

NOTICE

A meeting of the City of Evansville Economic Development Committee will be held on the date and at the time stated below. Notice is further given that enough members of the City Council may be present to constitute a “meeting” under Wisconsin statutes and this constitutes notice of any such meeting. Requests for persons with disabilities who need assistance to participate in this meeting should be made by calling City Hall: (608)-882-2266 with as much advance notice as possible. Please silence cell phones and electronic devices during the meeting.

City of Evansville **Economic Development Committee**

Regular Meeting

Monday, July 20th, 2026

The Night Owl Sports Pub and Eatery, 189 E Main St, Evansville, WI

6:00 p.m.

1. Call to Order
2. Roll Call
3. Motion to approve the agenda.
4. Motion to waive the reading of the June 15th, 2026 minutes and approve as printed.
5. Civility reminder
6. Citizen Appearances, other than listed agenda items
7. New Business
 - A. Review and Approve Applications for ARPA Housing Grant
 - B. Review Preliminary 2027 Budget
8. Old Business
 - A. Library Partnership Update
 - B. Business Visits with WPPI Energy
 - C. Promotional Materials
9. Monthly Reports
 - A. Community Development Report
 - B. Chamber of Commerce Report
 - C. Tourism Commission Report
10. Discussion
11. Next Meeting Date:
 - A. August 17th, 2026 at 6:00 p.m.
12. Motion to Adjourn.

City of Evansville **Economic Development Committee**
Regular Meeting
3rd Floor City Hall, 31 S Madison Street, Evansville, WI 53536
Monday, June 15th, 2026, 6:00 p.m.

MINUTES

1. Call to Order. 6:02 pm

2. Roll Call:

	Present/Absent	Others Present
Norman Barker	P	Erik Ferrar, ECSD
Kelly Shannon, Chair	P	Colette Spranger, Com. Dev. Director
Jon Alling	P	Shawn Dunphy, Chamber of Commerce
Paul Liesse	P	
Brandon Rutz	P	
Pat Carr	A	
Sue Berg	P	

3. Chair Election. Motion to nominate Kelly Shannon by Berg, second by Carr. Motion carried unanimously.

4. Motion to Approve Agenda as printed. Motion by Berg, second by Shannon. Motion carried unanimously.

5. Motion to waive the reading of the minutes from May 18th, 2026 meeting and approve as printed. Motion by Berg, second by Liesse. Motion carried unanimously.

6. Civility Reminder

7. Citizen appearances, other than listed agenda items
None.

8. New Business

A. Letter from Ethan Mohrbacker

Shannon received this letter from a local 9th grader as part of a civics class assignment. Group agreed while the sentiment was genuine it was not fair to the new owners of the Evansville Auto Spa to be held accountable for the reviews of the prior owners, on which many of the letter’s complaints were based. Spranger said she would reach out to suggest they try to start a new google page.

B. Enforcement Letter to Commercial/Industrial Properties

Spranger sought review of the draft letter, which she admitted Plan Commission found to be harsh. Liesse noted that as a renter, it would be helpful if there were specific language to help renters of commercial spaces, who often don’t have the ability to fix or influence their building’s maintenance. Comments echoed that it seemed hostile towards businesses instead of inviting.

9. Old Business**A. Review Sec. 94-81. Powers and Duties.**

General overview of the purpose of the committee and its guiding principles for Barker, who was encouraged to read over the economic development chapter of the comprehensive plan and to review the 2026 goals for this committee.

B. Library Partnership Update

Intro to AI class will be June 18th from 6:00 to 7:00pm at the library. Lehmann is continuing to network to find appropriate materials/resources from SCORE to provide for the public.

10. Monthly Reports**A. Community Development Update.**

A quiet spring gave way to a very busy May and June. Plan Commission approved a plan for the County M industrial site for Ace Materials Placing and Hatch Building Supply. Ongoing discussions regarding new development and code enforcement have taken up a lot of time.

B. Chamber Update.

Golf outing is coming up this Friday. Event is the chamber's biggest fundraiser of the year. 60 golfers are signed up. There will be a ribbon cutting for Evansville Auto Spa on Brown School Road and Chesterfield Kennels, which is celebrating 30 years.

C. Tourism Update.

Tourism just had its monthly meeting. The resolution establishing the Tourism Commission was amended to add a representative from The Grove Society and remove one from the Evansville Community Partnership, which no longer exists. Rex Theater mural is nearing completion – needs touch ups and a seal coat. Performance report for the tourism website (visitevansvillewi.com) revealed that the Aquatic Center was

11. Discussion**12. Next Meeting Dates:**

- A. Regular Meeting: July 20th, 2026 at 6:00 PM.

13. Adjourn. Motion by Berg, second by Rutz. Motion carried unanimously.



City of Evansville

Upper Story Residential Unit Improvement Grant

Background

On March 11, 2021, President Biden signed the U.S. Senate-amended H.R. 1319 (P.L. 117-2) known as the American Rescue Plan Act (hereinafter “ARPA”) and on May 10, 2021, the U.S. Treasury issued the Interim Final Rule (“IFR”) to implement ARPA in Title 31, Part 35 of the Code of Federal Regulations (“CFR”) describing eligible and ineligible uses of funds (as well as other program provisions). Under ARPA Section 603 (c)(1)(A) and (3) and the Interim Final Rule 31 CFR 35.6(b)(7) Subrecipients may use Coronavirus State and Local Fiscal Recovery Fund (“SLFRF”) Funds to award grants to organizations that are responding to the negative impact of the COVID-19 public health emergency.

The City is in receipt of funding under the SLFRF program and wants to support a local project that helps commercial building owners rehabilitate vacant upper story residential units within the downtown. The City will be distributing four grants of \$12,500 each. A grantee may receive one grant per unit being rehabilitated. The goal is to reach units that have not been improved over decades or have been used for uses other than residential.

Applicant Eligibility

Property owners who wish to use these funds will need to have no outstanding tax liens or judgments against the property and be in compliance with Chapters 18, 45, 62 and 130 of the Evansville Municipal Code.

Project Eligibility

- Be located in any of the following areas:
 - Any area zoned B-2 Central Business District
 - Commercial buildings with the Historic District
 - Be located on Main or Madison Street
- Residential units must be located on the second floor or above.
- Applicants are encouraged to pair this grant with a Building Improvement Grant, if possible.



City of Evansville

Upper Story Residential Unit Improvement Grant

Eligible Projects

- Electric upgrades
- HVAC upgrades
- Plumbing upgrades
- Window/door replacement
- Interior renovations
- Engineering/architectural renderings

Ineligible Projects

- Siding replacement and/or painting
- Appliances and other non-permanent equipment
- Roofwork/gutter repair
- Landscaping
- working capital (e.g. staff wages, rent costs), property acquisition, or refinancing of existing debt.

Deadlines

Applications will be reviewed by a committee of City staff and a member of each the Economic Development Committee and (if applicable) Historic Preservation Committee. Applications will be reviewed as received but all applications must be in by May 1, 2026.

Applications and/or further information can be obtained by contacting Community Development Director Colette Spranger at (608) 882-2263, c.spranger@evansvillewi.gov, by stopping in at City Hall during business hours.

Distribution

Funds will be distributed once an applicant receives a building permit. A building permit must be approved by November 1, 2026 in order for funds to be distributed.



City of Evansville

Upper Story Residential Unit Improvement Grant

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Owner Name Farnsworth Enterprises I, LLC

Address 205 Clifton St
Evansville, WI 53536

Phone 608-289-5122

Email sfarnsworth59@gmail.com

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Project Address 16 E Main St

Current property Use 2nd & 3rd floor empty

Proposed Rehabilitation

New windows, Doors, electrical, plumbing
HVAC, 2nd floor (code compliant layout)
paint, appliances, flooring, roof
sew siding, air ^{add} cond, storage,
electric & gas brought to bld
along with meters to separate units

Eligible Expenses:		Second Floor	Third Floor
HVAC	29,542.00	14771	14771
Electrical	24,650.00	13450	11200
Plumbing	22,094.00	11047	11047
Windows	7,886.00	3943	3943
Architectural Services		1000	1000
Materials		12500	12500
Floors		<u>8305</u>	<u>6000</u>
		65016	60461

Ineligible Expenses:

Purchase Price	96,000.00
1 st Floor Renovation	150,000.00
Working loan	90,000.00
Trash/Disposal	5,000.00
Paint/materials	500.00
Labor	40,000.00
Roof	<u>14,000.00</u>
	395000.00



City of Evansville

Upper Story Residential Unit Improvement Grant

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COSTS	This Grant	Owner Equity	Other Financing (specify source)	TOTAL
Eligible Expenses <i>per floor</i>	12,500 12,500	125,477	WHEOA 40,000	
Ineligible Expenses		149,000	<i>Sale Ridge</i> 190,00	
Other <i>1st floor purchase</i>		246,000		
TOTAL <i>Reno</i>	25,000	.		

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To receive full consideration, the following items must be included with the application.

- ☐ Site plan drawn to scale.
- ☐ Elevations of any facade proposed to be altered, drawn to scale of at least 1/8" = 1'; each elevation drawing should include notations of proposed materials, color, finishes and details.
- ☐ Clear and identifiable photographs of areas to be improved.
- ☐ Preliminary (written) cost estimates.
- ☐ Rehabilitation/Construction time schedule, noting start and completion date.

Jeff and Susan are committed to improving downtown Evansville. Our decision to take on another neglected historic property stems from our passion for community revitalization. We believe that restoring these buildings not only preserves important architectural history but also brings new life to the area.

We have a vision for creating vibrant, livable spaces that contribute to the city's needs and growth. The scope of the renovation is to continue the renovation of 16 E Main St, focusing on the 2nd and 3rd floors. After completing the 1st floor renovation for The Hop Garden, which brought renewed activity to Main St, we saw firsthand how thoughtful restoration can energize a neighborhood.

Our ongoing efforts center on revitalizing the 2nd and 3rd floor apartments, transforming neglected spaces into modern residential units. The difficulties encountered because of years of neglect include outdated electrical, plumbing, HVAC, deteriorated windows, and interior designs that do not conform to today's standards. These challenges require a comprehensive approach and careful planning.

We have attached the bids for upgrading and replacing all the electrical, plumbing, HVAC, and windows, as well as architectural renderings of the 2nd floor to ensure code compliance. These documents demonstrate our commitment to quality and safety throughout the renovation process.

When completed, we will provide Evansville with two new two-bedroom apartments for residents. These units will help address local housing needs, attract new residents downtown, and support the city's revitalization efforts. By offering high-quality housing options, we hope to encourage further investment and enthusiasm in the area.

Hopefully, we will see a ripple effect of improved residential spaces on local businesses and neighborhood vitality. Jeff and my commitment to Evansville's downtown and continued investment in quality housing reflect our belief in the city's future, and our hope that the grant will enable assistance with the completion of the upper story renovations. We greatly appreciate the committee's consideration and confidence in the project's lasting benefits for the community.

BAREHAND ELECTRIC, LLC

BAREHAND ELECTRIC



Project Proposal

Prepared for: Susan Farnsworth

Prepared by: Barehand Electric, LLC

March 17, 2026

Proposal number: 2006

Project address: 16 E Main St #2, Evansville WI, 53536

Scope: Residential remodel, Apartment

Description of work: Barehand Electric will provide all labor, material, and equipment necessary to complete the following work to NEC code requirements...

- Provide basic wiring for apartment remodel including 2 bedrooms, 1 bathrooms, 1 kitchen, 1 living and dining room.
- All devices will come standard as white 15A style switches and outlets. 20A style outlets and GFCI outlets will be installed only where required unless otherwise specified.
- All bedrooms will receive 1 light/ceiling fan combo. No can lights will be installed in bedrooms without approved change order.
- All bathrooms with showers or tubs will receive a Panasonic fan/light combo exhaust fan or similar.
- All lighting to be FBO or provided by general contractor.
- Smoke detectors will be installed where necessary and linked together. CO detectors will also be installed in each floor.
- Panel will be removed and replaced with new 100A main breaker panel. All breakers, including arc fault, are included.
- (1) A/C, Dryer, Washer, Furnace, Range, Water heater connections included.
- New exterior light and (1) outlet for rear stair landing.
- All new wiring, not concealed within a wall, will be as wire type THHN and in metal conduit with fittings and boxes. To be silver/ galvanized in color for exposed industrial look.

Items not included in this bid: These items are not included, however they are upgrades that can be installed for additional costs.

- Dimmer switches
- Electrical car charger outlets
- Under cabinet lighting
- Can/wafer lights
- Sub panels
- Any wiring for future exterior upgrades including solar, generators, or hot tubs.
- Cable or telephone wiring

BUDGET

Pricing details: Price to include all labor, material, equipment, and miscellaneous fees for permits to install electrical at NEC code minimum for new construction house. Barehand Electric, LLC will also include a 1-year warranty on all items installed by this contractor. Warranty date to begin when final payment is received, no later than 30 days after commission.

Price for work described above: \$13,450

BAREHAND ELECTRIC



Project Proposal

Prepared for: Susan Farnsworth

Prepared by: Barehand Electric, LLC

March 17, 2026

Proposal number: 2007

Project address: 16 E Main St #3, Evansville WI, 53536

Scope: Residential remodel, Apartment

Description of work: Barehand Electric will provide all labor, material, and equipment necessary to complete the following work to NEC code requirements...

- Provide basic wiring for apartment remodel including 2 bedrooms, 1 bathrooms, 1 kitchen, 1 living and dining room.
 - All devices will come standard as white 15A style switches and outlets. 20A style outlets and GFCI outlets will be installed only where required unless otherwise specified.
 - All bedrooms will receive 1 light/ceiling fan combo. No can lights will be installed in bedrooms without approved change order.
 - All bathrooms with showers or tubs will receive a Panasonic fan/light combo exhaust fan or similar.
 - All lighting to be FBO or provided by general contractor.
 - Smoke detectors will be installed where necessary and linked together. CO detectors will also be installed in each floor.
 - Panel will be removed and replaced with new 100A main breaker panel. All breakers, including arc fault, are included.
 - (1) A/C, Dryer, Washer, Furnace, Range, Water heater connections included.
 - New exterior light and (1) outlet for rear stair landing.
 - All new wiring, not concealed within a wall, will be as wire type THHN and in metal conduit with fittings and boxes. To be silver/ galvanized in color for exposed industrial look.
 - Existing bedroom, bathroom, and kitchen wiring to be reused where necessary. Romex wiring will be terminated into surface mounted boxes and continued on with conduit.
 - Existing plugmold in bedrooms to be removed.
-

Items not included in this bid: These items are not included, however they are upgrades that can be installed for additional costs.

- Dimmer switches
- Electrical car charger outlets
- Under cabinet lighting
- Can/wafer lights
- Sub panels
- Any wiring for future exterior upgrades including solar, generators, or hot tubs.
- Cable or telephone wiring

BUDGET

Pricing details: Price to include all labor, material, equipment, and miscellaneous fees for permits to install electrical at NEC code minimum for new construction house. Barehand Electric, LLC will also include a 1-year warranty on all items installed by this contractor. Warranty date to begin when final payment is received, no later than 30 days after commission.

Price for work described above: \$11,200



ESTIMATE	#81
ESTIMATE DATE	Mar 6, 2026
EXPIRATION DATE	Apr 5, 2026
TOTAL	\$29,542.00

South Central HVAC

205 Clifton St
Evansville, WI 53536

☎ (608) 289-5122
✉ sfarnsworth59@gmail.com

CONTACT US

8216 N Robert Dr
Evansville, WI 53536

☎ (608) 490-0413
✉ cody.southcentral@gmail.com

ESTIMATE

Services	amount
Install HVAC system to 2nd and 3rd floors The following estimate is for work to be completed at: 16 East Main Street, Evansville WI. 2nd and 3rd floors of the building. Each floor will require it's own furnace and condensing unit. The units will be identical in size. The following estimate includes 2 furnaces and 2 condensing units. Furnace Brand: York single stage Efficiency: 95% Size: 60k BTU/HR Condensing Unit: York 454B 2 Ton Includes venting of 2 bath fans to exteriors (1 on each floor) and venting of 2 dryers to exterior (1 on each floor). Price includes removal and disposal of any existing equipment. Also includes 10 year parts manufacture warranty and 2 year labor warranty provided by South Central HVAC.	\$27,440.00
OPTIONAL Gas Piping Add \$1,051 per unit to install gas piping.	\$2,102.00
Basement Heat Installation Basement Heat is not included in this estimate as we were unable to get to the basement at the time of the initial visit. Upon acceptance of this estimate, we will schedule time to return and examine basement to determine scope of work and create an accurate estimate.	\$0.00
Subtotal	\$29,542.00
Tax (Sale Tax 5.5%)	\$0.00
Total	\$29,542.00

Thank you for choosing South Central HVAC for all your heating and cooling needs.

Please take a moment to share a 5-star review on Google! <https://g.page/r/CRI5IAuTtWivEBM/review>

Cody Putnam
(608) 490-0413
cody.southcentral@gmail.com

Stacie Putnam
(608) 516-8212
stacie.southcentral@gmail.com

S&R Plumbing LLC

7636 N Morning Meadow Ln
Evansville, WI 53536
(608)480-0198

Date: 3/11/2026

Customer: Farnsworth – 2nd Floor & 3rd Floor Apartment Remodel
16 East Main St
Evansville, WI 53536

WE PROPOSE THE FOLLOWING:

Bid based off of walkthrough

“SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF”

EXCEPTIONS/CLARIFICATIONS:

“SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART OF HEREOF”

PAYMENT TERMS:

Payment of the entire invoice is required within 30 days of receipt of invoice. An interest charge of 1.5% per month will be added to all past due invoices.

QUOTE PRICE: \$22,094.00

THE ATTACHED STANDARD TERMS AND CONDITIONS ARE INCORPORATED HEREIN AND FORM PART OF THIS QUOTE AND THE AGREEMENT CONSTITUTED BY THE ACCEPTANCE HEREOF. CUSTOMERS ACKNOWLEDGE RECEIPT OF A COPY OF THE STANDARD TERMS AND CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK OR ANY PAYMENT HEREUNDER. BY SIGNING BELOW, CUSTOMER AFFIRMS THAT IT HAS READ, UNDERSTANDS AND ACCEPTS THE STANDARD TERMS AND CONDITIONS. THE PERSON SIGNING THIS AGREEMENT REPRESENTS AND WARRANTS THAT HE/SHE IS DULY AUTHORIZED AND HAS LEGAL CAPACITY TO EXECUTE AND DELIVER THIS AGREEMENT ON BEHALF OF CUSTOMER.

Farnsworth

S&R Plumbing, LLC.

Signature _____

Name/Title _____

Date _____

Please return the executed copy of this quote to S&R LLC, via email, or mail.

S&R Plumbing LLC

7636 N Morning Meadow Ln
Evansville, WI 53536
(608)480-0198

completeness of the information provided by the customer. S&R Plumbing LLC reserves the right to make any changes to the quote and/or the pricing of this quote if, at any time after the customer accepts this quote, any information provided by the customer proves to be incorrect, inaccurate or incomplete.

ASSIGNMENT: Customer agrees that S&R Plumbing LLC may assign this contract to another party, including subcontractors or other parties qualified to perform the work set forth in this Agreement. In such an event, customer will be provided with the name and address of such assignee.

GOVERNING LAW: These terms and conditions shall be governed by, and construed in accordance with, the laws of the State of Wisconsin (without regard to any choice or conflicts of law principles). Each party hereto irrevocably agrees that any and all actions or proceedings pertaining to this Agreement shall be adjudicated in Dane County, State of Wisconsin.

SEVERABILITY: If any provision of this Agreement shall be determined to be void or unenforceable, the remaining terms of this Agreement shall remain in effect.

BINDING AGREEMENT. The Customer acknowledges this Agreement is a valid and legal agreement binding on such party and enforceable in accordance with its terms.

EXHIBIT A

DESCRIPTION OF SCOPE OF WORK AND CLARIFICATIONS/EXCLUSIONS

1. Scope of Work:

- Interior Plumbing
 - o 2nd Floor Apartment
 - o Provide rough plumbing and install owner supplied fixtures for
 - Bathroom
 - 1 – Toilet
 - o Supplied by others
 - 1 – Bathroom sink
 - o Supplied by others
 - 1 – Remodel shower
 - o Supplied by others
 - Laundry closet
 - To be located in new closet by back door of apartment
 - o 1 – ACW connection
 - o 1 – Open site for tankless water heater pumped drain
 - Kitchen
 - Kitchen
 - o 1 – Kitchen faucet

- Supplied by others
 - Dishwasher connection
 - 1 – Icemaker connection
 - 1 – 199 MBH tankless water heater
 - Condensing water heater
 - Discharge to be pumped into washing machine open site
 - To be located in open “closet” of back bedroom
 - 1 – 32K water softener
 - To be located in basement of building
 - Whole unit to be fed with soft water
 - Install new ¾” water line from the meter in the basement to feed the unit
- 3rd Floor Apartment
- Provide rough plumbing and install owner supplied fixtures for
 - Bathroom
 - 1 – Toilet
 - Supplied by others
 - 2 – Bathroom Sinks
 - Supplied by others
 - 1 – Remodel tub
 - Supplied by others
 - Laundry closet
 - To be located in new closet in back corner of kitchen near existing laundry location
 - 1 – ACW connection
 - 1 – Open site for furnace pumped drain
 - Kitchen
 - Kitchen
 - 1 – Kitchen faucet
 - Supplied by others
 - Dishwasher connection
 - 1 – Icemaker connection
 - 1 – 40 gallon electric water heater
 - To be located in closet built in bathroom
 - 1 - 32K water softener
 - To be installed in building basement
 - Whole unit to be fed with soft water
 - Run new ¾” water supply to unit from meter in basement
- Drain, waste and vent piping to be schedule 40 foam core PVC
- Water piping to be PEX and/or CPVC

2. Clarifications/Exclusions

Work to be performed during normal business hours

Bid assumes all existing drains are in good working order

Bid assumes that all existing waterlines are in good working order

Permit fees are to be paid by others

Sanitary to drain by gravity

No sanitary pits or pumps are included

All fixtures to be provided by others

Fixtures supplied by others are not warrantied

Missing or defective owner supplied fixtures will incur either an additional trip charge or a repair charge on a time and material basis

Gas piping to be by others

Construction waste to be placed in on-site dumpster provided by general contractor

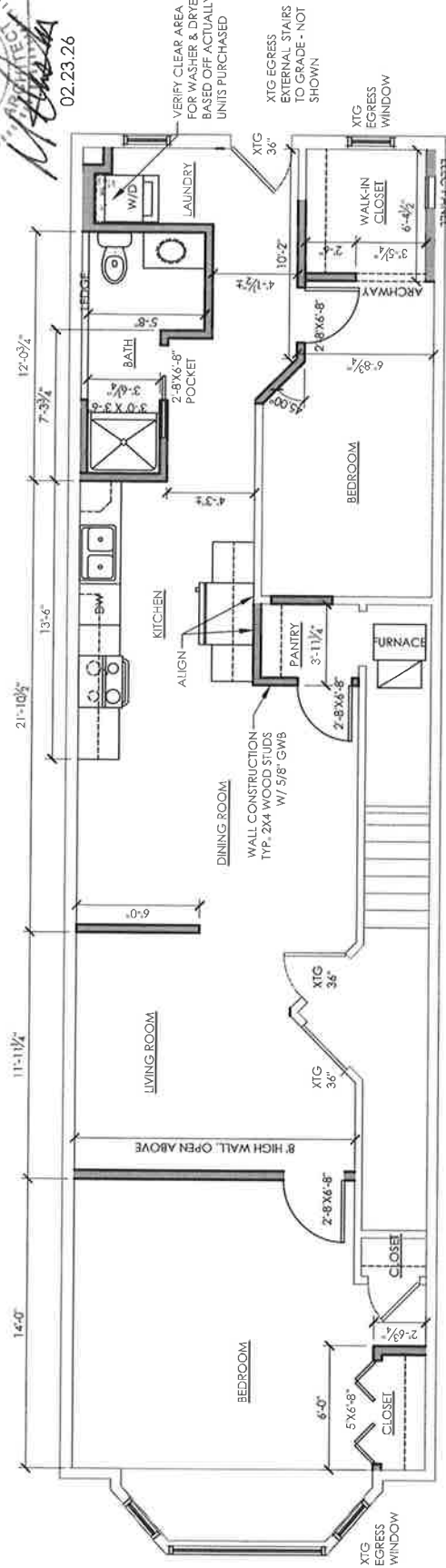
Any material or service not listed above

BUILDING SUMMARY

PROJECT DESCRIPTION: RENOVATION OF EXISTING SPACE (2ND FLOOR)
 LEVEL OF ALTERATION: 2
 BUILDING CODE: IBC 2021 & IEBC 2021 & ANSI A117.1-2017
 OCCUPANCY TYPE: R3
 BUILDING CLASSIFICATION: IIIB
 BUILDING FOOTPRINT: 1,233 SQ. FT.
 AREA OF WORK: 1,052 SQ. FT.



2 LOCATION MAP NOT TO SCALE



1 2ND FLOOR PLAN 3/16" = 1'-0"

DESTREE
 architecture & design
 1001 E. WASHINGTON AVE.
 MADISON, WI 53703
 517.346.1100
 WWW.DESTREEARCHITECTS.COM

DESTREE ARCHITECTS, INC.
 1001 E. WASHINGTON AVE.
 MADISON, WI 53703
 517.346.1100
 WWW.DESTREEARCHITECTS.COM

2ND FLOOR RENOVATION
 16 E MAIN 2ND FLOOR
 EVANSVILLE, WI 53536

ISSUANCES:	02.24.2028

PROJECT #	1117.1-2017
SHEET NUMBER	A102

0000 - DESTREE ARCHITECTS, INC.



Custom Built Vinyl Windows

1928 N. Old 92 • Evansville, WI 53536
608-882-2743

Double Hung
Casement
Bay



Slider
Awning
Picture



Where Quality Comes First
Using "Warm Edge Super Spacer"

INVOICE 165

DATE 7.24.25
CUSTOMER Sue Evansville
ADDRESS 148 E. Main St
CITY Evansville WI 5
PHONE 309-5122
JOB NO. _____

ITEM	QTY	FACTORY SIZE W H	DESCRIPTION	PRICE	EXT
1.	2	27 1/2 X 29 3/4	Double Hung Low Set Argos Screen Floor to Ceiling Black/wh.	547.00	1094
2.	1	73 1/2 X 89 1/4	Picture Front 3rd Rik/wh.		75
3.	1	33 1/2 X 89 3/4	Double Hung 4 Screen Black 2nd white		46
4.	2	33 1/2 X 83 3/4	Double Hung Black 3rd white	472.00	96
5.	2	27 1/2 X 21 3/4	Double Hung Front 2nd Black/wh.	426.00	85
6.	1	73 1/2 X 81 3/4	Picture Front 3rd Rik/wh.		75
7.		X			
8.		X			
9.		X	Remove old, Install new, Insulate &		30
10.		X	could all around, wrap of Black & remove		
11.		X	All old windows this will be removed		
12.		X	from property		
13.		X			
14.		X	May need new sills		
15.		X			
16.		X			
17.		X			

Specify Colors

- ☐ White ☐ Lt. Wood Grain
☐ SD Brown ☐ Dk. Wood Grain
☐ Beige ☐ Lt. Wood Grain on Beige
☐ Sand Tone

TERMS: 50% DOWN; BALANCE UPON COMPLETION

Date: _____ Check No.: _____
Date: _____ Check No.: _____

Customer Signature: _____

SUBTOTAL	78
TAX	
TOTAL	
LESS DEPOSIT	
AMOUNT DUE	

Re: Funding for work on Antes Building

From Dave Mueller <dave@litewire.net>

Date Wed 5/27/2026 16:01

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

 1 attachment (1 MB)

116 E Main Evansville Grant.pdf;

Hello Colette,

Attached is what I was able to pull together for the grant application. Unfortunately the numbers are all estimates but I think I'm in the ballpark or low. If you should have any questions or need anything else please let me know.

Thanks for your time and help!

Dave Mueller
116 E Main St.
Evansville, WI 53536
608-575-0896

From: "Colette Spranger" <c.spranger@evansvillewi.gov>

Sent: 5/20/26 4:31 PM

To: "dave@litewire.net" <dave@litewire.net>

Subject: Re: Funding for work on Antes Building

Colette Spranger

Office: 608-882-2263

Cell: 608-490-0145

From: Dave Mueller <dave@litewire.net>

Sent: Wednesday, May 20, 2026 16:26

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

Subject: RE: Funding for work on Antes Building

Thanks Colette,

Could you please send me the document I need to complete for the City of Evansville funds?

Thanks,



City of Evansville

Upper Story Residential Unit Improvement Grant

APPLICATION

1. APPLICANT INFORMATION

Owner Name DAVE MUELLER
Address 710 LUCAS Ct
EVANSVILLE, WI 53536

Phone 608-575-0896
Email DAVE@LITELWIDE.NET

2. PROJECT INFORMATION

Project Address 116 E MAIN St.
Current property Use Mixed use COMMERCIAL/RESIDENTIAL

Proposed Rehabilitation

DUE to a short time frame I was unable
to gather quotes for the listed work/
improvements. I feel the numbers I have
listed are very conservative and may run
substantially higher. I have the additional
capital to cover cost overruns. Please contact
me with any questions. Thank You,

Dave Mueller
608-575-0896

Upper Story Residential Unit Improvement Grant

116 E Main St.

Eligible Projects

Electric Upgrades:	<u>Est. Cost</u>
Main Panel upgrades to current breaker specifications	\$1000.00
Relocate unit 1 panel to acceptable location	\$2000.00
Battery back- up emergency exit path lighting	\$1800.00
HVAC Upgrades:	
Replace unit 2 Furnace and air unit (beyond life)	\$5000.00
Plumbing Upgrades:	
Faucets – 2 Bathroom, 2 Kitchen installed	\$1300.00
Window/door Replacements:	
4 Front Windows (wood)	\$4000.00
6 East Windows (wood)	\$6000.00
2 Entry doors (wood and glass)	\$2000.00
1 Window repair unit 2 (vinyl)	\$2000.00
Interior Renovations:	
New tile flooring- unit 1 and common area hall	\$3500.00
Architectural renderings	\$3000.00
Total:	\$31,600.00

Account Numbers	Account Titles	FY 2023	FY 2024	FY 2025	FY 2025	FY 2026	FY 2026	FY 2027	FY 2027	FY 2027
		Actual	Actual	Actual	Budget	Current	Budget	Adj. Proposed	DH Request	Proposed
		12/31/2023	12/31/2024	12/31/2025	12/31/2025	6/30/2026	12/31/2026	12/31/2027	12/31/2027	12/31/2027
100-56820	PROFESSIONAL SERVICES	13,085	6,348	5,797	5,000	338	4,500	4,500		
100-56820	ECONOMIC DEVELOPMENT EXP	608	1,252	1,464	1,500	212	1,500	1,500		
100-56820	MEMBERSHIP DUES	3,082	495	1,327	2,000	-	2,000	2,000		
100-56820	PLAN IMPLEMENTATION	1,186	-	750	1,000	-	1,000	1,000		
100-56820	ECONOMIC DEVELOPMENT MARKETING	468	1,024	832	1,000	-	1,000	1,000		
100-56820	PRINT MATERIALS	450	270	-	1,000	-	1,000	500		
100-56820	BLDG IMPROVEMENT GRANT FUND EC	6,000	8,000	4,000	6,000	-	6,000	6,000		

Account Numbers	Account Titles	FY 2023	FY 2024	FY 2025	FY 2025	FY 2026	FY 2026	FY 2027	FY 2027	FY 2027
		Actual	Actual	Actual	Budget	Current	Budget	Adj. Proposed	DH Request	Proposed
		12/31/2023	12/31/2024	12/31/2025	12/31/2025	6/30/2026	12/31/2026	12/31/2027	12/31/2027	12/31/2027
110-41240	ROOM TAX	(27,162)	(10,819)	(13,349)	(23,000)	(4,095)	(15,000)	(15,000)		
110-48110	INT ON TEMP INVESTMENTS	(3,397)	(1,859)	(1,315)	-	-	(800)	(800)		
110-48500	DONATIONS	(4,000)	-	-	-	-	-	-		
110-49999	FUND BALANCE APPLIED	-	-	-	(29,090)	-	(19,015)	(19,015)		
110-56820	PROFESSIONAL SERVICES	1,678	460	17,590	18,290	600	9,415	10,000		
110-56820	TOURISM EXPENSE	10,767	8,515	25,370	22,400	5,000	16,000	16,000		
110-56820	ECONOMIC DEVELOPMENT MARKETING	6,892	3,608	2,483	11,400	-	9,400	8,815		
		(15,222)	(95)	30,779	-	1,505	-	-	-	-



Community Development Updates

July 2026 Colette Spranger, Community Development Director

- Finalized a Site Assessment Grant (SAG) application to procure funding for demolishing the building at 170 E Church Street and cleaning the site
- Working with MSA Professional Services to wrap up the federally funded EPA planning grant for 170 E Church Street
 - Upcoming input event on Sunday, July 19th at the Farmers Market to give your input on the two scenarios suggested by their research
 - If you can't make that, another survey will be made available to provide feedback
- Code enforcement letters have been sent out to all property owners and businesses that are zoned for commercial or industrial use reminding folks about building permit services and common code violations. Actual enforcement to begin in two weeks.

Building Permit Summary				
	June 2026		2026 YTD	
Total	19		91	
In House	14		56	
GEC	5		35	
Total Project Costs	\$192,324		\$6,401,655	
Total Permit Fees	\$4,516		\$20,143	
	# of Permits	Est. Project Cost	# of Permits	Est. Project Cost
New Commercial	1	\$1,750,000	6	\$5,074,250
New Single Family	-	-	1	\$300,000
New Duplex	-	-	-	-
New Multifamily	-	-	-	-

Code Enforcement Summary	
Open Cases	44
Closed Cases	12



CITY OF EVANSVILLE REDEVELOPMENT PLAN FOR 170 E. CHURCH STREET

PHASE 2 SURVEY NOW OPEN!

*The City is seeking public feedback on two **proposed concepts** for the future of 170 E. Church Street. Shaped by input from the first survey, these concepts will help guide the Reuse Concept Plan and long-term vision for redevelopment of the site.*



*To complete the online survey, scan
the QR code or visit
surveymonkey.com/r/Evansville*

*Catch the project team at the
Evansville Farmer's Market on
Sunday, July 19th to give your
feedback in person!*

