

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 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, October 7th, 2025, 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 3rd, 2025 meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed.
7. Action Items
 - A. Review and Possible Amendment to Site Plan SP-2024-02 on parcel 6-27-862 (60 N Union, Culver’s Restaurant)
 1. Review Staff Report and Applicant Comments
 2. Plan Commissioner Questions and Comments
 3. Possible Motion to Amend Site Plan SP-2024-02
 - B. Public Hearing, Review, and Action on Rezoning Application RZ-2025-05 and Site Plan Application SP-2025-01 for parcel 6-27-801 (129 N Madison Street)
 1. Review Staff Report and Applicant Comments
 2. Public Hearing
 3. Plan Commissioner Questions and Comments
 4. Motions
 1. Motion to Recommend Approval of Ordinance 2025-11
 2. Motion to Approve Site Plan, subject to conditions as written in staff report
8. Discussion
9. Community Development Report
10. Upcoming Meeting: November 4th, 2025 at 6:00pm
11. Adjourn

-Mayor Dianne Duggan, Plan Commission Chair

**City of Evansville Plan Commission
Regular Meeting
Tuesday, August 5th, 2025, 6:00 p.m.**

MINUTES

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

Members	Present/ Absent	Others Present
Mayor Dianne Duggan	P	Colette Spranger, Community Development Director
Aldersperson Bill Lathrop	P	Brian Peterson, Anne Kolasch
Aldersperson Abbey Barnes	P	
Susan Becker	A	
John Gishnock	P	
Mike Scarmon	P	
Eric Klar	A	

- 3. Motion to approve the agenda, by Lathrop, seconded by Barnes. Approved unanimously.**
- 4. Motion to waive the reading of the minutes from the July 1st, 2025 meeting approve them as printed by Lathrop, seconded by Barnes. Approved unanimously.**
- 5. Civility Reminder.** Duggan affirmed the City’s commitment to conducting meetings with civility.
- 6. Citizen appearances other than agenda items listed.** None.
- 7. Action Items**
 - A. Public Hearing, Review, and Action of Comprehensive Plan Amendment Application CP-2025-01 to change the future land use designation to Established Neighborhood on all parcels in the Historic Standpipe Point subdivision**
 - 1. Review Staff Report and Applicant Comments.**

The three items on tonight’s agenda are related. The original application received was for just a zero lot line land division on a duplex, but the site did not have the proper zoning nor the correct proposed land use to facilitate a rezoning. In order to change the zoning, a comprehensive plan amendment was necessary. Spranger explained the reason and process for updating the comprehensive plan. The Plan Commission is obligated to follow the Comprehensive Plan when approving rezoning applications. If the proposed district for rezoning is incongruous with the Future Land Use Map, Plan Commission cannot entertain approval without also amending the Comprehensive Plan. As the Comprehensive Plan is a living, public document, updates to it are to include some degree of public participation and

outreach. Changing the Comprehensive Plan is meant to a process, as it has the capacity to alter future land uses in the City.

For this specific area, Spranger notes two reasons why changing the future land use from “Mixed Use” to “Established Neighborhood” should be approved. First, when the area was originally platted, there was already utility infrastructure in place to service single family homes along Fifth Street. The single family zoning district, R-1, is not an implementing district for Mixed Use land uses. This reality was going to make it difficult for the mixed use area to achieve its goal of high-density residential uses with neighborhood-appropriate business uses. Second, the City’s Mixed Use designation is not very prescriptive. While it has a stated outcome for both form and use, it does not give suggestions on what share of the land should be designated for the different uses nor does it provide examples that fit infill spaces within Evansville. Spranger suggests Plan Commission and staff examining other undeveloped areas in the City that are planned for Mixed Use to determine how to get these areas developing as they are intended. The reality of these areas has proven more difficult than anticipated.

2. Public Hearing.

Duggan opened the public hearing at 6:12pm. Brian Peterson, 206 N Fifth Street, asked for clarification regarding the rear yards of the lots. Currently there are mature trees in those locations. Staff and developer affirmed that the area is not a public park but private land. Public Hearing closed at 6:14pm.

3. Plan Commissioner Questions and Comments.

None.

4. Motion to recommend approval of Ordinance 2025-07 by Scarmon, seconded by Barnes. Motion passed unanimously.

B. Public Hearing, Review, and Action on Rezoning Application RZ-2025-04 for parcels 6-27-396.207B and 6-27-396.207A (231/235 and 261/265 North Fourth Street)

1. Review Staff Report and Applicant Comments

Spranger explained that approval of this ordinance could be done once the Comprehensive Plan Amendment was adopted. The effect of rezoning the property from B-1 Neighborhood Business to R-2 Residential District 2 is that future land uses would be limited to residential and residential-adjacent community uses. Smaller lot sizes are allowed in the R-2 zoning district, which would further take away the ability for a business to establish itself in the area.

2. Public Hearing

Duggan opened the public hearing at 6:15pm. There were no comments. Public Hearing closed at 6:16pm.

3. Plan Commissioner Questions and Comments.

None.

4. Motion to recommend approval of Ordinance 2025-09 by Becker, seconded by Scarmon. Motion passed unanimously.

C. Review and Action for Land Division Application LD-2025-07 for a preliminary and final Certified Survey Map on parcel 6-27-396.207B (231/235 North Fourth Street)

1. Review Staff Report and Applicant Comments

Spranger explained that this application was dependent on the approval and passage of the other two applications on tonight's agenda. The zero lot line CSM can only happen in areas zoned R-2; in order to be zoned to R-2, the future land use of the area had to be changed from Mixed Use to Established Neighborhood. Once those were completed, a zero lot line CSM could be granted with little issue.

2. Public Hearing. Duggan opened the public hearing at 6:17pm. There were no comments. Public Hearing closed at 6:19pm.

3. Plan Commissioner Questions and Comments.

4. Motion to recommend Common Council approve a certified survey map to divide parcel 6-27-396.207B into two lots for a two-family twin residence addressed at 231 and 235 North Fourth Street, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the following conditions:

1. The final CSM is recorded with Rock County Register of Deeds.

2. The applicant records a joint cross access and maintenance agreement for each of the new lots made by CSM.

Motion by Barnes, seconded by Lathrop. Motion passed unanimously.

8. Discussion.

9. Community Development Report. Spranger gave updates on hail recovery, code enforcement, and a status of CHS.

10. Next Meeting Date: Tuesday, September 3rd, 2025 at 6:00 p.m.

11. Adjourn.



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: Tuesday, October 7, 2025
To: Plan Commission
From: Colette Spranger, Community Development Director
Re: Status of Site Plan for Culvers, 60 N. Union Street

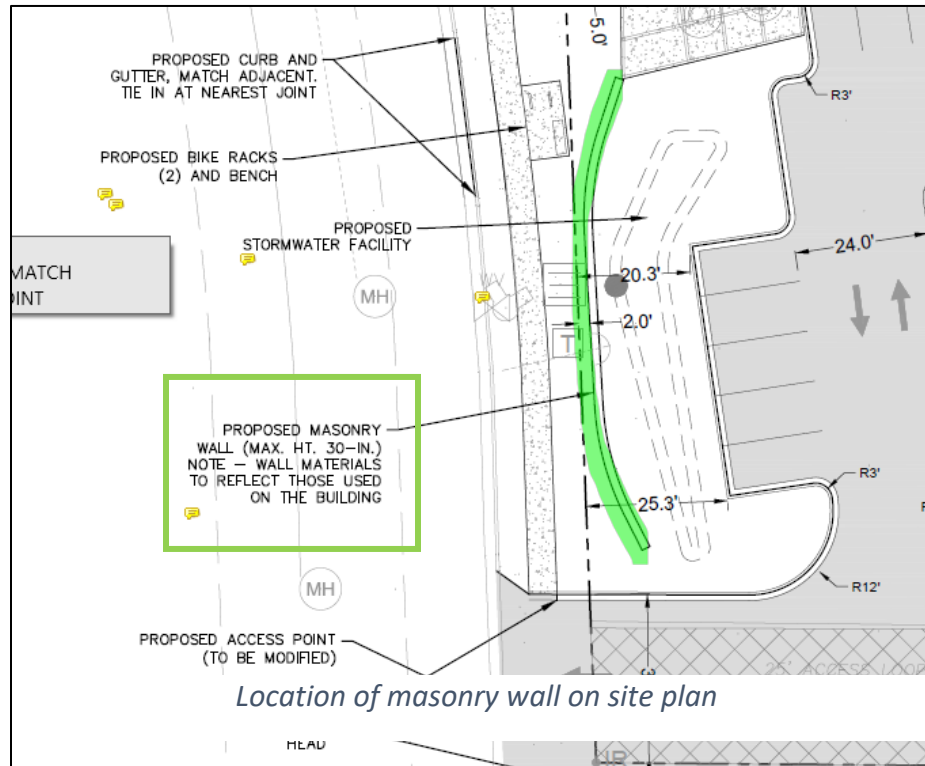
Construction for the new Culver's Restaurant culminated at the end of July. Staff completed a site inspection, checking the submitted and approved site plan for completion. One of the items needing to be addressed is the masonry wall shielding the parking lot from view along Union Street. This is a requirement of the B-3 zoning district, which states that no more than 50% of the frontage along the street should be park of the parking lot. The City has mandated this for other new builds along Union Street in past year, including the Night Owl and Dollar General, both of which amended their site plans to accommodate this requirement. The masonry wall along Union Street was to be Culver's way of meeting that requirement. On the site plan, a 30" masonry wall was depicted, described as using materials similar to the ones on the building.

Upon further inspection of the site with the general contractor, it was explained that the wall was installed correctly per the building and grading plans – most of the 30" is below grade and acts as a retaining feature of the stormwater pond. This was not apparent in the site plan materials submitted.

The result is a parking lot that is not shielded from view along Union Street. While the vegetation surrounded the wall may grow and thicken, adding to the street wall appearance, it does not achieve the same effect as a masonry wall. (For reference's sake, Incridiball Smooth Hydrangea has a size a full growth of 4-5 feet and grows behind the wall closer to the parking lot. Tara Prairie Dropseed grows 2-3 feet at full height and is located between the wall and public sidewalk. Full growth assumes proper care, which can be difficult in a parking lot setting if landscaping is not maintained.)

In the close out letter sent to the property owner, staff requested that a masonry wall of 24" at grade be built by November 30th of this year. The owner is requesting a reprieve from building the remainder of wall, citing concerns for safety of pedestrians if the wall is made taller. If 24" of stone is added on top of the existing wall, there will be a drop of 2.5 feet from the top of the wall to the embankment of the stormwater pond.

Plan Commission approved the site plan and has the authority to review modifications to the site plan, including those that "would materially change the appearance of a building or other structure." (Section 130-206 of the Zoning Code.) For this reason, staff is deferring to Plan Commission for a final decision: should the masonry wall be built as requested to 24" above grade or can the wall remain as-is? Plan Commission is welcome to discuss another option that achieves the goal of providing a street wall/shielded parking lot design as outlined in the Allen Creek Corridor Plan.



Rendering depicting masonry wall above grade.



View from sidewalk facing northeast



View from across the street.



Current drop off from existing wall leading to the stormwater pond, which is a little less than 12" in height. Hydrangea bushes and dropseed plants are present.



SITE PLAN APPLICATION – STAFF REPORT

Applications: SP-2025-01, RZ-2025-05

Applicants: Grove Partners LLC

Parcel: 6-27-801 **Location:** 129 N Madison Street

October 7th, 2025

Prepared by: Colette Spranger, Community Development Director

Direct questions and comments to: c.spranger@evansvillewi.gov or 608-882-2263

Description of request: The applicant is seeking approval for an office expansion located at 129 N Madison Street. To do so without seeking a variance would require a rezoning of the property from B-1 Local Business to B-2 Central Business District. No change of use or operation is anticipated.

Current zoning district: B-1 Neighborhood Business

Proposed Zoning District: B-2 Central Business District.

Staff Analysis of Request:

The applicant has submitted a site plan to expand an existing office located at 129 N Madison. The current zoning district is B-1 Local Business. It is adjacent to, but not within, the historic district. The existing building and lot has existed prior to the creation of that zoning district; both are legal but non-conforming. The following is a list of the ways in which the property is non-conforming to the existing zoning district:

- Lot size of 5,445 square feet is less than the 7,500 square foot minimum
- Landscape surface ratio of 15% (30% is required)
- Less than required street side yard setback (15 feet is required)
- No setback for any paved surface areas (10 feet is required) and, as result, exceeds driveway width maximums
- Floor Area Ratio of 0.43 when the district maximum is 0.275

Evansville's zoning code stipulates that current non-conforming structures may remain as they are but are not allowed to further violate the requirements of its designated zoning district. In lieu of seeking a variance, staff is recommending a zoning district change to enable the office expansion.

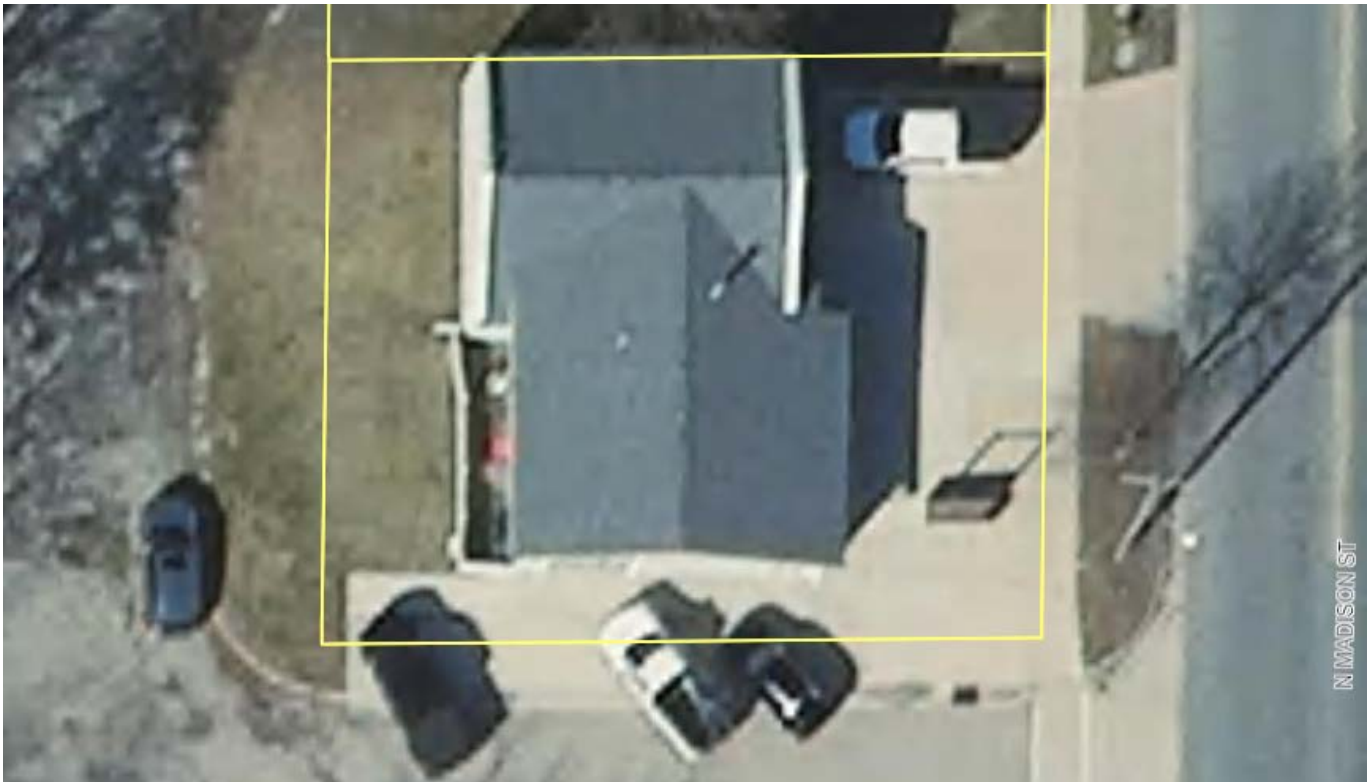
The future land use designation is for Historic Neighborhood, which lists the B-2 district as a recommended implementing district. The B-2 district is generally reserved for areas of the downtown either on or directly adjacent to Main Street. While this area is not contiguous to the majority of the other parcels zoned B-2, it (and several of the parcels around it) have been laid out in way that more reflects a traditional commercial area with relaxed setback standards and compact building placement. Arguably, this parcel and building better reflect the setback standards of the B-2 district where "[...] the setback of buildings from street yard and side yard property lines shall be compatible with existing buildings in the immediate area which conform to the general design theme of the downtown."

The expansion of the building itself is simple enough; the rear of the building will go to the lot line on side that abuts Park Drive. There is still 15 feet of right-of-way between the lot line and the curb for Park Drive, leaving ample space for an eventual sidewalk or potential utility needs. The siding, roofing, windows, trim, and other architectural details of the addition will match or compliment the existing structure. The building addition has a different roofline than the rest of the building but is otherwise complimentary in terms of size and massing.

There would be no landscape requirements for this project. The applicant is welcome to install plantings to their liking.

The applicant has suggested striping angled parking along the south side of the building along Park Drive. This area has long been in use as an informal parking lot (since at least 2007, likely earlier) but is technically within the City right-of-way. Striping parking spaces of appropriate size would also extend those spaces into Park Drive by about 15 feet. When building improvements were done to the interior of this building in 2018, a discussion occurred regarding the future of this encroachment. At the time, it was agreed that the parking could remain until Park Drive is either reconstructed or resurfaced. Preliminary planning by the City suggests this might occur in 2028 or along with reconstruction of Madison Street, which the Department of Transportation plans for 2028/2029.

At this time, the missing curb along Park Drive will be rebuilt. The property owner would then be responsible for adding a sidewalk at the property line going around the south and west sides of the lot. The City can then stripe parallel parking on Park Drive adjacent to the new curb and potentially add angled parking on the west side of the property. This would clean up the look of the area and correct a long-time encroachment onto Park Drive.



Aerial view showing informal parking spaces over public and private land.



Black dashed line shows approximate location of property line.

Plan Commission Recommended Motions

Motion to recommend approval of Ordinance 2025-11.

Motion to approve site plan application SP-2025-01 for improvements and building expansion on parcel 6-27-801 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. Common Council approves Ordinance 2025-11.***
- 2. Parking area on south side of property encroaching into Park Drive is allowed to remain until the City reconstructs or repaves Park Drive.***
- 3. If striping is desired in the area described above in item 2, applicant will notify and work with City Public Works Department. Striping will be performed by City staff.***
- 4. After reconstruction or repavement of Park Drive, the City will require the applicant to install a sidewalk on the south and west sides of the property along Park Drive.***
- 5. Any major deviations from approved plans will require a resubmittal of application and possibly fees or enforcement action.***
- 6. 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 proposed addition is complimentary to the existing building. The extension of the building lines up with the
2. Site location relative to public road network	<ul style="list-style-type: none"> Site is a corner lot with public streets on three sides. Recommendation to restore curbing on south end of lot and restore grass in the right-of-way, eliminating ambiguous ownership/maintenance of paved areas within and on Park Drive
3. Land Use	<ul style="list-style-type: none"> Comprehensive Plan Future Land Use Category: Historic Neighborhood No proposed change to the land use; expansion will enable more professional services to be offered at this location, which require no further zoning approvals.
4. Traffic Generation	<ul style="list-style-type: none"> Additional trip generation associated with the building addition is insignificant in the context of Madison Street, which is an arterial corridor through the City Cleaning up curb on south side will better direct traffic and cut down on potential vehicle conflicts at the Park Drive and Madison Street intersection.
5. Community Effects	<ul style="list-style-type: none"> An established business is enabled to expand and improve its operations.
6. Other Relevant Factors	<ul style="list-style-type: none"> Rezoning to the B-2 district resolves the site and lot's non-conforming status

Sec. 130-798. Requirements for non-residential uses.	B-2 Central Business District	129 N Madison Street	Met?
1. Non-Residential Intensity			
a. Max # of Floors	4	1	
b. Min Landscape Surface Ratio	0%	0%	
c. Max floor area ratio	3.00	0.43	
d. Min lot area	1,750 sq ft	5,445 sq ft	
e. Max building size	n/a	n/a	
2. Nonresidential bulk/lot dimensions			
a. Min lot area	1,750 sq ft	5,445 sq ft	
b. Min lot width	20 feet	OK	
c. Min street frontage	20 feet	OK	
3. Minimum setbacks and building separation			
a. Building to resident. side lot line	0 feet	OK	
b. Building to resident. rear lot line	10 feet	OK	
c. Building to nonres. side lot line	0 feet	OK	
Building to nonres. rear lot line	10 feet	OK	
Min paved surface setback-Side/rear	0 feet	OK	
d. Min paved surface setback - Street	0 feet	OK	
e. Min building separation	0 feet	OK	
f. Maximum building height	40 feet	OK	
g. Minimum building height	20 feet	OK	

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)

B-2 zoning district only requires landscape points when parking areas on private sites exceed 20 spaces or 10,000 square feet.

Other Relevant Zoning Code Standards

Performance Standards (Article III, Ch. 130)

Plan Commission to consider 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 changes to signs on the property beyond a change in copy will require a separate sign permit.	

Parking (Article XI, Ch. 130)	
Waived for professional service uses in the B-2 zoning district.	

CITY OF EVANSVILLE
ORDINANCE # 2025-11

**An Ordinance Rezoning Territory from Local Business (B-1) to Central Business (B-2) for
parcel 6-27-801 (129 N Madison Street)**

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

SECTION 1. Zoning Classification. In accordance with Section 130-171 to 130-176, Evansville Municipal Code, Section 62.23(7)(d)2 of the Wisconsin State Statutes and upon recommendation of the Plan Commission and the findings of the Common Council that such zoning district change is in the best interest of the City, and all necessary notices having been given, and the required public hearing having been held, and the Plan Commission having made its recommendation of approval in writing to the Common Council, that the zoning classification of parcel 6-27-801 (129 N Madison Street) be changed from Local Business (B-1) to Central Business (B-2). The area to be rezoned is indicated on the map below:



SECTION 2. Zoning Map Amendment. The official zoning map, City of Evansville, Wisconsin, is hereby amended to show the territory described in Section 1 as Central Business (B-2).

SECTION 3. 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 4. Effective Date. This Ordinance shall take effect upon its passage and publication as provided by law.

Passed and adopted this 11th day of November, 2025.

Dianne C. Duggan, Mayor

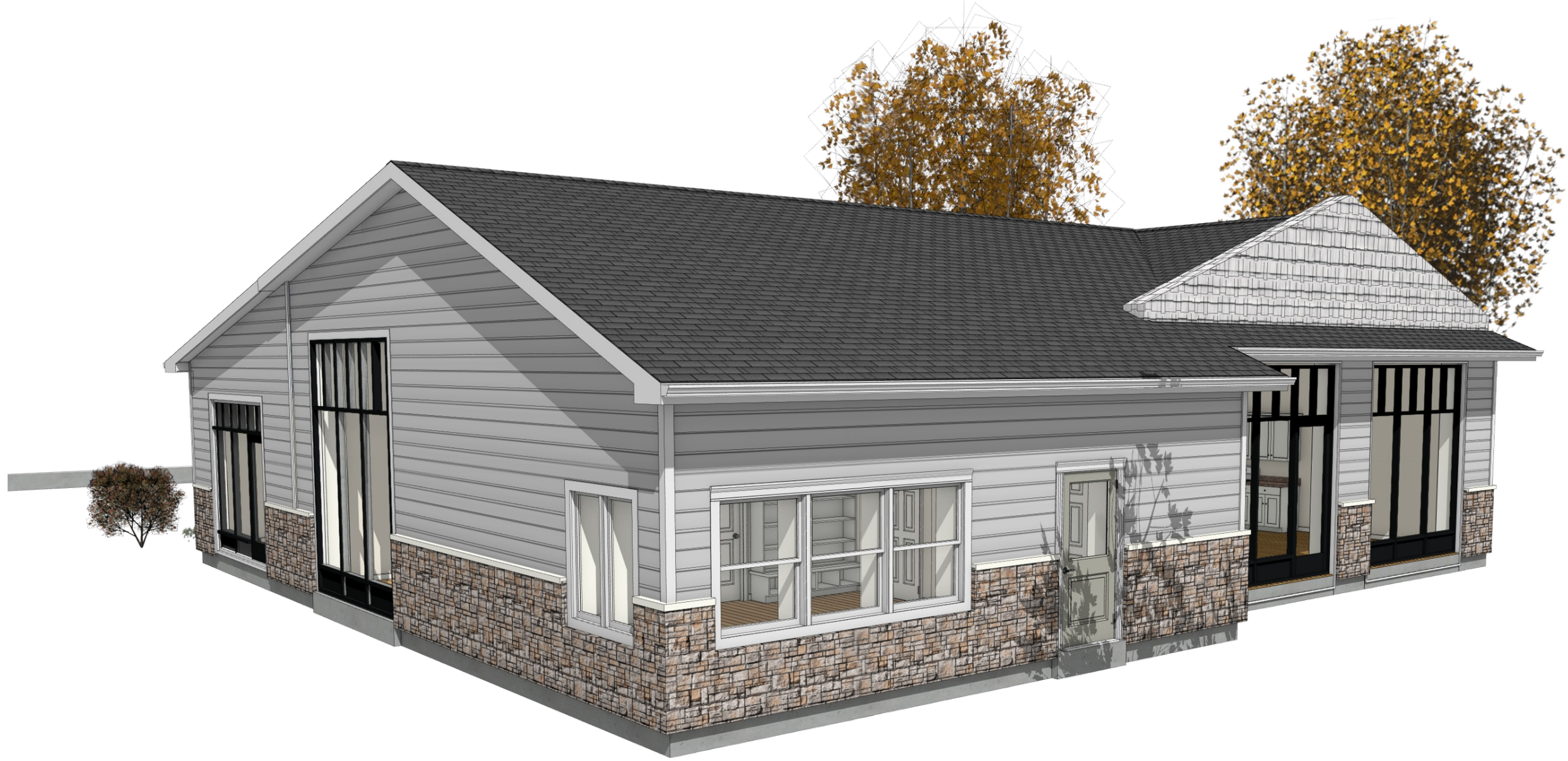
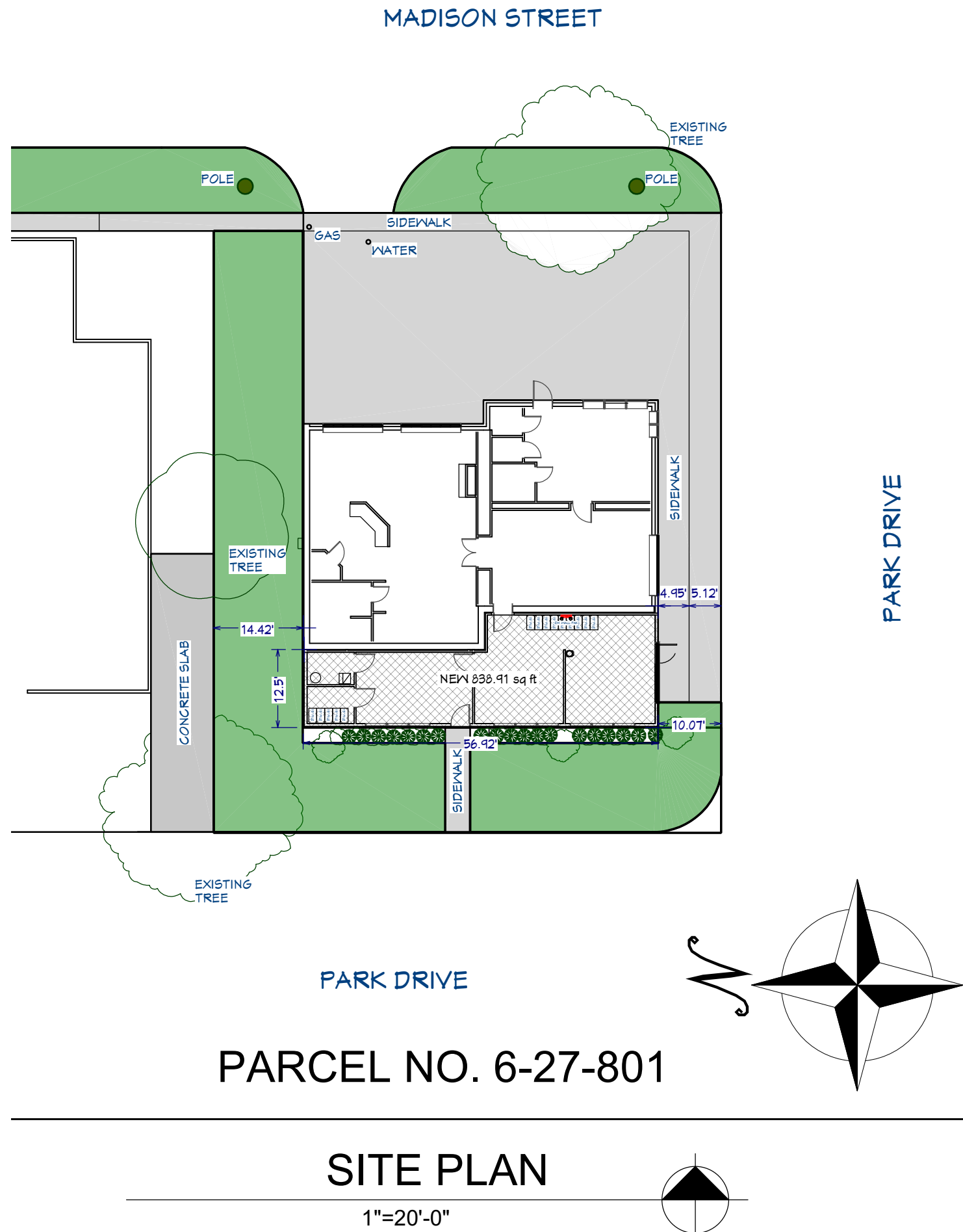
ATTEST:
Leah L. Hurtley, City Clerk

Introduced: 10/7/2025
Notices published: 9/26/2025, 9/30/2025
Public hearing held: 10/7/2025
Adopted:
Published: (within 10 days of adoption)

Sponsor: This ordinance was initiated by a landowner application for a zoning map amendment.

Drafted on 10/2/2025 by Colette Spranger, Community Development Director

BERG REALITY
839 S.F. ADDITION
129 N MADISON ST., EVANSVILLE WI. 53536



RENDERING MAY NOT REFLECT PROPOSED MATERIALS
(FOR ILLUSTRATION ONLY)

PROJECT STATISTICS:
LOT SIZE: 8,900 S.F.
ANTICIPATED DISTURBED AREA: 1,500 S.F.
EXISTING BUILDING: 2,000 S.F.
BUILDING ADDITION: 839 S.F.
RIDGE HEIGHT: 18'-6"

SITE PLAN NOTES:
SOIL: 1,500 PSF ALLOWABLE (ASSUMED)
TO BE AT
TIME OF EXCAVATION.
FROST DEPTH: 4'
SEISMIC ZONE: C
WIND EXPOSURE FACTOR: 1
WIND SPEED (3 SEC GUST) 115 MPH
WIND BUILDING DESIGN PRESSURE: 23 PSF
WIND EXPOSURE: B
SNOW IMPORTANCE FACTOR: 1
FLOOR LIVE LOAD: 40 PSF
FLOOR DEAD LOAD: 15 PSF
ROOF DEAD LOAD: 15 PSF
ROOF LIVE LOAD: 30 PSF
SNOW EXPOSURE FACTOR: 1
THERMAL FACTOR: 1
ATTIC VENTILATION: 1/300 SF OF ATTIC
DIVIDED WITH 50% AT EAVE & 50% AT
RIDGE
OR ROOF VENTS

GENERAL NOTES AND SPECIFICATIONS, RESIDENTIAL CONSTRUCTION

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE CURRENT UDC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.

THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DESIGN CRITERIA: 2006 IRC AND IBC
ROOF: 50 PSF SNOW LOAD
8 PSF TOP CHORD DL.
7 PSF BOTTOM CHORD DL.
5 PSF NET WIND UPLIFT.
FLOOR: 40 PSF LL.
10 PSF TOP CHORD DL.
5 PSF BOTTOM CHORD DL.
SOIL: 2,000 PSF ALLOWABLE (ASSUMED), TO BE AT TIME OF EXCAVATION
FROST DEPTH: 4'-0"
SEISMIC ZONE: C.
WIND: 115 MPH (90 MPH 3 SEC GUST), EXPOSURE C.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

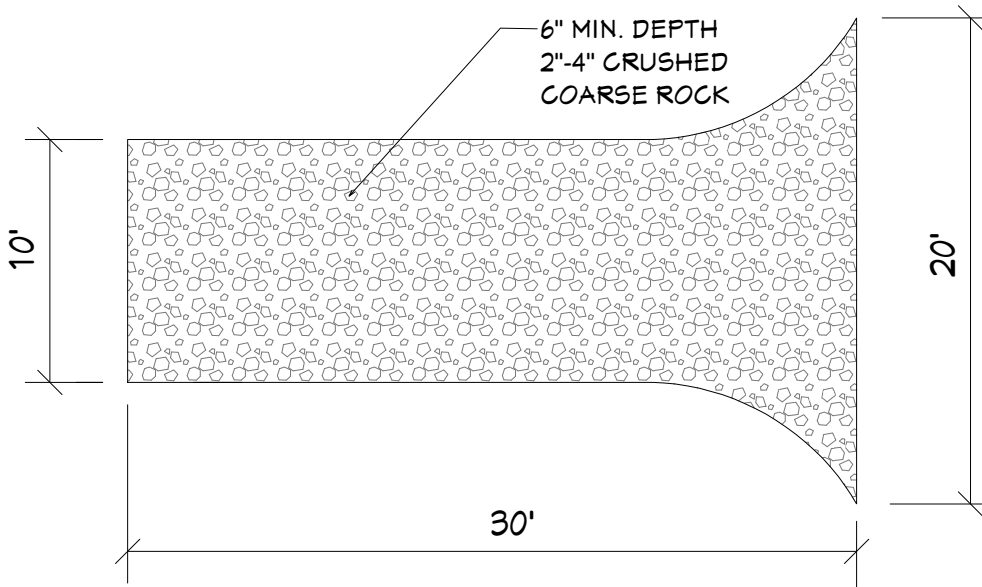
EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

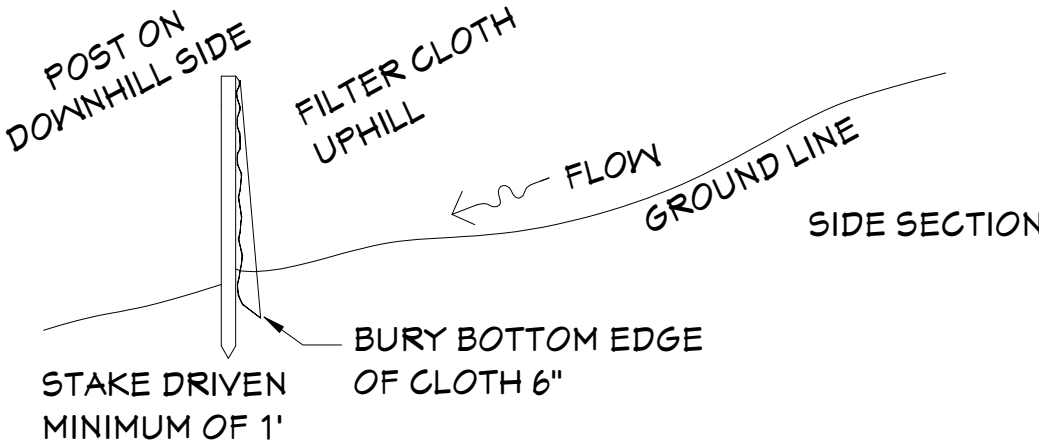
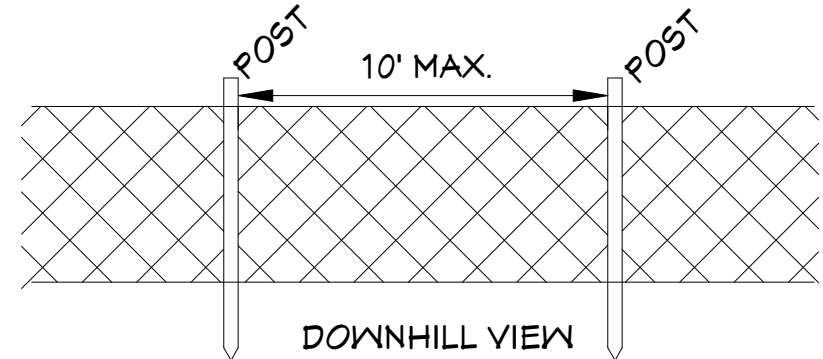
SEDIMENT CONTROL MAINTENANCE & INSPECTIONS

THE CONTRACTOR SHALL PROVIDE TEMPORARY SEDIMENT CONTROL SILT FENCE AS SHOWN ON PLAN TO ENSURE SEDIMENT-LADEN WATER DOES NOT LEAVE THE PROPERTY BOUNDARIES. THE CONTRACTOR FOR THE PROJECT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SILT FENCE TO ASSURE CONTINUED PERFORMANCE OF ITS INTENDED USE. AT MINIMUM TWO INSPECTIONS BY THE DESIGN PROFESSIONAL ARE REQUIRED FOR THE PROPOSED PROPERTY. 1) AFTER SEDIMENT CONTROL SILT FENCE HAS BEEN INSTALLED, PRIOR TO GROUND DISTURBANCE, AND; 2) AFTER THE PROJECT HAS BEEN COMPLETED, INCLUDING RE-VEGETATION AND/ OR PROPOSED LANDSCAPING. FOR SITES WHICH ARE ACTIVE DURING THE WINTER MONTHS, TWO ADDITIONAL INSPECTIONS ARE REQUIRED. 1) PRE WINTER (OCT OR NOV) AND 2) POST WINTER (FEB OR MARCH) TO ENSURE EROSION AND SEDIMENT CONTROL MEASURES ARE INTACT AND FUNCTIONING PROPERLY. THE PERMITTEE'S DESIGN PROFESSIONAL SHALL PERFORM THE INSPECTIONS AND SUBMIT INSPECTION REPORTS TO KOOTENAI COUNTY BUILDING & PLANNING. ALL ACTIVITIES GOVERNED BY THESE REGULATIONS SHALL BE SUBJECT TO INSPECTIONS BY THE COUNTY. AN APPROVED SET OF PLANS MUST BE AVAILABLE FOR REVIEW THROUGHOUT THE DURATION OF THE PROJECT. IT SHALL BE THE PERMITTEE'S RESPONSIBILITY TO KEEP THE COUNTY NOTIFIED OF THE PROGRESS OF THE PROJECT AND SUBMIT ALL REQUIRED INSPECTIONS.



THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK AS NEEDED. IF ANY SEDIMENT AND/ OR ROCK IS TRACKED ONTO PUBLIC RIGHT-OF-WAY IT MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE

Layout Page Table			
Label	Title	Descriptor	Comments
1	TITLE SHEET		
2	SITE PLAN		1"=10'
3	FOUNDATION PLAN		1/4" = 1'-0"
4	FLOOR PLAN		1/4" = 1'-0"
5	SECTION 3 & 4		1/2"=1'-0"
6	SECTION 5 & DETAILS		1/2" = 1'-0"
7	ROOF PLAN & FRAMING		1/4" = 1'-0"
8	ELEVATIONS		1/4"=1'-0"

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS



LICENSE NUMBER:

NEW HOME PLANS FOR:
BERG OFFICE ADDITION
129 NORTH MADISON ST.
EVANSVILLE, WI. 53536
CELL PHONE: 608-212-3703

PAGE TITLE:
TITLE SHEET

DRAWN BY:

JMH

DATE:

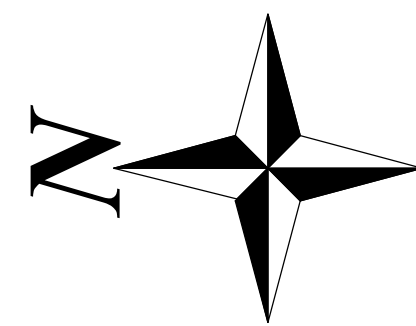
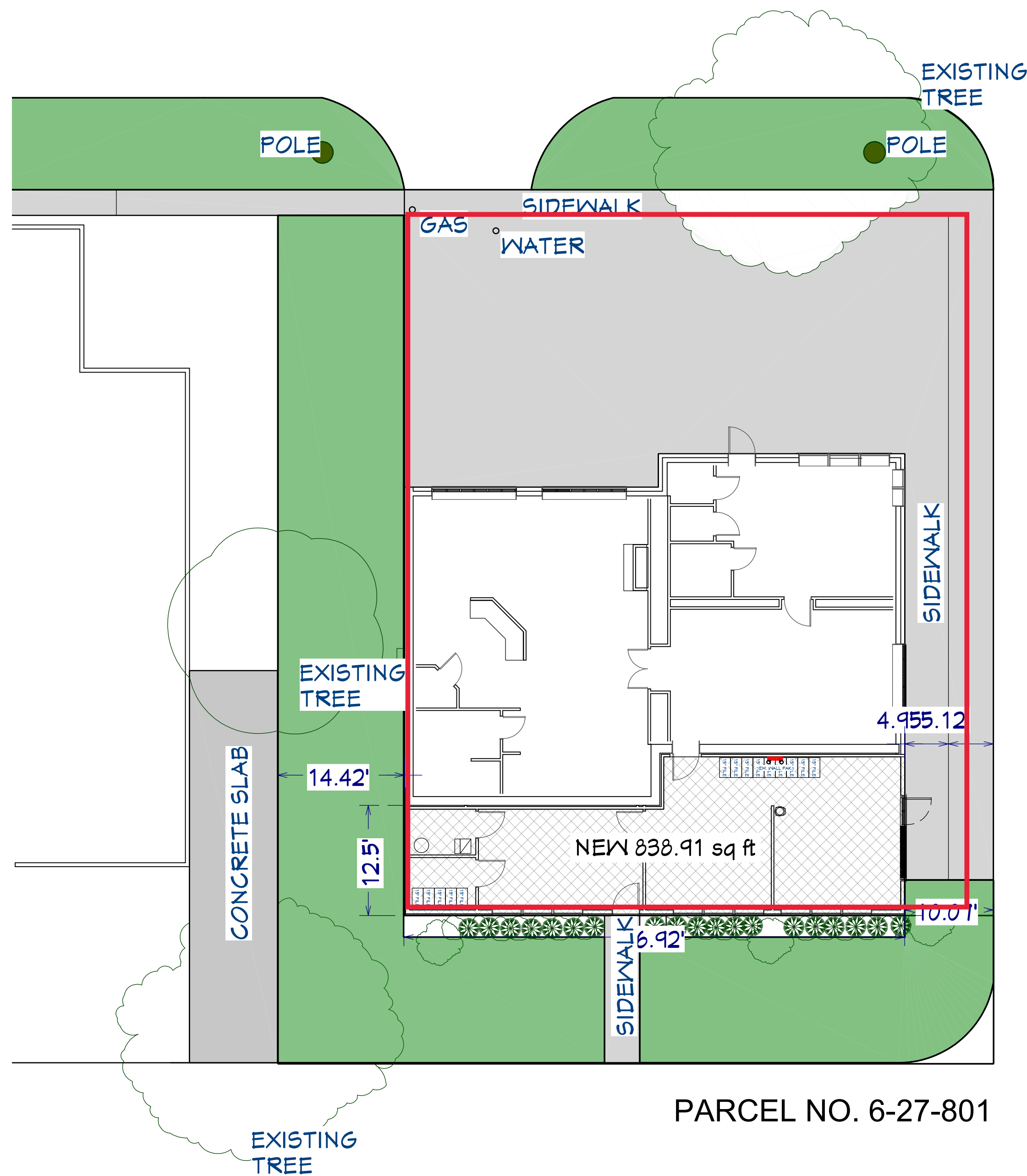
10/1/2025

SCALE:

SHEET #:

A1

Red border denotes
approximate location of
property line



3D VIEWS ARE NOT TO
SCALE AND MAY NOT
REFLECT EXACTLY WHAT IS
AVAILABLE FOR THE
PROJECT. RENDER VIEWS
ARE REPRESENTATIONS OF
WHAT THE VIEW COULD
LOOK LIKE, NOT WHAT IT
WILL LOOK LIKE.
2D VIEWS ALWAYS
SUPERCEDE 3D VIEWS

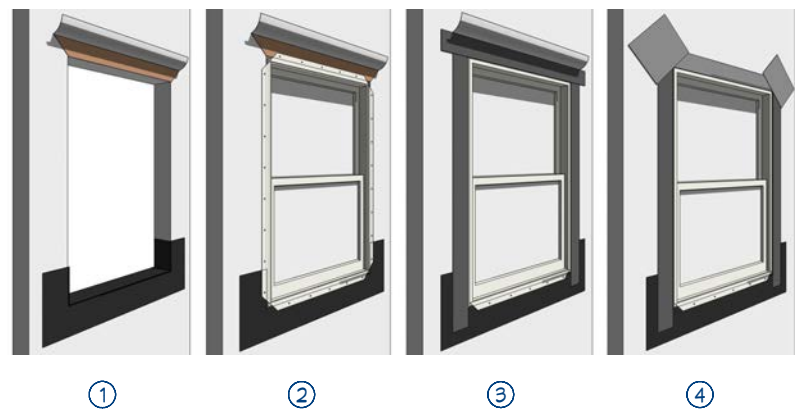
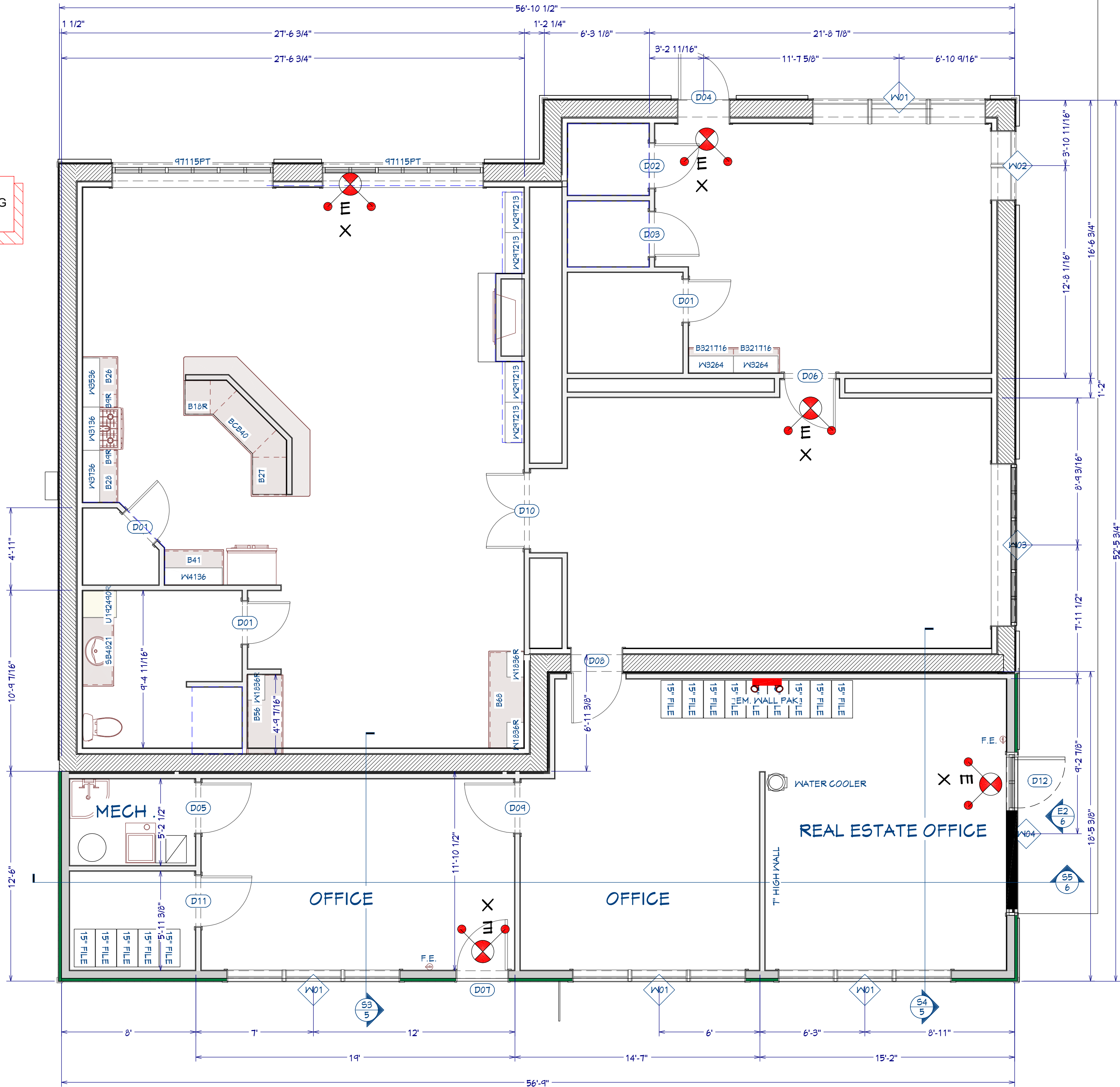


LICENSE NUMBER:	-
NEW HOME PLANS FOR:	BERG OFFICE ADDITION 129 NORTH MADISON ST. EVANSVILLE, WI. 53536 CELL PHONE: 608-212-3703
PAGE TITLE:	SITE PLAN
DRAWN BY:	JMH
DATE:	10/1/2025
SCALE:	1"=10'
SHEET #:	A2

FRAMING NOTES:

1. ALL DIMENSIONAL LUMBER SHALL BE DOUGLAS FIR LARCH NO. 2 AND LARGER LUMBER SHALL BE DOUGLAS FIR NO.1 OR BETTER, UNO.
2. I-JOISTS AND LVL MEMBERS MUST BE INSTALLED IN COMPLIANCE WITH THEIR LISTINGS.
3. ALL TRUSSES SHALL BE ENGINEERED AND STAMPED WITH A SEPARATE ENGINEERED DOCUMENT.
4. PRE-MANUFACTURED WOOD JOISTS & TRUSSES SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUSS OR JOIST COMPANY. NO MEMBERS SHALL BE MODIFIED AND MUST BE INSTALLED IN COMPLIANCE WITH THEIR LISTINGS. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. MEMBERS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF THE JOISTS & TRUSSES IN WRITING TO THE CONTRACTOR/ENGINEER. PRE-MANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ENGINEER OR ICBO APPROVED.
5. ALL JOISTS AND RAFTERS SHALL HAVE SOLID BLOCKING AT THEIR BEARING POINTS. CONNECT BLOCKING TO TOP OF WALL W/ SIMPSON FRAMING ANCHORS. ROOF JOIST TO HAVE HURRICANE CLIPS @ 48" O.C. OR SIMPSON H-1 HURRICANE CLIPS @ 24" O/C. INSTALL PRIOR TO ROOF SHEETING.
6. ALL WOOD & IRON CONNECTIONS MUST CARRY THE CAPACITY OF THE MEMBER. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTIONS. IF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED, CONTACT PROJECT ENGINEER FOR ASSISTANCE. USE SIMPSON OR OTHER ICC LISTED CONNECTIONS.
7. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL.
8. NAILS: ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).
9. THRUST SHALL BE ELIMINATED BY THE USE OF COLLAR TIES OR CEILING JOISTS, WHERE REQUIRED.
10. BEVELED BEARING PLATES ARE REQUIRED AT ALL BEARING POINTS FOR BCI & TJI RAFTERS.
11. ALL COLUMNS SHALL EXTEND DOWN THRU THE STRUCTURE TO THE FOUNDATION. ALL COLUMNS SHALL BE BRACED AT ALL FLOOR LEVELS. COLUMNS SHALL BE THE SAME WIDTH AS THE MEMBERS THAT THEY ARE SUPPORTING.
12. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" THICK 2-M-V SHEATHING OR EQUAL W/ 3D COMMON NAILS @ 6" O.C. @ EDGES @ 12" O.C. IN FIELD, UNO. SHEATHING SHALL BE CONTINUOUS ACROSS ALL HORIZONTAL FRAMING JOINTS.
13. ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. SHEATH ROOF PRIOR TO ANY OVER FRAMING.
14. PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNO, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.
15. GLULAM BEAMS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, ATTIC 117. EACH MEMBER SHALL BEAR AN ATIC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD.
16. GLULAM BEAMS SHALL BE 24F-V4 DF/DF OR EQUAL FOR SIMPLE SPANS, AND 24F-V8 DF/DF FOR CONTINUOUS SPANS.
17. "VERSA-LAM" & "MICRO-LAM MEMBERS SHALL BE GRADE 2.0 E.
18. ANY WOOD IN CONTACT W/ CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
19. ALL WOOD & IRON CONNECTORS SHALL BE INSTALLED W/ ALL REQUIRED FASTENERS IN COMPLIANCE W/ THEIR WRITTEN APPROVAL.
20. ALL HANGERS TO BE "SIMPSON" OR EQUAL.

DIMENSIONS
ALL DIMENSIONS ARE TO FRAMING
OR CONCRETE FACE.

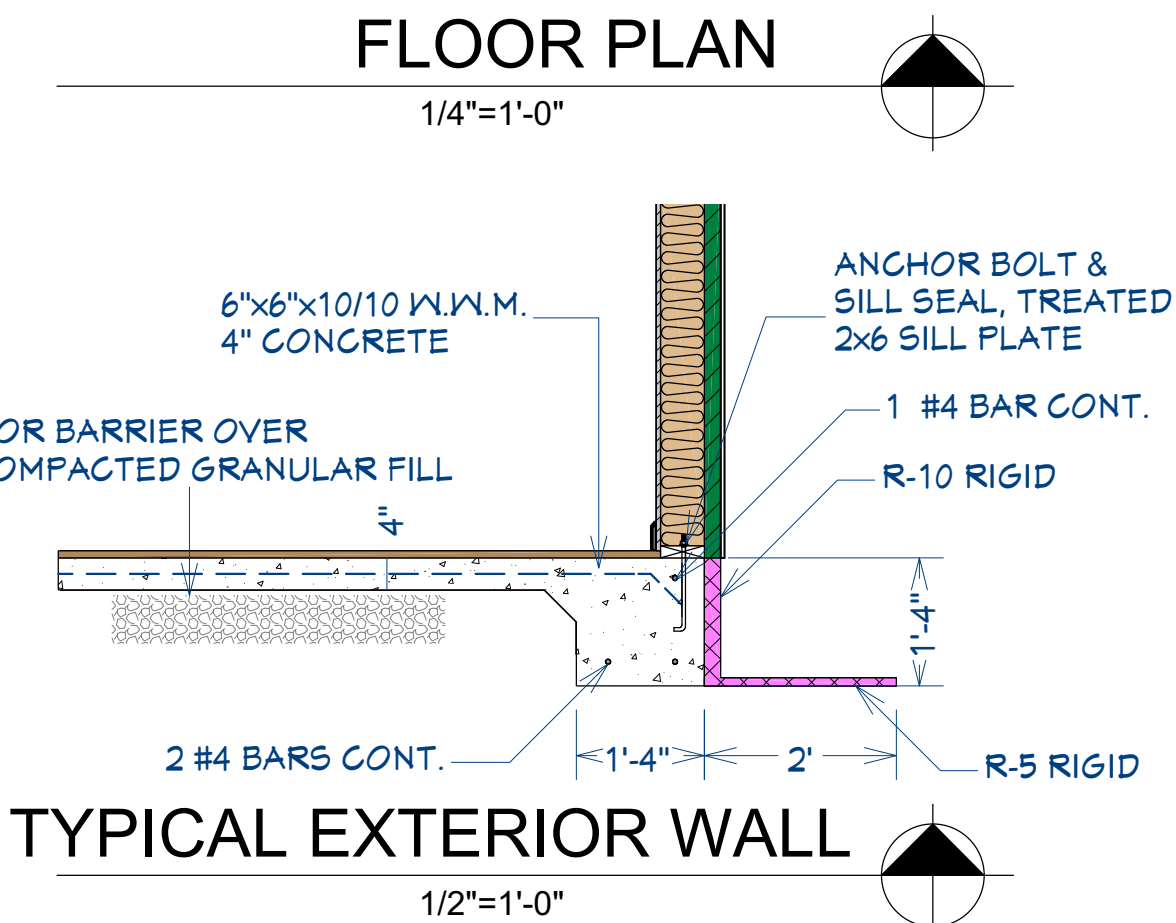


BASIC WINDOW FLASHING INSTALLATION:

- 1) PREPARE ROUGH OPENING. CUT STD. "GUT" IN THE W/KB. CUT (2) 45° SLITS AT TOP TO CREATE FLAP. APPLY FLEXIBLE FLASHING AT SILL + 6" MIN. UP JAMBS. SECURE FLEXED EDGE OF FLASHING WITH MECHANICAL FASTENERS.
 - 2) INSTALL WINDOW PER MANUFACTURER'S INSTRUCTIONS.
 - 3) APPLY FLASHING TAPE AT JAMBS, EXTENDING 1" ABOVE AND BELOW WINDOW HEAD FLANGE AND BOTTOM OF SILL FLASHING. APPLY FLASHING TAPE ALONG HEAD, EXTENDING BEYOND OUTER EDGES OF JAMB FLASHING.
 - 4) REPLACE W/KB FLAP AT HEAD AND TAPE REMAINING CUTS IN W/KB
- REVIEW INSTALLATION PROCESS ACCORDING TO WINDOW MANUFACTURERS INSTRUCTIONS

Door Schedule						
Number	Qty	Size	Width	Height	Description	Comments
D01	3	2668 L IN	30"	80"	Hinged-Door P04	
D02	1	2868 L IN	31 1/2"	80"	Hinged-Door P04	
D03	1	2868 R IN	31 1/2"	80"	Hinged-Door P04	
D04	1	3068 L EX	36"	80"	Ext. Hinged-Door E01	
D05	1	3068 L IN	36 5/8"	80"	Hinged-Door P04	NEW
D06	1	3068 L IN	36"	80"	Hinged-Door P04	
D07	1	3068 R EX	36"	80"	Ext. Hinged-Door E21	NEW
D08	1	3068 R IN	35 13/16"	80"	Hinged-Door P04	NEW
D09	1	3068 R IN	35 5/8"	80"	Hinged-Door P04	NEW
D10	1	4668 L/R IN	53 1/2"	80"	Double Hinged-Door F01	NEW
D11	1	3068 L IN	36"	80"	Hinged-Door P04	NEW
D12	1	3070 R EX	36"	84"	HINGED STORE FRONT NEW	

Window Schedule						
Number	Qty	Size	Width	Height	Description	Comments
W01	3	10444	123 3/4"	52"	Mulled Unit-HL	NEW UNITS.
W02	1	4244	50"	52"	Mulled Unit-HL	
W03	1	941111FX	116 1/2"	142 1/2"	Fixed Glass	
W04	1	948111FX	116 1/2"	106 7/8"	Fixed Glass	



FLOOR PLAN NOTES:

1. ALL EXTERIOR DIMENSIONS ARE TO THE SHEATHING OR MAIN LAYER. DIMENSIONS TO OPENINGS ARE TO THE FRAMING, ROUGH OPENING.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

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PAGE TITLE:

FLOOR PLAN

DRAWN BY:

JMH

DATE:

10/1/2025

SCALE:

1/4" = 1'0"

SHEET #:

A4

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PAGE TITLE:
SECTION 3 & 4

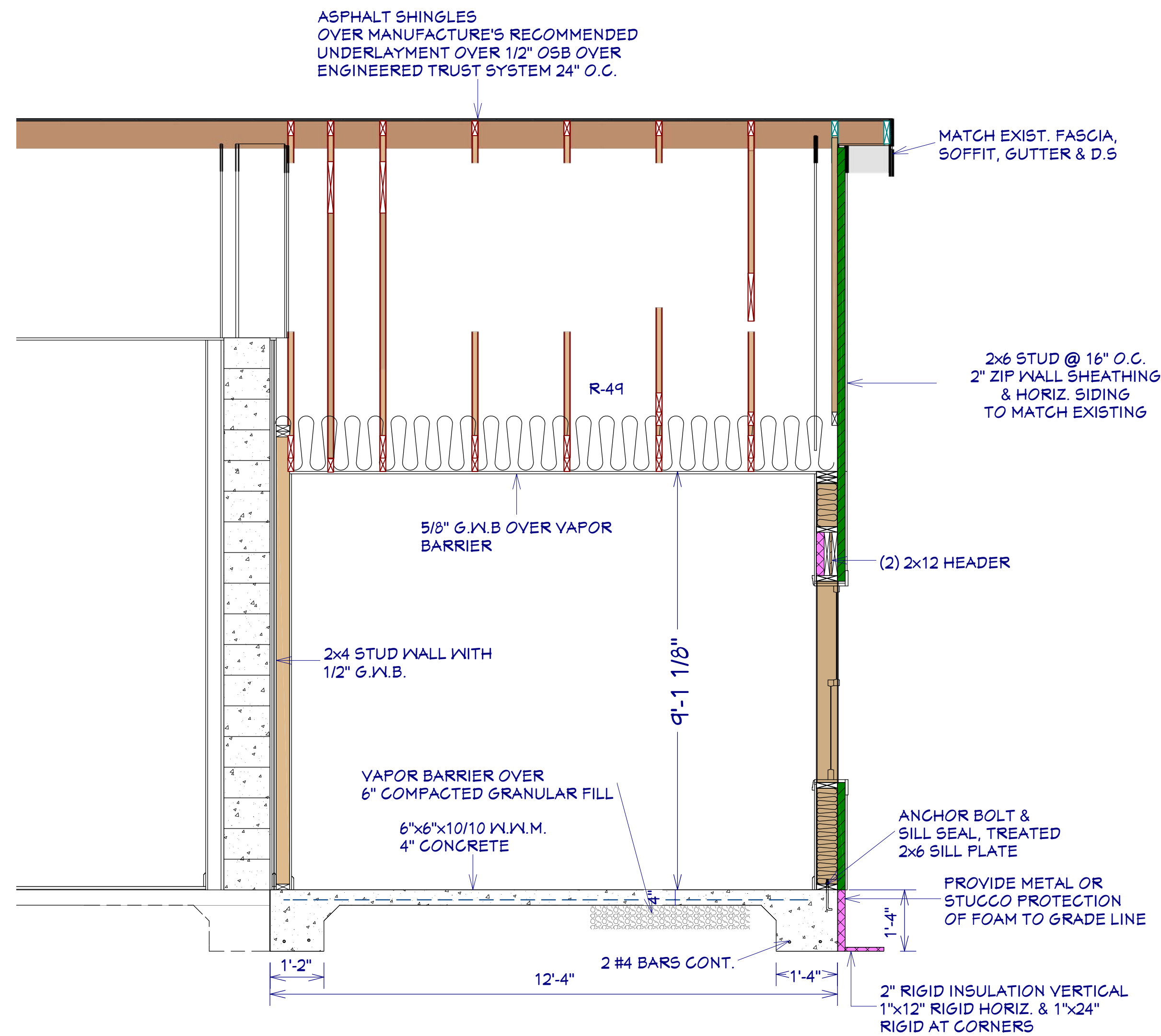
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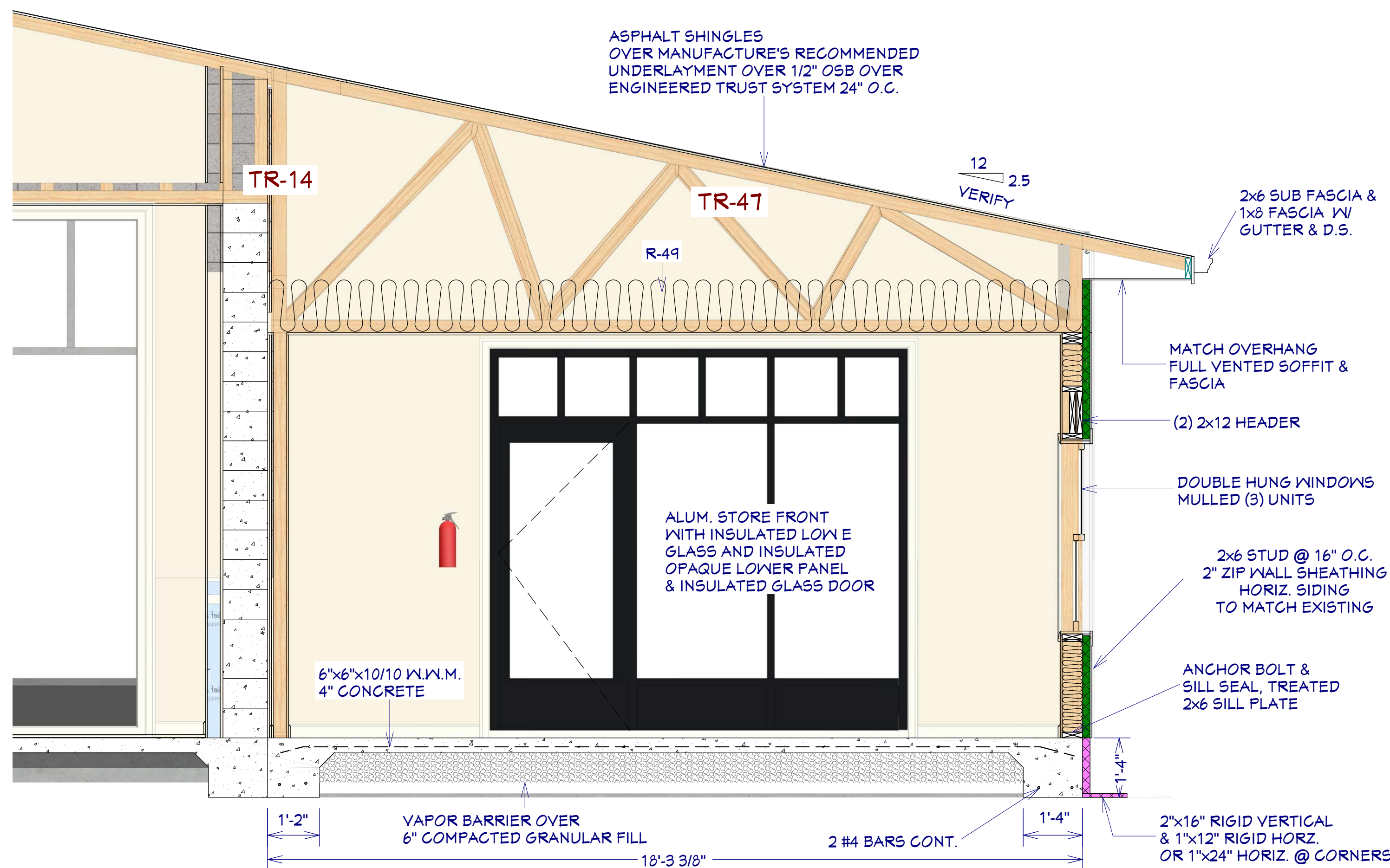
SCALE:
1/2"=1'-0"

SHEET #:
A5

CELL PHONE: 608-212-3703



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



SECTION 4
1/2"=1'-0"

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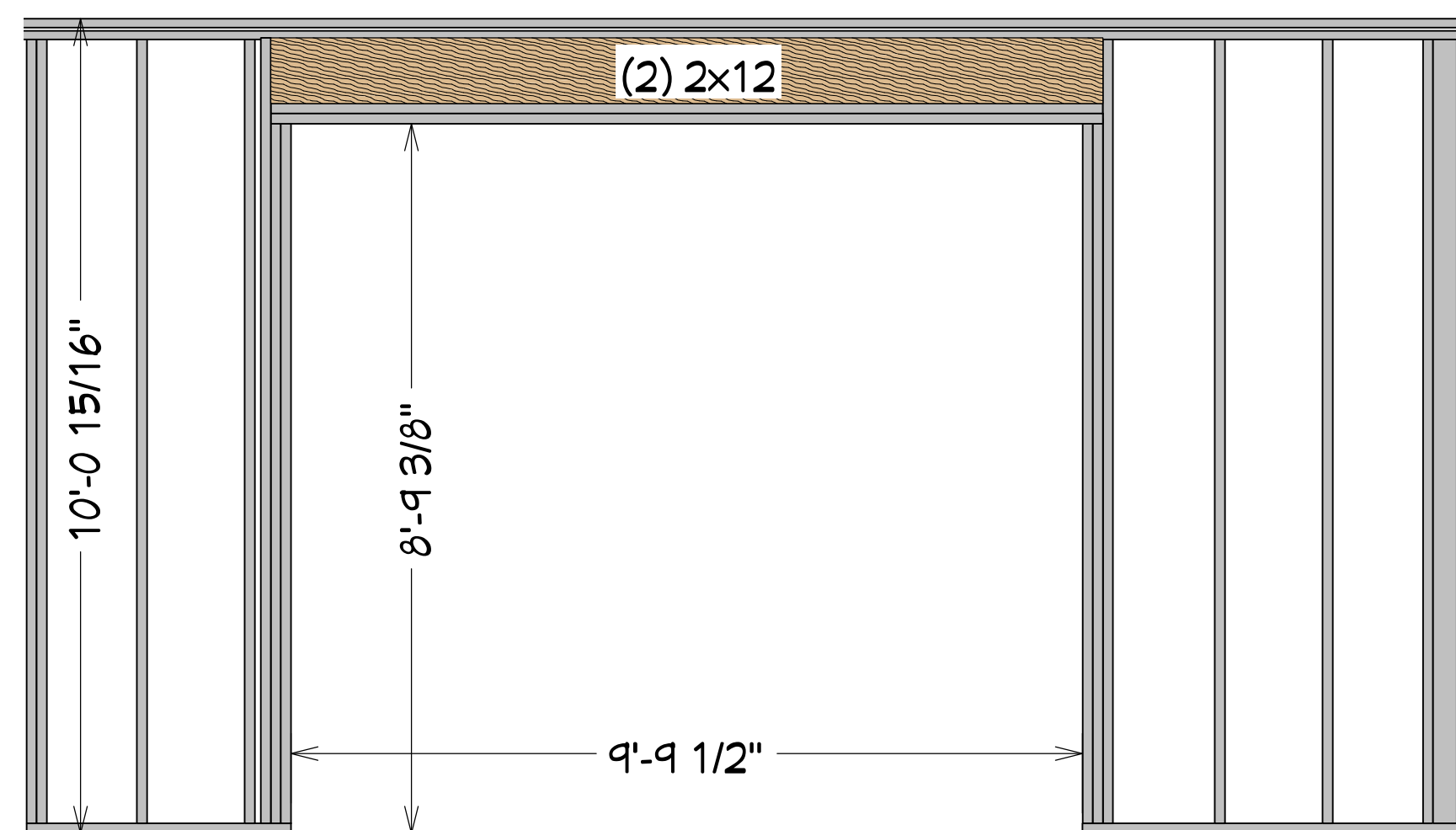
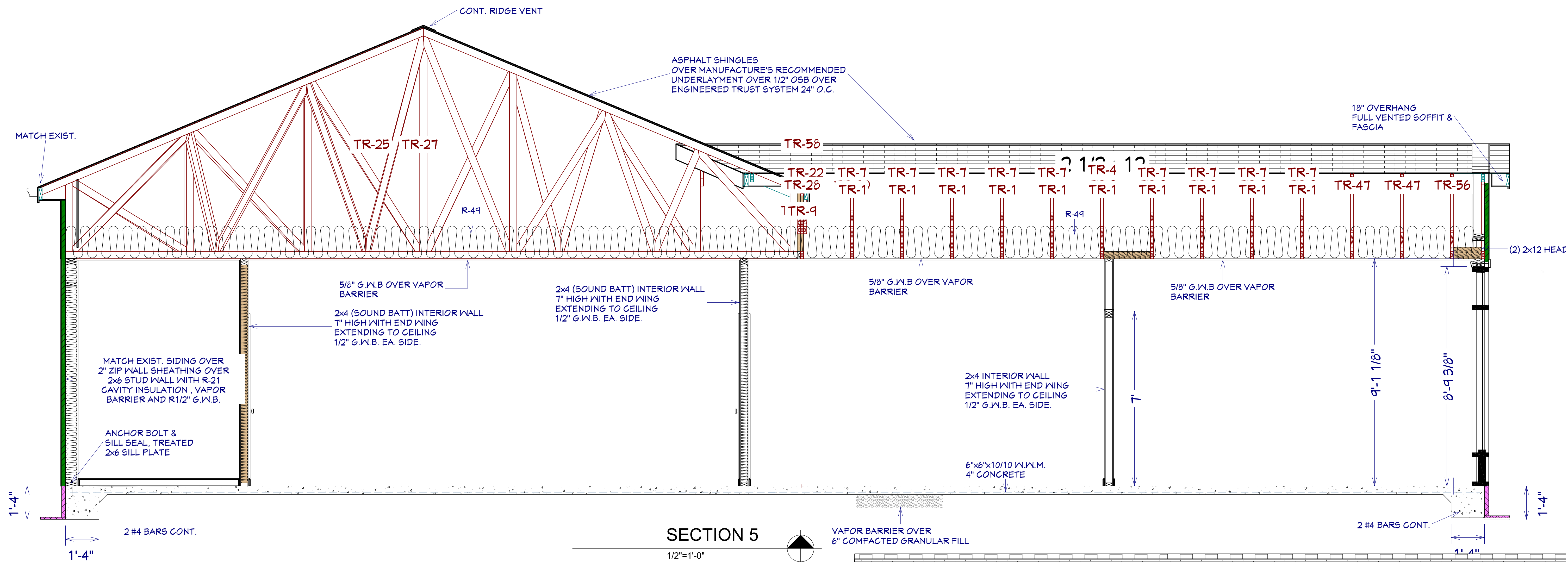
PAGE TITLE:
SECTION 5 & DETAILS

DRAWN BY:
JMH

DATE:
10/1/2025

SCALE:
1/2" = 1'-0"

SHEET #:
A6



Wall Layer 4 - Viewed From Outside
WALL 1 FRAMING

1/2"=1'-0"



WALL ELEVATION 1

1/2"=1'-0"

DIMENSIONS
ALL DIMENSIONS ARE TO FRAMING
OR CONCRETE FACE.

WINDOW NOTES:

- 1 WOOD WINDOWS WITH GLAD EXTERIOR SEE ENERGY RATINGS
- 2 INTERIOR WINDOW MATERIALS: VERIFY WITH OWNER
- 3 WINDOW HARDWARE TO BE OWNER SELECTED AT TIME OF ORDER
- 4 WINDOW ROUGH OPENING: 1/2" FOR TOP/ BOTTOM & 1/2" FOR SIDES, UNO BY MFG
- 5 BEDROOM WINDOWS SILL FINISHED MUST BE WITHIN 44" OF THE FLOOR AND PROVIDE MINIMUM CLEAR OPENINGS OF 5.7 SQ. FEET WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20" - HRC R310.1-R310.1.4

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PAGE TITLE:

ROOF PLAN & FRAMING

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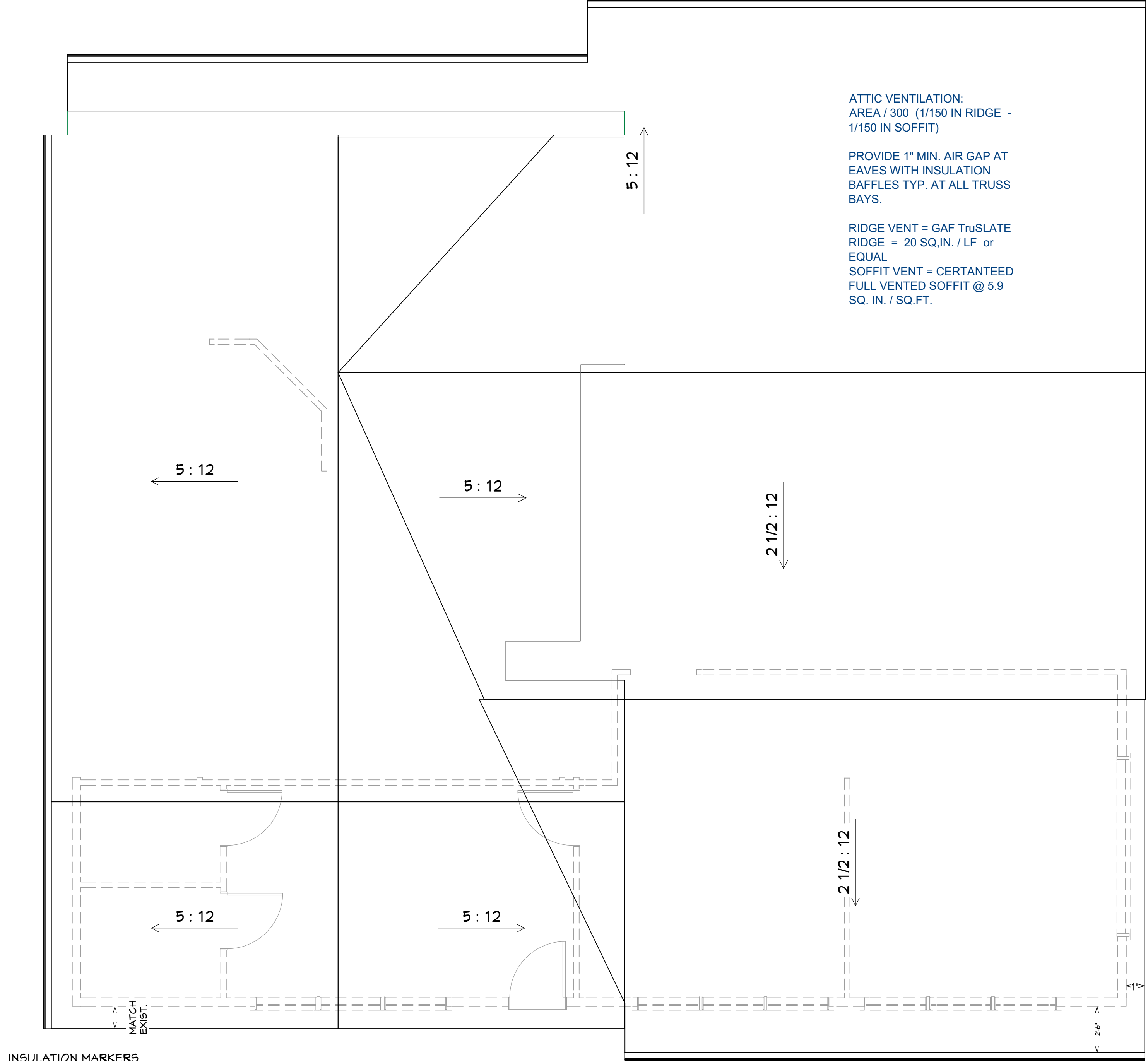
10/1/2025

SCALE:

1/4" = 1'-0"

SHEET #:

A7

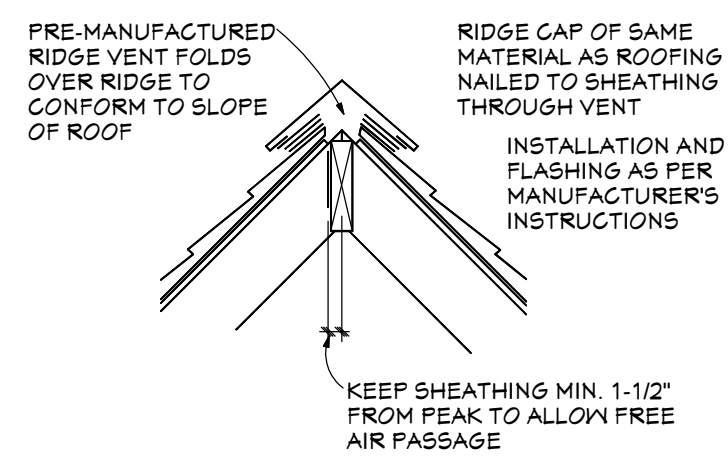


INSULATION MARKERS
INSTALL INSULATION MARKERS EVERY 300 S.F. THROUGHOUT THE ATTIC SPACE. MARKERS SHOULD BE ATTACHED TO TRUSSES OR JOIST AND MARKED WITH THE MINIMUM INSTALLED THICKNESS WITH NUMBER NOT LESS THAN 1 IN HT. EACH MARKER SHALL BE READ FROM THE ATTIC OPENING. SPRAY POLYURETHANE FOAM THICKNESS AND INSTALLED R-VALUE SHALL BE LISTED ON THE CERTIFICATION PROVIDED BY THE INSULATION INSTALLER.

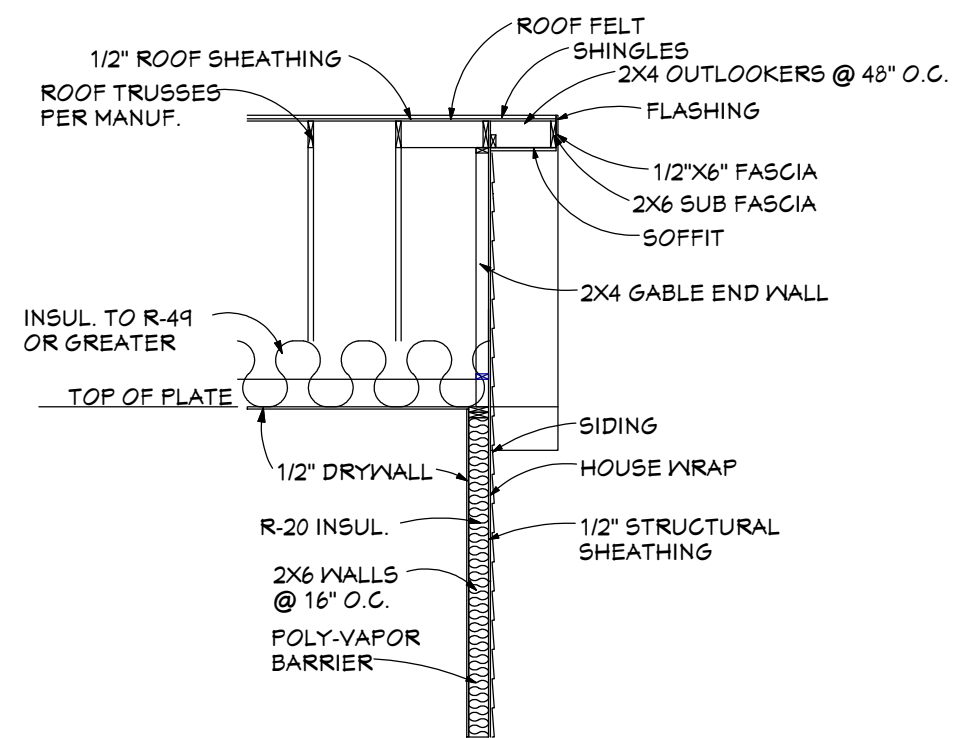
ROOF PLAN

1/4"=1'-0"

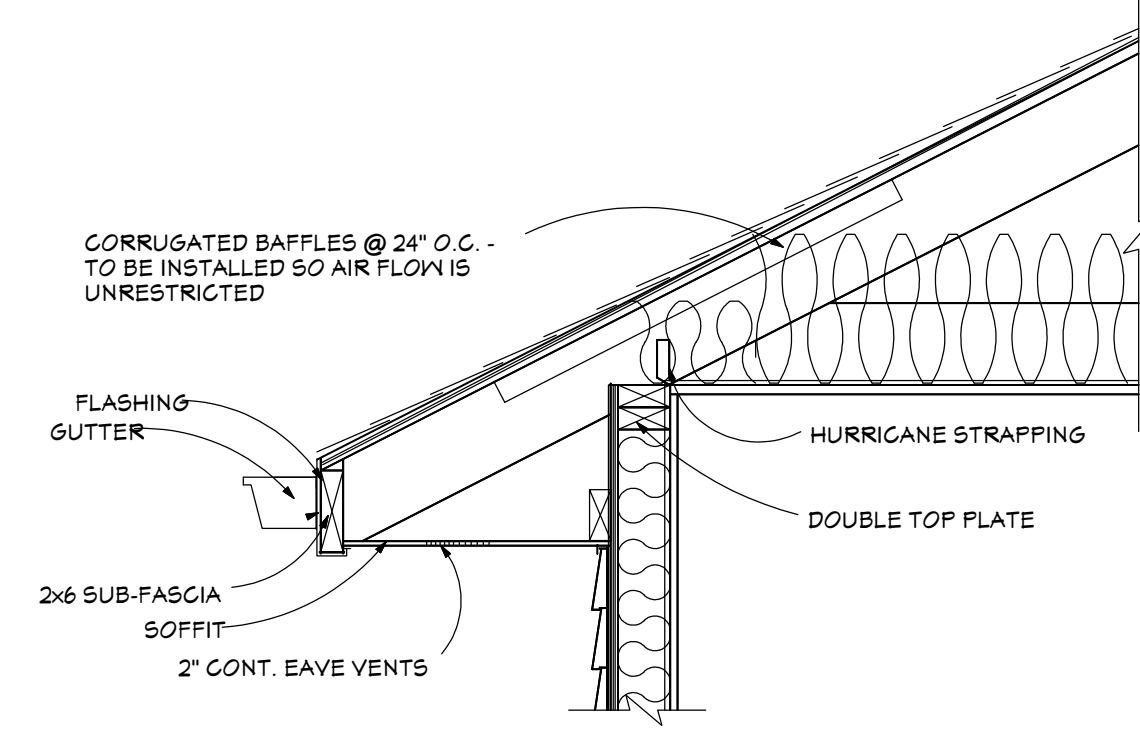
1. ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.
2. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS.
3. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.
4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
5. NON BEARING WALLS SHOULD BE HELD DOWN FROM THE TRUSS BOTTOM CHORD W/ SIMPSON STC TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.
6. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURE.
7. ALL ROOF FRAMING 24" O.C.
8. ALL ROOF PITCH 12:12
9. SCISSORS TRUSS CEILING PITCH 8:12.
10. TRUSSES MANUFACTURED BY NELSON TRUSS
11. ALL OVERHANGS TO MATCH EXISTING



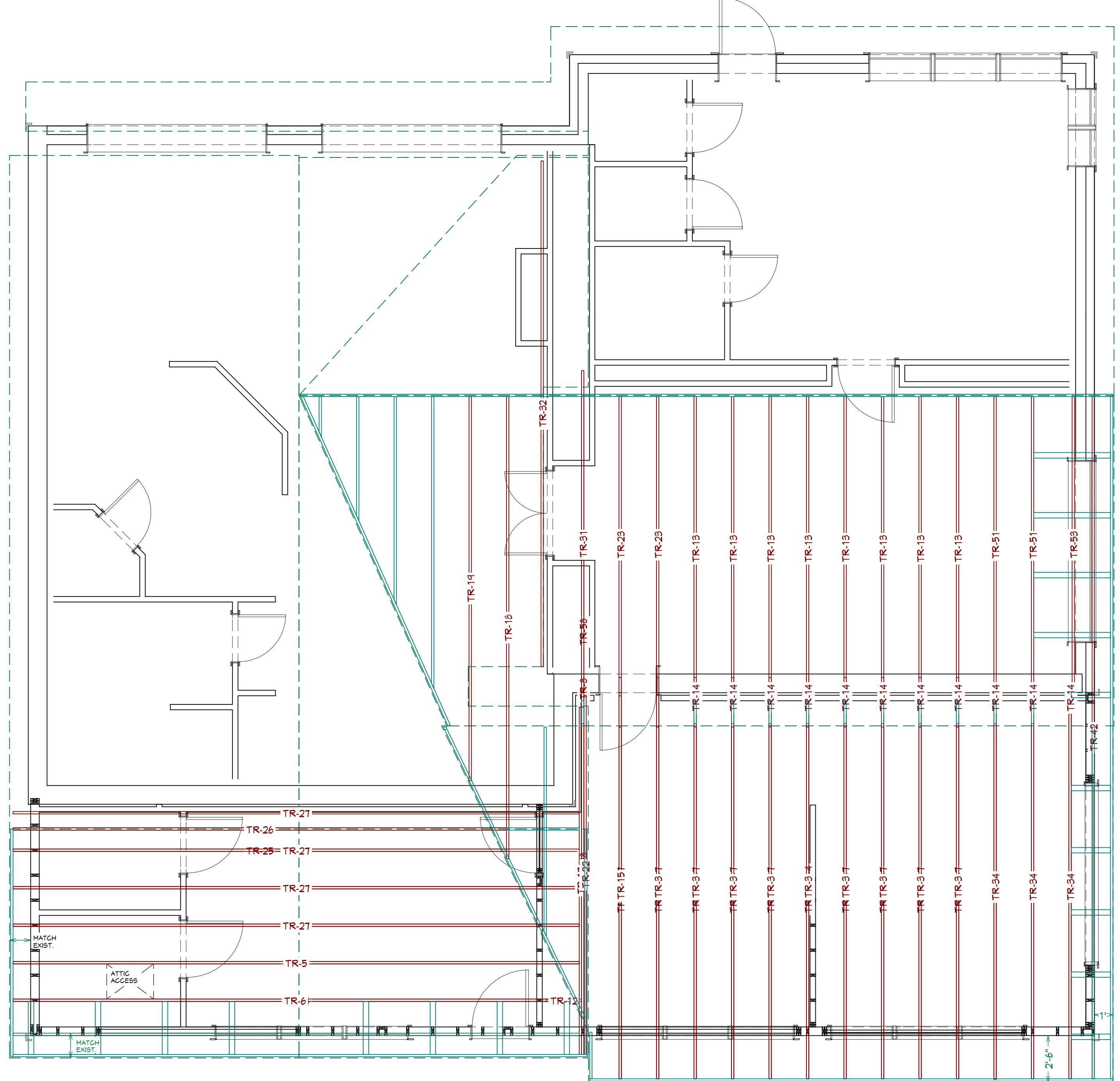
RIDGE VENT DETAIL
SCALE 1" = 1'-0"



GABLE END DETAIL
SCALE 1" = 1'-0"



EAVE VENT DETAIL
SCALE 1" = 1'-0"



ROOF FRAMING

1/4"=1'-0"

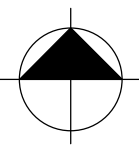
FRAMING SHOWN IS FOR ILLUSTRATION ONLY.
ALL FLOOR JOISTS (TRUSSES) & ROOF FRAMING (TRUSSES) ARE TO BE DESIGNED BY OTHERS AND "SEALED" BY LICENSED WIS. ENGINEER

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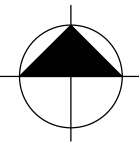
EAST ELEVATION

1/4"=1'-0"



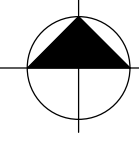
SOUTH ELEVATION

1/4"=1'-0"



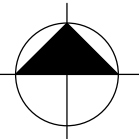
NORTH ELEVATION

1/4"=1'-0"



WEST ELEVATION

1/4"=1'-0"



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ELEVATIONS

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1/4"=1'-0"

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A8