N O T I C E

A meeting of the City of Evansville Plan Commission will be held on the date and time stated below. Notice is further given that enough members of the City Council and Historic Preservation Commission may be present to constitute a "meeting" under Wisconsin statutes and this constitutes notice of any such meeting. Requests for persons with disabilities who need assistance to participate in this meeting should be made by calling City Hall at (608)-882-2266 with as much notice as possible.

City of Evansville **Plan Commission**
Regular Meeting
City Hall, 31 S Madison St., Evansville, WI 53536
Tuesday, November 3rd, 2026, 6:00 pm

AGENDA

1. Call to Order
2. Roll Call
3. Motion to Approve Agenda
4. Motion to waive the reading of the minutes from the October 6th, 2026 meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed.
7. Action Items
   A. Review, Discussion, and Possible Motion to Accept Landscaping Revision for SP-2023-0195 for a Soybean Oilseed Processing Plant (CHS Oilseed Processing) on parcel 6-27-1200.2 (400 County Road M)
      1. Review Staff Report and Applicant Comments
      2. Plan Commissioner Questions and Comments
      3. Potential Motion with Conditions
   B. Discussion and Direction for Future Site Plan Changes
   C. City Engineer Review and Recommendation of CHS Oilseed Processing Stormwater Plan and Site Review
   D. Review, Discussion, and Possible Motion for Ordinance 2026-08: Creating Section 130-505 Data Centers in Chapter 130 (Zoning)
      1. Review Ordinance and Applicant Comments
      2. Plan Commissioner Questions and Comments
      3. Possible Motion with Conditions
   E. Motion to Amend Approval Condition 1.B. for Applications SP-2024-04 and CUP-2024-06 (680 East Main Street, aka Kwik Trip)
8. Discussion
9. Community Development Report

-Mayor Abbey Barnes, Plan Commission Chair

A. Housing-Related Legislation Changes likely to affect Plan Commission
B. Building Permit Activity – September
C. Code Enforcement Activity - September

10. Upcoming Meeting: December 8th, 2026 at 6:00pm
11. Adjourn

-Mayor Abbey Barnes, Plan Commission Chair

City of Evansville Plan Commission
Regular Meeting
Tuesday, October 6th, 2026, 6:00 p.m.

MINUTES

1. **Call to Order** at 6:00pm.

2. **Roll Call:**

Members	Present/ Absent
Mayor Abbey Barnes	P
Alderperson Bill Lathrop	P
Alderperson Chuck Boyce	P
Susan Becker	P
John Gishnock	P
Mike Scarmon	A
Ry Thompson	A

Others Present

Colette Spranger, Community Development Director
Jim Graham, CHS
Zach Scott, DeLong Company
Gary Gilbank

3. ***Motion to approve the agenda, by Lathrop, second by Boyce. Approved unanimously.***

4. ***Motion to waive the reading of the minutes from the September 1st, 2026 meeting and approve them as printed by Lathrop, second by Boyce. Approved unanimously.***

   Before the vote, Spranger noted errors in the September minutes: the meeting day/date in the heading, the date of the prior minutes referenced in Item 4, and the "Others Present" list. The motion was made "as corrected."

5. **Civility Reminder.**
6. **Citizen appearances other than agenda items listed. None.**
7. **Action Items**

A. Review, Discussion, and Motion to Amend Approval for SP-2023-0195 for a Soybean Oilseed Processing Plant (CHS Oilseed Processing) on parcel 6-27-1200.2 (400 County Road M)

1. Review Staff Report and Applicant Comments

Graham was present on behalf of CHS. Spranger summarized the updated site plans. Items shown in color on the 11x17 site plan will be built before CHS receives its occupancy permit; items shown in gray are Phase 2 improvements likely to be built within about five years of the site becoming operational, including additional grain bins, oil storage tanks, a flat storage area, and a semi tanker truck wash next to the rail line. Several items have been rearranged, but because the site is set well back from surrounding roads, the cumulative effect of the changes is expected to be minimal. The development agreement covers utility connections; an on-site utility building will pretreat wastewater to remove solids before it reaches the City's treatment plant, which the City Engineer estimates has capacity for roughly 100 more homes. Water will come from an 800-foot high-capacity well in the northeast corner of the site. Private wells in the area are 50 to 250 feet deep, so conflicts are not expected, and

CHS's required pumping reports to the DNR will be publicly available online.

The City has created a project website as a clearinghouse for documents, timelines, approvals, site images, and answers to public questions; questions outside the City's control, such as the roundabout at Highway 14 and County Road M (a WisDOT project), will be linked to the responsible agency. The facility will be built to standards set by the National Fire Protection Association, the International Building Code, the EPA, and other state and federal agencies. Construction is expected to take about two years and will at times run 24 hours a day, particularly in summer. Grading and stormwater plans are still being finalized with the DNR and will be reviewed by the City Engineer before earthwork begins; trees may be removed now, but not stumps. Spranger explained that, because of the project's scale, construction documents will be submitted and approved in phases (footings, foundations, and grading first) rather than all at once, and the 2023 conditions require staff or engineering approval of each phase before work proceeds.

The site plan ordinance allows minor changes to be approved at the staff level, but the amended plan was brought to Plan Commission in the interest of public transparency. Of the 27 conditions in the 2023 approval, some have been met and others are in process. The only condition to be superseded is the requirement for elevation drawings, which are now to reflect the renderings presented tonight. The office/administration building is the only conventional building on the site; the rest is largely conveyor systems and processing equipment. Spranger recommended approving the amended site plan on the conditions that the applicant continue to meet the 2023 conditions as they apply, that elevation drawings reflect the renderings presented, and that any major change to the site plan be reviewed and approved per the ordinance.

2. **Plan Commissioner Questions and Comments**

   Barnes asked whether the bulk of the facility had moved closer to neighbors. Graham explained that the principal change is in the plant north of the loop track: the project went from a full vegetable oil refinery to a crush-only facility that will produce crude soybean oil to be sold for refining elsewhere. Spranger confirmed that the footprint and property boundary have not changed and that less storage will be built on day one. There are two fences on the site, one around the industrial area and an air permit fence on the property boundary. Items shown in white on the renderings are future additions.

   Gishnock asked whether the building inspector will have the capacity to manage a project of this scale. Spranger replied that GEC, which has been delegated the State's commercial inspection authority, has several inspectors, including commercial specialists, and will be on site far more often than the State would be; much of the project is machinery rather than buildings. Gishnock also asked that neighbors be considered regarding lighting and noise during 24-hour summer construction, and remarked that 27 conditions is reasonable for a project of this size. Lathrop asked whether the inspection fee issues raised by Sienna Crest have been resolved ahead of this project. Spranger replied that GEC has not responded in about three weeks regarding delegation of commercial electric permits; if it is not resolved, the City may remove that portion from its fee schedule and refer applicants directly to the State so that builders are not paying more.

3. ***Motion to approve the amended site plan for application SP-2023-0195 for improvements and construction of the soybean oilseed processing facility on parcel 6-27-1200.2, finding that the proposed changes meet the required standards and criteria set forth in Section 130-131 of the City of Evansville Zoning Ordinance and are in the public interest, subject to the following conditions:***

1. ***Applicant continues to meet conditions yet unmet from site plan approval given on September 5th, 2023.***
2. ***Elevation drawings of proposed buildings showing finished exterior treatment to clearly depict exterior materials, texture, color and overall appearance consistent with renderings submitted by the applicant for review on October 6, 2026 are reviewed and approved by staff.***
3. ***Any major change to site plan application submittals shall be reviewed and approved per section 130-206 of the Municipal Code.***

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

B. Review, Discussion, and Motion to Approve Site Plan Application SP-2026-06 for an expansion of seed storage at the DeLong Company on parcel 6-27-866 (340 Union Street)

1. Review Staff Report and Applicant Comments

Zach Scott and Gilbank were present on behalf of the DeLong Company. Spranger noted that a 2024 site plan for an office extension on this building was approved but never built because of sewer lateral constraints. The site is unusual: it shares a tax parcel with the Mobil gas station to the north and is subject to a 99-year lease. It is zoned Agricultural, so the seed storage use complies with the zoning code, though the lot itself does not conform to the subdivision ordinance.

The applicant proposes a 1,500 square foot insulated pole barn addition to the rear of the existing seed storage building, matching its height and materials. The addition will not be visible from Union Street and will sit on existing gravel, so no new impervious surface will be created. Its purpose is to provide a climate-controlled, heated indoor space for treating and packing soybeans. The seed grain bins on the concrete pad will be removed, and no replacement structures have been proposed. Other changes include about 6,200 square feet of added gravel for truck turnaround and a concrete washout area at the north end of the building. Because the site exceeded its landscape point requirement in 2012 and the north side remains well screened, no additional landscaping points were required. The swale behind the building will be extended to the edge of the field, with rip rap and ditch checks to stabilize the grade and prevent erosion onto the field. Land disturbance is 41,884 square feet, just under the one-acre DNR permit threshold. The expansion will not extend business hours or increase traffic. Spranger recommended approval on the conditions that the applicant comply with the City Engineer's recommendations, comply with all other local, state, and federal regulations, and resubmit for any major deviations from the plans.

2. Plan Commissioner Questions and Comments

Gishnock questioned whether the proposed "swale" along the east side of the site is truly a swale. In his view, it is a slope where runoff sheet-flows east off the site into the neighboring low farm field and wetland, rather than a channel that captures and conveys water. He supported armoring the slope with rip rap, but said the straw bales shown on the plan appear to be oriented in a way that will not slow water and will break down within about two years.

The applicant's representative replied that the site plan is preliminary, that the straw bales are likely temporary erosion control around the concrete washout, and that a revised plan with grading changes (including retaining a loading dock and changes related to fuel tanks) will be sent to Spranger within about a week. The applicant hopes to submit plans to the State soon and pour concrete before winter, since new bins and seed orders are already scheduled. Gilbank added that the project will make operations more efficient and less dependent on the weather.

3. ***Motion to approve Site Plan Application SP-2026-06 for improvements and building expansion of the DeLong Company on parcel 6-27-866, 340 Union Street, finding that the proposed changes meet the required standards and criteria set forth in Section 130 of the City of Evansville Zoning Ordinance and are in the public interest, subject to following conditions:***

   1. Applicant complies with any adjustments to existing stormwater management plan recommended by City Engineer, if necessary.

   2. Applicant complies with any and all other local, state, or federal regulations pertaining to the site.

   3. Any major deviations from approved plans will require a resubmittal of application and possibly fees or enforcement action.

   4. Applicant records the site plan with the Rock County Register of Deeds.

   Motion by, second by Gishnock. Motion passes unanimously.

8. Discussion

Lathrop reported on the Future Ready Communities conference, which the City sent him to attend. He found it more practical than last year's, with more actionable information on housing. The keynote speaker, Morris Davis, a UW professor and former White House chief housing economist, discussed macroeconomic housing issues. From 2000 to 2023, housing prices rose 82% while real income rose only 12%, and the price-to-income ratio rose from 2.5 to 4.1. The average age of first-time homebuyers rose from 28 to 40. Davis was critical of what he called the "bureaucrat tax" of delays and non-safety regulations, including union labor requirements, mandated public green space, and architectural standards in zoning codes. He pointed to Duluth, Minnesota as a model of moderate regulation and said communities are not building enough starter homes (2,000 square feet or less). His recommendation for encouraging them was to reduce or remove minimum lot sizes. A panel including State Representative Dave Anderson outlined recent legislation, including Act 120 (neighborhood improvement districts, which finance streets and utilities for new residential development through special assessments), Act 235 (an additional 3% above the current 12% TIF cap), and Act 173 (planning). Representatives of the manufactured housing industry argued that their homes are built as well as site-built homes at about a third of the cost. The afternoon panel, which included Emily McFarland, new Executive Director of the League of Wisconsin Municipalities and former Mayor of Watertown, and Mike White of American Transmission Company, stressed communication with neighbors as a way to defuse criticism of projects. Lathrop also noted that new tools may allow large employers to buy land and develop workforce housing with state assistance.

Commissioners discussed striking a middle ground between design standards and housing affordability. Barnes observed that in Evansville, the Commission has favored smaller lot sizes while developers have pushed back. Commissioners discussed the reasons housing costs have risen, including materials, labor, land prices, tighter lending after 2008, older homeowners declining to downsize, high mortgage rates, and limited local supply. Spranger noted that the new townhouse-style units on Grove Street were built as two side-by-side duplexes, which avoids state sprinkler requirements for larger multi-unit buildings. She also shared that Evansville's birth rate is holding up well while state and county rates decline, and that about 70% of the population lives within a half mile of the City's borders. Gishnock stressed the importance of protecting the City's extraterritorial area. Spranger reported that a developer is considering a proposal that would use a new TIF law for single-family housing to fund roads, with a deferred assessment toward the needed water booster station.

9. Community Development Report

A. Building Permit Activity – August

B. Code Enforcement Activity – August

Spranger gave an update on performance standards, as requested last month in connection with data centers. The City's existing nuisance standards (noise, odor, explosive materials) have never been enforced against a user, and the City has no baseline measurements of current conditions such as ambient noise. Other communities typically rely on a third-party report to verify complaints. She is considering whether baseline measurements would be worthwhile. Gishnock suggested using AI tools to review and improve the standards. Gishnock also raised whether developers should be required to come before the City before it signs a non-disclosure agreement; Spranger noted that would be a Council decision.

Spranger and Barnes will meet with the Town of Union to discuss data center standards, which the Town would like to adopt in a form similar to the City's, and Spranger suggested raising an intergovernmental boundary agreement at the same time, similar to the approach taken with the Town of Porter. Gishnock suggested that agreements with neighboring towns could then be used to bring others on board.

Regarding the auto center building downtown (zoned B-3), Barnes confirmed that the owner received a code enforcement letter about covered windows, with a compliance date of November 2. Lathrop noted the blue tarps have been replaced with white paper, which Spranger said is also not allowed. Spranger said the Economic Development Committee plans to request budget for grants or incentives for attractive window displays and for filling empty storefronts. Becker asked about the Dysfunctional Fitness window issue; Barnes replied the owners plan to attend next week's Council meeting, though it is not on the agenda. Gishnock raised the long-term vacancy of several Main Street properties, and Spranger suggested the City could consider reactivating its Redevelopment Authority, which has statutory tools to address blight.

Gishnock questioned whether the full code enforcement report needs to be in the Plan Commission packet. Spranger replied that including it saves staff about an hour a week in responding to public records requests, and Lathrop said he finds it useful when responding to constituents. Boyce suggested using AI to summarize month-to-month changes in the report.

10. Upcoming Meeting: November 3rd, 2026 at 6:00pm

11. Adjourn at 7:11 pm.

City of Evansville

Community Development Department

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

Date: November 3, 2026
To: Plan Commission
From: Colette Spranger, Community Development Director
Re: CHS Oilseed Processing – Proposed Landscaped Berm

Preparations and calculations for grading the CHS oilseed processing plant are underway as the company gears up for the start of construction. While the site may look flat, there is quite a bit of terrain that needs to be leveled and smoothed to create a base for the plant. This will result in approximately 205,000 cubic yards of soil that need to either be moved offsite or incorporated with the existing site. To remove the material would be expensive and require a location off site that could accommodate such a load. The City has expressed interest in taking some of the fill for its own use, but this volume far exceeds its need.



CHS is proposing a landscaped berm 18 feet tall with an 8 foot base at the top, running approximately 5,400 feet as it wraps around the plant on its north side. They are proposing following the seeding guide set by the Wisconsin Department of Transportation, which incorporates native plantings that, once established, should provide stable ground cover that adapts well to the seasons requiring occasional maintenance. (Plan Commission members may have noticed such plantings along the interstate throughout the area – these are typically identified with a sign similar to the one at the right.)

While a berm does not affect the use at the site in any way, its size and location does drastically alter the view of the processing plant from the road on its west, north, and east sides.

City staff have no objection to the berm. The City Engineer notes that the berm hasn't been incorporated into the submitted stormwater management plans or erosion control plan, but has verbally given the opinion that the berm is unlikely to create an issue for stormwater on and off site, as the existing soil provides excellent infiltration. He will, however, review these plans once the berm has been approved and incorporated into the plan sets.

Landscape regulations outlined in Chapter 130 of the City of Evansville Zoning Ordinance promotes landscaping (including berms) as a way to screen parking/loading areas from view, provide buffer between potentially conflicting land uses, and screening of site elements. Nearby sites (Stoughton Trailers) have utilized a berm for these very purposes. Staff also notes that public complaints and feedback about the plant's location along a prominent entry point to the City would be lessened by a berm that shields the industrial area from the commercial corridor. Trees along the very edge of the

CHS property would also provide additional screening from the roadway. Over time, it is possible that the processing plant will not be visible from the right-of-way.

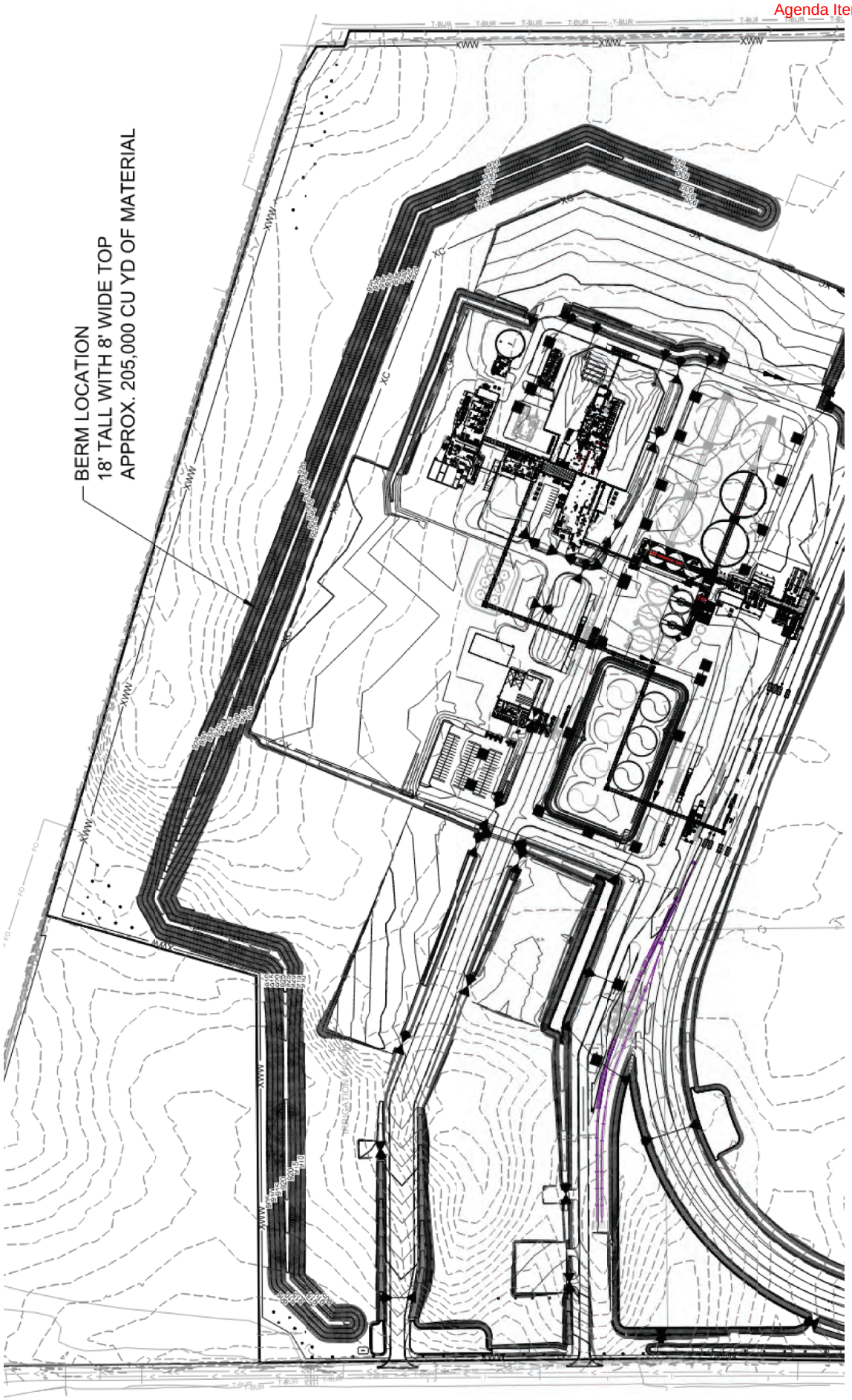
CHS has provided a draft site plan with the berm and renderings of how it may look when viewed from around the site. Staff has also provided a visual of a nearby embankment with a combine for scale. The embankment is roughly 20 feet tall, similar to that of the proposed berm. The visual effect of the berm on the CHS site will be very similar.

The Development Agreement between the City and CHS negotiated CHS's required landscape points and remains unchanged. The Erosion Control plan submitted in 2023 indicated that most open space on the site was to be planted with commodity crops during the growing season, and areas that were not cropped were to be seeded with grass. CHS reports that outside the berm, this is still the plan for open space.

Staff recommends Plan Commission take the following action:

Motion to recommend the addition of a landscaped berm as part of application SP-2023-0195 with the following conditions:

1. ***Berm is landscaped using seeding guide, installation, and maintenance methods detailed in Section 630 of the Wisconsin Department of Transportation's 2025 Standard Specifications.***
2. ***Berm contours are incorporated into all civic engineering plans, stormwater management plans, and construction drawings for the project.***
3. ***City Engineer to review updated stormwater management plans and provide written approval of changes, subject to any needed revisions.***
4. ***Applicant to make any revisions identified by the City Engineer.***


BERM LOCATION
18' TALL WITH 8' WIDE TOP
APPROX. 205,000 CU YD OF MATERIAL

630 Seeding

630.1 Description

(1) This section describes preparing seed beds and furnishing and sowing the required seed on slopes, appurtenances, and other areas, and on borrow pits and material disposal sites.

(2) This section also describes furnishing and sowing temporary seed mixture on the slopes and appurtenances of temporary embankments and roadways.

630.2 Materials

630.2.1 Seed

630.2.1.1 General

(1) Use seed within one year of the test date appearing on the label.

(2) Seed mixtures 70, 70A, 75, and 80 contain wild type forbs and grasses. Wild type is defined as seed that is derived directly from native, wild stock, including seed that was wild collected and placed into production or has been harvested directly from native stands.

630.2.1.2 Purity and Germination

(1) Test seed for purity, germination, and noxious weed seed content according to the Rules for Testing Seed, published by the Association of Official Seed Analysts.

(2) Percent live seed (PLS) is determined by multiplying the percent purity times the percent germination. Determine sowing rate and measure mixtures containing PLS as described in CMM 640.3.4 to ensure the correct quantity of viable seed of each species is applied.

630.2.1.3 Inoculation

(1) Inoculate legume seed (white clover, red clover, alsike clover, partridge pea, purple prairie clover, Canada tick-trefoil, and lupine) unless pre-inoculated by the vendor. Follow the inoculation instructions that come with the culture purchases. If applying the seed according to method B, 630.3.3.3, treat seeds requiring inoculation with 5 times the quantity of inoculant recommended in the instructions.

(2) Avoid exposure of the culture or inoculated seed to the sunlight; do not exceed 1/2 hour exposure.

630.2.1.4 Storing Seed

(1) Store seed delivered before use in a way that protects it from damage by heat, moisture, rodents, or other causes. Discard and replace any previously tested and accepted seed that becomes damaged.

630.2.1.5 Seed Mixtures

630.2.1.5.1 Permanent

630.2.1.5.1.1 Composition

(1) Seed mixtures for the right-of-way and easements must, unless specified otherwise, be composed of seeds of the purity, germination, and proportions, by weight, as given in table 630-1 and table 630-2.

(2) Use seed of the species and varieties listed below. If no variety is listed, there will be no restriction on the variety furnished, except as follows:

1. Pure live seed (PLS) species must contain no named or improved varieties and be grown in Wisconsin, northern Illinois, northeastern Iowa, or eastern Minnesota. Use out-of-state seed grown in one of the following counties:

1.1 From northern Illinois:

Boone	Bureau	Carroll	Cook	De Kalb	Du Page	Grundy	Henry
Jo Daviess	Kane	Kendall	Lake	La Salle	Lee	McHenry	Ogle
Putnam	Rock Island	Stevenson	Whiteside	Will	Winnebago		

1.2 From northeastern Iowa:

Allamakee	Benton	Black Hawk	Bremer	Buchanan	Cedar	Chickasaw	Clayton
Clinton	Delaware	Dubuque	Fayette	Floyd	Howard	Jackson	Johnson
Jones	Linn	Mitchell	Muscatine	Scott	Winneshiek		

1.3 From eastern Minnesota:

Aitkin	Anoka	Carlton	Carver	Chisago	Dakota	Dodge	Fillmore
Goodhue	Hennepin	Houston	Isanti	Kanabec	La Sueur	Mille Lacs	Mower
Olmsted	Pine	Ramsey	Rice	Scott	Sherburne	Steele	Wabasha
Washington	Winona	Wright					

2. PLS for seed mixtures 70, 70A, 75, and 80 must be packaged separately by species and clearly labeled with the vendor's name, species common and botanical names, gross weight, percent PLS, year of harvest and any specialized treatments that have been applied to ensure or enhance germination.
3. Minimum percent purity for native for species is 90 percent. If a listed species is not available, substitutions may be made with engineer's approval and must be documented.

(3) Mix native species on the project; clean and debeard seed with awns or excessive hairs before mixing.

SPECIES COMMON NAME	SPECIES BOTANICAL NAME	ACCEPTABLE VARIETIES
Kentucky Bluegrass	Poa pratensis	Low Maintenance
Red Fescue	Festuca rubra	Creeping
Hard Fescue	Festuca ovina var. duriuscula	Improved
Tall Fescue	Festuca arundinacea	Improved turf type
Salt Grass	Puccinella distans	Fult's
	Puccinella distans	Salty
Redtop	Agrostis alba	
Timothy	Phleum pratense	
Canada Wild Rye	Elymus canadensis	
Perennial Ryegrass	Lolium perenne	
Perennial Ryegrass	Lolium perenne	Improved Fine
Annual Ryegrass	Lolium multiflorum	
Alsike Clover	Trifolium hybridum	
Red Clover	Trifolium pratense	
White Clover	Trifolium repens	
Japanese Millet	Echinochola crusgalli var. frumentacea	
Annual Oats	Avena sativa	
Agricultural Rye	Secale cereale	
Winter Wheat	Triticum aestivum	

TABLE 630-1 HIGHWAY SEED MIXTURES

SPECIES	PURITY minimum %	GERMINATION minimum %	MIXTURE PROPORTIONS (in percent)				
			NO.10	NO.20	NO.30	NO.40	NO.60
Kentucky Bluegrass	98	85	40	6	10	35	
Red Fescue	97	85	25	15	30	30	
Hard Fescue	97	85		24	25	20	
Tall Fescue	98	85		40			
Salt Grass	98	85			15		
Redtop	92	85	5				
Timothy	98	90					12
Canada Wild Rye		PLS					10
Perennial Ryegrass	97	90	20	15			
Improved Fine Perennial Ryegrass	96	85			20	15	
Annual Ryegrass	97	90					30
Alsike Clover	97	90					4
Red Clover	98	90					4
White Clover	95	90	10				
Japanese Millet	97	85					20
Annual Oats[1]	98	90					20

[1] Substitute winter wheat for annual oats in fall plantings started after September 1.

TABLE 630-2 NATIVE SEED MIXTURES

SPECIES		SPECIES BOTANICAL NAME	PURITY & GERMINATION minimum %	MIXTURE PROPORTIONS in percent			
				NO. 70	NO. 70A	NO. 75	NO. 80
FORBES	Canada Anemone	Anemone canadensis	PLS	2			
	Butterflyweed	Asclepias tuberosa	PLS		2		
	New England Aster	Aster novae-angliae	PLS	2	2		
	Partridge-pea	Chamaecrista (Cassia) fasciculata	PLS		2		
	Purple Prairie Clover	Dalea (Petalostemum) purpurea	PLS	2	2	4	
	Canada Tick-trefoil	Desmodium canadense	PLS	2			
	Flowering Spurge	Euphorbia corollata	PLS		2		
	Wild Geranium	Geranium maculatum	PLS	2			
	Western Sunflower	Helianthus occidentalis	PLS	3	2		
	Rough Blazingstar	Liatris aspera	PLS		2		
	Prairie Blazingstar	Liatris pycnostachya	PLS	2			
	Lupine	Lupinus perennis	PLS		3		
	Wild Bergamot	Monarda fistulosa	PLS	2			
	Horse Mint	Monarda punctata	PLS		2		
	Yellow Coneflower	Ratibida pinnata	PLS	2	2		
	Blackeyed Susan	Rudbeckia hirta	PLS			1	
	Showy Goldenrod	Solidago speciosa	PLS	2	2		
	Spiderwort	Tradescantia ohiensis	PLS	2	2		
	Golden Alexanders	Zizia aurea	PLS	2			
GRASSES	Big Bluestem	Andropogon gerardi	PLS	15	15	10	
	Sideoats Grama	Bouteloua curtipendula	PLS	15	20	20	25
	Canada Wildrye	Elymus Canadensis	PLS	15	15	35	23
	Slender Wheatgrass	Elymus trachycaulus	PLS				20
	Junegrass	Koeleria macrantha	PLS		5		
	Annual Ryegrass	Lolium multiflorum	[1]			10	10
	Switchgrass	Panicum virgatum	PLS				10
	Salt Grass	Puccinella distans	[1]				2
	Little Bluestem	Schizachyrium (Andropogon) scoparium	PLS	15	20	10	10
	Indiangrass	Sorgastrum nutans	PLS	15		10	
ALTERNATE FORBES	Sky Blue Aster	Aster azureus	PLS	[2]	[2]		
	White Wild Indigo	Baptisia leucantha	PLS	[2]	[2]		
	Pale Purple Coneflower	Echinacea pallida	PLS	[2]	[2]		
	White Prairie Clover	Petalostemum candidum	PLS	[2]	[2]		
	Stiff Goldenrod	Solidago rigida	PLS	[2]	[2]		
	Hoary Vervain	Verbena stricta	PLS	[2]	[2]		

[1] Provide the minimum purity and germination specified in table 630-1.

[2] The contractor may, if the engineer approves, substitute an alternate forb for a required forb that is not available using the same percentage as specified for the required forb. Use a different alternate forb for each unavailable required forb. Provide documentation showing that a required forb is not available before using an alternate.

630.2.1.5.1.2 Mixture

(1) Use seed mixtures that meet with the engineer's approval and conform to the following:

- No. 10 where average loam, heavy clay, or moist soils predominate.
- No. 20 where light, dry, well-drained, sandy, or gravelly soils predominate and for high cut and fill slopes generally exceeding 6 to 8 feet, except where using No. 70.
- No. 10 or 20 on ditches, inslopes, median areas, and low fills, except where using No. 30 or 70.
- No. 30 for medians and on slopes or ditches generally within 15 feet of the shoulder where a salt-tolerant turf is preferred.
- No. 40 in urban or other areas where a lawn type turf is preferred.
- No. 60 only on areas, the contract designates or the engineer specifies. Use it as a cover seeding for newly graded wet areas or as a nurse crop for specified wetland seed mixtures. Do not apply it to flooded areas.
- Nos. 70 and 70A on slopes and upland areas the contract designates or the engineer specifies. Use seed mixture No. 70 on loamy soils and seed mixture No. 70A on sandy soils.
- No. 75 where native grasses are desired for erosion control.
- No. 80 on inslopes where a salt tolerant seed mix containing native grasses is desired.

630.2.1.5.2 Temporary

(1) Under the Seeding Temporary bid item, use a temporary seed as follows:

SPECIES	% MINIMUM PURITY	% MINIMUM GERMINATION
Annual Oats	98	90
Agricultural Rye	97	85
Winter Wheat	95	90

(2) Use oats in spring and summer plantings. Use winter wheat or rye for fall plantings started after September 1.

630.2.1.5.3 Nurse Crop

(1) If seeding bare soil with either mixture 70, 70A, 75, or 80, include the Seeding Nurse Crop as follows:

SPECIES	% MINIMUM PURITY	% MINIMUM GERMINATION
Annual Oats	98	90
Annual Ryegrass	97	90
Winter Wheat	95	90

(2) When a nurse crop is required for spring seeding before June 15, or if the engineer allows seeding between June 15 and October 15, use annual oats. For fall seeding after October 15, use winter wheat, or annual ryegrass.

630.2.2 Water

(1) Furnish clean water, free of impurities or substances that might injure the seed.

630.3 Construction

630.3.1 General

(1) Perform seeding when and as the engineer directs or allows. Provide protective cover within 24 hours after sowing. The engineer may direct or allow covering with mulch as specified in 627, erosion mat as specified in 628, or using other contract bid items.

(2) If using Nos. 60, 70 and 70A mixtures, do not seed between June 15 and October 15 unless the engineer allows.

630.3.2 Seed Bed Preparation

(1) Complete grading, shouldering, topsoiling, and fertilizing, if part of the work under contract, before permanent seeding, except the contractor may place the fertilizer and seed mixture in one operation if using equipment designed for the purpose.

(2) Just before seeding, work the area being seeded with discs, harrows, or other appropriate equipment to obtain a reasonably even and loose seedbed. Place topsoil as specified in 625.3.3.

630.3.3 Sowing Methods

630.3.3.1 General

(1) Select the method of sowing from either method A, method B, method C, or an appropriate combination of methods A, B, and C. Obtain the engineer's approval for the sowing method and specific procedures used for each seed mixture used before sowing that mixture.

630.3.3.2 Method A

(1) Sow the selected seed mixture using equipment adapted to the purpose, or by scattering it uniformly over the areas to be seeded. Lightly rake or drag to cover the seed with approximately 1/4 inch of soil. After seeding, lightly roll or compact the areas using suitable equipment, preferably the cultipacker type, when the engineer judges the seedbed too loose, or if the seedbed contains clods that might reduce seed germination. Do not roll slopes steeper than 1:3.

(2) If scattering seed by hand, perform this work with satisfactory hand seeders and only when the air is calm enough to prevent seeds from blowing away.

630.3.3.3 Method B

(1) Sow or spread the seed upon the prepared bed using a stream or spray of water under pressure and operated from an engineer-approved machine designed for that purpose. Place the selected seed mixture and water into a tank, provided within the machine, in sufficient quantities that when spraying the seed on a given area it is uniformly spread at the required application rate. During this process, keep the tank contents stirred or agitated to provide uniform distribution. Spread the tank contents within one hour after adding the seed to the tank. The engineer will reject seed that remains mixed with the water for longer than one hour. The engineer will not require dragging or rolling.

630.3.3.4 Method C

(1) For spring seeding of seed mixtures 70 and 70A into existing ground cover, mow existing vegetation to 4 inches or less in height 2 to 4 weeks before seeding. Ten to 14 days after mowing, spray with vegetation control herbicide conforming to 632.2.12.

(2) For fall seeding of seed mixtures 70 and 70A into existing ground cover, mow existing vegetation to 4 inches or less in height 4 to 6 weeks before seeding. Ten to 14 days after mowing, spray with vegetation control herbicide conforming to 632.2.12. Retreat with vegetation control herbicide 10 to 14 days after initial application if live vegetation persists.

(3) Seed with a rangeland type drill with one or more seed boxes that can be calibrated independently to deliver different sized seeds uniformly at the required rate and equipped with a rear-mounted press wheel for each seed drop tube. If seeding into existing vegetation or thatch, use a rangeland type drill equipped with a no-till attachment that can cut through the vegetation or thatch in front of the V disc and seed drop tube. If the configuration of the area to be seeded allows, apply seed at 1/2 the specified seed rate and apply the second 1/2 in a perpendicular direction.

630.3.4 Borrow Pits and Material Disposal Sites

(1) Seed borrow pits and material disposal sites off the right-of-way. Consult with the landowner or the landowner's agent when selecting the seed mixture.

630.3.5 Seeding Rates

Revise 630.3.5(1) seeding rates for seed mixtures 10, 20, 30 and 40.

(1) Use the following sowing rate for seeds in pounds per 1000 square feet:

- No. 10 at 3 pounds
- No. 20 at 5 pounds
- No. 30 at 5 pounds
- No. 40 at 5 pounds
- No. 60 at an equivalent seeding rate of 1.5 pounds[1]
- No. 70 or 70A at 0.4 pounds
- No. 75 at an equivalent seeding rate of 0.7 pounds[1]
- No. 80 at an equivalent seeding rate of 0.8 pounds[1]
- Temporary seeding at 3 pounds
- Nurse crop seeding at 0.8 pounds

[1] Determine the actual seeding rate by multiplying the equivalent seeding rate by the sum of the unadjusted and adjusted percentages of the various species in the seed mixtures as sown.

(2) The unadjusted percentage equals the minimum percent of purity and germination specified in the table 630-1 and table 630-2.

(3) Obtain the adjusted percentage for each of the PLS species by dividing the specified percentage of the species by the product of the percent of purity and the percent of germination for each of the PLS species as delivered.

630.3.6 Watering

(1) If rainfall is not sufficient, keep seeded areas thoroughly moist. Once the seed has germinated, do not let the top inch of soil dry out until the grass is well established. Maintain soil moisture for 30 days unless the engineer directs or allows otherwise. Apply water in a manner that precludes washing or erosion.

630.3.7 Establishment Period for Native Seeding

(1) During the growing season after planting seed mixture 70 or 70A, mow seeded areas twice as the engineer directs. Mow vegetation back to 6 inches when it has reached a height of at least 12 inches.

(2) During the growing season after planting seed mixture 70 or 70A, eradicate the following species from the seeded areas as soon as they become evident:

SPECIES COMMON NAME	SPECIES BOTANICAL NAME
Musk thistle	Carduus nutans
Spotted knapweed	Centaurea maculosa
Canada thistle	Cirsium arvense
Bull thistle	Cirsium vulgare
Field bindweed	Convolvulus arvensis
Leafy spurge	Euphorbia esula
Sweetclover	Melilotus species
Wild parsnip	Pastinaca sativa
Teasel	Dipsacus species
Phragmites	Phragmites australis

(3) Eradicate by hand pulling or by applying a vegetation control herbicide conforming to 632.2.12 to individual plants.

630.4 Measurement

630.4.1 Seeding

(1) The department will measure the Seeding bid items by the equivalent pound acceptably completed, measured based on net weights of seed shipments or weighed on department-approved scales the contractor furnishes. The department will deduct quantities wasted or not actually incorporated in the work according to the contract. The department will determine the equivalent pounds of seed furnished and applied by dividing the actual pounds of seed applied by the sum of the unadjusted and adjusted percentages, determined as specified in 630.3.5, of the various species in the seed mixture sown.

630.4.2 Watering

(1) The department will measure Seed Water by the 1000 gallons acceptably completed, measured as the volume indicated by engineer-approved meters or by the volume of tanks of known capacity.

630.5 Payment

(1) The department will pay for measured quantities at the contract unit price under the following bid items:

ITEM NUMBER	DESCRIPTION	UNIT
630.0100 - 0199	Seeding (mixture)	LB
630.0200	Seeding Temporary	LB
630.0300	Seeding Borrow Pit	LB
630.0400	Seeding Nurse Crop	LB
630.0500	Seed Water	MGAL

(2) Payment for the Seeding bid items is full compensation for providing, handling, and storing seed; for providing the required culture and inoculating seed as specified; and for preparing the seed bed, sowing, covering, and firming the seed. If the landowner does not want the pit or material disposal site seeded, or seeded with any of the mixtures allowed, the department will not pay for fertilization or seeding of those areas.

(3) Payment for Seed Water is full compensation for watering seed.

(4) The department will pay separately for seed covering required under 630.3.1 as follows:

- Under the Mulching bid items as specified in 627.5.
- Under the Erosion Mat and Soil Stabilizer Type A bid items as specified in 628.5.
- Absent the appropriate bid items, as extra work.

CHS
ENTRANCE



Agenda Item 7A

TOWN & COUNTRY ENGINEERING, INC.

October 29, 2026

Ms. Colette Spranger
Community Development Director
City of Evansville
31 S. Madison Street
Evansville, WI 53536

Subject: Project Orange Stormwater Plan and Site Review

Dear Colette:

We have received updated plans for a proposed CHS soybean processing site located on the southeast corner of CTH M and USH 14, formerly known as Project Orange. These items are dated September 18 and September 25, 2026.

General review comments had been provided much earlier in 2023, and the current submittal was reviewed relative to City ordinances and practices, as well as those earlier comments. We understand zoning review for things like parking stall count, setbacks, lighting, landscaping, etc. is being performed by City staff.

Stormwater Management Report

The report proposes a series of detention and infiltration basins to comply with the State and City stormwater management requirements for infiltration, as well as peak flow rate and total suspended solids. Good infiltration soils were found throughout the site, at depths ranging from 4 to 7 feet below ground surface.

Please provide a stormwater maintenance affidavit that outlines the property owner's responsibilities for maintaining the stormwater management facilities, including the required tasks and schedules.

The modelling has been run to address potential rainfalls during frozen/saturated ground and back-to-back 1% chance storms. All City required performance measures for peak runoff rate, total suspended solids (TSS) removal, and infiltration capacity are met, and we recommend City approval of the report.

Construction Plans

General: More detail should be provided for the internal access and parking lot configuration for use in emergency services review.

Sheet CIV-9110: The pre-treatment stormwater basins show a normal water depth of approximately 2 feet. These should be revised to reflect DNR Technical Standard 1001.

Sheet CIV-9201: A private on-site storage tank and pumping building is proposed to serve the fire protection needs for the plant. The fire department should confirm the configuration and sizing of that system (including hydrant location) is sufficient and compatible with fire department equipment.

Sheet CIV-9203:

- The pavement patch for utility connections in CTH M will need to be full width and a minimum of 10 feet along the direction of travel. The current configuration will likely require a single large patch.
- Additional details for the wastewater monitoring/sampling point is needed to confirm the necessary space and access needs.

Sheet CIV-9507: The design team has proposed a much larger berm (roughly 16 feet tall) than what is shown on the detail (6 feet tall). This should be approved by City staff. The proposed 2:1 slopes for both options may be difficult to maintain with mowers, and we recommend a 3:1 slope.

Please feel free to contact us with any questions or comments regarding this review.

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.



Brian R. Berquist, P.E.
President

cc: CHS *(via email)*
McGough Construction *(via email)*

BRB:brb
J:\JOB#S\Evansville\EV-112-M6 Project Orange Wastewater Review\1. Admin and PM\Site Review Letter 2.docx

CITY OF EVANSVILLE
ORDINANCE # 2026-08

AN ORDINANCE CREATING SECTION 130-505 (DATA CENTERS) TO CHAPTER 130 (ZONING)

The Common Council of the City of Evansville, Rock County, Wisconsin, do ordain as follows:

SECTION 1. It is in the best interest of the City and that of its citizens to add regulations for uses not fully realized in the existing zoning ordinance.

SECTION 2. Data centers are an intensive land use requiring careful consideration with regard to impacts on the City's infrastructure.

SECTION 3. The regulations created by this ordinance will result in a high quality, aesthetically pleasing site that will have been approved only through careful consideration by Plan Commission and supported by research and studies completed by third parties and funded by the applicant.

SECTION 4. The Evansville Plan Commission held a public hearing on September 1, 2026, in compliance with the requirements of Section 62.23(7)(d)(2), Wis. Stats., regarding the proposed amendment of the zoning ordinance. By unanimous vote of the entire commission, has recommended Ordinance 2026-08 be approved by Common Council.

SECTION 5. The changes proposed in Ordinance 2026-08 are consistent with the City's adopted Smart Growth Comprehensive Plan.

The Common Council of the City of Evansville, Rock County, Wisconsin, do hereby create and amend sections of Chapter 130 as follows:

CREATE SECTION 130-505. DATA CENTERS.

A data center is a building (or collection of buildings) whose principal use is housing computing infrastructure for storing, management, transmission and processing digital information. Typical supporting equipment includes mechanical and electrical equipment, redundant power supply connections, redundant data communications connections, power generators, cooling units, and enhanced security features. Such uses often place high demands on utilities and public infrastructure. Depending on their size and intensity, they have the potential to create subtle but tangible effects on the surrounding environment that require special consideration. This section does not apply to computer server rooms which are fully enclosed within a building whose principal use is not for data storage and does not exceed 15 percent of that building's gross floor area.

1. Permitted by Right: Not applicable.
2. Conditional Use regulations: I-3
    a. Maximum building size: 30,000 square feet
    b. Total number of buildings (principal and accessory): 4
    c. Site may not fall within a Groundwater Protection Overlay District or any Special Hazard Flood Area.
    d. Building/equipment distance from the lot line any residentially zoned property or property developed with a residential use: 500 feet
    e. *Building and Site Design.*
        i. No pre-fabricated metal or vinyl siding shall be utilized for exterior building materials, nor shall intermodal freight containers or other similar modular containers be utilized to house data equipment beyond temporary storage during construction.
        ii. Each building must include a main entrance feature that is differentiated from the remainder of the building façade.
        iii. All building façades must include:
            1. A change in the façade surface for every 150 horizontal feet of at least one of the following: building material, pattern, texture, color, or accent material;
            2. Windows, doors, or similar fenestration design features such as faux windows, must be distributed horizontally and vertically across the façade and comprise a minimum of 30 percent of the individual façade.
        iv. To provide visual screening and reduce noise levels, any equipment necessary for cooling, ventilating, or otherwise operating the facility, including power generators or other power supply equipment, must be fully enclosed or screened by a wall or similar barrier.
        v. Any equipment necessary for cooling, ventilating, or otherwise operating the facility that is located on the ground and any accessory electrical substation must be screened from view from abutting lots and from rights-of-way by a visually solid wall, fence, or landscaping.

f. *Exterior Lighting Plan.* As part of site plan approval, the applicant shall submit a photometric (footcandle) grid of the site, showing minimum, maximum, average amounts of lighting throughout the site.
    i. Lighting not to exceed 3.0 footcandles at the property boundary.
    ii. Lighting shall not create trespass/spotlight across property lines or create horizontal glare noticeable from a public right-of-way.
    iii. All lighting fixtures shall:
        1. Be dark sky compliant (fully cutoff or shielded, fixed downward).
        2. Be fixed no higher than 30 feet.
        3. Have a correlated color temperature (CCT) no greater than 3000K.
    iv. For areas outside building entry points and loading areas, light fixtures shall be motion activated with sufficient hold time for security response.
    v. When abutting natural areas at the site's perimeter, light fixtures shall include backlight shield accessories.
    vi. For each lighting fixture use, provide details regarding:
        1. Lumen level.
        2. Correlated color temperature (CCT) level.
        3. IESNA light distribution type.
        4. Location and height on site.

g. *Pre-development Agreement.* As part of the site plan application, the applicant shall enter an agreement with the City that includes a provision to reimburse the City any expenses incurred by the City as it evaluates the impact of the data center on City infrastructure, finances, ordinances, or other aspects of City business. These may include but are limited to attorney/legal fees, consultant fees, and impact studies.

h. *Development Agreement.* As part of site plan approval, the applicant shall enter into a developer's agreement with the City, to run with the land, that includes, but is not limited to, all of the following:
    i. A provision requiring long-term maintenance of the development including landscaping if the building is vacated.
    ii. A provision requiring the preparation of an adaptive reuse plan or a demolition plan acceptable to the City within 12 months of vacation.
    iii. A provision requiring the property owner to post a bond of sufficient amount to either convert the building to another use or demolish the building, which ever is greater, if the building remains vacant 24 months after the first date of vacation.
    iv. Other provisions deemed necessary by the City to address the particular circumstances related to the project, including utility expectations and responsibilities.

i. *Sound and Vibration Study.* As part of site plan approval, a pre-construction sound study prepared by a third-party licenses acoustic engineer shall be submitted to determine baseline ambient noise levels (as measured in dBA) along all exterior property lines of the proposed data center.

i. Study shall demonstrate that the site will not exceed continuous sound of 50 decibels (dBA) during the day and 45 dBA at night and not exceed impulse sound of 100 decibels, and in general meet the requirements of Sec 130-126. “Day” is defined as 7 a.m. to 9 p.m. “Night” is defined as 9:00pm to 7:00 am.
ii. Such a study shall also include a measurement of sounds generated by all cooling equipment at full operational load.
iii. Vibration levels and limits to follow Section Sec. 130-239.
iv. Impacts and levels of infrasound/low-frequency vibration at the property boundary, ½ mile from the site, and 1 mile from the site shall be included in the report.
v. Low-frequency/infrasound sound shall not exceed the following limits at the property boundary.

1/3 Octave Band Center Frequency (Hz)	***Limit (dB)***
20 and below	70
20	68
25	67
31.5	65
40	62
50	60
63	57
80	55
100	52
125	50

vi. A post-construction study must be submitted demonstrating to Plan Commission’s satisfaction that the operation complies with the above within six months of operation.
vii. A development agreement may address ongoing sound and vibration testing as needed, at the applicant’s expense.
viii. Sound on site may provide exceptions for the routine testing and maintenance of backup generators (between 7 a.m. – 9 p.m. for up to two hours per day) and the emergency use of generators during a power outage.

3. Parking requirements: One space per employee on largest work shift, plus one.

AMEND SECTION 130-1198. PERMITTED AS CONDITIONAL USE.

Land uses permitted as conditional uses in the I-3 district are as follows:

(1) Agricultural services (per section 130-344).

(2) Clear cutting (per section 130-347).

(3) Outdoor maintenance service (per section 130-406).

(4) Outdoor commercial entertainment (per section 130-409).

(5) Sexually oriented land use (per section 130-416).

(6) Junkyard or salvage yard (per section 130-454).

(7) Waste disposal facility (per section 130-455).

(8) Composting operation (per section 130-456).

(9) Airport/heliport (per section 130-482).

(10) Freight terminal (per section 130-483).

(11) Heavy industrial (per section 130-502).

(12) Communication tower (per section 130-503).

(13) Extraction use (per section 130-504).

(14) Railroad line (per section 130-485).

(15) Motor vehicle storage yard (per section 130-457).

(16) Data centers (per section 130-505).

Passed and adopted this _____ day of _____, 2026.

_____
Abbey Barnes, Mayor

_____
ATTEST:
Leah L. Hurtley, City Clerk

Introduced:	9/1/2026
Notices published:	8/13/2026, 8/20/2026
Public hearing held:	9/1/2026
Adopted:	
Published:	(within 10 days of adoption)

Sponsor(s):

Drafted by Colette Spranger, Community Development Director

City of Evansville

Community Development Department

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

Date: November 3, 2026
To: Plan Commission
From: Colette Spranger, Community Development Director
Subject: Amending Approval Condition 1.B. for Applications SP-2024-04 and CUP-2024-06 (680 East Main Street, aka Kwik Trip)

Plan Commission approved site plan and conditional use permit applications on March 5th, 2025 for the Kwik Trip convenience store and gas station located on parcel 6-27-559.5170, addressed at 680 East Main Street. One of the conditions of approval was a list of conditions to provide to the City prior to building permit issuance a number of items, including: "Provide written documentation from City, Rock County, State or other entities controlling access along County Highway M for road improvements, including curb and gutter, along length of property and to provide a striped left turn lane for site access on northbound County Highway M."(Underline added for emphasis.)

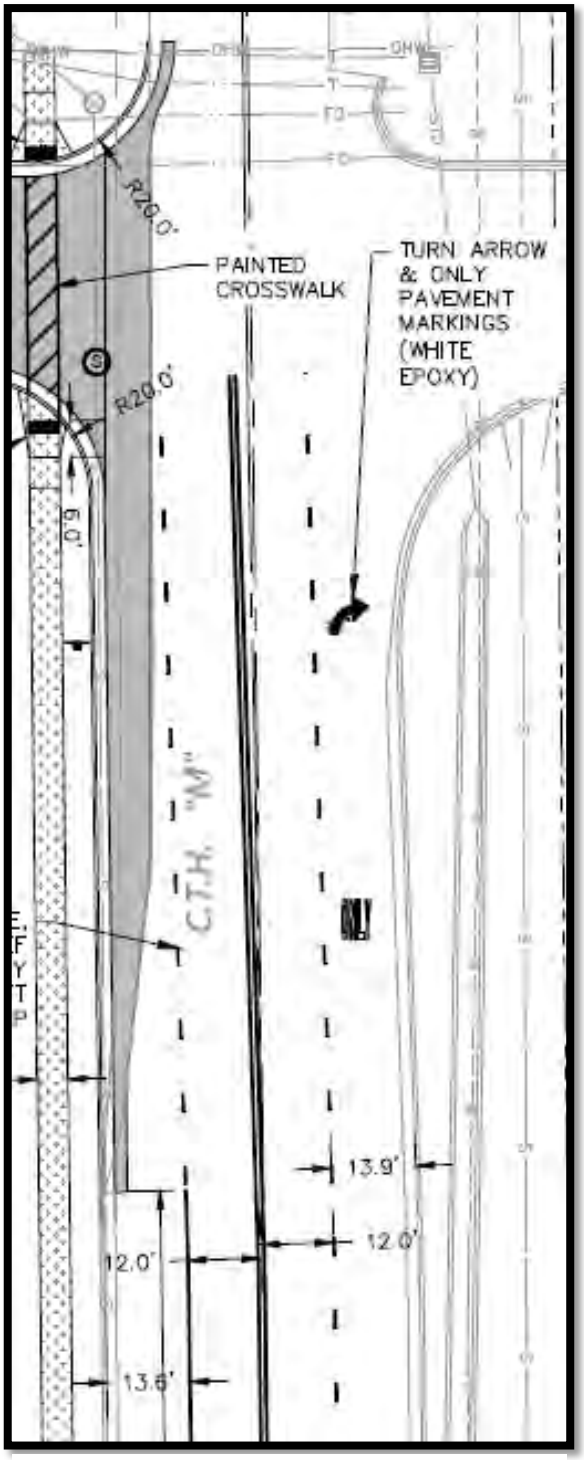
Final site plan submittals in May 2025 showed a dedicated left turn lane along County Highway M and a building permit and utility permit for working in the right-of-way was issued. Kwik Trip was reminded of this requirement in a June 2026 letter as it prepared to finalize site improvements required on its occupancy permit. The lane striping on County Highway M was completed in October 2026. City Engineer Brian Berquist was notified by the City's Public Works Department that the pavement is not wide enough north of there to allow northbound traffic to bypass northbound customers making the westbound left turn. The result is a difficult navigation pattern that could become dangerous.

A simple fix is to return to the original configuration, where there is a dedicated and striped (and narrower) turn lane going into Piggly Wiggly. However, this is contrary to the conditions set by Plan Commission. Public Works and Engineering would like to proceed in correcting the striping but would like a formal amendment to Plan Commission's original condition.

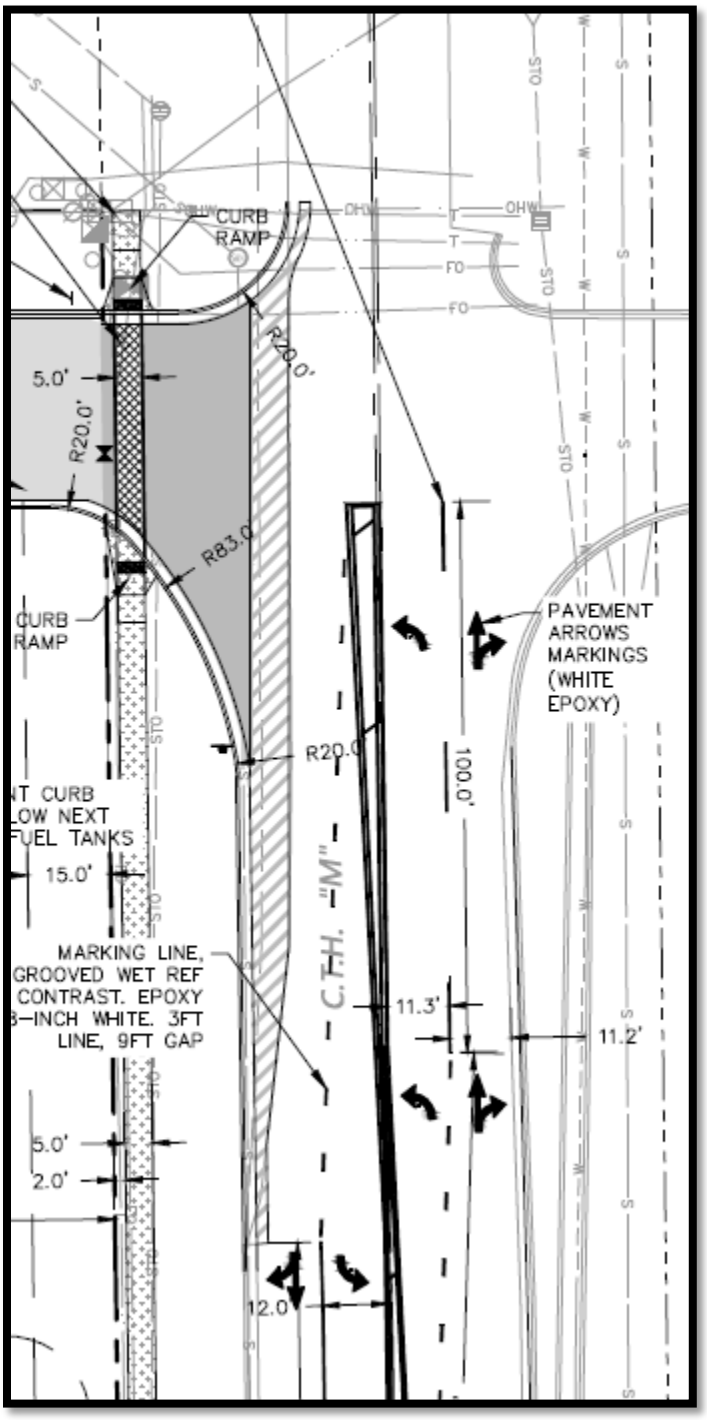
Staff recommends Plan Commission to take the following action:

Motion to amend Condition 1.B. from approvals for applications SP-2024-04 and CUP-2024-06 on parcel 6-27-559.5170, from "provide a striped left turn lane for site access on northbound County Highway M" to "provide striping along County Highway M to direct northbound traffic as recommended by City engineering and public works staff."

Attachments: Exhibits from Site Plans Submitted in December 2024, May 2025
Punch List Letter 6.27.26



Inset from December 2024 Plan Set Submitted for Plan Commission Review (suggested revision)



Inset from May 2025 Site Plan Set Submitted for Building Permit Approval, following Plan Commission condition for a dedicated left turn lane (current condition)

City of Evansville

Community Development Department

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

Saturday, June 27, 2026

Seth Waddell
Sent via e-mail: swaddell@kwiktrip.com

Dave Rossman
Sent via e-mail: DRossman@kwiktrip.com

Re: Site Plan/Occupancy Permit Punch List

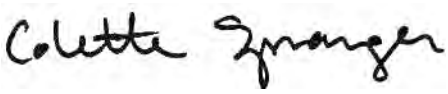
Dear Seth and Dave,

The City of Evansville is requesting an update on the following items missing or incomplete from the approved site plan:

- **Cedar privacy fence and split rail fence.** In an e-mail from May 5th, Dave reported the fence contractor was due in mid-June. We are nearing July and neither fence has been installed.
- **Grass/Sod**. In the City's right-of-way, particularly on the far western edge of the property, the plants that have been established are largely weeds. On Kwik Trip's property, areas of sod appear to have failed despite repeated waterings. The City expects its right-of-way to be returned to a condition similar to the one prior to disturbance. The City's landscape code also dictates that dead plant material is to be replaced.
- **Street Trees on East Main Street/US Highway 14**: Kwik Trip removed four (4) street trees in the terrace along East Main Street and one (1) healthy tree within the right-of-way near where the driveway of the prior residence was. The street trees were Redmond Lindens and Northern Red Oaks. The tree in the right-of-way was an Eastern White Pine. These will need to be replaced in roughly those same locations. Please coordinate this replacement with Public Works Foreman Dale Roberts at 608-516-2680.
- **Left Turn Lane on County Highway M.** This was a provision of site plan approval: to provide a striped left turn lane for site access on northbound County Highway M.
- **Stormwater Inlet at Sidewalk.** There is still flooding during storm events in this location. The City Engineer reports that this is likely to cease once grass is established, and that the grate is likely clogged from debris and the hay bales protecting the inlet are also preventing water from getting into it. Please establish grass or sod in this area soon and continue to ensure the grate is cleaned out after rain.

Per the approval given by Plan Commission, Kwik Trip owes $40,000 for the connecting sidewalk on City property to the north upon completion of the connection. While the connection is not yet complete, this payment can be made at any time. This project did exceed original projections and the City will be absorbing this cost.

Sincerely,



Colette Spranger
Community Development Director

CC: *Jason Sergeant, City Administrator*
Dale Roberts, Public Works Foreman
Brian Berquist, City Engineer

LEAGUE OF WISCONSIN MUNICIPALITIES | WRA WISCONSIN REALTORS® ASSOCIATION | WISCONSIN BUILDERS ASSOCIATION

PLATS MADE PREDICTABLE

A clearer path from proposed subdivision to recorded plat

2025 WISCONSIN ACT 68

WHAT IS ACT 68?

Before a single home can be built in a new subdivision, developers, municipalities, and the public work together through a plat approval process that involves public hearings, engineering reviews, infrastructure planning, local approvals, and state agency sign off. Getting that process right matters for everyone. 2025 Wisconsin Act 68 clarifies and streamlines each step so the path from proposed subdivision to recorded plat is efficient, predictable, and works as intended, producing better outcomes for developers, municipalities, and the families who will ultimately call these communities home.

MEET BEFORE YOU SUBMIT

Act 68 gives developers the opportunity to meet informally with local officials before submitting a preliminary plat. This pre-submission conceptual review provides early feedback on whether a proposed subdivision is likely to meet local requirements before investing in full engineering and design. The review is nonbinding on both sides. This meeting serves as an opportunity for developers and municipal staff to align expectations before the formal process begins, saving time and resources for everyone involved.

PRELIMINARY PLANS ARE ENOUGH TO GET STARTED

Act 68 clarifies that preliminary plans and reports are sufficient for preliminary plat review. A developer submitting a preliminary plat may provide preliminary rather than final plans covering sewer, water, road cross-sections, grading, stormwater, soil testing, landscaping, and street lighting. A preliminary plat may be approved conditionally with written conditions specifying what the final plans must address, allowing the project to move forward without requiring final engineering work before the overall layout is even confirmed.

A New Statement of Purpose

Wisconsin's subdivision law (Chapter 236 of the Wisconsin Statutes) has guided plat approvals for decades. Chapter 236 includes a statement of purpose, which is the Legislature's intent and goals driving their public policy enactments. Act 68 updates its statement of purpose for the first time in a generation, adding language that reflects what communities, builders, and REALTORS® all agree the process should support: land developed in a manner that supports healthy, livable communities; a range of housing types; complete streets that prioritize safety, comfort, and accessibility for pedestrians, cyclists, transit riders, and motorists; and development patterns that provide safe and convenient transportation choices.

This updated purpose statement aligns Wisconsin's subdivision law with the shared goal all three sponsoring organizations bring to this work: more housing, better communities, and a process that serves everyone efficiently.

PUBLIC IMPROVEMENTS REQUIREMENTS

Act 68 clarifies the sequence for public improvement requirements. As a condition of approval, a municipality may require the developer to agree to install all necessary public improvements and provide financial security of up to 120% of the estimated costs to ensure completion within a reasonable time after the plat is approved. The steps are straightforward: approve the plat, record it, then install the improvements.

POST-APPROVAL PROCESS

Once a plat has obtained all required approvals, it is entitled to be recorded, and the approving authority must certify that approval on the face of the plat within 10 days of the developer submitting required certificates and affidavits. Once public improvements are substantially complete, outstanding building permits for home sites that meet applicable ordinance requirements are to be released and may not be withheld solely because of the status of public improvements elsewhere on the plat.

QUICK FACTS

Act Number: 2025 Wisconsin Act 68
Enacted: December 9, 2025
Effective: July 1, 2026

Applies to: All political subdivisions

2025 WISCONSIN ACT 68

For more information, contact the Wisconsin Builders Association, the Wisconsin REALTORS® Association, or the League of Wisconsin Municipalities. This fact sheet is for educational purposes only and does not constitute legal advice.

Agenda Item 9A

NEIGHBORHOOD IMPROVEMENT DISTRICTS

An expanded tool for Wisconsin housing

2025 WISCONSIN ACT 120

TOOL DESCRIPTION

Wisconsin's Neighborhood Improvement District (NID) statute has been part of the local development toolkit since 2005. 2025 Wisconsin Act 120, enacted March 27, 2026, substantially expanded it: for the first time, NIDs can directly finance the infrastructure new residential development requires (streets, water, sewer, stormwater). This gives every Wisconsin municipality a statutory path to support new construction without putting the general fund or municipal borrowing capacity at risk. Using NIDs for residential development can lower a home's purchase price and allow infrastructure costs to be financed over time.

A BRIEF HISTORY OF NIDS

In practice, Milwaukee has been the leading example in Wisconsin, where Neighborhood Improvement Districts have funded anti-blight work, neighborhood improvements, and community initiatives, often governed directly by local residents and property owners. Business Improvement Districts (BIDs), a sister statute to NIDs, are a much more commonly utilized tool and are similar to NIDs in their establishment structure and operations.

WHAT ACT 120 DOES

Act 120 creates a parallel category of NID under Wis. Stat. § 66.1110(8) purpose-built for residential development infrastructure. The new track:

- **Authorizes special assessments** for infrastructure related to residential development: streets, utilities, stormwater, sidewalks, and similar improvements within the district.
- **Requires petition by all owners.** All owners of taxable property must petition together. Natural fit when a single developer owns the parcel.
- **Streamlines procedure for small districts.** Mailed notice may be skipped under single ownership, and the 5-member elected board does not apply until at least 5 owners exist.
- **Allows installment collection** through the property tax roll via special assessment over a repayment period the municipality designates.
- **Adds buyer disclosure** on the residential and vacant land condition reports for any existing NID special assessment.
- **Preserves all existing NID authority.** The original community-organizing NID is unchanged.

QUICK FACTS

Statute: Wis. Stat. § 66.1110(8)

Effective: March 29, 2026 (October 1, 2026 for real estate disclosure)

Who can use it: Any city, village, or town. Petition must be filed by all owners of taxable property in the proposed district.

Funds: Streets, utilities, stormwater, sidewalks, and similar residential infrastructure

Repayment: Tax-roll installments over a period the municipality sets

HOW IT WORKS

In the typical case, a developer owns 100% of a platted subdivision and uses the new track to finance roads, sewer, water, stormwater, and other infrastructure costs related to a residential development. The process moves through five clear stages, with the municipality controlling each step and the landowner shouldering the financial obligation.

1. **Petition.** The developer, as sole owner of the proposed district, petitions the municipality to create a sub. (8) NID with authority to approve a special assessment. With a single owner, the all-owners petition requirement is satisfied automatically.
2. **Plan.** The planning commission designates the proposed district and adopts a proposed initial operating plan describing the infrastructure to be funded (streets, utilities, stormwater, sidewalks, etc.), the per-parcel cost allocation, and the repayment terms. The district must include land that is nearby but does not need to be contiguous parcels. Certified-mail notice can be skipped because there is a single owner.
3. **Adopt.** The planning commission holds a public hearing on the proposed district and operating plan. With no protest filed within 30 days, the local legislative body votes to adopt the plan, and the municipality imposes the special assessment on the parcels. Proceeds may fund only infrastructure related to residential development within the district.
4. **Build.** Infrastructure is constructed using debt or existing capital financed by the municipality or the developer and is paid down by proceeds from the special assessment.
5. **Sell, disclose, repay.** Lots are sold to builders and homebuyers. The condition report discloses the existing NID special assessment, so buyers take the lot subject to those requirements. The assessment is collected in installments through the property tax roll over the maximum number of years the municipality designates.

WHY IT MATTERS

For the public. This creates more housing. By giving projects another workable path to finance and build infrastructure. NIDs make it easier for new homes to actually happen. More housing means more options, less competition for existing homes, and downward pressure on housing costs over time.

For people looking for housing. It expands where housing can be built. Projects that might not have worked before, especially in smaller or underserved markets, can now move forward, opening up more communities and neighborhoods to new housing opportunities.

For communities. Communities have a proactive tool to support new housing while financing infrastructure over time. Infrastructure is funded by the properties that benefit, allowing growth to happen in a fiscally responsible way.

With Act 120, NIDs have evolved from a tool for organizing existing neighborhoods into a financing mechanism for building new ones.

2025 WISCONSIN ACT 120

For more information, contact the Wisconsin Builders Association, the Wisconsin REALTORS® Association, or the League of Wisconsin Municipalities. This fact sheet is for educational purposes only and does not constitute legal advice.

ACT 173
PLAN IT, FUND IT

New framework for housing planning, rezoning, and development

2025 WISCONSIN ACT 173

WHAT IS ACT 173?

Wisconsin communities face a housing shortage, and 2025 Wisconsin Act 173 offers a clear path forward. The law strengthens Wisconsin's comprehensive planning framework, giving city and village housing plans real weight. It also doubles the TID extension from one year to two and clarifies TIF terminology to expand housing opportunities in redevelopment. Together, these changes create a more efficient system. The path from plan to project is now more predictable for developers, neighbors, officials, and planning staff alike.

PLAN IT, THEN BUILD IT

Act 173 is built on a straightforward principle: once a community plans for housing in a specific area, that plan guides what comes next. When plans specify density and location, the rezoning process for conforming housing becomes faster and more predictable for everyone.

PART 1: PLANNING FOR HOUSING

A comprehensive plan is a community's long-range vision for growth and development. Act 173 makes the land use element more specific, so developers, neighbors, city councils, and village boards all share a clear picture of what the community wants and where it wants it. Cities and villages remain fully in control of that vision. Act 173 ensures the development path is specific enough to guide what follows.

What must cities and villages add to their comprehensive plan?

- A 20-year projection, in 5-year increments, identifying areas designated for future residential development.
- For each area and time period, a stated minimum and maximum net residential density in housing units per acre.

What is "net density"?

Net density is the number of housing units per acre, excluding wetlands, 100-year floodplains, and public land not intended for redevelopment.

What does "consistent" mean?

An ordinance is consistent with the plan if it permits a land use on the adopted land use map, even if it allows additional uses. Consistency is determined solely by the map and its category descriptions.

Wisconsin Just Made TIF Work Better For Housing

This is the simplest tool in Act 173 for cities and villages. It requires no new taxes, state funding, or borrowing, and allows a successful TID to capture tax increment longer for eligible housing costs.

The Affordable Housing Extension

Since 2009, once a TID pays off its costs, a city or village may extend it up to 12 months by resolution to fund housing improvements. The Department of Revenue then continues allocating tax increments during the extension.

Same TID, Twice the Housing Fund

Act 173 expands the housing extension from 1 year to 2 years. This keeps TID funds available for housing longer. That is the entire change. Consider a TID that generates $1 million in annual increment. Under prior law, a city or village could capture approximately $1 million in housing funds. Under Act 173, the same TID can now generate approximately $2 million for housing without new taxes or debt.

What if a plan doesn't yet include the new density information?
Communities have until January 1, 2028, to update their plans. If a permit or rezoning request is submitted before then, the city or village has 180 days to add the required density information, without the full public process normally required for plan amendments.

PART 2: TRUTH IN PLANNING — STREAMLINED REZONING

Once a community's housing vision is in its plan, Act 173 creates a clear path to rezoning for proposals that align with it.

A residential rezoning request is entitled to approval within 90 days (extendable by 90 days by the applicant) when all five criteria are met:

- The comprehensive plan identifies the land for residential use.
- The land is adjacent to or near existing development and can be reasonably served by existing infrastructure.
- The proposed density falls within the plan's specified range, or the 180-day plan update hasn't been completed.
- Current housing supply does not meet existing or projected demand over the next 5 years, according to the comprehensive plan.
- The requester certifies that the land is not in a farmland preservation zone or agricultural enterprise area and is not subject to a farmland preservation agreement.

Community Safeguards Remain Fully Intact
Even when all five criteria are met, a city or village may deny a request if necessary to prevent a shortage of, or overburdening of, public facilities, or to address public health or safety concerns.

QUICK FACTS

Act Number: 2025 Wisconsin Act 173
Enacted: April 2, 2026
Effective: January 1, 2028

Applies to: Cities and villages (new planning & rezoning rules); all cities and villages with eligible TIDs (TID extension and TIF definition)

2025 WISCONSIN ACT 173

Clarity on Newly Platted Residential Development
Before Act 173, Wisconsin's TIF statute used the term 'newly platted residential development' without defining it, leaving communities and developers uncertain about which projects qualified. Act 173 defines the term as housing built on parcels with no prior permanent structures other than agricultural buildings. This draws a clear line between new residential development on undeveloped land and redevelopment of previously built sites, expanding housing development opportunities in any new TID after 2028.

Use of TID Extension Funds

At least 75% must benefit affordable housing, defined as housing that costs a household no more than 30% of gross monthly income. The remaining 25% must be used to improve the community's housing stock more broadly.

The money does not have to be spent within the TID boundaries. It can be spent to promote positive housing initiatives anywhere in the city or village. The funds are flexible. Communities have used and can use the extension for things such as:

- **Infrastructure supporting new housing development**
- **Housing trust funds**
- **Residential blight removal**
- **Workforce housing programs**
- **Gap financing for affordable housing developments**
- **Land acquisition for housing**
- **First-time homebuyer grants**
- **Down payment assistance programs**

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GROWTH PAYS FOR GROWTH

Workforce Housing TIDs

2025 WISCONSIN ACT 235

THE PROBLEM

Wisconsin communities feel the housing shortage directly. Young families can't find starter homes, employers struggle to recruit workers, and retirees looking to downsize have few options. The homes many communities need most — compact, attainable, owner-occupied homes — are often the hardest to build. The obstacle is rarely demand. It's often infrastructure.

Streets, water mains, and sewer lines must be built before a single home is sold and before a single tax dollar is collected. That math may work for large commercial projects. It often doesn't work for neighborhoods of modest starter homes.

A GAP IN THE OLD TOOLBOX

Wisconsin has long used Tax Incremental Districts (TIDs) to let growth pay for growth. Under Tax Increment Financing (TIF), a municipality and/or developer invests in a project area, and the increase in property taxes generated by new development repay those costs. Traditional TIDs were designed primarily for economic development projects, leaving a gap for the neighborhoods of starter homes that Wisconsin communities need.

ACT 235 CLOSES THAT GAP

This creates a new type of TID built specifically for owner-occupied residential development. It applies the same growth-pays-for-growth concept to starter homes and compact neighborhoods.

- **Developer installs public infrastructure.**
- **Builders construct the homes.**
- **New homes create new property value with increased tax collections.**
- **The municipality captures the increment to repay the infrastructure costs.**

QUICK FACTS

Act Number: 2025 Wisconsin Act 235

Effective Date: October 1, 2026

Applies to: Cities, villages, and certain towns

TID Capacity: Separate 3% limit (outside the 12% cap)

Max TID Life: 20 years (three-year extension available)

Structure: Pay-as-you-go reimbursement

2025 WISCONSIN ACT 235

PAY-AS-YOU-GO TIF

Residential TIDs are designed to operate on a pay-as-you-go basis. Developers front the cost of public improvements and are reimbursed over time from the tax increment generated by the new homes.

1. The developer pays for the streets, water mains, sewer lines, and other public infrastructure upfront.
2. The homes generate property taxes above the original base value — the increment.
3. Each year, the city pays the developer some or all of that increment.
4. If the increment falls short of projections, the developer absorbs the shortfall, not the municipality.

WHO CAN USE IT AND WHAT IT PAYS FOR

Cities and villages may create a Residential TID, beginning October 1, 2026. Towns that operate a sewer system or contain a sanitary district may also create a Residential TID beginning in October.

Eligible costs are limited to public infrastructure and related costs. Examples of related costs include financing costs and district-wide stormwater facilities. Lot-specific stormwater facilities, land acquisition costs, and the homes themselves are not eligible project costs

WHAT IT TAKES TO QUALIFY

A qualifying development must consist entirely of owner-occupied single-family homes or owner-occupied duplexes, built to standards that keep lots compact.

REQUIREMENT	SINGLE-FAMILY	DUPLEX
Maximum lot size	7,500 sq. ft. or less	12,500 sq. ft. or less
Maximum lot width	70 feet or less	80 feet or less
Side setbacks	10 feet or less	10 feet or less
Maximum home size (one-story)	1,500 sq. ft. or less	1,500 sq. ft. or less
Maximum home size (two-story)	2,000 sq. ft. or less	2,000 sq. ft. or less

WHAT MUNICIPALITIES MUST DO FIRST

Before or while creating a Residential TID, a municipality must establish:

- Maximum development-related fees that may be charged within the district.
- Architectural and construction standards that will apply within the district.

WHY THIS TOOL IS DIFFERENT

- Separate 3% of equalized value limit outside the 12% cap for other TIDs.
- Cannot donate or receive increment from other TIDs.
- Maximum life of 20 years with a three-year extension available if necessary.

This Tool is Designed For:

- ✔ Starter homes and workforce housing
- ✔ Compact neighborhoods
- ✖ Not large-lot subdivisions
- ✖ Not apartments and rental housing

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ACT 237 EXPLAINED

State loan program updates for housing development in Wisconsin

2025 WISCONSIN ACT 237

WHAT DOES IT DO?

Act 237 updates three state loan programs that help build and rehab housing across Wisconsin. All three are run by WHEDA, the Wisconsin Housing and Economic Development Authority. After Wisconsin's historic $525 million state housing investment in 2023, Act 237 makes these loan programs larger, more flexible, and easier to stack with other funding. **The bottom line: The math now works. More housing projects can now get built that wouldn't have penciled out before.**

WHAT ARE THE THREE WHEDA LOAN PROGRAMS?

1. **Infrastructure Access Loan**
   Helps pay for the roads, water lines, sewers, and other infrastructure needed before any new housing can go in. Both private developers and local governments can apply.

2. **Restore Main Street Loan**
   Helps fix up apartments above storefronts that were constructed at least 40 years prior and have not seen significant improvements in 20 years or more.

3. **Vacancy-to-Vitality Loan**
   Helps developers turn vacant offices, old retail, and other empty commercial buildings into apartments or homes. Mixed-use buildings now qualify too.

WHY THIS MATTERS

Wisconsin faces a housing shortage, especially for working families and seniors, with the greatest need in older communities, rural areas, and aging downtowns. Act 237 updates WHEDA's loan programs by:

- Increasing the share of project costs WHEDA loans can cover
- Allowing WHEDA loans to be stacked with Tax Incremental Financing (TIF) and historic tax credits
- Lowering the minimum unit count for small-community conversion loans from 16 to 4

QUICK FACTS

Spring 2026 Cycles: The spring cycle incorporating the changes from Act 237 closed on June 19 with awards expected soon. Another cycle is expected in fall.

WHEDA: The Wisconsin Housing and Economic Development Authority (WHEDA), is the state-created financing agency funding housing and economic development projects and administers the three loan programs.

"Capital Stack": This describes where all the money for a project comes from. A housing development might use bank loans, developer equity, WHEDA programs, TIF assistance, grants, tax credits, or other financing sources together to make the numbers work.

"Stacking": This combines different financing programs in the same project. Before 2025 Wisconsin Act 237, some WHEDA housing loan programs could not be used with TIF or historic tax credits. The new law removes those barriers, allowing developers to "stack" these loans with TIF, historic tax credits, and other financing sources in the same development financing package known as a "Capital Stack."

WHAT'S ACTUALLY CHANGING?

WHAT'S THE RULE?	BEFORE ACT 237	AFTER ACT 237
Max Infrastructure loan to a developer	20% of project cost	33% of project cost
Max Infrastructure loan to a city or county	10% of project cost	25% of project cost
Max Restore Main Street loan	$20,000/unit OR 25% of cost	$50,000/unit OR 33% of cost
Max Vacancy-to-Vitality loan	$1 million OR 20% of cost	33% of cost (no $1M cap)
Max interest rate on loans	At or below market rates	At or below 1%
Stack a WHEDA loan with TIF/historic tax credits?	Not allowed	Allowed
Min. units for small-community conversion *pop. ≤10,000*	16 units	4 units
Mixed-use buildings eligible for conversion loan?	No	Yes
Owner-occupied resale price cap	County formula set by WHEDA	5% per year, compounded
Who can secure the loan?	Personal guarantee only	Personal OR corporate guarantee
Comp plan housing element update	Must be formally updated	May be certified by ordinance/resolution

OTHER KEY CHANGES ACT 237 MAKES

Owner-occupied housing rules (Infrastructure Access and Vacancy-to-Vitality). Homes built or converted using these loans must stay owner-occupied for 10 years after the first sale, and the resale price is capped. Act 237 simplifies the cap: the price can rise no more than 5% per year, compounded annually, above what the original owner paid, replacing a more complicated county-by-county formula set by WHEDA. After the first owner sells, income limits on buyers no longer apply, but the price cap and owner-occupied requirement still run with the property for the rest of the 10 years.

Regional allocation. No single region of Wisconsin can receive more than 12.5% of the funds allocated to a program. This cap already applies to the Infrastructure Access program; Act 237 extends it to Restore Main Street and Vacancy-to-Vitality so funding is more evenly distributed across the state.

Real Estate Condition Reports. Effective January 1, 2026, the standard Real Estate Condition Report and the Vacant Land Disclosure Report add language clarifying that a restrictive covenant or deed restriction may include the types of restrictions required by these loan programs, such as resale price limits or owner-occupancy requirements. Because homes financed under these programs carry recorded restrictions that affect resale and use of the property, the revised forms encourage sellers to disclose those restrictions.

Effective dates. Most provisions of Act 237 took effect April 10, 2026. The Real Estate Condition Report and Vacant Land Disclosure Report changes took effect January 1, 2026.

2025 WISCONSIN ACT 237

For more information, contact the Wisconsin Builders Association, the Wisconsin REALTORS® Association, or the League of Wisconsin Municipalities. This fact sheet is for educational purposes only and does not constitute legal advice.

916 Silver Lake Drive
P.O. Box 340
Portage, WI 53901

608-742-2169
FAX 608-742-2592
gec@generalengineering.net
www.generalengineering.net

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Municipal Monthly Billing

City of Evansville
P.O. Box 529
Evansville, WI 53536

Date: October 6, 2026

GEC File: I53-222 (Insp-30)

Subject: City of Evansville
2026 Building Inspections

Inspection Services: 2026 Building Inspections

For the Period of: 9/1/2026 - 9/30/2026

Amount Due for Building Permit Applications:

Permit Number	Permit Issued To	Type of Permit	Permit Fee	GEC Fee
26-0046-53-222	RM Berg General Contractor	New Single Family	$ 4,942.70	$ 1,674.60
26-0047-53-222	Jon Lange	North Building Early Start	$ 780.00	$ 650.00
26-0048-53-222	Jon Lange	South Building Early Start	$ 780.00	$ 650.00
26-0049-53-222	Jay & Heather Riester	Remodel Bathrooms	$ 531.00	$ 460.00
26-0050-53-222	Eldon Homes	New Single Family	$ 5,009.20	$ 1,731.60
26-0051-53-222	Ericka Braatz	Replace Deck	$ 308.00	$ 264.00
		Total Permit Fees	$ 12,350.90	$ 5,430.20
Refund Voided Permit				
26-0045-53-222	Jay Riester	Plumbing		$ (105.00)
		Municipal income	$ 6,920.70	
		Previous Amount Due - (disregard if already paid)		$ -
		Current Amount Due		**$ 5,325.20**

Amount Due				
Current	31-60 Days	61-90 Days	91-120 Days	>120 Days
$ 5,325.20	$ -	$ -	$ -	$ -

City of Evansville Code Enforcement: September 2026 Summary

Comparison of the August and September 2026 monthly reports

Closed cases by month

Report	Closed	Open (Pending)	Citations
August 2026	**30**	62	2
September 2026	**12**	78	3

Closures fell by 18 from August to September, while open cases rose by 16. Most of the new September cases came from the 9/18–10/2 sweeps at 497 E Main, 424 S First, 410 Almeron, 15 Grove, 15/17 Mill and 38 N Madison.

One case appears in both months' totals. The 128 E Main St blinds case was already marked Closed in August, even though the note said "waiting for confirmation." It shows up again in September with a final notice and compliance on 10/2. The other 11 September closures are new: 9 were Pending in August and 2 were opened and closed within September.

September 2026: how the 12 closed cases were resolved

Counted from the first notice (doortag or order) to the inspection that found the property in compliance.

Outcome	Count	Cases
Resolved after 1st inspection	**4**	424 Higgins Dr (trailer), 26 Water St (weeds), 427 W Church St, 497 E Main St (weeds)
Resolved after 2nd inspection	**5**	423 S Second St (weeds, after abatement scheduled), 33 Water St (weeds, after abatement scheduled), 8 Railroad St, 128 E Main St (blinds), 609 Windsor Ln (vehicle, re-sent to new owner)
Resolved after 3rd inspection	**1**	30 Garfield Ave (debris): doortag, then order, then new-owner letter, then complied
Closed for ownership change, not compliance	**2**	137 W Church St (chimney), 23 Mill St (siding). Both were reissued to the new owner as new open cases.
Remain open	**81**	78 Pending + 3 Citations (213 S Second, 42 N Fourth, 660 Windsor Ln, which moved to citation 9/21)

CITY OF EVANSVILLE
CODE ENFORCEMENT MONTHLY REPORT
September 2026

ADMIN

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

PROPERTY MAINTENANCE - STATUS OF ORDERS

Status	Violation Address	Inspection Date	Orders Issued	Compliance Deadline	Violation Description	Mailed Copy (Y/N)	iWorQ (Y/N)	Parcel Number	Owner and Mailing Address
Pending	**424 Higgins Dr**	5/21/2026 9/4/2026 10/2/2026	5/28/2026	8/28/2026 9/28/2026 **10/21/2026**	Order sent to: - Repair or replace all missing doors and siding. - Ensure that the house and garage are structurally sound and in good condition. In progress **In progress**	**Y**	**Y**	6-27-496.69	[REDACTED] 424 HIGGINS DR EVANSVILLE, WI 53536-1263
Closed	424 Higgins Dr	9/18/2026 9/24/2026		9/23/2026	Doortag left for trailer parked on grass. **Complied.**	**Y**	**Y**	6-27-496.69	[REDACTED] 424 HIGGINS DR EVANSVILLE, WI 53536-1263
		5/15/2026	5/21/2026	8/24/2026	Order sent to: - Repair or replace all damaged siding to eliminate rotting wood and deterioration. - Repair or replace all broken or missing soffits, fascia, and gutters. - Repair or replace all damaged or unfinished roof areas. - Paint all exterior surfaces of the property with exposed wood, chipped paint, or missing paint.- - Complete all unfinished exterior repairs to ensure the structure is weather-tight and in good condition.	**Y**	**Y**	6-27-614.1, 6-27-614.2	[REDACTED] 20 S MADISON ST EVANSVILLE, WI 53536-1318

Status	Violation Address	Inspection Date	Orders Issued	Compliance Deadline	Violation Description	Mailed Copy (Y/N)	iWorQ (Y/N)	Parcel Number	Owner and Mailing Address
Pending	20 S Madison St	8/27/2026	9/1/2026	**11/30/2026**	**Not complied. FN sent to:** **Repair or replace all damaged siding to eliminate rotting wood and deterioration.** **- Repair or replace all broken or missing soffits, fascia, and gutters.** **- Repair or replace all damaged or unfinished roof areas.** **- Paint all exterior surfaces of the property with exposed wood, chipped paint, or missing paint.-** **- Complete all unfinished exterior repairs to ensure the structure is weather-tight and in good condition.** **8/31/26 FN sent via certified.**	**Y**	**Y**		
Pending	**20/24 S Madison St**	7/29/2026	8/6/2026	**10/5/2026**	**Order sent to repair or replace all deteriorated exterior components of the garage, including but not limited to the roof, soffits, fascia, trim, and siding. Ensure all parts are structurally sound, weather-tight, and in good condition.**	**Y**	**Y**	6-27-614.1, 6-27-614.2	[REDACTED] 20 S MADISON ST EVANSVILLE, WI 53536-1318
Pending	**14 N Madison St**	5/21/2026	5/26/2026	8/24/2026	Order sent to: - Repair the building facade and ensure that all parts of the building are in good condition and free from deterioration. - Paint areas of the building that have chipped, or missing paint	**Y**	**Y**	6-27-14	[REDACTED] 694 W MAIN ST EVANSVILLE, WI 53536-1090
		8/27/2026	9/1/2026	**11/30/2026**	**Not complied. FN sent to:** **- Repair the building facade and ensure that all parts of the building are in good condition and free from deterioration.** **- Paint areas of the building that have chipped, or missing paint** **8/31/2026 FN sent via certified**	**Y**	**Y**		
Pending	**143 W Church St**	5/21/2026	5/27/2026	8/24/2026	Order sent to: - Repair or replace the broken chimney. - Repair or replace the roof, soffit, and fascia to be free from holes and deterioration. - Paint areas of the house with exposed wood, chipped, or missing paint. - Ensure that all parts of the house are structurally sound and in good condition.	**Y**	**Y**	6-27-0167	[REDACTED] 374 SOUTH ST POYNETTE, WI 53955-9635
		8/27/2026	9/1/2026	**12/1/2026**	**Not complied. FN sent to:** **- Repair or replace the broken chimney.** **- Repair or replace the roof, soffit, and fascia to be free from holes and deterioration.** **- Paint areas of the house with exposed wood, chipped, or missing paint.** **- Ensure that all parts of the house are structurally sound and in good condition.** **8/31/2026 FN sent via certified**	**Y**	**Y**		

Status	Violation Address	Inspection Date	Orders Issued	Compliance Deadline	Violation Description	Mailed Copy (Y/N)	iWorQ (Y/N)	Parcel Number	Owner and Mailing Address
Pending	**227 Garfield Ave**	9/4/2026	9/11/2026	**12/9/2026**	**Order sent to repair and repaint the siding to eliminate visible patching and restore uniform color.**	**Y**	**Y**	6-27-0960	[REDACTED] 227 GARFIELD AVE EVANSVILLE, WI 53536-1009
Closed	423 S Second St	9/4/2026 9/18/2026 10/2/2026	9/11/2026	9/16/2026 9/28/2026	Order sent to mow overgrown weeds and vegetation. Not fully complied. Ready for abatement. 9/21/26 Scheduled for abatement **Complied.**	**Y**	**Y** **Y** **Y** **Y**	6-27-0438	[REDACTED] 423 S 2ND ST EVANSVILLE, WI 53536-1343
Pending	**423 S Second St**	5/21/2026 9/4/2026	6/1/2026 9/11/2026	9/1/2026 **12/9/2026**	Order sent to raze or repair all buildings on the property to make them safe and habitable. **Not Complied. FN sent to raze or repair all buildings on the property to make them safe and habitable.**	**Y** **Y**	**Y** **Y**	6-27-0438	[REDACTED] 423 S 2ND ST EVANSVILLE, WI 53536-1343
Pending	**30 School St**	6/10/2026 9/18/2026	6/16/2026 9/25/2026	9/16/2026 **12/25/2026**	Order sent to: - Repair or replace the deteriorated roof. - Repair or replace all damaged soffits, fascia, and gutters. - Repair or replace any broken windows. - Paint all exterior surfaces of the property with exposed wood, chipped, or faded paint. - Ensure all exterior components are in good condition, structurally sound, and weather-tight. **Not complied. FN sent to:** **- Repair or replace the deteriorated roof.** **- Repair or replace all damaged soffits, fascia, and gutters.** **- Repair or replace any broken windows.** **- Paint all exterior surfaces of the property with exposed wood, chipped, or faded paint.** **- Ensure all exterior components are in good condition, structurally sound, and weather-tight.** **9/25/26 FN sent via certified.**	**Y** **Y**	**Y** **Y**	6-27-524.1	[REDACTED] 30 SCHOOL ST EVANSVILLE, WI 53536-1328
Pending	**30 School St**	8/27/2026 9/4/2026	9/11/2026	9/1/2026 **10/12/2026**	Doortag left for unsightly debris **Not complied. Order sent to clean up and remove all discarded items, including but not limited to the couch, mirror, and all other unsightly debris in the area, or properly store items away from public view.**	**Y** **Y**	**Y** **Y**	6-27-524.1	[REDACTED] 30 SCHOOL ST EVANSVILLE, WI 53536-1328

Status	Violation Address	Inspection Date	Orders Issued	Compliance Deadline	Violation Description	Mailed Copy (Y/N)	iWorQ (Y/N)	Parcel Number	Owner and Mailing Address
Pending	**30 School St**	8/27/2026 9/4/2026		9/1/2026	Doortag left for overgrown weeds. **Not fully complied. Ready for abatement.**	**Y**	**Y**	6-27-524.1	[REDACTED] 30 SCHOOL ST EVANSVILLE, WI 53536-1328
Pending	**144 W Liberty St**	6/10/2026 6/18/2026 9/24/2026 10/2/2026	 6/23/2026 10/6/2026	6/15/2026 7/27/2026 8/27/2026 9/17/2026 **11/9/2026**	Doortag left for JV Order sent to remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered. 7/15/26 Extension granted 8/25/26 Extension granted CNW for unplated vehicle and trailer on grass **Not complied. FN sent to remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered.**	**Y** **Y** **Y**	**Y** **Y** **Y**	6-27-184	[REDACTED] 144 W LIBERTY ST EVANSVILLE, WI 53536-1354
Pending	**144 W Liberty St**	6/10/2026 6/18/2026 9/24/2026 10/2/2026	 6/23/2026 10/6/2026	6/15/2026 7/27/2026 8/27/2026 9/17/2026 **11/9/2026**	Doortag left for trailer parked on lawn Order sent to remove or relocate the trailer to an appropriate, improved surface, and permitted parking location. 7/15/26 Extension granted 8/25/26 Extension granted CNW for unplated vehicle and trailer on grass **Not complied. FN sent to remove or relocate the trailer to an appropriate, improved surface, and permitted parking location.**	**Y** **Y** **Y**	**Y** **Y** **Y**	6-27-184	[REDACTED] 144 W LIBERTY ST EVANSVILLE, WI 53536-1354
Pending	**144 W Liberty St**	10/2/2026	10/6/2026	**11/9/2026**	**Order sent to clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view.**			6-27-184	[REDACTED] 144 W LIBERTY ST EVANSVILLE, WI 53536-1354

Status	Violation Address	Inspection Date	Orders Issued	Compliance Deadline	Violation Description	Mailed Copy (Y/N)	iWorQ (Y/N)	Parcel Number	Owner and Mailing Address
Pending	**19 W Church St**	6/18/2026 6/18/2026 10/2/26	6/25/2026	6/25/2026 **9/28/2026**	Doortag left for repairs: porch, window trims, windows, etc. Note: This is a rental property we will need to prepare and send a letter to the owners. Order sent to: - Repair or replace all damaged parts of the enclosed porch, including broken or boarded windows, damaged soffits, trim, and siding. - Paint all exterior surfaces with exposed wood, chipped, or missing paint. - Ensure all exterior components of the property are structurally sound, weather-tight, and in good condition **Waiting for advice on how to proceed**	**Y** **Y**	**Y** **Y**	6-27-163.1	[REDACTED] PO BOX 649 EVANSVILLE, WI 53536-6070
Closed	137 W Church St	6/18/2026 6/18/2026	6/25/2026	6/25/2026 9/28/2026	Doortag left for repairs: chimney, etc. Order sent to: - Repair or replace the chimney to be structurally sound and in good condition. - Repair or replace all damaged parts of the porch. Ensure they are complete, free from deterioration, and uniformly painted. **10/5/26 Closed. We'll send a new letter to the new owner: [REDACTED]**	**Y** **Y**	**Y** **Y**	6-27-0169	[REDACTED] 17202 W HOLT RD BROOKLYN, WI 53521-9614
Pending	**137 W Church St**	10/2/2026	10/5/2026	**1/6/2027**	**Order sent to:** **- Repair or replace the chimney to be structurally sound and in good condition.** **- Repair or replace all damaged parts of the porch. Ensure they are complete, free from deterioration, and uniformly painted.**			6-27-0169	[REDACTED] PO BOX 437 EVANSVILLE, WI 53536-4050
		6/18/2026 7/2/2026	7/7/2026	6/25/2026 8/10/2026	Doortag left for JV Not complied. Order sent to remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered.	**Y** **Y**	**Y** **Y**	6-27-0169	~~[REDACTED]~~ ~~17202 W HOLT RD~~ ~~BROOKLYN, WI 53521-9614~~ [REDACTED] PO BOX 437 EVANSVILLE, WI 53536-4050

Status	Violation Address	Inspection Date	Orders Issued	Compliance Deadline	Violation Description	Mailed Copy (Y/N)	iWorQ (Y/N)	Parcel Number	Owner and Mailing Address
Pending	**137 W Church St**				**New property owner:** **[REDACTED]** **PO BOX 437** **EVANSVILLE, WI 53536-4050**				
		8/10/2026	8/13/2026	9/14/2026	New initial letter sent to new owner. Orders to remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered.	**Y**	**Y**		
		9/18/2026	9/25/2026	**10/29/2026**	**Complied for old JV. New initial letter sent to remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered.**	**Y**	**Y**		
Closed	23 Mill St	6/18/2026		6/25/2026	Doortag left for repairs: siding, soffit, fascia, etc.	**Y**	**Y**	6-27-20	~~[REDACTED]~~ ~~17202 W HOLT RD~~ ~~BROOKLYN, WI 53521-9614~~
		6/18/2026	6/25/2026	9/28/2026	Order sent to: -Repair or replace all damaged and missing siding, soffits, and fascia on the property. -Repair or replace the fence to be structurally sound and in good condition. **10/5/26 Closed.** **We have a new owner:** **[REDACTED]** **PO BOX 437** **EVANSVILLE, WI 53536-4050**	**Y**	**Y**		[REDACTED]PO BOX 437
Pending	**23 Mill St**	10/2/2026	10/6/2026	**1/6/2027**	**New initial letter sent to:** **- Repair or replace all damaged and missing siding, soffits, and fascia on the property.** **- Repair or replace the fence to be structurally sound and in good condition.**			6-27-20	[REDACTED] PO BOX 437 EVANSVILLE, WI 53536-4050
Closed	20 Garfield Ave	6/18/2026		6/25/2026	Doortag left for UD	**Y**	**Y**	6-27-0515	~~[REDACTED]~~ ~~17202 W HOLT RD~~ ~~BROOKLYN, WI 53521-9614~~
		7/2/2026	7/7/2026	8/10/2026	Not complied. Order sent to clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view.	**Y**	**Y**		[REDACTED]PO BOX 437

Status	Violation Address	Inspection Date	Orders Issued	Compliance Deadline	Violation Description	Mailed Copy (Y/N)	iWorQ (Y/N)	Parcel Number	Owner and Mailing Address
~~Closed~~	~~30 Garfield Ave~~				**New property owner:** **[REDACTED]** **PO BOX 437** **EVANSVILLE, WI 53536-4050**				
		8/10/2026	8/14/2026	9/14/2026	New initial letter sent to new owner. Orders to clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view.	**Y**	**Y**		
		9/18/2026			**Complied.**		**Y**		
Pending	**30 Garfield Ave**	6/18/2026		6/25/2026	Doortag left for repairs: paint, siding, exterior, broken window	**Y**	**Y**	6-27-0515	~~[REDACTED]~~ ~~17202 W HOLT RD~~ ~~BROOKLYN, WI 53521-9614~~
		6/18/2026	6/26/2026	9/28/2026	Order sent to: - Repair or replace all damaged and missing siding on the property. - Paint all exterior surfaces with exposed wood, chipped or missing paint. - Ensure all exterior components of the property are structurally sound, weather-tight, and in good condition.	**Y**	**Y**		[REDACTED] PO BOX 437 EVANSVILLE, WI 53536-4050
					New property owner: **[REDACTED]** **PO BOX 437** **EVANSVILLE, WI 53536-4050**				
		8/10/2026	8/14/2026	**11/16/2026**	**New initial letter sent to new owner. Orders to:** **- Repair or replace all damaged and missing siding and trim on the property.** **- Paint all exterior surfaces with exposed wood, chipped or missing paint.** **- Ensure all exterior components of the property are structurally sound, weather-tight, and in good condition.**	**Y**	**Y**		
Pending	**26 Garfield Ave**	6/18/2026		6/25/2026	Doortag left for repairs: paint, siding, etc.	**Y**	**Y**	6-27-516	[REDACTED] 5541 N EAGLE RD EVANSVILLE, WI 53536-8757
		6/18/2026	6/26/2026	9/28/2026	Order sent to: - Repair or replace all damaged and missing siding on the house and garage. - Paint all exterior surfaces with exposed wood, chipped or missing paint. - Ensure all exterior components of the property are structurally sound, weather-tight, and in good condition.	**Y**	**Y**		
		10/2/2026	10/6/2026	**1/6/2027**	**Not complied. FN sent to:** **- Repair or replace all damaged and missing siding on the house and garage.** **- Paint all exterior surfaces with exposed wood, chipped or missing paint.** **- Ensure all exterior components of the property are structurally sound, weather-tight, and in good condition.**				

Status	Violation Address	Inspection Date	Orders Issued	Compliance Deadline	Violation Description	Mailed Copy (Y/N)	iWorQ (Y/N)	Parcel Number	Owner and Mailing Address
Pending	**200 Maple St**	6/26/2026			Doortag left for repairs: paint, siding, etc.	Y	Y	6-27-0635	[REDACTED] 17202 W HOLT RD BROOKLYN, WI 53521-9614
		6/26/2026	7/6/2026	**10/2/2026**	**Order sent to paint all exterior surfaces of the property with exposed wood, chipped or faded paint.**	Y	Y		
Closed	609 Windsor Ln	6/26/2026	7/6/2026	8/4/2026	Order sent to remove or relocate the vehicle to an appropriate, improved surface, and permitted parking location.	Y	Y	6-27-316.371	~~[REDACTED]~~ ~~17202 W HOLT RD~~ ~~BROOKLYN, WI 53521-9614~~
					New property owner: **[REDACTED]** **PO BOX 437** **EVANSVILLE, WI 53536-4050**				[REDACTED]PO BOX 437
		8/10/2026	8/14/2026	9/14/2026	New initial letter sent to new owner. Orders to remove or relocate the vehicle to an appropriate, improved surface, and permitted parking location.	Y	Y		
		9/18/2026			**Complied.**		Y		
Pending	**609 Windsor Ln**	6/26/2026	7/6/2026	8/4/2026	Order sent to clean up and remove all discarded items, wood debris, and all other unsightly debris in the area or properly store items away from public view.	Y	Y	6-27-316.371	~~[REDACTED]~~ ~~17202 W HOLT RD~~ ~~BROOKLYN, WI 53521-9614~~
					New property owner: **[REDACTED]** **PO BOX 437** **EVANSVILLE, WI 53536-4050**				[REDACTED]PO BOX 437
		8/10/2026	8/14/2026	9/14/2026	New initial letter sent to new owner. Orders to clean up and remove all discarded items, wood debris, and all other unsightly debris in the area or properly store items away from public view.	Y	Y		
		9/18/2026	9/25/2026	**10/29/2026**	**Not complied. FN sent to clean up and remove all discarded items, wood debris, and all other unsightly debris in the area or properly store items away from public view.**	Y	Y		
					9/25/26 FN sent via certified.		Y		
		6/26/2026	7/6/2026	9/2/2026	Order sent to repair or replace the garage door to eliminate rotting wood, mold and mildew.	Y	Y	6-27-316.371	~~[REDACTED]~~ ~~17202 W HOLT RD~~ ~~BROOKLYN, WI 53521-9614~~

Status	Violation Address	Inspection Date	Orders Issued	Compliance Deadline	Violation Description	Mailed Copy (Y/N)	iWorQ (Y/N)	Parcel Number	Owner and Mailing Address
Pending	**609 Windsor Ln**				**New property owner:** **[REDACTED]** **PO BOX 437** **EVANSVILLE, WI 53536-4050**				[REDACTED]PO BOX 437
		8/10/2026	8/14/2026	**10/14/2026**	**New initial letter sent to new owner. Orders to repair or replace the garage door and siding to eliminate rotting wood, mold and mildew.**	**Y**	**Y**		
Pending	**613/615/617 Windsor Ln**	6/26/2026	7/6/2026	**10/5/2026**	**Order sent to:** **- Repair or replace all damaged and missing siding, skirting, and trim to eliminate deterioration, mold and mildew.** **- Repair or replace all broken and missing fascia.** **- Paint all exterior surfaces of the buildings with exposed wood, chipped or missing paint.**	**Y**	**Y**	6-27-316.370	[REDACTED] 17202 W HOLT RD BROOKLYN, WI 53521-9614
Closed	128 E Main St	7/29/2026	8/6/2026	8/25/2026	Order sent to open or adjust all blinds so that no more than 50% of the window areas are covered.	**Y**	**Y**	6-27-907	[REDACTED] 1013 1ST CENTER AVE BRODHEAD, WI 53520-1421
		9/4/2026	9/11/2026	9/30/2026	Not fully complied. FN sent to open or adjust all blinds so that no more than 50% of the window areas are covered.	**Y**	**Y**		
		10/2/2026			**Complied.**		**Y**		
Pending	**128 E Main St**	7/29/2026	8/6/2026	**11/4/2026**	**Order sent to:** **- Repair or replace all damaged facade surfaces and maintain the building exterior in good condition.** **- Remove the abandoned awning frame.**	**Y**	**Y**	6-27-907	[REDACTED] 1013 1ST CENTER AVE BRODHEAD, WI 53520-1421
Pending	**33 Water St**	7/17/2026	7/21/2026	8/24/2026	Order sent to clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view.	**Y**	**Y**	6-27-653	[REDACTED] 33 WATER ST EVANSVILLE, WI 53536-1428
		9/4/2026	9/11/2026	**10/12/2026**	**Not fully complied. FN sent to clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view.**	**Y**	**Y**		
Closed	33 Water St	9/4/2026		9/9/2026	Doortag left for overgrown weeds.	**Y**	**Y**	6-27-653	[REDACTED] 33 WATER ST EVANSVILLE, WI 53536-1428
		9/18/2026			Not complied. Ready for abatement.		**Y**		
				9/28/2026	9/22/26 Scheduled for abatement		**Y**		
		10/2/2026			**Complied.**		**Y**		

Status	Violation Address	Inspection Date	Orders Issued	Compliance Deadline	Violation Description	Mailed Copy (Y/N)	iWorQ (Y/N)	Parcel Number	Owner and Mailing Address
Pending	**220 W Liberty St**	7/29/2026 9/18/2026	8/4/2026	9/6/2026	Order sent to remove and properly dispose of all tree debris from the property. **Complied.**	**Y**	**Y** **Y**		
Pending	**30 S Madison St**	7/23/2026 7/29/2026		7/28/2026	Doortag left for overgrown weeds. **Not complied. Ready for abatement.**	**Y**	**Y** **Y**	6-27-615	[REDACTED] 1045 HILLCREST LN OREGON, WI 53575-2612
Pending	**30 S Madison St**	7/29/2026	8/4/2026	**11/4/2026**	**Order sent to repair or replace all broken windows on the property.**	**Y**	**Y**	6-27-615	[REDACTED] 1045 HILLCREST LN OREGON, WI 53575-2612
Pending	**101 E Main St**	7/29/2026	8/3/2026	**11/2/2026**	**Order sent to paint all exterior surfaces of the building with chipped or missing paint to ensure a uniform color.**	**Y**	**Y**	6-27-0117	[REDACTED] PO BOX 643 WAUKESHA, WI 53187-0643
Pending	**113 E Main St**	7/29/2026	8/5/2026	**11/4/2026**	**Order sent to:** **- Repair or replace all broken and boarded-up windows.** **- Repair or replace all damaged window shutters.** **- Repair or replace all damaged and deteriorated lower exterior walls of the building.** **- Repaint all exterior surfaces with chipped, peeling, or faded paint.** **- Ensure all exterior components are structurally sound, weather-tight, and maintained in good condition.** Note: Entered under 111 E MAIN ST in iWorQ but under the same parcel number 6-27-120.	**Y**	**Y**	6-27-120	[REDACTED] N6676 ATTICA RD ALBANY, WI 53502-9594
Pending	**17 W Main St**	7/29/2026	8/5/2026	11/4/2026 **9/14/2027**	Order sent to paint all areas of the exterior wall with chipped or missing paint to ensure a uniform color. **9/14/26 Extension granted**	**Y**	**Y** **Y**	6-27-91	[REDACTED] 12342 W SPRING VALLEY CORS JANESVILLE, WI 53548-9269

Status	Violation Address	Inspection Date	Orders Issued	Compliance Deadline	Violation Description	Mailed Copy (Y/N)	iWorQ (Y/N)	Parcel Number	Owner and Mailing Address
Pending	**119 E Main St**	7/29/2026	7/31/2026	**11/2/2026**	**Order sent to:** **- Repair or replace all broken or boarded windows. Tarps, drop cloths, or similar temporary materials shall not be used as window coverings.** **- Repair or replace all damaged brick masonry.** **- Repair or replace any damaged roofing.** **Note: Failure to comply may result in the City declaring the property to be in a state of demolition by neglect, in violation of the Historic Preservation Ordinance.**	**Y**	**Y**	6-27-0621	[REDACTED] 119 E MAIN ST EVANSVILLE, WI 53536-1123
Pending	**20 W Main St**	7/29/2026 9/4/2026 9/18/2026	7/31/2026 9/25/2026	8/31/2026 **10/29/2026**	Order sent to install a proper address number. Ensure it is clearly visible from the public way and complies with the Municipal Code. CNW - Check for address number and new discarded washing machine. **Not complied. FN sent to install a proper address number. Ensure it is clearly visible from the public way and complies with the Municipal Code.** **9/25/26 FN sent via certified.**	**Y** **Y**	**Y**	6-27-21	[REDACTED] 2622 N CROSS RD EVANSVILLE, WI 53536-9522
Pending	**18 W Main St**	7/29/2026	7/31/2026	**10/31/2026**	**Order sent to:** **- Repair or replace all damaged and missing siding, trim, soffits, and fascia to eliminate deterioration, mold and mildew.** **- Repair or replace all broken windows.** **- Repair or replace all damaged and disconnected downspouts. Ensure water is directed away from the building.** **- Paint all exterior surfaces of the building with exposed wood, chipped, or missing paint.**	**Y**	**Y**	6-27-2022	[REDACTED] S134 COUNTY ROAD F DURAND, WI 54736-2610
Pending	**11 N Madison St**	7/29/2026	8/5/2026	**11/4/2026**	**Order sent to:** **- Repair or replace the dented siding to be in good condition.** **- Repair or replace the deteriorating door frame to ensure it is weather-tight and in proper working condition.**	**Y**	**Y**	6-27-27	[REDACTED] PO BOX 606 EVANSVILLE, WI 53536-6060
Closed	26 Water St	9/4/2026 9/18/2026		9/9/2026	Doortag left for overgrown weeds. **Complied.**	**Y**	**Y** **Y**	6-27-643	[REDACTED] 26 WATER ST EVANSVILLE, WI 53536-1429

Status	Violation Address	Inspection Date	Orders Issued	Compliance Deadline	Violation Description	Mailed Copy (Y/N)	iWorQ (Y/N)	Parcel Number	Owner and Mailing Address
Pending	**18 E Main St**	7/29/2026	8/5/2026	**11/4/2026**	**Order sent to repair the damaged exterior wall and restore the missing masonry to prevent further deterioration and water intrusion.**	**Y**		6-27-26	[REDACTED] 205 CLIFTON ST EVANSVILLE, WI 53536-1007
Pending	**5 W Main St**	7/29/2026 9/18/2026	8/5/2026 9/25/2026	9/7/2026 **10/29/2026**	Order sent to: - Repair or replace the damaged sign face of the projecting sign. - Remove or turn off all flashing signs on the property. **Not complied. FN sent to:** **- Repair or replace the damaged sign face of the projecting sign.** **- Remove or turn off all flashing signs on the property.** **9/25/26 FN sent via certified.**	**Y** **Y**	**Y** **Y**	6-27-98	[REDACTED] 205 CLIFTON ST EVANSVILLE, WI 53536-1007
Pending	**5 W Main St**	7/29/2026	8/5/2026	**11/4/2026**	**Order sent to repair or replace all damaged trim to be structurally sound and in good condition.**	**Y**	**Y**	6-27-98	[REDACTED] 205 CLIFTON ST EVANSVILLE, WI 53536-1007
Pending	**19/21 E Main St**	7/29/2026 9/18/2026	8/5/2026 9/25/2026	9/7/2026 **10/29/2026**	Order sent to repair or replace all broken light fixtures on the property. **Not complied. FN sent to repair or replace all broken light fixtures on the property.**	**Y** **Y**	**Y** **Y**	6-27-113	[REDACTED] 129 N MADISON ST EVANSVILLE, WI 53536-1158
Pending	**19/21 E Main St**	7/29/2026 9/18/2026	8/5/2026	9/7/2026	Order sent to remove or discontinue the illumination of signs on the property. **Waiting for [REDACTED]'s update. She will confirm with [REDACTED] first, as this was directed by the city.**	**Y**	**Y**	6-27-113	[REDACTED] 129 N MADISON ST EVANSVILLE, WI 53536-1158
Pending	**137 E Main St**	7/29/2026 9/4/2026	8/5/2026 9/11/2026	8/26/2026 **10/2/2026**	Order sent to shield all outdoor decorative lighting on the property. **Not complied. FN sent to shield all outdoor decorative lighting on the property.**	**Y** **Y**	**Y** **Y**	6-27-624.1	[REDACTED] 137 E MAIN ST EVANSVILLE, WI 53536-1123

Status	Violation Address	Inspection Date	Orders Issued	Compliance Deadline	Violation Description	Mailed Copy (Y/N)	iWorQ (Y/N)	Parcel Number	Owner and Mailing Address
Pending	**137 E Main St**	7/29/2026 9/4/2026	8/5/2026 9/11/2026	8/26/2026 **10/5/2026**	Order sent to remove or turn off all flashing signs on the property. **Not complied. FN sent to remove or turn off all flashing signs on the property.**	**Y** **Y**	**Y** **Y**	6-27-624.1	[REDACTED] 137 E MAIN ST EVANSVILLE, WI 53536-1123
Pending	**26 W Main St**	7/29/2026 9/4/2026	8/5/2026 9/11/2026	8/26/2026 **10/2/2026**	Order sent to remove or adjust all window coverings so that no more than 50% of the window areas are covered. **Not complied. FN sent to remove or adjust all window coverings so that no more than 50% of the window areas are covered.**	**Y** **Y**	**Y** **Y**	6-27-20.2	[REDACTED] 19 WALKER ST EVANSVILLE, WI 53536-1401
Pending	**26 W Main St**	7/29/2026	8/5/2026	**11/4/2026**	**Order sent to repair or replace all hail-damaged roofing and siding on the primary structure and garage. Ensure all exterior components are weather-tight, in good repair, and free from deterioration.**	**Y**	**Y**	6-27-20.2	[REDACTED] 19 WALKER ST EVANSVILLE, WI 53536-1401
Pending	**8 S Madison St**	7/29/2026	8/5/2026	**11/4/2026**	**Order sent to:** **- Paint all exterior surfaces of the building with chipped or faded paint to ensure a uniform color.** **- Repair or replace all damaged, rusted, or missing sections of the cornice and roof edge along the upper facades. Ensure all components are structurally sound, weather-tight, and in good condition.**	**Y**	**Y**	6-27-109	[REDACTED] 1949 N MILTON SHOPIERE RD MILTON, WI 53563-8695
Pending	**102 E Main St**	7/29/2026 9/4/2026	8/5/2026 9/11/2026	8/26/2026 **10/2/2026**	Order sent to open or adjust all blinds so that no more than 50% of the window areas are covered. Check 1st week of September **Not Complied. FN sent to open or adjust all blinds so that no more than 50% of the window areas are covered.**	**Y** **Y**	**Y** **Y**	6-27-1	[REDACTED] 102 E MAIN ST EVANSVILLE, WI 53536-1124
Pending	**102 E Main St**	7/29/2026	8/5/2026	**10/5/2026**	**Order sent to repair, replace or remove the peeling mural on the property.**	**Y**	**Y**	6-27-1	[REDACTED] 102 E MAIN ST EVANSVILLE, WI 53536-1124

Status	Violation Address	Inspection Date	Orders Issued	Compliance Deadline	Violation Description	Mailed Copy (Y/N)	iWorQ (Y/N)	Parcel Number	Owner and Mailing Address
Pending	**26 E Main St**	7/29/2026	8/5/2026	**10/5/2026**	**Order sent to remove the unused awning frame from the building.**	**Y**	**Y**	6-27-3	26 E MAIN ST EVANSVILLE, WI 53536-1122
Pending	**14 E Main St**	7/29/2026	8/5/2026	8/26/2026	Order sent to: - Remove the flashing "OPEN" sign or permanently disable its flashing feature. - Remove the illuminated sign from the exterior of the building and obtain approval for a code-compliant exterior sign. If desired, the existing sign may be relocated and mounted on an interior wall within the building. Note: Entered under 12 E MAIN ST in iWorQ, but under the same parcel number 6-27-8.	**Y**	**Y**	6-27-8	[REDACTED] 201 N 4TH ST APT 204 EVANSVILLE, WI 53536-1377
		9/18/2026			**Complied for flashing sign.**		**Y**		
		9/18/2026	9/25/2026	**10/16/2026**	**FN sent to remove the illuminated sign from the exterior of the building and obtain approval for a code-compliant exterior sign. If desired, the existing sign may be relocated and mounted on an interior wall within the building.** **9/25/26 FN sent via certified.**	**Y**	**Y**		
Pending	**11 E Main St**	7/29/2026	8/5/2026	**11/4/2026**	**Order sent to repair or replace any damaged roofing materials to ensure the roof is weather-tight and maintained in good condition.**	**Y**	**Y**	6-27-111	[REDACTED] PO BOX 649 EVANSVILLE, WI 53536-6070
Closed	8 Railroad St	8/10/2026	8/12/2026	8/17/2026	Order sent to remove all weeds from the parking lot.	**Y**	**Y**	6-27-906	[REDACTED] PO BOX 488 EVANSVILLE, WI 53536-4050
		8/27/2026	9/8/2026	10/12/2026	Not fully complied. FN sent to: - Completely remove all weeds from the paved areas. - Repair or properly maintain all paved areas to prevent further deterioration and weed regrowth.	**Y**	**Y**		
					9/5/26 FN sent via certified.		**Y**		
					9/16/26 Closed		**Y**		
Closed	**427 W Church St**	8/10/2026	8/13/2026	9/14/2026	Order sent to: - Clean up and remove all discarded items, including but not limited to appliances, household items, and all other unsightly debris from the curb and driveway, or properly store items away from public view. - Please be reminded that garbage and bulk items should not be placed out too early before the designated pickup period.	**Y**	**Y**	6-27-294.18	[REDACTED] 427 W CHURCH ST EVANSVILLE, WI 53536-1267
		9/18/2026			**Complied.**		**Y**		

Status	Violation Address	Inspection Date	Orders Issued	Compliance Deadline	Violation Description	Mailed Copy (Y/N)	iWorQ (Y/N)	Parcel Number	Owner and Mailing Address
Pending	**127 N 1st St**	8/27/2026	9/3/2026	**10/5/2026**	**Order sent to clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view.**	**Y**		6-27-333	[REDACTED] 127 N 1ST ST EVANSVILLE, WI 53536-1108
Pending	**127 N 1st St**	8/27/2026	9/3/2026	**10/5/2026**	**Order sent to remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered.**	**Y**		6-27-333	[REDACTED] 127 N 1ST ST EVANSVILLE, WI 53536-1108
Pending	**6-27-316.82**	9/4/2026	9/11/2026	**10/12/2026**	**Order sent to remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered.**	**Y**	**Y**	6-27-316.82	[REDACTED] 217 N MAIN ST DEERFIELD, WI 53531-9643
Pending	**6-27-316.82**	9/4/2026	9/11/2026	**10/12/2026**	**Order sent to clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view.**	**Y**	**Y**	6-27-316.82	[REDACTED] 217 N MAIN ST DEERFIELD, WI 53531-9643
Pending	**6-27-316.82**	9/4/2026	9/11/2026	**10/12/2026**	**Order sent to remove or relocate the trailer to an appropriate, improved surface, and permitted parking location.**	**Y**	**Y**	6-27-316.82	[REDACTED] 217 N MAIN ST DEERFIELD, WI 53531-9643
Closed	497 E Main St	9/18/2026 9/24/2026		9/23/2026	Doortag left for weeds **Complied**	**Y**	**Y** **Y**	6-27-592	[REDACTED] 3839 N TRAPANI DR SAINT AUGUSTINE, FL 32092-3494

Status	Violation Address	Inspection Date	Orders Issued	Compliance Deadline	Violation Description	Mailed Copy (Y/N)	iWorQ (Y/N)	Parcel Number	Owner and Mailing Address
Pending	**497 E Main St**	9/18/2026 9/24/2026	9/29/2026	9/23/2026 **11/2/2026**	Doortag left for unsightly debris **Order sent to clean up and remove all discarded items, rubbish, and all other unsightly debris in the area or properly store items away from public view.**	**Y**	**Y**	6-27-592	[REDACTED] 3839 N TRAPANI DR SAINT AUGUSTINE, FL 32092-3494
Pending	**497 E Main St**	9/18/2026 9/24/2026	9/29/2026	9/23/2026 **11/2/2026**	Doortag left for junked vehicle **Order sent to remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered.**	**Y**	**Y**	6-27-592	[REDACTED] 3839 N TRAPANI DR SAINT AUGUSTINE, FL 32092-3494
Pending	**497 E Main St**	9/18/2026 9/24/2026	9/28/2026	9/23/2026 **11/2/2026**	Doortag left for grass parking **Order sent to remove or relocate all vehicles and trailers to an appropriate, improved surface, and permitted parking location.**	**Y**	**Y**	6-27-592	[REDACTED] 3839 N TRAPANI DR SAINT AUGUSTINE, FL 32092-3494
Pending	**497 E Main St**	9/18/2026	9/25/2026	**11/25/2026**	**Order sent to repair or replace any damaged roofing materials to ensure the roof is weather-tight and maintained in good condition.**	**Y**	**Y**	6-27-592	[REDACTED] 3839 N TRAPANI DR SAINT AUGUSTINE, FL 32092-3494
Pending	**424 S First St**	9/18/2026 9/24/2026	10/1/2026	9/23/2026 11/2/2026 **4/30/2027**	Doortag left for discarded items Order sent to clean up and remove all discarded items, including but not limited to appliances, tires, tarps, and all other unsightly debris in the area, or properly store items away from public view. **10/1/26 Extension granted**	**Y** **Y**	**Y**	6-27-737	[REDACTED] 424 S 1ST ST EVANSVILLE, WI 53536-1310
Pending	**424 S First St**	9/18/2026		9/23/2026	Doortag left for junked vehicle	**Y**	**Y**	6-27-737	[REDACTED] 424 S 1ST ST EVANSVILLE, WI 53536-1310

Status	Violation Address	Inspection Date	Orders Issued	Compliance Deadline	Violation Description	Mailed Copy (Y/N)	iWorQ (Y/N)	Parcel Number	Owner and Mailing Address
		9/24/2026	10/1/2026	11/2/2026 **12/1/2026**	Order sent to remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered. **10/1/26 Extension granted**	**Y**			
Pending	**424 S First St**	9/18/2026 9/24/2026	10/1/2026	9/23/2026 11/2/2026 **12/1/2026**	Doortag left for vehicle parking on grass Order sent to remove or relocate all vehicles to an appropriate, improved surface, and permitted parking location. **10/1/26 Extension granted**	**Y** **Y**	**Y**	6-27-737	[REDACTED] 424 S 1ST ST EVANSVILLE, WI 53536-1310
Pending	**424 S First St**	9/24/2026	10/1/2026	11/2/2026 **4/30/2027**	Order sent to cut back all vegetation overgrowing the garage. **10/1/26 Extension granted**	**Y**	**Y**	6-27-737	[REDACTED] 424 S 1ST ST EVANSVILLE, WI 53536-1310
Pending	**424 S First St**	9/18/2026 9/24/2026	10/1/2026	9/23/2026 1/4/2027 **4/30/2027**	Doortag left for house and garage repairs Order sent to: - Repair or replace any damaged house siding and remove any mold. - Repair or replace all deteriorated exterior components of the garage, including but not limited to the roof, door, and trim. - Paint all exterior surfaces of the structures with exposed wood, chipped or missing paint. - Ensure that both the house and garage exteriors are weather-tight, in good condition, and free from deterioration. **10/1/26 Extension granted**	**Y** **Y**	**Y**	6-27-737	[REDACTED] 424 S 1ST ST EVANSVILLE, WI 53536-1310
Pending	**15/17 Mill St**	9/18/2026 10/2/2026	10/6/2026	9/23/2026 **11/9/2026**	Doortag left for unsightly debris. **Order sent to clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view.**	**Y**	**Y**	6-27-18	[REDACTED] 310 4TH ST APT B WAUNAKEE, WI 53597-1387
Pending	**15/17 Mill St**	9/18/2026 10/2/2026	10/6/2026	9/23/2026 **11/9/2026**	Doortag left for junked vehicle. **Order sent to remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered.**	**Y**	**Y**	6-27-18	[REDACTED] 310 4TH ST APT B WAUNAKEE, WI 53597-1387

Status	Violation Address	Inspection Date	Orders Issued	Compliance Deadline	Violation Description	Mailed Copy (Y/N)	iWorQ (Y/N)	Parcel Number	Owner and Mailing Address
Pending	**38 N Madison St**	9/18/2026 9/24/2026	10/1/2026	9/23/2026 **11/2/2026**	Doortag left for discarded items **Order sent to clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view.**	**Y** **Y**	**Y**	6-27-890	[REDACTED] 405 S MILL ST ALBANY, WI 53502-9502
Pending	**38 N Madison St**	9/18/2026 9/24/2026	10/1/2026	9/23/2026 **1/4/2027**	Doortag left for siding and hail damage areas. **Order sent to repair or replace all hail-damaged siding on the property.**	**Y** **Y**	**Y**	6-27-890	[REDACTED] 405 S MILL ST ALBANY, WI 53502-9502
Pending	**15 Grove St**	9/18/2026 9/24/2026		9/23/2026	Doortag left for weeds, discarded items, junked vehicle. **Not complied. Ready for abatement.**	**Y**	**Y** **Y**	6-27-802	[REDACTED] 15 GROVE ST EVANSVILLE, WI 53536-1114
Pending	**15 Grove St**	9/18/2026 9/24/2026	9/29/2026	9/23/2026 **11/2/2026**	Doortag left for weeds, discarded items, junked vehicle. **Order sent to clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view.**	**Y** **Y**	**Y** **Y**	6-27-802	[REDACTED] 15 GROVE ST EVANSVILLE, WI 53536-1114
Pending	**15 Grove St**	9/18/2026 9/24/2026	9/29/2026	9/23/2026 **11/2/2026**	Doortag left for weeds, discarded items, junked vehicle. **Order sent to remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered.**	**Y** **Y**	**Y** **Y**	6-27-802	[REDACTED] 15 GROVE ST EVANSVILLE, WI 53536-1114
Pending	**44 N Madison St**	9/18/2026	9/29/2026	**12/28/2026**	**Order sent to:** **- Clean, repair, or replace the siding to eliminate deterioration, mold, and mildew.** **- Repair or replace the deteriorated roof on the accessory structure to be weather-tight and maintained in good condition.** **- Remove all vegetation from the sructures.**	**Y**		6-27-889	[REDACTED] 405 S MILL ST ALBANY, WI 53502-9502

Status	Violation Address	Inspection Date	Orders Issued	Compliance Deadline	Violation Description	Mailed Copy (Y/N)	iWorQ (Y/N)	Parcel Number	Owner and Mailing Address
Pending	**44 N Madison St**	10/2/2026		**10/7/2026**	**Doortag left for discarded items.**	**Y**	**Y**	6-27-889	[REDACTED] 405 S MILL ST ALBANY, WI 53502-9502
Pending	**410 Almeron St**	9/24/2026 10/2/2026	10/6/2026	9/29/2026 **11/9/2026**	Doortag left for weeds. **Order sent to:** **- Remove all weeds from the parking area.** **- Repair or properly maintain the parking area to prevent weed regrowth.**	**Y**	**Y**	6-27-256	[REDACTED] 410 ALMERON ST EVANSVILLE, WI 53536-1407
Pending	**410 Almeron St**	9/24/2026 10/2/2026	10/6/2026	9/29/2026 **11/9/2026**	Doortag left for discarded items/tree debris. **Order sent to clean up and remove all discarded items, tree debris, and all other unsightly debris in the area or properly store items away from public view.**	**Y**	**Y**	6-27-256	[REDACTED] 410 ALMERON ST EVANSVILLE, WI 53536-1407
Pending	**410 Almeron St**	9/24/2026 10/2/2026	10/6/2026	9/29/2026 **1/6/2027**	Doortag left for repairs. **Order sent to:** **- Repair or replace all damaged soffits, fascia, and window trim. Ensure all parts are in good condition and free from deterioration.** **- Repair or replace all broken windows.** **- Repair or replace any damaged roof.** **- Repair or replace all loose or misaligned gutters.** **- Paint all exterior surfaces of the house and garage with exposed wood, chipped paint, or missing paint.**	**Y**	**Y**	6-27-256	[REDACTED] 410 ALMERON ST EVANSVILLE, WI 53536-1407
Pending	**571 Hosanna Heights Ct**	10/2/2026		**10/7/2026**	**Doortag left for discarded items/tires and appliances.**	**Y**	**Y**	6-27-294.1109	[REDACTED] 2628 GRANITE RD FITCHBURG, WI 53711-4930

Status	Violation Address	Inspection Date	Orders Issued	Compliance Deadline	Violation Description	Mailed Copy (Y/N)	iWorQ (Y/N)	Parcel Number	Owner and Mailing Address
Pending	**40 Countryside Dr**	10/2/2026		**10/7/2026**	**Doortag left for trailer parked on grass.**	**Y**	**Y**	6-27-316.21	[REDACTED] 40 COUNTRYSIDE DR EVANSVILLE, WI 53536-1181

CITATIONS

Status	Violation Address	Inspection Date	Orders Issued	Compliance Deadline	Violation Description	Mailed Copy (Y/N)	iWorQ (Y/N)	Parcel Number	Owner and Mailing Address
Citation	**213 S Second St**	4/3/2026		4/8/2026	Doortag left for junked vehicle & unsightly debris	**Y**	**Y**	6-27-0240	[REDACTED] 213 S 2ND ST EVANSVILLE, WI 53536-1339
		4//10/26	4/14/2026	5/14/2026	Order sent to: - Remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered. - Clean up and remove all discarded items, trash, rubbish, and all other unsightly debris in the area, or properly store items away from public view.	**Y**	**Y**		
		5/15/2026	5/22/2026	6/30/2026	Complied for JV but not for UD. FN sent to: - Clean up and remove all discarded items, trash, rubbish, and all other unsightly debris in the area, or properly store items away from public view.	**Y**	**Y**		
		7/2/2026	7/17/2026		Not complied. Citation report & complaint summary ready. **7/21/26 Citation issued.**				

Status	Violation Address	Inspection Date	Orders Issued	Compliance Deadline	Violation Description	Mailed Copy (Y/N)	iWorQ (Y/N)	Parcel Number	Owner and Mailing Address
Citation	**42 N Fourth St**	4/3/2026		4/8/2026	Doortag left for junked vehicle & vehicle parked on grass	**Y**	**Y**	6-27-0942	[REDACTED] 42 N 4TH ST EVANSVILLE, WI 53536-1002
				4/30/2026	4/6/26 Extension granted.	**Y**	**Y**		
		4/30/2026	5/13/2026	6/13/2026	Order sent to: - Remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered. - Clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view.	**Y**	**Y**		
		6/18/2026	6/23/2026	7/27/2026	Not complied. FN sent to: - Remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered. - Clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view.	**Y**	**Y**		
		8/10/2026	8/14/2026		Not complied. Citation report & complaint summary ready. 8/18/26 Citation issued.				
		9/4/2026 9/24/2026			Updated photos - Not fully complied. **Updated photos - Not fully complied.**				
Citation	660 Windsor Ln	6/26/2026		7/1/2026	Doortag left for trailer parking on the grass and discarded items/unregistered vehicles	**Y**	**Y**	6-27-316.342	[REDACTED] 660 WINDSOR LN EVANSVILLE, WI 53536-1198
				7/20/2026	6/29/26 Extension granted		**Y**		
		7/23/2026			The trailer is moved to gravel. They put a cover over the chassis and they are currently putting it back together, painting it.		**Y**		
		7/23/2026	7/29/2026	8/31/2026	Order sent to clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view.	**Y**	**Y**		
		9/10/2026	9/14/2026		Not fully complied. Citation report and complaint summary ready.				
					9/21/26 Citation issued.		**Y**		

Total # of letters sent this month	**34**
Status	
Citation	3
Open	78
Admin	2
Closed	12