

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, June 2nd, 2026, 6:00 pm

AGENDA

1. Call to Order
2. Roll Call
3. Motion to Approve Agenda
4. Motion to waive the reading of the minutes from the May 5th, 2026 meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed.
7. Action Items
 - A. Public Hearing, Review, and Motion for Conditional Use Permit Application CUP-2026-05 for an indoor commercial entertainment use on parcel 6-27-20.2 (26 W Main)
 1. Review Staff Report and Applicant Comments
 2. Public Hearing
 3. Plan Commissioner Questions and Comments
 4. Motion with Conditions
 - B. Public Hearing, Review, and Motion for Land Division Application LD-2026-05 for a preliminary certified survey map on parcel 6-27-386 (432 Longfield Street)
 1. Review Staff Report and Applicant Comments
 2. Public Hearing
 3. Plan Commissioner Questions and Comments
 4. Motion with Conditions
 - C. Public Hearing, Review, and Motion for Site Plan Application SP-2026-04 and Conditional Use Permit Application CUP-2026-06 for a mixed use commercial/residential building on parcel 6-27-959.3A (702-710 Brown School Road)
 1. Review Staff Report and Applicant Comments
 2. Public Hearing
 3. Plan Commissioner Questions and Comments
 4. Motion with Conditions
 - D. Public Hearing and Discussion for Site Plan Application SP-2026-05 and Conditional Use

-Mayor Abbey Barnes, Plan Commission Chair

- D. Public Hearing and Discussion for Site Plan Application SP-2026-05 and Conditional Use Permit Application CUP-2026-07 for a group development on parcel 6-27-1150 (551 S County Road M)
 1. Review Staff Report and Applicant Comments
 2. Public Hearing
 3. Plan Commissioner Questions and Comments
- E. Review of Concept Development Plan from Pre-3
- F. Motion to extend construction commencement time limit of Conditional Use Permit 2023-0193 to August 1, 2031, as described in the 2026 Amendment to the CHS Development Agreement, conditioned upon Common Council waiving the limits of Section 130-109 of the City of Evansville Municipal Code.
- G. Review and Motion to Recommend 2026 Amendment to CHS Development Agreement
8. Discussion
 - A. Westfield Meadows Second Addition Comments
 - B. Downtown/B-2 Zoning District Sign and Window Enforcement Update
9. Community Development Report
 - A. Building Permit Activity – April
 - B. Code Enforcement Activity - April
10. Upcoming Meeting: July 7th, 2026 at 6:00pm
11. Adjourn

-Mayor Abbey Barnes, Plan Commission Chair

**City of Evansville Plan Commission
Regular Meeting
Tuesday, May 5th, 2026, 6:00 p.m.**

MINUTES

- 1. **Call to Order** at 6:02pm.
- 2. **Roll Call:**

| Members | Present/ Absent | Others Present |
|---------------------------|--------------------|--|
| Mayor Abbey Barnes | P | Colette Spranger, Community Development Director |
| Aldersperson Bill Lathrop | P | Nancy Greves |
| Aldersperson Chuck Boyce | P | Roger Berg |
| Susan Becker | P | Anne Kolasch |
| John Gishnock | P | |
| Mike Scarmon | A | |
| Ry Thompson | P | |
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- 3. **Motion to approve the agenda, by Lathrop, second by Gishnock. Approved unanimously.**
- 4. **Motion to waive the reading of the minutes from the April 7th, 2026 meeting approve them as printed by Lathrop, second by Becker. Approved unanimously.**
- 5. **Civility Reminder.** Mayor Barnes took a moment to welcome two new members to the Plan Commission, Ry Thompson and Aldersperson Chuck Boyce.
- 6. **Citizen appearances other than agenda items listed.** None.
- 7. **Action Items**

8. Discussion

A. Concept Plan – Lot 171, Westfield Meadows

Plan Commission reviewed a conceptual plat from Grove Partners for the subdivision of Lot 171, Westfield Meadows First Addition. Lot is currently zoned R-3; would need to be downzoned to R-2 to accommodate the developer’s desire to build and sell zero lot line duplex units. Staff brought up the general dislike for roundabouts, which can be difficult to maintain. Some concerns about traffic discussed, generated from neighboring property owners. In general, the commission is comfortable with the concept if it meets the City’s zoning standards. Staff will follow up with the applicant with a timeline for applications and approvals.

B. Review Housing and Land Use Chapters of Comprehensive Plan

Extensive discussion and review of the City's goals for housing as outlined in the Smart Growth Comprehensive Plan, last updated in 2022. Discussion centered on how best to achieve the goals of the plan and communicate with stakeholders (residents, developers) on the vision/goals of the plan, and identify (if any) incentives to encourage compliance.

Plan Commission did not get to discuss the land use chapter, owing to the late hour.

9. Community Development Report

10. Next Meeting Date: Tuesday, June 2nd, 2026 at 6:00 p.m.

11. Adjourn at 8:06 pm.



APPLICATION FOR CONDITIONAL USE PERMIT – STAFF REPORT

Application: CUP-2026-05

Applicant: Megan Devorak dba Dysfunctional Fitness

6-27-20.2

June 2nd, 2026

Prepared by: Colette Spranger, Community Development Director

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

Location: 26 W Main Street

Description of request: The applicant is requesting to operate a fitness studio. The applicant is seeking conditional use permit approval to run the studio, which is listed as an Indoor Commercial Entertainment use. The site, parcel 6-27-20.2, within the B-2 zoning district.

Existing/Prior Uses: This location was most recently used as a craft market. Historically, this was the Rex Theater.

Staff Analysis of Request:

The applicant intends to relocate her business to this location. Group fitness classes are schedule between 5:15 AM and 8:00 AM and 5:15 PM to 6:00 PM Monday through Friday. One-on-one trainings are offered on weekend days and private sessions (one-on-one) are sometimes offered throughout the day.

The applicant has applied for and received a permit for the wall sign for the building's front. The Historic Preservation Commission had no comment on the sign's placement or material.

The applicant has requested full translucent coverings on the front windows to provide privacy for clients. Sec. 130-799 of the Evansville Zoning Ordinance states that "No more than 50% of a window of a first floor commercial space in the B-2 Central Business District shall be covered permanently with standard window treatments."

At the Historic Preservation Commission, the applicant requested translucent coverings on the front windows to provide privacy for clients. The Historic Preservation Commission indicated it would allow the total coverage of the window. However – the Historic Preservation Commission does not have purview over the B-2 zoning district regulations, only those concerning exteriors and placement and size of signage on historic buildings. The applicant will need to remove parts of the coverings so only half the window is covered. Staff recommends removing the top 25% and bottom 25% as well as leaving transom windows over the door uncovered. See the image below; the yellow areas should be restored to have no coverings. The applicant is welcome to put a sign or decal on the frosted/translucent area to create greater visual interest for the business.



Required Plan Commission findings for Conditional Use Permit request: Section 130-104(3) of the Municipal Code, includes criteria that should be considered in making this decision:

1. **Consistency of the use with the comprehensive plan.** The proposed use in general and in this specific location is consistent with the city's comprehensive plan of September 2022.
Staff Comment: Policies in the Comprehensive Plan encourage expansion of existing businesses and support businesses that would increase foot traffic downtown.
2. **Consistency with the City's zoning code, or any other plan, program, or ordinance.** The proposed use in general and in this specific location is consistent with City's zoning code, or any other plan, program, or ordinance, whether adopted or under consideration pursuant to official notice of the city.
Staff comment: The proposed use is consistent with the City's zoning code and other plans, programs, and ordinances.
3. **Effect on nearby property.** The use will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the City's zoning code, the comprehensive plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the city.
Staff Comment: Listed hours of business are unlikely to cause an issue. The property is directly adjacent to a public parking lot, so adequate parking should not be a concern for this location.

4. **Appropriateness of use.** The use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

Staff Comment: The location is oriented towards businesses such as these.

5. **Utilities and public services.** The use will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by the City or any other public agency serving the subject property.

Staff Comment: the property is currently served by public utilities

Required Plan Commission conclusion: Section 130-104(3)(f) of the Municipal Code requires the Plan Commission to determine whether the potential public benefits of the conditional use do or do not outweigh any and all potential adverse impacts. The proposed motion below states that benefits do in fact outweigh any and all potential adverse impacts.

Staff recommended motion for Plan Commission: Motion to approve a Conditional Use Permit for Indoor Commercial Entertainment per section 130-408 on parcel 6-27-20.2 located at 26 W Main Street, finding that the benefits of the use outweigh any potential adverse impacts, and that the proposed use is consistent with the required standards and criteria for issuance of a CUP set forth in Section 130-104(3)(a) through (e) of the Zoning Ordinance, subject to the following conditions:

- 1) *The business operator shall obtain and maintain all City, state, and county permits and licenses as may be required.*
- 2) *Any substantial changes to the business model shall require a review of the existing conditional use permit.*
- 3) *Applicant to adjust translucent window coverings to 50% of the total window area.*
- 4) *Use cannot create a public nuisance as defined by local and state law.*
- 5) *The Conditional Use Permit is recorded with the Rock County Register of Deeds.*



APPLICATION FOR PRELIMINARY LAND DIVISION - STAFF REPORT

Application: LD-2026-05

Applicant: Dan and Jon Emery

Parcel 6-27-386

June 2nd, 2026

Prepared by: Colette Spranger, Community Development Director

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



Figure 1 Approximate Location Map

Location: 432 Longfield Street

Description of request: An application has been made to divide parcel 6-27-386 in two separate parcels. This is restoring the configuration of the lots to the original Fisher's Subdivision plat. The owner intends to sell the newly created vacant lot.

Existing Uses: There is an existing single family house and a detached garage on the property.

Existing Zoning: R-1 Residential District One

Proposed Land Division: The CSM will divide the parcels into two lots of equal size. Lot 1 is proposed to be 8,712 square feet and will contain the house and detached garage at 432 Longfield Street. Lot 2 will also measure 8,712 square feet and will be vacant. The future address for Lot 2 will be 440 Longfield Street.

The surveyor will submit a final CSM in accordance with Wis. Stats. § 236.20 and Division 3 of the city's Subdivision Ordinance once Common Council approves the preliminary CSM.

Municipal Services Comments

Longfield Street is under construction for Summer 2026. Staff has confirmed with the applicant that water and sewer laterals will be stubbed out to the new Lot 2 and that the existing driveway apron and curb but to Lot 2 will be restored after street construction.

Zoning Compliance. The proposed application is fully compliant with the bulk standards established Chapter 130 of the City of Evansville Zoning Ordinance.

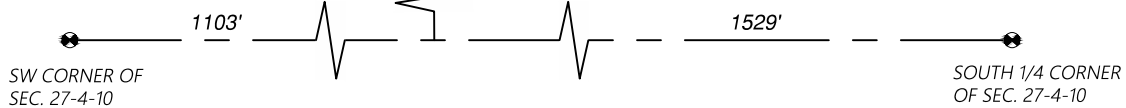
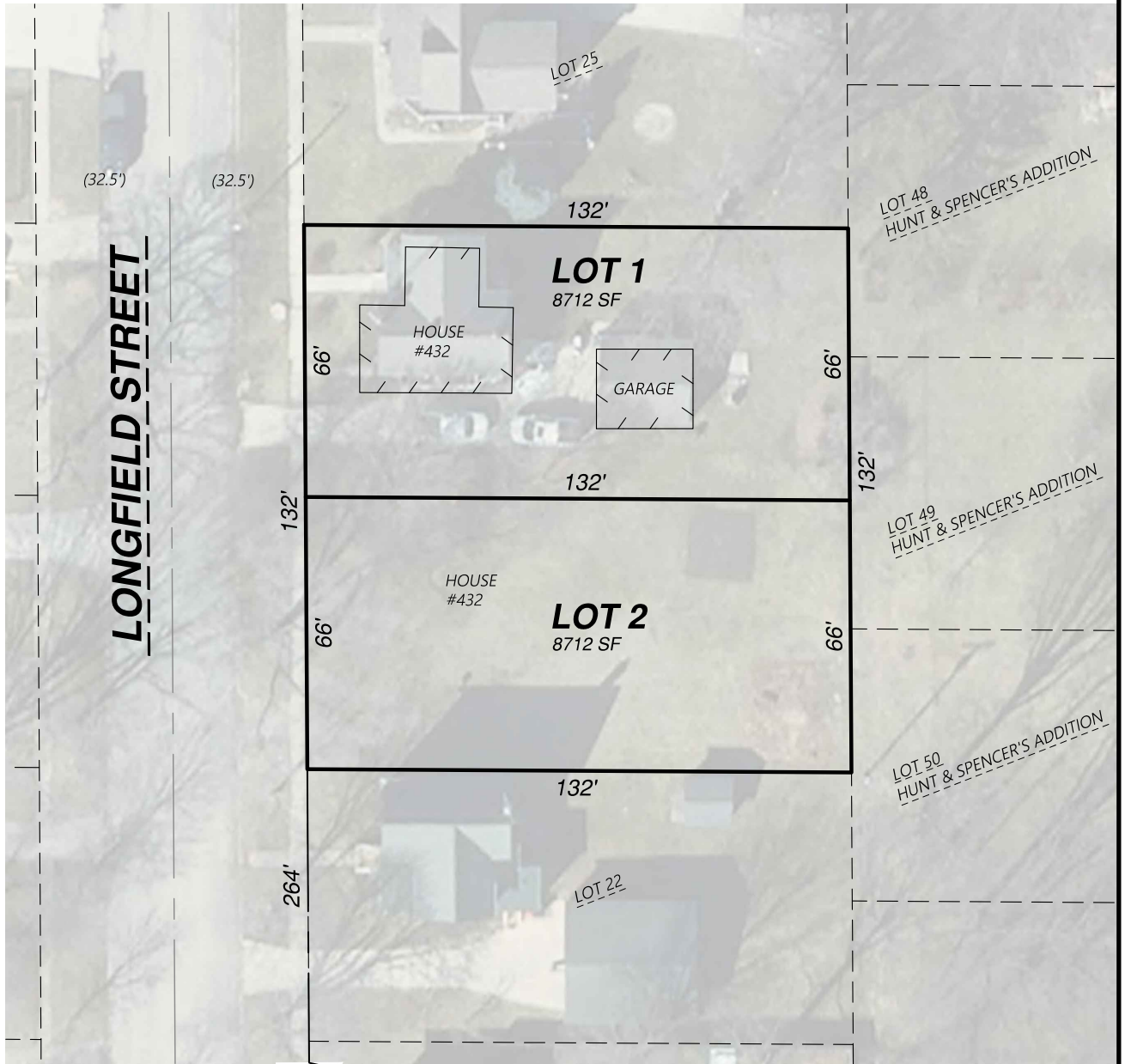
Consistency with the City of Evansville Comprehensive Plan and Municipal Code: The proposed land division and land uses are thoroughly consistent with the Future Land Use Map of the Comprehensive Plan. The proposal complies with the design standards and environmental considerations as set forth in the Land Division and Zoning Ordinances.

Staff Recommended Motion:

Motion to recommend Common Council approve a preliminary certified survey map to divide and parcels 6-27-386 into two lots, 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 condition: that the applicant submit a final certified survey map within six months of Common Council approval for the preliminary certified survey map.

PRELIMINARY CERTIFIED SURVEY MAP

OF LOTS 23 AND 24 OF FISHER'S SUBDIVISION, SITUATED IN THE
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 27, T.4N., R.10E., OF THE 4TH PM,
CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.



GRAPHIC SCALE: 1" = 40'



Project No. 126 - 147
For: EMERY



- 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-2026-04, CUP-2026-06

Applicants: Phillips Construction

Parcel: 6-27-958.3A

Location: 702 to 716 Brown School Road

June 2, 2026

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 of a site plan for a mixed use building with 6 residential units and 1 commercial space on a 16,847 square foot undeveloped lot, to be addressed as 702 to 716 Brown School Road. The first floor would contain a commercial space with 1,737 square feet (including utility areas) for one user. 6 apartments (all two-bedroom) would be on the second and third floor with entrances separate on the building's rear. Mixed use buildings of this nature require a conditional use permit in the B-3 Community Business District, subject to the requirements of Section 130-522 for commercial apartments.



Rendering of elevation fronting Brown School Road

Staff Analysis of Request:

The applicants have submitted floor plans and elevations that depicts one building with separate entrances for the residences and commercial space. Two entrances for the apartment on the north elevation of the building.

Previous submittals from this applicant have been for a similar building with minor variations on the same site. The latest was back in 2023, which was approved by Plan Commission with 4 residential units. That building had a very similar footprint to the one that is being reviewed tonight, with only 8 square feet

difference in building area footprint. The major deviation from the 2023 submittal is that this submittal has a 3rd floor and the interior configuration of the units has changed. The new building layout will not adversely impact the building setbacks (it is still compliant) or the number of parking stalls on site. It will result in minor changes to the connecting sidewalk adjacent to the building. The applicant is waiting for building approval before engaging with a surveyor to update dimension, erosion control, and utility plans for City engineer approval.

There are two parking lots on site, one for the commercial space and the other for the residences. The commercial lot has 3 standard parking stalls and one accessible stall. The residential lot has 9 standard stalls and one handicap stall. Per section 130-512, one stall per residential unit is required.

The 2023 landscape plan is short several hundred points of the amount required by code. It will be very difficult for the applicant to fit more plants on site. This site is also subject to an ATC easement, which means no tall, woody plants can be planted on the north 25' of the property. Hardscape (such as parking lots) is permitted. There are no plantings along the northern parking lot; staff is suggesting low sumac and spirea bushes intermixed.

Engineering Plans

The erosion control and utility/grading/drainage plan will need to be altered to depict this building's layout. The City Engineer will review those and provide comment. Building permits will only be issued once any concerns from the engineer have been satisfied. Erosion control in particular will be very important for this site when in development.

Plan Commission Motion

Motion to approve the Site Plan and Conditional Use Permit to allow new construction of a mixed commercial and residential building per section 130-522 on parcel 6-27-959.A3, finding that the benefits of the use outweigh any potential adverse impacts, and that the proposed use is consistent with the required standards and criteria for issuance of a CUP and Site Plan set forth in Section 130-104(3)(a) through (e) of the Zoning Ordinance, subject to the following conditions:

- 1. Conditional Use Permit is recorded with Register of Deeds***
- 2. Any major deviation (number of units, size of building footprint) from plans approved by Plan Commission.***
- 3. Erosion control and utility/grading/drainage plan approval by City Engineer prior to building permit issuance.***
- 4. 3 Street trees are planted prior to occupancy per Section 130-265(7).***
- 5. Applicant donates remaining 330 required landscape points prior to occupancy as outlined in 130-263(10)(g).***
- 6. Physical dumpster enclosure to be built using similar materials as building.***
- 7. Use cannot create a public nuisance as defined by local and state law.***

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 good, provides visual variety Landscape plan: Decent mixture of species. Site restrictions (electric utility easement, slope, size) will make it difficult for applicant to provide required number of points on site. City Engineer to comment on erosion control, utility, grading, and drainage plan. |
| 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 anticipated |
| 3. Land Use | <ul style="list-style-type: none"> Comprehensive Plan Future Land Use Category: Walkable Business Largely compatible with surrounding uses |
| 4. Traffic Generation | <ul style="list-style-type: none"> Sufficient parking per zoning code standards Prior submittals featured worries about increased traffic. |
| 5. Community Effects | <ul style="list-style-type: none"> The proposed development would add much-needed multifamily dwelling units and sought-after commercial space |
| 6. Other Relevant Factors | <ul style="list-style-type: none"> Staff has been made aware that the American Transmission Company has been requesting expanded easements from 25' to 40' in this location. This does not affect the site plan or conditional use permit process and is on the owner to maintain. |

| 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 from street, 2 from rear | |
| b. Min Landscape Surface Ratio | 15% | 33% | |
| c. Maximum Building Coverage | 60% | 21% | |
| d. Maximum Floor Area Ratio | 1.5 | 0.51 | |
| 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 | | | |
| a. Min lot area | 9,000 sq ft | OK | |
| b. Min lot width | 70 feet | OK | |
| c. Min street frontage | 50 feet | OK | |

| 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? |
| 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 | 32 feet above grade (at highest ridge of roof) <i>Note that commercial space is 11 feet below grade.</i> | |

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.

Other Relevant Zoning Code Standards

| Landscape Regulations (Article IV, Ch. 130) | |
|---|----------------|
| 80 points per 1,000 sq ft of new impervious surface | 907 pts |
| Total Landscape Points Depicted | 574 pts |
| Total Landscape Points Depicted | 333 pts |

| 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 needed for the commercial space. <i>This site: 1,424 square feet of commercial space</i> <i>4 stalls needed; 4 shown, plus street parking</i> | |
| 1 off-street parking stall needed per bedroom; can share with commercial space (See Sect. 130-522) <i>6 two-bedroom apartments</i> <i>12 stalls needed; 10 stalls shown in back plus 4 out front. There is also street parking.</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> | |

APARTMENT & COMMERCIAL BUILDING

BROWN SCHOOL ROAD
EVANSVILLE, WI. 53536
COMMERCIAL 1737 SF
RESIDENTIAL 6923 SF

JOSEPH W. ANDERSON
ARCHITECT



1700 N. ALPINE RD, STE 101
ROCKFORD, IL 61107
P. 815-871-9612
WWW.JWAARCHITECT.COM

CONTRACTOR:

T.B.D.

OWNER:
PHILLIPS
CONTRACTING

PROJECT:
6 UNIT
APARTMENT &
COMMERCIAL
BUILDING

ADDRESS:
800 BRIGGS DR,
ALBANY, WI 53902

| MARK | DATE | DESCRIPTION |
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| 1 | | |
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CAD FILE: 2025-0341_BORDER.dwg
DRAWN BY: JH
CHKD BY: JWA

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PROJECT NUMBER:
2025-0340

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
A1



CODE INFORMATION

1. APPLICABLE BUILDING CODES AND STANDARDS
 - 1.1 2021 International Building Code (with Wisconsin State Amendments)
 - 1.2 2021 International Energy Conservation Code (with amendments for commercial projects)
2. OCCUPANCY CLASSIFICATIONS (IBC CHAPTER 3)
 - 2.1 R-2 Residential, Apartment House & B Business
 - 2.2 CONSTRUCTION TYPE (VB 602.5)
 - 3-1 VIB for all levels
 - 3-2 Sprinklered per IBC 903.3.1.1 (NFPA 13)
 - 2.3 STANDARDS (IBC 905)
 - 4.1 Distance between floor level of the highest story (Level 2) and lowest level of the fire department vehicle access (Level 1) does not exceed 30 feet, therefore, standards are not required, 905.2.1
3. WINDOWS
 - 5.1 Egress Windows Are Not Required (IBC 1029, exception 1)
 - 5.2 If window sill height is 36" minimum above finish floor, no window opening control are required (IBC 1013.8)
 - 5.3 If window sill height is less than 36" above finish floor, window opening control devices are required that meet the clear opening 4'-0". Opening control devices shall have a release mechanism that allows the window to open fully and comply with the minimum egress area per IBC 1029.2.
4. DAMPTOPPING
 - 6-1 The building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, therefore DAMPTOPPING IS NOT REQUIRED per IBC 718.3.2, Exception 1.
5. OCCUPANCIES
 - 7-1 This is a separated occupancy building with a partial basement with laundry and storage lockers.
 - Ground Level (ground level) B (B04 Business)
 - Level 1 (1st floor) R-2 (R103) Residential Apartments
 - Level 2 (2nd floor) R-2 (R103) Residential Apartments

UNIT TYPES AND DATA

| UNIT NAME | DESCRIPTION | | | UNITS/FLOOR | | | GROSS UNIT AREA "R" | GROSS AREA COMMERCIAL |
|--------------|-------------|----|------|-------------|-----|-------|---------------------|-----------------------|
| | BR | BA | ACC. | 1ST | 2ND | TOTAL | | |
| 2 BR 100 | 1 | 1 | A | 1 | 0 | 1 | 1072 | |
| 2 BR 101 | 1 | 1 | B | 1 | 0 | 1 | 1115 | |
| 2 BR 102 | 1 | 1 | B | 1 | 1 | 1 | 1078 | |
| 2 BR 200 | 1 | 1 | | 0 | 1 | 1 | 1056 | |
| 2 BR 201 | 1 | 1 | | 0 | 1 | 1 | 1156 | |
| 2 BR 202 | 1 | 1 | | 0 | 1 | 1 | 1098 | |
| STAIRS/LAND. | | | | | | | 237 | |
| PORCHES | | | | | | | 44 | |
| UNISEX RM. | | | | | | | | 84 |
| PUMP RM. | | | | | | | | 129 |
| COMMERCIAL | | | | | | | | 1424 |
| MECH. RM. | | | | | | | | 100 |
| TOTALS | | | | 3 | 3 | 6 | 6923 | 1737 |

EXIT REQUIREMENTS

| Exit Requirement | Code Reference | R-2 | B |
|-------------------------------------|---------------------------------------|--|------------------------------------|
| Exit Separation | IBC 1015.2 (Exception 2) | 1/3 the maximum diagonal dimension | 1/3 the maximum diagonal dimension |
| Common Path of Egress Travel | IBC 1014.3 | 125 feet | 100 feet |
| Exit Access Travel Distance | IBC Table 1006.2.1 | 250 feet (with sprinkler) | 300 feet (with sprinkler) |
| Spaces requiring 2 Exits | IBC 1015.1 | > 20 Occupants (with sprinkler) | |
| Spaces or Stories requiring 3 Exits | IBC 1021.2.4 | > 500 Occupants | |
| Exits & Exit Configuration | IBC Table 1021.2(1) & Table 1021.2(2) | 2 exits if exit access >125' or > 4 Dwelling Units | |

UNIT ACCESSIBILITY DATA

Units are designed to the following Accessibility Standards:

| ACC. Type | Accessibility Standard |
|-----------|---|
| A | ICC/ANSI 117.1 - Type 'A' Accessible Unit |
| B | ICC/ANSI 117.1 - Type 'B' Accessible Unit |

NUMBER OF ACCESSIBLE UNITS REQUIRED

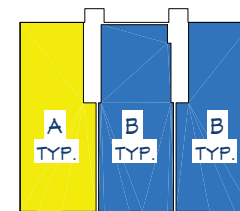
1. 1108.6.2.2.1 In Group R2, 2% of units are to be Type A units and the remainder to be Type B units. 6 Units x 2% = 1
2. 1108.7.1 In a building without an elevator only those Units on floor 1 (accessible) need to be Type A & Type B.

NUMBER OF ACCESSIBLE UNITS PROVIDED

1-Type 'A' Accessible Units are provided + 2-Type B Units on Floor 1

FIRE RESISTIVE RATING REQUIREMENTS

| Building Element | Required Rating VB | Code Reference | Comments |
|------------------------------|----------------------------|-------------------------------------|---|
| Structural Frame | 0 HR | IBC Table 601 | |
| Bearing Walls - Exterior | 0 HR | IBC Table 601 | |
| Bearing Walls - Interior | 0 HR | IBC Table 601 | |
| Non-Bearing Walls - Exterior | 1 HR, X-5 0 HR, 10-X-30 | IBC Table 705.5 | IBC Table 602; most walls have fire separation distance > 30' w/ exception to south elevation |
| Non-Bearing Walls - Interior | 0 HR | IBC Table 601 | |
| Floor Construction | 0 HR | IBC Table 601 | Including supporting beams and joists |
| Roof Construction | 0 HR | IBC Table 601 | Including supporting beams and joists |
| Dwelling Separation | 1 HR | IBC 420 IBC 708.3 | Walls shall be Fire Partitions (IBC 708); Floor/Ceiling assemblies shall be Horizontal Assemblies (IBC 711) |
| Corridor | 1 HR | IBC 1018.1 | Walls shall be Fire Partitions (IBC 708); Floor/Ceiling Assemblies shall be Horizontal Assemblies (IBC 711) Corridor rating is 1/2 hr. with sprinkler, 1 hr. without. |
| Shaft Enclosures | 1 HR | IBC 713.2 IBC 713.3 IBC 713.4 | Shafts enclosures shall be constructed as Fire Barriers in accordance with Section 707 or Horizontal Assemblies in accordance with Section 711 or both. |
| Occupancy Separations | See Table Above | See Table Above | Walls shall be Fire Barriers (IBC 707); Floor/Ceiling Assemblies shall be Horizontal Assemblies (IBC 711) |



APARTMENT NOTE: (1) UNITS ON FLOOR 1 WILL BE TYPE A UNITS. ALL OTHER UNITS ON FLOOR 1 WILL BE TYPE B UNITS THAT CAN BE TURNED INTO TYPE A UNITS.

2 BEDROOM "A" UNIT
2 BEDROOM "B" UNIT

| STRUCTURAL ABBREVIATIONS | STRUCTURAL ABBREVIATIONS | STRUCTURAL ABBREVIATIONS |
|---|--------------------------------------|--|
| AB ANCHOR BOLT | F FABRICATE OR FABRICATOR | FAF POWDER-ACTUATED FASTENER |
| ACI AMERICAN CONCRETE INSTITUTE | FD FLOOR DRAIN | PC PRECAST |
| ADD ADDENDUM | FFE FINISH FLOOR ELEVATION | PE PROFESSIONAL ENGINEER |
| ADDNL ADDITIONAL | FLR FLOOR | PERM PERMITTER |
| AFI ABOVE FINISH FLOOR | FRT FIRE RETARDANT TREATED | PL PLATE |
| ALT ALTERNATE | FS FAR SIDE | PLF POUNDS PER LINEAL FOOT |
| AMT AMOUNT | FT FEET OR FOOT | PLNK PLANK |
| ANCH ANCHOR | FTG FOOTING | PROJ PROJECTION |
| ANSI AMERICAN NATIONAL STANDARDS INSTITUTE | FV FIELD VERIFY | PSF POUNDS PER SQUARE FOOT |
| ARCH ARCHITECT (URAL) | G GAGE, GAUGE | PSI POUNDS PER SQUARE INCH |
| ASCI AMERICAN SOCIETY OF CIVIL ENGINEERS | CALV CALIBRATED | PSL PARALLEL STRAND LUMBER |
| AST AMERICAN NATIONAL STANDARDS INSTITUTE FOR TESTING AND MATERIALS | CLM CLIMB | PT POST TENSION |
| ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS | GYP GYPSUM | QTY QUANTITY |
| AWPB AMERICAN WOOD PRESERVATIVE BUREAU | HDR HEADER | RAD RADIUS |
| AWSS AMERICAN WELDING SOCIETY | HNG HANGER | RD ROOF DRAIN |
| B BOARD | HOK HOOK | REBAR REINFORCING BAR |
| BDE BOTTOM OF DECK ELEVATION | HORIZ HORIZONTAL | RENF REINFORCED (ING) |
| BFE BOTTOM OF FOOTING ELEVATION | HSS HOLLOW STRUCTURAL SECTION HEIGHT | REQD REQUIRED |
| BGBE BOTTOM OF GRADE BEAM ELEVATION | IBC INTERNATIONAL BUILDING CODE | REV REVERSED OR REVISE(D) |
| BLK BLOCK | ID INSIDE DIAMETER | RO ROUGH OPENINGS |
| BLKG BLOCKING | IF INSIDE FACE | S SOUTH OR STEP |
| BM BOT OR BTM | IN INCH | SCHED SCHEDULE |
| BP BASE PLATE | INT INFORMATION | SEC SECTION |
| BPCE BOTTOM OF PILE CAP ELEVATION | INT INTERIOR | SEK STRUCTURAL ENGINEER OF RECORD |
| BS BOTH SIDES | J JOIST BEARING ELEVATION | SHT SHEET |
| BTWN BETWEEN | JST(S) JOIST(S) | SIM SIMILAR |
| C CHANNEL | K KIPS | SJI STEEL JOIST INSTITUTE |
| CAINT CANTILEVERED | KIP(S) KIPS PER SQUARE INCH | SL SNOW LOAD |
| CFS COLD-FORMED STEEL | KLF KIPS PER LINEAL FOOT | SOG SOG |
| CIP CAST IN PLACE CONCRETE | KSI KIPS PER SQUARE INCH | SPEC SPEC |
| CJ CONTROL JOINT | L LIVE LOAD | SS STAINLESS STEEL |
| CLR CENTERLINE | LL LONG LEG HORIZONTAL | SSL SHORT-SLOTTED |
| CMU CONCRETE MASONRY UNIT | LLV LONG LEG VERTICAL | STD STANDARD |
| CNTR CENTER | LONG LONGITUDINAL | STIFF STIFFENER |
| CNTRD CENTERED | LRFD LOAD RESISTANCE FACTOR DESIGN | STL STEEL |
| COL COLUMN | LSL LAMINATED STRAND LUMBER | STRUCT STRUCTURE OR STRUCTURAL SUPP |
| COMP COMPRISE | LT LIGHT | STRUP STRUCTURAL WOOD SCREWS |
| CONC CONCRETE | LT WT LIGHT WEIGHT | T TOP AND BOTTOM |
| CONSTR CONSTRUCTION | LVL LAMINATED VENEER LUMBER | T & G TONGUE AND GROOVE |
| CONT CONTINUOUS | LWC LIGHT WEIGHT CONCRETE | TBE TOP OF BEAM ELEVATION |
| D DBA DEFORMED BAR ANCHOR | M MOMENT | TDE TOP OF DECK ELEVATION |
| DRE DECK BEARING ELEVATION | MAS MASONRY | TEFE TOP OF EXISTING FOOTING ELEVATION |
| DBL DOUBLE | MATRL MATERIAL | TEMP TEMPORARY |
| DEFL DEFLECTION | MAX MAXIMUM | TESE TOP OF EXISTING SLAB ELEVATION |
| DEMO DEMOLITION | MB MACHINE BOLT | TEWE TOP OF EXISTING WALL ELEVATION |
| DET OR DTL DETAIL | MC MISCELLANEOUS CHANNEL | TFE TOP OF FOOTING ELEVATION |
| DIA DIAMETER | MECH MECHANICAL | TGBE TOP OF GRADE BEAM ELEVATION |
| DIAG DIAGONAL | MEZZ MEZZANINE | THRU THROUGH |
| DM(S) DIMENSION(S) | MFR MANUFACTURER | TILE TILE |
| DL DEAD LOAD | MISC MISCELLANEOUS | TLE TOP OF FLEDE ELEVATION |
| DN DOWN | MO MASONRY OPENING | TPCE TOP OF FLEAD ELEVATION OF PLANK ELEVATION |
| DWG(S) DRAWING(S) | MTL METAL | TRP TRUSS PLATE INSTITUTE |
| DW(L) DIMENSION | N NORTH | TRNS TRANSVERSAL |
| (E) OR EXIST EXISTING | NOS NATIONAL DESIGN SPECIFICATION | TRTD TREATED |
| E EACH | NIC NOT IN CONTRACT | TS THICKENED SLAB |
| EDBE EXISTING DECK BEARING ELEVATION | NOM NOMINAL | TSE TOP OF SLAB ELEVATION |
| EF ELEVATION | NRS NEAR SIDE | TWE TYPICAL ELEVATION |
| EL OR ELEV ELEVATION | NTS NOT TO SCALE | TYP TYPICAL |
| ELC ELECTRICAL | NWC NORMAL WEIGHT CONCRETE | U UNEXACAVATED UNLESS NOTED OTHERWISE |
| ENCL ENCLOSURE | OC ON CENTER | VER VERIFY |
| ENG ENGINEER | OD OUTSIDE DIAMETER | VIF VERIFY IN FIELD |
| EQ EACH SIDE | OF OUTSIDE FACE | VERT(S) VERTICAL(S) |
| EQU EQUAL | OP OPPOSITE | W WEST OR WIDE FLANGE |
| EQUI EQUIPMENT | OSB ORIENTED STRAND BOARD | WD WITH WOOD |
| EW EAVE WAY | OV OVERSIZED | WP WORK POINT |
| EXP EXPANSION | | WWF WELDED WIRE FABRIC |
| EXT EXTERIOR | | |

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CONTRACTOR:

T.B.D.

OWNER:

PHILLIPS
CONTRACTING

PROJECT:

6 UNIT
APARTMENT &
COMMERCIAL
BUILDING

ADDRESS:

800 BRIGGS DR.
ALBANY, WI 53502

REVISIONS:

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PROJECT NUMBER:

2025-0340

SHEET TITLE:

Architectural Plan,
Floor 0

SHEET NUMBER:

A7

PLAN NOTES (TYPICAL UNLESS NOTED OTHERWISE):

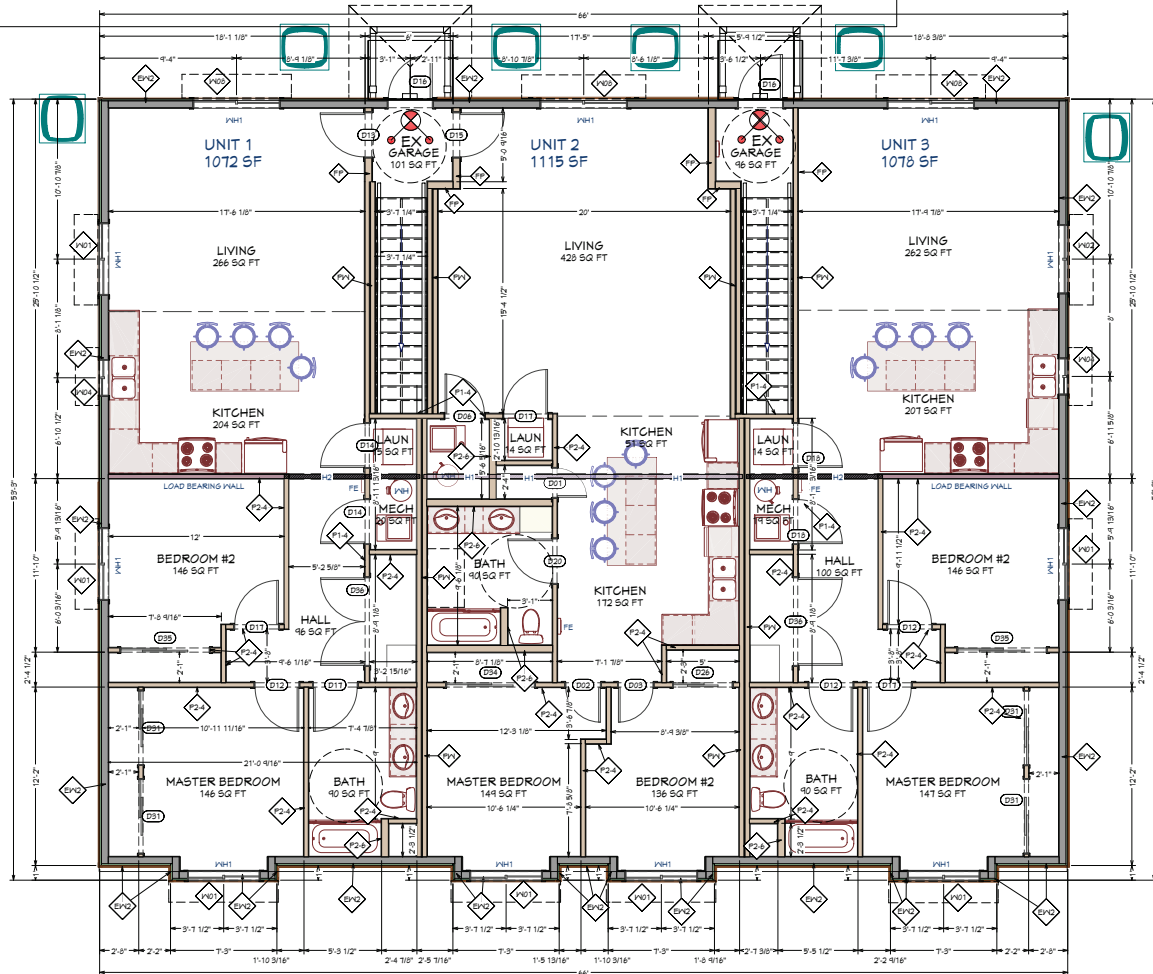
- MARKS THIS: INDICATE SPAN DIRECTION OF FRAMING MEMBERS. SEE WOOD FLOORING FRAMING SCHEDULE FOR SIZE AND SPACING OF MEMBERS.
- TOP OF FLOOR SHEATHING ELEVATIONS SHALL BE:
BASEMENT CONCRETE FL. = 89'-2 1/8"
FLOOR 1 = 100'-0"
FLOOR 2 = 109'-9 7/8"
- MARKS THIS: INDICATE NUMBER OF STUDS REQUIRED FOR BEARING. IF NUMBER NOT SHOWN, PROVIDE A MINIMUM OF TWO STUDS (OF LENGTH OF BEARING AT EACH HEADER). FULL WIDTH OF BEAM/HEADER MUST BE SUPPORTED. WHERE POSTS CONSISTING OF THREE OR MORE STUDS OCCUR ON THIS LEVEL, IDENTICAL POSTS SHALL BE CONSTRUCTED ON ALL FLOORS BELOW (TO FOUNDATION LEVEL). SOLID BLOCKING SHALL BE PLACED IN FLOOR FRAMING SPACE BETWEEN UPPER AND LOWER POSTS. SEE DETAIL FOR ADDITIONAL INFORMATION.
- FLOORING SHEATHING SHALL BE 23/32" PERFORMANCE CATEGORY TONGUE AND GROOVE PLYWOOD SHEATHING. REFER TO STRUCTURAL NOTES FOR DESIGN LOADS AND ADDITIONAL INFORMATION. REFER TO ARCHITECTURAL DRAWINGS FOR FURTHER ASSEMBLY DETAILS. FASTEN SHEATHING WITH CONSTRUCTION ADHESIVE AND #8 NAILS @ 12" ON CENTER X 2 1/2" SPACES @ 6" OC AT SUPPORTED EDGES AND @ 6" OC AT INTERMEDIATE SUPPORTS AT SECOND FLOOR.
- WALLS SHOWN DASHED INDICATE BEARING WALLS SUPPORTED ON THIS FRAMING LEVEL.
- WALL STUD SIZES, GRADE AND SPACING SHALL BE AS NOTED IN SCHEDULES. SEE SHEAR WALL PLANS FOR EXCEPTIONS. TYPICAL WALL SHEATHING AT EXTERIOR WALLS SHALL BE 1 1/2" ZIP WALL EXTERIOR SIDE & 1/2" G.W.B. INTERIOR SIDE. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING WALL TYPES.
- REFER TO ARCHITECTURAL DRAWINGS FOR BRICK VENEER LOCATIONS. SEE SHEET 7777777777 FOR STONE VENEER PANEL INSTALLATION.

GENERAL BATHROOM NOTES:

- (THESE APPLY TO ALL BATHROOMS)
- BLOCKING MUST BE INSTALLED IN ALL BATHROOMS FOR GRAB BARS, TOWEL BARS, DISPENSERS, HOOKS AND RODS. ALL TUBS AND SHOWERS MUST HAVE BUILT-IN BLOCKING FOR GRAB BARS. BLOCKING MUST WITHSTAND 250-POUND PULL.
 - USE "M-R" (MOLD-RESISTANT) GYPSUM BOARD AT ALL PLUMBING WALLS AND WALLS ADJACENT TO FIXTURES. THICKNESS, FIRE-RATING AND WALL CONSTRUCTION ARE TO BE AS SHOWN ON WALL TYPES (SHEET AS.00).
 - WHEN ADJACENT TO EXTERIOR WALLS REMOVE A 4'x4' SECTION OF THE POLY VAPOR BARRIER BEHIND PLASTIC TUB SURROUNDING TO ALLOW WALL TO VENT MOISTURE. INFILL THIS SECTION WITH BREATHABLE WEATHER BARRIER (TYVEK OR OTHER) TAPED AT PERIMETER.
 - DRYWALL FINISHES, INCLUDING CEILING, SHALL BE SMOOTH.
 - AT ALL PENETRATIONS OF EXTERIOR OR PARTY WALLS REFER TO SPECIAL DETAILS IN DRAWINGS.
 - PROVIDE END SPLASH AT ALL SIDEWALLS FOR ALL VANITY TOPS.
 - INSTALL SEALANT AT THESE LOCATIONS:
 - BASE OF TOILET;
 - TUB OR SHOWER AT JOINT WITH FLOORING;
 - TUB OR SHOWER FULL PERIMETER AT DRYWALL;
 - VANITY SPLASH OR END SPLASH TO COUNTERTOP (UNLESS INTEGRAL);
 - TOP AND EDGES OF VANITY SPLASH AT DRYWALL;
 - ALL HOLES AND PENETRATIONS OF WALL, FLOOR OR CEILING SURFACE AT PIPES, WIRES, CONDUITS, VENTS OR DUCTS. USE FIRE CAULK IF WALL IS FIRE RATED.
 - INSTALL FINISHING FLANGE (ESCUTCHEON) AT WALL AT ANY PIPE PENETRATIONS EXPOSED IN ROOM OR INSIDE CABINETS.
 - INSTALL WALL BASE AT TOE KICK AND EXPOSED ENDS OF VANITY; MITER AT OUTSIDE CORNERS.

GENERAL UNIT PLAN NOTES:

- (THESE APPLY TO ALL DWELLING UNITS)
- DIMENSIONS AT EXTERIOR WALLS ARE TO EXTERIOR FACE OF SHEATHING.
 - DIMENSIONS AT PARTY WALLS BETWEEN UNITS ARE TO THE FACE OF FRAMING (IF IT IS A SINGLE-STUD WALL) AND TO THE FACE OF FRAMING (IF IT IS A DOUBLE STUD WALL).
 - DIMENSIONS AT INTERIOR UNIT WALLS AND AT CORRIDOR WALLS ARE TO FACE OF STUDS.
 - WINDOW AND DOOR LOCATIONS ARE SHOWN ON OVERALL BUILDING PLANS. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES.
 - REFER TO WALL TYPES FOR ASSEMBLY DETAILS OF WALLS DESIGNATED WITH IDENTIFIER INSIDE DWELLING UNITS.
 - REFER TO UNIT ROOM FINISH SCHEDULE FOR INTERIOR FINISH MATERIAL TYPES.
 - REFER TO UNIT DOOR SCHEDULE FOR INFORMATION ON DOORS AND OPENINGS WITHIN
 - EXTERIOR WALLS AND PARTY WALLS BETWEEN UNITS SHALL BE INSULATED AND AIR AND SOUND SEALED.
 - INSTALL INSULATION IN ALL WALLS EXCEPT CLOSET WALLS.
 - MINIMUM CEILING HEIGHT - REFER TO GENERAL BUILDING PLAN NOTE NUMBER 14.
 - ALL INTERIOR UNIT WALLS ARE TYPE P U.N.O.



3462 SF

FLOOR 1 PLAN

1/4"=1'-0"



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PROJECT:

6 UNIT
APARTMENT &
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PROJECT NUMBER:

2025-0340

SHEET TITLE:

Framing Plans Floor 1

SHEET NUMBER:

A12



SOUTH ELEVATION

3/16"=1'-0"

EAST ELEVATION

3/16"=1'-0"

NORTH ELEVATION

3/16"=1'-0"

WEST ELEVATION

3/16"=1'-0"

- ① VERSETTA STONE PANEL
- ② DOUBLE 4 VINYL HORIZ. SIDING (DARK COLOR)
- ③ CHARCOAL COLOR COMPOSITE SHINGLES
- ④ AZEK TRIM
- ⑤ DOUBLE 4 VINYL HORIZ. SIDING (LIGHT COLOR)
- ⑥ BAND BOARD (DARK COLOR)
- ⑦ SLIDING VINYL WINDOWS

1

2

E

4

5

D

C

B

A



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OWNER:

PHILLIPS CONTRACTING

PROJECT:

6 UNIT APARTMENT & COMMERCIAL BUILDING

ADDRESS:

800 BRIGGS DR.,
ALBANY, WI 53502

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PROJECT NUMBER:

2025-0340

SHEET TITLE:

As-Built Versus New (Demo Plan)

SHEET NUMBER:

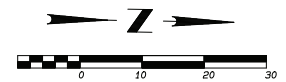
A4

Member
 Wisconsin
 Utility System Interchange

To Obtain Location of
 Participants Underground
 Facilities Before You
 Dig in Wisconsin

CALL DIGGERS
 HOTLINE
 1-800-242-8511

Wis Statute 192.0175 (1974)
 Requires Min. 3 Work Days
 Notice Before You Excavate



- LEGEND:**
- EASEMENT LINE
 - BUILDING SETBACK LINE
 - SANITARY SEWER
 - WATER MAIN
 - STORM SEWER
 - PROPERTY LINE
 - FENCE LINE
 - CONTOUR LINE
 - CENTER LINE
 - BUILDING LINE
 - TE ELECTRIC TRANSFORMER
 - TB TELEPHONE BOX
 - MV WATER VALVE

**Red area denotes
 new building
 envelope.**

PARCEL 6-27-959.3
 ZONED B-3
 LAND AREA 16,847 SF
 IMPERVIOUS AREA 11,350 SF
 GREEN SPACE 5,180 SF
 LOT COVERAGE 67%
 TOTAL FLOOR AREA 7,046 SF
 FLOOR AREA RATIO 52%
 BUILDING HEIGHT AT EAVE 940.68
 (915.85' FF + 24.83' BUILDING HEIGHT)
 PARKING STALL 14
 ACCESSIBLE STALLS 2

INDEX OF SHEETS

1. DIMENSION PLAN
2. GENERAL NOTES & DETAILS
3. SITE UTILITY, GRADING, DRAINAGE PLAN
4. EROSION CONTROL PLAN / LANDSCAPE PLAN
5. ECP NOTES AND DETAILS



LOCATION SKETCH

**CONSTRUCTION PLANS
 FOR**

PHILLIPS CONTRACTING

Lot 1 of a Certified Survey Map as recorded in Volume 38,
 Pages 455 thru 458, of Certified Survey Maps of Rock County,
 Wisconsin as document No. 2097487 and located in the
 NE 1/4 of the SE 1/4 of Section 26, Township 4 North,
 Range 10 East of the 4th P.M.,
 City of Evansville, Rock County, Wisconsin

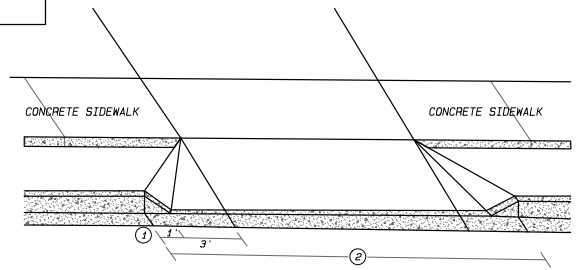
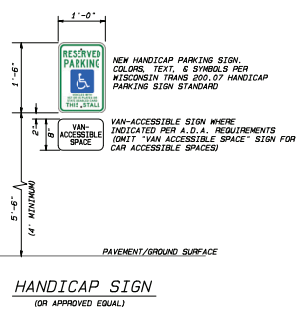
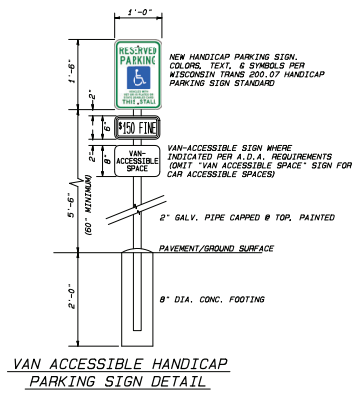
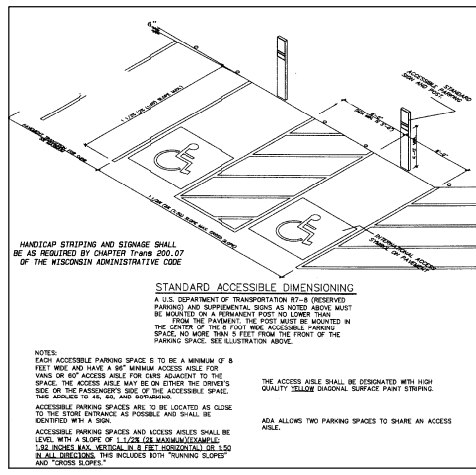
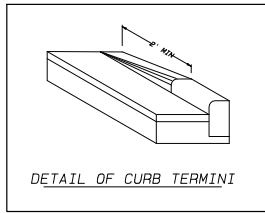
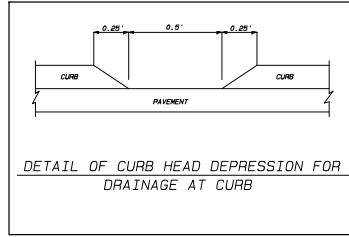
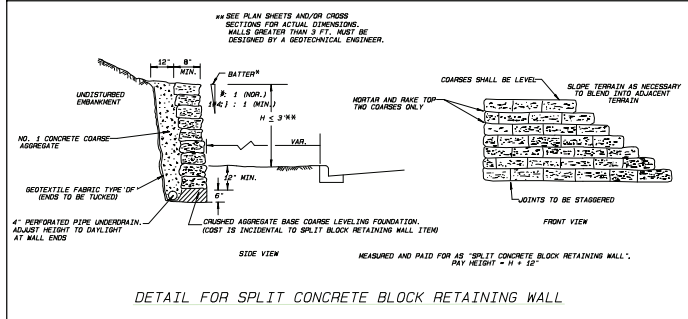
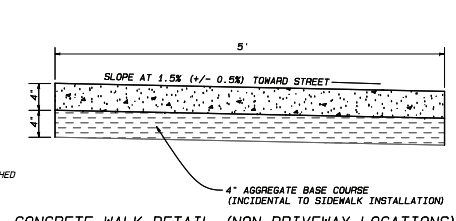
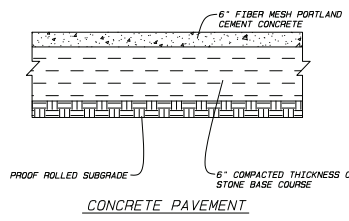
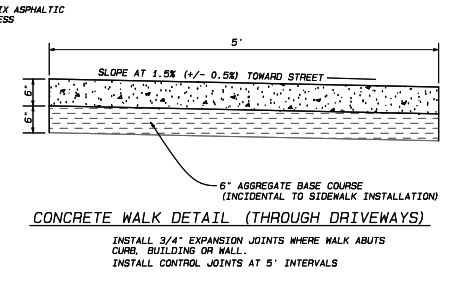
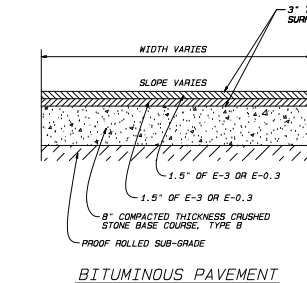
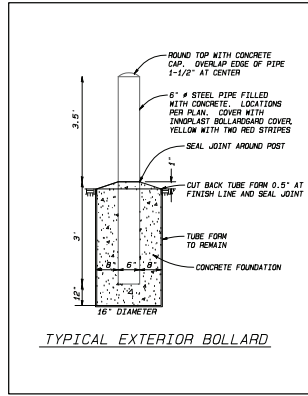
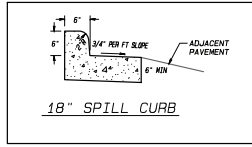
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|---|-------------------|-------------|------------|
| 109 N. W. Jackson St. Janesville, WI 53448 www.combsurvey.com | LAND SURVEYING | DATE | 09/12/2023 |
| | LAND PLANNING | BY | BFG |
| | CIVIL ENGINEERING | APPROVED | AFG |
| | | PROJECT NO. | 119-506 |

GENERAL NOTES

All pavement construction shall be in conformance with the typical cross section shown on the plans and in conformance with the State of Wisconsin Department of Transportation "Standard Specifications for Road and Bridge Construction".
 All work shall be in accordance with City of Evansville Standards.
 The contractor shall clean, grub, and dispose of all brush, stumps, trees, etc., within the construction limits of the subject property and within the construction limits of all sewer and water main construction. Contractor shall remove those materials from the work site and dispose of them at the contractor's option and in conformance with State and local regulations.
 Contractor shall verify location of any existing utilities prior to excavation. Call Digper's Hotline before digging (1 800 242-8511).
 Contractor shall backfill any utilities in structural areas using appropriate granular backfill.
 Permits shall be obtained for any street openings.
 All work shall be in accordance with "Wisconsin Construction Site Best Management Practices Handbook", latest edition.
 Contractor shall notify the Town of Harmony 48 hours prior to start of construction.
 Contractor shall ensure drive approaches shall be in accordance with City of Evansville specifications (unless changes are approved by the City).

SITE SPECIFIC NOTES

Parking lot striping shall be white.
 ADA striping shall be designated with high quality epoxy BLUE surface paint.
 ADA symbol shall be painted (epoxy) blue with white interior.
 Other stall striping shall be painted with yellow epoxy.
 All construction debris must be removed from site. In no instance shall debris be buried on-site.
 Contractor shall verify all public & private utilities are installed prior to paving.
 Contractor shall provide unit prices to owner at time of bid for removal and replacement of unsuitable material under structures and pavement as approved by owner.
 Refer to CCG soils report dated January 15, 2014 (Page 6) for aggregate/compaction requirements.
 Refer to architect's specifications for concrete materials and workmanship conforming to the American Concrete Institute's Building Code Requirements for Structural Concrete.

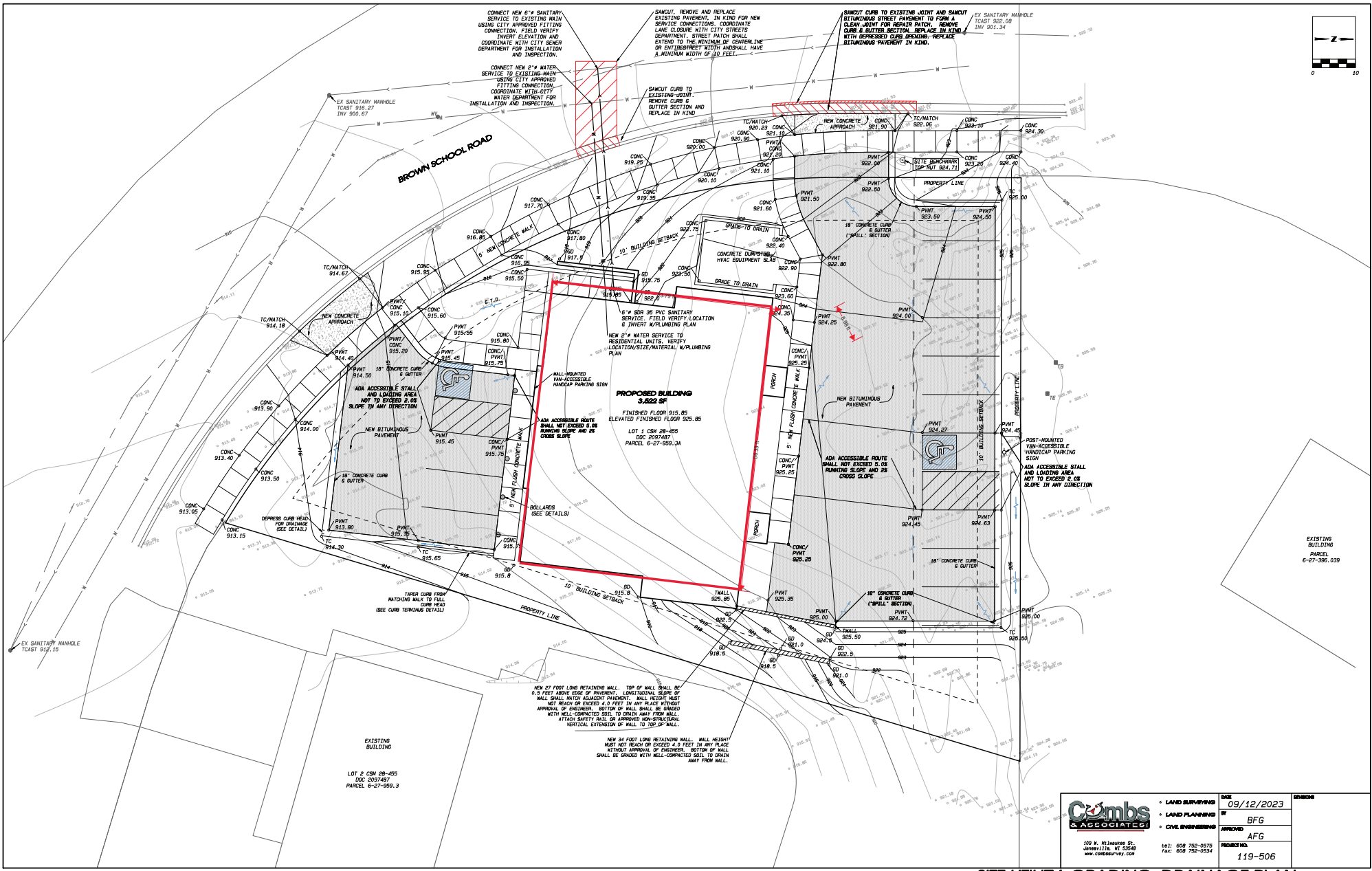


- N. T. S.
- 1 DRIVEWAY FLARE ON EACH SIDE SHALL EQUAL 0.6 TIMES THE DISTANCE BETWEEN THE WALK AND THE BACK OF CURB, BUT NOT EXCEED 3 FEET.
 - 2 30' MAX RESIDENTIAL WITH 1 CAR GARAGE
 - 36' MAX RESIDENTIAL WITH 2 OR 3 CAR GARAGE

| | | | | |
|-------------------------------|-------------------|-------------|------------|----------|
| Combs & Associates | LAND SURVEYING | DATE | 09/12/2023 | REVISION |
| | LAND PLANNING | BY | BFG | |
| | CIVIL ENGINEERING | APPROVED | AFG | |
| | | PROJECT NO. | 119-506 | |

109 N. Milwaukee St.
 Evansville, WI 53148
 www.combsurvey.com

tel: 808 792-0575
 fax: 808 792-0534



CONNECT NEW 6" SANITARY SERVICE TO EXISTING MAIN USING CITY APPROVED FITTING CONNECTION. FIELD VERIFY INVERT ELEVATION AND COORDINATE WITH CITY SEWER DEPARTMENT FOR INSTALLATION AND INSPECTION.

CONNECT NEW 2" WATER SERVICE TO EXISTING MAIN USING CITY APPROVED FITTING CONNECTION. COORDINATE WITH CITY WATER DEPARTMENT FOR INSTALLATION AND INSPECTION.

SAWCUT, REMOVE AND REPLACE EXISTING PAVEMENT, IN KIND FOR NEW SERVICE CONNECTIONS. COORDINATE LANE CLOSURE WITH CITY STREETS DEPARTMENT. STREET PATCH SHALL EXTEND TO THE MINIMUM CENTERLINE OR ENTIRE STREET WIDTH AND SHALL HAVE A MINIMUM WIDTH OF 10 FEET.

SAWCUT CURB TO EXISTING JOINT AND SAWCUT BITUMINOUS STREET PAVEMENT TO FORM A CLEAN JOINT FOR REPAIR PATCH. REMOVE CURB & GUTTER SECTION. REPLACE IN KIND WITH DERESSED CURB (REINFORCE) REPLACE BITUMINOUS PAVEMENT IN KIND.

EX SANITARY MANHOLE TC#ST 916.27 INV 900.67

EX SANITARY MANHOLE TC#ST 917.15

EXISTING BUILDING LOT 2 CSM 28-455 DOC 2005487 PARCEL 6-27-259.3

6" x 36" PVC SANITARY SERVICE. FIELD VERIFY LOCATION & INVERT W/PLUMBING PLAN

PROPOSED BUILDING 3,622 SF FINISHED FLOOR 915.85 ELEVATED FINISHED FLOOR 925.85 LOT 2 CSM 28-455 DOC 2005487 PARCEL 6-27-259.3A

ADA ACCESSIBLE ROUTE SHALL NOT EXCEED 5.0% RUNNING SLOPE AND 2% CROSS SLOPE

ADA ACCESSIBLE ROUTE SHALL NOT EXCEED 5.0% RUNNING SLOPE AND 2% CROSS SLOPE

ADA ACCESSIBLE STALL AND LOADING AREA NOT TO EXCEED 2.0% SLOPE IN ANY DIRECTION

NEW 27 FOOT LONG RETAINING WALL. TOP OF WALL SHALL BE 0.5 FEET ABOVE EDGE OF PAVEMENT. LONGITUDINAL SLOPE OF WALL SHALL MATCH ADJACENT PAVEMENT. WALL HEIGHT MUST NOT EXCEED 4.0 FEET IN ANY PLACE. WITHOUT APPROVAL OF ENGINEER. BOTTOM OF WALL SHALL BE GRACED WITH WELL-COMPACTED SOIL TO DRAIN AWAY FROM WALL. ATTACH SAFETY RAIL OR APPROVED NON-STRUCTURAL VERTICAL EXTENSION OF WALL TO TOP OF WALL.









NEW 34 FOOT LONG RETAINING WALL. WALL HEIGHT MUST NOT EXCEED 4.0 FEET IN ANY PLACE. WITHOUT APPROVAL OF ENGINEER. BOTTOM OF WALL SHALL BE GRACED WITH WELL-COMPACTED SOIL TO DRAIN AWAY FROM WALL.

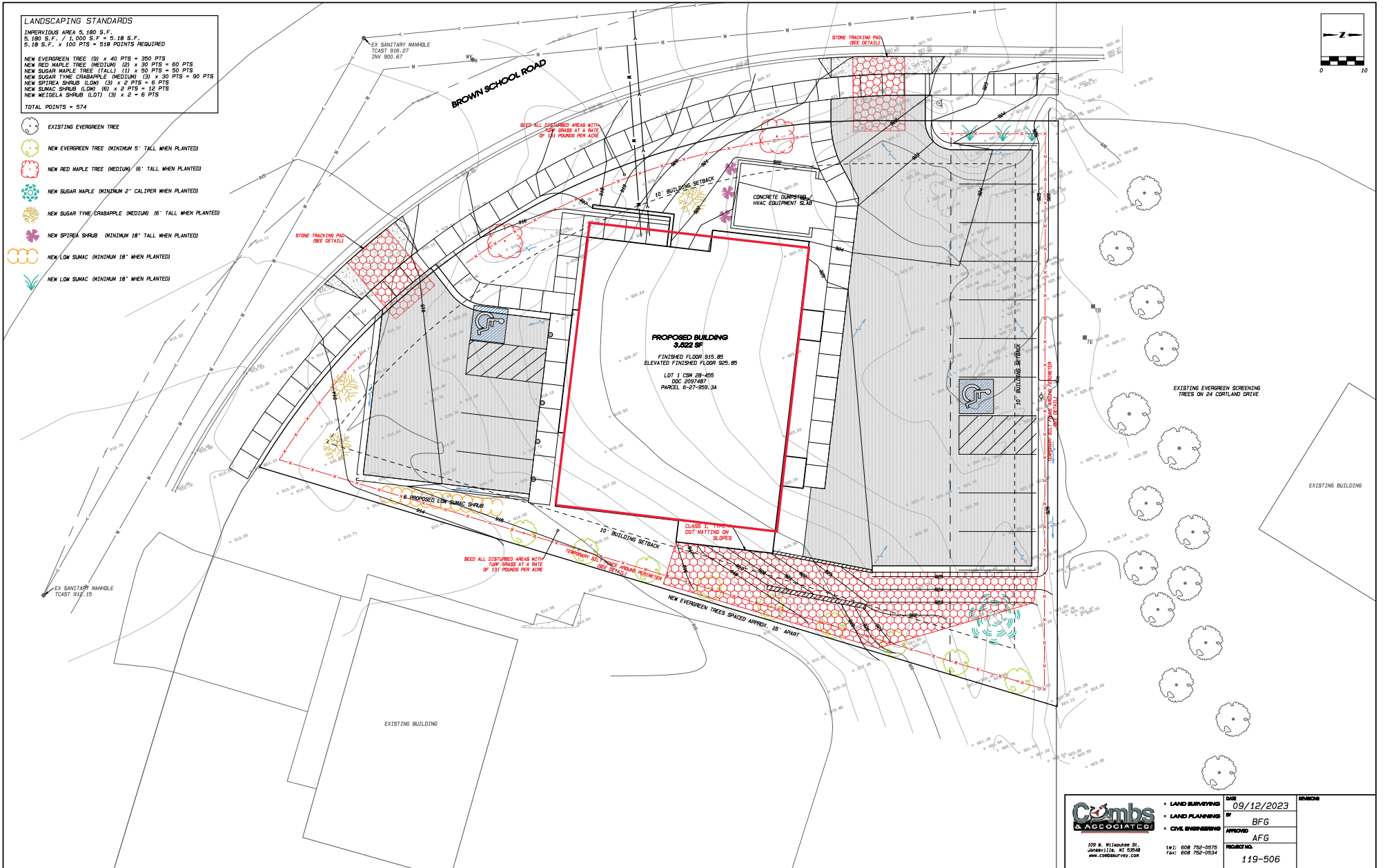
| | | | | |
|---|-------------------|----------|------------|-----------------|
| <p>109 N. W. Jackson St. Jonestown, WI 53048 www.combsurvey.com</p> | LAND SURVEYING | DATE | 09/12/2023 | <p>REVISION</p> |
| | LAND PLANNING | BY | BFG | |
| | CIVIL ENGINEERING | APPROVED | AFG | |
| | PROJECT NO. | 119-506 | | |

LANDSCAPING STANDARDS
 IMPERVIOUS AREA 5,180 S.F.,
 5,180 S.F. / 1,000 S.F. = 5.18 S.F.,
 5.18 S.F. x 100 PTS = 518 POINTS REQUIRED

NEW EVERGREEN TREE (9) x 40 PTS = 350 PTS
 NEW RED MAPLE TREE (MEDIUM) (2) x 30 PTS = 60 PTS
 NEW SUGAR MAPLE TREE (TALL) (1) x 50 PTS = 50 PTS
 NEW SUGAR TINE CHAMPALE (MEDIUM) (3) x 30 PTS = 90 PTS
 NEW SPIREA SHRUB (LOW) (2) x 2 PTS = 6 PTS
 NEW SUMAC SHRUB (LOW) (6) x 2 PTS = 12 PTS
 NEW NICEFLOR SHRUB (LOT) (3) x 2 = 6 PTS

TOTAL POINTS = 574

-  EXISTING EVERGREEN TREE
-  NEW EVERGREEN TREE (MINIMUM 5' TALL WHEN PLANTED)
-  NEW RED MAPLE TREE (MEDIUM) (6' TALL WHEN PLANTED)
-  NEW SUGAR MAPLE (MINIMUM 2" CALIPER WHEN PLANTED)
-  NEW SUGAR TINE CHAMPALE (MEDIUM) (6' TALL WHEN PLANTED)
-  NEW SPIREA SHRUB (MINIMUM 18" TALL WHEN PLANTED)
-  NEW LOW SUMAC (MINIMUM 18" WHEN PLANTED)
-  NEW LOW SUMAC (MINIMUM 18" WHEN PLANTED)



| | | | | |
|--|-------------------|--|------------|----------|
| Combs & Associates | LAND SURVEYING | DATE | 09/12/2023 | REVISION |
| | LAND PLANNING | BY | BFG | |
| | CIVIL ENGINEERING | APPROVED | AFG | |
| | | PROJECT NO. | 119-506 | |
| 109 N. Milwaukee St. Janesville, WI 53548 www.combsurvey.com | | tel: 608 752-0575 fax: 608 752-0534 | | |



SITE PLAN APPLICATION – STAFF REPORT

Applications: SP-2026-05, CUP-2026-07

Applicants: Royal Flush Holdings (represented by Auth Consulting)

Parcel: 6-27-1150 **Location:** 551 County Road M

June 2nd, 2026

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 two industrial buildings on the eastern edge of the property. These will be the future home of Ace Materials Placing and Hatch Building Supply. More than one principle building on a single property needs conditional use permit approval and is subject to the conditions of Sec. 130-418.



Current zoning district: I-1 Light Industrial

Staff Analysis of Request

The submitted plans are close but do not address an access easement the City has across the northern 66' of the property. This will affect placement of the user's stormwater ponds on the far western portion of

Section 130-418 Group Development Requirements

Group Developments are properties with more than one principle building on site. They are always a conditional use and must meet the following criteria.

- a. *All required off-street parking spaces and access drives shall be located entirely within the boundaries of the group development.*
- b. *The development shall contain a sufficient number of waste bins to accommodate all trash and waste generated by the land uses in a convenient manner.*
- c. *No group development, except multiple-family dwellings, shall take access to a local residential street.*
- d. *All development located within a group development shall be located so as to comply with the intent of this chapter regarding setbacks of structures and buildings from lot lines. As such, individual principal and accessory structures and buildings located within group developments shall be situated within building envelopes that serve to demonstrate complete compliance with such intent. The building envelopes shall be depicted on the site plan required for review of group developments. The use of this approach to designing group developments will also ensure the facilitation of subdividing group developments in the future, if such action is so desired.*
- e. *Such uses shall comply with article II, division 4 of this chapter, pertaining to standards and procedures applicable to all conditional uses.*

Given these requirements, staff suggests the following adjustments to the site plan:

- Shift Ace Building parking area further south, outside of the easement. (To ensure if further land division occurs, parking areas are not affected.)
- Adjust building footprints for Phase II after including easement.
- Provide locations of trash and recycling, which should be screened from view.

Plan Commission is welcome to discuss the hypothetical future public street and the impact that should have on this site plan and group development. While the street is not a project planned for the foreseeable future, approvals for this site plan are likely to affect future development of this property.

Landscaping

The City's landscape ordinance is not just to create a community image that is pleasing to the eyes. The intentions of the City's landscaping requirements include reducing the heat island effect, screening and buffering between conflicting uses and of storage areas on sites, minimizing dust, noise, motor vehicle headlight glare, and other impacts to adjacent/surrounding uses. The submitted landscape plan for this development falls short in a number of these areas. An updated submission should address the following:

- Providing street trees along County Road M. (This will also address the site's need to have pavement setback 10 feet from the property line along the front yard.) Staff suggests a strip of land 20 feet wide to ensure that the trees have enough room to grow.
- Screening trees along the entirety of the shared property line with Midway Village Mobile Home Park.

- The city's easement calls for the City's right to install a trail on the northernmost 15 feet of the easement. A screening of trees should occur on the south side of this area, providing an extra buffer between mobile home park residents and this new industrial site.
- For private parking areas in excess of 10,000 square feet, 15% of the parking area shall have internal landscaping. The site plan shows 123,590 square feet of concrete pavement; this would mean landscape islands of 21,201 square feet in total. (For reference, this is 6,000 feet larger than either of the buildings proposed.)

Staff notes that nearby examples at Stoughton Trailer or Alcivia may provide an example for the applicant for street trees.

Outdoor Storage

Given the large amount of concrete requested, staff again asks if the applicant intends to store supplies or vehicles outside of the two buildings. If so, this is an additional conditional use, and is subject to further screening and fencing requirements.

Parking/Pavement Area Comments

Parking lot areas shall be curbed. Given plans for expansion further west, staff is content with leaving the western edge of the concrete area without a curb, but upon completion parts of that area may need to be curbed.

2 accessible parking spaces are required. Staff recommends one accessible stall per building.

Notes on Future Development Area/Phase II

The submitted site plan shows a second phase with three additional buildings for future development.

Per the purchase agreement between the landowner and the City, the land owner has until the end of 2028 to build three buildings on the parcel.

This site plan review does not approve the second phase of development. Staff notes that even with the additional hardscape and building coverage, the site appears to meet bulk and intensity requirements for the I-1 zoning district. However, as discussed above, changes to the site design are necessary to accommodate the 66' easement, screening trees, and rearrangement of the stormwater ponds, this future development area is likely to be affected.

Plan Commission Recommended Motions

No motion recommended at this time until site plans can be updated showing placement of the stormwater areas relative to the City's access easement.

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"> Staff suggests Plan Commission require screening trees in front yard along County Road M, similar to Alcivia, DeLong, and Stoughton Trailers, and along the shared property line with Midway Village Mobile Home Park. Trash/recycling areas to be shown on the site plan and properly screened from view. |
| 2. Site location relative to public road network | <ul style="list-style-type: none"> Site has frontage along County Highway M. Two new driveways proposed. |
| 3. Land Use | <ul style="list-style-type: none"> Comprehensive Plan Future Land Use Category: Industrial The proposed uses are consistent with uses allowed by right in the I-1 Light Industrial zoning district. |
| 4. Traffic Generation | <ul style="list-style-type: none"> County Road M is an arterial corridor and is adequately handling traffic to the site. Traffic in and out of site likely to be heavier at the start and end of operating hours and upon shift changes. Operating hours are listed as 6:00 AM to 10:00 PM. |
| 5. Community Effects | <ul style="list-style-type: none"> A long-standing, established business is enabled to expand and improve its operations. |
| 6. Other Relevant Factors | <ul style="list-style-type: none"> |

| Sec. 130-1167. Requirements for non-residential uses. | I-1 Light Industrial | Ace Materials/Hatch Building 551 County M | Met? |
|---|----------------------|--|------|
| 1. Intensity | | | |
| a. Max # of Floors | 4 | 1 | |
| b. Min Landscape Surface Ratio | 25% | 66% | |
| c. Max floor area ratio | 0.6 | 0.06 | |
| d. Min lot area | 40,000 sq ft | 11.4 acres | |
| e. Max building size | n/a | n/a | |
| 2. Bulk/lot dimensions | | | |
| a. Min lot area | 40,000 sq ft | 11.4 acres | |
| b. Min lot width | 200 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 | 25 feet 25 feet | OK | |
| b. Either of above next to ROW of 100+ feet | 40 feet | | |
| c. Building to resident. side lot line | 30 feet | OK | |
| d. Building to resident. rear lot line | 30 feet | OK | |
| e. Building to nonres. side lot line | 15 feet | OK | |
| Building to nonres. rear lot line | 30 feet | OK | |
| f. Min paved surface setback-Side/rear | 5 feet | OK | |
| Min paved surface setback - Street | 10 feet | OK | |
| g. Min building separation | 30 feet | OK | |
| 4. Maximum Building Height | 35 feet | 31'6" – Hatch Building Supply 29'6" – Ace Concrete | |

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) | |
| 1,050 points provided, 5,800 needed. See above comments. | |

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. There is nothing in the application that suggests there would be impacts above and beyond that of a typical industrial site. | |

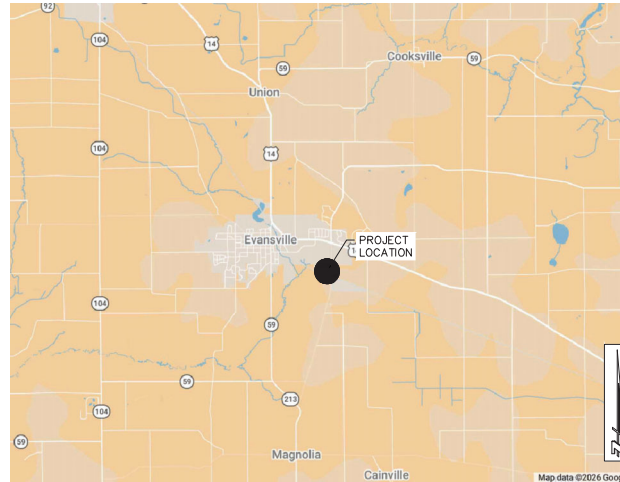
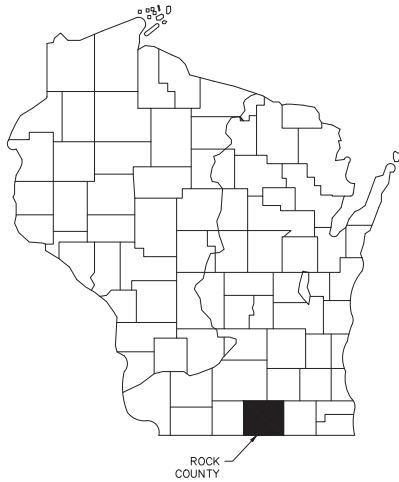
| | |
|---|--|
| Signs (Article X, Ch. 130) | |
| Any new signs -- wall signs, monument signs, or similar -- will require a separate sign permit. | |

| | |
|--|--|
| Parking (Article XI, Ch. 130) | |
| Sufficient number of stalls provided. Applicant to indicate location of accessible parking stalls. | |

ACE CONCRETE MATERIALS

NORTH & SOUTH BUILDINGS

CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN



LOCATION MAP – ROCK COUNTY
N.T.S.

CONSTRUCTION NOTES

1. CONTRACTOR/OWNER SHALL INSTALL ALL EROSION CONTROL MATERIALS PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL SALVAGE AND REPLACE TOPSOIL IN ALL DISTURBED AREAS.
3. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY UPON COMPLETION.
4. DISTURBED AREAS AND EMBANKMENTS SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH NRCS, FOTG STANDARD 342, CRITICAL AREA PLANTING.
5. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL ITEMS DURING THE DURATION OF THE PROJECT.
6. ANY PERCHED WATER POCKETS ENCOUNTERED DURING CONSTRUCTION WILL BE DRAINED, EXCAVATED, & INCORPORATED INTO THE SITE GRADING.
7. NO SINKHOLES OR DEPRESSIONS WERE ENCOUNTERED DURING INITIAL SITE SURVEY.

REFERENCE BENCHMARK

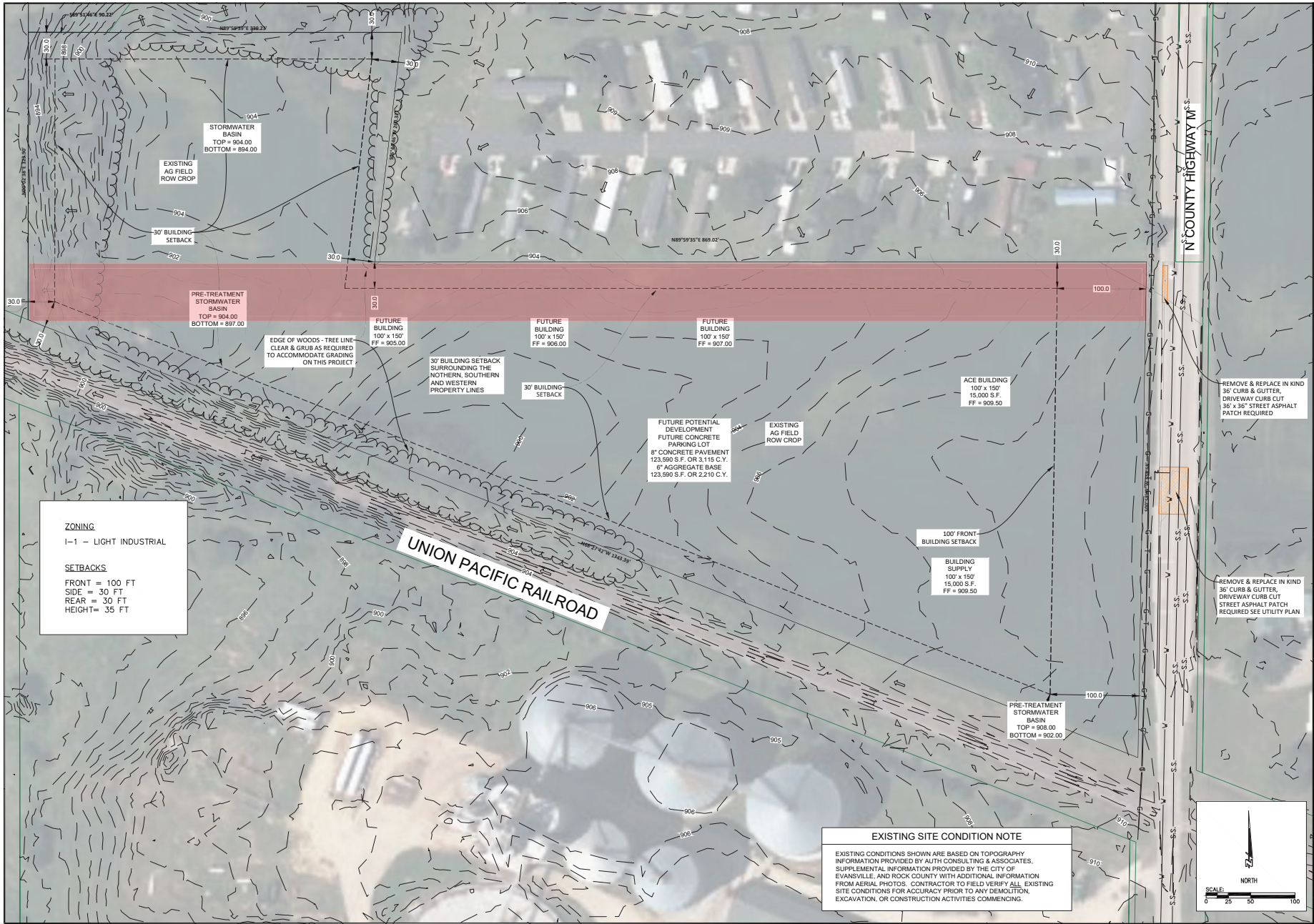
THE ELEVATIONS SHOWN ARE ON NAVD 1988 DATUM DERIVED FROM LIDAR AND GPS OBSERVATIONS.

SHEET INDEX

| SHEET | SHEET DESCRIPTION |
|-----------|-----------------------------|
| C1.0 | TITLE SHEET/LOCATION MAP |
| C1.1 | CONSTRUCTION NOTES |
| C2.0 | EXISTING SITE CONDITIONS |
| C3.0 | SITE PLAN |
| C4.0 | GRADING PLAN |
| C5.0 | EROSION CONTROL PLAN |
| C6.0 | UTILITY PLAN |
| C7.0-C7.7 | SECTIONS & DETAILS |
| C8.0-C8.1 | LANDSCAPING PLANS & DETAILS |

PRACTICE: _____
 OWNER: ACE CONCRETE MATERIALS
 ADDRESS: _____
 COUNTY: ROCK
 TOWNSHIP NAME: EVANSVILLE

| | | | | | | | |
|-------------------------------------|--|-----------------|--|---|-----------------------|----------------------|--------------------|
| | | | | | | | |
| DRAWING PHASE: | DRAWN BY: DAM | CHECKED BY: DAM | DATE: 02.18.26 | AGENCY REVIEW | DWS FILE: 03-013 | REF FILE: 03-013.DWG | JOB NUMBER: 03-013 |
| OWNER REVIEW | AGENCY REVIEW | BID DOCUMENT | FOR CONSTRUCTION | AS-BUILT DOCUMENT | REVISION DESCRIPTION: | NAME | DATE |
| X | | | | | | | |
| CONSULTING OFFICE: | 2000 Main Street Evansville, WI 53120 PH 912-922-1400 www.aconcrete.com | PROJECT OFFICE: | 2000 Main Street Evansville, WI 53120 PH 912-922-1400 www.aconcrete.com |  Auth Consulting/associates SINCE 1988 Surveying & Division of A/C/A | | | |
| PROJECT: | | | | TITLE SHEET/LOCATION MAP | | | |
| ACE CONCRETE MATERIALS | | | | ACE CONCRETE MATERIALS | | | |
| NORTH & SOUTH BUILDINGS | | | | NORTH & SOUTH BUILDINGS | | | |
| CITY OF EVANSVILLE, ROCK COUNTY, WI | | | | CITY OF EVANSVILLE, ROCK COUNTY, WI | | | |
| SHEET NO.: | | | | C1.0 | | | |



ZONING
I-1 - LIGHT INDUSTRIAL

SETBACKS
FRONT = 100 FT
SIDE = 30 FT
REAR = 30 FT
HEIGHT = 35 FT

STORMWATER BASIN
TOP = 904.00
BOTTOM = 894.00

EXISTING AG FIELD ROW CROP

30' BUILDING SETBACK

PRE-TREATMENT STORMWATER BASIN
TOP = 904.00
BOTTOM = 897.00

EDGE OF WOODS - TREE LINE CLEAR & GRUB AS REQUIRED TO ACCOMMODATE GRADING ON THIS PROJECT

FUTURE BUILDING
100' x 150'
FF = 905.00

FUTURE BUILDING
100' x 150'
FF = 906.00

FUTURE BUILDING
100' x 150'
FF = 907.00

30' BUILDING SETBACK SURROUNDING THE NORTHERN, SOUTHERN AND WESTERN PROPERTY LINES

30' BUILDING SETBACK

FUTURE POTENTIAL DEVELOPMENT
FUTURE CONCRETE PARKING LOT
6" CONCRETE PAVEMENT
123,590 S.F. OR 3,115 C.Y.
6" AGGREGATE BASE
123,590 S.F. OR 2,210 C.Y.

EXISTING AG FIELD ROW CROP

ACE BUILDING
100' x 150'
15,000 S.F.
FF = 909.50

100' FRONT BUILDING SETBACK

BUILDING SUPPLY
100' x 150'
15,000 S.F.
FF = 909.50

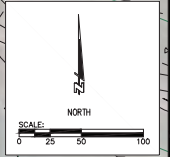
PRE-TREATMENT STORMWATER BASIN
TOP = 906.00
BOTTOM = 902.00

REMOVE & REPLACE IN KIND 36" CURB & GUTTER, DRIVEWAY CURB CUT 36" x 36" STREET ASPHALT PATCH REQUIRED

REMOVE & REPLACE IN KIND 36" CURB & GUTTER, DRIVEWAY CURB CUT STREET ASPHALT PATCH REQUIRED SEE UTILITY PLAN

EXISTING SITE CONDITION NOTE

EXISTING CONDITIONS SHOWN ARE BASED ON TOPOGRAPHY INFORMATION PROVIDED BY AUTH CONSULTING & ASSOCIATES. SUPPLEMENTAL INFORMATION PROVIDED BY THE CITY OF EVANSVILLE, AND ROCK COUNTY WITH ADDITIONAL INFORMATION FROM AERIAL PHOTOS. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS FOR ACCURACY PRIOR TO ANY DEMOLITION, EXCAVATION, OR CONSTRUCTION ACTIVITIES COMMENCING.



| | | | |
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| DRAWING PHASE: | | DRAWN BY: DAM | NAME: |
| OWNER REVIEW | CHECKED BY: DAM | DATE: 02.18.26 | REVISION DESCRIPTION: |
| AGENCY REVIEW | DATE: 02.18.26 | DWG FILE: 25-013 | AS-BUILT DOCUMENT |
| BID DOCUMENT | DWG FILE: 25-013 | REF FILE: 25-013.DWG | JOB NUMBER: 25-013 |
| FOR CONSTRUCTION | REF FILE: 25-013.DWG | JOB NUMBER: 25-013 | DATE: |



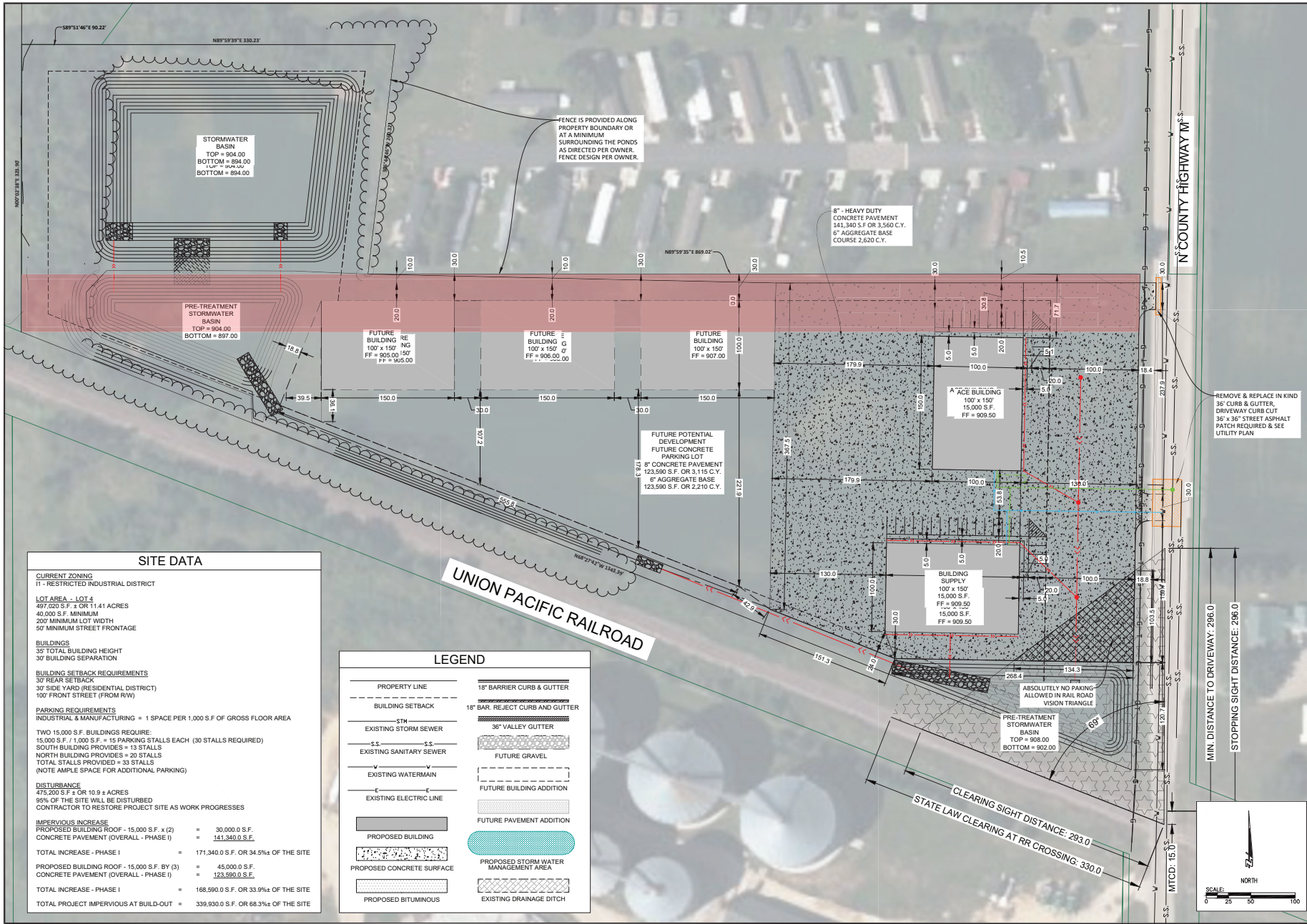
Auth Consulting & Associates
SME Land Surveying & Utilities of I/I

CONSULTING OFFICE
2000 Blue Street
Evansville, IN 47811
Ph: 715-932-1400
F: 715-931-8277
authconsulting.com

PROJECT:
ACE CONCRETE MATERIALS
NORTH & SOUTH BUILDINGS
CITY OF EVANSVILLE, ROCK COUNTY, WI

SITE PLAN

SHEET NO. C2.0



SITE DATA

CURRENT ZONING
 I1 - RESTRICTED INDUSTRIAL DISTRICT

LOT AREA - LOT 4
 497,020 S.F. ± OR 11.41 ACRES
 40,000 S.F. MINIMUM
 200' MINIMUM LOT WIDTH
 50' MINIMUM STREET FRONTAGE

BUILDINGS
 35' TOTAL BUILDING HEIGHT
 30' BUILDING SEPARATION

BUILDING SETBACK REQUIREMENTS
 30' REAR SETBACK
 30' SIDE YARD (RESIDENTIAL DISTRICT)
 100' FRONT STREET (FROM RW)

PARKING REQUIREMENTS
 INDUSTRIAL & MANUFACTURING = 1 SPACE PER 1,000 S.F. OF GROSS FLOOR AREA

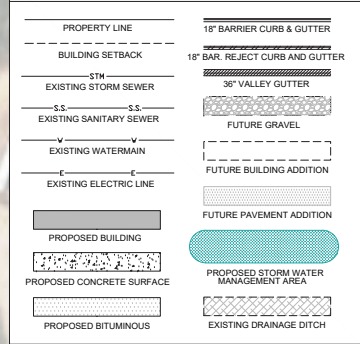
TWO 15,000 S.F. BUILDINGS REQUIRE:
 15,000 S.F. / 1,000 S.F. = 15 PARKING STALLS EACH (30 STALLS REQUIRED)
 SOUTH BUILDING PROVIDES = 13 STALLS
 NORTH BUILDING PROVIDES = 20 STALLS
 TOTAL STALLS PROVIDED = 33 STALLS
 (NOTE: AMPLE SPACE FOR ADDITIONAL PARKING)

DISTURBANCE
 475,200 S.F. ± OR 10.9 ± ACRES
 95% OF THE SITE WILL BE DISTURBED
 CONTRACTOR TO RESTORE PROJECT SITE AS WORK PROGRESSES

IMPERVIOUS INCREASE

| | | |
|--|---|---|
| PROPOSED BUILDING ROOF - 15,000 S.F. x (2) | = | 30,000.0 S.F. |
| CONCRETE PAVEMENT (OVERALL - PHASE I) | = | 141,340.0 S.F. |
| TOTAL INCREASE - PHASE I | = | 171,340.0 S.F. OR 34.5%± OF THE SITE |
| PROPOSED BUILDING ROOF - 15,000 S.F. BY (3) | = | 45,000.0 S.F. |
| CONCRETE PAVEMENT (OVERALL - PHASE I) | = | 173,590.0 S.F. |
| TOTAL INCREASE - PHASE I | = | 168,590.0 S.F. OR 33.9%± OF THE SITE |
| TOTAL PROJECT IMPERVIOUS AT BUILD-OUT | = | 339,930.0 S.F. OR 68.3%± OF THE SITE |

LEGEND



| | | | |
|-------------------|---------------------|-------------------|-----------------------|
| DRAWING PHASE: | | DRAWN BY: DAM | NAME: |
| OWNER REVIEW | CHECKED BY: DAM | DATE: 02.18.26 | REVISION DESCRIPTION: |
| AGENCY REVIEW | DATE: 02.18.26 | REF FILE: 638-013 | JOB NUMBER: 638-013 |
| BID DOCUMENT | DWS FILE: 638-013 | FOR CONSTRUCTION | |
| AS-BUILT DOCUMENT | JOB NUMBER: 638-013 | | |

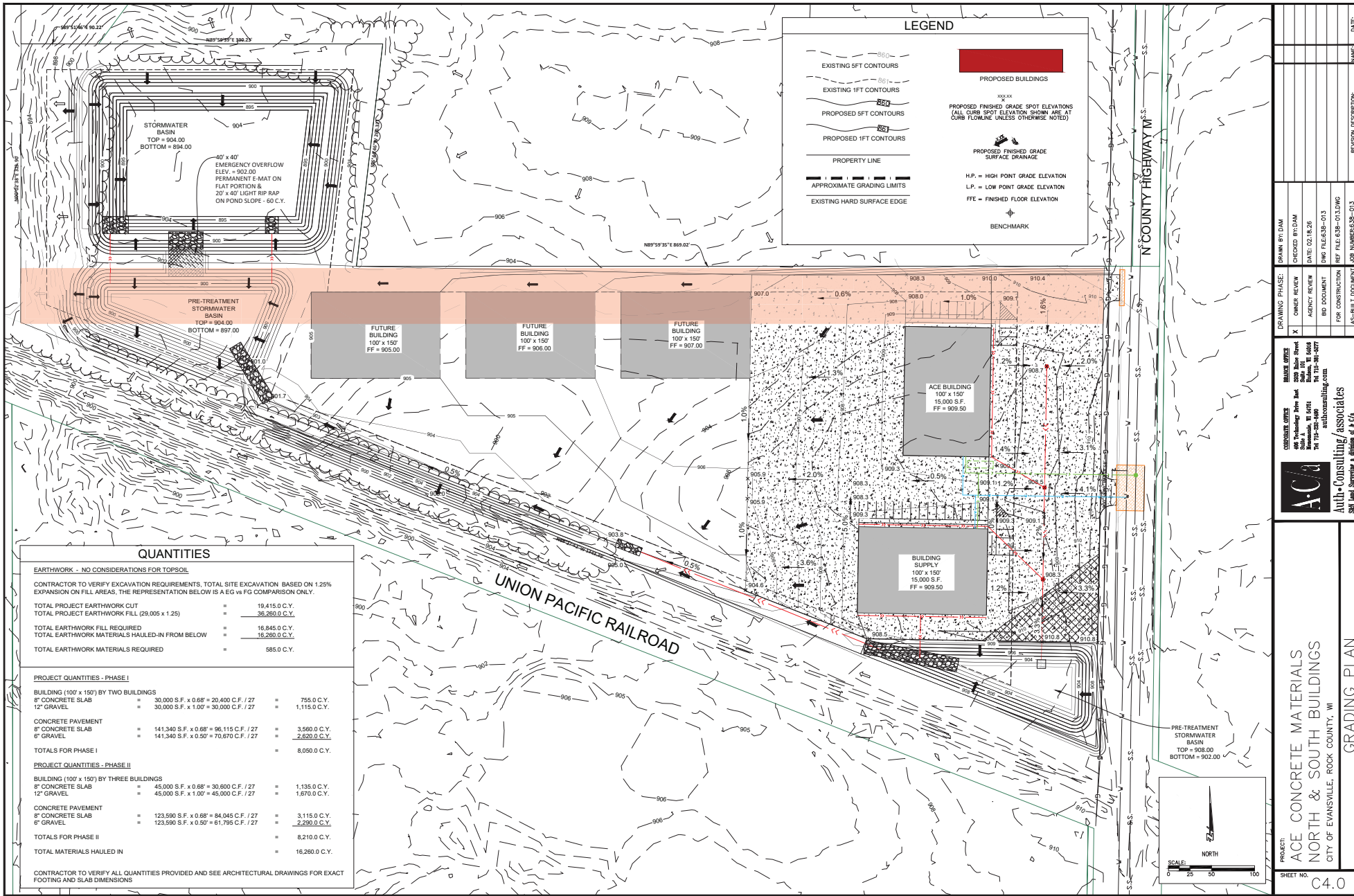
CONSULTING OFFICE
 ACE Concrete Materials
 400 Technology Drive East
 Rock County, WI 54751
 Tel: 715-282-1400
 Fax: 715-281-2577
 aceconcrete.com

Auth. Consulting / associates
 SMI Land Surveying & Utilities of A/CU

PROJECT:
 ACE CONCRETE MATERIALS
 NORTH & SOUTH BUILDINGS
 CITY OF EVANSVILLE, ROCK COUNTY, WI

OVERALL SITE PLAN

SHEET NO. **C3.0**



LEGEND

- EXISTING 5FT CONTOURS
- EXISTING 1FT CONTOURS
- PROPOSED 5FT CONTOURS
- PROPOSED 1FT CONTOURS
- PROPERTY LINE
- APPROXIMATE GRADING LIMITS
- EXISTING HARD SURFACE EDGE

- PROPOSED BUILDINGS
- PROPOSED FINISHED GRADE SPOT ELEVATIONS (ALL CURB SPOT ELEVATION SHOWN ARE AT CURB FLOWLINE UNLESS OTHERWISE NOTED)
- PROPOSED FINISHED GRADE SURFACE DRAINAGE
- H.P. = HIGH POINT GRADE ELEVATION
- L.P. = LOW POINT GRADE ELEVATION
- FFE = FINISHED FLOOR ELEVATION
- ⊕ BENCHMARK

QUANTITIES

EARTHWORK - NO CONSIDERATIONS FOR TOPSOIL

CONTRACTOR TO VERIFY EXCAVATION REQUIREMENTS, TOTAL SITE EXCAVATION BASED ON 1.25% EXPANSION ON FILL AREAS, THE REPRESENTATION BELOW IS A EG vs FG COMPARISON ONLY.

| | |
|--|---------------|
| TOTAL PROJECT EARTHWORK CUT | 19,415.0 C.Y. |
| TOTAL PROJECT EARTHWORK FILL (29,005 x 1.25) | 36,256.0 C.Y. |
| TOTAL EARTHWORK FILL REQUIRED | 16,845.0 C.Y. |
| TOTAL EARTHWORK MATERIALS HAULED-IN FROM BELOW | 16,280.0 C.Y. |
| TOTAL EARTHWORK MATERIALS REQUIRED | 585.0 C.Y. |

PROJECT QUANTITIES - PHASE I

| | |
|---|--|
| BUILDING (100' x 150') BY TWO BUILDINGS | |
| 8" CONCRETE SLAB | 30,000 S.F. x 0.68' = 20,400 C.F. / 27 = 755.0 C.Y. |
| 12" GRAVEL | 30,000 S.F. x 1.00' = 30,000 C.F. / 27 = 1,111.0 C.Y. |
| CONCRETE PAVEMENT | |
| 8" CONCRETE SLAB | 141,340 S.F. x 0.68' = 96,115 C.F. / 27 = 3,560.0 C.Y. |
| 6" GRAVEL | 141,340 S.F. x 0.50' = 70,670 C.F. / 27 = 2,620.0 C.Y. |
| TOTALS FOR PHASE I | 8,050.0 C.Y. |

PROJECT QUANTITIES - PHASE II

| | |
|---|--|
| BUILDING (100' x 150') BY THREE BUILDINGS | |
| 8" CONCRETE SLAB | 45,000 S.F. x 0.68' = 30,600 C.F. / 27 = 1,135.0 C.Y. |
| 12" GRAVEL | 45,000 S.F. x 1.00' = 45,000 C.F. / 27 = 1,670.0 C.Y. |
| CONCRETE PAVEMENT | |
| 8" CONCRETE SLAB | 123,590 S.F. x 0.68' = 84,045 C.F. / 27 = 3,115.0 C.Y. |
| 6" GRAVEL | 123,590 S.F. x 0.50' = 61,795 C.F. / 27 = 2,290.0 C.Y. |
| TOTALS FOR PHASE II | 8,210.0 C.Y. |
| TOTAL MATERIALS HAULED IN | 16,280.0 C.Y. |

CONTRACTOR TO VERIFY ALL QUANTITIES PROVIDED AND SEE ARCHITECTURAL DRAWINGS FOR EXACT FOOTING AND SLAB DIMENSIONS

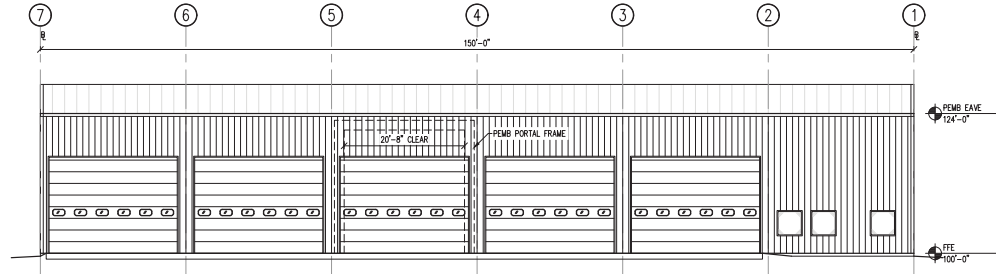
| | | | | |
|-----------------------|--|-------------------------------------|--------------------|---|
| DRAWING PHASE: | DRAWN BY: DAM | CHECKED BY: DAM | DATE: 02.18.26 | AGENCY REVIEW |
| SCALE: | AS-BUILT DOCUMENT | JOB NUMBER: 638-013 | NAME | DATE |
| CONTRACTOR: | Auth Consulting Associates | 1115-202-1400 | REV. FILE: 638-013 | FOR CONSTRUCTION: REF FILE: 638-013.DWG |
| PROJECT: | ACE CONCRETE MATERIALS NORTH & SOUTH BUILDINGS | CITY OF EVANSVILLE, ROCK COUNTY, WI | REV. DESCRIPTION: | |



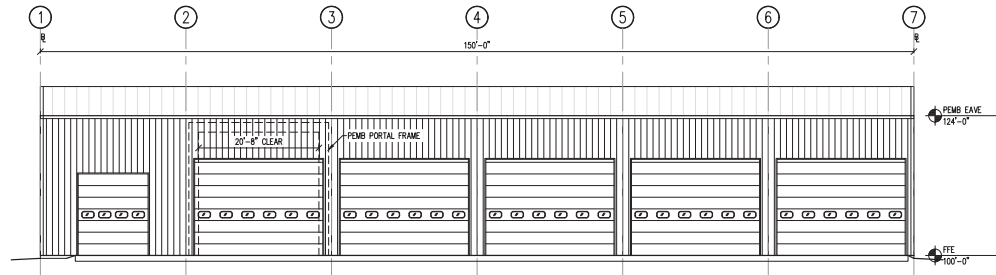
GRADING PLAN

SHEET NO. **C4.0**

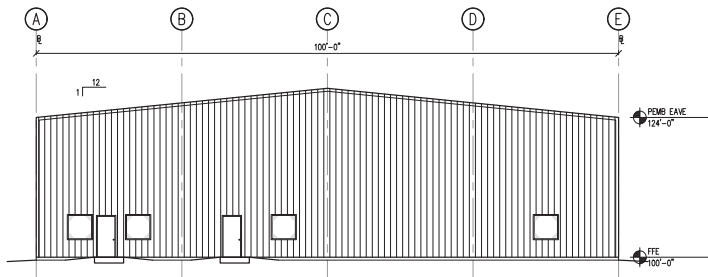
North Building Exterior - Ace Concrete



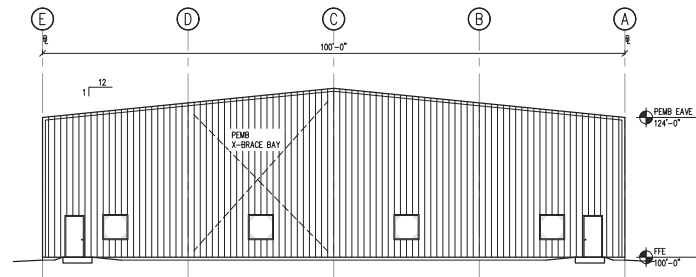
1 EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 WEST ELEVATION
SCALE: 3/32" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



4 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

| REVISION DESCRIPTION | NAME | DATE |
|----------------------|------|------|
| | | |
| | | |
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| | | |
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| | | |

DRAWN BY: SCH
 CHECKED BY:
 DATE: 02-18-2026
 DWG FILE: A201
 REF FILE: DRAWINGS
 JOB NUMBER: 638-13



BLISSVILLE OFFICE
 5000 Bliss Street
 Bliss, OH 44018
 Tel: 715-341-5077

OSHTONVILLE OFFICE
 408 Traskway, P.O. Box 11
 Bliss, OH 44011
 Tel: 715-332-8400
 Fax: 715-332-8406



Auth•Consulting/associates
 S&N Land Surveying

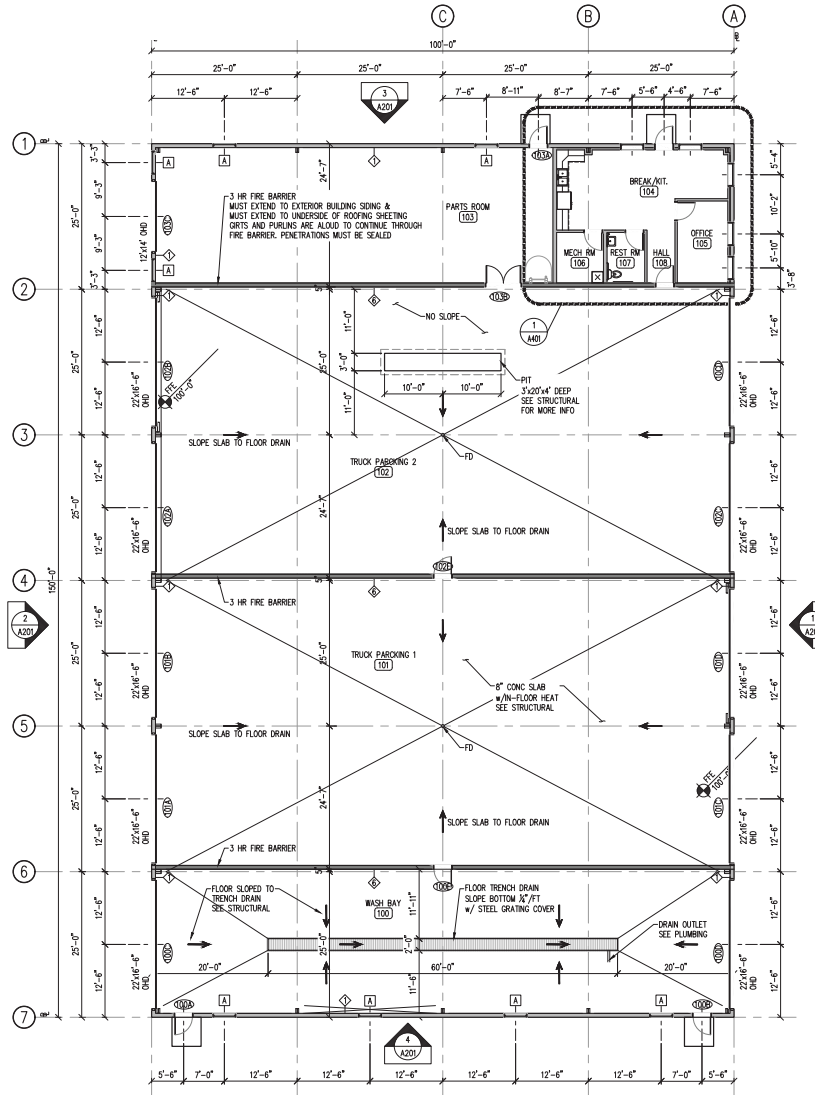
PROJECT:
 ACE CONCRETE
 NORTH BLDG ACE MATERIAL
 EVANSVILLE, WI

EXTERIOR BUILDING ELEVATIONS

RELEASED FOR
 CONSTRUCTION
 04-22-2026

SHEET NO.
 A201

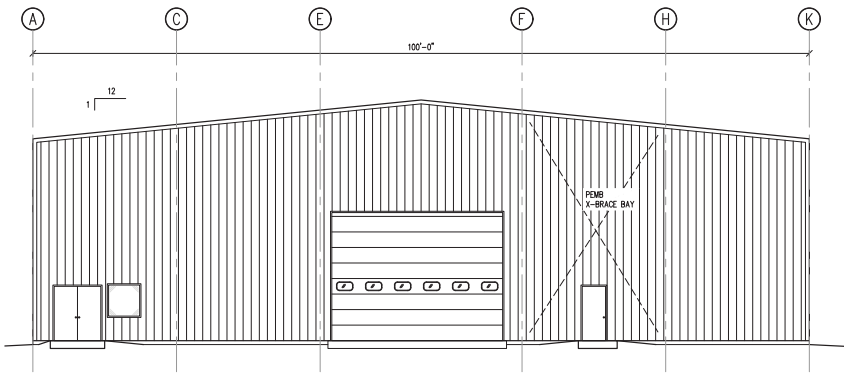
North Building Interior - Ace Concrete



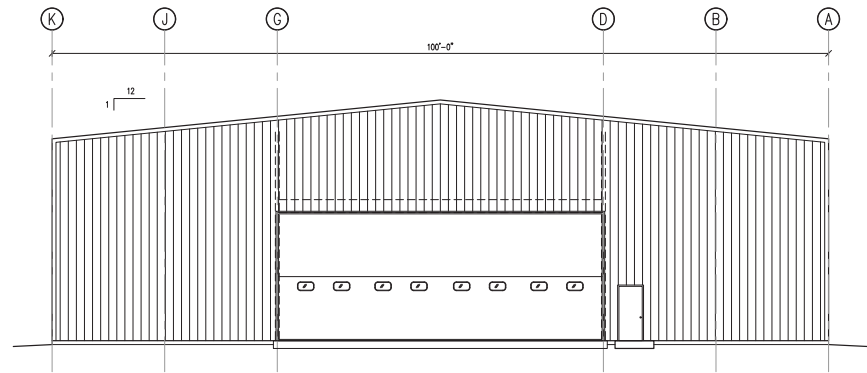
1 FLOOR PLAN
A101
SCALE: 3/32" = 1'-0"

| | |
|---|---|
|  Auth Consulting/associates S&N Land Surveying | |
| PROJECT: ACE CONCRETE NORTH BLDG ACE MATERIAL EVANSVILLE, WI | FLOOR PLAN SHEET NO. A101 |
| DRAWN BY: SCH CHECKED BY: DATE: 02-18-2026 DWG FILE: A101 REF FILE: DRAWINGS JOB NUMBER: 638-13 | REVISION DESCRIPTION: NAME: DATE: |
| BALANCE OFFICE 5090 Lake Street Suite 111 Evansville, WI 47611 Tel: 715-861-5277 Fax: 715-861-5277 | |
| CONSULTING OFFICE 408 Truesdell Drive E Suite 101 Evansville, WI 47611 Tel: 715-832-8400 Fax: 715-832-8400 | |

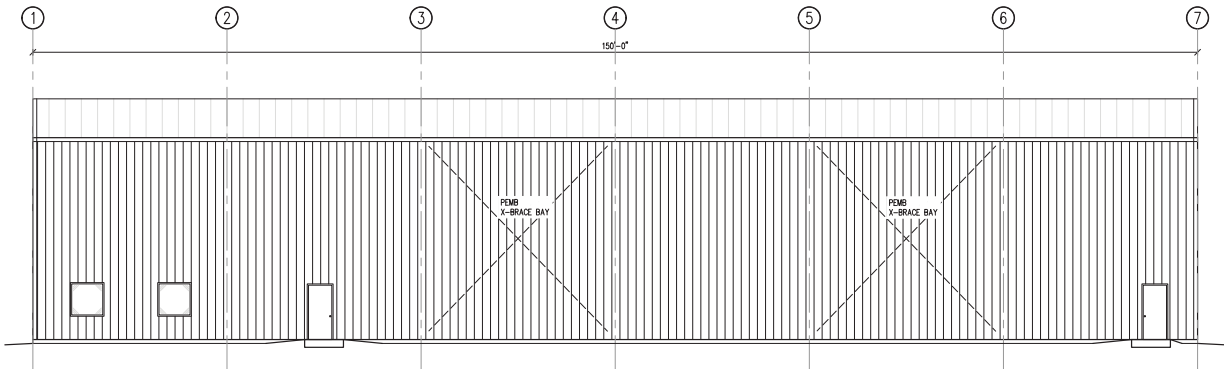
RELEASED FOR CONSTRUCTION
04-22-2026



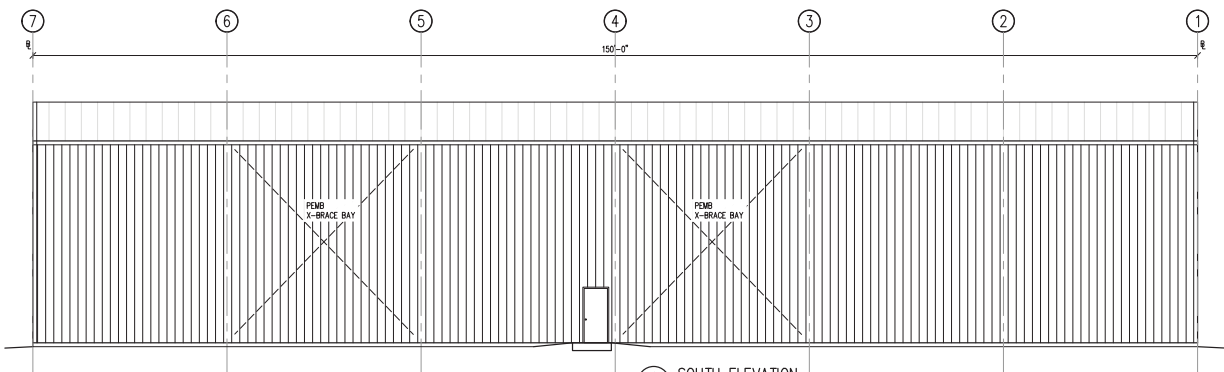
1 EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 WEST ELEVATION
SCALE: 3/32" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



4 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

South Building Exterior
Hatch Building Supply

RELEASED FOR
CONSTRUCTION
04-22-2026

| | | | |
|--------------------|-----------------------|-------|-------|
| DRAWN BY: SJH | REVISION DESCRIPTION: | NAME: | DATE: |
| CHECKED BY: | | | |
| DATE: 02-18-2026 | | | |
| DWG FILE: A201 | | | |
| REF FILE: DRAWINGS | | | |
| JOB NUMBER: 638-14 | | | |



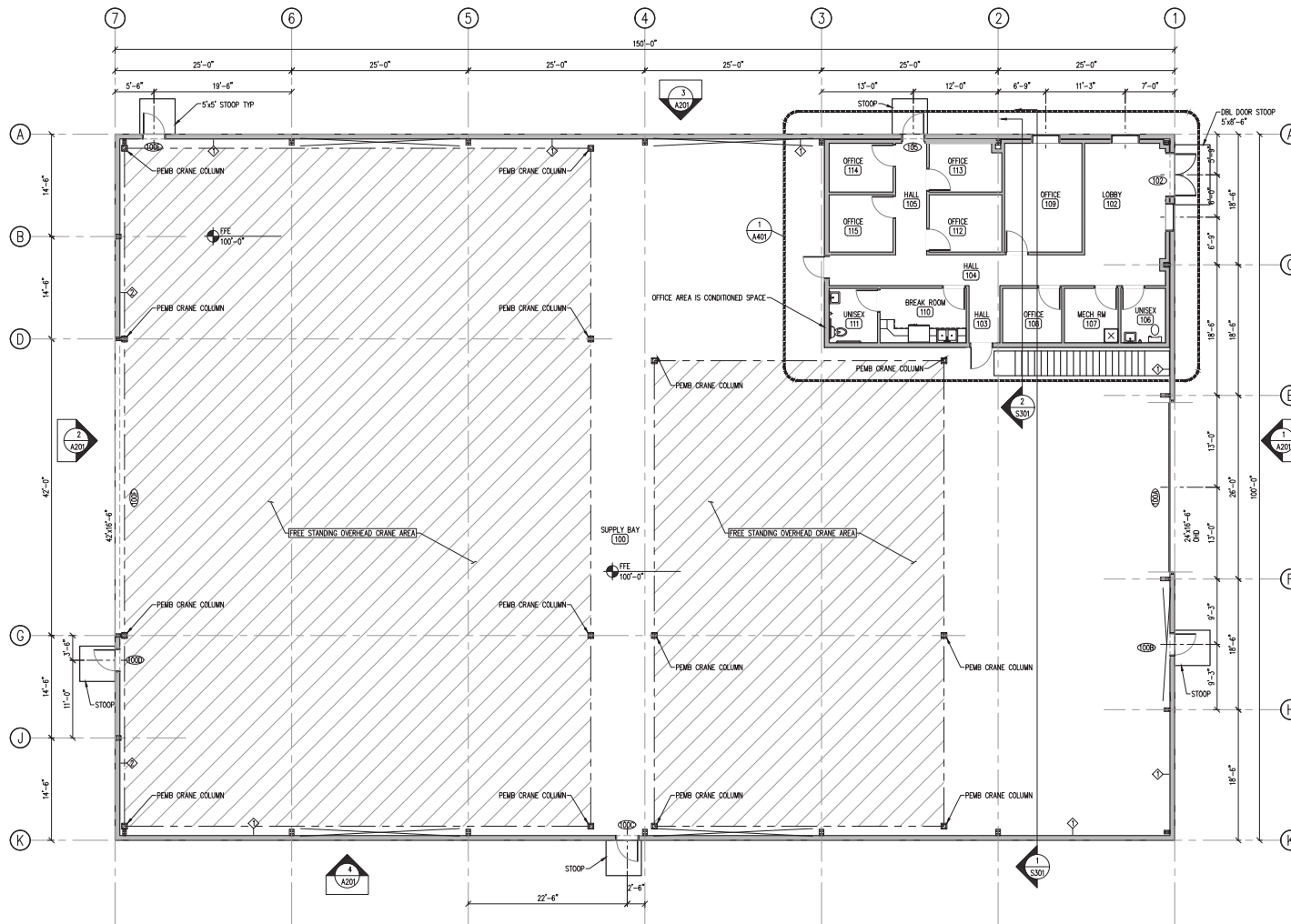
EVANSVILLE OFFICE
108 Trachsel Way # 1
Evansville, IN 47611
731-232-4400
731-232-4406



S&N Land Surveying
Auth•Consulting/associates

PROJECT:
ACE CONCRETE
SOUTH BLDG HATCH SUPPLY
EVANSVILLE, WI
EXTERIOR ELEVATION

SHEET NO.
A201



1 FLOOR PLAN
 AN1 SCALE: 1/8" = 1'-0"

South Building Exterior
 Hatch Building Supply

RELEASED FOR
 CONSTRUCTION
 04-22-2026

| | | | |
|--|--|---|--|
| PROJECT: ACE CONCRETE SOUTH BLDG HATCH SUPPLY EVANSVILLE, WI | | FLOOR PLAN | |
| SHEET NO. A101 | | PROJECT DESCRIPTION: NAME: _____ DATE: _____ | |
| DRAWN BY: SJH CHECKED BY: _____ DATE: 02-18-2026 DWG FILE: A101 | | REF FILE: DRAWINGS JOB NUMBER: 638-14 | |
| CONSULTING OFFICE: ACE Consulting/associates 408 Truesdell Park II Suite 111 Evansville, WI 47811 Tel: 715-232-8400 Fax: 715-232-8406 | | S&N Land Surveying | |
|  | |  | |

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (the *Agreement*) is between City of Evansville and Royal Flush Holdings, LLC (*Parcel A Owner*).

RECITALS:

A. The City of Evansville desires to obtain an Easement for ingress and egress, utility and public trail purposes.

B. Parcel A Owner is the owner of certain real property located in Rock County, Wisconsin, as described on the attached **Exhibit A** and referred to on the exhibit and in this Agreement as *Parcel A*.

C. Parcel A Owner is willing to create an easement over Parcel A to allow the City of Evansville a non-exclusive ingress and egress easement, utility easement and public trail easement over a certain portion of Parcel A.

AGREEMENT

For good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. Grant of Easement. Parcel A Owner grants a non-exclusive easement for ingress and egress, utilities of any kind or nature and a public trail and incidental purposes over a 66 foot wide easement area described on the attached Exhibit B of Parcel A (the Easement Property). A true and correct map of the location of the Easement Property is attached **Exhibit C**.

2. Permitted Users. The easement granted in Section 1, above, may be used by the City of Evansville and its employees, invitees and utility companies along with individuals who are using any portion of the Easement Property for public trail use.

3. Covenants Run with Land. All of the terms and conditions in this Agreement, including the benefits and burdens, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by the City of Evansville and Parcel A Owner and their respective successors and assigns. The easement granted under Section 1 of this Agreement is an easement appurtenant to Parcel A and may not be transferred separately from, or severed from, title to Parcel A.

4. Non-Use. Non-use or limited use of the easement rights granted in this Agreement shall not prevent the City of Evansville from later use of the easement rights to the fullest extent authorized in this Agreement.

5. Governing Law. This Agreement shall be construed and enforced in accordance with the internal laws of the State of Wisconsin.

6. Entire Agreement. This Agreement sets forth the entire understanding of the parties and may not be changed except by a written document executed and acknowledged by all parties to this Agreement and duly recorded in the office of the Register of Deeds of Rock County, Wisconsin.

7. **Invalidity.** If any term or condition of this Agreement, or the application of this Agreement to any person or circumstance, shall be deemed invalid or unenforceable, the remainder of this Agreement, or the application of the term or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term and condition shall be valid and enforceable to the fullest extent permitted by law.

8. **Waiver.** No delay or omission by any party in exercising any right or power arising out of any default under any of the terms or conditions of this Agreement shall be construed to be a waiver of the right or power. A waiver by a party of any of the obligations of the other party shall not be construed to be a waiver of any breach of any other terms or conditions of this Agreement.

9. **Enforcement.** Enforcement of this Agreement may be by proceedings at law or in equity against any person or persons violating or attempting or threatening to violate any term or condition in this Agreement, either to restrain or prevent the violation or to obtain any other relief. If a suit is brought to enforce this Agreement, the prevailing party shall be entitled to recover its costs, including reasonable attorney fees, from the nonprevailing party.

Dated: October ____, 2025.

CITY OF EVANSVILLE

By: _____
Name: Jason Sergeant, City Administrator

(Parcel A Owner)

ROYAL FLUSH HOLDINGS, LLC

By: _____
Name: Jonathan R. Lange

ACKNOWLEDGMENT

STATE OF WISCONSIN
COUNTY OF ROCK

This instrument was acknowledged before me on October ____, 2025 by Jason Sergeant and Jonathan R. Lange.

Notary Public, State of Wisconsin
My commission expires: _____

Drafted by:
Attorney Michael A. Faust
Consigny Law Firm, S.C.
303 East Court Street
Janesville, WI 53545
Phone: (608) 755-5050

EXHIBIT A

All that part of the N. 3/4 of the NE. 1/4 of Section 35, T. 4 N., R. 10 E. of the 4th P.M., City of Evansville, County of Rock, State of Wisconsin, lying North of the Chicago & Northwestern Railway Company's Northerly right-of-way line and West of the Westerly line of C.T.H. M;

EXCEPTING THEREFROM that part thereof described as follows: Beginning at the Northwest corner of the NE. 1/4 of said Section 35; thence East 24 rods and 10 feet; thence South 29 rods and 13 feet; thence West 24 rods and 10 feet; thence North 29 rods and 13 feet to the place of beginning;

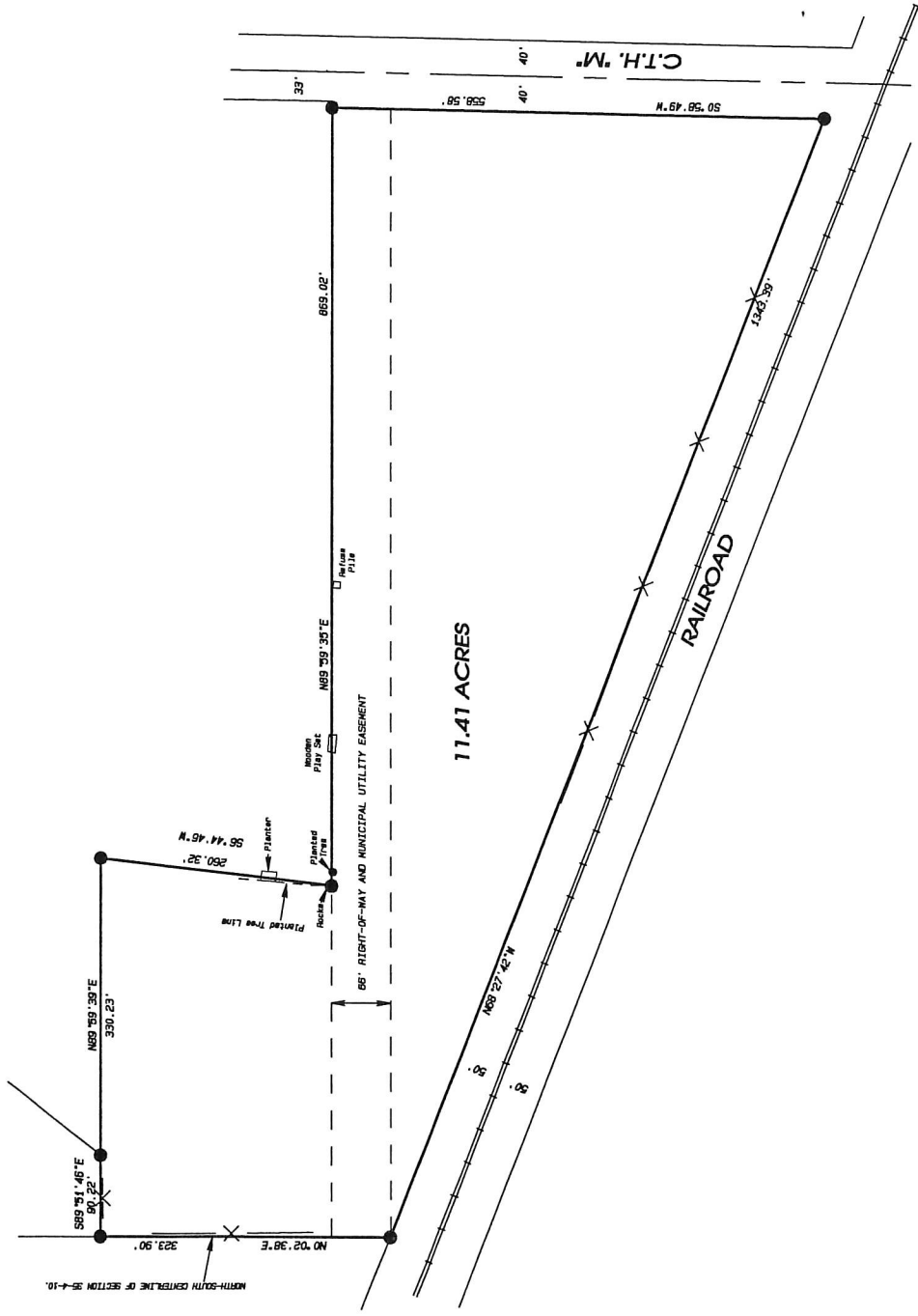
FURTHER EXCEPTING THEREFROM that part thereof described as follows: Commencing at a cut stone monument found at the North 1/4 corner of said Section 35; thence East (assumed bearing), along the North line of the NE. 1/4 of said section, 477.60 feet to an iron pipe monument set at the place of beginning for the land to be herein described; thence continuing East, along said North line, 834.00 feet to an iron pipe monument set at the Northeast corner of the W. 1/2 of the NE. 1/4 of said section; thence S. 0° 57' W., along or near the centerline of C.T.H. M as traveled, 750.00 feet to an iron pipe monument; thence West, parallel to said North line, 909.55 feet to an iron pipe monument; thence N. 6° 41' 30" E. 755.04 feet to the place of beginning;

FURTHER EXCEPTING THEREFROM that part thereof described as follows: Commencing at the North 1/4 corner of said Section 35; thence East (assumed bearing), along the North line of the NE. 1/4 of said section, 477.60 feet to an iron pipe monument found at the Northwest corner of an existing 15.007 acre tract, also being at the place of beginning for the land to be herein described; thence S. 6° 41' 30" W., along the West line of said tract, 494.87 feet to an iron pin monument; thence Westerly, parallel with said North line, 14 feet more or less to the Brunsell tract; thence Northerly, along the East line of said tract, 491.5 feet to said North line; thence East (assumed), along said North line, 57.67 feet, more or less to the place of beginning.

EXHIBIT B

PART OF THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 35, T.4N., R.10E., OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the North $\frac{1}{4}$ corner of said Section; thence S.0°02'38"W. along the North-South Centerline of said Section, 750.36 feet to the place of beginning for the easement to be herein described; thence N.89°59'35"E. 1259.09 feet to the Westerly Right-of-Way (R.O.W.) line of C.T.H. "M"; thence S.0°58'49"W. along said Westerly R.O.W. line, 66.01 feet; thence S.89°59'35"W. 1255.87 feet to the Northerly R.O.W. of the railroad; thence N.68°27'42"W. along said Northerly R.O.W. line, 2.30 feet; thence N.0°02'38"E. 65.16 feet to the place of beginning.



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

Proposed PRE/3 Development

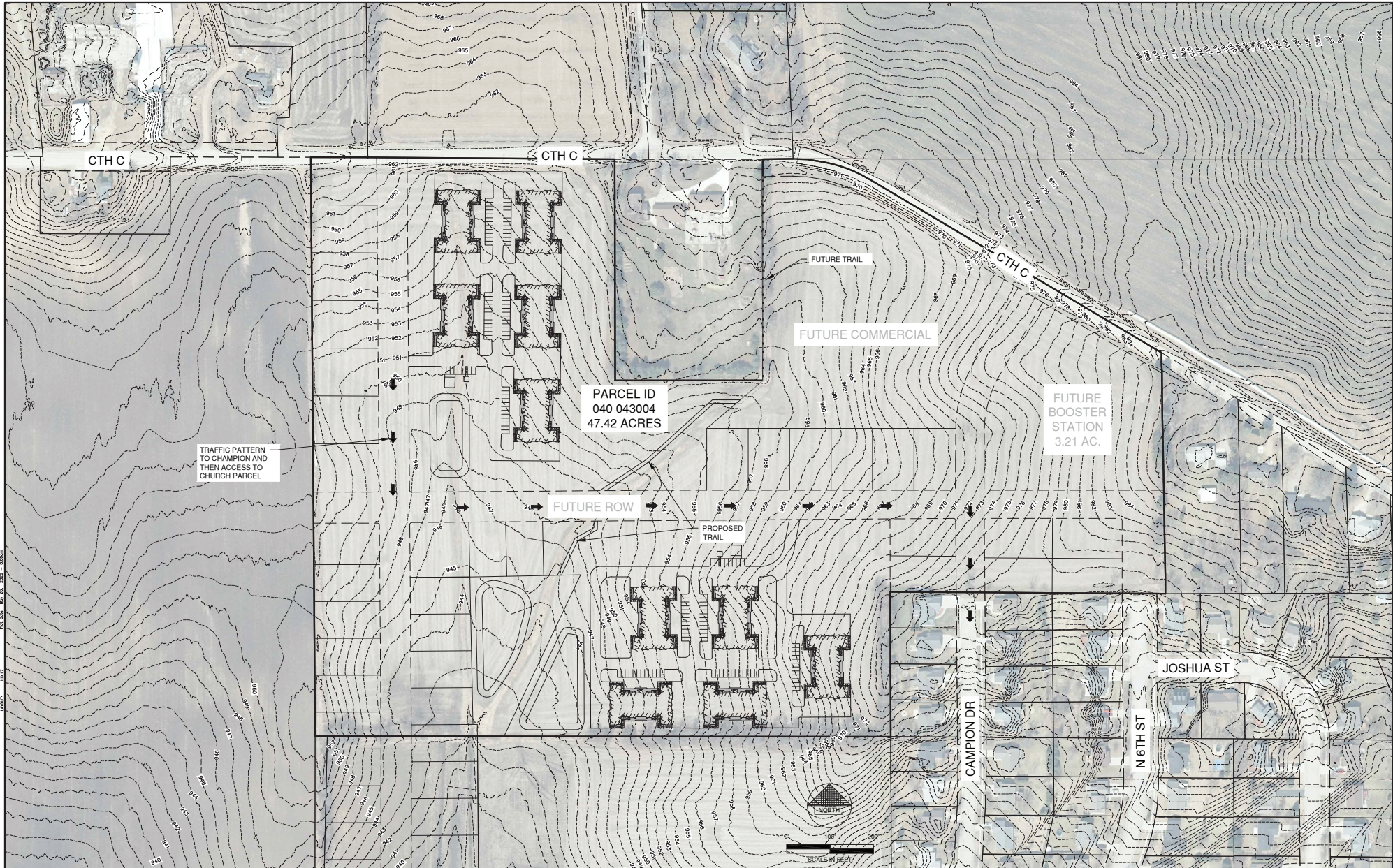
City of Evansville

The proposed mixed-use residential development in the City of Evansville (City), Wisconsin, is designed to address the community's growing need for diverse, attainable housing while supporting long-term, sustainable growth. The project will feature a combination of two-story apartment buildings and newly created single-family lots, providing a balanced mix of rental and homeownership opportunities. The apartment component will include thoughtfully designed 12-unit buildings, with each unit offering two bedrooms, two bathrooms, a private entrance, and an attached garage, with sizes generally ranging from approximately 1,050 to 1,150 square feet. On-site amenities will include a leasing office and centralized mail facilities, supported by a full-time property manager and part-time maintenance and housekeeping staff. In addition, a designated parcel within the development will offer flexibility for neighborhood-scale commercial use.

This development is being proposed in response to ongoing economic pressures and housing challenges facing Evansville and similar communities across southern Wisconsin. Rising construction and financing costs, coupled with higher interest rates, have constrained housing supply and limited affordability for many residents. At the same time, Evansville continues to experience increased demand due to its proximity to major employment centers such as Madison and Janesville. This has created a clear need for "missing middle" and workforce housing—moderately priced homes that are attainable for local employees, young families, and seniors seeking to downsize. By introducing a mix of housing types, the development supports the City of Evansville's goals of expanding housing availability, attracting and retaining a stable workforce, and accommodating responsible population growth.

The project also aligns with key community priorities and planning considerations within Evansville, including maintaining small-town character while encouraging thoughtful development. Careful attention will be given to transitions between apartment buildings and single-family neighborhoods, ensuring compatibility in scale, design, and landscaping. Infrastructure capacity, including water, sewer, stormwater management, and transportation access, will be evaluated and planned for to support the development efficiently while minimizing impacts on existing systems. The inclusion of and planning for sidewalks and pedestrian pathways will further enhance walkability and connectivity. The optional commercial parcel provides an opportunity to introduce small-scale new businesses, which will provide more tax base.

Overall, this project represents a comprehensive approach to addressing Evansville's housing needs while reinforcing the City's vision for managed growth, economic resilience, and a high quality of life for its residents.



| NO. | DATE | APPROV. | REVISION | NO. | DATE | APPROV. | REVISION |
|-----|------|---------|----------|-----|------|---------|----------|
| | | | | | | | |
| | | | | | | | |

| |
|-----------------|
| DRAWN JCS |
| CHECKED JCS |
| DESIGNED JCS |

SITE DEVELOPMENT
FOR PARCEL 040 043004
TOWN OF EVANSVILLE
ROCK COUNTY, WISCONSIN

SITE LAYOUT

DATE
08/20/23
FILE
EVANSVILLE - CONCEPT
JOB NO.
231500

REL Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT –
CHS OILSEED PROCESSING, LLC

This First Amendment to Development Agreement (“Amendment”) is made this ____ day of June, 2026, between the City of Evansville, a Wisconsin municipal corporation of the State of Wisconsin, located in Rock County (“the City”) and CHS Oilseed Processing LLC, Delaware limited liability company (“Developer”).

WHEREAS, Developer is the owner of Lots 1 and 2 of Certified Survey Map No. 42-269, recorded May 16, 2024 as Document No. 2262171 and comprised of 19 pages (the “CSM”);

WHEREAS, the City and Developer entered into a Development Agreement, dated October 24th, 2024, related to the phased development to the Land and the City’s provision of economic incentives to Developer, among other things, including Tax Incremental Financing.

WHEREAS, Developer has not yet elected to proceed with the development of the Land and construction of the Project on the Property, and the Parties desire to amend the Agreement to extend the timelines set forth in the Agreement and address other matters as set forth herein.

NOW, THEREFORE, in consideration of the above recitals, the terms and conditions contained in the Agreement, as amended by this Amendment, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. Definitions; Amendment. All capitalized terms used by not defined or redefined in this Amendment shall have the meanings given in the Agreement. Except as expressly modified in this Amendment, all terms and conditions of the Agreement remain unmodified and are in full force and effect.

2. Timing and Commencement.

a. The Parties acknowledge conditions precedent (1) and (2) set forth in Article 1, Section C of the Agreement have been satisfied (acquisition of Land and recording of CSM have occurred); however, conditions (3) and (4) (first building permit and Developer’s Board approval) have not yet occurred as of the date of this Amendment and the Commencement Date has not yet occurred. The Parties agree the last sentence of the first paragraph in Article 1, Section C is deleted and replaced with the following:

If the notice referenced above, which establishes the “Commencement Date,” is not given on or before July 1st every two years, beginning on July 1, 2028 (and thereafter on July 1, 2030, July 1, 2032, and so on; each a “City Termination Date”), the City shall have the option to terminate this Agreement by written notice given to the Developer within _____ days after each City Termination Date (each a “City Termination Period”). If the City does not elect to exercise the City’s termination right hereunder within the applicable City Termination Period, this Agreement shall continue in full force and effect and the City shall again have a termination right if the Commencement Date has not occurred by the next City Termination Date.

b. In consideration of the extensions set forth in this Amendment, so long as the Commencement Date has not occurred and provided the City has not elected to terminate the Agreement on the applicable City Termination Date, Developer agrees that it shall make the

following payments to the City, in consideration of services rendered in connection with the Agreement, as amended by this Amendment:

\$20,000 by each August 1st in 2029, 2030 and 2031; and

\$50,000 by each August 1st in 2032 and 2033.

c. If the Commencement Date has not occurred by July 1, 2034, the Agreement shall automatically terminate and expire and the Parties shall have no further rights or obligations thereunder except those that expressly survive termination.

3. Valuation. Since the Commencement Date has not yet occurred, the Guaranteed Tax Value is not yet applicable to the Property and the Parties acknowledge the Guaranteed Tax Values do not yet apply to the Developer or the Property and Developer is not required to make any real estate tax payments or Shortfall Payments based on the Guaranteed Tax Values, which will begin once the Commencement Date has occurred. Accordingly, the Parties agree the tax assessment years set forth in Article 2, Section C, 1. – 3. of the Agreement are amended such that tax assessment year 2025 shall be replaced with the calendar year in which the Commencement Date occurs, tax assessment year 2026 will be replaced with the immediately next calendar year after the year in which the Commencement Date occurs and tax assessment year 2027 will be replaced with the next calendar year after that. Similarly, the Parties acknowledge no TIF Payments shall be due until the Commencement Date occurs.

4. Extension of Entitlements. Pursuant to the City Ordinance Number 130-109, the City's Plan Commission has taken action to extend the conditional use permit ("CUP") granted on August 1, 2023 for the Project, by action/ordinance [adopted on _____/ OR by Ordinance/Resolution number _____], which is extended to July 31, 2031 and which will expire if the Commencement Date has not occurred by that date. The City further acknowledges and agrees that it has approved a site plan application for the Project on September 5, 2023 pursuant to Division 8, Chapter 130 of the City's Ordinances and, so long as the CUP is unexpired and subject to the conditions of the Plan Commission approval of the site plan, the site plan approval shall remain effective and shall not expire (and may not be terminated or revoked by the City). In the event of expiration of the CUP and the site plan on July 31, 2031 without the Commencement Date having occurred but if this Agreement remains in effect and Developer elects to proceed with the Project, Developer acknowledges it may be required to obtain one or more conditional use permits and/or site plan approvals, as applicable under the City's then-current zoning and other land development and building construction ordinances.

5. Recreational Trail and Easements. Provided the Commencement Date has occurred, the deadline in Article 6, Section A.5. for construction of the Recreation Trail Work or payment of Four Hundred Thousand Dollars (\$400,000) by Developer shall be changed from December 31, 2030 to June 30, 2034. In addition, Developer agrees to grant the City the easements, on the agreed-upon easement form at **Exhibit E** to the Agreement, as described in Article 6, Section A.5 (Bike Path) and Article 6, Section B (public utility easements for water and sewer extension) upon the City's request and upon the Parties' final agreement as to the exact location of the easements in accordance with Article 6, Section B, which are generally depicted on **Exhibit F** to the Agreement.

6. Execution in Counterparts. This Amendment may be executed in two or more

counterparts. All executed counterparts shall constitute one agreement, and each counterpart shall be deemed an original. The Parties agree that signatures transmitted by electronic mail or electronic signatures (such as by DocuSign) shall be legal and binding and shall have the same full force and effect as if an original of this Amendment had been delivered and they waive any defenses to the enforcement of the terms of the Agreement, as amended by this Amendment, based on these forms of signature.

[Signatures on Following Page]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date stated.

CHS Oilseed Processing LLC

(print name and title)

CITY OF EVANSVILLE:

Abbey Barnes, Mayor

Date: _____

Leah Hurtley, City Clerk

Date: _____

APPROVED AS TO FORM:

Mark Kopp, City Attorney



City of Evansville

Community Development Department

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

Friday, May 29, 2026

Grove Partners
129 N Madison Street
Evansville, WI 53536

Sent via e-mail: Matt Brown mbrown@nylumber.com
Roger Berg rberg@grovepartners.net
Dave Olsen dolsen@grovepartners.net

Dear Grove Partners,

Thank you for your recent submission for the Westfield Meadows Second Addition subdivision plat on May 26, 2026. I have had the opportunity to review the plat for compliance against our subdivision and zoning ordinances.

In addition to the preliminary plat application, if the applicant addresses the items in this letter, a final land division application can be made in anticipation of a concurrent approval. Please consult with your surveyor with how best to proceed.

A rezoning application is also needed to allow zero lot lined duplexes, as is your stated intention. These are only allowed in the R-2 zoning district; the lot is currently zoned R-3.

An updated timeline with submittal times for a concurrent approval (i.e. – preliminary and final plat and rezoning ordinance approved at the same meeting) has been provided for your convenience. Otherwise, the process will proceed with preliminary plat approval in July, followed by final plat and development agreement approval in August.

The following issues will need to be addressed prior to further review of the plat:

- Lots 3, 4, 5, 6 and 7 are larger than the 16,000 square foot maximum lot area allowed in the R-2 zoning district
- Lots 1, 3, 6, and 8 are wider than 100' lot width maximum allowed at the front setback line

Reconfiguring the lots to an acceptable size will result in the creation of one or two additional lots. Staff believes the best way to accomplish this is to abandon the cul-de-sac bulb and instead provide a hammerhead turnaround. It is also likely to ease placement of the buildings in anticipation of further lot subdivision along the shared walls of the duplex units. An extra lot could be situated at the very end of the hammerhead with lots on either side.

Staff appreciates the inclusion of building footprints on the plat. While these are preliminary and not for construction approval, staff is unsure if driveways can be adequately provided in the cul-de-sac without violating the 3 foot pavement setback from the property lines or by conflicting with one another. To prevent headaches when it is time to issue building permits, please provide approximate driveway locations to ensure conflicts are

kept at a minimum. Again, this will be eased by utilizing a hammerhead turnaround. Given the number of driveways anticipated on this short street (<400 feet), staff suggests shared driveways between units that do not share walls.

Staff is also requesting floor plans or building layouts that would show the units have less than 55% linear garage coverage on the front elevation, and that front facing facades are recessed no more than 8 feet from the primary façade. There was also some concern regarding monotony of housing styles from Plan Commission members. Varied designs would be appreciated and may be required in the development agreement.

As a reminder, front and street yard setbacks can be as low as 20 feet if any two of the following standards are met:

- Linear garage frontage does not exceed 40% of the building's front elevation
- Building is a two-story structure
- Front porch is at least 25 square feet in size
- Street-facing garage doors are recessed by at least 4 feet from ground floor front façade
- Driveway width does not exceed 15 feet in front setback area or is shared by access agreement with adjacent lot.

We are excited to work together in effort to grow Evansville.



Colette Spranger
Community Development Director

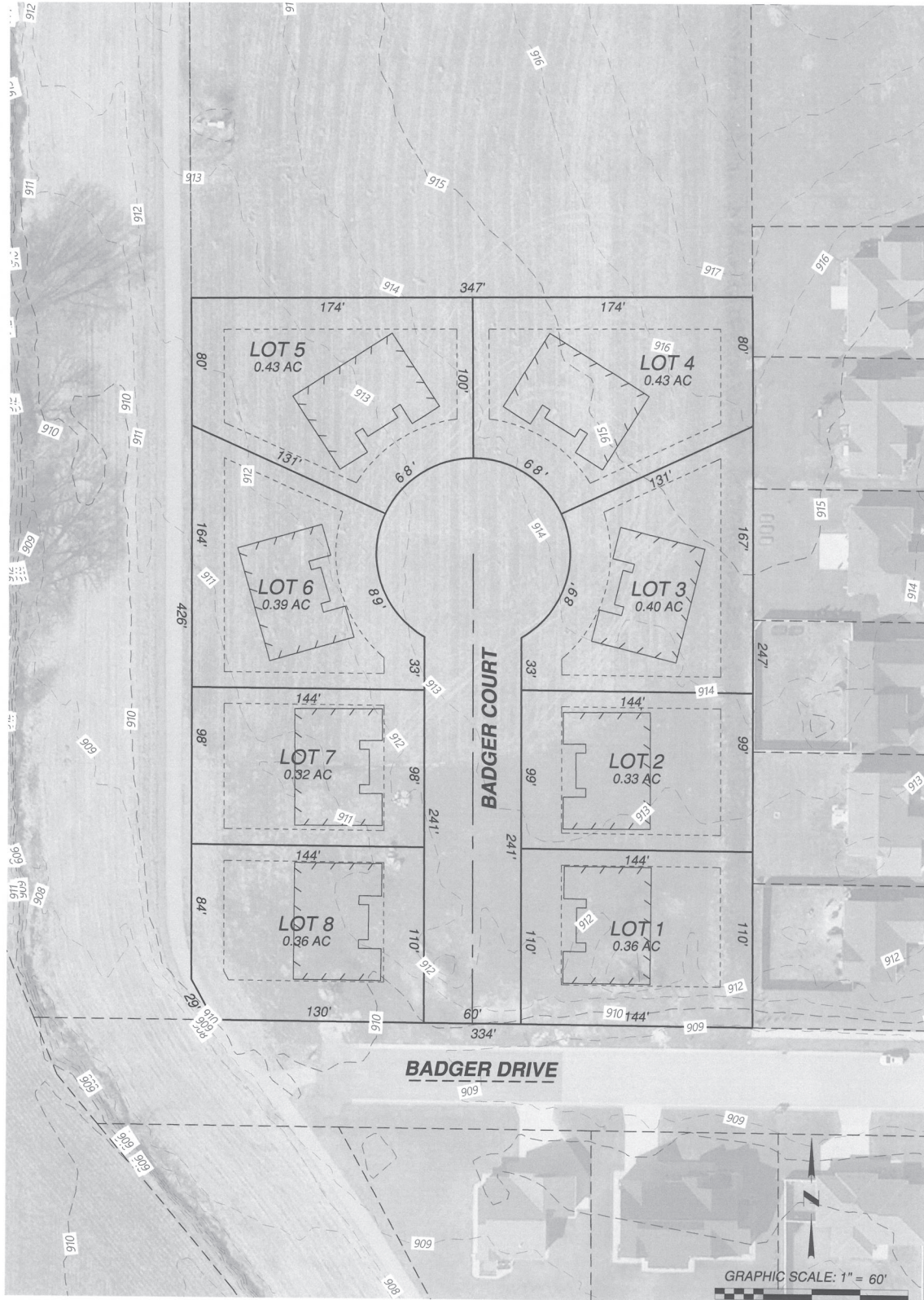
*Enclosures: Approval Timeline for Westfield Meadows Second Addition
Rezoning Application
Final Plat Application*

*CC: Ryan Combs, Combs & Associates
Brian Berquist, City Engineering
Jason Sergeant, City Administrator*

| Project Timeline: Westfield Meadows, 2nd Addition | |
|---|---|
| DATE OR MEETING | ACTION |
| <u>April 30th</u> | 1. Concept Plan Discussion with Mayor, Staff |
| <u>May 5th</u> <u>Plan Commission</u> <u>Mtg</u> | 1. Concept Plan discussed at Plan Commission, no action taken |
| <u>May 26th</u> | 1. APPLICANT submitted Preliminary Plat Application |
| <u>June 10th</u> | 1. APPLICANT to Submit Completed Rezoning Application 2. APPLICANT to submit FINAL PLAT application in anticipation of concurrent approvals |
| <u>May 26th to July 1st</u> | 1. CITY Reviews Subdivision and Rezoning Request 2. CITY communicates any revisions to Applicant 3. CITY and Applicant draft a developer's agreement 4. APPLICANT revises preliminary plat, submits final plat in accordance with Wis. Stats. § 236.20 and City's Subdivision Ordinance 5. CITY writes report for Plan Commission |
| <u>June 9th</u> <u>Common Council</u> <u>Mtg.</u> | 1. First reading of Rezone request, no action taken 2. Update Council on Rezone and Land Division Applications, no action taken |
| <u>June 11th</u> | 1. CITY sends Public Notice to Newspaper for Land Division 2. CITY sends Public Notice to Newspaper for Rezone |
| <u>June 18th and June 25th</u> | 1. Newspaper publishes Public Notices for Land Division and Rezone |
| <u>June 25th</u> | 1. CITY Sends Public Notice for Land Division and Rezone sent to neighbors w/in 250' |
| <u>June 30th at 5:00 pm</u> <u>Municipal Services</u> <u>Mtg.</u> | 1. Committee reviews plat with focus on utility and public works needs, and makes a recommendation for Common Council |
| <u>July 7th at 6:00pm</u> <u>Plan Commission</u> <u>Mtg.</u> | 1. Public Hearing and Review on Land Division Applications 2. Public Hearing and Review on Rezone Ordinance/Application 3. Review of Developer's Agreement |
| <u>July 14th at 6:00pm</u> <u>Common Council</u> <u>Mtg.</u> | 1. Final Review with anticipated approval for Land Division Application 2. Final Review with anticipated approval for Rezone Ordinance 3. Final Review with anticipated approval for Developer's Agreement |
| <u>SUBMIT NOI PERMIT TO DNR</u> | 1. SUBMIT Construction Site Stormwater Permit Applications to DNR for review |
| <u>SUBMIT BUILDING PERMITS</u> | 1. SUBMIT Building Permit Applications to Building Inspector |

WESTFIELD MEADOWS SECOND ADDITION

LOT 2 OF CERTIFIED SURVEY MAP NUMBER 42-507 AS DOCUMENT NUMBER 2308601 SITUATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, T.4N., R.10.E. OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.



Project No. 126-189
For: GROVE PARTNERS



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. MILWAUKEE ST
JANESVILLE, WI 53548
www.combssurvey.com

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



City of Evansville

Community Development Department

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

Friday, May 29, 2026

<NAME>
<STREET ADDRESS>
<CITY> <STATE> <ZIP>

Re: Sign and Code Compliance in Business and Industrial Districts

Dear Business Owner and/or Property Owner,

The purpose of this letter is to inform you inspections of your property or business may be occurring over the next few weeks to determine compliance with updated City of Evansville Property Maintenance and Sign Codes. Some business or property owners are also required to follow additional rules outlined in a Conditional Use or Site Plan Permit approval. These requirements will be inspected for compliance as well. Please keep in mind all property owners and building occupants in business and industrial zoned districts are receiving this letter. For your convenience signage and property maintenance code resource information is included below.

Guidelines for signage in the City. The complete Sign Regulations (Article X of the Municipal Codes) can be found at: <http://www.evansvillewi.gov/codes>

- All signs need to be permitted
- Signage cannot cover more than 50% of a window or 10% of a wall area
- Signage in historic districts cannot be backlit
- One "open" sign is permitted per building and cannot be flashing
- Banners cannot be used as permanent signs
- Signage must be removed from a building within 6 months of termination of a business

Additionally, in the B-2 zoning district (largely confined to the downtown), enforcement will begin to ensure that no more than 50% of a window of a first floor commercial space in the B-2 Central Business District shall be covered permanently with standard window treatments (e.g. blinds, curtains, etc.), and that vacant storefronts are screened from view. The appearance of vacant storefronts has a detrimental effect on the open and functioning businesses around it.

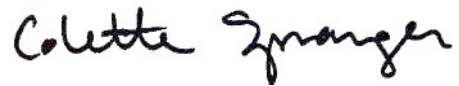
Guidelines for property maintenance in the City. The Property Maintenance Code (Chapter 46 of the Municipal Codes) can be found at: <http://ci.evansville.wi.gov/codes>

- Exteriors of building should be in good repair, free of peeling paint and deterioration
- Exterior lighting should not create glare
- Windows and doors should be properly installed and functioning
- Tarps should not be used as permanent window hangings.
- Sidewalks should be maintained and repaired to avoid tripping hazards

If any compliance action is required, a follow up letter will be sent from the City's contracted code enforcement services, Municipal Code Enforcement LLC, and a visit will be scheduled to plan for compliance.

If you need a sign permit or have any questions regarding this letter, please contact Community Development Director at: c.spranger@evansvillewi.gov or (608) 882-2263.

Sincerely,



Colette Spranger
Community Development Director

DRAFT

**January – April 2026
Building Permits**

| Municipality No.: 53-022 | | City of Evansville | | | | | |
|--------------------------|----------------|-----------------------------------|--------------------------|--------------|----------------------------------|------------|------------|
| GEC Job No.: I53-222 | | 2026 Building Permit Applications | | | | | |
| Date | Permit # | Address | Owner/Contractor | Est.Cost | Description | GEC Fee | Fee |
| 01/02/2026 | 26-0001-53-222 | 124 Hancock Ln | Justin Roettger | \$1,100.00 | Electric | \$155.00 | \$179.00 |
| 01/21/2026 | 26-0002-53-222 | 123 Highland St | Tyler Chadderdon | \$800.00 | Bathroom Remodel | \$410.00 | \$473.00 |
| 01/22/2026 | 26-0003-53-222 | 640 Fair St | Evansville Schools | \$526,000.00 | Replace 40 Heat Pumps | \$150.00 | \$180.00 |
| 01/23/2026 | 26-0004-53-222 | 434 Chestnut St | Mark Simonson | \$56,400.00 | Basement Finish | \$535.00 | \$620.50 |
| 01/26/2026 | 26-0005-53-222 | 232 N Fifth St | Brian Elmer | \$16,000.00 | Basement Finish | \$615.10 | \$712.45 |
| | | | | | Total Month Permit Fees January | \$1,865.10 | \$2,164.95 |
| | | | | | | | |
| 02/06/2026 | 26-0006-53-222 | 688 W Main St | Maria Herro | \$34,092.00 | Rooftop PV Solar Array | \$340.00 | \$391.00 |
| 02/20/2026 | 26-0007-53-222 | 248 Noahs Arc Ct | Mark Brusberg | \$60,000.00 | Addition | \$790.00 | \$910.00 |
| 02/20/2026 | 26-0008-53-222 | 326 Garfield Ave | Grant Hambrick | \$40,000.00 | New Garage With Sunroom | \$380.00 | \$438.00 |
| | | | | | Total Month Permit Fees February | \$1,510.00 | \$1,739.00 |
| | | | | | | | |
| 03/03/2026 | 26-0009-53-222 | 512 S 6th St | Larry Endres | \$22,823.90 | Resurface Deck | \$175.00 | \$201.00 |
| 03/16/2026 | 26-0010-53-222 | 24 S Second St | Al Hunt | \$1,500.00 | Electric | \$155.00 | \$179.00 |
| 03/17/2026 | 26-0011-53-222 | 344 Garfield Ave | Abner Reyes | \$14,985.00 | Basement Bath Addition | \$460.00 | \$531.00 |
| 03/18/2026 | 26-0012-53-222 | 16 E Main St | Farnsworth Enterprises I | \$0.00 | 2nd Floor Apartment Remodel | \$750.00 | \$900.00 |
| 03/24/2026 | 26-0013-53-222 | 87 Braeburn Way | Heather Ihlenfeldt | \$9,500.00 | Basement Bathroom | \$460.00 | \$531.00 |
| 03/25/2026 | 26-0014-53-222 | 50 N Union Rd | Scott Mallon | \$0.00 | Raze Commercial Building | \$150.00 | \$180.00 |
| 03/31/2026 | 26-0015-53-222 | 230 Garfield Ave | Jacob Rusch | \$6,000.00 | Egress Window | \$150.00 | \$173.00 |
| 03/31/2026 | 26-0016-53-222 | 461 Badger Dr | Debra Haeft | \$4,500.00 | Egress Window | \$150.00 | \$173.00 |
| | | | | | Total Month Permit Fees March | \$2,450.00 | \$2,868.00 |
| | | | | | | | |
| 04/02/2026 | 26-0017-53-222 | 344 Garfield Ave | Abner Reyes | \$6,085.00 | Basement Egress Window | \$150.00 | \$173.00 |
| 04/10/2026 | 26-0018-53-222 | 50 N Union St | Thomas Kundert | \$22,000.00 | Temp Electric | \$155.00 | \$179.00 |

**January – April 2026
Building Permits**

| Municipality No.: 53-022 | | City of Evansville | | | | | |
|--------------------------|----------------|-----------------------------------|------------------|----------------|-------------------------------|------------|------------|
| GEC Job No.: I53-222 | | 2026 Building Permit Applications | | | | | |
| Date | Permit # | Address | Owner/Contractor | Est.Cost | Description | GEC Fee | Fee |
| 04/14/2026 | 26-0019-53-222 | 50 N Union Rd | Scott Mallon | \$1,750,000.00 | Commercial Early Start | \$400.00 | \$480.00 |
| 04/17/2026 | 26-0020-53-222 | 232 Lincoln St | Jon Mullen | \$13,000.00 | Bathroom Remodel | \$460.00 | \$531.00 |
| 04/28/2026 | 26-0021-53-222 | 576 S Sixth St | Michael Heelein | \$13,000.00 | 16x20 Accessory Building | \$238.00 | \$264.00 |
| 04/30/2026 | 26-0022-53-222 | 725 Porter Road | Sue White | \$2,736,250.00 | Commercial Early Start | \$725.00 | \$870.00 |
| | | | | | Total Month Permit Fees April | \$2,128.00 | \$2,497.00 |

| | | In House Permits | | | | | |
|-----------|----------|-----------------------------------|-----------------------|--------------|----------------------------------|----------|--|
| | | 2026 Building Permit Applications | | | | | |
| Date | Permit # | Address | Owner/Contractor | Est.Cost | Description | Fee | |
| 1/8/2026 | 20260001 | 426 W Church St | CHRISTIAN CHAVEZ | \$ 13,000.00 | Siding | \$ 50.00 | |
| 1/21/2026 | 20260002 | 309 S Second St | SCOTT LUTZKE | \$ 27,000.00 | Replace Siding | \$ 50.00 | |
| 2/10/2026 | 20260003 | 651 Porter Rd | CHRISTOPHER C BROWN | \$ 4,543.00 | Replace Siding | \$ 50.00 | |
| 2/26/2026 | 20260005 | 656 Camption Court | JASON GROSAM | \$ 3,400.00 | Chain link fence and pigeon coop | \$ 50.00 | |
| 2/26/2026 | 20260004 | 614 E Countryside Dr | RYAN BELZ | \$ 5,667.00 | Door/Window Replacement | \$ 50.00 | |
| 3/2/2026 | 20260006 | 440 W Liberty St | CHRISTOPHER S PLOESSL | \$ 16,900.00 | Siding | \$ 50.00 | |
| 3/6/2026 | 20260007 | 52 Gunther Dr | GEOFFREY SCHOONOVER | \$ 4,000.00 | Backyard Fence | \$ 50.00 | |
| 3/9/2026 | 20260009 | 112 Campion Dr | KAREN LYNN GUERTEN | \$ 3,850.00 | Reroof, Siding, and Gutters | \$ 50.00 | |
| 3/10/2026 | 20260010 | 437 Higgins Dr | WILLIAM D CASEY | \$ 3,000.00 | 112 sqft Shed | \$ 50.00 | |
| 3/11/2026 | 20260011 | 134 Maple St | LOREN L PFAFF | \$ 3,856.00 | Water Heater Replacement | \$ 50.00 | |

**January – April 2026
Building Permits**

| | | In House Permits | | | | |
|-----------|----------|-----------------------------------|--|--------------|---|----------|
| | | 2026 Building Permit Applications | | | | |
| Date | Permit # | Address | Owner/Contractor | Est.Cost | Description | Fee |
| 3/17/2026 | 20260016 | 126 Garfield Ave | REBECCA M LADICK | \$ 40,000.00 | Reroof, gutters, replace siding in kind | \$ 50.00 |
| 3/17/2026 | 20260015 | 341 W Main | BRIAN WHEATON | \$ 13,000.00 | Reroof | \$ 50.00 |
| 3/17/2026 | 20260014 | 134 W Church | LOGAN CARR | \$ 24,000.00 | Reroof, reside vinyl in king | \$ 50.00 |
| 3/17/2026 | 20260013 | 424 Cherry St | WILLIAM ELLIOTT | \$ 8,300.00 | Reroof and Siding | \$ 50.00 |
| 3/17/2026 | 20260012 | 21 W Liberty | NICHOLAS A SCHMIDT | \$ 20,548.00 | Reroof | \$ 50.00 |
| 3/20/2026 | 20260017 | 550 Spencer Dr | KALIN STENHAUG | \$ 5,384.00 | Siding and Door Replacement | \$ 50.00 |
| 3/24/2026 | 20260019 | 709 Orchard View Dr | CRAIG SEVERSON | \$ 25,000.00 | Replace Siding | \$ 50.00 |
| 3/24/2026 | 20260018 | 104 Garfield Ave | ALLISON R BECKER | \$ 31,000.00 | Replace Siding | \$ 50.00 |
| 3/25/2026 | 20260021 | 103 Maple St | TODD H YLVISAKER | \$ 20,000.00 | Reroof | \$ 50.00 |
| 3/25/2026 | 20260020 | 427 Longfield St | KELLY M KOEHLER-MASON | \$ 3,327.00 | Front Bay Window Replacement | \$ 50.00 |
| 3/27/2026 | 20260023 | 134 Joshua Dr | LEROY & RANDENA SOLDNER REVOCABLE LIVING TRUST | \$ 7,759.00 | Replace 4 Windows in Existing Openings | \$ 50.00 |
| 3/27/2026 | 20260022 | 685 Badger Dr | HANNAH ELIZABETH KILSKILA ORMSON | \$ 4,000.00 | Fence | \$ 50.00 |
| 3/31/2026 | 20260025 | 85 Deanna Dr | CODY J CARLSON | \$ 1,000.00 | Water Heater Replacement | \$ 50.00 |
| 3/31/2026 | 20260024 | 460 Cherry St | RICKY W BROOKINS | \$ 12,420.00 | Backyard Fence | \$ 50.00 |
| 4/1/2026 | 20260026 | 15 N Madison | LJG PROPERTIES LLC | \$ 3,000.00 | Replace wood fence with wood | \$ 50.00 |
| 4/2/2026 | 20260027 | 671 Porter Road | CASEY ROBB | \$ 5,500.00 | 12x10 backyard shed | \$ 50.00 |
| 4/3/2026 | 20260028 | 677 Garfield Ave | RANDY E STHOKAL | \$ 20,000.00 | Reroof and Siding | \$ 50.00 |
| 4/6/2026 | 20260031 | 237 S Madison St | KATHLEEN D EDWARDS | \$ 3,500.00 | Water heater | \$ 50.00 |
| 4/6/2026 | 20260030 | 515 E Main St | SOLLBERGER ENTERPRISES LLC | \$ 1,526.00 | Siding Replacement | \$ 50.00 |

**January – April 2026
Building Permits**

| | | In House Permits | | | | |
|-----------|----------|-----------------------------------|---|--------------|-------------------------|----------|
| | | 2026 Building Permit Applications | | | | |
| Date | Permit # | Address | Owner/Contractor | Est.Cost | Description | Fee |
| 4/6/2026 | 20260029 | 511 E Main St | SOLLBERGER ENTERPRISES | \$ 18,915.26 | Siding Replacement | \$ 50.00 |
| 4/9/2026 | 20260032 | 144 W Liberty Street | JASON A GROVER | \$ 75,000.00 | Reroof | \$ 50.00 |
| 4/10/2026 | 20260033 | 114 W Main | SUSAN T FISHER | \$ 20,000.00 | Reroof | \$ 50.00 |
| 4/14/2026 | 20260034 | 570 Stonewood Ct | DAVID LEE PERKINS | \$ 500.00 | Fence | \$ 50.00 |
| 4/20/2026 | 20260036 | 716 Orchard View Dr | WILLIAM J & PAMELA L BECKES LIVING TRUST | \$ 20,000.00 | Door/Window Replacement | \$ 50.00 |
| 4/20/2026 | 20260035 | 605 E Countryside Dr | RENE MORENO MUNOZ | \$ 6,000.00 | Reroof | \$ 50.00 |
| 4/22/2026 | 20260037 | 443 S First | CHARLES & ERIKA STUART REVOCABLE LIVING TRUST | \$ 43,000.00 | Reroof | \$ 50.00 |

**CITY OF EVANSVILLE
CODE ENFORCEMENT MONTHLY REPORT
April 2026**

ADMIN

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

PROPERTY MAINTENANCE - STATUS OF ORDERS

| Status | Violation Address | Inspection Date | Orders Issued | Compliance Deadline | Violation Description | iWorQ (Y/N) | Mailed Copy (Y/N) | Parcel Number | Owner Name | Mailing Address |
|---------|-------------------|-----------------|---------------|---------------------|---|-------------|-------------------|---------------|------------------------------------|---|
| Pending | 509 Porter Rd | 3/26/2026 | 4/2/2026 | 5/2/2026 | Order sent to clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view. | <u>Y</u> | <u>Y</u> | 222 019046 | PAUL E CARGILL JEANNE H CARGILL | 509 PORTER RD EVANSVILLE, WI 53536-2201 |
| | | | | 6/2/2026 | 4/30/26 Extension granted. | <u>Y</u> | <u>Y</u> | | | |
| Pending | 427 W Church St | 3/26/2026 | | 3/31/2026 | Doortag left for discarded items. | <u>Y</u> | <u>Y</u> | 6-27-294.18 | JAIME A GLESSNER | 427 W CHURCH ST EVANSVILLE, WI 53536-1267 |
| | | 4/3/2026 | 4/7/2026 | 5/7/2026 | Order sent to clean up and remove all discarded items, wood debris, and all other unsightly debris in the area or properly store items away from public view. | <u>Y</u> | <u>Y</u> | | | |

| | | | | | | | | | | |
|---------|-----------------|-----------|-----------|-------------------------------|---|----------|----------|------------|--|--|
| Pending | 412 W Church St | 3/26/2026 | 4/7/2026 | 3/31/2026 | Doortag left for discarded items & parking in grass | <u>Y</u> | <u>Y</u> | 6-27-0951 | DUANE R BABLER | 412 W CHURCH ST EVANSVILLE, WI 53536-1213 |
| | | 4/3/2026 | | Complied for parking in grass | <u>Y</u> | <u>Y</u> | | | | |
| | | 4/3/2026 | | 5/7/2026 | Not complied for unsightly debris. Order sent to clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view. | <u>Y</u> | <u>Y</u> | | | |
| | | 6/1/2026 | | 4/21/26 Extension granted | <u>Y</u> | <u>Y</u> | | | | |
| Closed | 181 S Fifth St | 4/3/2026 | 4/14/2026 | 4/8/2026 | Doortag left for trailer parked on grass | <u>Y</u> | <u>Y</u> | 6-27-970.4 | DENNIS R COOPER SANDRA L COOPER | 181 S 5TH ST EVANSVILLE, WI 53536-1284 |
| | | 4/10/26 | | 4/28/2026 | Not fully complied. Order sent to remove or relocate the trailer to an appropriate, improved surface, and permitted parking location. | Y | <u>Y</u> | | | |
| | | 4/30/2026 | | Complied | | | | | | |
| Pending | 42 N Fourth St | 4/3/2026 | 5/5/2026 | 4/8/2026 | Doortag left for junked vehicle & vehicle parked on grass | <u>Y</u> | <u>Y</u> | 6-27-0942 | MATT MARTINSON | 42 N 4TH ST EVANSVILLE, WI 53536-1002 |
| | | | | 4/30/2026 | 4/6/26 Extension granted. | <u>Y</u> | <u>Y</u> | | | |
| | | 4/30/2026 | | 6/4/2026 | Order sent to: - Remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered. - Clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view. | | | | | |
| Pending | 345 S Second St | 4/3/2026 | 4/14/2026 | 4/8/2026 | Doortag left for discarded items | <u>Y</u> | <u>Y</u> | 6-27-0434 | GUILLERMO HERNANDEZ ACOSTA | 345 S 2ND ST EVANSVILLE, WI 53536-1341 |
| | | 4/10/26 | | 5/14/2026 | Order sent to clean up and remove all discarded items and all other unsightly debris in the area or properly store items away from public view. | Y | Y | | | |

| | | | | | | | | | | |
|---------|------------------------|------------------------|-----------|-------------------------------|--|----------|----------|-----------|-----------------------|--|
| Closed | 328 S Second St | 4/3/2026 4/10/2026 | | 4/8/2026 | Doortag left for discarded items Complied | | | | | |
| Pending | 328 S Second St | 4/15/2026 4/24/2026 | 4/30/2026 | 4/20/2026 5/30/2026 | Doortag left junked vehicle Order sent to remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered. | Y | Y | 6-27-0422 | AUSTIN J JOHNSON | 328 S 2ND ST EVANSVILLE, WI 53536-1342 |
| Pending | 213 S Second St | 4/3/2026 4/10/2026 | 4/14/2026 | 4/8/2026 5/14/2026 | Doortag left for junked vehicle & unsightly debris Order sent to: - Remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered. - Clean up and remove all discarded items, trash, rubbish, and all other unsightly debris in the area, or properly store items away from public view. | <u>Y</u> | <u>Y</u> | 6-27-0240 | CHRISTINE A FELTON | 213 S 2ND ST EVANSVILLE, WI 53536-1339 |
| Pending | 401 S Second St | 4/3/2026 4/10/2026 | 4/14/2026 | 4/8/2026 5/14/2026 | Doortag left for discarded items Order sent to clean up and remove all discarded items, indoor furniture, trash, rubbish, and all other unsightly debris in the area, or properly store items away from public view. | <u>Y</u> | <u>Y</u> | 6-27-0435 | LORI K BARNARD | 401 S 2ND ST EVANSVILLE, WI 53536-1343 |
| Closed | 327 Lincoln St | 4/10/2026 4/15/2026 | | 4/15/2026 | Doortag left for discarded items Complied | <u>Y</u> | <u>Y</u> | | | |
| Closed | 303 Garfield Ave | 4/10/2026 4/15/2026 | | 4/15/2026 | Doortag left for discarded items Complied | <u>Y</u> | <u>Y</u> | | | |
| | | 4/10/2026 | | 4/15/2026 | Doortag left for junked vehicle and parking on grass | <u>Y</u> | <u>Y</u> | | | |

| | | | | | | | | | | |
|---------|----------------------|------------------------|-----------|-----------|---|----------|----------|-------------|----------------|---|
| Closed | 115 Countryside Dr | 4/15/2026 | | | Complied | | | | | |
| Pending | 534 E Countryside Dr | 4/10/2026 | | 4/15/2026 | Doortag left for junked vehicle and parking on grass | <u>Y</u> | <u>Y</u> | 6-27-316.57 | KAY A HATLEN | 534 E COUNTRYSIDE DR EVANSVILLE, WI 53536-1154 |
| | | 4/15/2026 | 4/17/2026 | 5/17/2026 | Order sent to remove or relocate all vehicles to an appropriate, improved surface, and permitted parking location. | <u>Y</u> | <u>Y</u> | | | |
| Pending | 534 E Countryside Dr | 4/10/2026 | | 4/15/2026 | Doortag left for junked vehicle and parking on grass | <u>Y</u> | <u>Y</u> | 6-27-316.57 | KAY A HATLEN | 534 E COUNTRYSIDE DR EVANSVILLE, WI 53536-1154 |
| | | 4/15/2026 | 4/17/2026 | 5/17/2026 | Order sent to remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered. | <u>Y</u> | <u>Y</u> | | | |
| Closed | 63 N Water St | 4/10/2026 4/15/2026 | | 4/15/2026 | Doortag left for discarded items Complied | <u>Y</u> | <u>Y</u> | | | |
| Pending | 105 N Second St | 4/10/2026 | 4/14/2026 | 5/14/2026 | Order sent to: - Remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered. - Clean up and remove all discarded items, trash, rubbish, and all other unsightly debris in the area, or properly store items away from public view. | Y | Y | 6-27-0454 | JAMES P MODAFF | 105 N 2ND ST EVANSVILLE, WI 53536-1149 |
| Closed | 563 S Fifth St | 4/15/2026 4/30/2026 | | 4/20/2026 | Doortag left for junked vehicle and parking on grass Complied | | | | | |
| Closed | 607 Garfield Ave | 4/15/2026 4/30/2026 | | 4/20/2026 | Doortag left for parking on grass Complied | | | | | |

| | | | | | | | | | | |
|---------|------------------|------------------------|-----------|-----------------------|--|----------|----------|--------------|--|--|
| Pending | 31 N Fourth St | 4/15/2026 4/30/2026 | 5/4/2026 | 4/20/2026 6/4/2026 | Doortag left for discarded items Order sent to clean up and remove discarded mattress, and all other unsightly debris in the area or properly store items away from public view. | | | 6-27-0919 | URBAN SANCTUARIES LLC | 419 S 1ST ST EVANSVILLE, WI 53536-1309 |
| Pending | 321 W Liberty St | 4/15/2026 4/30/2026 | 5/4/2026 | 4/20/2026 6/4/2026 | Doortag left for discarded items Order sent to clean up and remove discarded items, and all other unsightly debris in the area or properly store items away from public view. | | | 6-27-0229 | CHAD E HOLPIN | 321 W LIBERTY ST EVANSVILLE, WI 53536-1223 |
| Pending | 321 W Liberty St | 4/15/2026 | 4/21/2026 | 7/21/2026 | Order sent to: - Repair or replace all damaged and missing siding, soffit and fascia. - Repair or replace all broken doors and windows. - Repair or replace all deteriorating roofing materials. - Repair or replace any sagging or damaged gutters. - Paint all exterior surfaces with exposed wood, chipped or missing paint. - Ensure all exterior parts of all structures are in good condition, structurally sound, and weather-tight. | | <u>Y</u> | 6-27-0229 | CHAD E HOLPIN | 321 W LIBERTY ST EVANSVILLE, WI 53536-1223 |
| Closed | 515 S Fifth St | 4/15/2026 4/30/2026 | | 4/20/2026 | Doortag left for discarded items and parking on grass Complied | | | | | |
| Pending | 575 Spencer Dr | 4/24/2026 | 4/30/2026 | 5/30/2026 | Order sent to clean up and remove all discarded items, building materials, and all other unsightly debris in the area, or properly store items away from public view. | <u>Y</u> | <u>Y</u> | 6-27-293BW13 | DUSTIN WOODWARD JAJAIRA NAJARDI WOODWARD | 575 SPENCER DR EVANSVILLE, WI 53536-1064 |

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|---------|----------------|-----------|-----------|-----------|---|----------|----------|--------------|--|---|
| Pending | 575 Spencer Dr | 4/24/2026 | 4/30/2026 | 5/30/2026 | Order sent to restore disturbed soil by regrading and establishing grass cover (seed or sod) to match the surrounding lawn. | <u>Y</u> | <u>Y</u> | 6-27-293BW13 | DUSTIN WOODWARD JAJAIRA NAJARDI WOODWARD | 575 SPENCER DR EVANSVILLE, WI 53536-1064 |
| Pending | 575 Spencer Dr | 4/24/2026 | 4/30/2026 | 5/30/2026 | Order sent to remove all unpermitted construction equipment from the property. | <u>Y</u> | <u>Y</u> | 6-27-293BW13 | DUSTIN WOODWARD JAJAIRA NAJARDI WOODWARD | 575 SPENCER DR EVANSVILLE, WI 53536-1064 |

CITATIONS

| <u>Status</u> | <u>Violation Address</u> | <u>Inspection Date</u> | <u>Orders Issued</u> | <u>Compliance Deadline</u> | <u>Violation Description</u> | <u>iWorQ (Y/N)</u> | <u>Mailed Copy (Y/N)</u> | <u>Parcel Number</u> | <u>Owner Name</u> | <u>Mailing Address</u> |
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