640 Fair St	Evansville Schools	\$526,000.00	Replace 40 Heat Pumps	\$150.00	\$180.00
01/23/2026	26-0004-53-222	434 Chestnut St	Mark Simonson	\$56,400.00	Basement Finish	\$535.00	\$620.50
01/26/2026	26-0005-53-222	232 N Fifth St	Brian Elmer	\$16,000.00	Basement Finish	\$615.10	\$712.45
					Total Month Permit Fees January	\$1,865.10	\$2,164.95
02/06/2026	26-0006-53-222	688 W Main St	Maria Herro	\$34,092.00	Rooftop PV Solar Array	\$340.00	\$391.00
02/20/2026	26-0007-53-222	248 Noahs Arc Ct	Mark Brusberg	\$60,000.00	Addition	\$790.00	\$910.00
02/20/2026	26-0008-53-222	326 Garfield Ave	Grant Hambrick	\$40,000.00	New Garage With Sunroom	\$380.00	\$438.00
					Total Month Permit Fees February	\$1,510.00	\$1,739.00
03/03/2026	26-0009-53-222	512 S 6th St	Larry Endres	\$22,823.90	Resurface Deck	\$175.00	\$201.00
03/16/2026	26-0010-53-222	24 S Second St	Al Hunt	\$1,500.00	Electric	\$155.00	\$179.00
03/17/2026	26-0011-53-222	344 Garfield Ave	Abner Reyes	\$14,985.00	Basement Bath Addition	\$460.00	\$531.00
03/18/2026	26-0012-53-222	16 E Main St	Farnsworth Enterprises I	\$0.00	2nd Floor Apartment Remodel	\$750.00	\$900.00
03/24/2026	26-0013-53-222	87 Braeburn Way	Heather Ihlenfeldt	\$9,500.00	Basement Bathroom	\$460.00	\$531.00
03/25/2026	26-0014-53-222	50 N Union Rd	Scott Mallon	\$0.00	Raze Commercial Building	\$150.00	\$180.00
03/31/2026	26-0015-53-222	230 Garfield Ave	Jacob Rusch	\$6,000.00	Egress Window	\$150.00	\$173.00
03/31/2026	26-0016-53-222	461 Badger Dr	Debra Haeft	\$4,500.00	Egress Window	\$150.00	\$173.00
					Total Month Permit Fees March	\$2,450.00	\$2,868.00
04/02/2026	26-0017-53-222	344 Garfield Ave	Abner Reyes	\$6,085.00	Basement Egress Window	\$150.00	\$173.00
04/10/2026	26-0018-53-222	50 N Union St	Thomas Kundert	\$22,000.00	Temp Electric	\$155.00	\$179.00

**January – May 2026
Building Permits**

Municipality No.: 53-022		City of Evansville					
GEC Job No.: I53-222		2026 Building Permit Applications					
Date	Permit #	Address	Owner/Contractor	Est.Cost	Description	GEC Fee	Fee
04/14/2026	26-0019-53-222	50 N Union Rd	Scott Mallon	\$1,750,000.00	Commercial Early Start	\$400.00	\$480.00
04/17/2026	26-0020-53-222	232 Lincoln St	Jon Mullen	\$13,000.00	Bathroom Remodel	\$460.00	\$531.00
04/28/2026	26-0021-53-222	576 S Sixth St	Michael Heelein	\$13,000.00	16x20 Accessory Building	\$238.00	\$264.00
04/30/2026	26-0022-53-222	725 Porter Road	Sue White	\$2,736,250.00	Commercial Early Start	\$725.00	\$870.00
					Total Month Permit Fees April	\$2,128.00	\$2,497.00
05/01/2026	26-0023-53-222	129 N Madison St	Roger Berg	\$40,000.00	Commercial Addition	\$500.00	\$595.00
05/05/2026	26-0024-53-222	27 S. Wyler Dr	Bill Wassing	\$7,500.00	Install 2 Skylights	\$150.00	\$173.00
05/12/2026	26-0025-53-222	230 Garfield Ave	Jacob Rusch	\$10,000.00	Basement Remodel	\$460.00	\$531.00
05/14/2026	26-0026-53-222	63 N Water St	Kyleah Carruthers	\$2,300.00	Electric	\$155.00	\$179.00
05/18/2026	26-0027-53-222	51 N Fifth St	Steve Burhans	\$11,900.00	Tub to Shower	\$355.00	\$410.00
05/19/2026	26-0028-53-222	142 S 8th Street	Eldon Homes	\$300,000.00	New Single Family	\$1,359.60	\$1,575.20
05/20/2026	26-0029-53-222	120 Sherman Ave	Kyloh Conrad	\$4,200.00	12x20 Deck & Gazebo	\$175.00	\$201.00
05/27/2026	26-0030-53-222	30 Railroad St	Joel Tomlinson	\$0.00	Interior Remodel	\$515.00	\$594.00
					Total Month Permit Fees May	\$3,669.60	\$4,258.20

In House Permits						
2026 Building Permit Applications						
Date	Permit #	Address	Owner/Contractor	Est.Cost	Description	Fee
1/8/2026	20260001	426 W Church St	CHRISTIAN CHAVEZ	\$ 13,000.00	Siding	\$ 50.00
1/21/2026	20260002	309 S Second St	SCOTT LUTZKE	\$ 27,000.00	Replace Siding	\$ 50.00

**January – May 2026
Building Permits**

In House Permits						
2026 Building Permit Applications						
Date	Permit #	Address	Owner/Contractor	Est.Cost	Description	Fee
2/10/2026	20260003	651 Porter Rd	CHRISTOPHER C BROWN	\$ 4,543.00	Replace Siding	\$ 50.00
2/26/2026	20260005	656 Campion Court	JASON GROSAM	\$ 3,400.00	Chain link fence and pigeon coop	\$ 50.00
2/26/2026	20260004	614 E Countryside Dr	RYAN BELZ	\$ 5,667.00	Door/Window Replacement	\$ 50.00
3/2/2026	20260006	440 W Liberty St	CHRISTOPHER S PLOESSL	\$ 16,900.00	Siding	\$ 50.00
3/6/2026	20260007	52 Gunther Dr	GEOFFREY SCHOONOVER	\$ 4,000.00	Backyard Fence	\$ 50.00
3/9/2026	20260009	112 Campion Dr	KAREN LYNN GUERTEN	\$ 3,850.00	Reroof, Siding, and Gutters	\$ 50.00
3/10/2026	20260010	437 Higgins Dr	WILLIAM D CASEY	\$ 3,000.00	112 sqft Shed	\$ 50.00
3/11/2026	20260011	134 Maple St	LOREN L PFAFF	\$ 3,856.00	Water Heater Replacement	\$ 50.00
3/17/2026	20260016	126 Garfield Ave	REBECCA M LADICK	\$ 40,000.00	Reroof, gutters, replace siding in kind	\$ 50.00
3/17/2026	20260015	341 W Main	BRIAN WHEATON	\$ 13,000.00	Reroof	\$ 50.00
3/17/2026	20260014	134 W Church	LOGAN CARR	\$ 24,000.00	Reroof, reside vinyl in king	\$ 50.00
3/17/2026	20260013	424 Cherry St	WILLIAM ELLIOTT	\$ 8,300.00	Reroof and Siding	\$ 50.00
3/17/2026	20260012	21 W Liberty	NICHOLAS A SCHMIDT	\$ 20,548.00	Reroof	\$ 50.00
3/20/2026	20260017	550 Spencer Dr	KALIN STENHAUG	\$ 5,384.00	Siding and Door Replacement	\$ 50.00
3/24/2026	20260019	709 Orchard View Dr	CRAIG SEVERSON	\$ 25,000.00	Replace Siding	\$ 50.00
3/24/2026	20260018	104 Garfield Ave	ALLISON R BECKER	\$ 31,000.00	Replace Siding	\$ 50.00
3/25/2026	20260021	103 Maple St	TODD H YLVISAKER	\$ 20,000.00	Reroof	\$ 50.00
3/25/2026	20260020	427 Longfield St	KELLY M KOEHLER-MASON	\$ 3,327.00	Front Bay Window Replacement	\$ 50.00

**January – May 2026
Building Permits**

In House Permits						
2026 Building Permit Applications						
Date	Permit #	Address	Owner/Contractor	Est.Cost	Description	Fee
3/27/2026	20260023	134 Joshua Dr	LEROY & RANDENA SOLDNER REVOCABLE LIVING TRUST	\$ 7,759.00	Replace 4 Windows in Existing Openings	\$ 50.00
3/27/2026	20260022	685 Badger Dr	HANNAH ELIZABETH KILSKILA ORMSON	\$ 4,000.00	Fence	\$ 50.00
3/31/2026	20260025	85 Deanna Dr	CODY J CARLSON	\$ 1,000.00	Water Heater Replacement	\$ 50.00
3/31/2026	20260024	460 Cherry St	RICKY W BROOKINS	\$ 12,420.00	Backyard Fence	\$ 50.00
4/1/2026	20260026	15 N Madison	LJG PROPERTIES LLC	\$ 3,000.00	Replace wood fence with wood	\$ 50.00
4/2/2026	20260027	671 Porter Road	CASEY ROBB	\$ 5,500.00	12x10 backyard shed	\$ 50.00
4/3/2026	20260028	677 Garfield Ave	RANDY E STHOKAL	\$ 20,000.00	Reroof and Siding	\$ 50.00
4/6/2026	20260031	237 S Madison St	KATHLEEN D EDWARDS	\$ 3,500.00	Water heater	\$ 50.00
4/6/2026	20260030	515 E Main St	SOLLBERGER ENTERPRISES LLC	\$ 1,526.00	Siding Replacement	\$ 50.00
4/6/2026	20260029	511 E Main St	SOLLBERGER ENTERPRISES	\$ 18,915.26	Siding Replacement	\$ 50.00
4/9/2026	20260032	144 W Liberty Street	JASON A GROVER	\$ 75,000.00	Reroof	\$ 50.00
4/10/2026	20260033	114 W Main	SUSAN T FISHER	\$ 20,000.00	Reroof	\$ 50.00
4/14/2026	20260034	570 Stonewood Ct	DAVID LEE PERKINS	\$ 500.00	Fence	\$ 50.00
4/20/2026	20260036	716 Orchard View Dr	WILLIAM J & PAMELA L BECKES LIVING TRUST	\$ 20,000.00	Door/Window Replacement	\$ 50.00
4/20/2026	20260035	605 E Countryside Dr	RENE MORENO MUNOZ	\$ 6,000.00	Reroof	\$ 50.00
4/22/2026	20260037	443 S First	CHARLES & ERIKA STUART REVOCABLE LIVING TRUST	\$ 43,000.00	Reroof	\$ 50.00
5/7/2026	20260038	420 Evans Dr	BRUCE J STORLIE	\$ 20,000.00	Reroof and Siding	\$ 50.00
5/15/2026	20260039	50 N Water	SAMUEL G KELLAR	\$ 5,000.00	Fence	

**January – May 2026
Building Permits**

In House Permits						
2026 Building Permit Applications						
Date	Permit #	Address	Owner/Contractor	Est.Cost	Description	Fee
5/19/2026	20260040	487 W Main	KENNETH R SCHUCK	\$ 3,500.00	Expand backyard fence	\$ 50.00
5/21/2026	20260041	60 Campion	WARREN L LEVERENTZ JR	\$ 4,000.00	10x8 shed	\$ 50.00
5/26/2026	20260042	138 Deanna Drive	KARI L SARBACKER	\$ 5,000.00	10x12 Shed	\$ 50.00

CITY OF EVANSVILLE
CODE ENFORCEMENT MONTHLY REPORT
May 2026

ADMIN

Status	Violation Address	Inspection Date	Orders Issued	Compliance Deadline	Violation Description	Mailed Copy (Y/N)	iWorQ (Y/N)	Parcel Number	Owner Name	Mailing Address
Admin										

PROPERTY MAINTENANCE - STATUS OF ORDERS

Status	Violation Address	Inspection Date	Orders Issued	Compliance Deadline	Violation Description	Mailed Copy (Y/N)	iWorQ (Y/N)	Parcel Number	Owner Name	Mailing Address
Pending	509 Porter Rd	3/26/2026	4/2/2026	5/2/2026	Order sent to clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view.	<u>Y</u>	<u>Y</u>	222 019046	PAUL E CARGILL JEANNE H CARGILL	509 PORTER RD EVANSVILLE, WI 53536-2201
		6/4/2026	6/8/2026	6/2/2026 7/8/2026	4/30/26 Extension granted. Not complied. Final letter sent.	<u>Y</u>	<u>Y</u>			
Pending	427 W Church St	3/26/2026		3/31/2026	Doortag left for discarded items.	<u>Y</u>	<u>Y</u>	6-27-294.18	JAIME A GLESSNER	427 W CHURCH ST EVANSVILLE, WI 53536-1267
		4/3/2026	4/7/2026	5/7/2026	Order sent to clean up and remove all discarded items, wood debris, and all other unsightly debris in the area or properly store items away from public view.	<u>Y</u>	<u>Y</u>			
		5/15/2026	5/26/2026	6/28/2026	Complied for old UD. New initial letter sent to remove all discarded window frames and all other unsightly materials in the area, or properly store them away from public view.	<u>Y</u>				
Closed	412 W Church St	3/26/2026		3/31/2026	Doortag left for discarded items & parking in grass	<u>Y</u>	<u>Y</u>	6-27-0951	DUANE R BABLER	412 W CHURCH ST EVANSVILLE, WI 53536-1213
		4/3/2026			Complied for parking in grass	<u>Y</u>	<u>Y</u>			
		4/3/2026	4/7/2026	5/7/2026	Not complied for unsightly debris. Order sent to clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view.	<u>Y</u>	<u>Y</u>			
		6/4/2026		6/1/2026	4/21/26 Extension granted Complied. Previous UD's are gone.	<u>Y</u>	<u>Y</u>			

Pending	42 N Fourth St	4/3/2026	5/13/2026	4/8/2026	Doortag left for junked vehicle & vehicle parked on grass	<u>Y</u>	<u>Y</u>	6-27-0942	MATT MARTINSON	42 N 4TH ST EVANSVILLE, WI 53536-1002
				4/30/2026	4/6/26 Extension granted.	<u>Y</u>	<u>Y</u>			
		4/30/2026		6/13/2026	Order sent to: - Remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered. - Clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view.	<u>Y</u>				
Closed	345 S Second St	4/3/2026	4/14/2026	4/8/2026	Doortag left for discarded items	<u>Y</u>	<u>Y</u>	6-27-0434	GUILLERMO HERNANDEZ ACOSTA	345 S 2ND ST EVANSVILLE, WI 53536-1341
		4/10/26		5/14/2026	Order sent to clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view.	Y	Y			
		5/15/2026			Complied					
Pending	328 S Second St	4/15/2026	4/30/2026	4/20/2026	Doortag left junked vehicle			6-27-0422	AUSTIN J JOHNSON	328 S 2ND ST EVANSVILLE, WI 53536-1342
		4/24/2026		5/30/2026	Order sent to remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered.	Y	Y			
		6/4/2026		7/8/2026	Not complied. Final letter sent.					
Pending	213 S Second St	4/3/2026	4/14/2026	4/8/2026	Doortag left for junked vehicle & unsightly debris	<u>Y</u>	<u>Y</u>	6-27-0240	CHRISTINE A FELTON	213 S 2ND ST EVANSVILLE, WI 53536-1339
		4/10/26		5/14/2026	Order sent to: - Remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered. - Clean up and remove all discarded items, trash, rubbish, and all other unsightly debris in the area, or properly store items away from public view.	Y	Y			
		5/15/2026		6/30/2026	Complied for JV but not for UD. FN sent to: - Clean up and remove all discarded items, trash, rubbish, and all other unsightly debris in the area, or properly store items away from public view.	Y				
		4/3/2026	4/14/2026	4/8/2026	Doortag left for discarded items	<u>Y</u>	<u>Y</u>	6-27-0435	LORI K BARNARD	401 S 2ND ST EVANSVILLE, WI 53536-1343
		4/10/26		5/14/2026	Order sent to clean up and remove all discarded items, indoor furniture, trash, rubbish, and all other unsightly debris in the area, or properly store items away from public view.	Y	Y			

Pending	401 S Second St	5/15/2026	5/27/2026	6/23/2026	Complied for old UD. New initial letter sent to: - Clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view. - Remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered. iWorQ Note: Spoke with property owner. Tires have been removed. Chrome garbage can is for dog waste; advised on leaving it out of site. Advised on a tidier appearance; they are working on building a fence.	Y	Y			
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Closed	534 E Countryside Dr	4/10/2026		4/15/2026	Doortag left for junked vehicle and parking on grass	<u>Y</u>	<u>Y</u>	6-27-316.57	KAY A HATLEN	534 E COUNTRYSIDE DR EVANSVILLE, WI 53536-1154
		4/15/2026	4/17/2026	5/17/2026	Order sent to remove or relocate all vehicles to an appropriate, improved surface, and permitted parking location.	<u>Y</u>	<u>Y</u>			
		6/4/26		6/1/2026	5/15/26 Extension granted Complied		Y			
Pending	534 E Countryside Dr	4/10/2026		4/15/2026	Doortag left for junked vehicle and parking on grass	<u>Y</u>	<u>Y</u>	6-27-316.57	KAY A HATLEN	534 E COUNTRYSIDE DR EVANSVILLE, WI 53536-1154
		4/15/2026	4/17/2026	5/17/2026	Order sent to remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered.	<u>Y</u>	<u>Y</u>			
		6/4/2026	6/9/2026	7/9/2026	5/15/26 Extension granted Not fully complied. FN sent to remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered.					

Pending	105 N Second St	4/10/2026	4/14/2026	5/14/2026	Order sent to: - Remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered. - Clean up and remove all discarded items, trash, rubbish, and all other unsightly debris in the area, or properly store items away from public view. Not complied. FN sent to: - Remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered. - Clean up and remove all discarded items, trash, rubbish, and all other unsightly debris in the area, or properly store items away from public view. JV's have been removed. UDs are still present.	Y	Y	6-27-0454	JAMES P MODAFF	105 N 2ND ST EVANSVILLE, WI 53536-1149
		5/15/2026	5/26/2026	7/5/2026		<u>Y</u>				
		6/4/2026								
Closed	105 N Second St	5/15/2026	5/26/2026	6/1/2026	Order sent to mow overgrown weeds and vegetation.	Y		6-27-0454	JAMES P MODAFF	105 N 2ND ST EVANSVILLE, WI 53536-1149
		6/4/2026			Complied					

Pending	31 N Fourth St	4/15/2026 4/30/2026	5/6/2026	4/20/2026 6/6/2026	Doortag left for discarded items Order sent to clean up and remove discarded mattress, and all other unsightly debris in the area or properly store items away from public view.	<u>Y</u>	<u>Y</u>	6-27-0919	URBAN SANCTUARIES LLC	419 S 1ST ST EVANSVILLE, WI 53536-1309
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Pending	321 W Liberty St	4/15/2026 4/30/2026	5/6/2026	4/20/2026 6/6/2026	Doortag left for discarded items Order sent to clean up and remove discarded items, and all other unsightly debris in the area or properly store items away from public view.	<u>Y</u>	<u>Y</u>	6-27-0229	CHAD E HOLPIN	321 W LIBERTY ST EVANSVILLE, WI 53536-1223
Pending	321 W Liberty St	4/15/2026	4/21/2026	7/21/2026	Order sent to: - Repair or replace all damaged and missing siding, soffit and fascia. - Repair or replace all broken doors and windows. - Repair or replace all deteriorating roofing materials. - Repair or replace any sagging or damaged gutters. - Paint all exterior surfaces with exposed wood, chipped or missing paint. - Ensure all exterior parts of all structures are in good condition, structurally sound, and weather-tight.	<u>Y</u>	<u>Y</u>	6-27-0229	CHAD E HOLPIN	321 W LIBERTY ST EVANSVILLE, WI 53536-1223

Closed	575 Spencer Dr	4/24/2026	4/30/2026	5/30/2026	Order sent to clean up and remove all discarded items, building materials, and all other unsightly debris in the area, or properly store items away from public view. Closed.	<u>Y</u>	<u>Y</u>	6-27-293BW13	DUSTIN WOODWARD JAJAIRA NAJARDI WOODWARD	575 SPENCER DR EVANSVILLE, WI 53536-1064
Closed	575 Spencer Dr	4/24/2026	4/30/2026	5/30/2026	Order sent to restore disturbed soil by regrading and establishing grass cover (seed or sod) to match the surrounding lawn. Closed.	<u>Y</u>	<u>Y</u>	6-27-293BW13	DUSTIN WOODWARD JAJAIRA NAJARDI WOODWARD	575 SPENCER DR EVANSVILLE, WI 53536-1064
Closed	575 Spencer Dr	4/24/2026	4/30/2026	5/30/2026	Order sent to remove all unpermitted construction equipment from the property. Closed.	<u>Y</u>	<u>Y</u>	6-27-293BW13	DUSTIN WOODWARD JAJAIRA NAJARDI WOODWARD	575 SPENCER DR EVANSVILLE, WI 53536-1064

Closed	135 W Liberty St	5/8/2026 5/15/2026		5/13/2026	Left a doortag for vehicles parked on lawn. Note: Please also take photos of any needed repairs by next recheck. Complied					
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Pending	135 W Liberty St	5/15/2026	5/26/2026	8/28/2026	Order sent to: - Paint all exterior surfaces of the house and shed with exposed wood, chipped, or missing paint. - Repair any damage to the porch or replace the temporary plastic coverings with proper exterior materials. - Repair and keep the shed door closed to prevent vermin access.	<u>Y</u>		6-27-242.1	DONALD E FALDET BRENDA FALDET	135 W LIBERTY ST EVANSVILLE, WI 53536-1315
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Closed	210 W Liberty St	5/8/2026 5/15/2026		5/13/2026	Doortag left for discarded items Complied					
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Pending	469 W Main St	5/8/2026		5/13/2026	Doortag left for junked vehicle and unsightly debris iWorQ: 5/15/26 They are out of the country until 5/20 and will follow up about violation then.			6-27-397.2	ANDREW BOETTCHER KRISTIN BOETTCHER	469 W MAIN ST EVANSVILLE, WI 53536-1024
		5/15/2026	5/26/2026	6/27/2026	Order sent to: - Remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered. - Clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view.	<u>Y</u>				

Closed	487 W Main St	5/8/2026 5/15/2026		5/13/2026	Doortag left for trailer parked on lawn Complied					
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Closed	318 Almeron St	5/8/2026 5/15/2026		5/13/2026	Doortag left for discarded items Complied					
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Pending	424 Higgins Dr	5/15/2026		5/20/2026	Doortag left for junked vehicle			6-27-496.69	COLLEEN STILSON JOSEPH M STILSON	424 HIGGINS DR EVANSVILLE, WI 53536-1263
		5/21/2026	5/28/2026	6/28/2026	Order sent to remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered.	<u>Y</u>				
Pending	424 Higgins Dr	5/21/2026	5/28/2026	8/28/2026	Order sent to: - Repair or replace all missing doors and siding. - Ensure that the house and garage are structurally sound and in good condition.	<u>Y</u>		6-27-496.69	COLLEEN STILSON JOSEPH M STILSON	424 HIGGINS DR EVANSVILLE, WI 53536-1263

Closed	410 Almeron St	5/15/2026	5/27/2026	5/20/2026	Doortag left for weeds	<u>Y</u>	Y	6-27-0256	BARBARA J STEPHENSON	410 ALMERON ST EVANSVILLE, WI 53536-1407
		5/21/2026		6/1/2026	Order sent to mow overgrown weeds and vegetation. Ready for abatement. Sent to be mowed					
		5/28/2026			6/1/26 Complied					

Pending	20 S Madison St	5/15/2026	5/21/2026	8/24/2026	Order sent to: - Repair or replace all damaged siding to eliminate rotting wood and deterioration. - Repair or replace all broken or missing soffits, fascia, and gutters. - Repair or replace all damaged or unfinished roof areas. - Paint all exterior surfaces of the property with exposed wood, chipped paint, or missing paint.- - Complete all unfinished exterior repairs to ensure the structure is weather-tight and in good condition.	<u>Y</u>		6-27-614.1, 6-27-614.2	LORI L LEEDER	20 S MADISON ST EVANSVILLE, WI 53536-1318
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Closed	46/48 N Second St	5/15/2026	5/27/2026	5/20/2026	Doortag left for weeds & unsightly debris	<u>Y</u>	Y	6-27-0447	SHANNON N WINGER-OMVIG	46 N 2ND ST EVANSVILLE, WI 53536-1148
		5/21/2026		6/1/2026	Complied on unsightly debris. Not complied on weeds.					
		5/21/2026			Order sent to mow overgrown grass and vegetation. Ready for abatement.					
		5/28/2026			Complied					
Pending	46/48 N Second St	5/28/2026	6/8/2026	6/2/2026	Doortag left for junked vehicle			6-27-0447	SHANNON N WINGER-OMVIG	46 N 2ND ST EVANSVILLE, WI 53536-1148
		6/4/2026		7/8/2026	Order sent to remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered.					

Pending	14 N Madison St	5/21/2026	5/26/2026	8/24/2026	Order sent to: - Repair the building facade and ensure that all parts of the building are in good condition and free from deterioration. - Paint areas of the building that have chipped, or missing paint	<u>Y</u>	<u>Y</u>	6-27-14	SHERI BIDDICK	694 W MAIN ST EVANSVILLE, WI 53536-1090
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		5/21/2026		5/26/2026	Doortag left for unsightly debris					
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Closed	482 Lincoln Ct	5/28/2026			Complied					
Closed	420 Higgins Dr	5/21/2026 5/28/2026		5/26/2026	Doortag left for weeds Complied					
Closed	263 W Church St	5/21/2026 5/28/2026		5/26/2026	Doortag left for weeds Complied					
Closed	476 Lincoln Ct	5/21/2026 5/28/2026		5/26/2026	Doortag left for parking in grass Complied					
Pending	476 Lincoln Ct	5/21/2026	6/1/2026	7/1/2026	Order sent to remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered.	<u>Y</u>		6-27-441.7C	JAMES M SCHUH JANICE M SCHUH	476 LINCOLN CT EVANSVILLE, WI 53536-1291
Closed	337 Garfield Ave	5/21/2026 5/28/2026 6/4/2026		5/26/2026 6/8/2026	Doortag left for weeds 6/1/26 Sent to be mowed. Get compliance photos Complied		<u>Y</u> Y			
Closed	143 W Church St	5/21/2026 5/28/2026		5/26/2026 6/8/2026	Doortag left for weeds Ready for abatement 6/1/26 Sent to be mowed. Get compliance photos 6/1/26 Complied.			6-27-0167	JENNIE M JONES	374 SOUTH ST POYNETTE, WI 53955-9635
Pending	143 W Church St	5/21/2026	5/27/2026	8/24/2026	Order sent to: - Repair or replace the broken chimney. - Repair or replace the roof, soffit, and fascia to be free from holes and deterioration. - Paint areas of the house with exposed wood, chipped, or missing paint. - Ensure that all parts of the house are structurally sound and in good condition.	<u>Y</u>		6-27-0167	JENNIE M JONES	374 SOUTH ST POYNETTE, WI 53955-9635
Pending	227 Garfield Ave	5/21/2026	5/26/2026	8/24/2026	Order sent to repair or replace all broken windows on property.	<u>Y</u>		6-27-0960	THOMAS J ARNESON VICKIE A ARNESON	227 GARFIELD AVE EVANSVILLE, WI 53536-1009

Pending	576 Garfield Ave	5/21/2026	6/1/2026	6/30/2026	Order sent to clean up and remove all discarded items, wood debris, and all other unsightly debris in the area or properly store items away from public view	<u>Y</u>		6-27-559.18	JOHN A RASMUSSEN VICKY L RASMUSSEN	576 GARFIELD AVE EVANSVILLE, WI 53536-1052
Pending	423 S Second St	5/21/2026	6/1/2026 6/4/2026	6/6/2026 6/9/2026	Order sent to mow overgrown weeds and vegetation. Doortag left for weeds.	<u>Y</u>		6-27-0438	ANDREW PAMU	423 S 2ND ST EVANSVILLE, WI 53536-1343
Pending	423 S Second St	5/21/2026	6/1/2026	9/1/2026	Order sent to raze or repair all buildings on the property to make them safe and habitable.	<u>Y</u>		6-27-0438	ANDREW PAMU	423 S 2ND ST EVANSVILLE, WI 53536-1343

CITATIONS

Status	Violation Address	Inspection Date	Orders Issued	Compliance Deadline	Violation Description	Mailed Copy (Y/N)	iWorQ (Y/N)	Parcel Number	Owner Name	Mailing Address
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