N O T I C E

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, September 21, 2026
City Hall, 3rd Floor, 31 S. Madison Street, Evansville, WI 53536
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 August 17th, 2026 minutes and approve as printed.
5. Civility reminder
6. Citizen Appearances, other than listed agenda items
7. New Business
    A. Update Building Improvement Grant for 2027
8. Old Business
    A. 2026 Job Fair
    B. Library Partnership Update
    C. Business Visits
    D. Promotional Materials Update
9. Monthly Reports
    A. Community Development Report
    B. Chamber of Commerce Report
    C. Tourism Commission Report
10. Discussion
11. Next Meeting and upcoming dates:
    A. October 19, 2026 at 6:00 p.m.
    B. Job Fair -- October 21, 2026 at 4:00 p.m.
    C. TBD – CHS Groundbreaking
12. Motion to Adjourn.

- *Kelly Knoble, Economic Development Committee Chair*

City of Evansville **Economic Development Committee**
Regular Meeting
The Night Owl Sports Pub and Eatery, 189 E Main Street, Evansville, WI 53536
Monday, August 17, 2026, 6:00 p.m.

MINUTES

1. **Call to Order.** 6:02 pm

2. **Roll Call**:

	Present/Absent
Norman Barker	P
Kelly Knoble, Chair	P
Jon Alling	P
Paul Liesse	P
Brandon Rutz	P
Vacant	-
Sue Berg	P

Others Present
Erik Ferrar, ECSD
Colette Spranger, Com. Dev. Director
Shawn Dunphy, Chamber of Commerce
Alex Moderhock

3. ***Motion to Approve Agenda as printed. Motion by Liesse, second by Alling. Motion carried unanimously.***

4. ***Motion to waive the reading of the minutes from June 15th, 2026 meeting and approve as printed.*** *(Note: The July 20th, 2026 meeting was not held due to lack of quorum.)* ***Motion by Liesse, second by Alling. Motion carried unanimously.***

5. **Civility Reminder**

6. **Citizen Appearances, other than listed agenda items**

   A. Alex Moderhock is a resident attending this evening because he interested in participating with the committee. He works at Bell Laboratories. Has served on various boards throughout the years, including the Dane County Tree Board, Dane Dances.

   A. Greg Ardisson – Owner of the Night Owl, Mama Rita's, Ardy Brothers BBQ
   Greg is generously hosting this evening's meeting. The group asks for an update on how business is. Greg's business has pivoted many times throughout the years in response to market changes and unique challenges, such as fire, rebuilding, and relocating. Business is tough right now and he warns that there is no guarantee any local business would continue without a push to patronize non-chain businesses. He is concerned about how rate increases for electricity will affect him. He is also skeptical of the food truck trend,

noting he pays taxes to the City each year. Food trucks do not leave that kind of impact on the community. Greg is also active with the Fourth of July committee.

7. New Business

A. 2026 Fall Job Fair

Spranger requested formal approval of a date. Agreement from group that a later afternoon event worked well. Suggestion made to have a place for employers who cannot make it to leave applications and position descriptions at the City's own table, or one made for local businesses. Spranger will reach out to DWD and confirm with Creekside for a location.

B. Review and Approve Applications for ARPA Housing Grant

$50,000 is left to distribute to local property owners improving residential units on upper floors. Two applications have been submitted. Funds need to be distributed before the end of the year.

Motion by Alling to approve the application for $25,000 to Sue Farnsworth for improvements made to 16 E Main Street. Second by Liesse. Motion carried unanimously.

Motion by Berg to approve the application for $25,000 to Dave Mueller for improvements proposed at 116 E Main Street, with the conditions that estimates are gathered for proposed work and Historic Preservation approval is given for any exterior changes. Second by Alling. Motion carried unanimously.

C. Review Preliminary 2027 Budget

Brief discussion on proposed budget that dovetailed into tentative plans for this committee in 2027. The 2028 budget may include a larger ask depending on the outcome of those plans.
Motion to approve the economic development and tourism budgets as presented by Berg, second by Alling. Motion carried, with Liesse abstaining.

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.

A letter was delivered to several alderpeople requesting a review of the existing ordinance. Spranger presented an article from the Wisconsin Economic Development Corporation that detailed how windows can be ornamented or styled to provide an attractive appearance. The general advice given is that no more than 50% of a window should be permanently covered, and that changing displays can be an attractant to downtown. The City has pushed for enforcement of the ordinance over the past month. Discussion included whether or not the ordinance should apply to just empty storefronts and what mix of uses the City should strive for in the downtown. Spranger notes this a zoning question, and the committee could suggest changes to Plan Commission that would encourage certain uses by right (such as entertainment) and make others (office space) conditional. Discussion also touched on motivated landlords versus business owners stuck in the middle. Consensus that the group understand the goal of the ordinance is to create an open, lively, and engaging atmosphere in the downtown. Spranger took a poll of members on their thoughts to take action:

- Alling is uncomfortable with making the changes proposed.
- Knoble would like to see the changes made.
- Barker would like the ordinance to remain as is.
- Berg would like to leave it for the moment, and will consider revisiting it down the road if it proves problematic or difficult.
- Liesse would like the ordinance to remain as is.

8. Old Business

A. Library Partnership Update

Library director Bronna Lehmann has organized a talk from SCORE (Service Corps of Retired Executives) on September 15th at the library. This is the first event in a series of business related content she hopes to offer the community.

B. Business Visits with WPPI Energy

Spranger reported on business visits to a handful of downtown shops and offices, including the Evansville Veterinary Clinic. She was accompanied by Darren Jacobsen of WPPI Energy, who educated those available on using the MyAccount features to track energy usage.

C. Promotional Materials Update

Alling and Dunphy have been working on a one page tear-off directory that will be distributed to businesses. The goal is to get them printed by the Fall Fest.

9. Monthly Reports

A. Community Development Report

Spranger reported on progress from Plan Commission and Common Council discussion on data centers, noting the exercise was a good way to engage the community.

B. Chamber of Commerce Report

Chamber reported on events and recent ribbon cuttings at Schoop's Second Chance and Chesterfield Kennels.

C. Tourism Commission Report

Tourism's latest meeting included going over the budget that was recommended at tonight's meeting**.**

10. Discussion

11. Next Meeting Dates:

A. Regular Meeting: September 21, 2026 at 6:00 PM.

12. ***Adjourn.*** ***At 7:47 PM.***

BUILDING IMPROVEMENT GRANT PROGRAM 2026
CITY OF EVANSVILLE, WI

PURPOSE

The Evansville Building Improvement Grant Program was created to encourage and assist the maintenance and rehabilitation of our community's commercial buildings. Since 2018, sixteen grants totaling $26,000 have been distributed to businesses.

ELIGIBILITY

- Applicants must be the owner of record, mortgagor, contract purchaser or lessee of property (with property owner's written consent).

- Property must be located within the City of Evansville, and must be used for commercial purposes. Industrial, residential and church-related properties are not eligible. If there is a mixed-use property involved in the grant request, only the commercial aspect will be covered by the grant.

- Preference will be given to properties located within the City's central business district (B-2) but business/building owners throughout the City are encouraged to apply.

- All grant proceeds must be used for the exterior renovation of the structure.

- Ineligible costs: signs, murals, landscaping, working capital (e.g. staff wages, rent costs), property acquisition, or refinancing of existing debt.

- Grant amounts shall not exceed 40% of the project's total cost - with a maximum award of $3,000 per applicant. *Therefore, to receive the maximum grant amount, the total project cost must be at least $7,500.*

- Limit one grant per property per year. Recipients of BIG funds from the previous year will not be eligible.

- All Building Improvement Grant requests are subject to review by the Building Improvement Grant Committee. Grant decisions will be determined on a case-by-case basis and are subject to fund availability during that year's annual application period.

- Grants will be distributed to recipients upon successful completion of the project as approved. Changes to an approved project must be reviewed and approved by the City Administrator. Additional approval of the Building Improvement Grant Committee may be deemed necessary for significant changes. Failure to obtain proper approval may result in a reduction of award amount or the forfeiture of the grant in its entirety.

- The Building Improvement Grant Committee will monitor program compliance. The City Clerk/Treasurer will administer all Building Improvement Grant funds.

- Applicants are encouraged to use other funding sources, such as the state's historic preservation tax credit program, to maximize the award amount.

DEADLINES & INFORMATION

The Building Improvement Grant Committee will then meet to evaluate and award grants. Projects must be completed within six months of approval, unless an extension is granted by the Building Improvement Grant Committee.

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, or by asking a member of the Economic Development Committee.

Building Improvement Grant Program

PROGRAM APPLICATION

1. APPLICANT INFORMATION

Name _____

Address_____
_____
_____

Phone _____

Interest in property to be renovated (check one)

____ Owner/Mortgagor
____ Buyer on contract
____ Tenant

If buyer on contract, who is the property owner?

_____

If tenant, who is the property owner?

_____

If tenant, how many years are left on the current lease?

_____

2. PROJECT INFORMATION

Business Name _____

Project Address _____

Location Map Attached Yes_____ No___

Current property Use _____

Proposed Use

_____
_____
_____
_____

Proposed Rehabilitation

_____
_____
_____
_____

Project Cost Estimates

Rehabilitation	BIG	Owner Equity	Other Financing (specify source)	Total
Exterior Renovation				
Signage	$0			
Landscaping/Site Improvements	$0			
Total				

3. REQUIRED APPLICATION ATTACHMENTS

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

- ☐ Site plan drawn to scale, at a minimum at 1"=100'.
- ☐ 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. The drawing should clearly show proposed signage (if any). Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.
- ☐ Clear and identifiable photographs of the building facades and facades of neighboring buildings. If more than one facade is proposed for renovation, photographs of each building facade, proposed as well as neighboring, should be submitted.
- ☐ Preliminary (written) cost estimates.
- ☐ Rehabilitation/Construction time schedule, noting start and completion date.

4. CERTIFICATION

I, the undersigned, certify that I have received and read the guidelines and procedures of the Building Improvement Grant Program (BIG). I certify that all information provided herein is true and accurate to the best of my knowledge. I further certify that I have completed and provided the required attachments in accordance with this application.

Applicant Name (print or type)_____ Date_____

Applicant Signature_____

****************************OFFICE USE ONLY***************************

Date Received_____ Lending Institution_____

Application is _____APPROVED ____DENIED Date_____

BIG Committee Signatures_____
_____
_____
_____
_____

Comments_____
_____
_____
_____

Community Development Updates

September 2026 Colette Spranger, Community Development Director

CHS Oilseed Processing

- This project was approved by the City in 2023 and was subject to extensive public feedback and review.
- There may be slight changes from the site plan than was proposed in 2023, but staff has been told this is likely to result in a less intense site at startup. The oil refinery has been removed and grain towers will be built in phases rather than all at once.
- Grounding breaking anticipated for early October
- Dirt moving/tree grubbing to begin once State and City Engineer have signed off on stormwater, grading, and erosion control plans.
- Building construction likely to start shortly after. Construction is anticipated to last 2 years and activity on the site may be 24/7 at certain times, particularly when the weather is fair.
- At peak, ~300 workers are expected to be on the construction site.
- At operation, ~80 full time jobs are expected.
- City is working on an FAQ that will be live by the end of the month.

Building Permit Summary				
	August 2026		2026 YTD	
Total	11		117	
In House	9		72	
GEC	2		45	
Total Project Costs	$352,922		$7,860,581	
Total Permit Fees (includes impact fees)**	$780		$57,388	
	# of Permits	Est. Project Cost	# of Permits	Est. Project Cost
New Commercial	0	-	7	$4,807,250*
New Single Family	0	-	2	$675,000
New Duplex	0	-	0	0
New Multifamily	0	-	2	$600,000
** - residential projects include impact fees for sewer and water				

Code Enforcement Summary	
Open Cases	62
Closed Cases	30
Citations	2

September 2026
Evansville Area Chamber of Commerce
Director Update

Upcoming Chamber Events/Ribbon Cuttings/Grand Openings

SCORE Presentations: September 15th, November 17th & January 19th at EFPL at 6pm
Fall Fest Saturday, October 10th 3-9pm
Merchant Trick or Treat, Saturday October 31st 11am-2pm
Ribbon Cutting **- Koira, October 31st at 10am & Triple J Crystals - September 26 at 11 am**
8 Grove Townhome ground breaking 8/24 at 1230 pm
Annual Meeting December 14 time and location TBD
Farmwise Groundbreaking Doudlah Farms Organics 9/23 at 930am

Upcoming Community Events

Farmer's Market on Sundays at Allen Creek Coffeehouse from 10am-2pm
Vintage Shop Hop October 2-3
Fall Fest October 10
Creekside Casino Night October 17
Merchant Trick or Treat October 31
Mammoth Hike Challenge - October 1-31
Olde Fashioned Christmas November 20-21

Economic Development

Business Visits - city tourism map

Tourism Updates

Chamber Projects & Happenings

Fall Fest, Monster Mash Market, Grange Store Sign Lighting Planning
Vintage Shop Hop Oct. 2-3
Merchant Trick or Treat
Upcoming Ribbon Cuttings: Triple J Crystals, KOIRA, 8 Grove Townhomes
Olde Fashioned Christmas
Small Business Saturday
SCORE Presentations at EFPL

NEW MEMBERS
Triple J Crystals

City of Evansville
Evansville Tourism Commission
September 2026 Summary Submitted by Sue Berg

The Evansville Tourism Commission does not meet in September. The Commission meets every other month: February, April, June, August, October and December.

Updates
The 2027 Rock County tourism guide continues to be in development. Event information for 2027 is being collected.

Activities with Tourism Potential

- Events page (managed by Chamber of Commerce & Tourism) https://www.facebook.com/evansvillewievents
- Evansville Underground Music – check calendar https://evansvilleundergroundmusic.org/calendar/ and https://www.facebook.com/groups/2442819112656816/events
- Concerts on Allen Creek - check calendar
- https://www.facebook.com/allencreekcoffeehouse
- Hop Garden music
- https://www.facebook.com/HopGardenEvansville
- Creekside Cruise Night September 3
- Creekside CreekFest September 12
- Community Corn Roast September 13
- Historic Home Tour September 19
- Mammoth Hike Challenge October 1-31
- Vintage Shop Hop October 2-3
- The Grange Sign Lighting October 10
- Fall Fest and Monster Mash Market October 10
- Creekside Casino Night October 17
- Merchant Trick or Treat October 31

Next meeting dates are October 8 and December 10, 2026