

NOTICE

A meeting of the City of Evansville Plan Commission will be held on the date and time stated below. Notice is further given that members of the City Council and Historic Preservation Commission may be in attendance. 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, October 3rd, 2023, 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 September 5th, 2023 meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed
7. Action Items
 - A. Site Plan Application 2023-0284 // Driveway and Canopy on parcel 6-27-249 (206 South Madison Street)
 1. Staff Report and Applicant Comments
 2. Plan Commissioner Questions and Comments
 3. Motion as written in staff report
 - B. Annexation Application 2023-0282 // Annex parcel 6-20-302.2 (6923 N State Road 213)
 1. Staff Report and Applicant Comments
 2. Public Hearing
 3. Plan Commissioner Questions and Comments
 4. Recommend Motion as written in the staff report
 - C. Site Plan Application 2023-0274 and Conditional Use Permit Application 2023-0275 // 9-unit Mixed Use Building on parcel 6-27-959.3A (705 Brown School Road)
 1. Staff Report and Applicant Comments
 2. Public Hearing
 3. Plan Commissioner Questions and Comments
 4. Motion as written in the staff report
8. Discussion Items
9. Community Development Report
 - A. CHS update (standing item)
10. Upcoming Meeting: Tuesday, November 7th, 2023 at 6:00pm
11. Motion to Adjourn

-Mayor Dianne Duggan, Plan Commission Chair

These minutes are not official until approved by the City of Evansville Plan Commission.

**City of Evansville Plan Commission
Regular Meeting
Tuesday, September 5, 2023, 6:00 p.m.**

MINUTES

1. **Call to Order** at 6:04pm.
2. **Roll Call:**

Members	Present/Absent	Others Present
Mayor Dianne Duggan	P	Colette Spranger (Community Dev. Director)
Aldersperson Gene Lewis	P	Jason Sergeant (City Administrator)
Aldersperson Abbey Barnes	P	Pat Carr, Roger Berg, Joe Geoffrion,
Susan Becker	P	Randy Shotliff, Jim Graham, Mark Fabel,
John Gishnock	P	Jake Hamlin, Sandy Decker, James Otterstein,
Mike Scarmon	A	Doug Rebout
Eric Klar	P	

3. **Motion to approve the agenda, by Lewis, seconded by Klar. Approved unanimously**
4. **Motion to waive the reading of the minutes from the August 1, 2023 meeting and approve them as printed, by Duggan, seconded by Klar. Approved unanimously.**
5. **Civility Reminder.** Duggan noted the City’s commitment to conducting meetings with civility.

6. Citizen appearances other than agenda items listed.

Sandy Decker, former Evansville Mayor and current President of Wisconsin Rural Partners, expressed the benefits of the soybean oilseed facility to rural Wisconsin farmers and that it would save them money because they wouldn’t need to transport the soybeans as far if there was a crushing facility in Evansville. Decker also expressed the benefits to Evansville’s taxbase.

Pat Carr expressed that the CHS facility would benefit the city by allowing Evansville High School students and graduates to get vocational training and to get a job in Evansville and stay here post-graduation.

Doug Rebout, Vice President of the Wisconsin Soybean Association expressed the benefits of the CHS facility to Rock County, where we grow up to 60 million bushels of soybeans a year. Rebout expressed the facility would increase the profit to soybean farmers in the area.

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7. Action Items

A. Review of Land Division Application 2023-0226 for a Final Plat on parcel 6-27-930 (Historic Standpipe Point)

- i. **Staff Report and Applicant Comments.** Applicant Roger Berg was present. Spranger described the application which includes six residential lots on N Fifth St as well as a single lot on N Fourth St which would be rezoned to B-1 zoning to potentially allow for duplex housing. The city engineer is asking for 10 foot drainage easements to be shown along all lots, which will be incorporated in the developer's agreement.
- ii. **Public Hearing.** Public hearing was held during item 6 on the agenda, no comments were received regarding this application.
- iii. **Plan Commissioner Questions and Comments**
None.
- iv. **Motion to recommend to Common Council to approve the Final Plat for the Historic Standpipe Point subdivision, finding that the application is in the public interest and substantially complies with Division 3 of Chapter 110 of the Municipal Code, subject to the following conditions:**
 - 1. Developer obtains signatures and records final plat with the Rock County Register of Deeds
 - 2. Developer's letter of credit is secured and approved by the City
 - 3. Development agreement is executed and signed by the City and Developer
 - 4. Subdivision construction drawings are approved by the City
 - 5. A rezoning application for Lot 7 is submitted to and approved by the City
 - 6. Applicant records a plat restriction by adding suitable language to the face of the plat, as approved by City Engineer, regarding prohibition of alterations of finished grades by more than six inches on utility easements and stormwater drainage easements

Motion by Becker, seconded by Duggan. Approved unanimously.

B. Review and Recommended Motion to Recommend Approval of Land Divider's Agreement (Historic Standpipe Point)

- i. **Staff Report and Applicant Comments.** Spranger pointed out the drainage easements as mentioned in the above agenda item, otherwise this agreement is consistent with other such agreements that have been brought before the commission.
- ii. **Public Hearing.** Public hearing was held during item 6 on the agenda, no comments were received regarding this application
- iii. **Plan Commissioner Questions and Comments.** Scarmon asked for clarification that Lot 7 along N Fourth St would come back before the commission for the site plan, which Spranger confirmed.
- iv. **Motion for Common Council to approve a certified survey map creating two lots from parent parcel 6-20-119.1 located at 14904 Bullard Road, Town of Union, finding that the application is in the public interest and meets the objectives contained within Sections 110-230 and 110-102(g) of city ordinances, with the following conditions:**
 - 1. The final certified survey map is recorded with Rock County Register of Deeds, along with the record of decision from the City outlining these conditions.

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2. *The applicant fulfills any other obligations set forth by the Town of Union and Rock County.*
3. *No further land division of these parcels occur prior to August 8, 2043 unless superseded by one or both of the following:*
 - i. *An update to Article VII of the City's Subdivision ordinance, last amended by Ordinance 2020-12; or*
 - ii. *The Town of Union and City of Evansville enter a boundary agreement.*

Motion by Duggan, seconded by Becker. Approved unanimously.

C. Review of Site Plan Use Application 2023-0195 for a Soybean Oilseed Processing Plant (CHS Oilseed Processing)

- i. **Staff Report and Applicant Comments.** Spranger summarized her report regarding this application. Spranger reiterated that there are many engineering and design elements which are still being done and may be subject to change and that construction would be anticipated for 2024 with the goal of being operational by 2026. Spranger discussed some of the public comments that have been received regarding air quality, future land uses, traffic, public utilities, and nuisances. Regarding air quality, Spranger discussed that the DNR is in charge of air permits and monitoring and will notify the City and residents when public hearings are held but that the City is otherwise uninvolved in this process. Regarding land use, Spranger stated the city and the applicant have worked to preserve as much land future development as possible. Regarding traffic, the City will have ongoing talks with the Rock County Highway Division and the Department of Transportation regarding truck routes. Spranger also reiterated that council members visited similar plants and noise and odor nuisances were not noticeable off site.
- ii. **Public Hearing.** Public hearing was held during item 6 on the agenda.
- iii. **Plan Commissioner Questions and Comments.** None.
- iv. *Motion to approve site plan application 2023-0195 for improvements and construction of a soybean oilseed processing facility on a new parcel created per Application LD-2023-0196, 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. *Ordinance 2023-08 (Annexation) is fully approved*
 2. *Ordinance 2023-09 (Comprehensive Plan Amendment) is fully approved*
 3. *Ordinance 2023-10 (Rezoning) is fully approved*
 4. *Common Council fully approves Land Division Application 2023-0196*
 5. *Conditional Use Permit Application 2023-0193 is fully approved*
 6. *Applicant records conditional use permit and certified survey map with Rock County Register of Deeds*
 7. *A development agreement is mutually agreed upon and fully approved*
 8. *Wastewater discharge from site to arrive at City treatment plant at domestic strength, unless otherwise agreed to in the development agreement.*
 9. *Applicant to connect to City water supply for domestic (potable) use only, unless otherwise agreed to in the development agreement.*
 10. *Applicant may secure non-potable water usage through a high capacity well, subject to any applicable State land local regulations, unless otherwise agreed to in the development agreement.*

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11. Configuration of proposed utility connections (sanitary sewer, water, storm sewer) reviewed and approved by City Engineer.
12. Stormwater retention areas and configuration thereof reviewed and approved by City Engineer.
13. Grading and erosion control plan showing existing and proposed grades, including retention walls and related devices, and erosion control measures reviewed and approved by City Engineer.
14. Remove all outbuildings, dwellings, private septic systems, and private wells unless otherwise agreed to in the development agreement.
15. Any aviation lighting requirements are the responsibility of the applicant.
16. The business operator shall obtain and maintain all City, State, County, and Federal permits and licenses as may be required.
17. Final certified survey map to include proposed easement locations and acreages with appropriate dedication as discussed with staff.
18. Sign Permit Application submitted depicting location, type, height, size and lighting of all signage on the property for review and approval by staff.
19. Landscape plan illustrating compliance with Article IV of Ch 130 of the Municipal Code containing at least 60,000 landscape points and corresponding street trees submitted for review and approval by staff unless alternate consideration is agreed to in a development agreement.
20. Sidewalks installed along all public streets unless alternate considerations are agreed to in the development agreement
21. 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 July 17, 2023 are reviewed and approved by staff.
22. Demonstration to staff that items required by Rock County for the new driveways on to County Highway M are met.
23. Configuration of internal fire protection system and turning movements for trucks submitted for review by Fire District.
24. Dimensioning and configuration of parking areas, showing dimensions and parking stalls as required by Article XI of the Municipal Code reviewed and approved by staff.
25. Revised traffic analysis conducted during peak harvest season submitted to staff to understand truck traffic impact and any corresponding intersection modifications needed.
26. Photometric Lighting Plan reviewed and approved by City staff. Lighting fixtures used on site must be dark sky compliant and reduce glare and unnecessary light pollution.
27. Any change to site plan application submittals shall be reviewed and approved per section 130-206 of the Municipal Code.

Motion by Duggan, seconded by Becker. Approved unanimously.

8. Discussion Items

Duggan advised a bid for a building for the Youth Center was not accepted.

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9. Community Development Report None.

10. Next Meeting Date:

A. Tuesday, October 3, 2023 at 6:00 p.m.

11. Motion to Adjourn by Duggan, seconded by Klar. Approved unanimously at 6:45pm.



SITE PLAN APPLICATION – STAFF REPORT

Applications: SP-2023-0284

Applicants: Evansville Ecumenical Care Closet

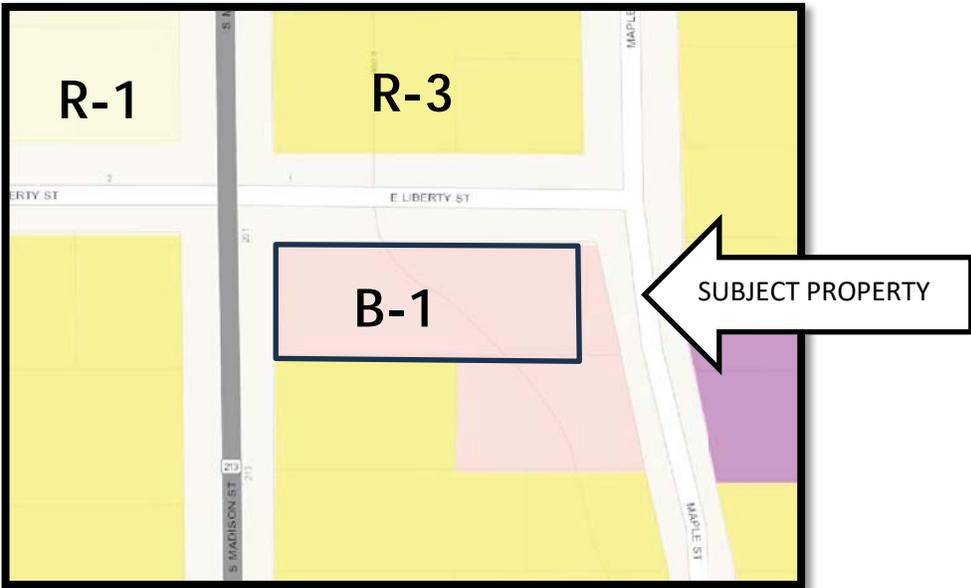
Parcel: 6-27-249

Location: 206 S Madison

Presented October 3, 2023

Prepared by: Colette Spranger, Community Development Director

Direct questions and comments to: colette.spranger@ci.evansville.wi.gov or 608-882-2263



Description of request: The applicant is seeking approval of a site plan to amend driveways and extend a building canopy.

Current zoning district: B-1 Local Business.

Staff Analysis of Request:

The applicant runs a weekly food pantry in addition to a thrift store out of a building that was originally built as a grocery store in 1965.

The applicant has been working some time with City staff to address zoning and use concerns. The applicant’s initial site plan was put on hold as the City’s scheduled updates to Liberty Street added sidewalks, driveway aprons, and grass terraces within the right-of-way and on the applicant’s property where there previous were none.

The large driveway access point and apron that was installed during the street reconstruction (see Driveway 1 on Figure 1) does not function well for its intended use, which was to aid in the

Care Closet’s weekly food pantry service. The applicant also desires a covered area for food pantry pick-up, citing a desire to keep volunteers out of the elements and to provide a level of privacy and dignity for pantry clients.

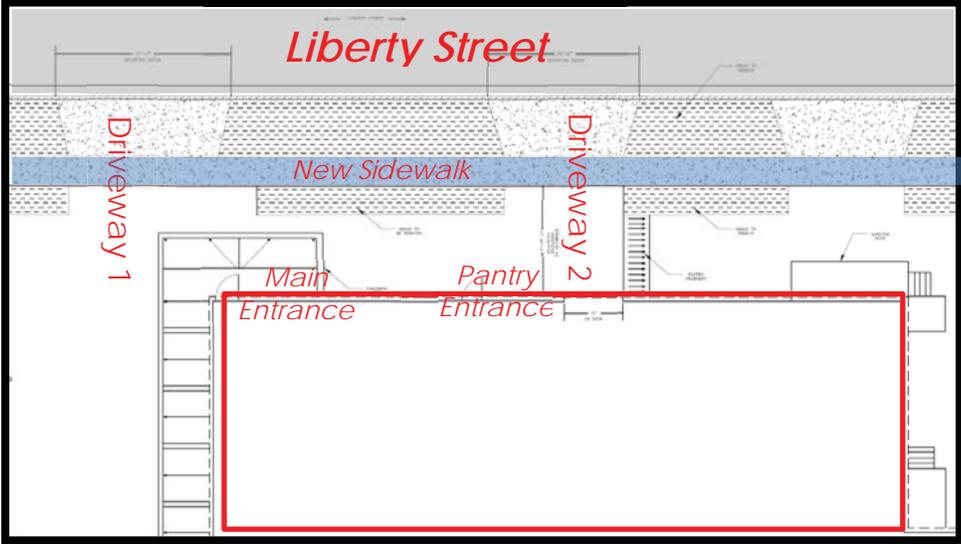


Figure 1 : Current Site Configuration

The proposed solution to address the issues on site is to shift Driveway 1 east towards Driveway 2; close access from Liberty Street to the main parking area, and join the two driveways as a half circle or u-shaped driveway.

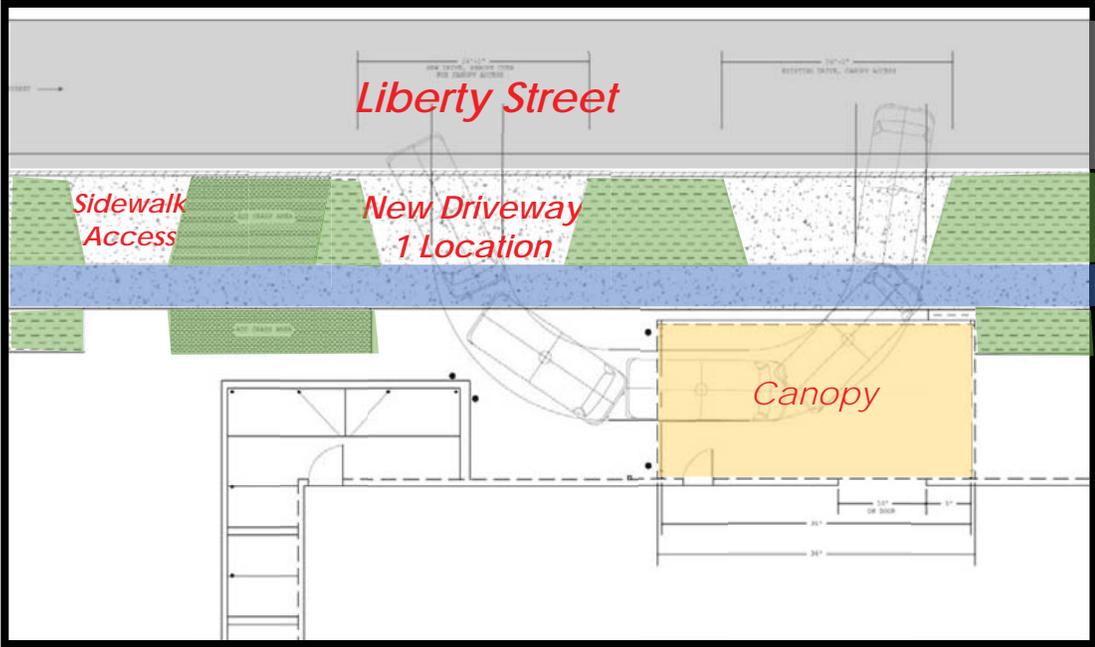


Figure 2: Proposed Changes

The Board of Zoning Appeals met on Thursday, September 28th and held a public hearing to discuss the applicant's proposed canopy that would extend over the u-shaped driveway. The canopy would extend within a foot of the newly constructed public sidewalk. This setback violates the B-1 zoning district's setback of 25 feet from a street side yard. The Board of Zoning Appeals noted that the open nature of the canopy had less of an impact on vision constraints than did solid walls. Much discussion was given to the appropriateness of a structure being so close to the sidewalk and potential impediments to pedestrian traffic. Board members noted that the City's downtown featured buildings that had no setback with the property line and met at the sidewalk, and that the proposed layout of the driveway is an improvement of what is currently on site. Board members also discussed Chapter 106-82 of the Municipal Code, which governs Streets, Sidewalks, and Public Places. That section states that "No person shall, except when crossing at a constructed driveway: Obstruct a sidewalk so as to prevent or impede its use for pedestrian purposes." The Board found that a canopy in this location would not create such an impediment or obstruction.

The variance was granted to allow a setback of 1 foot of at the property line to accommodate an open-air canopy covering a half-circle driveway with the following conditions:

- The variance will not cause a detriment to neighboring properties and is necessary due to an applicant presented hardship as a result of the building's long-standing non-conforming status in the B-1 zoning district.
- The granting of the variance does not suggest that a required street side yard setback be changed for all properties in the B-1 zoning district.
- The variance to the street side yard setback shall only apply to this canopy area along Liberty Street and not to any future expansion of the existing building.
- The granting of the variance is not contrary to the purposes set forth in the zoning code.
- The granting of the variance is not contrary to the public interest.

Staff recommended conditions are summarized below:

B-1 Zoning District Compliance

The building and property itself has been in use more or less as-is since 1965. The site has been operating as a legal, non-conforming feature since the current zoning code was adopted and applied to this site in 1986. (Overall, the site is more intensely and densely developed than the "ideal" site zoned B-1.)

Landscaping

The existing site has very little greenspace and no landscaping. A literal interpretation of the City's Landscape Regulations would require 2,042 landscape points (or about 41 trees). Applying the requirements to only to address the square footage of the added canopy (605 square feet) and the removal of 192 square feet of green space that was added as part of the Liberty Street reconstruction. This would bring the total required points to 100. Staff will work with the applicant to address this requirement.

Street Trees

Applicant to add two street trees along Liberty Street and one along Madison within the terraces. This is in addition to the landscaping requirements. (Staff would like to point out

that the City has an Arbor Day program that could supply trees to this location for a very fair price.)

Dumpster Screening

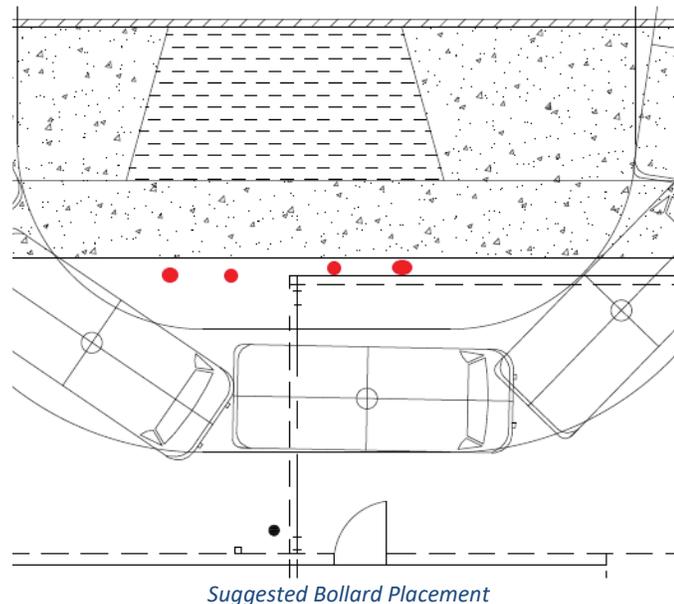
The City's landscape regulations also require screening for trash and outside storage areas. An easy way to do this would be to construct a trash enclosure for any dumpsters on site.

Parking Stalls

Applicant should paint parking stalls (9 feet by 18 feet) as part of this project. Per City code, at least one ADA accessible stall is required.

Pedestrian Safety

Staff suggests the addition of bollards between the sidewalk and canopy in an effort to limit pedestrian and vehicle interaction. (See below)



Plan Commission Motion

Motion to approve site plan application 2023-0284 for driveway improvements and building expansion to accommodate an open-air canopy on parcel 6-27-249, 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. *One Hundred (100) landscape points of plantings/trees/shrubs to be planted on site no later than one year after final inspection of new canopy new addition.*
2. *Three (3) street trees planted within the terraces (two on Liberty Street, one on Main Street) no later than one year of final inspection.*
3. *Bollards added between sidewalk and open side of canopy.*
4. *Dumpsters and trash receptacles to be screened from view on site.*
5. *Any exterior lighting added is dark sky compliant.*

6. *Provide site plan with verified dimensions and shows paved parking stall locations to Community Development Director for review in conjunction with building permit application.*
7. *Applicant applies for any appropriate building permits from the City building inspector and/or the Wisconsin Department of Safety and Professional Services.*
8. *Any major deviations from approved plans will require a resubmittal of application and possibly fees or enforcement action.*
9. *Applicant records the site plan with the Rock County Register of Deeds.*

Chapter 130 Review Criteria and Standards

The following section compares the site plan with the basic provisions of the base zoning district and other considerations of how the site functions, both internally and within its environs.

Site Plan Criteria Evaluation

Section 130-131 of the Municipal Code, includes factors for evaluating site plans.

Criteria	Staff Comment
1. Site Design and Physical Characteristics	<ul style="list-style-type: none"> • The u-shaped driveway would provide – arguably – better vision clearance for all users as opposed to the current driveway leading up to the distribution door, which requires users to back in and out of. • The new driveway configuration would also close off access from Liberty Street to the Care Closet’s main parking lot. The currently driveway location is awkwardly placed and creates congestion for vehicles and pedestrians along Liberty Street. • The driveway layout improves traffic circulation and foot access with or without the canopy but increases potential conflict between pedestrians and vehicles in the driveway. Still, the driveway is only slated to be in regular use on Tuesdays during the food pantry, so the overall impact is still improved from what is currently on the ground.
2. Site location relative to public road network	<ul style="list-style-type: none"> • Site is on the corner of Madison (State Highway 213) and Liberty Streets. No additional driveways/access points proposed.
3. Land Use	<ul style="list-style-type: none"> • Comprehensive Plan Future Land Use Category: Historic Neighborhood • No proposed change to the land use. • The area in question is already impervious. Stormwater already flows away from the property; the canopy’s gutter merely directs it to where it already goes.
4. Traffic Generation	<ul style="list-style-type: none"> • The addition of the canopy and adjustment of the driveway not result in increased traffic, but will collect traffic that already uses the site. • Applicant should paint parking stall lines once driveway changes are made
5. Community Effects	<ul style="list-style-type: none"> • The proposed changes provide added benefit to community residents in need and to the volunteers that serve them. • The chief concern of City staff in having a canopy so close to the sidewalk is the potential for rain, ice, or snow to create adverse conditions for pedestrians. This worry is offset to an extent by the gutter emptying off to the side of the canopy on the applicant’s property.
6. Other Relevant Factors	<ul style="list-style-type: none"> • City staff observed, as part of the research for this application, that there are only about 20 properties city-wide

Criteria	Staff Comment
	that have B-1 zoning. Nearly all of these properties that have improvements (i.e. buildings) were developed prior to the initial adoption of the zoning code in 1986, and as a result most have some degree of nonconformity to the zoning district. Said plainly – the zoning district and its requirements were placed on these properties after they were built.

Key:

Green = compliant

Yellow = legal, non-conforming (may require further inspection)

Red = non-compliant

“OK” denotes a condition that is currently existing and conforming the zoning district.

Zoning District Requirements (Ch 130, Article VIII, Division 5)			
Sec. 130-768. Requirements for non-residentials uses.	B-1 Local Business District	206 S Madison	OK?
1. Non-Residential Intensity			
a. Max # of Floors	2	1	Green
b. Min Landscape Surface Ratio	30%	5%	Yellow
c. Max floor area ratio	0.275	0.37	Yellow
d. Min lot area	7,500 sq ft	19,900 sq ft	Green
e. Max building size	5,000 sq ft	7,445 sq ft	Yellow
2. Nonresidential bulk/lot dimensions			
a. Min lot area	7,500 sq ft	19,900 sq ft	Green
b. Min lot width	75 feet	OK	Green
c. Min street frontage	50 feet	OK	Green
3. Minimum setbacks and building separation			
a. Building to Front Lot Line Building to Street Side Lot Line Either of above next to ROW of 100+ feet	5 feet 25 feet 40 feet	OK Variance granted n/a	Green Yellow Green
b. Building to resident. side lot line	10 feet	legal non-conforming (allowed to remain as-is)	Yellow
c. Building to resident. rear lot line	30 feet	n/a	Green
d. Building to nonres. side lot line	n/a	n/a	Green
e. Building to nonres. rear lot line	12 feet	n/a	Green
f. Min paved surface setback- Side/rear	5 feet	Legal non-conforming (allowed to remain as-is)	Yellow
Min paved surface setback -Street	10 feet	Legal non-conforming (allowed to remain as-is)	Yellow

Zoning District Requirements (Ch 130, Article VIII, Division 5)			
Sec. 130-768. Requirements for non-residential uses.	B-1 Local Business District	206 S Madison	OK?
a. Min building separation	20 feet	Legal non-conforming (allowed to remain as-is)	
b. Min accessory building setback	5 feet	n/a	
4. Max Building Height	35 feet	~15 feet	

Section 130-766. Requirements for all uses. (B-1)	OK?
1. Maximum zoning district: 2 acres	
2. Maximum building size: 5,000 square feet per floor, with no more than 2 stories	
3. No parking is permitted in required setbacks for principal buildings.	
4. Residential architectural and landscaping requirements include foundation planting, pitched roof, 15 percent window covering, and natural materials (brick, wood, or stone).	n/a
5. Minimum landscape surface ratio: 25 percent for one-story; 30 percent for two-story.	
6. Operating hours: No earlier than 6:00 a.m. and no later than 11:00 p.m.	
7. A neighborhood-oriented amenity shall be provided, per plan commission direction (i.e., outdoor neighborhood gathering area, public art, etc.).	

Landscape Regulations (Article IV, Ch. 130)	
100 points per 1,000 sq ft of impervious surface <i>This site: 19,000 sq ft impervious surface</i>	1,520 pts
Landscape Requirements (in addition to Article IV)	
a. 40 landscape points per 100 linear feet of building foundation <i>This site: 371 feet of building foundation</i>	148 pts
b. 15 landscape points per 1,000 sq ft of gross floor area <i>This site: 7,745 sq ft of gross floor area</i>	116 pts
c. 40 landscape points per 100 linear feet of street frontage <i>This site: 413 feet</i>	165 pts
d. 80 landscape points per 10,000 square feet of paved area/20 stalls <i>This site: 11,555 sq ft of paved area</i>	92 pts
Total Landscape Points Needed 2,042 pts	

Other Relevant Zoning Code Standards

Performance Standards (Article III, Ch. 130)	
No concerns regarding this site plan causing nuisances or adverse impacts related to air pollution, fire/explosive hazards, glare/heat, liquid/solid wastes, noise, odors, radioactivity, electrical disturbances, vibration, or water quality	

Signs (Article X, Ch. 130)	
Any new signs -- wall signs, monument signs, or similar -- will require a separate sign permit.	

Parking (Article XI, Ch. 130)	
1 parking stalls per 300 sq feet of gross floor area is required. 1 Accessible parking stall required per 1 to 25 total parking spaces on site. <i>Plan to show paved parking area prior to building permit issuance</i>	

Photo Exhibits of the Property

Main Entrance along Liberty Street. Sidewalk and grass strips between the sidewalk and parking lot are new as of 2022.



Vehicle exiting from the main parking area on to Liberty Street. This driveway will be eliminated if the half-circle/u-shaped driveway is approved and there will be no vehicular access to the main parking lot from Liberty Street.



View of proposed canopy/driveway area on Liberty Street. Note the location of the white car to demonstrate the turning radius needed for the u-shaped driveway. The driveway apron seen here would remain in its current location.

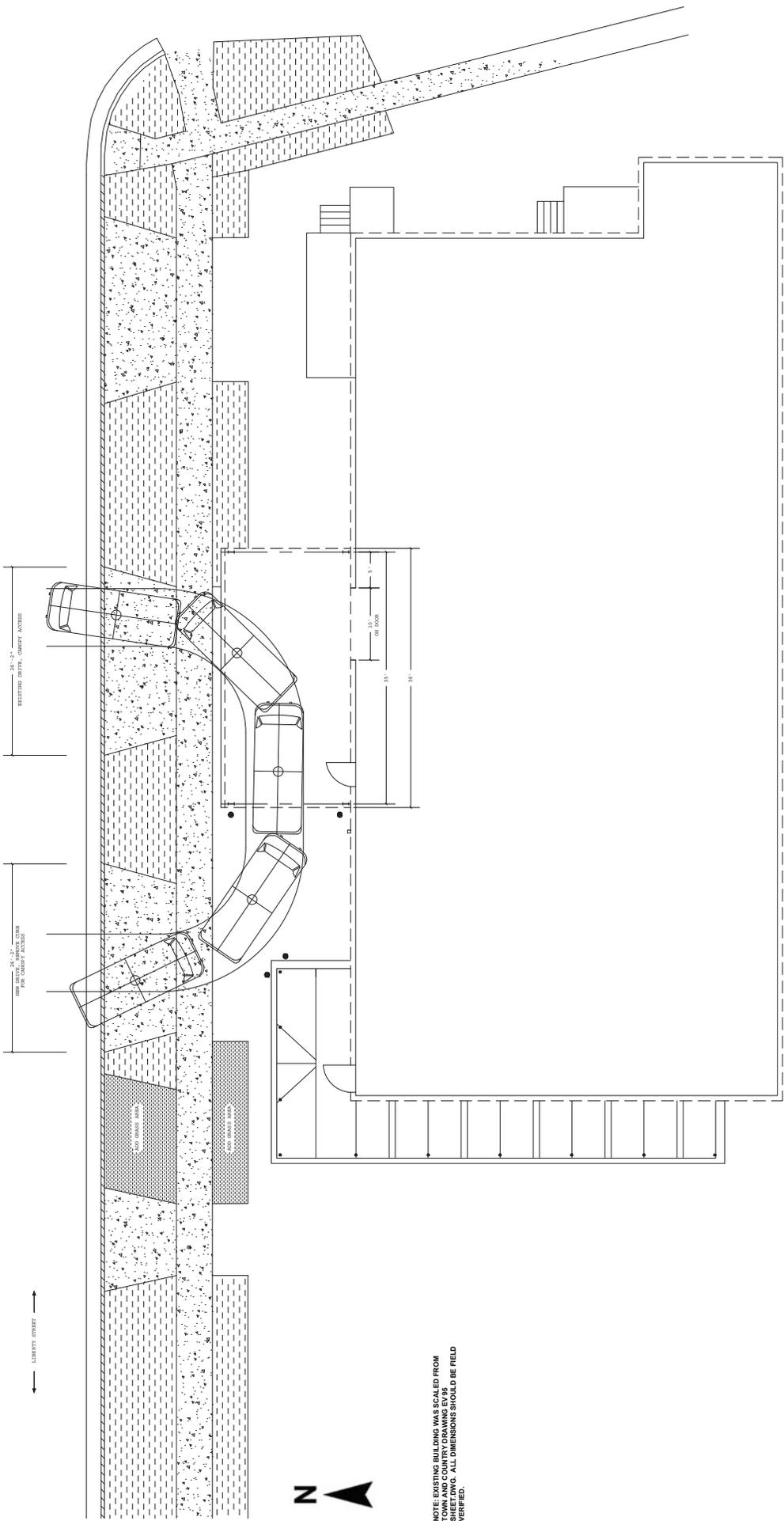


View of proposed canopy/driveway area from another angle. Red marks added to driveway that will be removed.



View of sidewalk facing east on Liberty Street.





NOTE: EXISTING BUILDING WAS SCALED FROM SHEET DWG. ALL DIMENSIONS SHOULD BE FIELD VERIFIED.

VEHICLE ACCESS VERIFICATION

Finished Floor Elevation = 100'-0" (Unless Noted Otherwise)

THE DRAWING, INCLUDING THE INFORMATION HEREON, REMAINS THE PROPERTY OF VP BUILDINGS. IT IS PROVIDED SOLELY FOR ERECTING THE BUILDING DESCRIBED IN THE APPLICABLE PURCHASE ORDER AND MAY BE REPRODUCED ONLY FOR THAT PURPOSE. IT SHALL NOT BE MODIFIED, REPRODUCED, COPIED, OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN APPROVAL OF VP BUILDINGS. THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE GOOD FIELD VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHOWN IN THIS DRAWING. ALL APPLICABLE VP BUILDINGS ERECTION GUIDES, AND INDUSTRY STANDARDS PERTAINING TO PROPER ERECTION, INCLUDING THE CORRECT USE OF TEMPORARY BRACING.

THE VP ENGINEER'S SEAL APPLIES ONLY TO THE WORK PRODUCT OF VP AND DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY VP. THE ENGINEER'S SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT FURNISHED BY OTHER SUPPLIERS. THE ENGINEER'S SEAL DOES NOT APPLY TO PERFORMANCE REQUIREMENTS SPECIFIED BY VP.

THE BUILDING IS DESIGNED WITH BRACING DIAGONALS IN THE DESIGNATED BAYS. COLUMN BASE REACTIONS, BASE PLATES AND ANCHOR RODS ARE AFFECTED BY THIS BRACING AND DIAGONALS MAY NOT BE RELOCATED WITHOUT CONSULTING THE BUILDING SUPPLIER ENGINEER.

REV	DATE	BY	DESCRIPTION
D	3/20/2023	VP BUILDINGS	VP BUILDINGS Club Circle Memphis TN 38126

VEHICLE ACCESS VERIFICATION	
DRIVER	Paulson Kimball
CUSTOMER	Care Closet
LOCATION	Evansville, Wisconsin
PROJECT	Evansville Care Closet
DRAWN BY	VP BUILDINGS
CHECKED BY	JIMMY
DATE	9/24/2023
SCALE	AS SHOWN
PROJECT NO.	2023-39
DATE	9/24/2023
FILE NAME	Canopy



APPLICATION FOR PETITION FOR ANNEXATION – STAFF REPORT

Application No.: A-2023-0282 Applicant: Hurst LLC/Owen Hurst

Parcel 6-20-302.2 at 6923 State Highway 213 (Tax ID 040 061002)

Presented October 3, 2023

Prepared by: Colette Spranger, Community Development Director

Direct questions and comments to: colette.spranger@ci.evansville.wi.gov or 608-882-2263

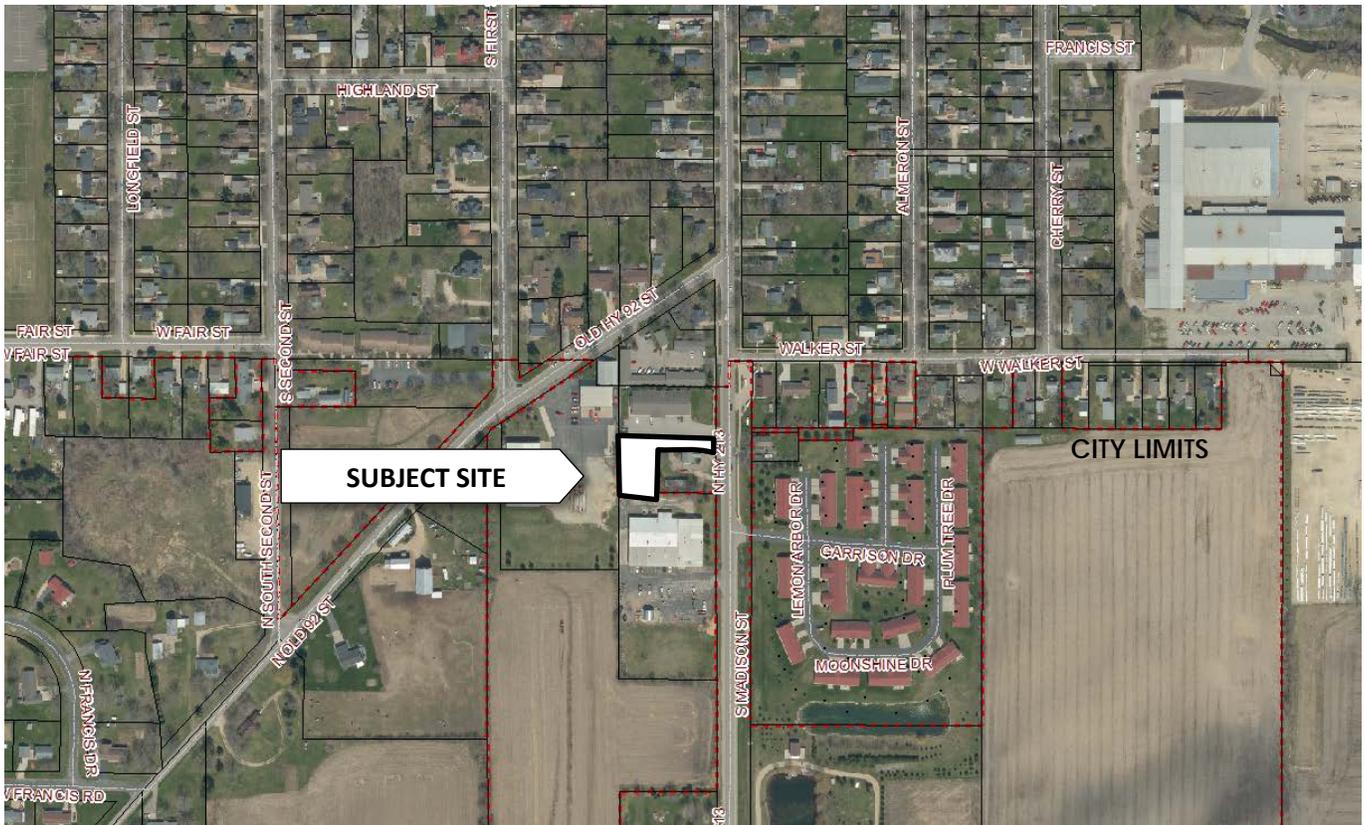


Figure 1 Location Map

Description of request: The applicant has submitted an annexation petition to annex approximately 0.35 acres from the Town of Union into the City of Evansville. The subject property is located on State Highway 213 as generally depicted in the map above. The Parcel is proposed to temporarily be rezoned Residential District Three (R-3). The applicant will be rezoning the parcel at Plan Commission’s November meeting. The attached map shows the areas proposed for annexation.

Staff Analysis of Request: The applicant is looking to annex the subject parcel for purposes of establishing water and sewer service to an existing single family residence. Additionally an annexation agreement will be in place regarding water/sewer connections, storm water control, sidewalks and curbs, and future taxes owed to the Town of Union. Some specific comments:

1. **Consistency with Comprehensive Plan:** The proposed annexation is consistent with the City's future land use map, which plans for the properties under discussion to be part of the City of Evansville and in residential uses.
2. **Environmental constraints:** None known.
3. **Man-made constraints:** To the best of staff's knowledge, the subject properties do not contain underground storage tanks or contaminated soils, buried waste, or other man-made constraints to development. Utilities will need to be properly supplied to the parcel per approval and coordination with the City Engineer.
4. **Septic systems and wells:** There is a septic system and wells active on site. As a conditions of annexation, the applicant will be required to connect to City sewer and water and will be required to abandon their septic system and well consistent with State and local law.
5. **Payment to Town of Union:** The subject properties are currently located in the Town of Union. Pursuant to State law, the City must pay the Town the property taxes that would have been paid over the next five years. The applicant will pay this amount to the City to cover this expense as a condition of annexation.
6. **Proposed zoning:** Staff suggests the parcel be zoned R-3, Residential District Three.
7. **Wisconsin Department of Administration:** Consistent with State law, the petition must be forwarded to the Department of Administration (DOA) for its review. The annexation is currently in review with the DOA.

Site Plan Summary: Planning staff feels the proposed annexation complies with state law, city ordinances and Comprehensive Plan. However, some concerns exist regarding storm water and DOA approval. Staff recommends approval of the annexation and pre-annexation agreement with conditions.

Staff recommended motion: *Finding the annexation is consistent with the Comprehensive Plan, The Plan Commission recommends Common Council approval of Ordinance 2023-11 and the annexation agreement, annexing territory to the City of Evansville, with the following conditions:*

1. *DOA deems annexation to be in the public interest.*
2. *The applicant submits an application for rezoning the property to Residential District Three (R-3).*
3. *The applicant signs and accepts the Annexation agreement.*

CITY OF EVANSVILLE
ORDINANCE # 2023-11

AN ORDINANCE ANNEXING TERRITORY FROM THE TOWN OF UNION TO THE
CITY OF EVANSVILLE, WISCONSIN
(Parcel 6-20-302.2, addressed at 6923 N State Road 213)

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

SECTION 1. Territory Annexed. In accordance with Sec. 66.0217(3)(a) of the Wisconsin Statutes and the Petition of Property Owners for Direct Annexation filed with the City Clerk on July 7, 2023, and the findings of the Common Council that such annexation is in the best interest of the City and all necessary notices having been given and the Department of Administration not stating the proposed annexation to be against public interest, and the plan commission having reviewed and recommended for approval the temporary zoning district classifications, the following described territory located in the Town of Union, Rock County, Wisconsin, with boundaries contiguous to the City as shown on the attached scale map, is hereby annexed to the City of Evansville, Rock County, Wisconsin, to wit:

*PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 34, T.4N., R.10E., OF THE 4TH P.M.,
TOWN OF UNION, ROCK COUNTY, WISCONSIN.*

*DESCRIBED AS FOLLOWS: Commencing at the North 1/4 Corner of said Section;
thence S0°13'12"W along the North-South Centerline of said Section; 212.0 feet;
thence N89°42'18"W 56.70 feet to the Centerline of S.T.H., "213", also being at
the place of beginning for the land herein described; thence N89°42'18"W
173.69 feet; thence S0°07'17"E 120.0 feet; thence N89°42'18"W 100.0 feet;
thence N0°07'17"W 132.0 feet; thence S89°42'18"E 273.68 feet to said centerline;
thence S0°09'55"E along said centerline, 12.0 feet to the place of beginning.*

SECTION 2. Population of Territory. At the time the annexation petition was submitted to the city, the population of the territory was 1.

SECTION 3. Payments to Town of Union. Pursuant to Sec. 66.0217(14)(a) of the Wisconsin Statutes, the City of Evansville agrees to pay annually to the Town of Union, for five (5) years, an amount equal to the amount of property taxes levied by the Town of Union on the annexed territory, as shown by the tax roll, in the year in which the annexation is final. The City of Evansville intends to recover such payments from the property owner consistent with the annexation agreement with the City.

SECTION 4. Effect of Annexation. From and after the date of this ordinance, the territory described in Section 1 shall be part of the City of Evansville for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the City of Evansville and shall be exempt from further taxation and assessment by the Town of Union.

SECTION 5. Zoning Classification. Upon recommendation of the plan commission, the territory annexed to the City is temporarily designated as Residential District Three (R-3) until such time as a permanent zoning designation is made consistent with the City's comprehensive plan.

SECTION 6. Election District Designation. The territory annexed by this ordinance is hereby

made part of Ward 8, Aldermanic District 4 subject to the ordinances and rules and regulations regarding such wards and districts.

SECTION 7. Severability. If any provision of this ordinance is invalid or unconstitutional, or if the application of the ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

SECTION 8. Effective Date. This ordinance shall take effect upon its passage and publication as provided by law.

Passed and adopted this ___day of November, 2023

Dianne Duggan, Mayor

ATTEST:

Leah Hurtley, City Clerk

Introduced: 10/02/2023
Notices published: 09/13/2023 and 09/20/2023
Public hearing held: 10/03/2023
Adopted: XX/XX/2023
Published: XX/XX/2023

Sponsors: This is a citizen-initiated ordinance.

Drafted on October 2nd, 2023 by Colette Spranger, Community Development Director

**Annexation Agreement with Owen Hurst and the
City of Evansville, Rock County, Wisconsin**

THIS AGREEMENT is entered into between the City of Evansville (City), a Wisconsin municipal corporation, and Hurst LLC (Developer) regarding annexation of the following described lands (subject property):

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 34, T.4N., R.10E., OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the North 1/4 Corner of said Section; thence S0°13'12"W along the North-South Centerline of said Section; 212.0 feet; thence N89°42'18"W 56.70 feet to the Centerline of S.T.H., "213", also being at the place of beginning for the land herein described; thence N89°42'18"W 173.69 feet; thence S0°07'17"E 120.0 feet; thence N89°42'18"W 100.0 feet; thence N0°07'17"W 132.0 feet; thence S89°42'18"E 273.68 feet to said centerline; thence S0°09'55"E along said centerline, 12.0 feet to the place of beginning.

WHEREAS, the Developer wishes to annex the subject property into the City;

NOW, THEREFORE, the parties agree that this agreement is binding on the Developer and all successors in interest as follows:

1. The Developer agrees to pay for the actual amount of **\$AMOUNT** in taxes that are to be paid to the Town of Union over the next five year period as provided for in 66.0217(14)(a) of the Wisconsin Statutes. The Developer shall pay the **\$AMOUNT** in a lump sum upon annexation into the City.
2. Within six months of annexation, the Developer agrees to connect to the City's sanitary sewer system.
3. Within two months of connecting to the City's sanitary sewer system, the Developer agrees to abandon any existing septic systems consistent with the requirements of SPS 383.33 of Wisconsin Administrative Code, and other state and federal laws that may apply.
4. Within six months of annexation the Developer agrees to connect to the City's water system.
5. Within two months of connecting to the City's water system, the Developer agrees to remove from service and seal any existing wells, as per NR 812.26 of Wisconsin Administrative Code.
6. Developer to maintain curb/gutter and to city standards the entire length of the lot.
7. The Developer agrees to reimburse the City for any costs incurred by the City for engineering, inspection, planning, legal, and administrative expenses in connection with this annexation.

IN WITNESS THEREOF, the parties have executed this Agreement on the ____ day of November, 2023.

City of Evansville

Developer

Dianne Duggan, Mayor

Owen Hurst, Hurst LLC

ATTEST: _____

Leah Hurtley, City Clerk

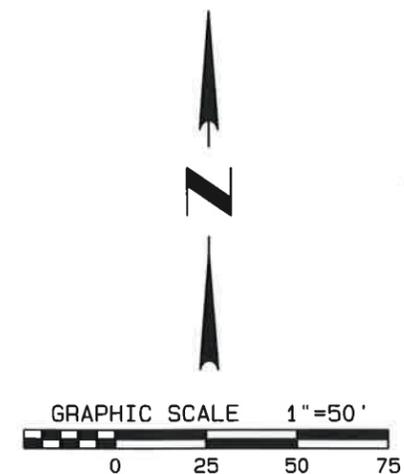
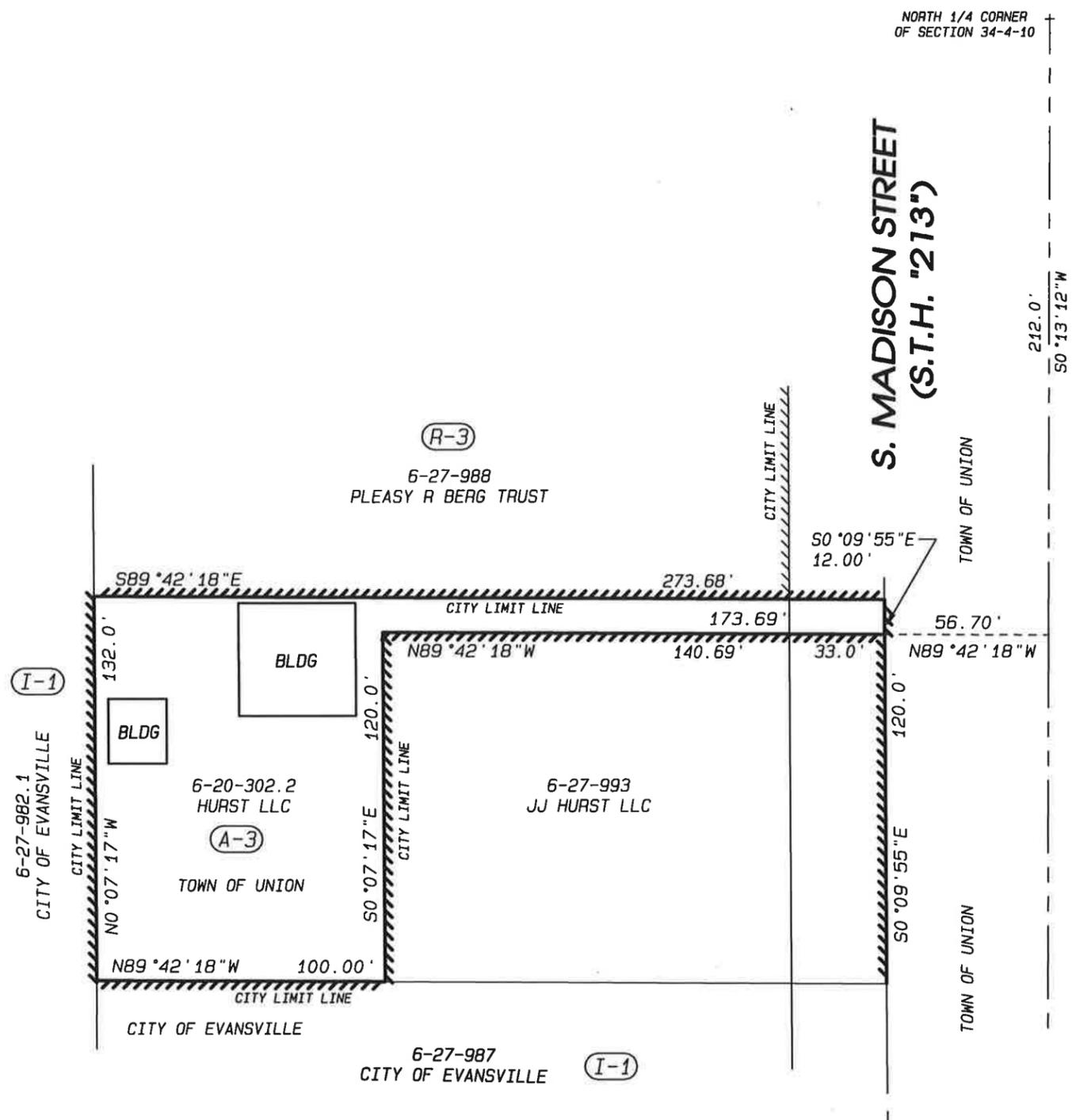
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ANNEXATION MAP

Description of Annexation Purposes Only

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 34, T.4N., R.10E., OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the North 1/4 Corner of said Section; thence S0°13'12"W along the North-South Centerline of said Section; 212.0 feet; thence N89°42'18"W 56.70 feet to the Centerline of S.T.H., "213", also being at the place of beginning for the land herein described; thence N89°42'18"W 173.69 feet; thence S0°07'17"E 120.0 feet; thence N89°42'18"W 100.0 feet; thence N0°07'17"W 132.0 feet; thence S89°42'18"E 273.68 feet to said centerline; thence S0°09'55"E along said centerline, 12.0 feet to the place of beginning.



DATE: AUGUST 11, 2023

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com

tel: 608 752-0575
fax: 608 752-0534



SITE PLAN AND CONDITIONAL USE PERMIT APPLICATION – STAFF REPORT

Applications: SP-2023-0274, CUP-2023-0275

Applicants: Phillips Construction

Parcel: 6-27-958.3A

Location: 702 to 710 Brown School Road

Presented October 3, 2023

Prepared by: Colette Spranger, Community Development Director

Direct questions and comments to: colette.spranger@ci.evansville.wi.gov or 608-882-2263

Description of request: The applicant is seeking approval of a site plan for a mixed use building with 8 residential units and 1 commercial space on a 16,847 square foot undeveloped lot on 702 to 710 Brown School Road. The first floor would contain a commercial space with 1,257 square feet (plus a utility area) for one user. 8 apartments (4 one-bedroom and 4 two-bedroom) would be on the second and third floor with entrances separate from the commercial use. Mixed use buildings of this nature are a conditional use in the B-3 Community Business District.

Current zoning district: B-3 Community Business

Staff Analysis of Request:

The applicants have submitted a site plan that depicts one building with two separate entrances for the residences and commercial space.

Previous submittals from this applicant have been for a similar building with fewer apartment units. A prior submittal in 2019 proposed 6 apartment units. The building footprint and parking lot configurations are unchanged from that submittal; therefore, the grading, erosion control, and landscape plans from 2019 were resubmitted as part of this application. Apartments were originally proposed to have balconies; however, these would violate setbacks with respect to neighboring properties.

The site plan largely meets zoning requirements but is currently short six parking spaces. It will be difficult to fit in those spaces while maintaining the number of apartment units desired. Knowing that public comment thus far has been wary of additional traffic in this location, addressing parking will be an important component of making this site work. Staff is recommending that a public hearing be held at tonight's meeting and that approval for both site plan and conditional use permit be tabled until November to verify that parking issues can be addressed and that the City Engineer .

Plan Commission Motion

Motion to table until November, with provisions in meantime for:

- ***Adequate parking stalls for residential and commercial uses***
- ***Verification from City Engineer for any storm water provisions and other utility connections***
- ***Provide documentation of plan approval by Evansville EMS and Fire***

- *Show locations and specification for all lighting on the site.*
- *Unified site plan submittal (current submittal is a mixture of plans ranging from 2018 to present.)*

Chapter 130 Review Criteria and Standards

The following section compares the site plan with the basic provisions of the base zoning district and other considerations of how the site functions, both internally and within its environs.

Site Plan Criteria Evaluation

Section 130-131 of the Municipal Code, includes factors for evaluating site plans.

Criteria	Staff Comment
1. Site Design and Physical Characteristics	<ul style="list-style-type: none"> • Materials proposed are OK, shows a good mixture of materials • Landscape plan: OK! Good mixture of species and sufficient points. • This is already a very tight space. It is unclear whether more parking can be added to address current deficits.
2. Site location relative to public road network	<ul style="list-style-type: none"> • Two new access points along Brown School Road • No road improvements needed
3. Land Use	<ul style="list-style-type: none"> • Comprehensive Plan Future Land Use Category: Walkable Business • Compatible with surrounding uses
4. Traffic Generation	<ul style="list-style-type: none"> • This would increase traffic on a street that already gets a number of complaints • Inadequate parking per zoning code standards
5. Community Effects	<ul style="list-style-type: none"> • The proposed change will add much-needed multifamily dwelling units and sought-after commercial space
6. Other Relevant Factors	

Zoning District Requirements (Ch 130, Article VIII, Division 5)			
Sec. 130-827. Requirements for non-residential uses.	B-3 Community Business District	702-710 Brown School Road	OK?
1. Non-Residential Intensity			
a. Max # of Floors	4	3	
b. Min Landscape Surface Ratio	15%	31%	
c. Maximum Building Coverage	60%	21%	
d. Maximum Floor Area Ratio	1.5	0.52	
e. Min lot area	9,000 sq ft	16,847 sq feet	
f. Max building size	20,000 sq ft per floor	OK	
g. Max Parking Lot Street Frontage	50%	OK	
2. Nonresidential bulk/lot dimensions			

Zoning District Requirements (Ch 130, Article VIII, Division 5)			
Sec. 130-827. Requirements for non-residential uses.	B-3 Community Business District	702-710 Brown School Road	OK?
a. Min lot area	9,000 sq ft	OK	
b. Min lot width	70 feet	OK	
c. Min street frontage	50 feet	OK	
3. Minimum setbacks and building separation			
a. Building to Front Lot Line Building to Street Side Lot Line Either of above next to ROW of 100+ feet	10 feet 10 feet 35 feet	OK	
b. Building to resident. side lot line	10 feet	OK	
c. Building to resident. rear lot line	25 feet	n/a	
d. Building to nonres. side lot line	10 feet or zero feet on zero lot line side	OK	
e. Building to nonres. rear lot line	25 feet	n/a	
f. Min paved surface setback- Side/rear	5 feet	OK	
Min paved surface setback -Street	10 feet	n/a	
a. Min building separation	12 feet, or zero feet on zero lot line side	OK	
4. Max Building Height	40 feet	34 feet	

Key:

Green = compliant

Yellow = legal but may require further inspection

Red = non-compliant

"OK" denotes a condition that is currently existing and conforming the zoning district.

Landscape Regulations (Article IV, Ch. 130)	
80 points per 1,000 sq ft of new impervious surface	908 pts
Total Landscape Points Needed	908 pts

Other Relevant Zoning Code Standards

Performance Standards (Article III, Ch. 130)
No concerns regarding this site plan causing nuisances or adverse impacts related to air pollution, fire/explosive hazards, glare/heat, liquid/solid wastes, noise, odors, radioactivity, electrical disturbances, vibration, or water quality

Signs (Article X, Ch. 130)	
Any new signs -- wall signs, monument signs, or similar -- will require a separate sign permit.	

Parking (Article XI, Ch. 130)	
1 parking stalls per 300 sq feet of gross floor area is required for the commercial space. <i>This site: 1,257 square feet of commercial space</i> <i>4 stalls needed; 3 stalls shown</i>	
1.5 parking stalls needed for each one bedroom apartment 2 parking stalls needed for each two bedroom apartment <i>4 two-bedroom apartments and 4 one-bedroom apartments:</i> <i>14 stalls needed; 9 stalls shown</i>	
1 Accessible parking stall required per 1 to 25 total parking spaces on site. <i>Plan shows 14 total stalls, 2 of which are accessible.</i>	

Arch D (24" x 36")

LOWER LEVEL PLAN

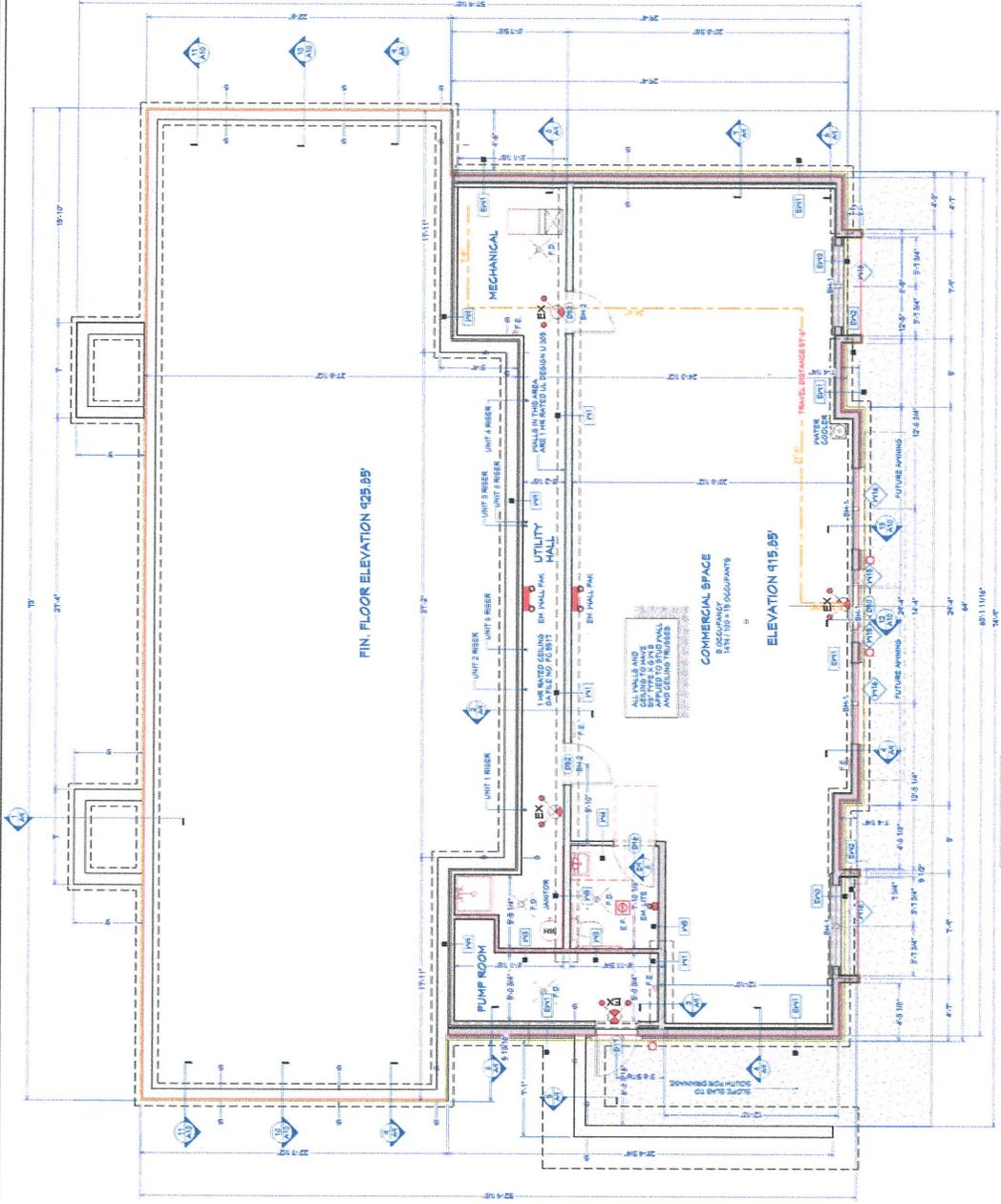
REVIEWS ARE NOT TO REFLECT EXACTLY WHAT IS PROJECTED. REVISIONS WILL BE MADE AS NECESSARY TO MEET THE REQUIREMENTS OF THE PROJECT. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



NEW APARTMENT BUILDING FOR:
 8 UNIT APARTMENT &
 1 UNIT COMMERCIAL BUILDING &
 BROWN SCHOOL RD.
 EVANSVILLE, WISCONSIN, 53536
 CELL PHONE: 608-290-2833

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 LOWER LEVEL PLAN

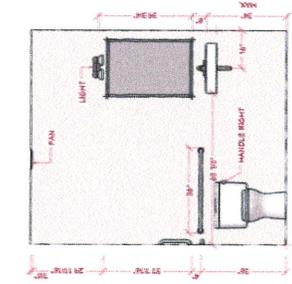
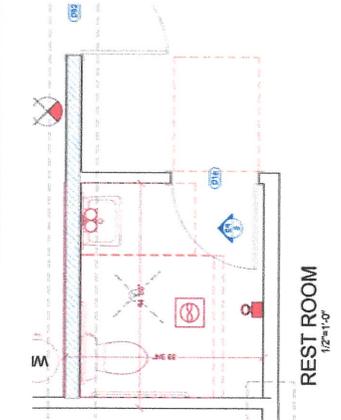
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DIMENSIONS ARE TO FRAMING OR CONCRETE FACE

FOUNDATION PLAN
 1/4"=1'-0"

NOTE: SEE ELEVATIONS FOR STEPS IN FOUNDATION



Elevation 9
 1/2"=1'-0"

LOAD CHART

RESIDENTIAL	10 PSF
OFFICE	20 PSF
COMMERCIAL	40 PSF
ROOF	20 PSF
WIND	AS PER CODE
SEISMIC	AS PER CODE

HEADER SCHEDULE

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David L. Jenkins & Assocs., P.C.
 PHILLIPS CONTRACTING
 8 UNIT APARTMENT &
 1 UNIT COMMERCIAL BUILDING

Arch D (24" x 36")

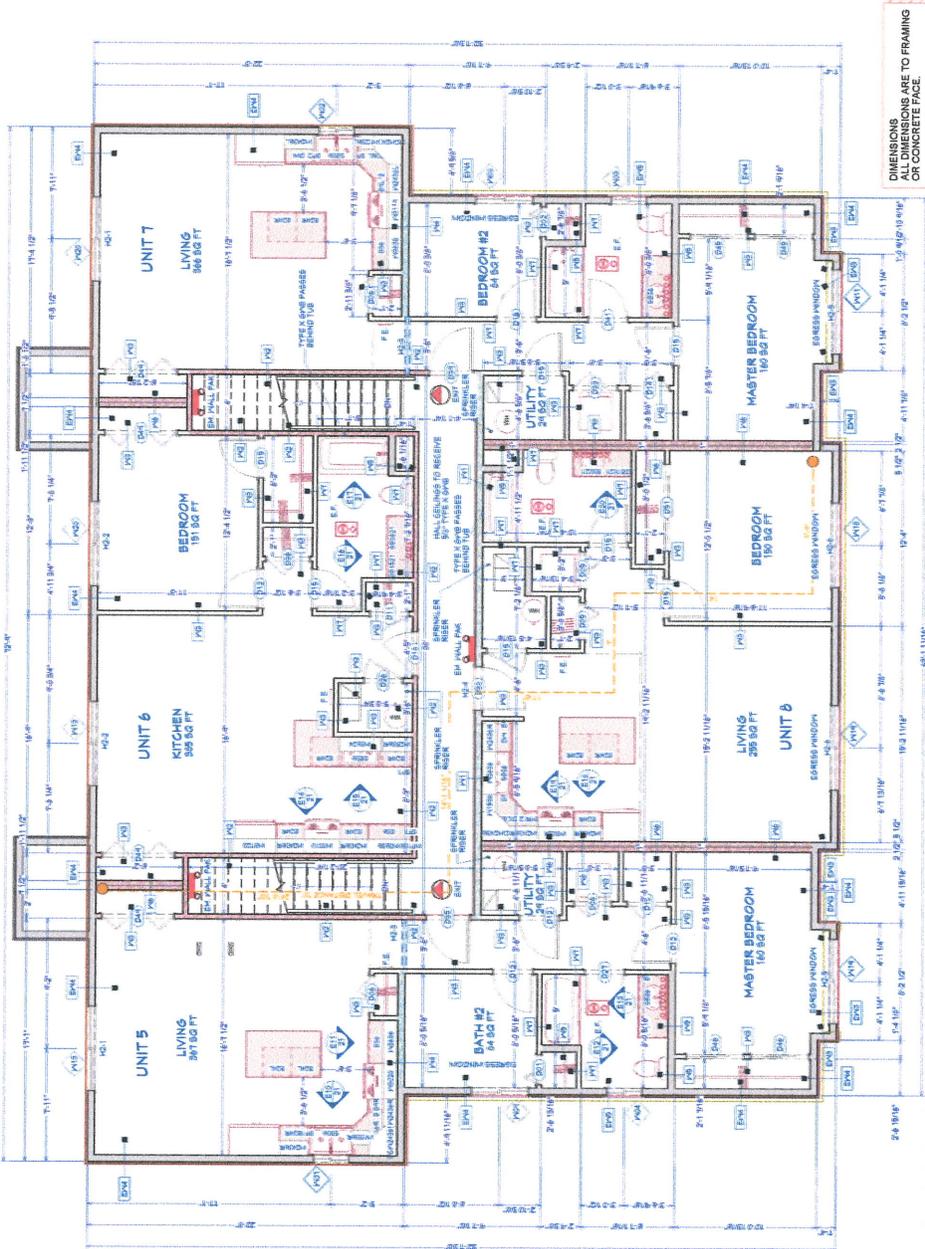
FLOOR 2 PLAN


KMI
 ARCHITECTURAL SERVICES
 1000 W. KILPATRICK RD., SUITE 200
 EVANSVILLE, IN 47710
 TEL: 812-425-7878 FAX: 812-425-7879
 WWW.KMIAARCHITECTS.COM

NEW APARTMENT BUILDING FOR:
 8 UNIT APARTMENT &
 1 UNIT COMMERCIAL BUILDING
 BROWN SCHOOL RD.
 EVANSVILLE, IN 47710
 CELL PHONE: 608-290-2833

PAGE TITLE:
FLOOR 2 PLAN

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NO.	SYMBOL	TYPE	UNIT	QTY	SIZE	FINISH	OPERATION
PW1		PWB	4	1	36" x 48"	08	0.81
PW2		PWB	2	1	36" x 48"	08	0.81
PW3		PWB	2	1	36" x 48"	08	0.81
PW4		PWB	2	1	36" x 48"	08	0.81
PW5		PWB	2	1	36" x 48"	08	0.81
PW6		PWB	2	1	36" x 48"	08	0.81
PW7		PWB	2	1	36" x 48"	08	0.81
PW8		PWB	2	1	36" x 48"	08	0.81
PW9		PWB	2	1	36" x 48"	08	0.81
PW10		PWB	2	1	36" x 48"	08	0.81
PW11		PWB	2	1	36" x 48"	08	0.81
PW12		PWB	2	1	36" x 48"	08	0.81
PW13		PWB	2	1	36" x 48"	08	0.81
PW14		PWB	2	1	36" x 48"	08	0.81
PW15		PWB	2	1	36" x 48"	08	0.81

Arch D (24" x 36")

SECTIONS

DO NOT SCALE DRAWING TO
 DETERMINE DIMENSIONS
 DIMENSIONS SHOWN ON DRAWING
 TAKE PRECEDENCE OVER ANY
 DIMENSIONS SHOWN ON PHOTOGRAPHS
 OR OTHER DOCUMENTS
 ALL DIMENSIONS ARE TO FACE UNLESS
 OTHERWISE NOTED
 ALL DIMENSIONS ARE TO FACE UNLESS
 OTHERWISE NOTED

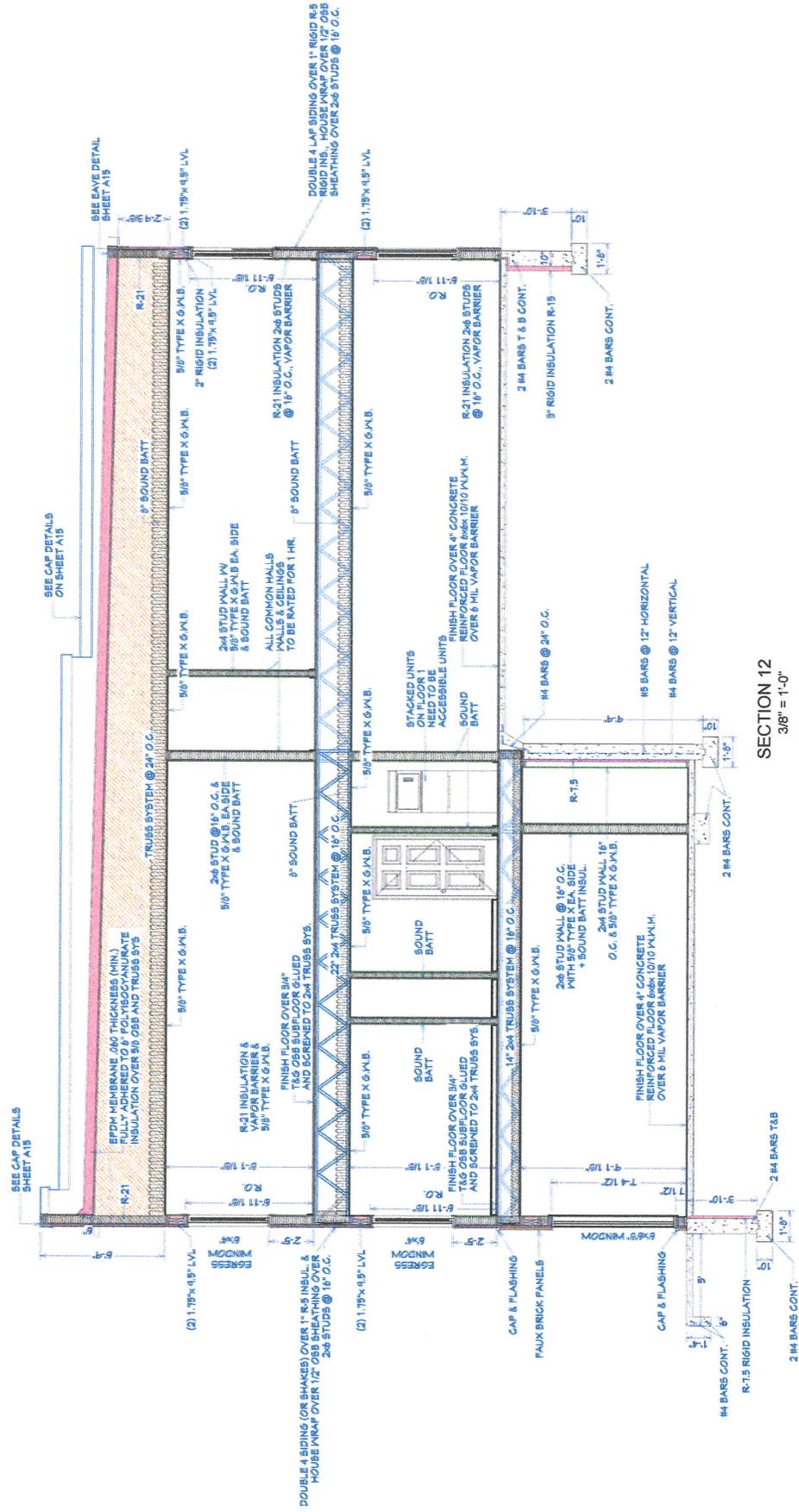


ARCH ELECTRICAL SERVICES, LLC
 12345 Main Street, Raleigh, NC 27601
 TEL: 919-555-1234 FAX: 919-555-5678
 WWW.ARCHESVCS.COM

NEW APARTMENT BUILDING FOR:
 8 UNIT APARTMENT &
 1 UNIT COMMERCIAL BUILDING
 BROWN SCHOOL RD.
 EVANSVILLE, WISCONSIN, 53536
 CELL PHONE: 608-290-2833

PAGE TITLE:
SECTIONS

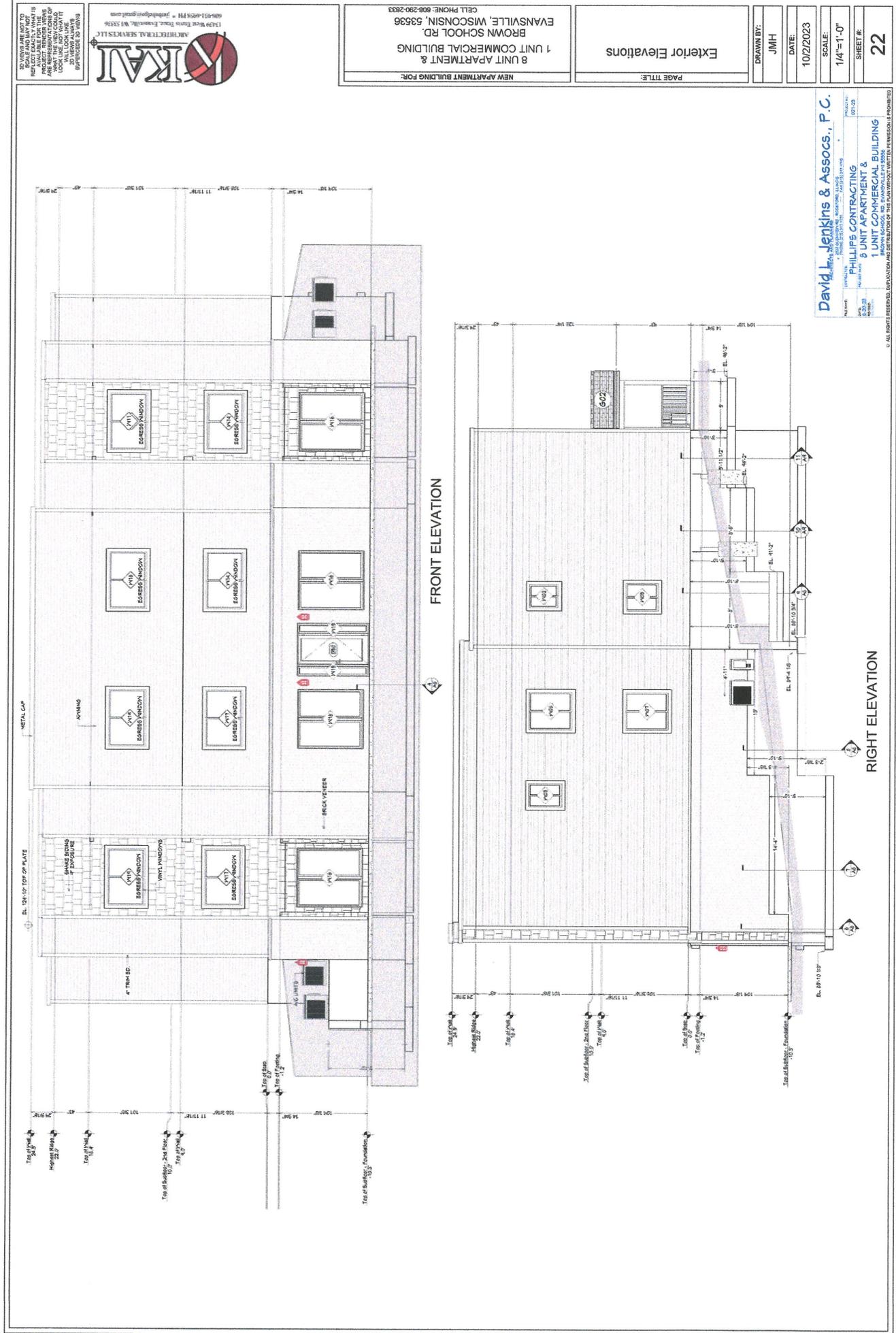
DRAWN BY:	JMH
DATE:	10/2/2023
SCALE:	3/8" = 1"
SHEET #:	16



David L. Jenkins & Assoc., P.C.
 ARCHITECTS
 PHILLIPS CONTRACTING
 8 UNIT APARTMENT &
 1 UNIT COMMERCIAL BUILDING
 12345 Main Street, Raleigh, NC 27601
 TEL: 919-555-1234 FAX: 919-555-5678
 WWW.DLJENKINS.COM

Arch D (24" x 36")

Exterior Elevations



NO VIEWS ARE INTOD TO REFLECT EXACTLY WHAT IS PROJECT. RENDER VIEWS AS THEY APPEAR TO THE EYE. WHAT THE ARCHITECT HAS CONTROLLED AND WHAT THE ARCHITECT HAS CONTROLLED. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE TO VARIOUS.



KAI ARCHITECTURAL SERVICES LLC
 2000 W. WISCONSIN ST. SUITE 100
 EVANSVILLE, IN 47710
 TEL: 812-425-1111
 FAX: 812-425-1112
 WWW.KAIAARCHITECT.COM

NEW APARTMENT BUILDING FOR:
 8 UNIT APARTMENT BUILDING &
 1 UNIT COMMERCIAL BUILDING
 BROWN SCHOOL RD.
 EVANSVILLE, WISCONSIN, 53536
 CELL PHONE: 608-290-2833

PAGE TITLE:
 Exterior Elevations

DRAWN BY:	JMH
DATE:	10/2/2023
SCALE:	1/4" = 1'-0"
SHEET #:	22

David L. Jenkins & Assocs., P.C.
 ARCHITECTS
 1000 W. WISCONSIN ST. SUITE 100
 EVANSVILLE, IN 47710
 TEL: 812-425-1111
 FAX: 812-425-1112
 WWW.DLJARCHITECT.COM

PHILLIPS CONTRACTING
 8 UNIT APARTMENT &
 1 UNIT COMMERCIAL BUILDING
 BROWN SCHOOL RD.
 EVANSVILLE, IN 47710
 TEL: 812-425-1111
 FAX: 812-425-1112
 WWW.PHILLIPS-CONTRACTING.COM

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FRONT ELEVATION

REAR ELEVATION

LEFT ELEVATION

SECTION 2
3/8"=1'-0"

SECTION 15
3/16"=1'-0"

COMPOSITE SHINGLES OVER SHINGLE FABRIC OVER 1/2" OSB SHEATHING OVER ENGINEERED TRUSS @ 24" O.C.

(2) 2x8 FRONT BEAM

(2) 2x8 BEAM ATTACHED TO 6" POST WITH (2) 1/2" GALV. BOLTS ON POST HAUNCH

6" TREATED POST WRAPPED W/ CEDAR OF AZEK MATERIAL

SYMPSON POST BASE & ANCHOR BOLT

#4 BAR T&B

2 #4 BARS CONT.

COMPOSITE SHINGLES OVER SHINGLE FABRIC OVER 1/2" OSB SHEATHING OVER ENGINEERED TRUSS @ 24" O.C.

(2) 2x8 BEAM ATTACHED TO 6" POST WITH (2) 1/2" GALV. BOLTS ON POST HAUNCH

6" TREATED POST WRAPPED W/ CEDAR OF AZEK MATERIAL

SYMPSON POST BASE & ANCHOR BOLT

#4 BAR T&B

2 #4 BARS CONT.

COMPOSITE SHINGLES OVER SHINGLE FABRIC OVER 1/2" OSB SHEATHING OVER ENGINEERED TRUSS @ 24" O.C.

2x6 SUB FASCIA & 1x8 FASCIA

VENTED ALUM. SOFFIT

(2) 2x8 FRONT BEAM

4" REINFORCED CONC. 6x6x10/10 P.W.I.M.

6" TREATED POST WRAPPED W/ CEDAR OF AZEK MATERIAL

SYMPSON POST BASE & ANCHOR BOLT

#4 BAR T&B

2 #4 BARS CONT.

30 VIEWS ARE NOT TO REFLECT EXACTLY WHAT IS PROJECTED. RENDER VIEWS AS APPROXIMATE. WHAT THE INFORMATION WILL LOOK LIKE AT THE TIME OF CONSTRUCTION IS NOT GUARANTEED.

KMI ARCHITECTURAL SERVICES LLC
1525 W. BROWN SCHOOL RD. EVANSVILLE, IN 47710
CELL PHONE: 800-290-2883

8 UNIT APARTMENT BUILDING FOR:
BROWN SCHOOL RD.
EVANSVILLE, WISCONSIN, 53536

Exterior Elevations

8 UNIT APARTMENT BUILDING & 1 UNIT COMMERCIAL BUILDING

PHILLIPS CONTRACTING & 1 UNIT COMMERCIAL BUILDING

David L. Jenkins & Assocs., P.C.

PHILLIPS CONTRACTING & 1 UNIT COMMERCIAL BUILDING
1525 W. BROWN SCHOOL RD. EVANSVILLE, IN 47710
CELL PHONE: 800-290-2883

SCALE: 1/4"=1'-0"

SHEET #:

23

DATE: 10/2/2023

DRAWN BY: JMH

DATE: 10/2/2023

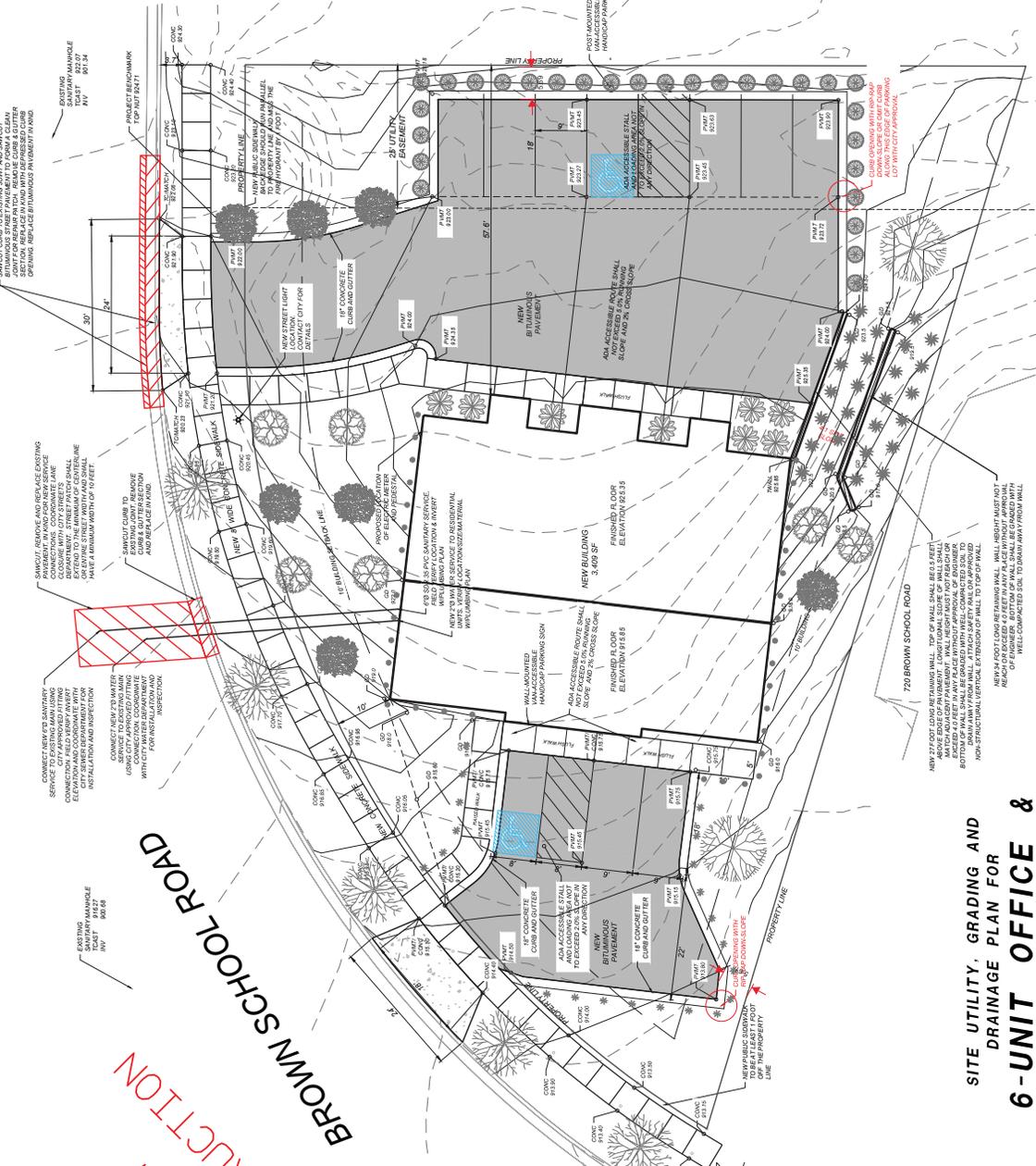
SCALE: 1/4"=1'-0"

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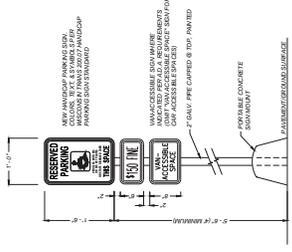
FOR AGENCY REVIEW
NOT FOR CONSTRUCTION



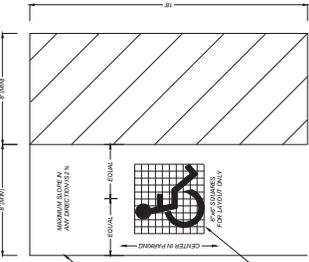
**SITE UTILITY, GRADING AND
DRAINAGE PLAN FOR
6-UNIT OFFICE &
APARTMENT BUILDING**
COMMERCIAL/RESIDENTIAL DEVELOPMENT
PART OF SECTION 26, T.4N., R.10E., OF THE 4TH P.M.,
CITY OF EVANSVILLE, WISCONSIN.

 100 W. Milwaukee St. Milwaukee, WI 53233 TEL: 414.224.2575 WWW.COMBSANDASSOCIATES.COM	DATE: 1/06/2018 BY: JPL CHECKED: JPL PROJECT NO.: 178-533
	SERVICE: LAND PLANNING & CIVIL ENGINEERING PROJECT NO.: 178-533

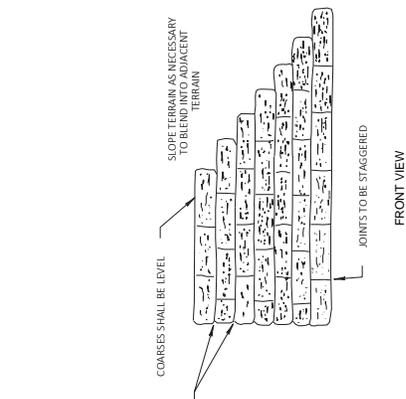
CUP-2019-01/ SP-2019-02



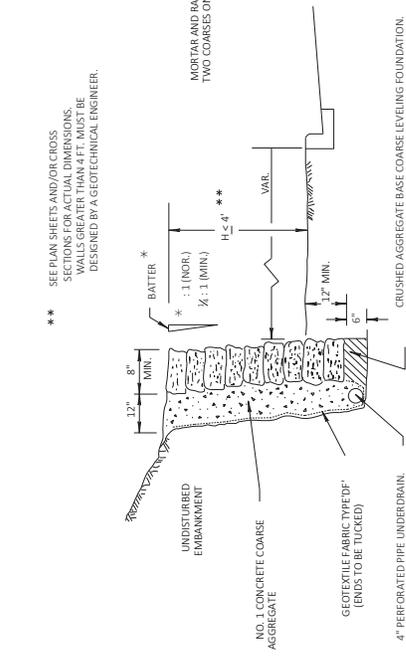
VAN ACCESSIBLE HANDICAP PARKING SIGN DETAIL (NON-PROFESSIONAL)



VAN ACCESSIBLE HANDICAP PARKING DETAIL



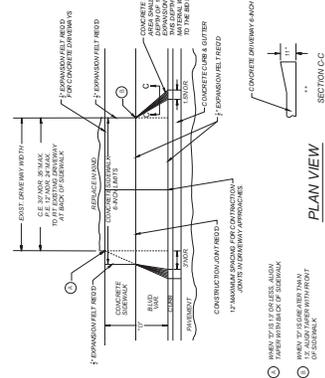
FRONT VIEW



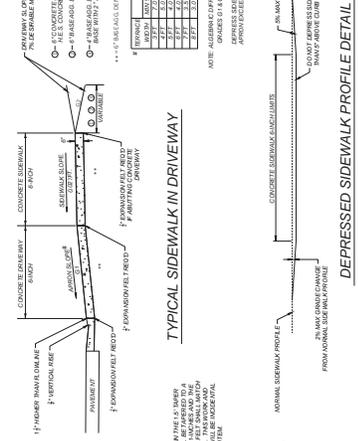
SIDE VIEW

DETAIL FOR SPLIT CONCRETE BLOCK RETAINING WALL

SEVERAL CROSS SECTIONS ARE TO BE PERFORMED BY NEW ASP REGULATOR.



PLAN VIEW



TYPICAL SIDEWALK IN DRIVEWAY

FINISH	APPROX. FINISH ELEVATION
1. FINISH DRIVEWAY	1.000
2. FINISH SIDEWALK	1.000
3. FINISH DRIVEWAY	1.000
4. FINISH SIDEWALK	1.000
5. FINISH DRIVEWAY	1.000
6. FINISH SIDEWALK	1.000
7. FINISH DRIVEWAY	1.000
8. FINISH SIDEWALK	1.000
9. FINISH DRIVEWAY	1.000
10. FINISH SIDEWALK	1.000

NOTE: SLOPE TERRAIN AS NECESSARY TO BLEND INTO ADJACENT TERRAIN. GRADES OF 14:1 TO 1:1 ARE TO BE USED. SEE PLAN FOR DRIVEWAY AND SIDEWALK LOCATIONS.



DEPRESSED SIDEWALK PROFILE DETAIL



DRIVEWAY ENTRANCE DETAIL WITH SIDEWALK CURB & GUTTER

Combs & Associates
 100 E. Main Street, 5th Floor
 Denver, CO 80202
 Tel: 303.733.2575
 Fax: 303.733.2576
 www.combsandassociates.com

PROJECT INFORMATION
 DATE: 1/10/2018
 BY: JPL
 APPROVED: AFG
 PROJECT NO.: 178-333



**SITE EROSION CONTROL
FOR
6-UNIT OFFICE &
APARTMENT BUILDING**

COMMERCIAL/RESIDENTIAL DEVELOPMENT
PART OF SECTION 26, T.4N., R.10E., OF THE 4TH P.M.,
CITY OF EVANSVILLE, WISCONSIN.

<p>109 W. Milwaukee St. Evansville, IN 47713 www.combsandassociates.com</p>	<p>• LAND SURVEYING • LAND PLANNING • CIVIL ENGINEERING</p>	<p>DATE: 1/06/2018 BY: JPL APPROVED: AFG PROJECT NO.: 176-393</p>	<p>REVISION: NO. 1: 1/06/2018 NO. 2: 1/06/2018 NO. 3: 1/06/2018</p>
	<p>PROJECT NO.: 176-393</p>	<p>NO. 1: 1/06/2018 NO. 2: 1/06/2018 NO. 3: 1/06/2018</p>	<p>NO. 4: 1/06/2018 NO. 5: 1/06/2018 NO. 6: 1/06/2018</p>



LANDSCAPING STANDARDS:
 FIVE STREET TREES IN TERRACE REQUIRED.
 IMPERVIOUS AREA 10,570 SQ. FT.
 80 POINTS PER 1,000 SQ. FT. IMPERVIOUS AREA REQUIRED
 800 POINTS REQUIRED

• 2 X AUTUMN MAPLE (50 PFS EACH)	100 PFS
• 8 X RED BUD (20)	140
• 7 X CHAB (20)	224
• 20 X EMERALD GREEN ARBOR VITAE (8)	140
• 20 X CRYSTAL EDGE DOG WOOD (6)	32
• 20 X WINTERWOOD VIBURNUM (4)	62
• 20 X BURNING BUSH (2)	42
• 21 X CUTLEAF SPINELA (2)	42
TOTAL	510



**LANDSCAPING PLAN
 FOR
 6-UNIT OFFICE &
 APARTMENT BUILDING**

COMMERCIAL/RESIDENTIAL DEVELOPMENT
 PART OF SECTION 26, T.4N., R.10E., OF THE 4TH P.M.,
 CITY OF EVANSVILLE, WISCONSIN.

Combs & Associates
 109 S. Milwaukee St.
 Evansville, WI 53120
 www.combsandassociates.com

• LAND SURVEYING
 • LAND PLANNING
 • CIVIL ENGINEERING

DATE: 1/06/2018
 BY: JPL
 CHECKED: APG
 PROJECT NO.: 176-533

REVISION:
 01/06/2018 JPL
 01/06/2018 APG
 01/06/2018 JPL