

## NOTICE

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

City of Evansville **Plan Commission**  
Regular Meeting  
City Hall, 31 S Madison St., Evansville, WI 53536  
Tuesday, June 7, 2022, 6:00 p.m.

## 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 3 and May 19, 2022 meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed
  - A. Morning Phillips Progress Update on Brown School Place
7. Action Items
  - A. Public Hearing and Review of Land Division Application LD-2022-0097 to create two lots from parcel 6-27-553.517 at 631/633 Locust Lane.
  - B. Motion to approve the final Certified Survey Map to create a two lots from parcels 6-27-553.517 at 631/633 Locust Lane, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances with the following conditions:
    1. Final CSM and Cross Access Maintenance Agreement is and filed with the Rock County Register of Deeds.
  - C. Public Hearing and Review of Land Division Application LD-2022-0114 to create two lots from parcel 6-27-553.507 at 636/638 Locust Lane.
  - D. Motion to approve the final Certified Survey Map to create a two lots from parcels 6-27-553.507 at 636/638 Locust Lane, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances with the following conditions:
    1. Final CSM and Cross Access Maintenance Agreement is and filed with the Rock County Register of Deeds.
  - E. Public Hearing and Review of Land Division Application LD-2022-0115 for a Preliminary CSM to create a new lot from parcels 6-27-485 and 6-27-484.
  - F. Motion to approve the Preliminary Certified Survey Map to create a new lot from parcels 6-27-485 and 6-27-484 located South Fourth Street, finding that the application is in the

*-Mayor Dianne Duggan, Plan Commission Chair*

public interest and meets the objectives contained within Section 110-102(g) of city ordinances with the following conditions:

1. Final CSM is approved by City and filed with the Rock County Register of Deeds.
2. City Engineer approves Utility connections and site grading

G. Public Hearing and Review of Conditional Use Application CUP-2022-0117 to construct a new home in the Historic Conservation Overlay District on parcel 6-27-905 at 14 Railroad Street.

H. Motion to approve issuance of a Conditional Use Permit for construction of a new structure on parcel 6-27-905, 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. Any variation from plan commission approved plans including exterior materials. Building openings or general building form will require a new CUP approval.

8. Old Business

9. Community Development Report

10. Next Meeting Date:

- A. July 5, 2022 at 6:00pm

11. Motion to Adjourn

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

**City of Evansville Plan Commission  
Regular Meeting  
May 3, 2022, 6:00 p.m.**

**MINUTES**

**1. Call to Order** at 6:06pm.

**2. Roll Call:**

<u>Members</u>	<u>Present/Absent</u>	<u>Others Present</u>
Mayor Dianne Duggan	P	Colette Spranger, Community Development Director
Aldersperson Cory Neeley	A	Ryan, Combs and Associates
Aldersperson Susan Becker	P	
Vacant	N/A	
John Gishnock	P	
Mike Scarmon	P	
Eric Klar	P	

**3. Motion to approve the agenda, by Gishnock, seconded by Becker. Approved unanimously**

**4. Motion to waive the reading of the minutes from the April 4, 2022 meeting and approve them as printed, by Becker, seconded by Gishnock. Approved unanimously.**

**5. Civility Reminder.** Hurtley noted the City's commitment to conducting meetings with cordiality.

**6. Citizen appearances other than agenda items listed.**

**7. Action Items**

**A. Public Hearing and Review of Land Division Application LD-2022-0077 for a lot line adjustment, transferring acreage from parcel 6-27-498 (125 Garfield Ave) to 6-27-445 (34 N Second St)**

**i. Review Staff Report and Applicant Comments**

Applicant is seeking a transfer of land between parcels. Both land owners agree to the transfer. The change would make both lots compliant with municipal code and would make the lot shapes more standard as one is currently L-shaped.

**ii. Public Hearing**

Public hearing opened at 6:17 p.m. No public comments. Public hearing closed at 6:18 p.m.

**iii. Plan Commissioner Questions and Comments**

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No further questions or comments.

- iv. *Motion to Recommend a Lot Line Adjustment between Parcels 6-27-445 and 6-27-498 and create no new parcels, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the condition the applicant files the final Plat of Survey with the Rock County Register of Deeds.*

*Motion by Becker, second by Klar. Approved unanimously.*

**B. Public Hearing and Review of Land Division Application LD-2022-0056 for a CSM to create separate lots for the two buildings on parcels 6-27-292 and 6-27-595.1**

**i. Review Staff Report and Applicant Comments**

The applicant seeks to divide the two buildings into two separate lots in order to sell the property. The current lot does not meet municipal code but dividing the lot would likely create two lots that are both not in line with the code.

**ii. Public Hearing**

Public hearing opened at 6:22 p.m. No public comments. Public hearing closed at 6:23 p.m.

**iii. Plan Commissioner Questions and Comments**

- a. A commissioner asked what about the lot was non-compliant with zoning code. Spranger described that it mainly had to do with frontage and setbacks on the sides of the property, especially on lot 1.
- b. There were access concerns for the people in the duplex to the shared driveway.

- iv. *Motion to recommend a preliminary certified survey map to combine and divide parcels 6-27-595 and 6-27-595.1 into two lots located at 515 E Main Street, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, subject to the following conditions:*

1. *Applicant submits a final CSM prepared by a registered land surveyor that includes the requirements to Section 110-101 of the Municipal Code*
- a. *Adjust the front lot lines of proposed Lot 1 east two feet.*
- b. *Adjust the lot line between the two properties to maintain a 20' setback from the duplex to the rear lot line. (See exhibit.)*
- c. *Indicate location of and include "joint driveway access by other instrument" on the CSM.*
2. *The applicant submits a joint maintenance and cross access easement agreement, which will indicate standards and responsibilities for landscaping, lawn care, and snow removal in shared areas. This will also identify parking and loading spaces for each lot within the existing parking lot.*
3. *The final CSM is recorded with Rock County Register of Deeds.*

*Motion by Becker, seconded by Scarmon. Approved unanimously*



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**C. Public Hearing and Review of Applications SP-2022-0067, CUP-2022-0080, and RZ-2022-0081 to rezone parcel 6-27-148 to B-3 Community Business, a conditional use permit for outdoor commercial food and beverage service, and a site plan for an outdoor entertainment area, located at 102 Maple Street (Creekside Place).**

**i. Review Staff Report and Applicant Comments**

- a. Spranger noted that the property is still zoned as industrial, outdoor food service requires a conditional use permit and is not allowable under the industrial zoning. There were portions of the original site plan at Creekside Place which were not done, Spranger noted that it wouldn't make sense to hold them to the original site plan due to the proposed patio area for the outdoor food and beverage use but there are walkways the city would like extended on the property.
- b. The applicant agreed with the extended walkways and acknowledged the need for rezoning from the industrial use.
- c. Spranger advised the rezoning had already gone to Common Council for the first reading.

**ii. Public Hearing**

- a. Public hearing opened at 6:50 p.m. Public comments were offered that someone was happy to see that the patio area would be closer to Creekside and that they were providing further possible uses for the space. It was also noted that people were having issues joining the meeting online, but phone access was working.
- b. The applicant noted they hoped for completion by August 1, 2022. Public hearing concluded 6:52 p.m.

**iii. Plan Commission Questions and Comments**

**iv. The Plan Commission approves the site plan to expand an outdoor seating/dining area at Creekside Place and conditional use application to allow for an outdoor food and beverage service, on parcel 6-27-148 per sections 130-104 and 130-538 of the Municipal Code, and that the proposed use is consistent with the required standards and criteria of the Zoning Ordinance, and that the benefits in fact outweigh any and all potential adverse impacts, subject to the following conditions:**

1. Four street trees are planted in the Maple Street and Church Street terrace and 400 points of landscaping added to the site no later than August 1<sup>st</sup>, 2022.
2. Minimum 5' wide walkway installed no later than August 1<sup>st</sup>, 2022 that connects main entrance to public sidewalk at Church Street.
3. Applicant agrees to accommodate future city request for a trail easement along east property line, along Allen Creek.
4. Drainage, grading and lighting plans approved by City Engineer.
5. All exterior lighting is dark sky compliant.
6. Exterior events held no later than 9:30pm.
7. Use cannot create a public nuisance as defined by local and state law.
8. Common Council approves rezone application RZ-2022-0081.
9. Applicant applies for any appropriate building permits from the City building inspector once the site plan and conditional use are approved.

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***Motion by Becker, seconded by Scarmon. Approved unanimously***

i.

**D. Public Hearing and Review of Applications LD-2022-0078 and RZ-2022-0079, to rezone parcel 6-27-580 to R-2 Residential District Two and divide the parcel into two residential lots.**

**i. Review Staff Report and Applicant Comments**

- a. The application as submitted gives commission the opportunity to plan for future development of the Capstone Ridge subdivision. Public utilities are not available for this area at this time. Access to the property would be from Cemetery Road and would have a shared driveway. The residences being built would be duplexes with a potential for ten parcels on the lots.
- b. The applicant, Gishnock, is working with Magee construction to plan for what they would build on the lots.

**ii. Public Hearing**

Public hearing opened at 7:25 p.m.

Discussion was held regarding the recommended conditions regarding the motion as well as zoning issues and the septic systems on the property and the requirements for when public utility would be attached.

Public hearing closed at 7:42 p.m.

**iii. Plan Commissioner Questions and Comments**

The commission further discussed the conditions of approval and the future development of Exodus Pass and how much notice should be given before requiring connection to public utility.

**iv. Motion to recommend a preliminary certified survey map to divide parcel 6-27-580 into four lots, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, subject to the following conditions:**

- a. Common council approval of Ordinance 2022-08
- b. Applicant submits a final certified survey map and application that includes the requirements to Section 110-101 of the Municipal Code.
- c. The applicant submits a joint maintenance and cross access easement agreement for the four newly-created lots and reserve road right-of-way for a future extension of Exodus Pass.
- d. Private well and septic systems will be sited and will conform to standards set by the State of Wisconsin.
- e. One well and one septic system will be allowed per lot created by this CSM.
- f. Further division of any lot created by this CSM is contingent upon serviceability by City utilities. Future lots created will conform to the standards of the R-2 zoning district.
- g. Future land divisions of these lots must show the building envelope of future dwelling units.
- h. Upon development of Exodus Pass:
  - i. The City shall give the landowner 48 months notice to connect to City sanitary sewers. Upon abandonment of the septic system, the tanks shall be remediated per Sec 126-360 and 126-361 of the Municipal Code

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- ii. **Landowner will release the right-of-way easement and joint access and maintenance agreement for any driveway serving the property.**
- iii. **The landowner will install sidewalks and driveways meeting the standards of the Municipal Code.**
- i. **The final CSM is recorded with Rock County Register of Deeds.**

*Motion by Becker, seconded by Scarmon. Approved unanimously.*

**E. Discussion and Motion to Recommend to Common Council Approval of an Amendment to the Final Land Divider's Agreement for the Settler's Grove Subdivision.**

**i. Review Staff Report and Applicant Comments**

Discussion was held regarding the potential for a recreational trail and connecting sidewalks, which are contingent on future development. Developers are requesting an extension to amend the land divider's agreement to a 2028 completion date.

**ii. Motion to Recommend to Common Council to Approve Amendment to the Final Land Divider's Agreement to Settler's Grove Subdivision.s**

*Motion by Becker, seconded by Gishnock. Approved unanimously*

**8. Old Business**

**A. Update from Paulette Morning and Andy Phillips regarding Brown School Place.** Spranger received an update on the outstanding items needed to complete the development. So far, the sidewalk easement has been recorded and the rest of the items are waiting on better weather. The developers have until July 1, 2022 to complete the outstanding items.

**9. Discussion Items**

**A. Review of Comprehensive Plan Draft Chapters and Maps**

**10. Community Development Report**

**A. Director's Report.** Spranger gave the report.

**i. Upcoming Maternity Leave and Possible Permit Moratorium**

a. Permits usually processed by Spranger may be delayed 90 days until her return from leave, while trying to still be able to accommodate the community as well as possible by utilizing other city staff to make sure applications are complete and in compliance with code.

**ii. Special Meeting to Review Comprehensive Plan**

**11. Next Meeting Date:**

**A.** Special Meeting May 19, 2022 at 6:00pm

**B.** Regular Meeting June 7, 2022

**12. Motion to Adjourn by Becker, seconded by Scarmon. Approved unanimously.**



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**City of Evansville Plan Commission  
Regular Meeting  
May 3, 2022, 6:00 p.m.**

**MINUTES**

**1. Call to Order** at 6:06pm.

**2. Roll Call:**

<u>Members</u>	<u>Present/Absent</u>	<u>Others Present</u>
Mayor Dianne Duggan	P	Colette Spranger, Community Development Director
Aldersperson Cory Neeley	P	Jason Sergeant, City Administrator
Aldersperson Susan Becker	P	
Vacant	N/A	
John Gishnock	P	
Mike Scarmon	P	
Eric Klar	P	

**3. Motion to approve the agenda, by Neeley, seconded by Becker. Approved unanimously**

**4. Civility Reminder.** Hurtley noted the City's commitment to conducting meetings with cordiality.

**5. Citizen appearances other than agenda items listed.**

**6. Discussion Items**

**A. Review of Comprehensive Plan Draft Chapters**

Spranger described and the commission discussed the results in the different chapters of the survey, the chapters are listed below.

- i. Issues/Opportunities**
- ii. Economic Development**
- iii. Housing**
- iv. Transportation**

**B. Review of Future Land Use Map**

The bulk of the meeting was spent discussing the results of the community survey and possible changes to the future land use map. Ultimately, the commission decided to wait on making any major changes to the future land use map, citing a need for more information regarding land use demand and state statutes regarding boundary agreements.

**7. Next Meeting Date:**

Regular Meeting June 7, 2022

**8. Motion to Adjourn by Gishnock, seconded by Klar. Approved unanimously.**

Phillips-Morning Brown School Road Update  
6/1/2022

	<u>Item to be completed</u>	<u>Status of work</u>	<u>Comments</u>
1	Easement for front sidewalk	Complete	City of Evansville received from Rock County on March 21, 2022
2	Stormwater pipe installed	Contractor finishing up	Work in progress
3	Stormwater pond extended	Contractor will be seeding the pond after work is finished	Work in progress
4	Dumpster enclosure		<p>Would like input from City/Plan Commission</p> <ul style="list-style-type: none"> <li>• Understand that the site plan shows it in a different location</li> <li>• Would like to put up a temporary enclosure to serve the site until the 3<sup>rd</sup> building can be completed.</li> </ul>
5	Paint parking spots and place bump stops	Contractor will begin once curbs and ramp are complete	Waiting on curbs
6	Handicap ramp on commercial unit (east side of building)	Combs has staked grades and contractor will begin work this week (5/30/22)	Resident cars were parked where work was to take place – pushed back to 6/1 or 6/2
7	Curbs	Contractor to be there this week	See above
8	Landscaping commercial/industrial building	Contractor has started and is waiting for pond work to be completed.	Waiting on stormwater to be finished.





## City of Evansville

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

December 10, 2021

Paulette Morning and Andrew Phillips  
Morning-Phillips Investment Group LLC  
7902 North County Road M  
Evansville, WI 53536

### **Re: Brown School Place / 781-785 Brown School Road**

Dear Mr. Phillips and Mrs. Morning:

The City has reviewed the present conditions of the buildings on parcel 6-27-958.091A1, located at 781-785 Brown School Road, along with the site plan and conditional use permits granted to the development by the City of Evansville. The City has also reviewed the development agreement between the Phillips-Morning Investment Group LLC and the City of Evansville.

It has been found that there are a number of outstanding issues on site that have resulted in the developer being in default of the development agreement. The following items need to be addressed by January 10, 2022, if the Phillips-Morning Investment Group wishes to continue to receive funding through TID #9.

### **CUP-2018-09 – Mixed Commercial, Residential Building, Approved with Conditions by Plan Commission, October 1, 2018**

- The sidewalk adjacent to the residential building was not installed as depicted and as approved. Currently the sidewalk falls outside public right-of-way.
- Curbing has not been installed on any perimeter of the parking lot as depicted in approved plans.
- The parking lot is incomplete. The approved site plan depicted a drive-thru lane and other driveway connections being installed to accommodate a third building and remaining parking stalls on the site.
- There is an insufficient amount of parking on site for the two buildings. The site plan approved with this Conditional Use Permit illustrated 21 marked stalls, 4 of which were to be ADA compliant. This was approved with the understanding, per the approved original site plan application, that the third building and remaining parking area was to be built a reasonable time after completion of the first two buildings:
  - Four parking stalls, including one accessible stall, are currently installed adjacent to the commercial/industrial building. These are all striped correctly on the pavement.
  - Per Article XI of the City Zoning Code, the commercial/industrial building requires 9 parking stalls, plus one accessible parking space. The parking requirements are:
    - 1 stall per 1,000 square feet of industrial space.



- Adjacent to the residential/commercial building, 18 parking stalls, including 3 accessible stalls, were depicted on the site plan. 4 parking stalls and 2 accessible stalls were marked on the pavement. The remaining parking stalls need to be striped.
- Per Article XI of the City Zoning Code, the residential/commercial building requires 25 parking stalls, plus one accessible parking spaces. The parking requirements are:
  - 2 stalls per 2-bedroom unit, 1.5 stalls per 1-bedroom or studio unit. Thus, 22 parking stalls are required for the residential component of this building.
  - 1 stall per 300 square feet of office space. Thus, 3 parking stalls are required for the commercial/office space on the east side of the building.
- Site plans depicted curb stops with the angled parking spaces along the south elevation and raised sidewalks on the east and west elevations, save for the accessible parking spaces. No curbs or curb stops were installed.
- A Concrete trash pad and dumpster enclosure was not installed.
- There are no dark-sky compliant light poles providing illumination to the parking areas, as depicted on the site plan and as required by the City’s zoning code.
- The 98-foot long, 6-inch wide concrete wall with attached safety railing was not installed.
- Building elevations were altered during construction, and as a result only one of the four entrances to the building is ADA-accessible. Additionally, installed exterior lighting, doors, and trim do not match approved plans.
- The commercial component of this building is incomplete. The inside is unfinished and exterior dark-sky compliant light fixtures have not been installed.
- The doors installed are different from what was shown on the approved building plans.
- The landscape plan as submitted is incomplete. Street trees are missing, as well as landscaping around the commercial/industrial building.
- The location of the monument sign on site does not match what was shown on the site plan and no sign permit was applied for or issued for the existing sign.
- Per the Record of Decision recorded with this CUP, the commercial use of this building must be operational within 730 days of Plan Commission approval. That date was September 30, 2020.

**CUP-2018-06 – Light Industrial Incidental to Sales**

- The building is incomplete, with no separation between spaces intended for light industrial and commercial uses. There appear to be no utilities installed within the building. In short, the building is not ready for any tenant.
- The site plan shows an 8-foot high monument sign in the front yard nearest to Brown School Road. The monument sign is missing and will need a sign permit approved.
- Loading spaces are not properly marked on the pavement.
- Curbing has not been installed on any part of the site as indicated on the approved site plan.
- Per the Record of Decision recorded with this CUP, this use must be operational within 730 days of Plan Commission approval. That date was April 30, 2020.

**SP-2018-01 – Site Plan**

- The third building associated with this high-density, mixed-use site is not built.
- No stormwater management facilities appear to have been installed for this development.

- Additionally, a ditch within the right-of-way on USH 14 was to be relocated in order to accommodate development on this site. This was granted by WisDOT specifically for this development. The City made this request to WisDOT in good faith.
- The site lacks any erosion control or completed stormwater areas.

The Plan Commission, through conditional approvals on all three applications, approved this development. Each approval contained a condition that any variation from the plans would need to be approved by City staff or the Plan Commission.

The development agreement signed by Phillips-Morning Investment Group LLC and the City of Evansville stated that “There are improvements necessary within public infrastructure to maximize density. These improvements include stormwater diversion and detention for the proposed development, neighboring properties, and public right-of-way.” Later on, the agreement states that the developer shall “construct all improvements as required by authoritative bodies such as but not limited to the City, Plan Commission, and State of Wisconsin.”

The incomplete stormwater management system and unfinished nature of the site make it next to impossible for the third building proposed on site to ever be built; the density proposed by the uses on the site was a driving factor in the City granting the developer funding through TID #9. As the development stands today, the City finds the Phillips-Morning Investment Group LLC in default of the Development Agreement regarding the development of parcel number 6-27-958.091A1. Per the agreement, the developer has thirty (30) days written notice of the right to cure this default.

In addition to the loss of future TID funding, the City would like to remind the developer of the potential revocation of conditional use permits, and a clause in the Development Agreement that states the developer must complete two of the three buildings on or before December 31, 2023. Failing to construct the two buildings as described would then result in the developer being required to reimburse the City for all incentives received thus far.

The City of Evansville appreciates your prompt attention to this matter.

Regards,

Plan Commission of City of Evansville

*Enclosures:*

*TIF Agreement (10/9/2018)*  
*Town and Country Engineering Letter (10/26/2021)*  
*SP-2018-01 Record of Decision*  
*CUP-2018-06 Record of Decision*  
*CUP-2018-09 Record of Decision*

*CC: Brian Berquist, City Engineer*  
*Mark Kopp, City Attorney*  
*Julie Roberts, City Treasurer*  
*Larry Schalk, City Building Inspector*  
*Jason Sergeant, City Administrator*  
*Colette Spranger, Community Development Director*



**DEVELOPMENT AGREEMENT  
DEVELOPMENT OF LOT 2 – Mixed Use Property**

THIS AGREEMENT is approved this 9th day of October, 2018, by and between the City of Evansville and Phillips-Morning Investment Group LLC:

**RECITALS**

Phillips-Morning Investment Group LLC, (“DEVELOPER”), is a Wisconsin limited liability company;

The City of Evansville (“CITY”) is a municipal corporation of Rock County, Wisconsin;

The DEVELOPER wishes to build mixed use residential-commercial buildings located on Lot 2 on Brown School Road identified as parcel number 6-27-958.091A1 (“PROPERTY”);

The PROPERTY is zoned B-3, and the Plan Commission has approved a concept site plan. Final site plan and conditional use permit approval for the development of mixed use buildings on the PROPERTY is required;

The taxable value of Building #1 (approximate 9,362 square feet of commercial/retail space) is estimated to be \$780,000;

The taxable value of Building #2 (approximate 6,000 square feet of commercial or residential space on the lower level and approximate 4,000 square feet or more residential space on the second level with a minimum of 3 residential units) is estimated to be \$979,000;

The taxable value of Building #3 (approximate 7,800 square feet of commercial/warehouse/light industrial space) is estimated to be \$340,600;

The taxable value of parking lot and site improvements is estimated to be \$40,000;

The taxable value of land improvements is estimated to be \$205,000;

The City has built in a contingency of 15% in the aggregate dollar amounts of allowable tax reimbursement due to any future mill rate or valuation increases.

There are improvements necessary within public infrastructure to maximize density. These improvements include stormwater diversion and detention for the proposed development, neighboring properties, and public right-of-way.

Minimum standards for on-site stormwater filtration serves the property solely and is not a public good or utility. Filtration construction and maintenance of on-site filtration must remain under the control and design of the developer and future property owners. Any



improvements to increase filtration or on-site detention greater than the proposed plan may be eligible for a stormwater credit per the City's stormwater credit manual.

Additional improvements to be reimbursed by the City to the developer include water and sewer connection capable of meeting potential growth in Building #3.

The Municipal Services Committee has met and agreed to waive the sewer connection fees as part of economic growth and encouraged density. Fee waiver shall apply to the first two buildings constructed.

Tax Incremental District No. 9 ("TID #9") is anticipated to be created by the CITY before September 30, 2018 as a Mixed Use District Overlay to assure a combination of industrial, commercial and residential;

NOW, THEREFORE, in consideration of these recitals and the mutual covenants set forth below, the DEVELOPER and CITY mutually agree as follows:

### **DEVELOPMENT OF MIXED USE PROPERTY**

DEVELOPER shall undertake the following:

1. Purchase the PROPERTY.
2. Obtain final site plan and permit approval for the development of mixed use buildings on the PROPERTY.
3. Construct the first building before December 31, 2019.
4. Construct the second building to ensure mixed use within the district, before December 31, 2023
5. Construct all improvements as required by authoritative bodies such as but not limited to the CITY, Plan Commission, and State of Wisconsin.
6. All plans shall be reviewed and approved by the CITY and all costs for the review shall be reimbursed by the DEVELOPER when the CITY submits an invoice. All invoices for reimbursement shall be sent to the DEVELOPER within 90 days of the CITY receiving the original invoice.
7. Provide equitable opportunity for local contractors to compete for subcontracts in development.

### **TAX INCREMENT FUNDS**

CITY shall provide to the DEVELOPER an annual reimbursement in the amount of 100% of the tax generated by the increment value of the PROPERTY, not to exceed \$240,000 in aggregate or until the 2033 taxable year annually, for the completion of Buildings #1.

CITY shall provide to the DEVELOPER an annual reimbursement in the amount of 100% of the tax generated by the increment value of the PROPERTY, not to exceed \$220,000 in aggregate or until the 2033 taxable year annually, for the completion of Building #2. Completion requires minimum of 3 residential units.



CITY shall provide to the DEVELOPER an annual reimbursement in the amount of 100% of the tax generated by the increment value of the PROPERTY, not to exceed \$320,000 in aggregate or until the 2033 taxable year annually, for the completion of Buildings #3.

CITY shall provide to the DEVELOPER site work and utility connections for stormwater, consisting of above ground or underground stormwater diversion, expansion of the detention basin if needed, initial grading work to remove drainage of Highway 14 off Developer's property and into the Right-of-Way or agreed drainage easements. This is an estimated cost of up to \$30,000 to be reimbursed by TID #9 to the Stormwater Fund when funds are available. This excludes any and all ownership or responsibility of filtration infrastructure by the City.

CITY shall provide to the DEVELOPER utility connections for water and sanitary sewer to Building #3. The City will reimburse costs for the installation of sewer and water connections that will be made pursuant to the city's standards, requirements, and direction for such infrastructure and for future expansion of Building #3. This is an estimated cost of up to \$15,000 to be reimbursed by TID #9 to the Sewer and Water Funds when funds are available.

Eligible infrastructure costs to be possibly reimbursed to the DEVELOPER for utility construction are engineering costs, materials and labor. All submissions are to be reviewed by the City Engineer to confirm that the reimbursement request is reasonable and accurate. The City will only reimburse what is deemed reasonable and accurate.

CITY shall waive the Sewer Connection Fees in an amount not to exceed \$23,400 for the first and second constructed buildings.

The DEVELOPER shall pay, when due, all taxes, reimbursements and assessments levied against the PROPERTY.

The DEVELOPER shall pay construction costs and shall submit reimbursement requests within 90 days of paying the invoice. Proof of payment shall be submitted with the reimbursement request.

The DEVELOPER must complete two of the three buildings on or before December 31, 2023. If the DEVELOPER fails to construct two of the three buildings as described, the DEVELOPER shall upon order of the CITY, reimburse all incentives to the CITY and all future incentives suspended.

This agreement is contingent upon the successful creation and establishment of TID #9 as shown in ATTACHMENT B.

This AGREEMENT shall be recorded with the Rock County Register of Deeds at the expense of the DEVELOPER immediately after signing and the DEVELOPER shall provide proof of such to the CITY.



Any alterations to this AGREEMENT, including but not limited to division of incentives with future property owners, shall be made through amendments submitted to the CITY in writing, approved by the governing body of the CITY, attached to this original AGREEMENT and recorded with Rock County Register of Deeds at the expense of the DEVELOPER. Proof of recording shall be provided to the CITY.

### **PERSONAL GUARANTEE**

Each and every individual member of DEVELOPER shall be jointly and severally liable for each and every obligation imposed upon or undertaken by DEVELOPER under this AGREEMENT.

By signing this AGREEMENT, each principal officer of DEVELOPER hereby grants a personal guarantee to be responsible for the obligations and duties of the DEVELOPER under this AGREEMENT.

This AGREEMENT and PERSONAL GUARANTEE shall be applicable to and the responsibility of all future owners of the parcel or parcels if divided until the completion of this AGREEMENT.

### **EVENTS AND REMEDIES OF DEFAULT**

In the event of default of any term, promise, covenant, condition or representation in this AGREEMENT, upon thirty (30) days written notice of the right to cure such default, the non-defaulting party may pursue any legal or administrative action which appears necessary or desirable to compel the defaulting party to comply with this AGREEMENT and/or to seek an award of monetary damages.

### **MISCELLANEOUS**

**Out of Pocket Expenses.** In consideration of professional staff time necessary for CITY to prepare, assemble or analyze documents associated with the tax increment projections and preparation of this AGREEMENT, CITY may utilize tax incremental proceeds for expenses due to the use of professional staff, including, but not limited to, financial adviser, assessor, city engineer, and city attorney.

**Captions.** Any captions of the several parts of this AGREEMENT are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

**Severability.** If any term of this AGREEMENT shall, for any reason and to any extent, be invalid or unenforceable, the remaining terms shall be in full force and effect.



Entire Agreement. This AGREEMENT contains all of the terms, promises, covenants, conditions and representations made or entered into by or between CITY and DEVELOPER and supersedes all prior discussions and agreements whether written or oral between the parties. This AGREEMENT constitutes the sole and entire AGREEMENT between CITY and DEVELOPER and may not be modified or amended unless set forth in writing and executed by CITY and DEVELOPER with the formalities hereof.

Status of City. Nothing herein shall be deemed to create or establish the CITY as a copartner or joint venturer with DEVELOPER in the design, construction, ownership or operation of the PROPERTY; nor shall the CITY be entitled to proceeds or revenues derived from the ownership or operation of the PROPERTY.

Good Faith. Any actions taken pursuant to this AGREEMENT will be measured by an implied covenant of good faith and fair dealing.

Indemnification of City. DEVELOPER shall defend and indemnify the CITY against any and all claims brought or actions filed against CITY or any of its officers, employees or agents for property damage, bodily injury, death or other actions arising out of or relating to the DEVELOPER'S work, obligations or actions under this AGREEMENT.

Assignment. DEVELOPER'S obligations under this AGREEMENT cannot be assigned without prior consent of CITY and such consent shall not be unreasonably withheld.

Notice. All notices, demands or consents provided for in this AGREEMENT shall be in writing and shall be delivered to the parties hereto by hand or by United States mail. All such communications shall be addressed at the following, or other such address as either may specify to the other in writing:

To DEVELOPER:  
Phillips-Morning Investment Group LLC  
7902 North Country Rd M,  
Evansville, WI 53536

To CITY:  
Evansville City Administrator  
31 S. Madison St.  
PO Box 76  
Evansville, WI 53536

Binding Effect. This AGREEMENT shall be permanent and run with the PROPERTY, as described above, and the rights granted and responsibilities assumed thereby shall inure to, and be binding upon, the parties, their heirs, successors and assigns.

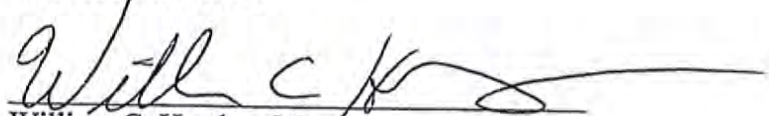


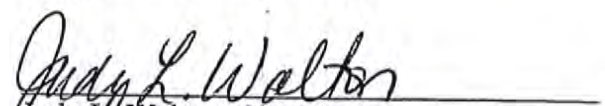
Law and Venue. This AGREEMENT shall be interpreted by the laws of the State of Wisconsin and venue for any dispute will be with the Rock County, Wisconsin Circuit Court.

**SIGNATURES**

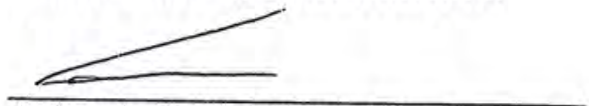
IN WITNESS WHEREOF, the parties have caused this AGREEMENT to be executed on the date first above stated.

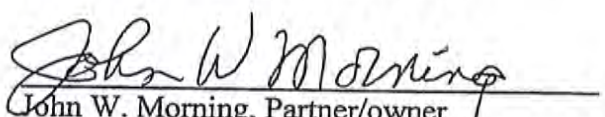
**City of Evansville:**

  
\_\_\_\_\_  
William C. Hurtley, Mayor

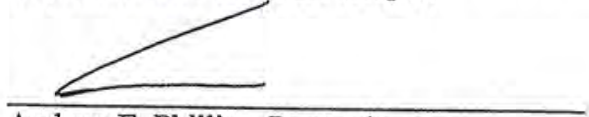
  
\_\_\_\_\_  
Judy W. Walton, City Clerk

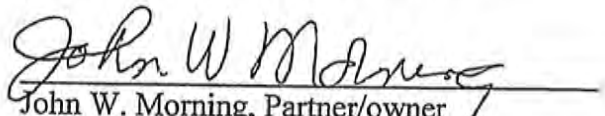
**Phillips-Morning Investments LLC:**

  
\_\_\_\_\_  
Andrew E. Phillips, Partner/owner

  
\_\_\_\_\_  
John W. Morning, Partner/owner

The obligations of the Developer stated above in this Development Agreement are hereby personally guaranteed by the undersigned, who state they fully understand and accept the responsibilities of the Developer.

  
\_\_\_\_\_  
Andrew E. Phillips, Partner/owner

  
\_\_\_\_\_  
John W. Morning, Partner/owner

October 26, 2021

Mr. Jason Sergeant  
City Administrator  
City of Evansville  
31 South Madison Street  
Evansville, WI 53536

Subject: Brown School Place/Morning Ridge Retail Center site visit summary

Dear Jason:

As requested, we recently visited the site for the Brown School Place project, also known as the Morning Ridge Retail Center, located at 781/783 Brown School Road. As approved by plan commission, the site includes 3 buildings that utilize several shared parking areas.

Our visit was focused on the outside improvements, related to parking and landscaping. While much work has been done, including 2 buildings and some parking areas, there are several items that do not match with the approved plans, listed below:

- The approved landscaping plan covered the entire site. The current plantings do not meet the City requirements. The overall site required 67 trees and 79 large shrubs. There are currently just 34 trees and many grassy plants.
- The east-west sidewalk adjacent to Brownwood School Road appears to be constructed off of right-of-way. An easement should be provided for this, or the sidewalk relocated.
- Curbing was required along much of the parking lot perimeter, but is not completed.
- The dumpster enclosure has not been completed.
- The overall the number of parking stalls available does not appear to be sufficient for the existing buildings. The southern parking areas should be completed.
- Completion of the southern parking areas would also trigger the need for a planned stormwater management near the southwest corner of the site, along with re-routing of the existing stormwater ditch which was permitted by DOT during original project approvals.

Please feel free to contact us with any questions regarding our comments.

Very truly yours,  
TOWN & COUNTRY ENGINEERING, INC.



Brian R. Berquist, P.E.  
President

cc: Mr. Chad Renly, City of Evansville (31 South Madison Street, Evansville, WI 53536)

BRB:brb

J:\TCDead\Evansville\EV-56-M6 Brown School Place\Admin\Site Visit Summary Ltr.docx

**RECORD OF DECISION  
SITE PLAN**

NEW COMMERCIAL CONSTRUCTION

**Morning Ridge Development**

1. **Date of Plan Commission Action:** 5/1/2018
2. **Address of the Property:** 777 to 797 Brown School Road, City of Evansville, County of Rock, State of Wisconsin
3. **Parcel Numbers:** 6-27-958.091A1
4. **Legal Description:**  
PT NW1/4 SW1/4  
CERTIFIED SURVEY MAP #1935946  
VOL 34 PG 345-349 LOT 2  
CITY OF EVANSVILLE, COUNTY OF ROCK, STATE OF WISCONSIN
5. **Property Owner(s):** PHILLIPS-MORNING INVESTMENT GROUP LLC
6. **Document Prepared By:** Jason Sergeant, City of Evansville Community Development Director
7. **Action of the Plan Commission:** The Plan Commission approves the Site Plan for two commercial buildings on parcel 6-27-958.091A1 (Tax ID 222070001011). The Plan Commission has found 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 Site Plan Approval set forth in Section 130-104 of the Zoning Ordinance. The Site Plan is approved subject to the following conditions:
  - 1) The business operator shall comply with all provisions in the city's zoning code, as may be amended, including conditional use regulations as per sections 130-408.
  - 2) Any substantial changes to the site plan or expected uses shall require a review of the existing conditional use permits and may require the application, fee, review and issuance of a new conditional use permit.
  - 3) The use shall not cause a public or private nuisance as defined by State law.
  - 4) Add coordinated screened trash enclosure for building 3
  - 5) use dark sky compliant fixtures for parking areas
  - 6) Primary entrances on future Building 2 should be oriented towards Brown School Road

- 7) Submit revised landscape plan for staff approval to reflect entrances to Building 3 and 2.
  - 8) storm water and grading plans submitted and approved by staff
- 8. Change of Ownership:** This approval runs with the land and shall be transferred to subsequent property owners.
- 9. Authorization:** The Site Plan approval was approved by a unanimous vote of the members of the Plan Commission of the City of Evansville, Wisconsin at a meeting held on May 1, 2018.

**APPROVED:**

  
\_\_\_\_\_  
**Jason Sergeant, Community Development Director**

5/2/2018  
\_\_\_\_\_  
**Date**

# SITE PLAN APPLICATION

## Evansville, Wisconsin

Version: September 28, 2015

**General Instructions:** Complete this application as it applies to your project and submit 12 copies to the City Clerk along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the Community Development Director, who will ensure it is complete. If you have any questions, contact the Community Development Director at 608 882 2285 or [jason.sergeant@ci.evansville.wi.gov](mailto:jason.sergeant@ci.evansville.wi.gov). You may download this file as a Microsoft Word file off of the City's website at: [www.ci.evansville.wi.gov](http://www.ci.evansville.wi.gov)

**- Office Use Only -**

Initial application fee	\$300
Receipt number	
Date of pre-application meeting	1/2018
Date of determination of completeness	4/28/18
Name of zoning administrator	J.S
Date of Plan Commission review	5/1/2018
Application number	SP-2018 01

**1. Applicant Information**

Applicant name MORNING RIDGE DEV.  
 Street address 7902 N CTY M  
 City EVANSVILLE WI  
 State and zip code WI 53536  
 Daytime telephone number 608-295-9447  
 Fax number, if any \_\_\_\_\_  
 E-mail, if any \_\_\_\_\_

**2. Agent contact information.** Include the names of agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

	Agent 1	Agent 2	Agent 3
Name	JOHN MORNING COMBS & ASSOC.		
Company			
Street address			
City			
State and zip code			
Daytime telephone number			
Fax number, if any			
E-mail, if any			

**3. Subject property information**

Street address		
Parcel number	6-27-958 011A	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.
Current zoning classification(s)	B-4	Note: The zoning districts are listed below.
	Agricultural District    A Residential Districts    RR   LL-R12   LL-R15   R-1   R-2   R-3 Business Districts        B-1   B-2 <u>B-3</u> B-4   B-5 Planned Office District    O-1 Industrial Districts        I-1   I-2   I-3	
Describe the current use		

**SITE PLAN APPLICATION**  
 Evansville, Wisconsin  
 Version, September 28, 2015

**4. Project Information**

Total lot area	a.	93,654	sq. ft.
Floor area	b.	24,462	sq. ft.
Floor area ratio	(b / a)	26%	
Total impervious surface area	c.	72,181	sq. ft.
Parking lot area		40,178	sq. ft.
Impervious surface ratio	(c / a)	77%	
Landscaped area	d.	21,473	sq. ft.
Landscape surface area ratio	(d / a)	23%	
Number of dwelling units	e.	0	
Site density	(e / a)	0	dwelling units per acre
Estimated number of employees		35	
Estimated number of daily customers		150	
Estimated number of residents		0	
Peak hour traffic loads		Lunch, 4pm-8pm	

**5. Describe the proposed use.**

Retail Building 1 = 9662 sf with (2) drive-thru windows

Retail Building 2 = 6,000 sf (future)

Showroom with limited production Building 3 = 7,800 sf w/ 1,300 sf (future growth)

**COMMERCIAL B-3 BUSINESS USES.**

**6. Operating conditions.** For non-residential uses, describe anticipated operating conditions (hours of operation, conditions that may affect surrounding properties, etc.)

ANTICIPATED HOURS OF OPERATION COULD BE FROM 7:00AM - 11:00PM DEPENDING ON THE TENANT. USES WOULD COMPLIMENT OTHER USES IN THE AREA.



**SITE PLAN APPLICATION**  
 Evansville, Wisconsin  
 Version: September 28, 2015

SP-2018-01

7. **Potential nuisances.** Describe any potential nuisances relating to street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.

NO AIR, ODOR, OR NOISE NUISANCES ARE ANTICIPATED.

8. **Potential expansion.** If expansion of the building can be reasonably anticipated, describe the expansion

Building 3 will have the capacity to expand 1,300sf Building 1 & 3 will be constructed in the first phase. Building 2 will be the 2<sup>nd</sup> phase of the project  
 WHILE EXPANSION IS POSSIBLE NONE IS ANTICIPATED IN THE NEAR FUTURE.

9. **Other Information.** Provide any other information relating to the intended project and its relation to nearby properties.

I BELIEVE THE PROPOSED PROJECT WILL MAINTAIN OR ADD TO THE VALUS OF SURROUNDING PROPETIES AND WILL BE BENEFICIAL TO THE RESIDENTS OF EVANSVILLE.

10. **Plans and drawings.** Attach one copy of the following drawings and plans (11" x 17") to each application. In addition, provide 3 copies of each (24" x 36").

		Attached?	
		Yes	No
Site plan	See the check list at the end of this application for those elements that should be shown.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscaping plan	It should be at the same scale as the main plan, show the location of all required buffer and landscaping areas, and existing and proposed landscaping, fences, and berms	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Grading and erosion control plan	It should be at the same scale as the main plan, show existing and proposed grades, retention walls and related structures, and erosion control measures as may be needed to comply with City requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Elevation drawing of new or remodeled building (s)	The drawings should show exterior treatments, materials, texture, color, and overall appearance. Perspective renderings of the proposed project and/or photos of similar structures may be submitted but not in lieu of adequate drawings showing the intended appearance of the building(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>

11. **Location map.** Attach a map (8 1/2" x 11") that shows the subject property and all parcels lying within 250 feet of the subject property. This map shall be reproducible with a photocopier, at a scale which is not less than one inch equals 600 feet. It shall include a graphic scale and a north arrow.



**SITE PLAN APPLICATION**  
**Evansville, Wisconsin**  
 Version September 28, 2015

SP-2018-01

**12. Applicant certification**

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the Municipal Code.

*John Morning*  
 Applicant Signature

*April 27, 2018*  
 Date

**Governing Regulations** The procedures and standards governing this application process are found in Chapter 130, Article 2, Division 8, of the Municipal Code.

Site Plan Checklist	Complete ?	
	Yes	No
a. Title block with name, address, and phone and fax numbers of the current property owner and/or agents (developer, architect, engineer, planner) for the project	<input type="checkbox"/>	<input type="checkbox"/>
b. Date of the original plan and the latest date of revision	<input type="checkbox"/>	<input type="checkbox"/>
c. North arrow and graphic scale (not smaller than one inch equals 100 feet)	<input type="checkbox"/>	<input type="checkbox"/>
d. Parcel number of the subject property	<input type="checkbox"/>	<input type="checkbox"/>
e. Property lines and existing and proposed right-of-way lines, with bearings and distances clearly labeled	<input type="checkbox"/>	<input type="checkbox"/>
f. Existing and proposed easement lines and dimensions with a key on the margin describing ownership and purpose	<input type="checkbox"/>	<input type="checkbox"/>
g. Required building setback lines	<input type="checkbox"/>	<input type="checkbox"/>
h. Existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls	<input type="checkbox"/>	<input type="checkbox"/>
i. The location and dimension (cross section and entry throat) of all access points onto public streets	<input type="checkbox"/>	<input type="checkbox"/>
j. The location and dimensions of on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by this chapter	<input type="checkbox"/>	<input type="checkbox"/>
k. The location and dimension of all loading and service areas of the subject property	<input type="checkbox"/>	<input type="checkbox"/>
l. The location of all outdoor storage areas and the design of all screening devices	<input type="checkbox"/>	<input type="checkbox"/>
m. The location, type, height, size, and lighting of all signage (existing and proposed)	<input type="checkbox"/>	<input type="checkbox"/>
n. The location, type, height, design/type, illumination power and orientation of all exterior lighting on the subject property, including clear demonstration of compliance with lighting requirements of the zoning code	<input type="checkbox"/>	<input type="checkbox"/>
o. The location and type of any permanently protected green space areas	<input type="checkbox"/>	<input type="checkbox"/>
p. The location of existing and proposed drainage facilities	<input type="checkbox"/>	<input type="checkbox"/>
q. In the legend, data for the subject property as follows.	<input type="checkbox"/>	<input type="checkbox"/>
1. Lot area (square feet or acres)	<input type="checkbox"/>	<input type="checkbox"/>
2. Floor area (square feet)	<input type="checkbox"/>	<input type="checkbox"/>
3. Floor area ratio	<input type="checkbox"/>	<input type="checkbox"/>
4. Impervious surface area (square feet)	<input type="checkbox"/>	<input type="checkbox"/>
5. Impervious surface ratio	<input type="checkbox"/>	<input type="checkbox"/>
6. Building height (feet)	<input type="checkbox"/>	<input type="checkbox"/>

**FACT SHEET**



Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

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## RE: PDF For John Morning Brown School Rd Landscape plan

---

**Richard Dolezal** <RDolezal@destreearchitects.com>  
To: Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>  
Cc: John Morning <johnmorning@charter.net>

Fri, Apr 27, 2018 at 12:57 PM

Thank you for that.

Attached are the lights we are planning for the building.

Bldg 1 is the retail building along hwy 14

Bldg 2 is the future building along Brown school. Not address in anything we are sending you.

Bldg 3 is the building running along the outlet from Brown school Rd to Hwy 14.

The jpg is the light fixture from the neighboring building we are planning to match that fixture but see if there is an LED equal.

I'll be sending over the Arch. Site plan & ext elevations very soon.

Thanks,

Richard Dolezal

**Destree Design Architects, Inc.**

[Quoted text hidden]

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### 3 attachments




**DSCN2077.JPG**  
1170K

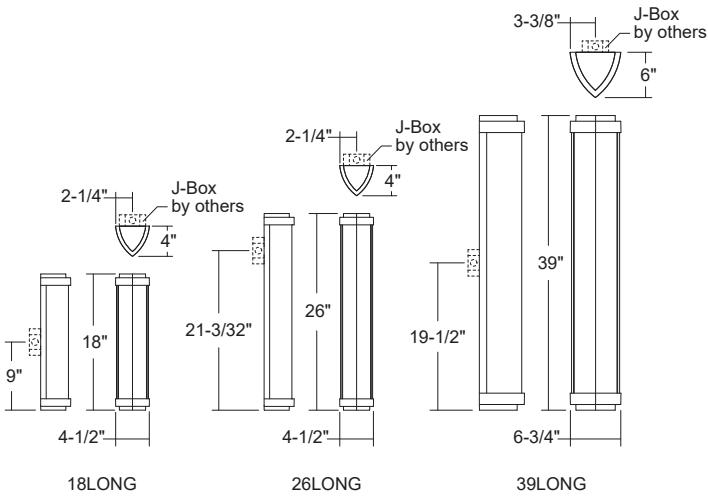
 **BLDG 3 LIGHT.pdf**  
675K

**BLDG 1 WFE4913\_ETRUSCAN\_.pdf.pdf**

 282K



SPECIFICATIONS	Exterior	FORMATIONS
	<h1>4913</h1> <p>ETRUSCAN</p>	Type:  Project:  Qty:



**Warranty**

1-year limited warranty. Complete warranty terms located at [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)

Actual performance may differ as a result of end-user environment and application.

**CATALOG NUMBER**

Example: **WFE4913 18LONG 1/27TT 120 OA LGP**

Series	Length	Source	Voltage	Lens	Finish
<b>WFE4913</b> Etruscan Formations Series	<b>18LONG</b> 18 Inch Nominal Length	<b>2/25T10</b> (2) 25w T10/Medium	<b>120</b> 120V <b>277</b> 277V <b>347*</b> 347V	<b>OA</b> Opal Acrylic <b>FAH4</b> White Vein Hand Painted Faux Alabaster <b>FAH5</b> Antique Hand Painted Faux Alabaster (Beige) <b>FAH6</b> Gray Vein Hand Painted Faux Alabaster <b>FAH7</b> Beige Vein Hand Painted Faux Alabaster	<b>LBP</b> Light Bronze Paint <b>LGP</b> Light Gold Iridescent <b>CPF*</b> Custom Paint Finish <b>CMF*</b> Custom Metal Finish
		<b>1/27TT</b> (1) 27w Twin Tube/2G11			
		<b>26LONG</b> 26 Inch Nominal Length			
	<b>26LONG</b> 26 Inch Nominal Length	<b>3/25T10</b> (3) 25w T10/Medium			
		<b>1/40TT</b> (1) 40w Twin Tube/2G11			
		<b>1/17T8</b> (1) 17w T8/Medium BiPin			
	<b>39LONG</b> 39 Inch Nominal Length	<b>4/25T10</b> (4) 25w T10/Medium			
		<b>2/39TT</b> (2) 39w Twin Tube/2G11			
		<b>1/25T8</b> (1) 25w T8/Medium BiPin			
<b>1/36T12HO</b> (1) 36w T12HO/Recessed D.C.					

Describe Modification:	Notes	Weight
	<ul style="list-style-type: none"> <li>UL listed and cUL approved.</li> <li>Winona Lighting products are union made.</li> <li>Custom Sizes and Finishes available upon request.</li> <li>All Fluorescent fixtures available in 120V and 277V.</li> <li>Winona Lighting reserves the right to make design changes without prior notice.</li> <li>Lamps not included.</li> </ul>	2/25T10, 1/27TT-WFE4913-18LONG 10lbs 3/25T10, 1/40TT, 1/17T8-WFE4913-26LONG 15lbs 4/25T10, 2/39TT, 1/25T8-WFE4913-39LONG 20lbs 1/36T12HO-WFE4913-39LONG 29lbs
Special  <b>MOD*</b> Modification / Consult Factory	*Available by modification only. Consult factory.	Note: All wall mounts over 25lbs. require additional hanging support.

## DESCRIPTION

The Entri luminaires' family of modular faceplate designs provide a tasteful architectural statement equally suitable for indoor and outdoor environments. Available luminous faceplate window adds a signature look, while affording custom color capability.

<b>Catalog #</b>		<b>Type</b>
<b>Project</b>		
<b>Comments</b>		<b>Date</b>
<b>Prepared by</b>		

## SPECIFICATION FEATURES

### Construction

**HOUSING:** One piece die-cast aluminum construction for precise tolerance control and repeatability in manufacturing. Accommodates either up or down mounting configurations with no modifications. Downlight and uplight lens' are impact resistant 5/32" thick tempered clear or frosted flat glass, sealed to the housing with high strength VHB adhesive tape and a continuous silicone bead gasket. Silicone wireway plug on housing back wall seals incoming electrical leads to prevent moisture and dust entry. **FACEPLATE:** One piece die-cast aluminum faceplate utilizes a continuous silicone gasket to seal securely to housing. Side hinged faceplate swings open via release of one flush mount die-cast aluminum latch on housing side panel. Available luminous glass insert is .16" thick frosted glass, secured to back of faceplate with a continuous EPDM gasket. Available colored gel film secures behind glass.

### Electrical

**ELECTRICAL COMPONENTS:** Ballast and related electrical componentry are heat sunk to the housing for cooler operation and prolonged life.

### Optical

**OPTICAL SYSTEMS:** Choice of ten high efficiency optical systems constructed of premium 95% reflective anodized aluminum sheet, or bright specular anodized polished spun aluminum. Available distributions include Type III, Type III with 10% secondary glow, Type III with pencil secondary, Forward Throw, Forward Throw with 10% secondary glow, Forward Throw with pencil secondary, FX grazing optic, FFX 50% up/50% down grazing optic, Tight Spot, and 50% up/50% down Tight Spot. Optical segments are rigidly mounted inside a heavy wall aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs, or other means of attachment which may cause streaking in the light distribution. All reflector modules feature quick disconnect wiring plugs. T6 Pulse Start Metal Halide lamps feature G12 lampholders, and Compact Fluorescent lamps feature GX24q-(3,4,5) 4-pin lampholders.

### Mounting

Standard zinc plated attachment plate mounts directly to 4" J-Box. Fixture slides over mounting plate and is secured with two concealed stainless steel fasteners. Mounting plate features one-piece, EPDM

gasket on back side of plate to firmly seal fixture to wall surface, forbidding entry of moisture and particulates. Optional mounting arrangements utilize a die-cast aluminum adapter box to allow for surface conduit wiring, and emergency battery pack capability.

### Finish

Housing finished in a five-stage premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult your lighting representative at Eaton for more information.



## ENCI/ENT/ENV ENTRI

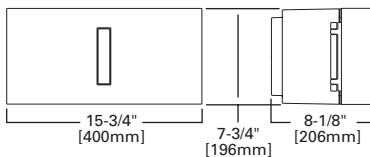
26 - 250W

Pulse Start Metal Halide  
Compact Fluorescent

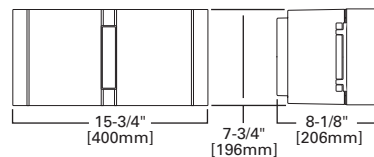
ARCHITECTURAL WALL  
LUMINAIRE

## ORDERING INFORMATION

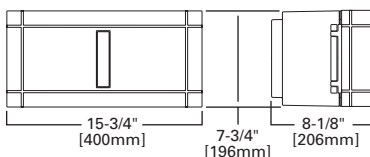
### ENCI (Round Clean)



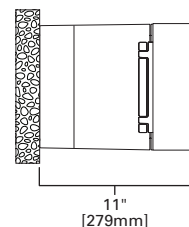
### ENT (Triangle Reveals)



### ENV (Round Reveals)



### CONDUIT MOUNT / BATTERY BACK BOX



### CERTIFICATION DATA

IP66 Rated  
U.L. 1598 Listed  
CSA Listed  
40°C Ambient Temperature Rating  
ISO 9001  
Full Cutoff (In downlight only configurations with no faceplate window)

### SHIPPING DATA

Approximate Net Weight:  
16 lbs. ( 7.3 kgs.)



## ORDERING INFORMATION

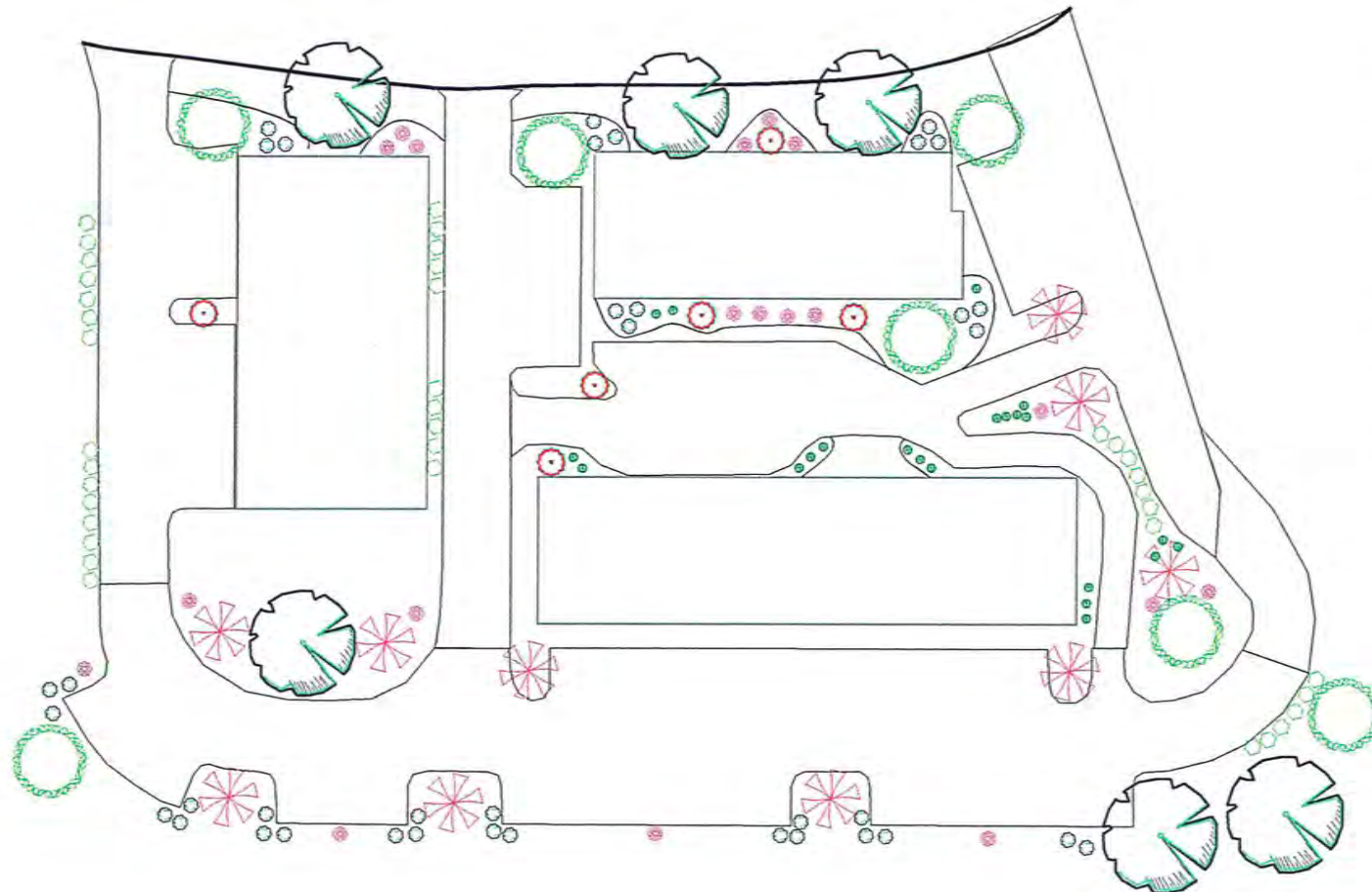
Sample Number: ENC-150-MP-120-EB-3S-GM-LG-L

Product Family	Lamp Wattage	Lamp Type	Voltage <sup>6</sup>	Ballast	Optical System	Color <sup>11</sup>
ENC=Entri Round Clean ENT=Entri Triangle Reveals ENV=Entri Round Reveals	<b>Pulse Start Metal Halide <sup>1</sup></b> 39=39W 70=70W 100=100W 150=150W  <b>Compact Fluorescent <sup>2</sup></b> 26=26W 32=32W 42=42W 52=(2) 52W <sup>3</sup> 57=57W <sup>4</sup> 64=(2) 32W <sup>3</sup> 84=(2) 42W <sup>3</sup>	<b>MP</b> =Pulse Start Metal Halide <b>CF</b> =Compact Fluorescent <sup>5</sup>	<b>120</b> =120V <b>208</b> =208V <b>240</b> =240V <b>277</b> =277V <b>347</b> =347V <b>480</b> =480V <b>DT</b> =Dual-Tap wired 277V <sup>7</sup> <b>MT</b> =Multi-Tap wired 277V <sup>8</sup> <b>TT</b> =Triple-Tap wired 347V <sup>9</sup> <b>UNV</b> =120-277V Universal Electronic Ballast	<b>MB</b> =Magnetic Ballast <b>EB</b> =Electronic Ballast <sup>10</sup>	<b>Downlight or Uplight</b> (HID or Halogen) <b>3S</b> =Type III <b>FT</b> =Forward Throw <b>FX</b> =Wall Grazing Optic <b>TS</b> =Tight Spot <b>3SG</b> =Type III, 90% Main, 10% Secondary Glow <b>3SP</b> =Type III with Pencil Secondary <b>FTG</b> =Forward Throw, 90% Main, 10% Secondary Glow <b>FTP</b> =Forward Throw with Pencil Secondary <b>FXF</b> =Wall Grazing Optic, 50% Up, 50% Down <b>TSF</b> =Tight Spot, 50% Up, 50% Down  <b>Compact Fluorescent</b> <b>CFG</b> =90% Main, 10% Secondary Glow <b>CFM</b> =100% Main, Up or Downlighting	<b>AP</b> =Grey <b>BZ</b> =Bronze <b>BK</b> =Black <b>DP</b> =Dark Platinum <b>GM</b> =Graphite Metallic <b>WH</b> =White
<b>Optional Luminous Faceplate Insert</b>		<b>Options</b> (Add as Suffix)			<b>Accessories</b> (Order Separately) <sup>19</sup>	
<b>LG</b> =Luminous Glass Insert <b>LGO</b> =Luminous Glass Insert with Warm Orange Gel <b>LGR</b> =Luminous Glass Insert with Red Gel <b>LGB</b> =Luminous Glass Insert with Bright Blue Gel <b>LGG</b> =Luminous Glass Insert with Deep Green Gel		<b>F</b> =Single Fuse (120, 277 or 347V. Specify Voltage) <b>FF</b> =Double Fuse (208, 240 or 480V. Specify Voltage) <b>DSAB</b> =Dual Fluorescent Switching Control Adapter Box <sup>12,13</sup> <b>QAB</b> =Quartz Restrike Adapter Box <sup>13</sup> <b>EMAB</b> =Quartz Restrike with Time Delay Adapter Box (Also Strikes at Cold Start) <sup>13</sup> <b>EM/SCAB</b> =Quartz Emergency Separate Circuit Adapter Box <sup>13</sup> <b>CF/EMAB</b> =Emergency Battery Back Up Adapter Box <sup>13,14</sup> <b>PC</b> =Button Type Photocontrol (Specify Voltage) <b>WG</b> =Wire Guard <sup>15</sup> <b>FRM</b> =Frosted Main Flat Glass <b>FRS</b> =Frosted Secondary Flat Glass <sup>16</sup> <b>L</b> =Lamp Included			<b>VA2001-XX</b> =Thru-Way Conduit Box <sup>13</sup> <b>VA2002</b> =Wire Guard Kit	

## NOTES:

- All Pulse Start Metal Halide lamps are T6 envelope with G12 lamp base. All High Pressure Sodium lamps are T6 envelope with GX12 lamp base.
- All 26/32/42/57W Compact Fluorescent lamps feature a 4-pin lamp base. Available in CFM and CFG distributions only.
- Dual Compact Fluorescent lamps.
- Nominal M.O.L lamp length of 57W Compact Fluorescent not to exceed 7".
- Compact Fluorescent ballasts are 120 through 277V. Specify with UNV voltage designation.
- Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
- Dual-tap is 120/277V wired 277V.
- Multi-tap is 120/208/240/277V wired 277V.
- Triple-tap is 120/277/347V wired 347V.
- 120V through 277V only. Electronic ballast standard with all Compact Fluorescent lamps. EB available with 39/70/100/150W Pulse Start Metal Halide lamps. 150W requires and is supplied with VA2001 Thru-way Box. Not available with QAB or EMAB options.
- Custom and RAL color matching available upon request. Consult your lighting representative at Eaton for more information.
- Dual switching requires dual 26, 32 or 42W Compact Fluorescent lamps. Allows independent switching control of each lamp through use of two electronic ballasts. Allows 50% power reduction when dual ballasts are independently wired and controlled.
- VA2001 and thru-way adapter box options to be mounted facing downward only. Cannot be used for primary "uplight only" applications.
- Compact Fluorescent lamps only. Battery backup provides 90 minutes of supplemental light, minimum operating temperature of 32°F (0°C), 42W maximum.
- For use in down lighting applications only.
- Frosted secondary lens provided standard on 3SG, FTG and CFG distributions.
- Replace XX with color suffix.

LEGEND		
COMMON NAME	QTY	BOTANICAL NAME
SHRUB, DECIDUOUS		
 BURNING BUSH FALL COLOR	38	EUONYMUS ALATA
 LILAC, SENSATION	19	SYRINGA VULGARIS 'SENSATION'
SHRUB, EVERGREEN CONIFER		
 YEW, DENSIFORMIS HEDGE	22	TAXUS DENSIFORMIS
TREE, DECIDUOUS		
 CRABAPPLE, PRAIRIE FIRE	10	MALUS 'PRAIRIEFIRE'
 LILAC IVORY SILK	6	SYRINGA RETICULATA 'IVORY SILK'
 MAPLE, SUGAR MAJESTY	6	ACER SACCHARUM 'FLAX MILL'
TREE, EVERGREEN		
 ARBORVITAE, TECHNEY	38	THUJA OCCIDENTALIS 'TECHNY'
 PINE, EASTERN WHITE	7	PINUS STROBUS



Landscape Design by:

Kendall Wethal  
Urban Landscaping

Date: 4/26/2018

Landscape Plan:

2  
Brown School Road - John Morning

Scale: 1/64" = 1'

Revision #:













Member  
of Call System International

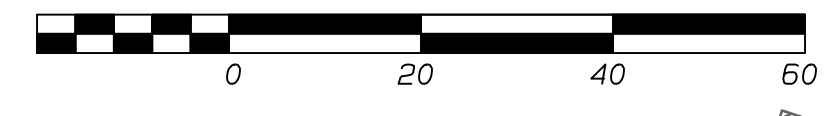
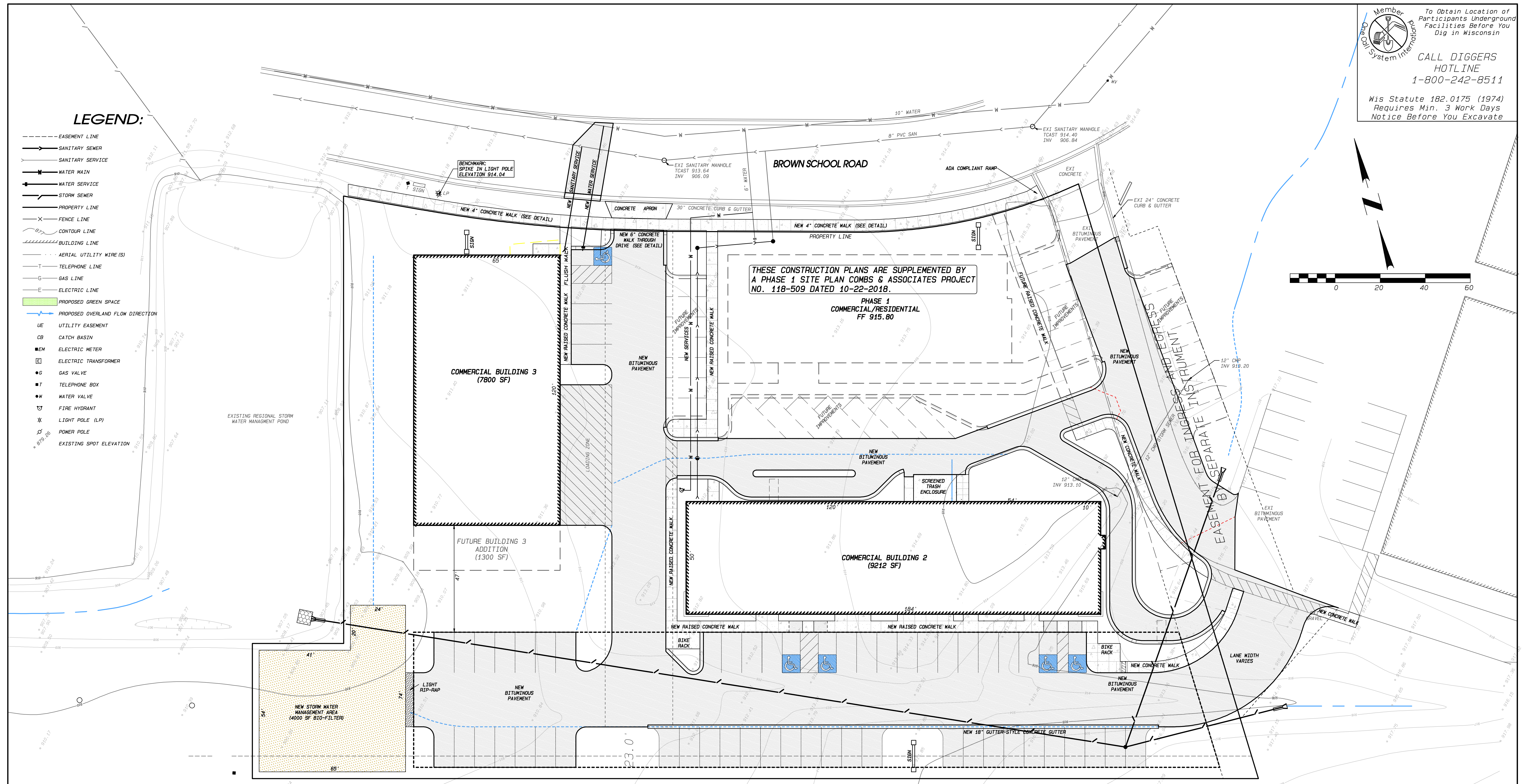
To Obtain Location of  
Participants Underground  
Facilities Before You  
Dig in Wisconsin

**CALL DIGGERS  
HOTLINE**  
1-800-242-8511

Wis Statute 182.0175 (1974)  
Requires Min. 3 Work Days  
Notice Before You Excavate

**LEGEND:**

- EASEMENT LINE
- SANITARY SEWER
- SANITARY SERVICE
- WATER MAIN
- WATER SERVICE
- STORM SEWER
- PROPERTY LINE
- FENCE LINE
- CONTOUR LINE
- BUILDING LINE
- AERIAL UTILITY WIRE (S)
- TELEPHONE LINE
- GAS LINE
- ELECTRIC LINE
- PROPOSED GREEN SPACE
- PROPOSED OVERLAND FLOW DIRECTION
- UE UTILITY EASEMENT
- CB CATCH BASIN
- EM ELECTRIC METER
- ET ELECTRIC TRANSFORMER
- GV GAS VALVE
- TB TELEPHONE BOX
- WV WATER VALVE
- FH FIRE HYDRANT
- LP LIGHT POLE (LP)
- PP POWER POLE
- EXISTING SPOT ELEVATION



SITE DIMENSION PLAN  
FOR

**MORNING RIDGE RETAIL CENTER**

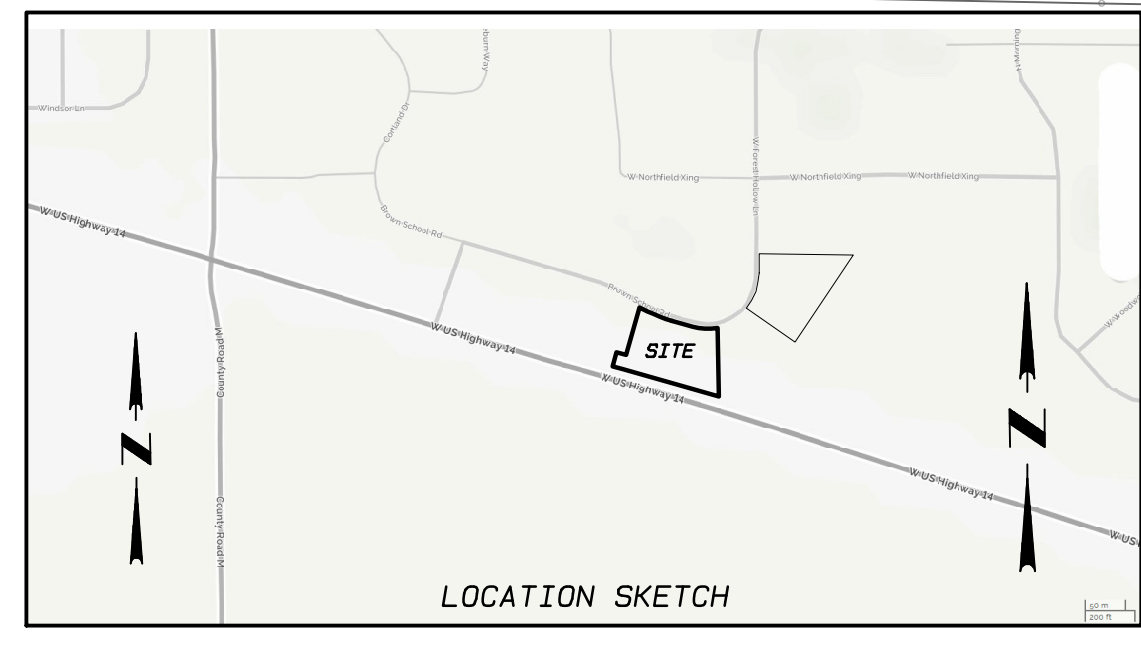
LOT 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 34, PAGES 345 THRU 349 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN AS DOCUMENT NO. 1935946 AND LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 25, T.4N., R., 10E. OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

CONTACTS:  
ARCHITECT:  
Destree Design Architects, Inc.  
222 W. Washington Ave., Suite 310  
Madison, WI 53703  
608-268-1499  
www.destreearchitects.com

CIVIL:  
Combs & Associates  
109 W. Milwaukee St.  
Janesville, WI 53548  
608-752-0575  
www.combsurvey.com

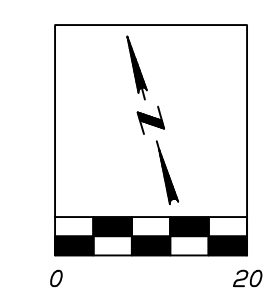
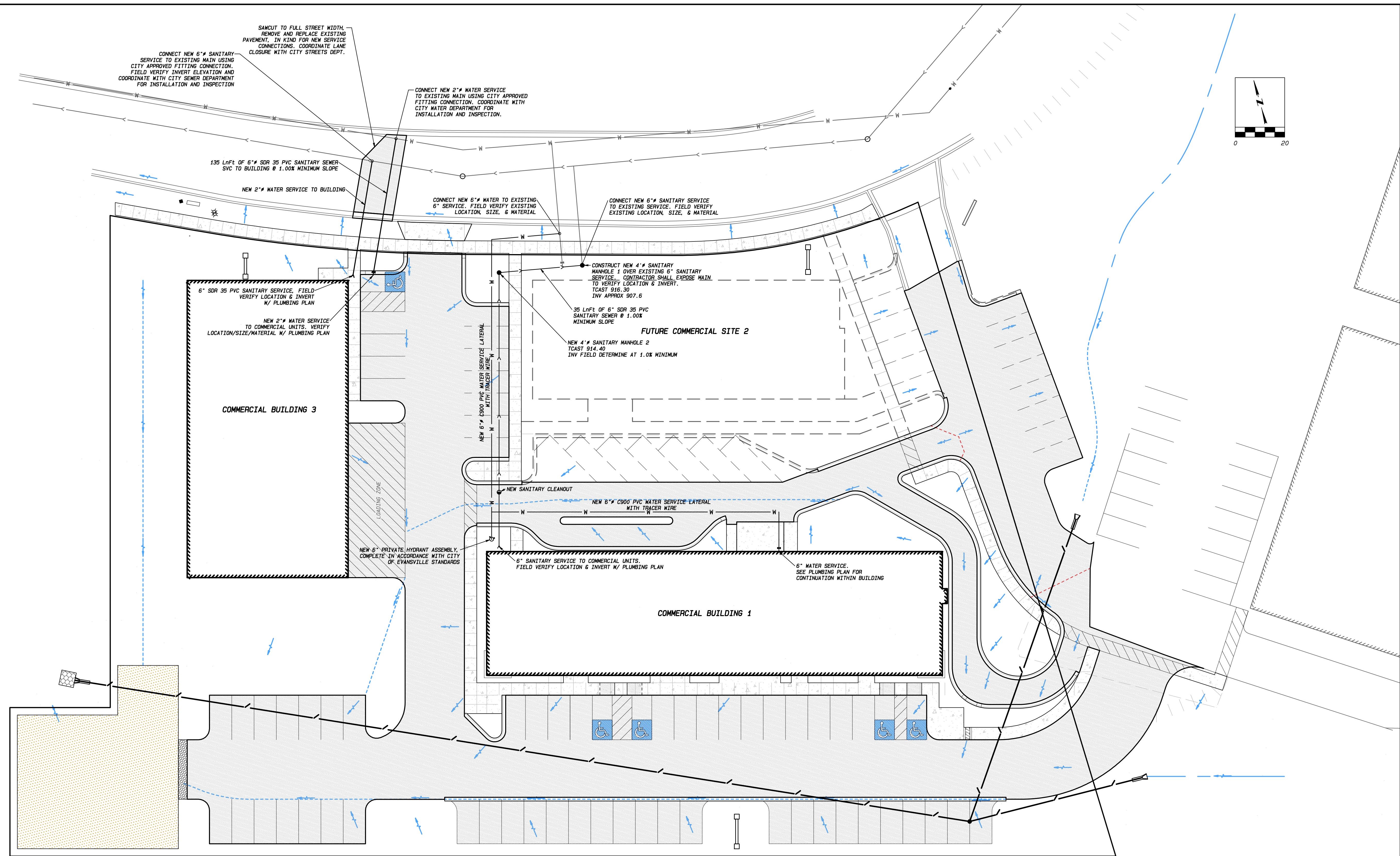
OWNER:  
Morning Ridge Investments, LLC  
7902 N. County Road M  
Evansville, WI 53536  
608-295-9447

LANDSCAPE:  
Pleasant Prairie Green House  
16907 W. County Road C  
Evansville, WI 53536  
608-882-0501



<b>Combs &amp; Associates</b>	• LAND SURVEYING	DATE	06/05/18	REVISIONS	06/27/18 Stoweik AFG
	• LAND PLANNING	BY			
	• CIVIL ENGINEERING	APPROVED	AFG		
109 W. Milwaukee St. Janesville, WI 53548	tel: 608 752-0575 fax: 608 752-0534	PROJECT NO.	118-019		





	• LAND SURVEYING	DATE	06/05/18	REVISIONS	
	• LAND PLANNING	BY		06/27/18	U1111108 AFG
	• CIVIL ENGINEERING	APPROVED	AFG		
		PROJECT NO.	118-019		

109 W. Milwaukee St.  
 Evansville, WI 53549  
 tel: 808 752-0575  
 fax: 808 752-0534







**CONDITIONAL USE PERMIT  
LT. INDUS. INCIDENTAL TO SALES**

Document Number

Document Title



DocId:8161419

Tx:4099344

City of Evansville, County of Rock, State of Wisconsin

**2202945**

**SANDY DISRUD  
REGISTER OF DEEDS  
ROCK COUNTY, WI**

**RECORDED ON  
10/26/2021 12:05 PM**

**REC FEE: 30.00**

**PAGES: 7**

Recording Area

Name and Return Address

Document Prepared by: 7  
Jason Sergeant, City of Evansville  
PO Box 76  
Evansville, WI 53536

6-27-989.091A1

Parcel Identification Number (PIN)

**THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.**

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

**RECORD OF DECISION  
CONDITIONAL USE PERMIT**

LIGHT INDUSTRIAL INCIDENTAL TO INDOOR SALES

**Morning Ridge Development**

1. **Date of Plan Commission Action:** 5/1/2018
2. **Description of the Property:** 777 to 797 Brown School Road, City of Evansville, County of Rock, State of Wisconsin
3. **Parcel Number:** 6-27-989.091A1
4. **Legal Description:**  
PT NW1/4 SW1/4  
CERTIFIED SURVEY MAP #1935946  
VOL 34 PG 345-349 LOT 2CITY OF EVANSVILLE, COUNTY OF ROCK, STATE OF WISCONSIN
5. **Property Owner(s):** Morning Ridge Development
6. **Document Prepared By:** Jason Sergeant, City of Evansville Community Development Director
7. **Action of the Plan Commission:** Motion to approve the site plan and issuance of a Conditional Use Permit to allow Light Industrial Activities Incidental to Indoor Sales or Service Land Use per section 130-530 on parcel of land 6-27-958.091A1 (Tax ID 222070001011) located on Brown School Road, 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) Conditional Use Permit is recorded with Register of Deeds
  - 2) Any variation from plans approved by staff or Plan Commission if necessary.
  - 3) All product storage and customization operations are contained entirely within the building.
  - 4) Conditions of Application SP-2018-01 are satisfied
8. **Approval period:** This use shall be initiated within 365 days and operational within 730 days from the date of Plan Commission action. If the use is not established within this time period, this approval shall automatically become null and void. This approval period may be extended by submitting a written request to the City Clerk at least 60 days in advance of such expiration and granting of such request by the Community Development Director. Per Section 130-110 of City ordinances, if the use is discontinued for a period of more than 365 days, the CUP is automatically invalidated.
9. **Change of Ownership:** This approval runs with the land and shall be transferred to subsequent property owners.



**10. Authorization:** The Conditional Use Permit was approved by a unanimous vote of the members of the Plan Commission of the City of Evansville, Wisconsin at a meeting held on May 1, 2018.

**11. Recordation with County:** The applicant shall record this Record of Decision with the Rock County Register of Deeds office and provide proof of such recordation to the City Community Development Director.

APPROVED:

  
\_\_\_\_\_  
Jason Sergeant, Community Development Director

9/7/2021  
Date

STATE OF WISCONSIN  
County of Rock

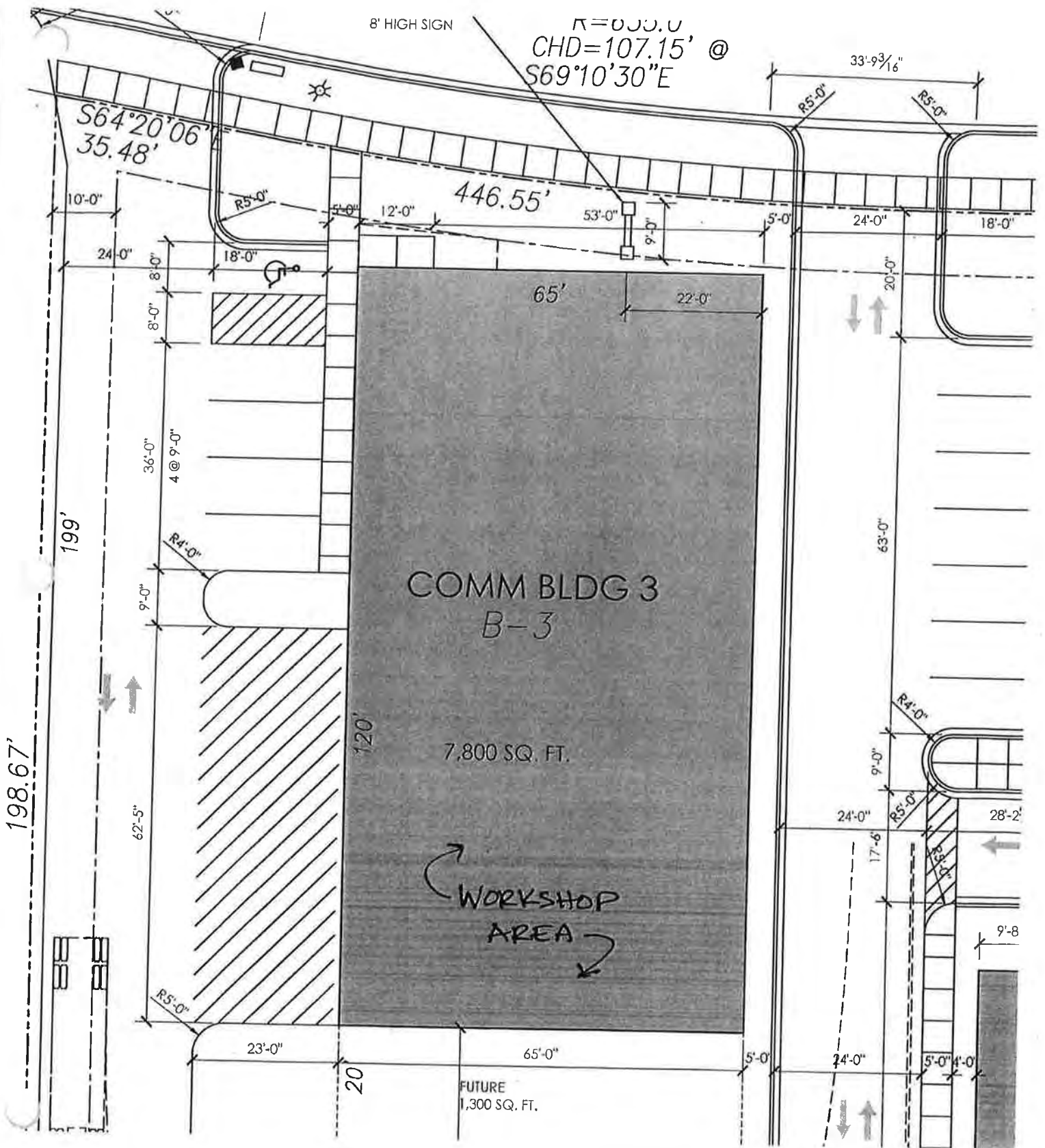
Subscribed and sworn to before me this 7<sup>th</sup> day of September, 2021.

Melanie J. Crans  
Notary

Melanie J. Crans  
Printed Name

My Commission Expires 06-13-2023





Viewers are advised to ignore the illegible text on the map(s). It is presented to show spatial relationships only.

Authorized by: *RML*

**KEYNOTES**

- 1 SCREENED TRASH ENCLOSURE SEE ZAS100 FOR IMAGE
- 2 2" POLE WITH LED ARM LIGHT STYLE TO MATCH 601 BROWN SCHOOL RD

**LANDSCAPE:**  
**PLEASANT PRAIRIE GREEN HOUSE**  
 1692 N COUNTY ROAD C  
 EVANSVILLE, WI 53536  
 PH: 608 8622501

**CIVIL:**  
**COMBS & ASSOCIATES**  
 107 W. VAN WANKER ST.  
 JANESVILLE, WI 53538  
 PH: 608 7520254

**OWNER:**  
**MORNING RIDGE INVESTMENTS LLC**  
 100 COUNTY ROAD 14  
 EVANSVILLE, WI 53536  
 PH: 608 2952447  
 FAX: 608 292 4344  
 CONNECTION.MORNING

**ARCHITECT:**  
**DESTREE DESIGN ARCHITECTS, INC.**  
 222 WEST WASHINGTON AVE. SUITE 310  
 MADISON, WI 53726  
 PH: 608 266 1199  
 WWW.DESTREEDSIGNARCHITECTS.COM

**PARKING LOT PLAN SITE INFORMATION**

PARCEL NUMBER: Z03700001  
 NUMBER OF BUILDINGS: 3 (2779 SHELBY)  
 BUILDING HEIGHT: 3.00' - 2.00' - 2.00'  
 BUILDING FOOTPRINT: 10,000 S.F. (APPROX.)

**PHASE 1: METAL BUILDING (1 & 2)**  
 METROVOLUME AREA = 17,206  
 METROVOLUME AREA = 17,206  
 METROVOLUME AREA = 17,206  
 DISTANCE RATIO = 30.3%

**PHASE 2: BUILDING (1 & 2)**  
 METROVOLUME AREA = 17,206  
 METROVOLUME AREA = 17,206  
 METROVOLUME AREA = 17,206  
 DISTANCE RATIO = 30.3%

**PHASE 3: FUTURE BUILDING (BUILDING #3)**  
 METROVOLUME AREA = 17,206  
 METROVOLUME AREA = 17,206  
 METROVOLUME AREA = 17,206  
 DISTANCE RATIO = 30.3%

**NUMBER OF METRO STATUS SHOWING:**  
 NUMBER OF METRO STATUS SHOWING: 0

BUILDING #	TYPE	AREA (SQ. FT.)	HEIGHT (FT.)	STATUS
1	BLDG 1	9,342	3.087	1,825
2	BLDG 2	3,000	3.087	1,825
3	BLDG 3	6,000	3.087	1,825



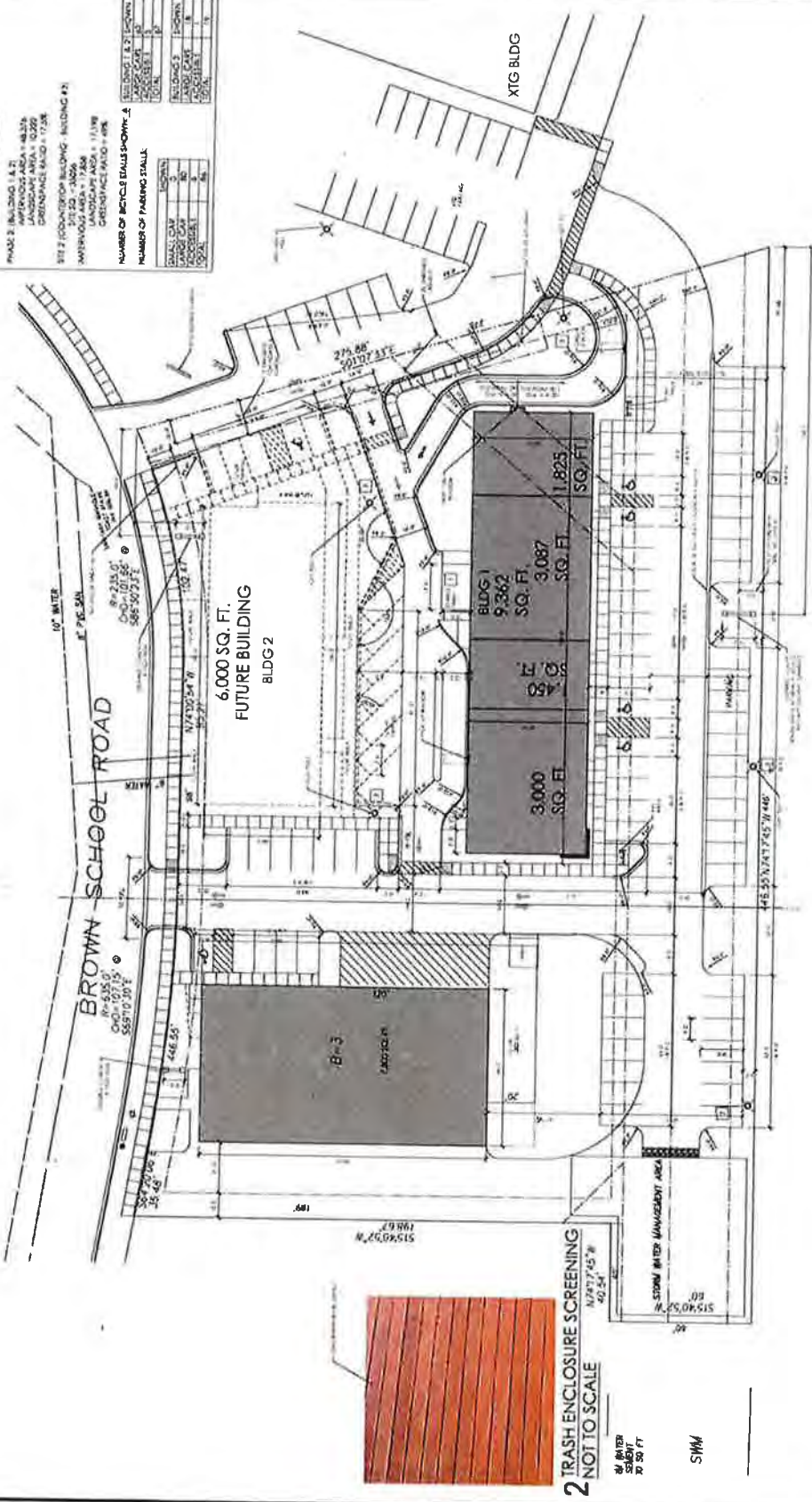
**DESTREE ARCHITECTURE & DESIGN**  
 222 WEST WASHINGTON AVE. SUITE 310  
 MADISON, WI 53726  
 PH: 608 266 1199  
 WWW.DESTREEDSIGNARCHITECTS.COM

**MORNING RIDGE INVESTMENTS LLC**  
 BROWN SCHOOL ROAD LOT 2  
 PARCEL NUMBER: 6-27-958.091A1  
 EVANSVILLE, WI

**ASSURANCES:**

LIST PLAN SUBMITTAL DATE: 11/11/11
REV NUMBER: 1
REV NUMBER: 2
REV NUMBER: 3

PROJECT #	10811
SHEET NUMBER	AS100









**CONDITIONAL USE PERMIT  
MIXED COMMERCIAL/RESIDENTIAL**

Document Number

Document Title

City of Evansville, County of Rock, State of Wisconsin



DocId:8161422

Tx:4099344

**2202946**

**SANDY DISRUD  
REGISTER OF DEEDS  
ROCK COUNTY, WI  
RECORDED ON  
10/26/2021 12:05 PM  
REC FEE: 30.00  
PAGES: 17**

Recording Area

Name and Return Address

Document Prepared by: 17  
Jason Sergeant, City of Evansville  
PO Box 529  
Evansville, WI 53536

6-27-958.091A1

Parcel Identification Number (PIN)

**THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.**

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.



**RECORD OF DECISION  
CONDITIONAL USE PERMIT**

**MIXED COMMERCIAL/RESIDENTIAL**

**Morning Ridge Development**

1. **Date of Plan Commission Action:** 10/1/2018
2. **Description of the Property:** 777 to 797 Brown School Road, City of Evansville, County of Rock, State of Wisconsin
3. **Parcel Number:** 6-27-958.091A1
4. **Legal Description:**  
PT NW1/4 SW1/4  
CERTIFIED SURVEY MAP #1935946  
VOL 34 PG 345-349 LOT 2  
CITY OF EVANSVILLE, COUNTY OF ROCK, STATE OF WISCONSIN
5. **Property Owner(s):** PHILLIPS-MORNING INVESTMENT GROUP LLC
6. **Document Prepared By:** Jason Sergeant, City of Evansville Community Development Director
7. **Action of the Plan Commission:** Motion to approve issuance of a Conditional Use Permit for Business District Mixed Commercial/Residential use to construct a building with residential units on the main floor per Section 130-141 per on parcel of land 6-27-958.091A1 (Tax ID 2220700001011) on Brown School Road, 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) Conditional Use Permit is recorded with the Rock County Register of Deeds.
  - 2) Any variation from plans approved by staff or Plan Commission if necessary
  - 3) Building Elevations submitted for Staff Approval
  - 4) Conditions of SP-2018-01 are met
  - 5) Concrete sidewalks are shown
8. **Approval period:** This use shall be initiated within 365 days and operational within 730 days from the date of Plan Commission action. If the use is not established within this time period, this approval shall automatically become null and void. This approval period may be extended by submitting a written request to the City Clerk at least 60 days in advance of such expiration and granting of such request by the Community Development Director. Per Section 130-110 of City ordinances, if the use is discontinued for a period of more than 365 days, the CUP is automatically invalidated.

- 9. **Change of Ownership:** This approval runs with the land and shall be transferred to subsequent property owners.
- 10. **Authorization:** The Conditional Use Permit was approved by a majority vote of the members of the Plan Commission of the City of Evansville, Wisconsin at a meeting held on October 1, 2018.
- 11. **Recordation with County:** The applicant shall record this Record of Decision with the Rock County Register of Deeds office and provide proof of such recordation to the City Community Development Director.

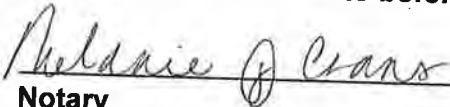
APPROVED:

  
\_\_\_\_\_  
Jason Sergeant, Community Development Director

9/7/21  
Date

STATE OF WISCONSIN  
County of Rock

Subscribed and sworn to before me this 7<sup>th</sup> day of September, 2021

  
\_\_\_\_\_  
Notary

Melanie J. Crans  
\_\_\_\_\_  
Printed Name

My Commission Expires 06-13-2023



# CONDITIONAL USE APPLICATION

## Evansville, Wisconsin

Version: December 2017

**General instructions.** Complete this application as it applies to your project. Submit one copy of the application form, 20 copies of any maps, and the required application fee to the Community Development Director. Before you formally submit your application and fee, you may submit one copy to the Community Development Director, who will ensure it is complete. If you have any questions, contact the Interim Community Development Director at 608.882.2285 or [jason.sergeant@ci.evansville.wi.gov](mailto:jason.sergeant@ci.evansville.wi.gov). You may download this file off of the City's website at: [www.ci.evansville.wi.gov](http://www.ci.evansville.wi.gov).

PLEASE COMPLETE ALL SECTIONS OF THIS APPLICATION AND INCLUDE ALL REQUESTED MAPS. THE APPLICATION WILL NOT BE REVIEWED UNTIL THE ENTIRE APPLICATION IS COMPLETED.

**- Office Use Only -**

Initial application fee	\$300
Receipt number	
Date of pre-application meeting	
Date of determination of completeness	
Name of zoning administrator	
Date of Plan Commission review	
Application number	CUP-2018-09

**1. Applicant information**

Applicant name MORNING RIDGE INVEST.

Street address 7902 N CTY M

City EVANSVILLE

State and zip code WI 53536

Daytime telephone number 608-295-9447

Fax number, if any \_\_\_\_\_

E-mail, if any \_\_\_\_\_

**2. Agent contact information.** Include the names of agents, if any, that helped prepar Agents may include surveyors, engineers, landscape architects, architects, planners,

	Agent 1	Ag
Name	<u>JOHN MORNING</u>	
Company	<u>MORNING RIDGE DEV</u>	
Street address	<u>7902 N CTY M</u>	
City	<u>EVANSVILLE</u>	
State and zip code	<u>WI 53536</u>	
Daytime telephone number	<u>608-295-9447</u>	
Fax number, if any		
E-mail, if any		

CITY OF EVANSVILLE  
 31 SOUTH MADISON STREET  
 PO BOX 76  
 EVANSVILLE WI 53536 608-882-2266  
 Receipt No: 1.125917 Sep 4, 2018

MORNING RIDGE DEVELOPMENT LTD  
 Previous Balance: .00  
 LICENSES/PERMITS  
 PERMITS - CONDITIONAL USE 300.00  
 PERMIT: LOT 2 BROWN  
 SCHOOL RD  
 ID-44400-560  
 ZONING PERMITS & FEES

**3. Subject property information**

Street address	<u>LOT 2 BROWN SCH</u>		
Parcel number	<u>6-27-</u>	Note: the parcel number obtained from the City.	
Current zoning classification(s)	Agricultural District	A	
	Residential Districts	RR	LL-R12 LL-R15 R-1
	Business Districts	B-1	B-2 B-3 B-4 B-5
	Planned Office District	O-1	
	Industrial Districts	I-1	I-2 I-3

Total: 300.00

CHECK

Check No: 2280 310.00

Payor: MORNING RIDGE DEVELOPMENT LTD

Total Applied: 300.00

Change Tendered: .00

Viewers are advised to ignore the illegible text on the map(s). It is presented to show spatial relationships only.  
 Authorized by: *PMK*

CONDITIONAL USE APPLICATION  
Evansville, Wisconsin  
Version: December 2017

Describe the current use	VACANT LAND
Full legal description  *You can request this information from Real Property Division of Rock County  *This may be attached as a separate file	ON FILE

4. Proposed use. Describe the proposed use.

BUS. DIST. MIXED COMM/RES 130-141
---

5. Operating conditions. For non-residential uses, describe anticipated operating conditions (hours of operation, conditions that may affect surrounding properties, etc.)

NORMAL BUSINESS HOURS
-----------------------

6. Potential nuisances. Describe any potential nuisances relating to street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.

--

7. Review criteria. Describe the reasons why you believe the proposed use is in keeping with the City's master plan. Refer to Section 130-104(3)a-f of the Municipal Code for the review criteria.

USE COMPLIES WITH MASTER PLAN
-------------------------------

CONDITIONAL USE APPLICATION  
Evansville, Wisconsin  
Version: December 2017

8. Other information. Provide any other information relating to the intended project and its relation to nearby properties.

FITS WELL WITH MIXED RESIDENTIAL  
BUSINESS COMMUNITY

9. Site plan. Include 20 copies of a site plan (11" x 17") with the application. In addition, the Community Development Director may require one copy that is 24" x 36". A checklist of items that must be shown on the site plan is included at the end of this application.

LOT 2 2.15 ACRES

10. Location map. Include a map (8 1/2" x 11") that shows the subject property and all parcels lying within 250 feet of the subject property. This map shall be reproducible with a photocopier, at a scale which is not less than one inch equals 600 feet. It shall include a graphic scale and a north arrow.

11. Applicant certification

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the Municipal Code.

John Morning

Sept 4, 2018

Applicant Signature

Date

12. Landlord certification (If applicable)

*\*If you do not own the building that houses your business, you must have your landlord sign this application*

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ The applicant has discussed their plans with me, and I support their application for this conditional use permit in my building.

Landlord Signature

Date

Governing Regulations

The procedures and standards governing this application process are found in Chapter 130, Article 2, Division 8, of the Municipal Code.

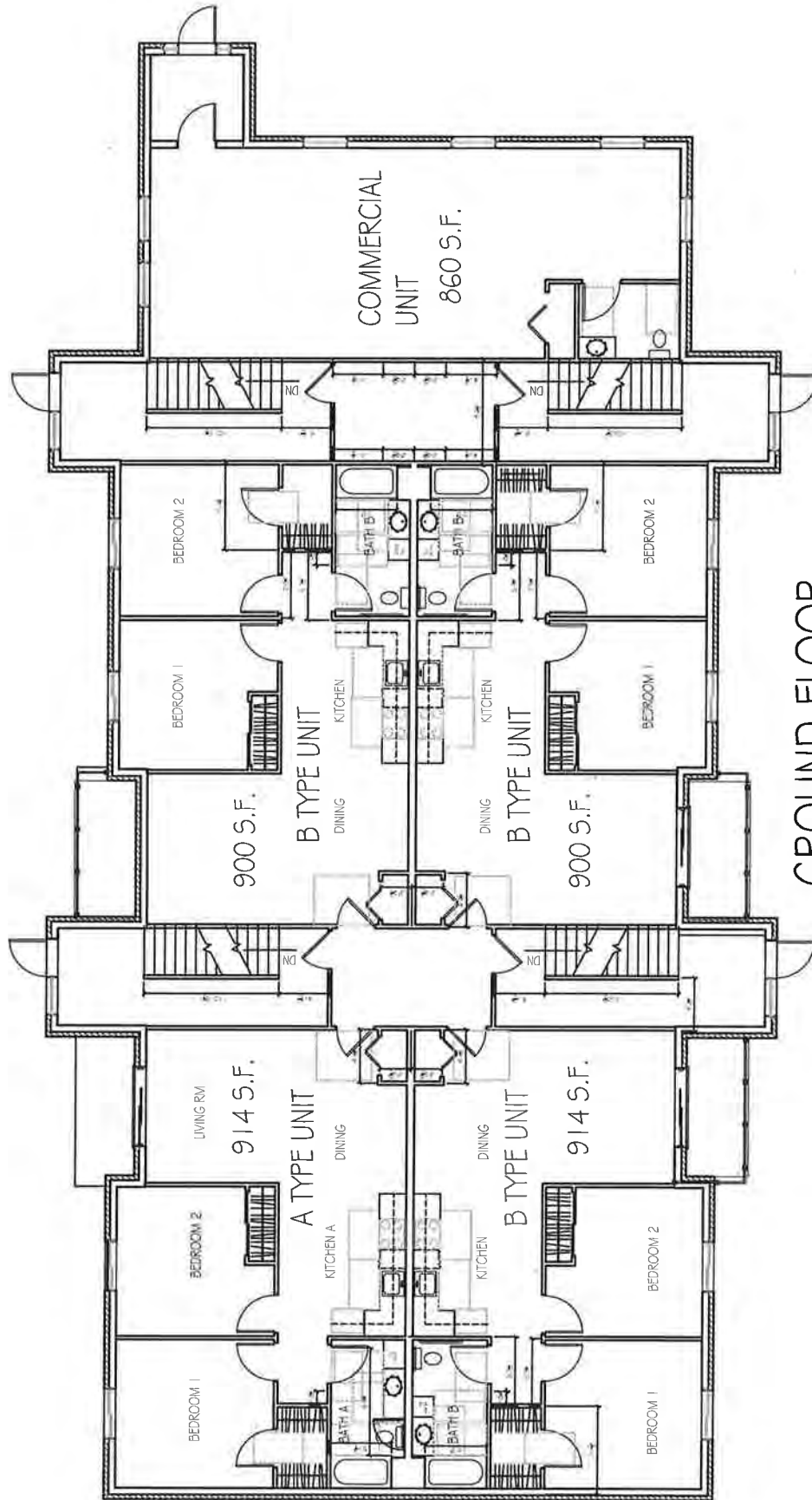
**CONDITIONAL USE APPLICATION**  
**Evansville, Wisconsin**  
 Version: December 2017

Site Plan Checklist	Complete ?	
	Yes	No
a. Title block with name, address, and phone and fax numbers of the current property owner and/or agents (developer, architect, engineer, planner) for the project	<input type="checkbox"/>	<input type="checkbox"/>
b. Date of the original plan and the latest date of revision	<input type="checkbox"/>	<input type="checkbox"/>
c. North arrow and graphic scale (not smaller than one inch equals 100 feet)	<input type="checkbox"/>	<input type="checkbox"/>
d. Parcel number of the subject property	<input type="checkbox"/>	<input type="checkbox"/>
e. Property lines and existing and proposed right-of-way lines, with bearings and distances clearly labeled	<input type="checkbox"/>	<input type="checkbox"/>
f. Existing and proposed easement lines and dimensions with a key on the margin describing ownership and purpose	<input type="checkbox"/>	<input type="checkbox"/>
g. Required building setback lines	<input type="checkbox"/>	<input type="checkbox"/>
h. Existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls	<input type="checkbox"/>	<input type="checkbox"/>
i. The location and dimension (cross section and entry throat) of all access points onto public streets	<input type="checkbox"/>	<input type="checkbox"/>
j. The location and dimensions of on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by this chapter	<input type="checkbox"/>	<input type="checkbox"/>
k. The location and dimension of all loading and service areas of the subject property	<input type="checkbox"/>	<input type="checkbox"/>
l. The location of all outdoor storage areas and the design of all screening devices	<input type="checkbox"/>	<input type="checkbox"/>
m. The location, type, height, size, and lighting of all signage (existing and proposed)	<input type="checkbox"/>	<input type="checkbox"/>
n. The location, type, height, design/type, illumination power and orientation of all exterior lighting on the subject property, including clear demonstration of compliance with lighting requirements of the zoning code	<input type="checkbox"/>	<input type="checkbox"/>
o. The location and type of any permanently protected green space areas	<input type="checkbox"/>	<input type="checkbox"/>
p. The location of existing and proposed drainage facilities	<input type="checkbox"/>	<input type="checkbox"/>
q. In the legend, data for the subject property as follows:	<input type="checkbox"/>	<input type="checkbox"/>
1. Lot area (square feet or acres) <i>2.15 acres</i>	<input type="checkbox"/>	<input type="checkbox"/>
2. Floor area (square feet)	<input type="checkbox"/>	<input type="checkbox"/>
3. Floor area ratio	<input type="checkbox"/>	<input type="checkbox"/>
4. Impervious surface area (square feet)	<input type="checkbox"/>	<input type="checkbox"/>
5. Impervious surface ratio	<input type="checkbox"/>	<input type="checkbox"/>
6. Building height (feet)	<input type="checkbox"/>	<input type="checkbox"/>









GROUND FLOOR  
5,528 SQ.FT.







# SITE 1 BLDG 1 LANT LEGEND

## LEGEND

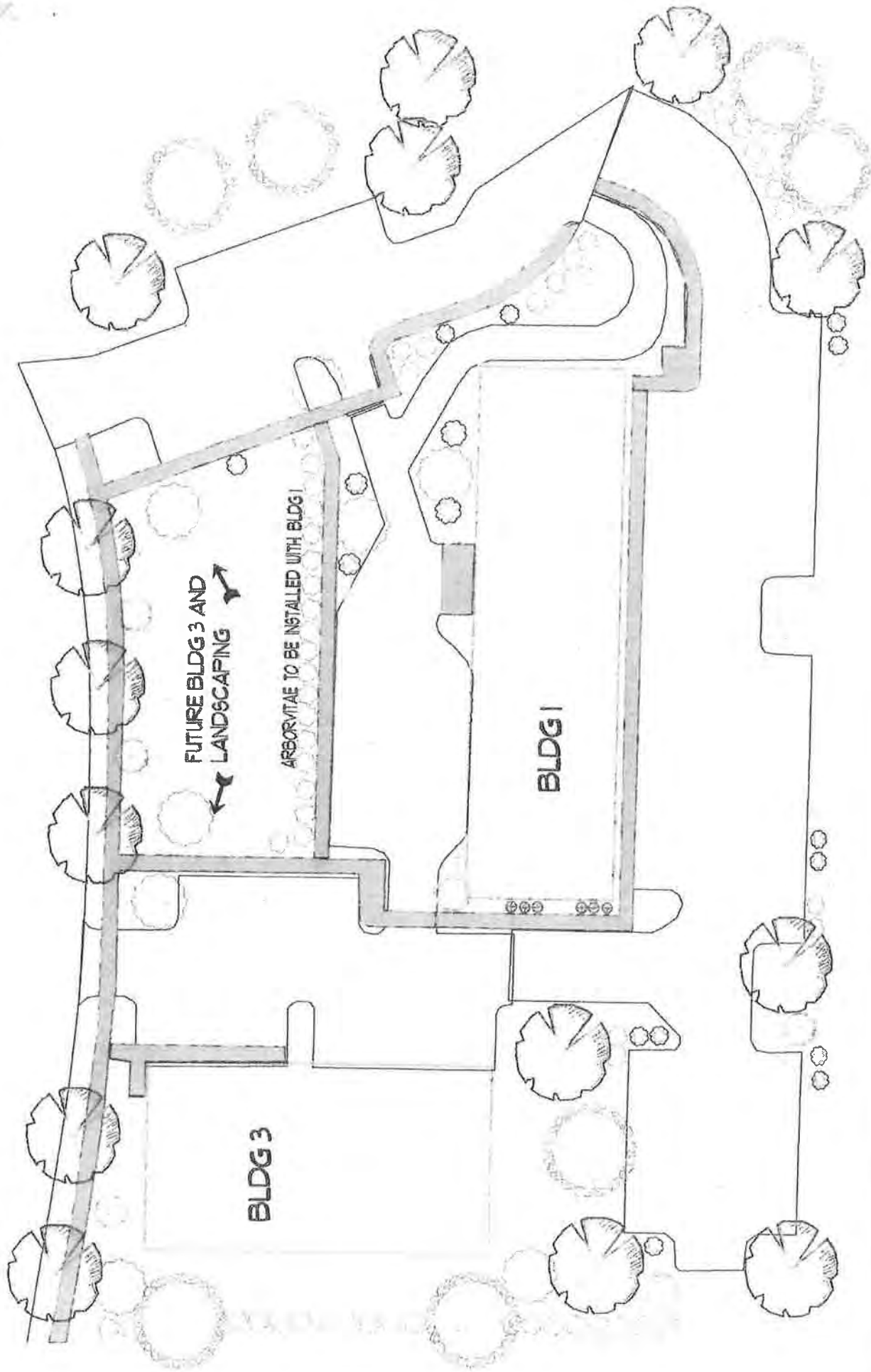
COMMON NAME	QTY	BOTANICAL NAME
SHRUB, DECIDUOUS		
<input checked="" type="radio"/> BURNING BUSH FALL COLOR	11	EUONYMUS ALATA
<input type="radio"/> LILAC, DWARF KOREAN	17	SYRINGA PATULA KOREAN
SHRUB, EVERGREEN CONIFER		
<input checked="" type="radio"/> YEW, DENSIFORMIS HEDGE	6	TAXUS DENSIFORMIS
TREE, DECIDUOUS		
<input type="radio"/> CRAB, PRAIRIE FIRE	6	MALUS SPP. PRAIRIE FIRE
<input checked="" type="radio"/> LILAC IVORY SILK	3	SYRINGA RETICULATA 'IVORY SILK'
<input checked="" type="radio"/> MAPLE, SUGAR MAJESTY	9	ACER SACCHARUM 'FLAX MILL'
TREE, EVERGREEN		
<input type="radio"/> ARBORVITAE, TECHNEY	35	THUJA OCCIDENTALIS 'TECHNY'
<input type="radio"/> PINE, EASTERN WHITE	4	PINUS STROBUS

# SITE 2 BLDG 3 PLANT LEGEND

## LEGEND

COMMON NAME	QTY	BOTANICAL NAME
SHRUB, DECIDUOUS		
<input checked="" type="radio"/> BURNING BUSH FALL COLOR	5	EUONYMUS ALATA
<input type="radio"/> LILAC, DWARF KOREAN	3	SYRINGA PATULA KOREAN
TREE, DECIDUOUS		
<input type="radio"/> CRAB, PRAIRIE FIRE	2	MALUS SPP. PRAIRIE FIRE
<input checked="" type="radio"/> LILAC IVORY SILK	3	SYRINGA RETICULATA 'IVORY SILK'
<input checked="" type="radio"/> MAPLE, SUGAR MAJESTY	6	ACER SACCHARUM 'FLAX MILL'
TREE, EVERGREEN		
<input type="radio"/> ARBORVITAE, TECHNEY	21	THUJA OCCIDENTALIS 'TECHNY'
<input type="radio"/> PINE, EASTERN WHITE	3	PINUS STROBUS





Revision #:

Date: 6/22/2018

Scale:

1/32" = 1'

Landscape Plan:

Landscape Design by: Kendall Wethal

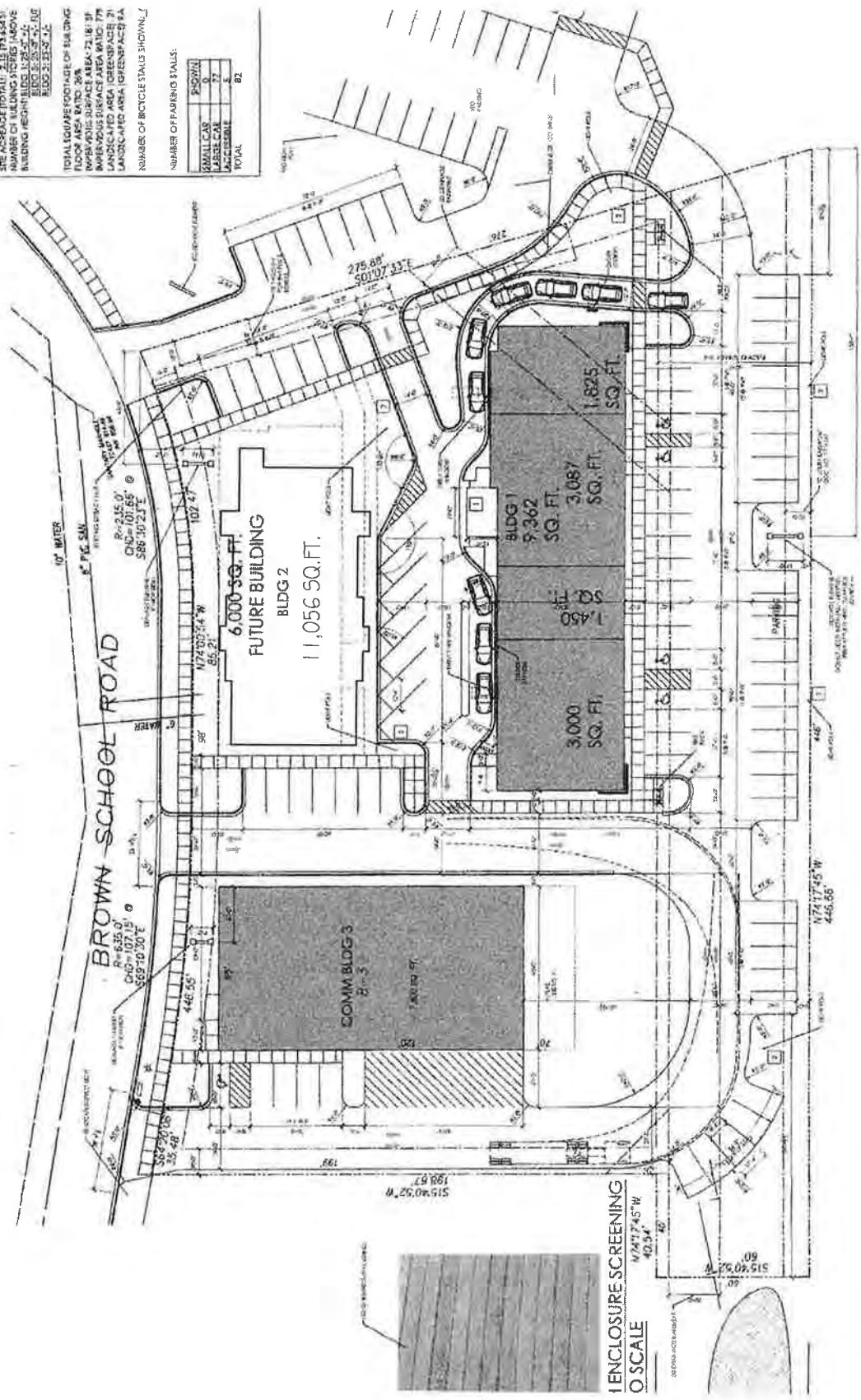
Urban Landscaping

SITE AREA TOTAL: 211,174 SQ. FT.  
 NUMBER OF BUILDING STORIES: ABOVE  
 BUILDING HEIGHT: 25 FT. 0 IN.  
 BLDG 1: 25 FT. 0 IN.  
 BLDG 2: 25 FT. 0 IN.  
 BLDG 3: 25 FT. 0 IN.

TOTAL LEGAL FOOTAGE OF BUILDING  
 FLOOR AREA: 211,174 SQ. FT.  
 NUMBER OF BUILDING STORIES: ABOVE  
 BUILDING HEIGHT: 25 FT. 0 IN.  
 LANDSCAPED AREA (GREENSPACE): 21  
 LANDSCAPED AREA (GREENSPACE): 21  
 NUMBER OF BICYCLE STALLS (SHOWING):

NUMBER OF PARKING STALLS:

SMALL CAR	BIKES	TOTAL
77	5	82

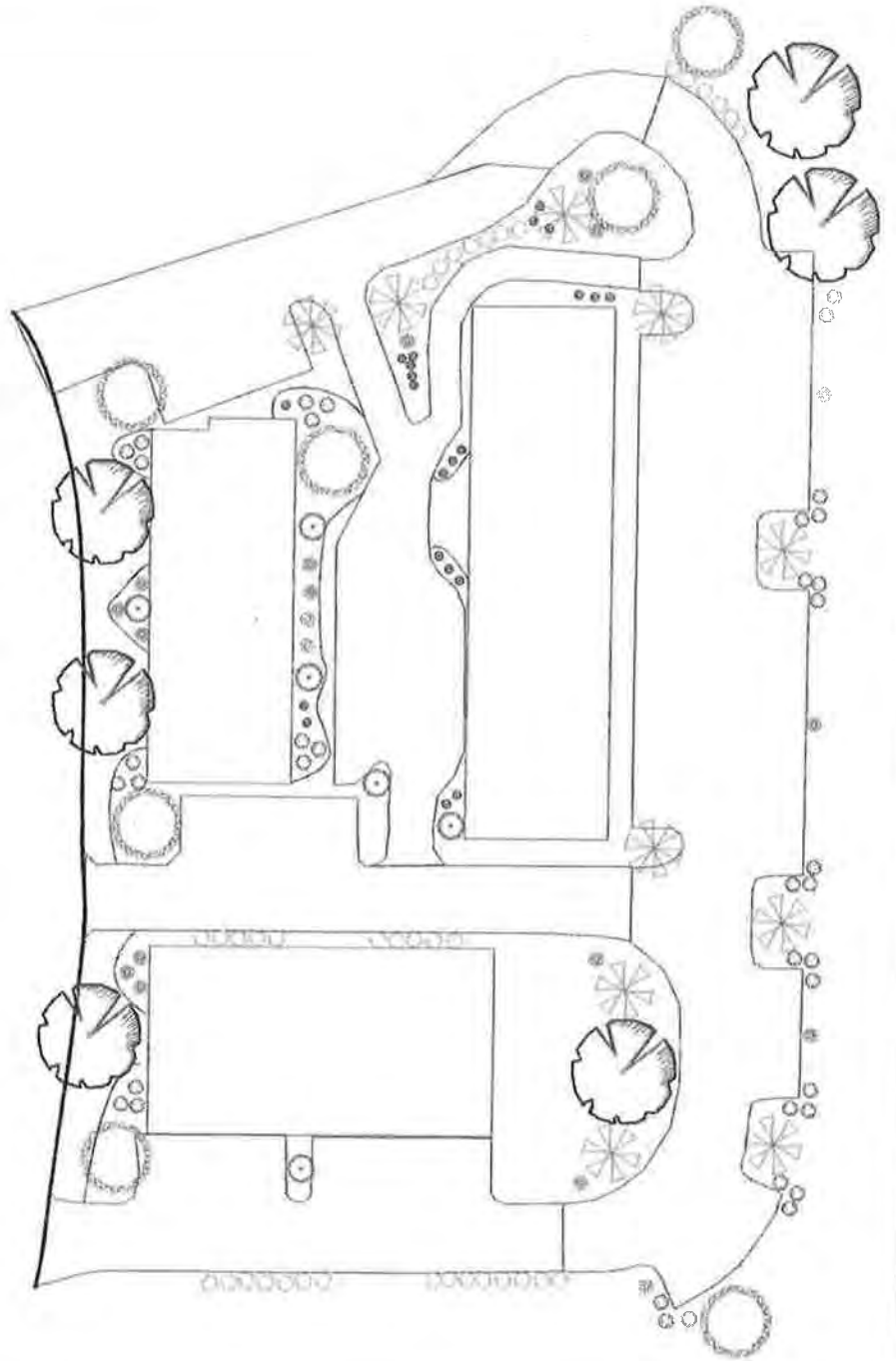


1 ARCHITECTURAL SITE PLAN  
 1"=20'-0"

ENCLOSURE SCREENING  
 1/4"=17'45" W  
 40.3'

# LEGEND

COMMON NAME	QTY	BOTANICAL NAME
SHRUB, DECIDUOUS		
BURNING BUSH FALL COLOR	38	EUONYMUS ALATA
LLAC, SENSATION	19	SYRINGA VULGARIS 'SENSATION'
SHRUB, EVERGREEN CONIFER		
YEW, DENSIFORMIS HEDGE	22	TAXUS DENSIFORMIS
TREE, DECIDUOUS		
CRABAPPLE, PRAIRIE FIRE	10	MALUS PRAIRIEFIRE'
LILAC, IVORY SILK	6	SYRINGA RETICULATA 'IVORY SILK'
MAPLE, SUGAR MAJESTY	6	ACER SACCHARUM 'FLAX MILL'
TREE, EVERGREEN		
ARBORVITAE, TECHNEY	38	THUJA OCCIDENTALIS 'TECHNY'
PINE, EASTERN WHITE	7	PINUS STROBUS



Landscape Design by:  
**Kendall Weithal**  
 Urban Landscaping

Date: 4/26/2018

Landscape Plan:

2

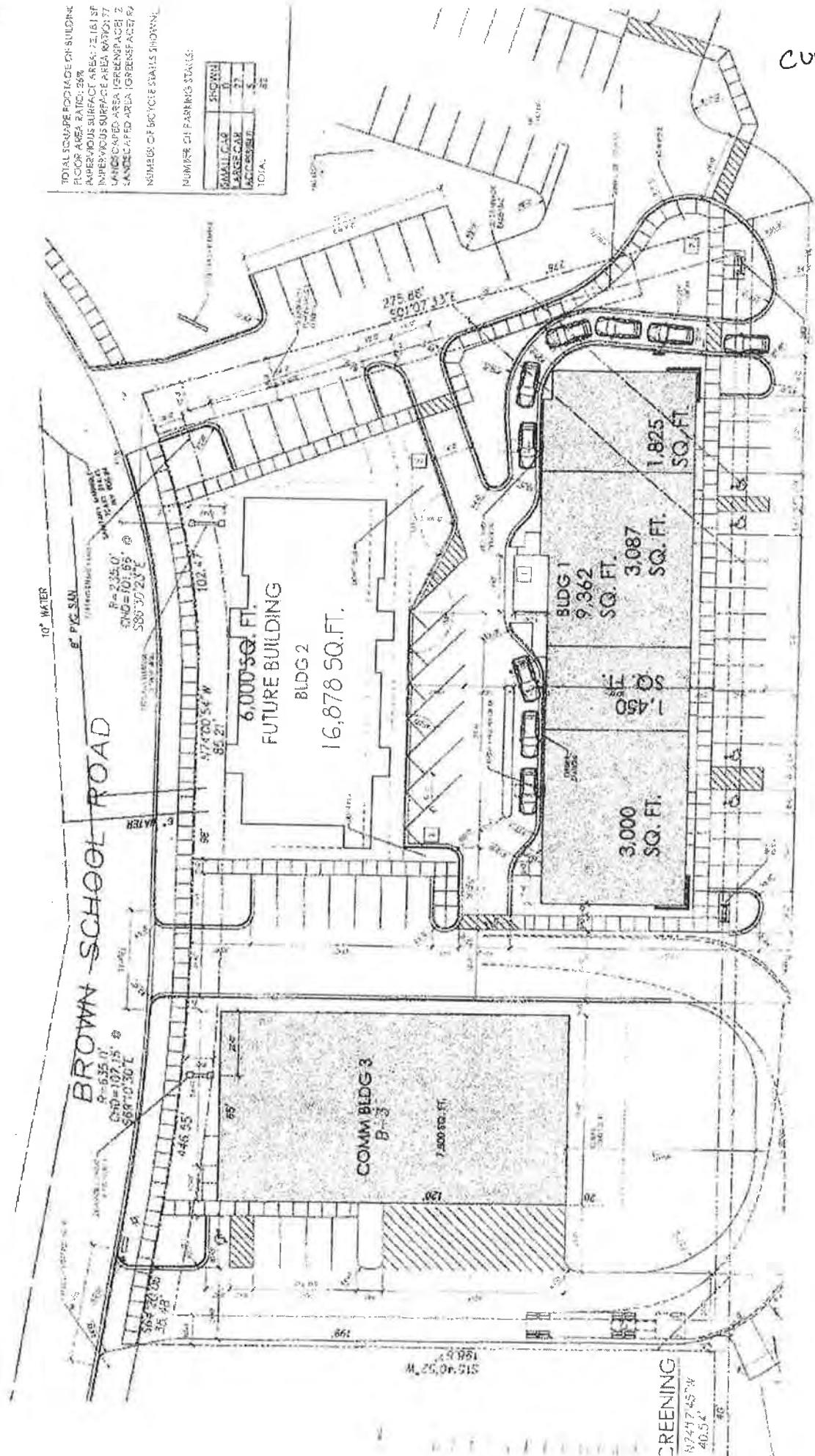
Brown School Road - John Morning

Scale: 1/64" = 1'

Revision #:

CUP-2018-09

CUP-2018-09



TOTAL SQUARE FOOTAGE OF CHANGING FLOOR AREA: 21,161 SQ. FT.  
 IMPROVED SURFACE AREA: 21,161 SF  
 UNIMPROVED SURFACE AREA: 10,830 SF  
 LANDSCAPED AREA: 10,830 SF  
 NUMBER OF BICYCLE STALLS SHOWN: 1

NUMBER OF PARKING STALLS:

STALL TYPE	NUMBER
SMALL CAR	10
LARGE CAR	77
BICYCLE	1
TOTAL	88

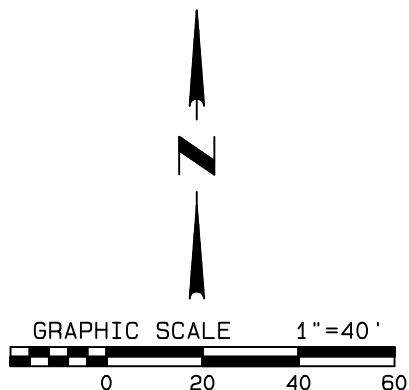
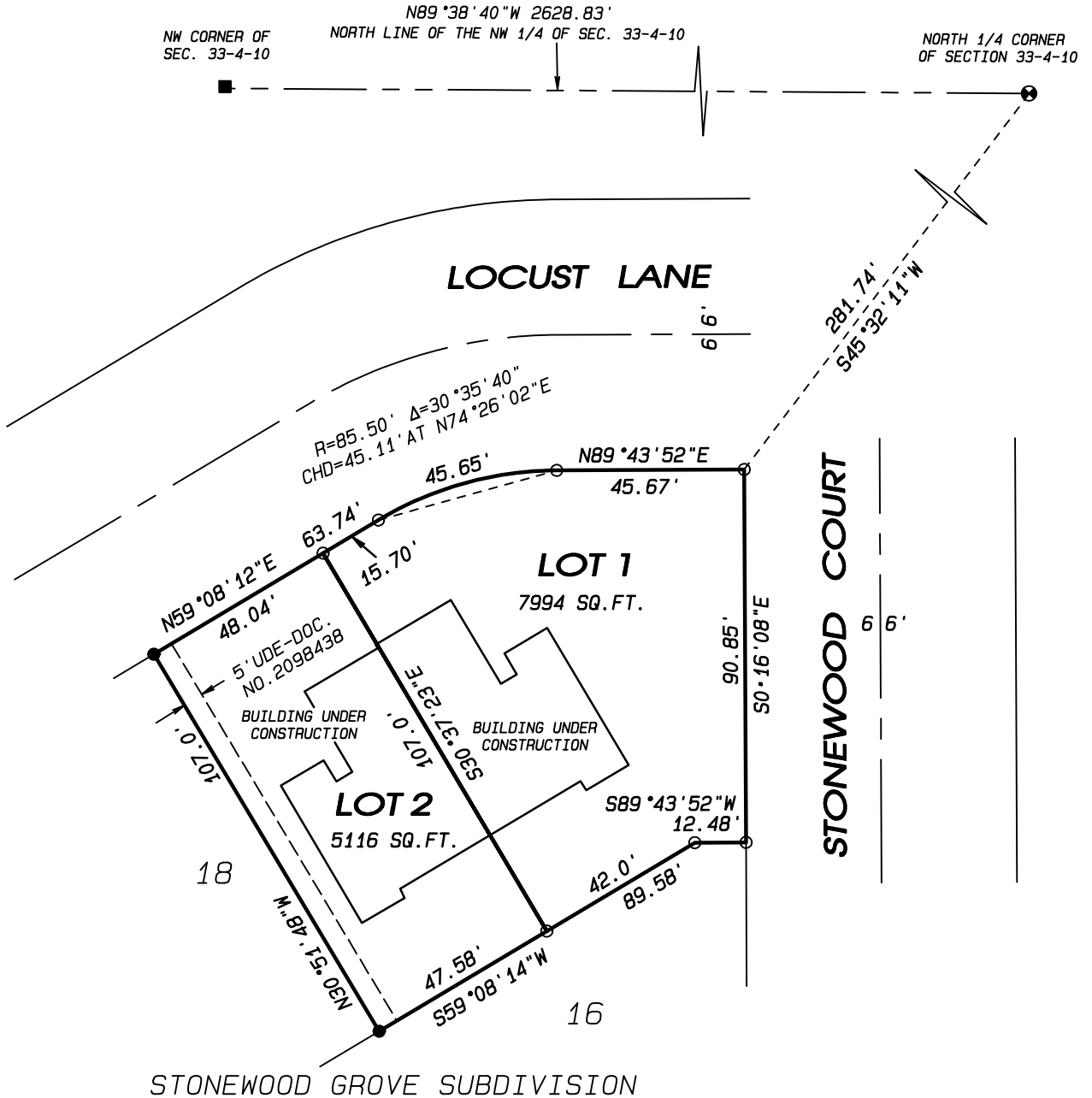
SCREENING  
 1/24/17 4:57 PM  
 40.54

1888  
 M. 25.0r. 515



# CERTIFIED SURVEY MAP

LOT 17, STONEWOOD GROVE SUBDIVISION, AND BEING LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 33, T.4N., R. 10E., OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN. FORMERLY BEING A PART OF LOT 30, WESTFIELD MEADOWS.



### LEGEND:


- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN.FT.
- FOUND 3/4" IRON PIN
- FOUND CUT STONE MONUMENT
- ⊗ FOUND ALUMINUM MONUMENT
- UDE UTILITY AND DRAINAGE EASEMENT

### NOTES:

FIELDWORK COMPLETED \_\_\_\_\_.

ASSUMED N89°38'40"W ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 33-4-10.

Project No. 122-010 For: HURLEY HOMES SHEET 1 OF \_ SHEETS



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

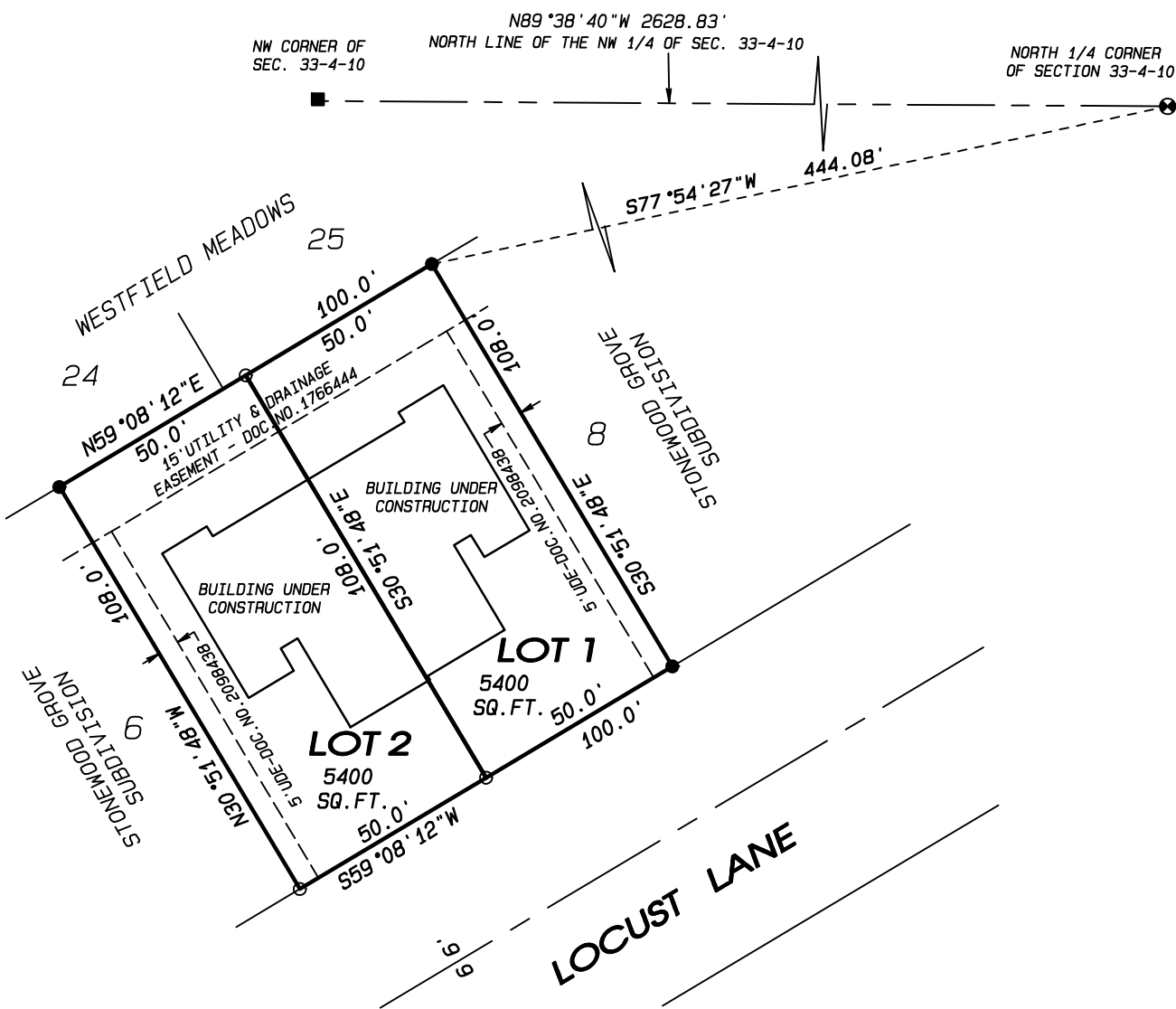
tel: 608 752-0575  
fax: 608 752-0534





# CERTIFIED SURVEY MAP

LOT 7, STONEWOOD GROVE SUBDIVISION, AND BEING LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 33, T.4N., R.10E., OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN. FORMERLY BEING A PART OF LOT 30, WESTFIELD MEADOWS.



### LEGEND:

- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
- FOUND 3/4" IRON PIN
- FOUND CUT STONE MONUMENT
- ⊗ FOUND ALUMINUM MONUMENT
- UDE UTILITY AND DRAINAGE EASEMENT

NOTES:

FIELDWORK COMPLETED \_\_\_\_\_.

ASSUMED N89°38'40"W ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 33-4-10.

**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

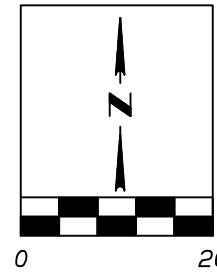
109 W. Milwaukee St. Janesville, WI 53548  
 www.combssurvey.com tel: 608 752-0575 fax: 608 752-0534



# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 27, T.4N., R.10E.  
OF THE 4TH P.M. CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

7E







# DECISION FORM FOR PERMIT TO DEMOLISH A HISTORIC STRUCTURE

CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION  
31 S. Madison St, Evansville, WI 53536

This decision form will be completed by the chair of the HPC or the Community Development Director.

The Historic Preservation commission is authorized to grant permits to demolish a historic structure when the standards found in section 62-36(11) of the Municipal Ordinances are met:

- The proposed work does not have an adverse effect on the immediate site
- The proposed work does not have an adverse effect on adjacent properties
- The proposed work does not have an adverse effect on the entire district
- Historic character is preserved

Summary of Work (include reasons why proposal does or does not meet the above decision criteria):

THE SITE IS STRUCTURALLY UNSAFE. THE APPLICANT IS REQUESTING TO BUILD A ~~NEW~~ RESIDENCE SIMILAR IN DESIGN TO WHAT IS BEING TORN DOWN.

**Additionally, no historic building may be demolished unless and until the Wisconsin Historical Society (WHS) is given 30 days' notice of the order, application or intent to demolish such building, as outlined in Wisconsin State Statutes 66.0413(3)**

Date City sent notice to WHS \_\_\_\_\_

Permit to Demolish (check one):

Approved,  Denied, or  Approved with the following conditions:

DEMOLISH RESIDENCE & BUILD REPLACEMENT AS PRESENTED ON 4/20/22

Approved by:   
HPC Chairperson Signature

Date: 5-16-22

HISTORIC PROPERTY INFORMATION	
Historic Property Address: 14 Railroad St	Tax ID Number: 222 069064
Historic Property AHI Number: 85266	Parcel Number: 6-27-909





## APPLICATION FOR DEMOLISHING A HISTORIC STRUCTURE

CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION  
31 S. Madison St, PO Box 529, Evansville, WI 53536

**\$0.00**  
Application  
Fee

This is a request for approval by the Historic Preservation Commission (HPC) to demolish a historic structure in any Historic District or designated by the City of Evansville as a historic building or historic site. Complete all sections of this form. No historic building may be demolished unless and until the Wisconsin Historical Society (WHS) is given 30 days' notice of the order, application or intent to demolish such building, as outlined in Wisconsin State Statutes 66.0413(3). This notice is sent by the City after HPC approval. **Please contact the Community Development Director, Colette Spranger, at: (608)-882-2263 or colette.spranger@ci.evansville.wi.gov to obtain assistance in completing this form.**

SECTION	APPLICANT AND PROPERTY OWNER INFORMATION	
1	Applicant Name:	Date Submitted:
	Pleasy R. Berg Trust	3/25/22
	AHI Number (available at <a href="http://www.wisconsinhistory.org">www.wisconsinhistory.org</a> ):	Parcel Tax ID Number: 222 065064
	Historic Property Address:	Parcel Number: 6-27-905
	14 Railroad St. EVANSVILLE, WI 53536	Phone: 608-882-0897
		Email: bergrental@att.net
	Owner Name (if different from above):	Owner Phone (if different):
	Owner Address (if different from above):	Owner Email (if different):
	102 E Main St EVANSVILLE, WI 53536	

**INSTRUCTIONS:** Complete this entire form and submit to City Hall the following:

**1. Application Form with attachments (as outlined in Section 5):**

- o Clear photo(s) of every portion of the property that will be affected by the work
- o Historic photograph(s) (if available)
- o Exterior elevations or sketches of existing conditions and proposed work
- o Site plan (if applicable)
- o Copy of demolition notice sent to state

**2. Building Permit (work cannot begin until Building Inspector has approved a Building Permit)**

**3. COA Application for proposed work**

All applications are to be submitted 10 days prior to the HPC meeting. HPC typically meets on the third Wednesday of each month at 6:00pm in City Hall. Applicants are encouraged to appear in person or by authorized representative.

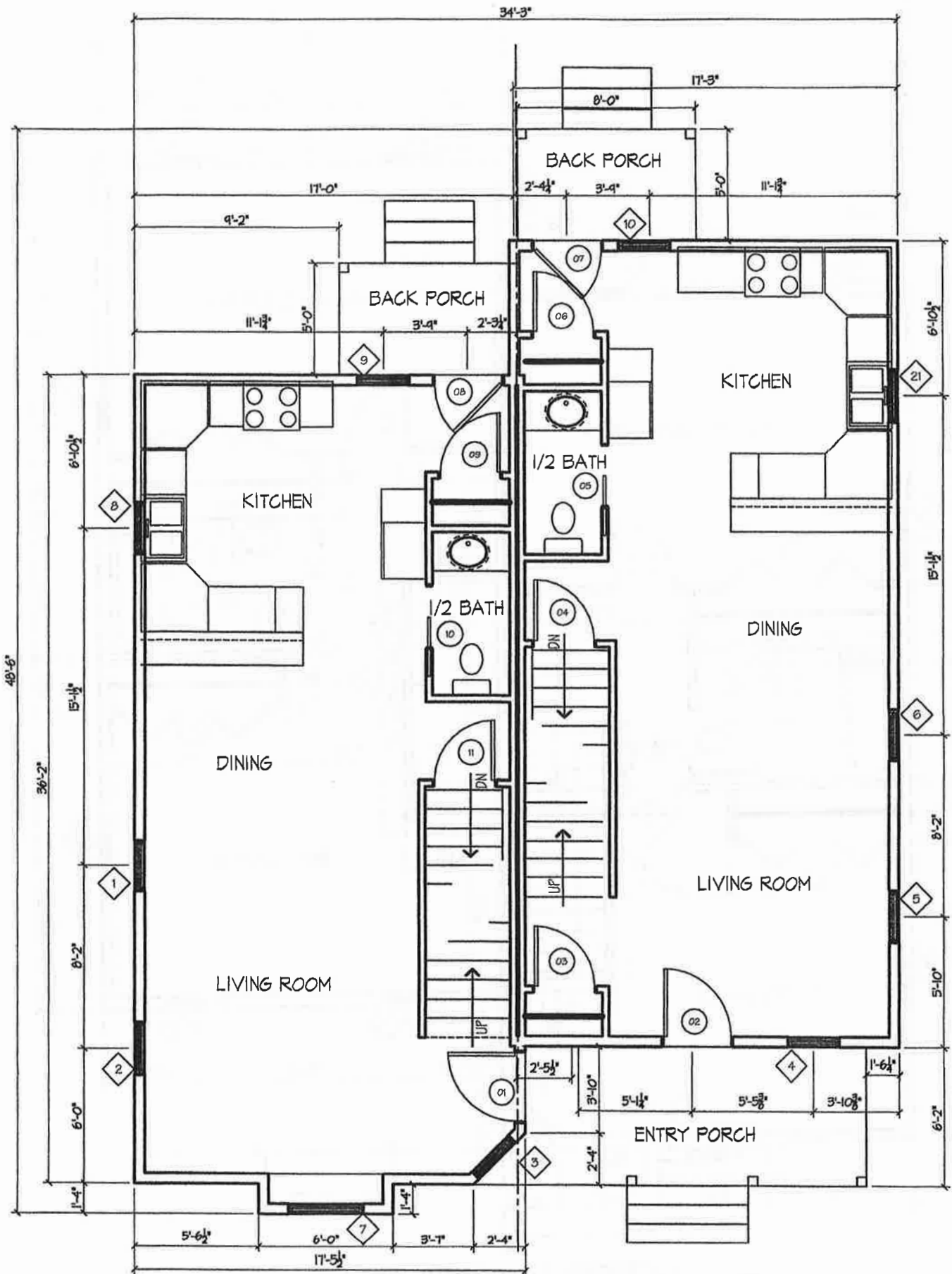
Per Wis. Stat. sec. 943.014., Demolition of a historic building without a City-issued permit is a criminal offense.


**SUBMITTED BY:** Pleasy R. Berg *co-trustee* **DATE:** 3/21/22  
Owner/Applicant Signature

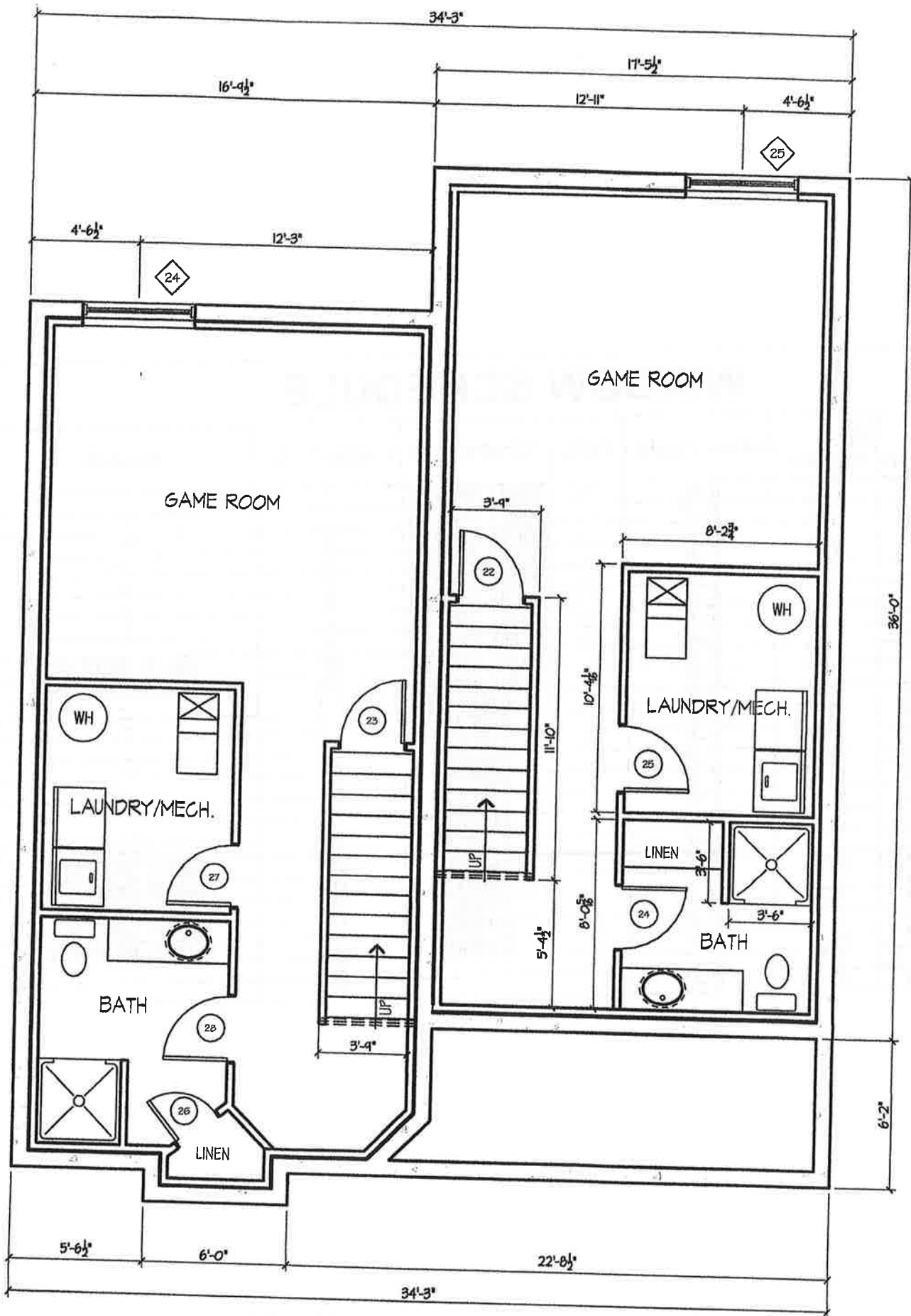


WEST ELEVATION

SCALE 1/4" = 1'-0"




**MAIN FLOOR LEVEL**  
 SCALE 1/4" = 1'-0"



**BASEMENT LEVEL**

SCALE 1/4" = 1'-0"



# DOOR AND FRAME SCHEDULE

MARK	DOOR			GLAZING	FRAME		FIRE RATING LABEL	HARDWARE	NOTES
	SIZE		MATL		DETAIL			LOCK TYPE	
	WD	HGT			JAMB	SILL			
1	3'-0"	6'-8"	FIBERGLASS	--	6-7/16"	YES	--	ENTRY / DB	6 PANEL INSULATED
2	3'-0"	6'-8"	FIBERGLASS	--	6-7/16"	YES	--	ENTRY / DB	6 PANEL INSULATED
3	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PASSAGE	6 PANEL
4	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PASSAGE	6 PANEL
5	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	POCKET LATCH	6 PANEL
6	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PASSAGE	6 PANEL
7	3'-0"	6'-8"	FIBERGLASS	--	6-7/16"	YES	--	ENTRY / DB	6 PANEL INSULATED
8	3'-0"	6'-8"	FIBERGLASS	--	6-7/16"	YES	--	ENTRY / DB	6 PANEL INSULATED
9	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PASSAGE	6 PANEL
10	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	POCKET LATCH	6 PANEL
11	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PASSAGE	6 PANEL
12	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PRIVACY	6 PANEL
13	6'-0"	6'-8"	WOOD	--	4-7/16"	--	--	PULL	6 PANEL
14	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PRIVACY	6 PANEL
15	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PULL	6 PANEL
16	6'-0"	6'-8"	WOOD	--	4-7/16"	--	--	PULL	6 PANEL
17	6'-0"	6'-8"	WOOD	--	4-7/16"	--	--	PULL	6 PANEL
18	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PRIVACY	6 PANEL
19	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PRIVACY	6 PANEL
20	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PRIVACY	6 PANEL
21	5'-4"	6'-8"	WOOD	--	4-7/16"	--	--	PULL	6 PANEL
22	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PULL	6 PANEL
23	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PASSAGE	6 PANEL
24	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PRIVACY	6 PANEL
25	2'-0"	6'-8"	WOOD	--	4-7/16"	--	--	PASSAGE	6 PANEL
26	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PASSAGE	6 PANEL
27	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PASSAGE	6 PANEL
28	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PRIVACY	6 PANEL

3/2/2022

Roger Berg

Berg Reality

Re: House on Railroad St

Roger,

I looked at the house on Railroad St in Evansville with the hopes of remodeling that building. When I opened the front door, a stud from the front wall fell out on the floor. **This wall is unsafe!** In looking at the rest of the building I find that the "ruin" is too great to fix. The foundation has failed in several areas allowing rim boards and sills to rot. This building can't be raised and a new foundation installed because of the unsafe structure above. The front wall has two "hinged" conditions that is making the floor above very unsafe. The only thing holding the second floor up in that room is the exterior sheathing.

You mentioned that if you decide to replace this building with a new one, you will want to remove windows and the new furnace that was installed. I would suggest before you do this you make every effort to stabilize the existing structure. The front wall will need to be braced as this wall is bending into the structure now. You may also have to "shore-up" under the ceiling to help relieve the pressure on the front wall. I would use screws and not nails when doing this work. If studs fall out just by opening the front door I can't imagine what the impact of hammers might do. Be careful!

In all my 50+ years of Architectural work I haven't seen too many buildings designed in this shabby way. Lathe and plaster is what kept this building up all these years. This building was unsafe when it was built.

Jim Helgesen

KAI Architectural Services LLC





# City of Evansville

[www.ci.evansville.wi.gov](http://www.ci.evansville.wi.gov)

31 S Madison St  
Po Box 529  
Evansville, WI 53536  
(608) 882-226

March 8, 2022

**RE : 14 RAILROAD BUILDING BEYOND REASONABLE REPAIR**

**FOUNDATION:** Failed in several areas including porch stoop

**SILL :** Timbers are rotted and have complete failure in some areas

**WALLS:** Rotten and failed in some areas. Unusual construction which is structurally unsafe

**ROOF:** Inadequate construction which is structurally unsafe

**ELECTRIC:** Signs of deterioration and moisture damage – unsafe

**PLUMBING:** Inadequate system needs replacement including sewer and water lateral

**HVAC:** Complete system replacement needed

If you have any questions regarding this letter, please contact Larry Schalk, Building inspector and Code Enforcement at [larry.schalk@ci.evansville.wi.gov](mailto:larry.schalk@ci.evansville.wi.gov) or 608-490-3100

Sincerely,

DO NOT REMOVE

OFFICIAL NOTICE

Location/Item: 14 RAILROAD ST.

Lacking Permit(s)  Need Inspection  
 Expired Permit  Premises Housekeeping

Unfit for Use \*

Erosion Control:  Perimeter Measures  Install  Maintain  
 Non-Tracking Driveway  Install  Maintain  
 Sediment Cleanup  Street & Sidewalks  Adjoining Property

Code Section/Other: UNSAFE - NOT SAFE FOR OCCUPANCY

Action:

Contact Inspector  Now  After Corrections  
 Correct  Now  By End Of Today (UDC Tracking Cleanup)  
 By End of Next Workday (UDC Sediment Cleanup)  
 In 48 Hrs (UDC Erosion Controls)  By \_\_\_\_\_

Stop All Work  Except Corrections Code Section: \_\_\_\_\_

Failure to Comply Subjects You To Applicable Fines & Penalties or Work Stoppages

Inspector/Agency: LARRY SCHALK #2084 Date: \_\_\_\_\_  
Photo Number: \_\_\_\_\_



North Foundation  
Wall is leaning  
inward



NORTH



front of house has failed  
leaning inward 2 1/2-3"





Rafters have failed  
↓

Foundation  
has failed

Supports have failed

BACK







Foundation  
has failed  
4 areas

Front





Foundation has failed

South view



Search...



BROWSE ▾

ABOUT

EVENTS

SHOP

MEMBERSHIP

DONATE

## PROPERTY RECORD

# 14 RAILROAD ST

## Architecture and History Inventory

PRINT

EMAIL A FRIEND

FACEBOOK

TWITTER

MORE...



### NAMES

Historic Name:

Other Name:

Contributing: **Yes**

Reference Number: **85266**

### PROPERTY LOCATION

Location (Address): **14 RAILROAD ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:



Quarter/Quarter Section:

## PROPERTY FEATURES

Year Built:

Additions:

Survey Date: **2006**

Historic Use: **house**

Architectural Style: **Gabled Ell**

Structural System:

Wall Material: **Aluminum/Vinyl Siding**

Architect:

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

## DESIGNATIONS

National/State Register Listing Name: **Evansville Historic District**

National Register Listing Date: **11/16/1978**

State Register Listing Date: **1/1/1989**

National Register Multiple Property Name:

## NOTES

**Additional Information:** FIRST PORTION BUILT PRIOR TO 1871, WING BUILT BETWEEN 1883 AND 1891.

**Bibliographic References:** BIRD'S EYE VIEW OF EVANSVILLE, WI. MADISON: J. J. STONER, 1883. BIRD'S EYE VIEW OF EVANSVILLE, WI. CHICAGO: CHICAGO LITHOGRAPHING CO., 1871. PLAT BOOK OF ROCK CO., WI. MINNEAPOLIS: C. M. FOOTE & CO., 1891.

## RECORD LOCATION

**Wisconsin Architecture and History Inventory, State Historic Preservation Office, Wisconsin Historical Society, Madison, Wisconsin**

### Have Questions?

If you didn't find the record you were looking for, or have other questions about historic preservation, please email us and we can help:

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If you have an update, correction, or addition to a record, please include