

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, August 17th, 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. *(Note: The July 20th, 2026 meeting was not held due to lack of quorum.)*
5. Civility reminder
6. Citizen Appearances, other than listed agenda items
 - A. Greg Ardisson – Owner of the Night Owl, Mama Rita’s, Ardy Brothers BBQ
7. New Business
 - A. 2026 Fall Job Fair
 - B. Review and Approve Applications for ARPA Housing Grant
 - C. Review Preliminary 2027 Budget
 - D. Discussion and possible action regarding Evansville Municipal Code §130-799 – Window Treatment in the B-2 Central Business District, including consideration of amending the current 50% window-covering limitation to allow up to 75 % window coverage for operating businesses where customer, client, or patient privacy is reasonably necessary, while maintaining an attractive and active downtown storefront appearance.
8. Old Business
 - A. Library Partnership Update
 - B. Business Visits with WPPI Energy
 - C. Promotional Materials Update
9. Monthly Reports
 - A. Community Development Report

B. Chamber of Commerce Report

C. Tourism Commission Report

10. Discussion

11. Next Meeting Date:

A. September 21, 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
 - 2nd Floor Apartment
 - Provide rough plumbing and install owner supplied fixtures for
 - Bathroom
 - 1 – Toilet
 - Supplied by others
 - 1 – Bathroom sink
 - Supplied by others
 - 1 – Remodel shower
 - Supplied by others
 - Laundry closet
 - To be located in new closet by back door of apartment
 - 1 – ACW connection
 - 1 – Open site for tankless water heater pumped drain
 - Kitchen
 - Kitchen
 - 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

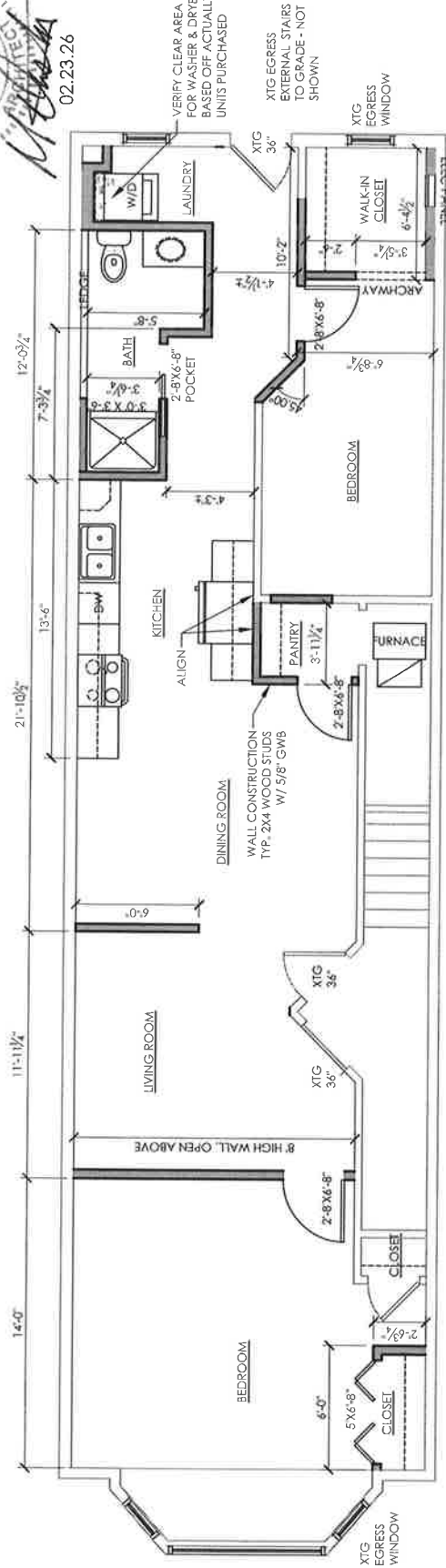
Any material or service not listed above

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"



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			
SUBTOTAL				78	
TAX					
TOTAL					
LESS DEPOSIT					
AMOUNT DUE					

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: _____

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
100-56820-210	PROFESSIONAL SERVICES	13,085	6,348	5,797	5,000	338	4,500	4,500	2,500	
100-56820-300	ECONOMIC DEVELOPMENT EXP	608	1,252	1,464	1,500	212	1,500	1,500	1,500	
100-56820-305	MEMBERSHIP DUES	3,082	495	1,327	2,000	-	2,000	2,000		
100-56820-400	PLAN IMPLEMENTATION	1,186	-	750	1,000	-	1,000	1,000	1,000	
100-56820-410	ECONOMIC DEVELOPMENT MARKETING	468	1,024	832	1,000	-	1,000	1,000	1,000	
100-56820-420	PRINT MATERIALS	450	270	-	1,000	-	1,000	500	1,000	
100-56820-720	BLDG IMPROVEMENT GRANT FUND EC	6,000	8,000	4,000	6,000	-	6,000	6,000	8,000	

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
110-41240-000	ROOM TAX	(27,162)	(10,819)	(13,349)	(23,000)	(4,095)	(15,000)	(15,000)		
110-48110-510	INT ON TEMP INVESTMENTS	(3,397)	(1,859)	(1,315)	-	-	(800)	(800)		
110-48500-000	DONATIONS	(4,000)	-	-	-	-	-	-		
110-49999-990	FUND BALANCE APPLIED	-	-	-	(29,090)	-	(19,015)	(19,015)		
110-56820-210	PROFESSIONAL SERVICES	1,678	460	17,590	18,290	600	9,415	10,000	8,100	
110-56820-300	TOURISM EXPENSE	10,767	8,515	25,370	22,400	5,000	16,000	16,000	15,000	
110-56820-410	ECONOMIC DEVELOPMENT MARKETING	6,892	3,608	2,483	11,400	-	9,400	8,815	9,000	
		(15,222)	(95)	30,779	-	1,505	-	-	-	-

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Vacant storefronts: Turning negatives into opportunities

March 19, 2026

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By Joe Lawniczak

WEDC Downtown Design Specialist



Vacant storefronts should be thought of as a blank slate for a new business.

Vacant storefronts exist in every community. Most often it's not a sign of a struggling district or a poor economy. Businesses come and go for various reasons. Perhaps a business has grown and moved to a larger space. Maybe another has refined its offerings and downsized to a smaller space. Some business owners face unexpected personal (or personnel) issues that force them to close. But having some vacancies in a district is actually a good thing, so when a suitable business is looking for space, there are options available.

Yes, there are local, state, or even global economic issues that can affect businesses and vacancies, but those are generally temporary. It's how our businesses, property owners, and communities react to these ebbs and flows that will determine how well they're able to get through them. And in most cases, such success depends on the message and attitude they're portraying.

If a community dwells on one key property that has been vacant for years, it may lose sight of the fact that 10 other businesses may have opened elsewhere downtown. We need to always turn negatives into positives, when possible, such as reminding people that these spaces aren't empty, they're full of opportunity.

But a big step in that process is getting owners of vacant storefronts to buy into that philosophy. Main Street communities can assist them in many ways, with ideas, hands-on assistance, financial incentives, mentorships, and even peer pressure when needed. This visual article will illustrate some of these strategies.

Curating the message

When a storefront becomes vacant, or has been for some time, the least effective approach is allowing it to look vacant and deteriorated. Many property owners will say they can't afford to make improvements to a building until they find a good tenant. But the chances of them finding a good tenant are very slim unless they make some basic improvements.

At the very least, they should repair highly visible deteriorated elements, replace cracked glass, clean up the entryway, and utilize more than just hand-painted "for rent" signs. And when possible, encourage them to make long-term improvements, such as reopening boarded-up or downsized windows, and getting the interior to a clean, basic "white box" appearance. These types of improvements are much easier to do when the building is vacant anyway, and they will make a space much more appealing to potential tenants.

Communities can help with financial incentives (when available), design advice for the façade or display windows, and marketing the space online.



Vacant storefronts that look like these will likely not attract a good tenant, and only having a “for rent” sign in a window (and not online) means the space is invisible to many potential tenants.



Concealed transoms, downsized storefront windows, and unattractive entry doors will turn off most potential tenants. Addressing these issues is much easier to do when the building is vacant. Communities can customize their incentives and resources toward these types of improvements.



Generic “white box” improvements can allow potential tenants to visualize their businesses in a space much easier.

In cases where a storefront has been vacant for years, communities must resist the urge to allow incompatible uses just to get them filled. Main Street districts rely on a continuous series of commercial storefronts in order to thrive. Having that continuity disrupted by a noncommercial use such as storage or residential can be detrimental.

Allowing a property owner to use a prominent storefront space for storage can also cause considerable damage to the building itself, due to the weight of the storage. Storage areas are typically not occupied every day, so when issues arise, such as vermin, vandalism, broken pipes, or roof leaks, no one is there to monitor it.

Converting a ground-floor storefront into residential is often considered an irreversible change, since it is difficult and expensive to undo in the future, and thus, rarely ever is. This is not to say that communities shouldn't allow live-work units in these spaces, where the front half is open to the public, and the back half is residential. It may also be appropriate to install an accessible residential unit in the back of the building if the property is suitable for that. But the main storefront area should never be residential.



Allowing ground-floor residential, storage, or cluttered office space in a vacant storefront can be detrimental to the building and the district. Communities can enact ordinances to prohibit such uses at Main Street storefronts.

Focusing on the storefront

While façade and building improvements are very important to potential tenants, they can also be expensive. Thankfully there are additional ways to make a storefront attractive to potential tenants for very little cost, such as temporary storefront displays. Often all it takes is imagination and creativity. If a property owner isn't endowed with these traits, perhaps there are a few neighboring business owners who are and can provide assistance.

While many eye-catching and effective window displays are simple and inexpensive, it's important that they are not cheaply done. Avoiding clutter or a tacky homemade feel,

even on do-it-yourself displays, is vital.



Cheap or cluttered window displays can be less appealing than a blank window.

The main goals in creating a temporary window display in a vacant storefront are to turn the negative of the vacancy into a positive, to make the window look less vacant, and to allow potential tenants to see how it could be used. The same is true for storefronts that have a new business coming soon. In these cases, temporary window displays can build excitement for what's coming next. In both cases, colorful signage or vinyl clings can be very effective, as the images below illustrate.



Colorful signage can lure potential tenants or build excitement for what's coming next.

Temporary displays are a simple and inexpensive way to make a vacant storefront look active, fun, colorful, and even quirky. The images below show various examples, using artwork, community information, local history, holidays, oversized items, antique or vintage items, and even random slogans.

All window displays should be changed regularly to keep them fresh—perhaps every month, or at each holiday or major event. If artwork is used, consider art from local artists,

and rotate works at various windows throughout downtown. If there is a major downtown streetscape project or development coming soon, vacant windows can be used to show the plans and renderings. Or displays can utilize features that have nothing to do with downtown but are just fun.



Artwork



Community information



Local history



Holidays (inside and out)



Oversized items



Antique or vintage items



Mannequins (even when not selling clothing)



Slogans, fun quotes

Temporary window displays in vacant storefronts should follow the same design principles as business merchandising: Keep it simple, use colors (even bright ones), balance height and depth, display similar items in groups of three, embrace quirkiness, use movement when possible, and always be strategic with lighting. The images below show examples of each.



Simple is perfectly fine.



Be bright and bold.



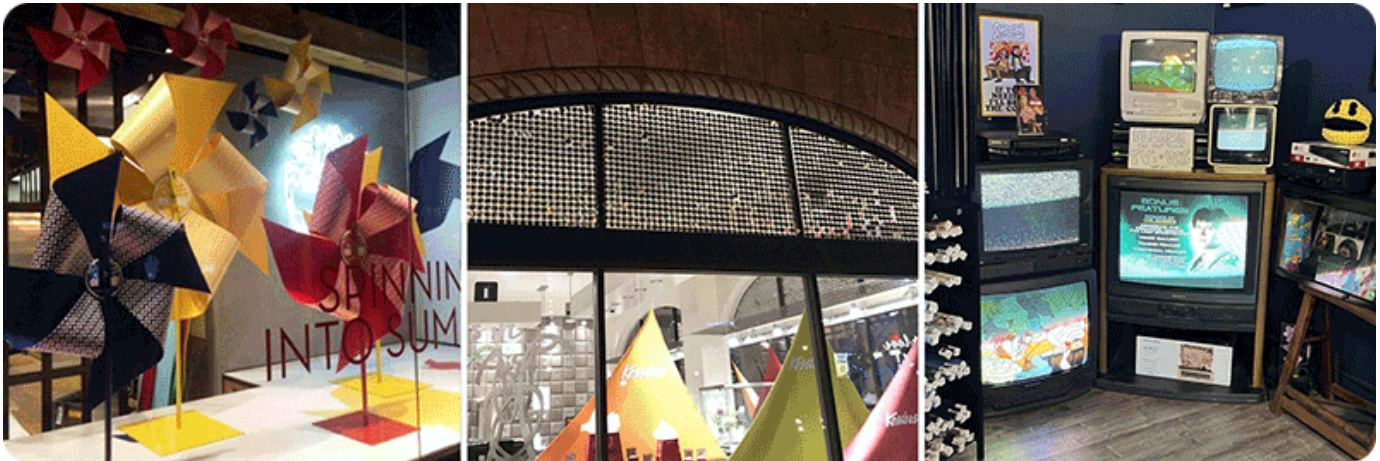
Balance height and depth; avoid flat and linear.



Display similar items in groups of three or five.



Don't fear quirkiness. It makes people notice and smile!



Use movement, like pinwheels, sequins, and TVs or monitors when possible.



Use lighting to highlight different aspects of a display; and leave lights on into the night.

In addition to the windows, temporary displays can be extended to the outside as well. While “open” flags, outdoor merchandising, and outdoor seating can be very effective for businesses, they obviously wouldn't serve a specific business when done in front of a vacant storefront. But they can help to make a storefront look less vacant, and an entire block look more vibrant.

Outdoor displays at vacant storefronts can be purely artistic, such as artwork and planters, or serve an actual purpose, such as benches and outdoor seating (perhaps for a

neighboring business). A tattoo artist in Marshfield puts out a vintage-looking coat rack each winter that serves as a free coat exchange for anyone in need. It doesn't serve a purpose for the business, but it's wonderful for the community and adds another attractive display to the sidewalk.



Various outdoor displays range from flags, umbrellas, and signage, to a free coat exchange for those in need.



Planters are a great way to turn vacant storefronts into happy places. There must be regular maintenance though, either by the property owner or downtown stakeholders.



Benches and chairs can provide inviting resting spaces in front of vacant storefronts.



Outdoor café seating at a vacant storefront can be used by neighboring businesses, or as places for people to work remotely.



Vacant storefronts can be a perfect location for sculptures and public art, since they won't obstruct people going in and out of the building.



Vacant storefronts don't need "open" flags, but other types of flags can be used to make the streetscape look more vibrant.

While a vacant building is undergoing interior renovations, it may be logical to screen the view from the outside. This can be accomplished with simple kraft paper, curtains, or

blinds. But this is a great opportunity to expand upon that and use the window screening essentially as free marketing. Having signage, graphics, or even merchandise displayed just in front of the kraft paper, curtains, or blinds can make it stand out considerably. If an interior renovation is going to be in progress for a long time, using vinyl clings on the windows may be a feasible option as well.



There are more creative ways to screen interior construction than just plain kraft paper.



Vinyl clings may be an option for a building undergoing lengthy interior renovations.

In some cases, storefront windows were designed with a display area just inside the window and an additional set of windows or French doors behind the display area. This allows some natural light to enter the main space but still provides privacy. In other buildings, etched glass, artistic back wall panels, or freestanding privacy screens can do the same. In each case, the large storefront window is allowed to remain instead of being downsized or filled in for privacy.



If a storefront has additional screening behind the display area, this can provide privacy and display space while allowing the full display windows to remain.



Other ways to provide screening may include large art panels, trifold dividers, or etched glass.

These are just some of the countless fun, creative, and inexpensive ways to give life to a vacant storefront. Downtown organizations can play a role in many different ways, from incentives, ideas, and hands-on assistance. If the organization, or one of its businesses or property owners, has storage space that's not being used, perhaps it could be used as a free lending library of various display items, such as kraft paper, boxes, crates, ladders, fabric, mannequins, artwork, string, rope, etc. And neighboring business owners, especially retailers who have a great eye for window displays, could act as mentors to owners of vacant storefronts. With most issues facing communities, it takes a village to overcome them.

Re: Ability/pricing for large notepad?

From C&M Printing <orders@cmprinting.biz>
Date Fri 7/17/2026 07:47
To Colette Spranger <c.spranger@evansvillewi.gov>
Cc C&M Printing <orders@cmprinting.biz>

Hi Colette,

We can make the pads with as many sheets as you'd like. Ideally, how many sheets were you thinking per pad? I'm also assuming each sheet will have a different design.

I included a few pricing options below so you can see where the price breaks are. The biggest savings start once you reach an order of 40 pads.

All of the options below are printed in full color on one side using 60# uncoated paper. Each pad is glued at the top and includes a chipboard backer. Please let us know if you have any questions.

20 Pads @ 30 Sheets Each - \$350.00
20 Pads @ 40 Sheets Each - \$455.00
20 Pads @ 50 Sheets Each - \$520.00

40 Pads @ 30 Sheets Each - \$605.00
40 Pads @ 40 Sheets Each - \$780.00
40 Pads @ 50 Sheets Each - \$945.00

JOHN NUZZO

C & M Printing, Inc.
104 W Fulton Street
Edgerton WI 53534
608.884.3902
Office Hours: Mon – Fri. 8:00 – 5:00
orders@cmprinting.biz

From: Colette Spranger <c.spranger@evansvillewi.gov>
Date: Thursday, July 16, 2026 at 4:13 PM
To: C&M Printing <orders@cmprinting.biz>
Subject: Re: Ability/pricing for large notepad?

I'm guessing you could only do 30-40 sheets per pad, and maybe 20 pads? This is the first time we're doing this.

Colette Spranger

Office: 608-882-2263
Cell: 608-490-0145

From: C&M Printing <orders@cmprinting.biz>
Sent: Thursday, July 16, 2026 16:10
To: Colette Spranger <c.spranger@evansvillewi.gov>
Subject: RE: Ability/pricing for large notepad?

Hi Colette,

I will get this over to John and get back with you soon as I can. How many do you think you would want?

Alyssa Hensler

C & M Printing, Inc.
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orders@cmprinting.biz

From: Colette Spranger <c.spranger@evansvillewi.gov>
Sent: Thursday, July 16, 2026 4:07 PM



Community Development Updates

August 2026 Colette Spranger, Community Development Director

Data Center Overview from 8/4 Plan Commission Meeting:

- See attached overview from Boardman Clark about what the City can and cannot do to enact a moratorium (for any project, not just data centers.)
 - [Urban Land Institute has included a good primer on what data centers are](#) and how to use zoning and other regulation tools to dictate limits and standards for data center development. (This is also in Plan Commission's August 4th Packet.)
 - What a data center conditional use can do:
 - Enact size limits for buildings and lot acreage
 - Enforce setbacks and buffer distances from conflicting uses
 - Regulate building/site design through landscaping, lighting, and architectural standards
 - Require studies for impacts, such as sounds, vibration, or other measurable qualities
 - Place limits on impacts such as sounds, vibration, lighting
 - What a data center conditional use cannot do:
 - Dictate anything regulated by the utilities
 - Exempt or guarantee tax increment financing incentives
 - Protect the City if a data center develops outside the City boundary
 - Non-disclosure agreements (aka NDAs)
 - These are often asked for by prospective developers as a means to protect proprietary data and information, such as tipping off competitors
 - This does not protect that data from a FOIA request, if there are e-mails or other documents sent by the company on the City's data servers
 - A blanket refusal to sign one would probably kill any project that comes to Evansville
 - Common Council is usually briefed about these in closed session prior to the Administrator or Mayor signing
 - Reasons Evansville is not in the crosshairs for hyperscale data centers at the moment
 - We don't have the energy redundancy for such a facility (these places demand zero downtime, which our utility cannot guarantee)
 - We do not have reliable and redundant infrastructure for high speed internet that these places seek (often located nearer larger cities or transportation networks, like I-39/90)
 - We do not have available land properly zoned for additional industrial users within the City
-

Building Permit Summary				
	July 2026		2026 YTD	
Total	15		106	
In House	7		63	
GEC	8		43	
Total Project Costs	\$4,092,254		\$7,507,659*	
Total Permit Fees (includes impact fees)**	\$37,465		\$56,608	
	# of Permits	Est. Project Cost	# of Permits	Est. Project Cost
New Commercial	1	\$2,736,250	7	\$4,807,250*
New Single Family	1	\$375,000	2	\$675,000
New Duplex	0	0	0	0
New Multifamily	2	\$600,000	2	\$600,000
* - Last month's totals double counted costs for two projects, which were issued early start permits				
** - residential projects include impact fees for sewer and water				

Code Enforcement Summary	
Open Cases	78
Closed Cases	22