

**City of Evansville Plan Commission  
Regular Meeting  
Tuesday, January 6<sup>th</sup>, 2026, 6:00 p.m.**

**MINUTES**

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

Members	Present/ Absent	Others Present
Mayor Dianne Duggan	P	Colette Spranger, Community Development Director
Aldersperson Bill Lathrop	P	Jason Sergeant, City Administrator
Aldersperson Abbey Barnes	P	Scott Mallon
Susan Becker	A	Morgan Rennes
John Gishnock	P	Roger Berg
Mike Scarmon	P	Jim Lahey
Eric Klar	A	Scott Mallon
		Daryl Fox
		Ron Schaaf
		Joel Tomlin

- 3. Motion to approve the agenda, by Barnes, second by Lathrop. Approved unanimously.**
- 4. Motion to waive the reading of the minutes from the December 2, 2025 meeting approve them as printed by Lathrop, seconded by Barnes. Approved unanimously.**
- 5. Civility Reminder.** Duggan affirmed the City’s commitment to conducting meetings with civility.
- 6. Citizen appearances other than agenda items listed.** None.

**7. Action Items**

**A. Public Hearing, Review, and Motion for Conditional Use Permit Application CUP-2026-01 for an Indoor Commercial Entertainment Use on parcel 6-27-860 (155 Union Street)**

**1. Review Staff Report and Applicant Comments**

The application is to operate a restaurant. Romano’s once operated further south on Union Street; this location will be in the former space of Evansville Blooms. Primary focus will be on takeout and delivery service though some dine-in options will be available. No alcohol will be served on site.

**2. Public Hearing.**

Duggan opened the public meeting at 6:03pm. Morgan Rennes is present and is a friend of the Romano family. She voices her support of the application. Public hearing closed at 6:05p.m.

**3. Plan Commissioner Questions and Comments**

Gishnock wondered if a monument sign for the entire site that featured the names of all businesses would be a good idea. Spranger replied that such a sign would need to be applied for by the owner. This applicant is welcome to their own signage on the building.

**4. Motion with Conditions**

**Motion to approve a Conditional Use Permit for Indoor Commercial Entertainment per section 130-408 on parcel 6-27-860 located at 155 Union Street, finding that the benefits of the use outweigh any potential adverse impacts, and that the proposed use is consistent with the required standards and criteria for issuance of a CUP set forth in Section 130-104(3)(a) through (e) of the Zoning Ordinance, subject to the following conditions:**

- 1) The business operator shall obtain and maintain all City, state, and county permits and licenses as may be required.**
- 2) Any substantial changes to the business model shall require a review of the existing conditional use permit.**
- 3) Use cannot create a public nuisance as defined by local and state law.**
- 4) The Conditional Use Permit is recorded with the Rock County Register of Deeds.**

**Motion by Lathrop, second by Scarmon. Motion passes unanimously.**

**B. Public Hearing, Review, and Motion for Land Division Application LD-2026-01 for a Preliminary Certified Survey Map on parcels 6-27-896, 6-27-905, and 6-27-905.**

**1. Review Staff Report and Applicant Comments**

Spranger explained the land division, where two parcels are enlarged from land in an adjacent parcel. The request is a little unusual in that the State of Wisconsin has further requirements when parcels abut navigable waters. Plan Commission will see this application again when a final certified survey map is submitted that contains the necessary information. Most of the land added to the two residential parcels is undevelopable as it is in the floodway.

**2. Public Hearing**

Duggan opened the public meeting at 6:13pm. No comments of note. Public hearing closed at 6:15p.m.

**3. Plan Commissioner Questions and Comments**

Lathrop asked the reason for the exchange of land. Berg replied that he wished to enlarge the parcel for tenant recreation without their having to trespass, and for possible enlargement/lengthening of the driveway. Spranger notes that paved surfaces are allowed in the floodway. Jason Sergeant adds that the City would benefit from an easement within the floodway for conservation and recreational use, and suggests it as an additional condition. Gishnock asks whether conservancy use needs to be City owned. The answer is not necessarily.

**4. Motion with Conditions**

**Motion to recommend Common Council approve a preliminary certified survey map adjust parcels 6-27-904 and 6-27-905 finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the following conditions:**

- 1. Add the location of the regulatory floodplain and Allen Creek to the face of the**

- preliminary certified survey map in advance of the January 13, 2026 Common Council meeting, in order to satisfy Section 110-101(5) of the City's subdivision ordinance.
2. Add the location Allen Creek, along with the approximate ordinary high water mark to the face of the final certified survey map and add the following language in order to satisfy Wis. Stats. 236.20(5) and (6): "Any land below the ordinary high watermark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution."
  3. Add the following language to the face of the final certified survey map: "Allowable land uses within the regulatory floodplain are determined by Chapter 54 (Flood Area Zoning) of the Evansville Municipal Code."
  4. The final Certified Survey Map and application is submitted for approval by Plan Commission and Common Council
  5. Submit to the City an easement for conservation and recreational use within the floodway area, complete with legal description. The City will initiate rezoning this area to C-1 Lowland Conservancy.

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

## **C. Public Hearing, Review, and Discussion on Ordinance 2026-01**

### **1. Review Staff Report**

Spranger summarized the changes proposed, noting that they were related to the concept plan the Commission reviewed in December for a new multifamily structure. She encouraged feedback before finalizing changes, noting that the ordinance had yet to go to first reading at Common Council.

### **2. Public Hearing**

Duggan opened the public meeting at 6:36pm. No comments of note. Public hearing closed at 6:37p.m.

### **3. Plan Commissioner Questions and Comments**

Gishnock expressed support for the square footage minimums proposed by the changes.

## **8. Discussion**

### **A. 50 Union Street – Bank of New Glarus Concept Plan**

Representatives from the Bank of New Glarus were there for feedback on the proposed site plan. Spranger explained the site will require two variances – one for pavement setbacks, the other for stacking lengths for drive-throughs. Barnes asked about the drive through window on the Casey's building. Spranger replied that such uses are conditional and if they are not in use for over a year, their permissions expire.

### **B. Update on Boundary Agreement with Town of Porter**

The City wishes to enter a boundary agreement with the Town of Porter in order to lessen disputes regarding land division issues. Spranger went over how an agreement works and what the next steps were. A commissioner asked whether the boundary revert to the statutory 1.5 miles from City borders if the boundary agreement were to expire. Spranger said the City attorney would be asked. Lathrop suggested adding in an additional parcel that the proposed map had omitted. The map will be presented at next week's Common Council meeting and then shared with officials from the Town of Porter.

## **9. Community Development Report**

**10. Next Meeting Date:** Tuesday, February 3rd, 2026 at 6:00 p.m.

**11. Adjourn at 7:00 pm.**