

# Chapter 2

# ***CURRENT COMMERCIAL LAND AND BUILDING AVAILABILITY***

***Evansville Wisconsin Updated: 3-15-10***

## **Commercial Retail & Office Space**

- *Office/Commercial* space available for rent. Approximately 800 SF in historic Downtown Evansville. \$500 p/month. Call 608-882-2795 and ask for Jenn (Mon.,Wed.,Fri.).
- *Downtown Evansville* prime retail and office space available ranging in size from 600-1000 SF located in the historic Grange Store Building. For additional information please contact Brian Fick at 608-290-1404.
- *Commercial space* for rent in renovated Evansville downtown building. Lower level on Main Street. Have you ever thought of opening your own business? Do you already have an established business that needs to grow? Please call me on this one; it won't last long! Other tenants include upscale antique mall, quilt shop, insurance business, a barber and an artist gallery. We have an elevator, street parking and secured building. Call Sue to make an appt at 608-882-4323 or 608-289-5122..
- *Eastside of Evansville* Available to lease; newer 4,000 square feet (could be divided with options) prime commercial or office building in an ideal location near local grocery store, daycare and strip mall. Address of property is 705 Brown School Road. For further information please call 608-882-5821.

## **Commercial Store Fronts For Lease**

*Downtown Commercial Store Front for Lease.* Spacious 1,268 SF with bath and shower facilities. Open floor plan. Available now. Contact Bonnie Luchsinger at 608-882-4184, 608-290-0203 or the office of Luchsinger Realty at 608-882-6099. For all of our listings go to [www.LuchsingerRealty.com](http://www.LuchsingerRealty.com)

## **Office Building for Sale in Business District**

Great opportunity for you to own your own investment property. One space is rented out and has 3 more available. Brick building with new roof with great downtown exposure. Business owners why lease from someone else when you can own your own building and collect some rent. Seller will consider land contract with 10% down to qualified buyer. 3300 sq. ft. 4 Total Units

**Address:** 14 W Main St. 608-290-7586

**Email:** [rdickert@chartner.net](mailto:rdickert@chartner.net)

## **Retail Space for Lease**

- *New thriving shopping center* on east side of the City of Evansville has retail space for lease in the Brown School Plaza, Units 4 & 5. Each Unit is 1920 SF. Contact John Morning 608-295-9447 for more information.
- *Windmill Antiques, & Co.* is located in an air-conditioned award winning, recently renovated historic building in downtown Evansville, WI. We have several dealer spaces available at \$1.80 p SF and 5% commission with a 1 yr lease. After the first year the lease renews every 6 mo's. There are several booth sizes available. The antiques center has beautiful solid maple floors throughout, wide aisles for comfortable browsing, and wheel chair movement. The 20FT ceilings will accommodate large hanging 2-sided antique signs or even a canoe! The walls are dressed with soft earthy colors which compliments any period furniture from early American Country, English, Victorian, Shabby Chic or even Garden Settings, etc. There are 6ftx4ft showcases available as well and lease for \$75 p/mo with a 6 month commitment and 5% commission. For more information please call Jean @ 608-882-6970.

## **Commercial Space for Rent/Lease**

Available for Lease Immediately: Magnificent retail office suite in downtown Evansville with ample front and back off-street parking. Middle Suite #2 has 650 sq. ft. One month up-front security deposit required. Separated utility meters, tenant pays own utilities. Call 608-882-6221 or 608-295-6089 for more information.

## **Zoned Commercial Property**

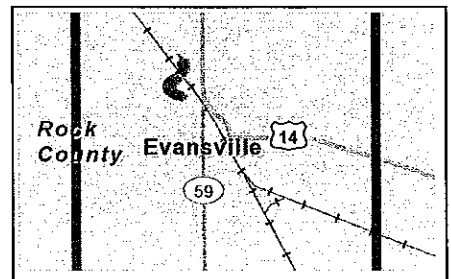
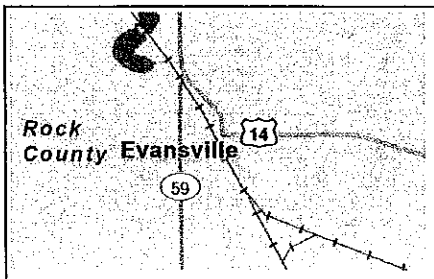
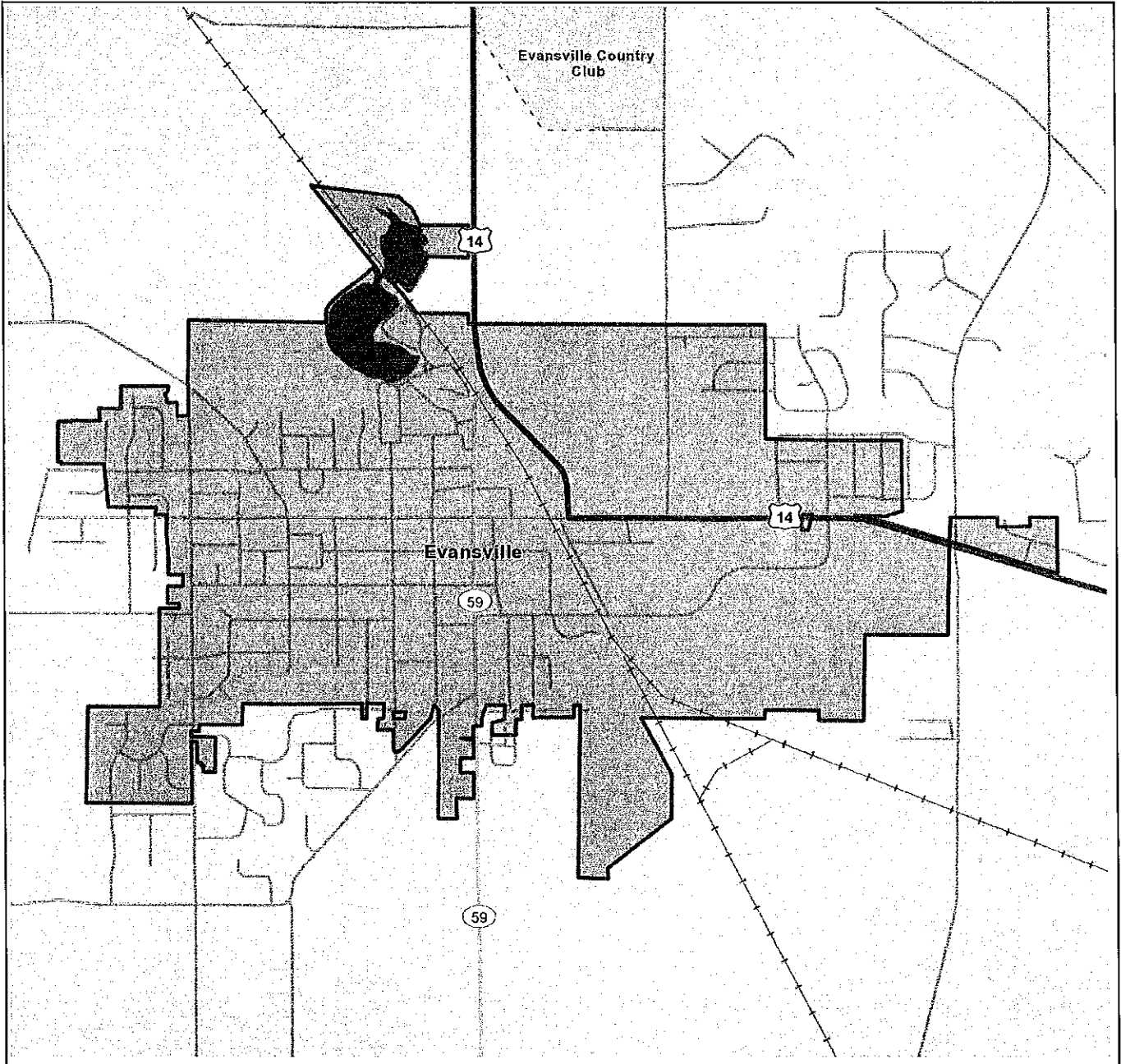
- Lot 1 on Brown School Road, 101,855 SF in City of Evansville. Contact John Morning @ 608-295-9447 for additional info.
- 91,026 SF in City of Evansville. Contact John Morning 608-295-9447 for more information.



Evansville City, WI\_1

US.Places Evansville city, WI

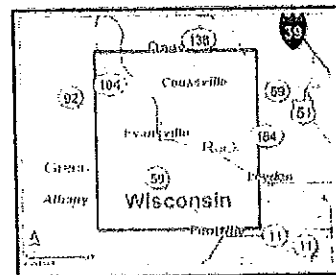
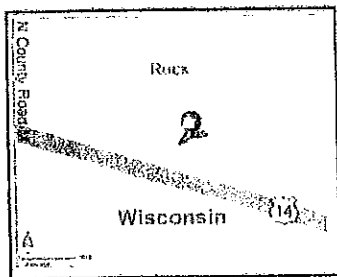
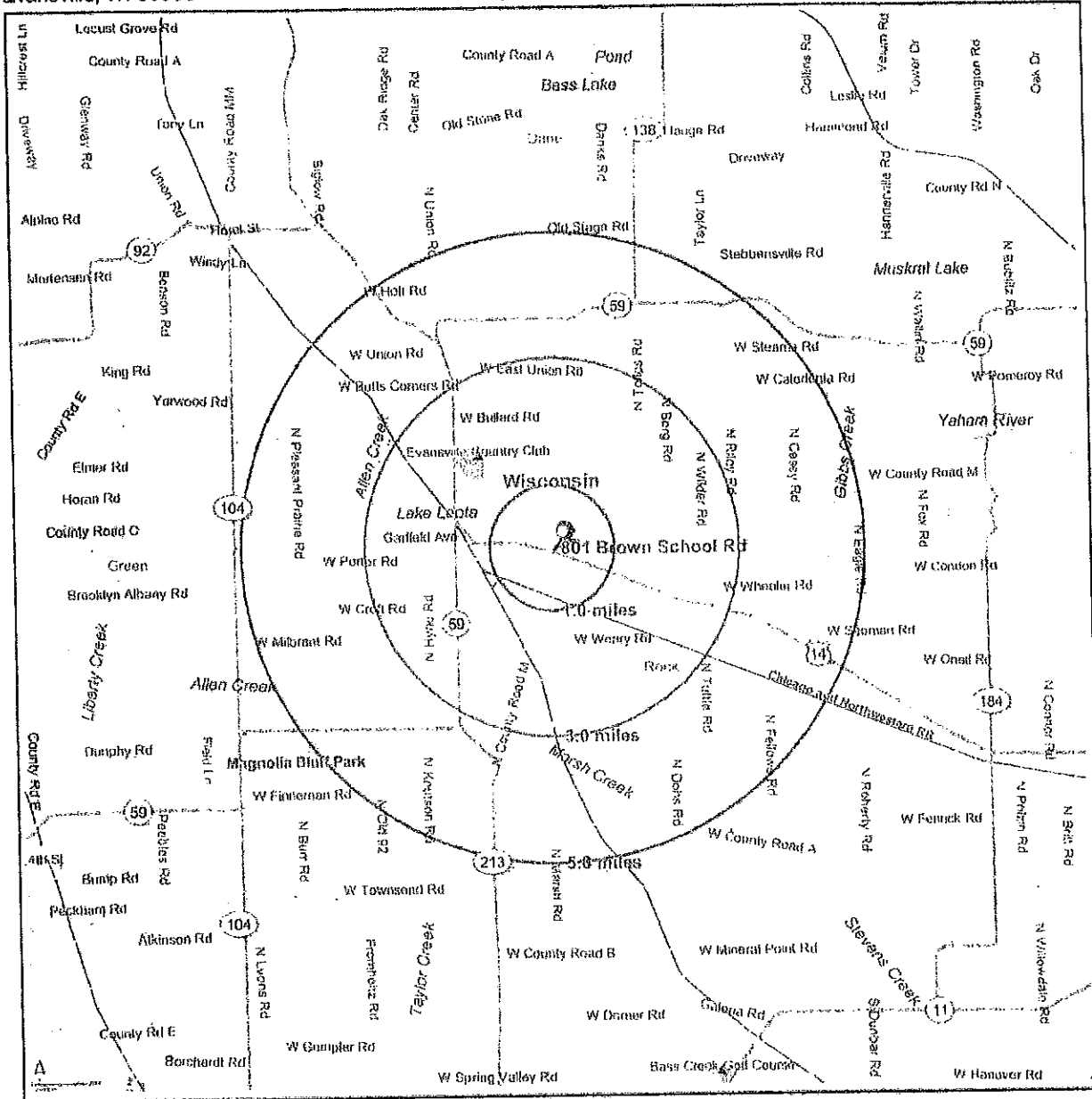
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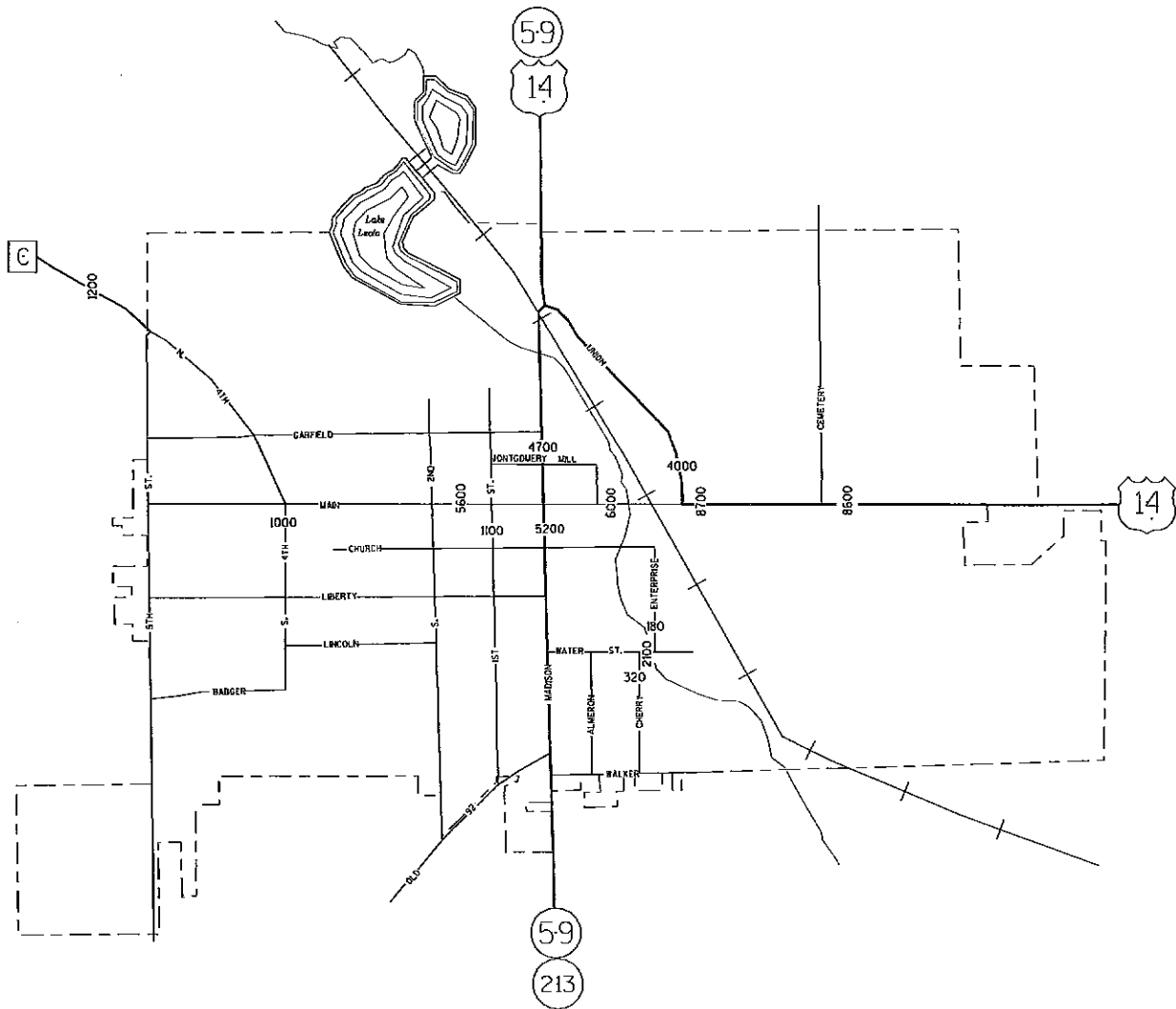
Brown School  
 801 Brown School Rd  
 Evansville, WI 53536

Site Map  
 Prepared by  
 April 7, 2008

Latitude: 42.779045  
 Longitude: -89.268693



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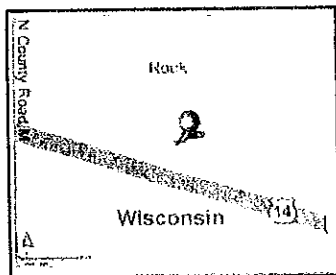
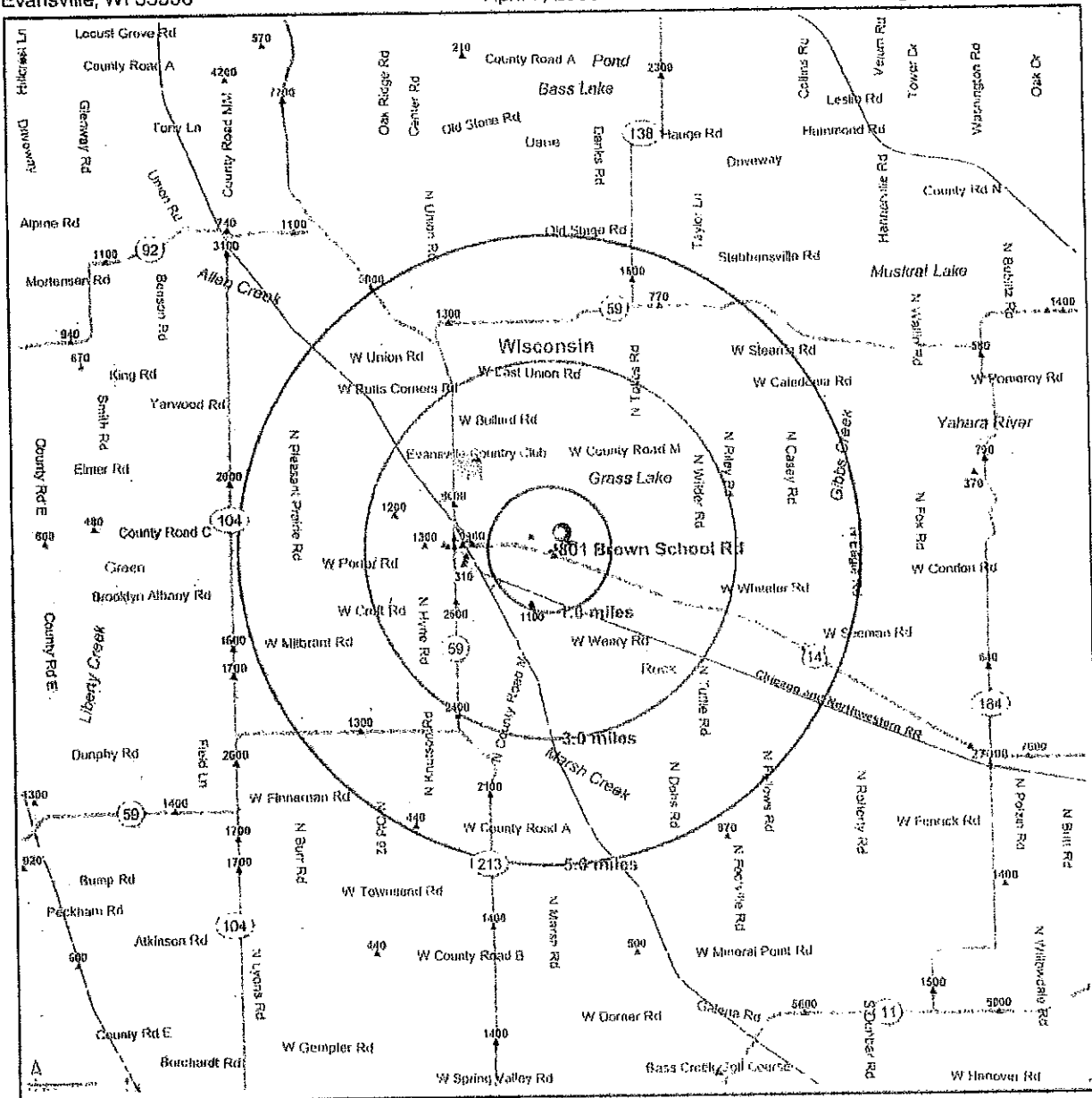


2003  
CITY OF  
EVANSVILLE  
ROCK CO.  
ANNUAL AVERAGE DAILY TRAFFIC

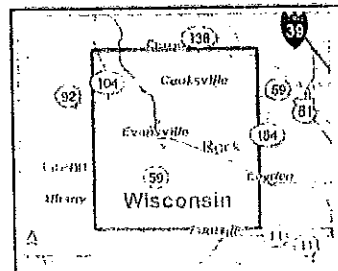
Brown School  
801 Brown School Rd  
Evansville, WI 53536

### Traffic Map Prepared by April 7, 2008

Latitude: 42.779045  
Longitude: -89.268593



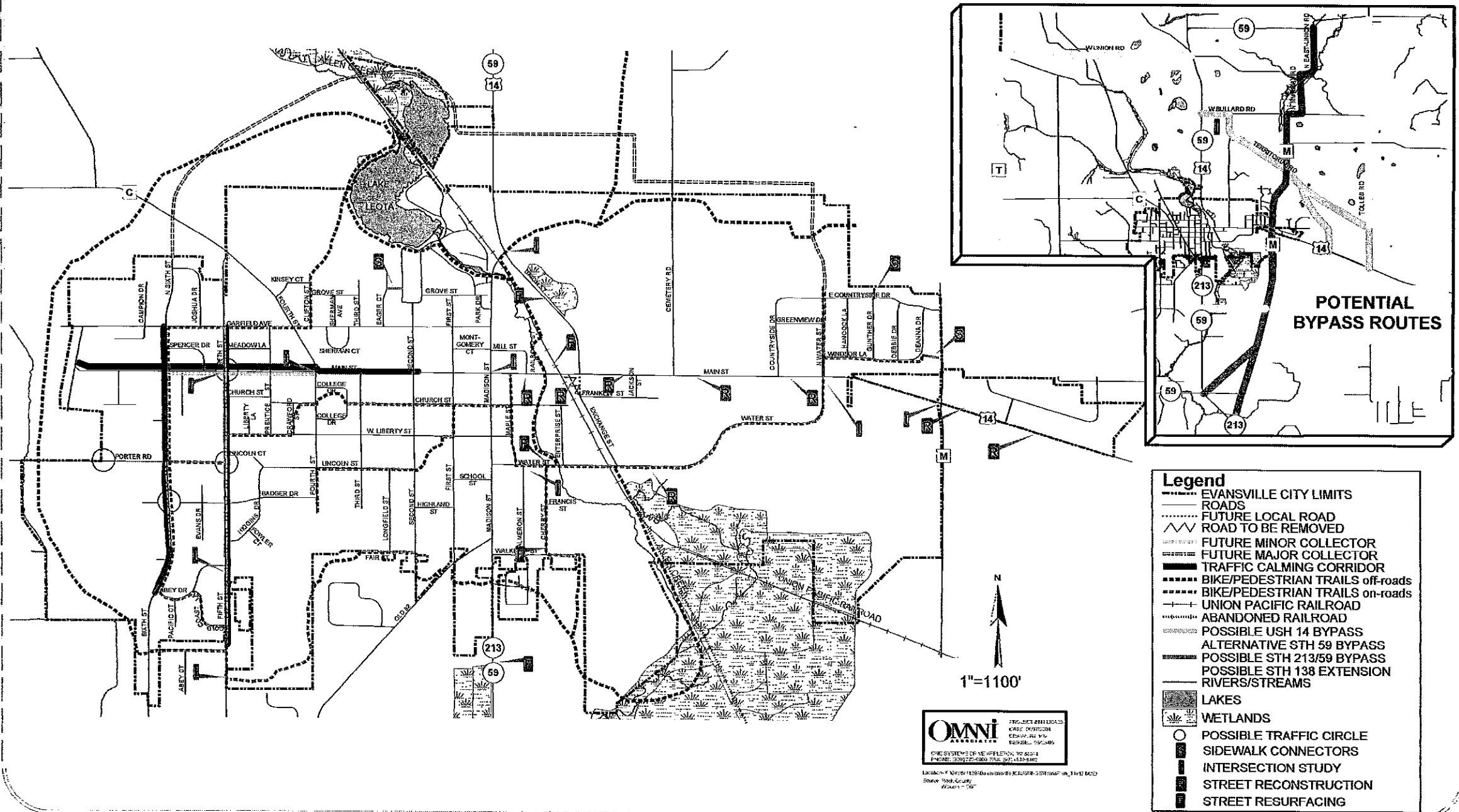
- Average Daily Traffic Volume**
- ▲ More than 100,000 per day
  - ▲ 60,001 - 100,000
  - ▲ 30,001 - 60,000
  - ▲ 15,001 - 30,000
  - ▲ 6,001 - 15,000
  - ▲ Up to 6,000 per day
  - ▲ Interstate counts



Source: © 2008 MPSI Systems Inc. d.b.a. DataMetrix®

# TRANSPORTATION PLAN MAP

# CITY OF EVANSVILLE



- Legend**
- EVANSVILLE CITY LIMITS
  - ROADS
  - FUTURE LOCAL ROAD
  - ROAD TO BE REMOVED
  - FUTURE MINOR COLLECTOR
  - FUTURE MAJOR COLLECTOR
  - TRAFFIC CALMING CORRIDOR
  - BIKE/PEDESTRIAN TRAILS off-roads
  - BIKE/PEDESTRIAN TRAILS on-roads
  - UNION PACIFIC RAILROAD
  - ABANDONED RAILROAD
  - POSSIBLE USH 14 BYPASS
  - ALTERNATIVE STH 59 BYPASS
  - POSSIBLE STH 213/59 BYPASS
  - POSSIBLE STH 138 EXTENSION
  - RIVERS/STREAMS
  - LAKES
  - WETLANDS
  - POSSIBLE TRAFFIC CIRCLE
  - SIDEWALK CONNECTORS
  - INTERSECTION STUDY
  - STREET RECONSTRUCTION
  - STREET RESURFACING

**Omni**  
INC. SET 4811 125123  
 6342 DORISDR  
 62444 411 415  
 412416 754249  
 ONE SYSTEMS DR. #1000, W. 1000  
 EVANSVILLE, IN 47712  
 PHONE: 330.727.4200 FAX: 330.727.4242

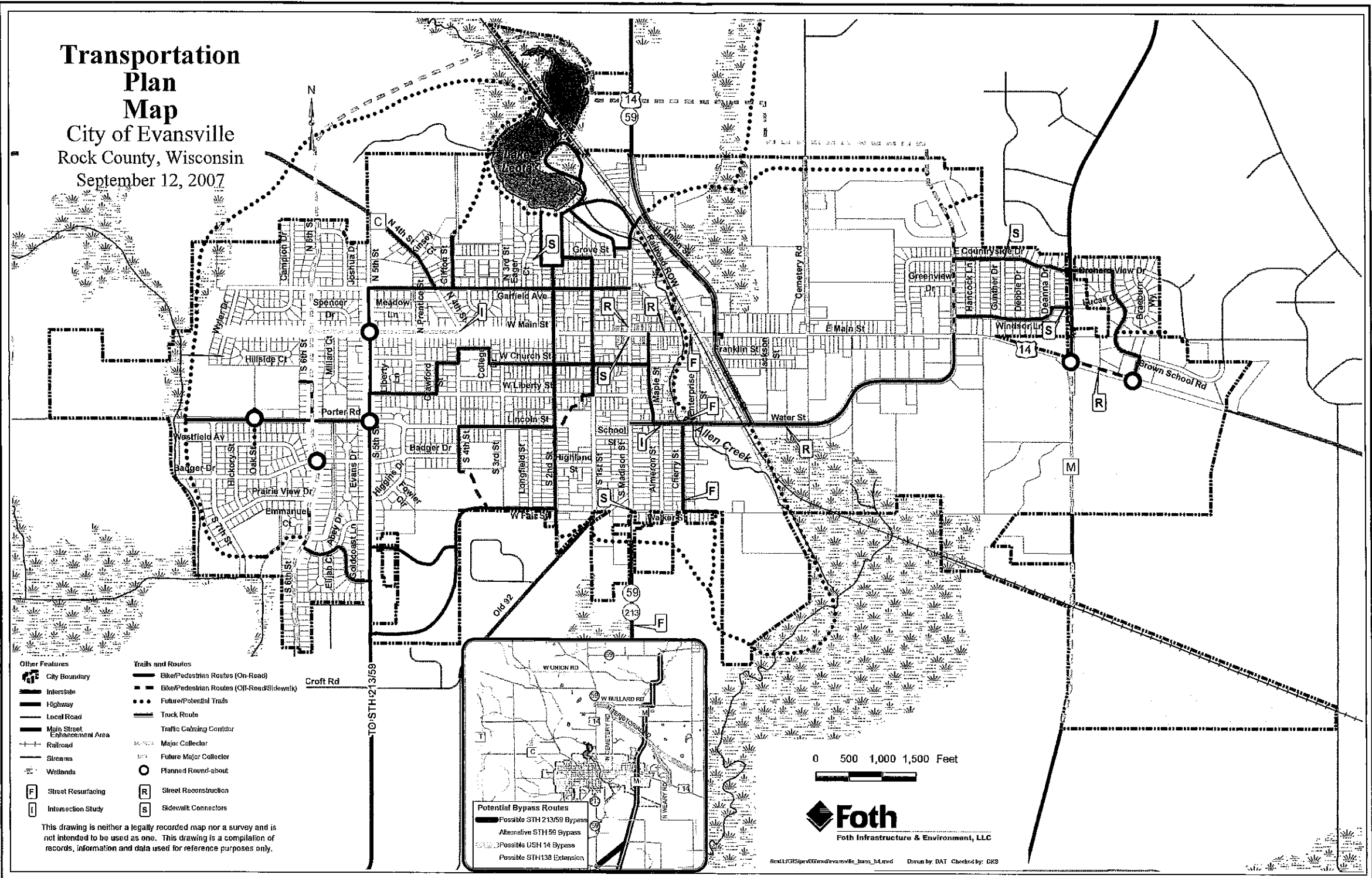
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# Transportation Plan Map

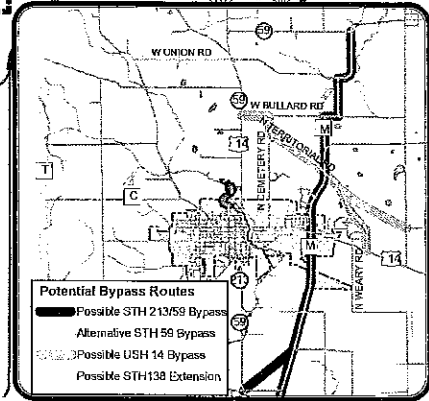
## City of Evansville

### Rock County, Wisconsin

September 12, 2007



- Other Features**
- City Boundary
  - Interstate
  - Highway
  - Local Road
  - Main Street Enhancement Area
  - Railroad
  - Streams
  - Wetlands
  - Street Resurfacing
  - Intersection Study
- Trails and Routes**
- Bike/Pedestrian Routes (On-Road)
  - Bike/Pedestrian Routes (Off-Road/Sidewalk)
  - Future/Potential Trails
  - Truck Route
  - Traffic Calming Corridor
  - Major Collector
  - Future Major Collector
  - Planned Round-about
  - Street Reconstruction
  - Sidewalk Connectors



0 500 1,000 1,500 Feet

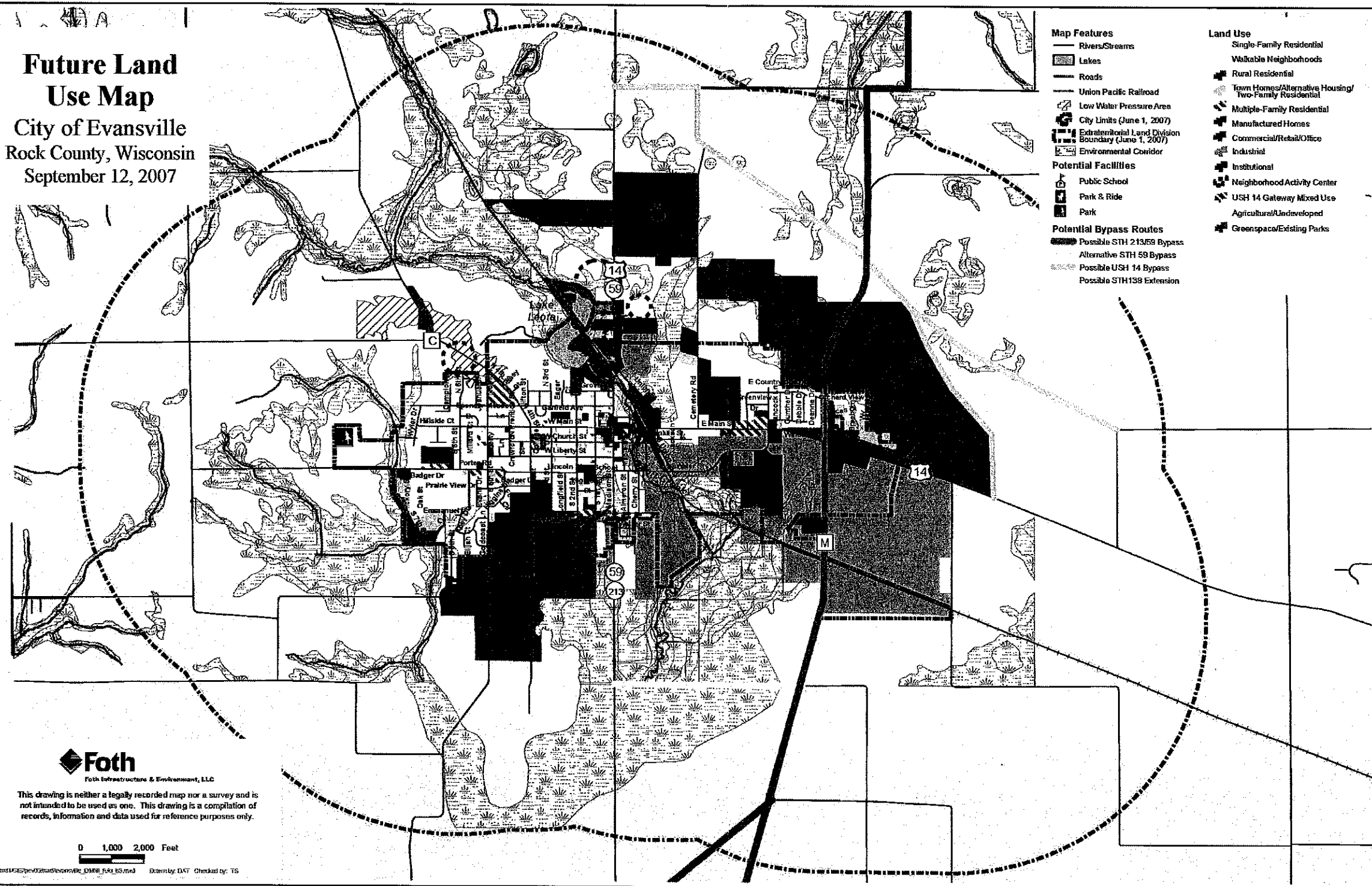
**Foth**  
Foth Infrastructure & Environment, LLC

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only.

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# Future Land Use Map

City of Evansville  
Rock County, Wisconsin  
September 12, 2007



- |                                |  |                 |   |
|--------------------------------|--|-----------------|---|
| <b>Map Features</b>            |  | <b>Land Use</b> |   |
|                                | Rivers/Streams   |                 | Single-Family Residential                                 |
|                                | Lakes  |                 | Walkable Neighborhoods                                    |
|                                | Roads  |                 | Rural Residential   |
|                                | Union Pacific Railroad                                       |                 | Town Homes/Alternative Housing/<br>Two-Family Residential |
|                                | Low Water Pressure Area                                      |                 | Multiple-Family Residential                               |
|                                | City Limits (June 1, 2007)                                   |                 | Manufactured Homes  |
|                                | Extrajurisdictional Land Division<br>Boundary (June 1, 2007) |                 | Commercial/Retail/Office                                  |
|                                | Environmental Corridor                                       |                 | Industrial  |
| <b>Potential Facilities</b>    |  |                 | Institutional   |
|                                | Public School  |                 | Neighborhood Activity Center                              |
|                                | Park & Ride  |                 | USH 14 Gateway Mixed Use                                  |
|                                | Park   |                 | Agricultural/Undeveloped                                  |
| <b>Potential Bypass Routes</b> |  |                 | Greenspace/Existing Parks                                 |
|                                | Possible STH 213/59 Bypass                                   |                 |   |
|                                | Alternative STH 59 Bypass                                    |                 |   |
|                                | Possible USH 14 Bypass                                       |                 |   |
|                                | Possible STH 138 Extension                                   |                 |   |



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0 1,000 2,000 Feet

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