

NOTICE

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

City of Evansville **Plan Commission**
Regular Meeting
City Hall, 31 S Madison St., Evansville, WI 53536
Tuesday, June 2nd, 2026, 6:00 pm

AGENDA

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

-Mayor Abbey Barnes, Plan Commission Chair

Permit Application CUP-2026-07 for a group development on parcel 6-27-1150 (551 S County Road M)

1. Review Staff Report and Applicant Comments
 2. Public Hearing
 3. Plan Commissioner Questions and Comments
- E. Review of Concept Development Plan from Pre-3
- F. Review and Motion to Recommend 2026 Amendment to CHS Development Agreement
8. Discussion
- A. Westfield Meadows Second Addition Comments
 - B. Downtown/B-2 Zoning District Sign and Window Enforcement Update
9. Community Development Report
- A. Building Permit Activity – April
 - B. Code Enforcement Activity - April
10. Upcoming Meeting: July 7th, 2026 at 6:00pm
11. Adjourn

-Mayor Abbey Barnes, Plan Commission Chair

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

MINUTES

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

Members	Present/ Absent	Others Present
Mayor Abbey Barnes	P	Colette Spranger, Community Development Director
Aldersperson Bill Lathrop	P	Nancy Greves
Aldersperson Chuck Boyce	P	Roger Berg
Susan Becker	P	Anne Kolasch
John Gishnock	P	
Mike Scarmon	A	
Ry Thompson	P	

- 3. **Motion to approve the agenda, by Lathrop, second by Gishnock. Approved unanimously.**
- 4. **Motion to waive the reading of the minutes from the April 7th, 2026 meeting approve them as printed by Lathrop, second by Becker. Approved unanimously.**
- 5. **Civility Reminder.** Mayor Barnes took a moment to welcome two new members to the Plan Commission, Ry Thompson and Aldersperson Chuck Boyce.
- 6. **Citizen appearances other than agenda items listed.** None.
- 7. **Action Items**

8. Discussion

A. Concept Plan – Lot 171, Westfield Meadows

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

B. Review Housing and Land Use Chapters of Comprehensive Plan

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

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

9. Community Development Report

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

11. Adjourn at 8:06 pm.



APPLICATION FOR CONDITIONAL USE PERMIT – STAFF REPORT

Application: CUP-2026-05

Applicant: Megan Devorak dba Dysfunctional Fitness

6-27-20.2

June 2nd, 2026

Prepared by: Colette Spranger, Community Development Director

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

Location: 26 W Main Street

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

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

Staff Analysis of Request:

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

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

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

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



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

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

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

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

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

Staff Comment: the property is currently served by public utilities

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

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

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



APPLICATION FOR PRELIMINARY LAND DIVISION - STAFF REPORT

Application: LD-2026-05

Applicant: Dan and Jon Emery

Parcel 6-27-386

June 2nd, 2026

Prepared by: Colette Spranger, Community Development Director

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



Figure 1 Approximate Location Map

Location: 432 Longfield Street

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

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

Existing Zoning: R-1 Residential District One

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

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

Municipal Services Comments

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

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

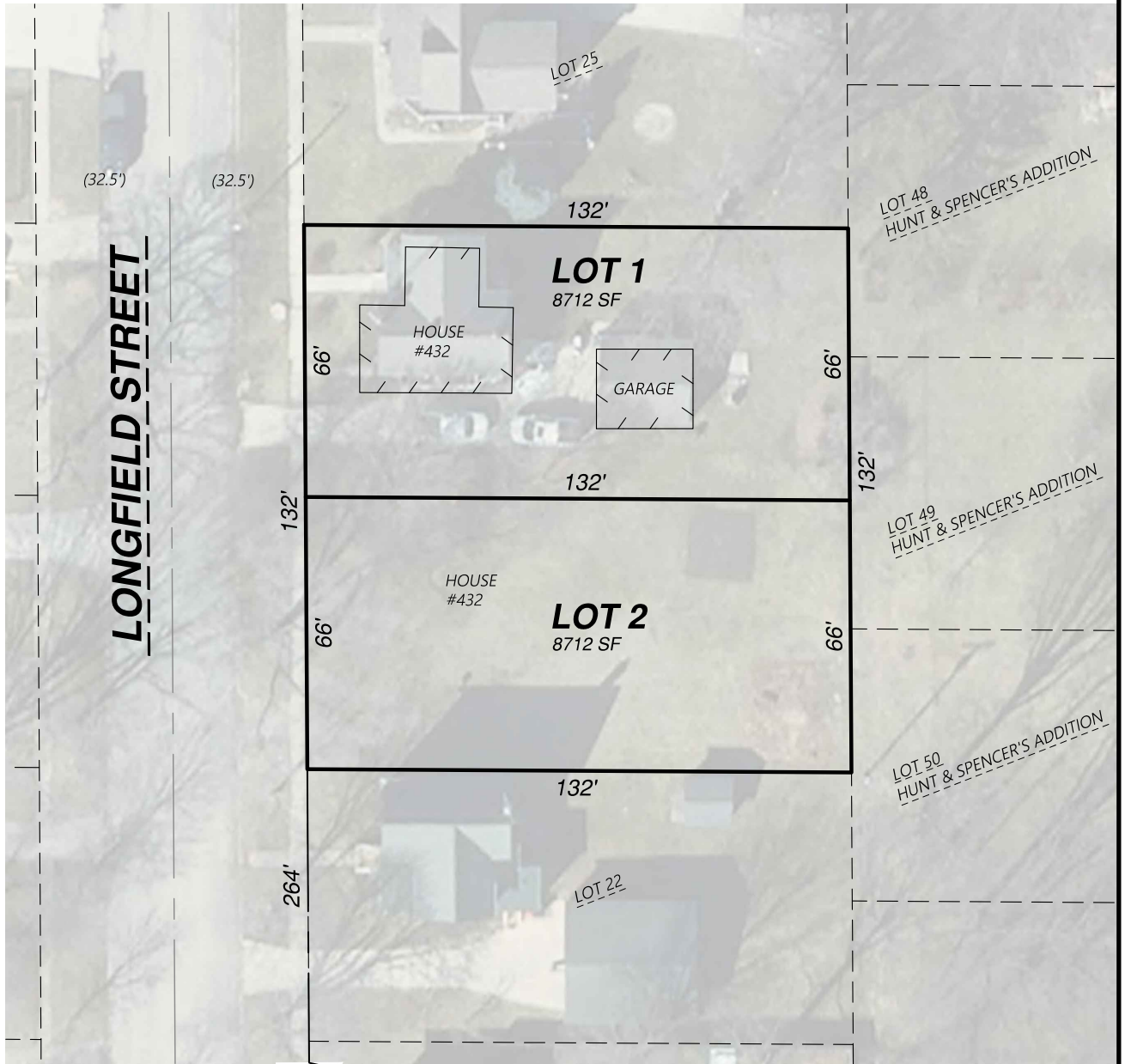
Consistency with the City of Evansville Comprehensive Plan and Municipal Code: The proposed land division and land uses are thoroughly consistent with the Future Land Use Map of the Comprehensive Plan. The proposal complies with the design standards and environmental considerations as set forth in the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

Staff Recommended Motion:

Motion to recommend Common Council approve a preliminary certified survey map to divide and parcels 6-27-386 into two lots, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the following condition: that the applicant submit a final certified survey map within six months of Common Council approval for the preliminary certified survey map.

PRELIMINARY CERTIFIED SURVEY MAP

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



GRAPHIC SCALE: 1" = 40'



Project No. 126 - 147
For: EMERY



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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



SITE PLAN AND CONDITIONAL USE PERMIT APPLICATION – STAFF REPORT

Applications: SP-2026-04, CUP-2026-06

Applicants: Phillips Construction

Parcel: 6-27-958.3A

Location: 702 to 716 Brown School Road

June 2, 2026

Prepared by: Colette Spranger, Community Development Director

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

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



Rendering of elevation fronting Brown School Road

Staff Analysis of Request:

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

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

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

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

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

Engineering Plans

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

Plan Commission Motion

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

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

Chapter 130 Review Criteria and Standards

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

Site Plan Criteria Evaluation

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

Criteria	Staff Comment
1. Site Design and Physical Characteristics	<ul style="list-style-type: none"> Materials proposed are good, provides visual variety Landscape plan: Decent mixture of species. Site restrictions (electric utility easement, slope, size) will make it difficult for applicant to provide required number of points on site. City Engineer to comment on erosion control, utility, grading, and drainage plan.
2. Site location relative to public road network	<ul style="list-style-type: none"> Two new access points along Brown School Road No road improvements anticipated
3. Land Use	<ul style="list-style-type: none"> Comprehensive Plan Future Land Use Category: Walkable Business Largely compatible with surrounding uses
4. Traffic Generation	<ul style="list-style-type: none"> Sufficient parking per zoning code standards Prior submittals featured worries about increased traffic.
5. Community Effects	<ul style="list-style-type: none"> The proposed development would add much-needed multifamily dwelling units and sought-after commercial space
6. Other Relevant Factors	<ul style="list-style-type: none"> Staff has been made aware that the American Transmission Company has been requesting expanded easements from 25' to 40' in this location. This does not affect the site plan or conditional use permit process and is on the owner to maintain.

Zoning District Requirements (Ch 130, Article VIII, Division 5)			
Sec. 130-827. Requirements for non-residential uses.	B-3 Community Business District	702-710 Brown School Road	OK?
1. Non-Residential Intensity			
a. Max # of Floors	4	3 from street, 2 from rear	
b. Min Landscape Surface Ratio	15%	33%	
c. Maximum Building Coverage	60%	21%	
d. Maximum Floor Area Ratio	1.5	0.51	
e. Min lot area	9,000 sq ft	16,847 sq feet	
f. Max building size	20,000 sq ft per floor	OK	
g. Max Parking Lot Street Frontage	50%	OK	
2. Nonresidential bulk/lot dimensions			
a. Min lot area	9,000 sq ft	OK	
b. Min lot width	70 feet	OK	
c. Min street frontage	50 feet	OK	

Zoning District Requirements (Ch 130, Article VIII, Division 5)			
Sec. 130-827. Requirements for non-residential uses.	B-3 Community Business District	702-710 Brown School Road	OK?
3. Minimum setbacks and building separation			
a. Building to Front Lot Line Building to Street Side Lot Line Either of above next to ROW of 100+ feet	10 feet 10 feet 35 feet	OK	
b. Building to resident. side lot line	10 feet	OK	
c. Building to resident. rear lot line	25 feet	n/a	
d. Building to nonres. side lot line	10 feet or zero feet on zero lot line side	OK	
e. Building to nonres. rear lot line	25 feet	n/a	
f. Min paved surface setback- Side/rear	5 feet	OK	
Min paved surface setback -Street	10 feet	n/a	
a. Min building separation	12 feet, or zero feet on zero lot line side	OK	
4. Max Building Height	40 feet	32 feet above grade (at highest ridge of roof) <i>Note that commercial space is 11 feet below grade.</i>	

Key:

Green = compliant

Yellow = legal but may require further inspection

Red = non-compliant

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

Other Relevant Zoning Code Standards

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

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

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

Parking (Article XI, Ch. 130)	
1 parking stalls per 300 sq feet of gross floor area is needed for the commercial space. <i>This site: 1,424 square feet of commercial space</i> <i>4 stalls needed; 4 shown, plus street parking</i>	
1 off-street parking stall needed per bedroom; can share with commercial space (See Sect. 130-522) <i>6 two-bedroom apartments</i> <i>12 stalls needed; 10 stalls shown in back plus 4 out front. There is also street parking.</i>	
1 Accessible parking stall required per 1 to 25 total parking spaces on site. <i>Plan shows 14 total stalls, 2 of which are accessible.</i>	

APARTMENT & COMMERCIAL BUILDING

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

JOSEPH W. ANDERSON
ARCHITECT



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

CONTRACTOR:

T.B.D.

OWNER:

PHILLIPS
CONTRACTING

PROJECT:

6 UNIT
APARTMENT &
COMMERCIAL
BUILDING

ADDRESS:

800 BRIGGS DR,
ALBANY, WI 53902

REVISIONS:

MARK	DATE	DESCRIPTION
1		
2		
3		
4		
5		

CAD FILE: 2025-0341_BORDER.dwg

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JH

CHECK BY:

JWA

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©2025

PROJECT NUMBER:

2025-0340

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

A1



CODE INFORMATION

1. APPLICABLE BUILDING CODES AND STANDARDS
 - 1.1 2021 International Building Code (with Wisconsin State Amendments)
 - 1.2 2021 International Energy Conservation Code (with amendments for commercial projects)
2. OCCUPANCY CLASSIFICATIONS (IBC CHAPTER 3)
 - 2.1 R-2 Residential, Apartment House & B Business
 - 2.2 CONSTRUCTION TYPE (VB 602.5)
 - 3-1 VB for all levels
 - 3-2 Sprinklered per IBC 903.3.1.1 (NFPA 13)
 - 2.3 STANDARDS (IBC 905)
 - 4.1 Distance between floor level of the highest story (Level 2) and lowest level of the fire department vehicle access (Level 1) does not exceed 30 feet, therefore, standards are not required, 905.2.1
3. WINDOWS
 - 5.1 Egress Windows Are Not Required (IBC 1029, exception 1)
 - 5.2 If window sill height is 36" minimum above finish floor, no window opening control are required (IBC 1013.8)
 - 5.3 If window sill height is less than 36" above finish floor, window opening control devices are required that meet the clear opening 4'-0". Opening control devices shall have a release mechanism that allows the window to open fully and comply with the minimum egress area per IBC 1029.2.
4. DAMPTOPPING
 - 6-1 The building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, therefore DAMPTOPPING IS NOT REQUIRED per IBC 718.3.2, Exception 1.
5. OCCUPANCIES
 - 7-1 This is a separated occupancy building with a partial basement with laundry and storage lockers.
 - Ground Level (ground level) B (904 Business)
 - Level 1 (1st floor) R-2 (310.3) Residential Apartments
 - Level 2 (2nd floor) R-2 (310.3) Residential Apartments

UNIT TYPES AND DATA

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

EXIT REQUIREMENTS

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

UNIT ACCESSIBILITY DATA

Units are designed to the following Accessibility Standards:

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

NUMBER OF ACCESSIBLE UNITS REQUIRED

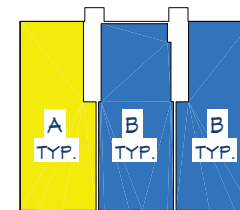
1. 1108.6.2.2.1 In Group R2, 2% of units are to be Type A units and the remainder to be Type B units. 6 Units x 2% = 1
2. 1108.7.1 In a building without an elevator only those Units on floor 1 (accessible) need to be Type A & Type B.

NUMBER OF ACCESSIBLE UNITS PROVIDED

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

FIRE RESISTIVE RATING REQUIREMENTS

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



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

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

STRUCTURAL ABBREVIATIONS

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

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PROJECT:
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REVISIONS:

MARK	DATE	DESCRIPTION
1	2025.03	ISSUE FOR PERMIT
2		
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5		

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PROJECT NUMBER:
2025-0340

A SHEET TITLE:
General Notes, Code
Info, Symbols, Keys

SHEET NUMBER:
A3

CONCRETE NOTES: (Where applicable)

CONCRETE SLABS
All slabs on grade to be 4" thick and reinforced with 3.0 pounds per cubic yard polypropylene macro fiber.
All concrete slabs cast on grade are to have a minimum of 4" thick and reinforced with #4 @ 12" OC, each way, with 3" cover at bottom.
Construction and/or control joints should occur at a maximum of 10'-0" OC at exterior slabs on grade, and at a maximum of 16'-0" OC at interior slabs on grade.
Construction and/or control joints should be laid out in a rectangular pattern with long to short side ratio less than or equal to 1.5 and with no re-entrant corners.
Control joints for slabs on grade should be saw cut as soon as concrete can accept it without raveling.
For all control joints in slabs on grade, the joint should be saw cut as soon as concrete can accept it without raveling.
All construction joints must be continuous and not staggered or offset.
Control joints must be cleaned and sealed for proper movement as soon as practical.
Verify floor finishes and construction joint locations with owner and architect.

CONCRETE TOPPING
All topping slabs must be reinforced with 3.0 pounds per cubic yard polypropylene macro fiber.

CONCRETE COVER ON REINFORCING
Footings: 3" clear, bottom and sides.
Concrete walls & footings: 2" clear, bottom and sides.
Walls to be 2" thick x 5'-0" high with (2) #4 bars at top and bottom.
Footings to be 2" thick x 10" wide with (2) #4 bars each.
3" bare bent at 90 deg. in the middle and spaced @ 18" will be embedded from top of wall into the pour slab.

FOUNDATION WALLS & FOOTINGS
Foundation walls to be 10" thick x varying heights and reinforced with (2) #4 bars @ top and bottom of wall @ 12" o.c. and #3 bars horizontal @ 12" o.c.
Footings to be 10" thick x 20" wide with (2) #4 bars cont. Lap all bars 40".

EXTERIOR SLABS
Exterior slabs to be 4" thick and reinforced with 3.0 lbs of 1510 mesh.
Refer to drawings on connection from interior slab to exterior slab.

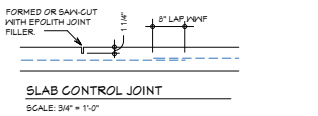
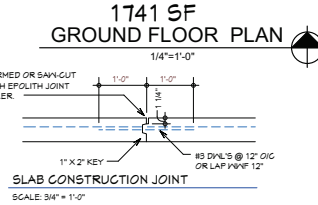
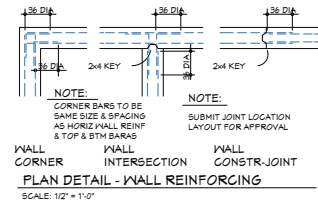
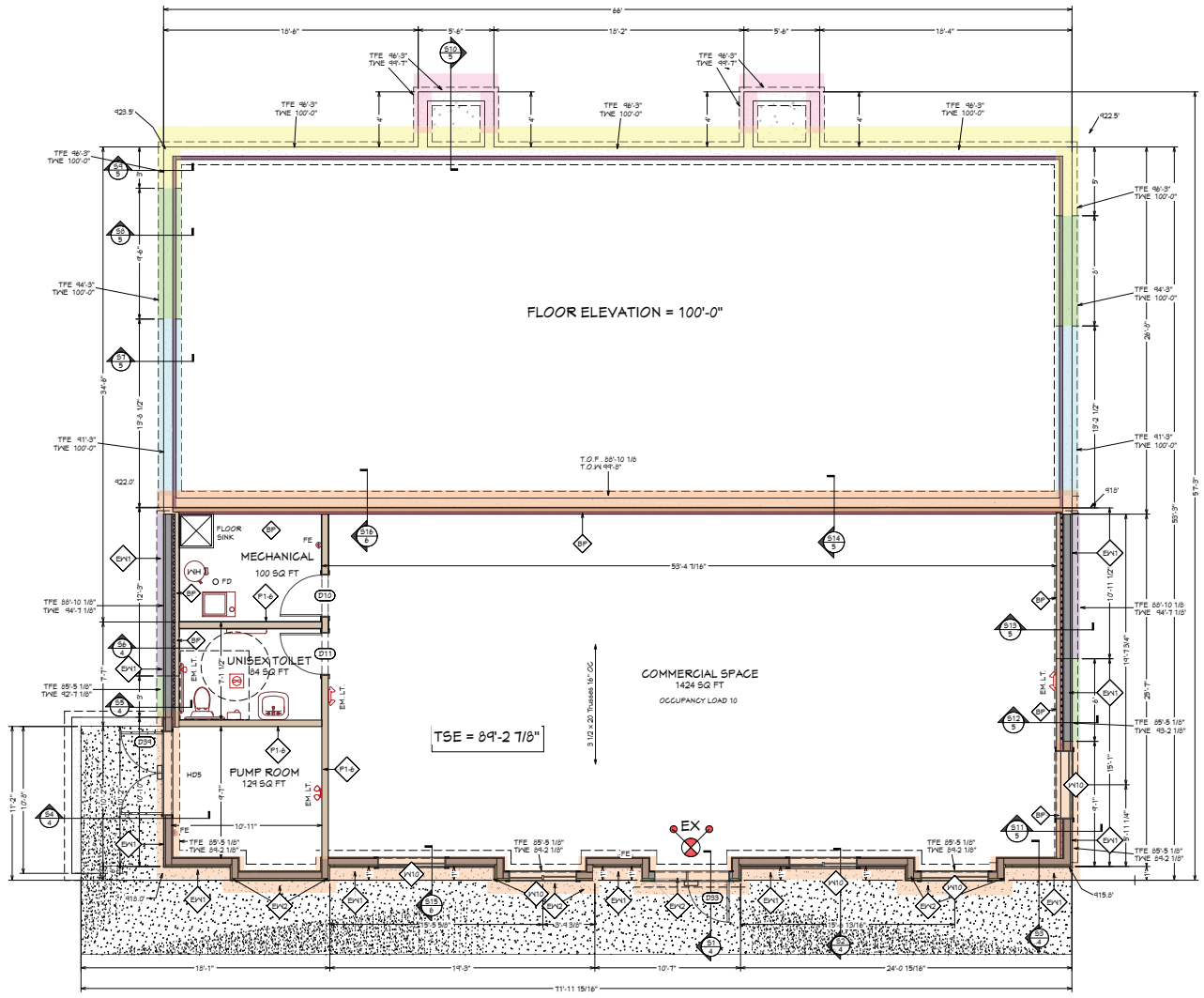
CONCRETE (Where applicable)
A. PROVIDE #4 @ 12" o.c. VERTICALLY AT ALL JOINING CONCRETE WALL AND ALL COLD JOINTS.
B. PROVIDE 1/2" #4 ANCHOR BOLTS 40" o.c. AROUND ENTIRE PERIMETER OF FOUNDATION AND REST OF ALL PLATES FOR ANCHORAGE OF #4 BARS. (BASES)
C. ALL SILL PLATES TO BE TREATED AND SET ON FOUNDATION WITH SILL SEALER.
D. ALL CONCRETE TO HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS. (MIN 5 BAG MIX OR AN EXT. 5.)
E. FOOTINGS ASSIGNED TO REST ON UNDISTURBED SOIL WITH A 2000 PSI DESIGN SOIL PRESSURE. (500 PSF SAFE BEARING PRESSURE).
F. COLD AND HOT WEATHER PROTECTION SHALL BE AS PRESCRIBED BY ACI 308 AND ACI 305 RESPECTIVELY.

READY MIXED CONCRETE SHALL BE AS FOLLOWS. ALL CONCRETE WORK IN ACCORDANCE WITH AIA LATEST CODES AND APPLICABLE SPECIFICATIONS.
STRUCTURAL CONCRETE - (FOOTINGS, WALLS, PIER, ETC.)
STRENGTH - MINIMUM OF 3,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
MIX - MINIMUM OF 5 BAG MIX WITH ADDITION OF ASTM #4 WATER-REDUCING ADMIXTURE.
SLUMP - MAXIMUM OF 8" FOR STANDARD MIXES OR 6" WITH ADDITION OF ASTM #4 WATER-REDUCING ADMIXTURE.
WATER CEMENT RATIO - SHALL NOT EXCEED 0.45 BY WEIGHT.
AIR ENTRAINMENT - 4% MINIMUM TO 7% MAXIMUM.
NOTE: CONFIRMATION OF THIS MIX MUST BE IDENTIFIED ON EACH "REDMIX TICKET" THAT ACCOMPANIES EACH DELIVERY.

INTERIOR SLABS CONCRETE
STRENGTH - MINIMUM OF 4,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
MIX - MINIMUM OF 5 BAG MIX WITH ADDITION OF ASTM #4 WATER-REDUCING ADMIXTURE.
SLUMP - MAXIMUM OF 8" FOR STANDARD MIXES OR 6" WITH ADDITION OF ASTM #4 WATER-REDUCING ADMIXTURE.
WATER CEMENT RATIO - SHALL NOT EXCEED 0.45 BY WEIGHT.
AIR ENTRAINMENT - 5% MINIMUM TO 8% MAXIMUM.
NOTE: CONFIRMATION OF THIS MIX MUST BE IDENTIFIED ON EACH "REDMIX TICKET" THAT ACCOMPANIES EACH DELIVERY.

FLOOR FINISHES AND LEVELS - FLOORS UNDER TOP-INSULATED BEAMS SHALL BE 1" #3 F13 FLOORS UNDER VCT (RESILIENT FLOOR AND CARPET) - #3 @ 24" o.c. #3 @ 18" o.c. MIN. LOCAL VALUE #3 F13 F13
EXTERIOR SLAB CONCRETE
STRENGTH - 4,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
MIX - MINIMUM 5 BAG MIX
SLUMP - MAXIMUM 6"
WATER CEMENT RATIO - SHALL NOT EXCEED 0.45 BY WEIGHT.
AIR ENTRAINMENT - 5% MINIMUM TO 8% MAXIMUM.
COARSE AGGREGATE
SHALL CONTAIN NO MORE THAN 2% TOTAL BY WEIGHT OF DELETERIOUS MATERIALS WHOSE DISINTEGRATION IS ACCOMPANIED BY AN INCREASE IN VOLUME WHICH MAY CAUSE SPALLING IN THE CONCRETE.
FINE AGGREGATE
CLEAN NATURAL SAND.
GENERAL NOTES
NOTE: ON ALL EXTERIOR PLATWORK Poured AFTER SET: 15 THE MINIMUM CEMENT CONTENT SHALL BE INCREASED TO 6-12 BAG AND CALCIUM CHLORIDE SHALL BE ADDED TO A RATE OF 10%-2% BY WEIGHT. CALCIUM CHLORIDE SHALL BE ADDED IN SOLUTION AND MIXED THOROUGHLY. DO NOT USE WATER REDUCING AGENTS.
NOTE: CONFIRMATION OF THIS MIX MUST BE IDENTIFIED ON EACH "REDMIX TICKET" THAT ACCOMPANIES EACH DELIVERY.

2. INTERIOR CONCRETE SLABS SHALL BE OF THICKNESS AS SHOWN ON THE DRAWINGS, AS SHOWN ON THE DRAWINGS AND SHALL RECEIVE ONE COAT OF A HARDENER: DAYT (111) OR SOMERSON'S LAPOLITH OR A CURER/SEALER: DAYTON SUPERIOR (20) OF KURE-N-SEAL 25 FOR CURE ONLY USE DAYTON-SUPERIORS (111) OR W.R. MEADOWS FOR APPLIED FLOORS (VCT, CERAMIC, ETC.) SHEET OR WET CURE ONLY.
3. INTERIOR CONCRETE SLABS SHALL HAVE A MONOLITHIC STEEL-TROWELED FINISH.
4. CURE AND PROTECT ALL CAST IN PLACE CONCRETE PER AIA CODE REQUIREMENTS.
5. FOUNDATION WALLS SHALL BE AS PER ARCHITECTURAL PLANS. ALL COLD JOINTS SHALL BE DOWELED TOGETHER WITH #4 DOWELS, 12" o.c. VERTICALLY. ALL REINFORCING SHALL CONTINUE FROM POUR TO POUR.
6. ALL REINFORCING BARS TO BE BILLET STEEL BARS ASTM A-15, GRADE 40.
7. CONSTRUCTION AND/OR CONTROL JOINTS SHALL BE PROVIDED AS REQUIRED, NOT M 225 SQUARE FOOT AREAS. WHERE JOINT FILLER IS CALLED FOR USE: SOMERSON'S TREMCO DYNAMIC TREMCO LASTO-MERIC OR EQUAL.
8. A 1/2" EXPANSION JOINT SHALL BE PROVIDED AROUND THE ENTIRE PERIMETER OF THE BUILDING FLOOR AND 1/2" AROUND EACH PIER AND CENTER COLUMNS.
9. PROVIDE 6" COMPACTED GRANULAR FILL UNDER CONCRETE SLABS ON GRADE AS A M REQUIREMENT WHEN FILL IS NOT SPECIFIED IN THE DRAWINGS. COVER W/ 6 MIL POLY
10. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE REQUI CONCRETE PADS FOR ELECTRICAL AND HVAC EQUIPMENT.
11. ALL CONCRETE HAS BEEN DESIGNED BASED ON 1500 PSF BEARING CAPACITY.
12. WHERE CONTRADICTIONS ON THE PLANS AND/OR SPECIFICATIONS EXIST, THE ITEM REQUIRING THE GREATER MATERIAL AND/OR LABOR SHALL TAKE PRECEDENT.
13. AIR-ENTRAINING ADMIXTURE SHALL BE USED FOR ALL CONCRETE EXPOSED TO WEATHER. NO OTHER ADMIXTURES SHALL BE ADDED TO THE CONCRETE.
14. ALL MECHANICAL & ELECTRICAL PLANS SHALL BE SUBMITTED TO THE OWNER FOR AND A COPY PROVIDED TO KAI ARCHITECTURAL SERVICES.
15. ALL CONCRETE TOPPING SLABS SHALL HAVE A MINIMUM ULTIMATE COMPRESS STRENGTH OF 3,000 POUNDS PER SQUARE INCH AT 28 DAYS.
16. ELEVATION TOP OF FOOTINGS IS SHOWN ON THE PLANS. VERIFY ALL BEARING WITH THE ARCHITECT. ALL FOOTINGS SHALL BEAR ON SOLID UNDISTURBED SC CONCRETE SHALL BE POURED IN EXCAVATIONS CONTAINING WATER.
17. ALL FILL AND BACKFILL FOR INTERIOR SLABS ON GRADE SHALL BE COMPACT



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REVISIONS:

MARK	DATE	DESCRIPTION
1	02/25	ISSUE FOR PERMIT
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PROJECT NUMBER:

2025-0340

SHEET TITLE:

Architectural Plan,
Floor 0

SHEET NUMBER:

A7

PLAN NOTES (TYPICAL UNLESS NOTED OTHERWISE):

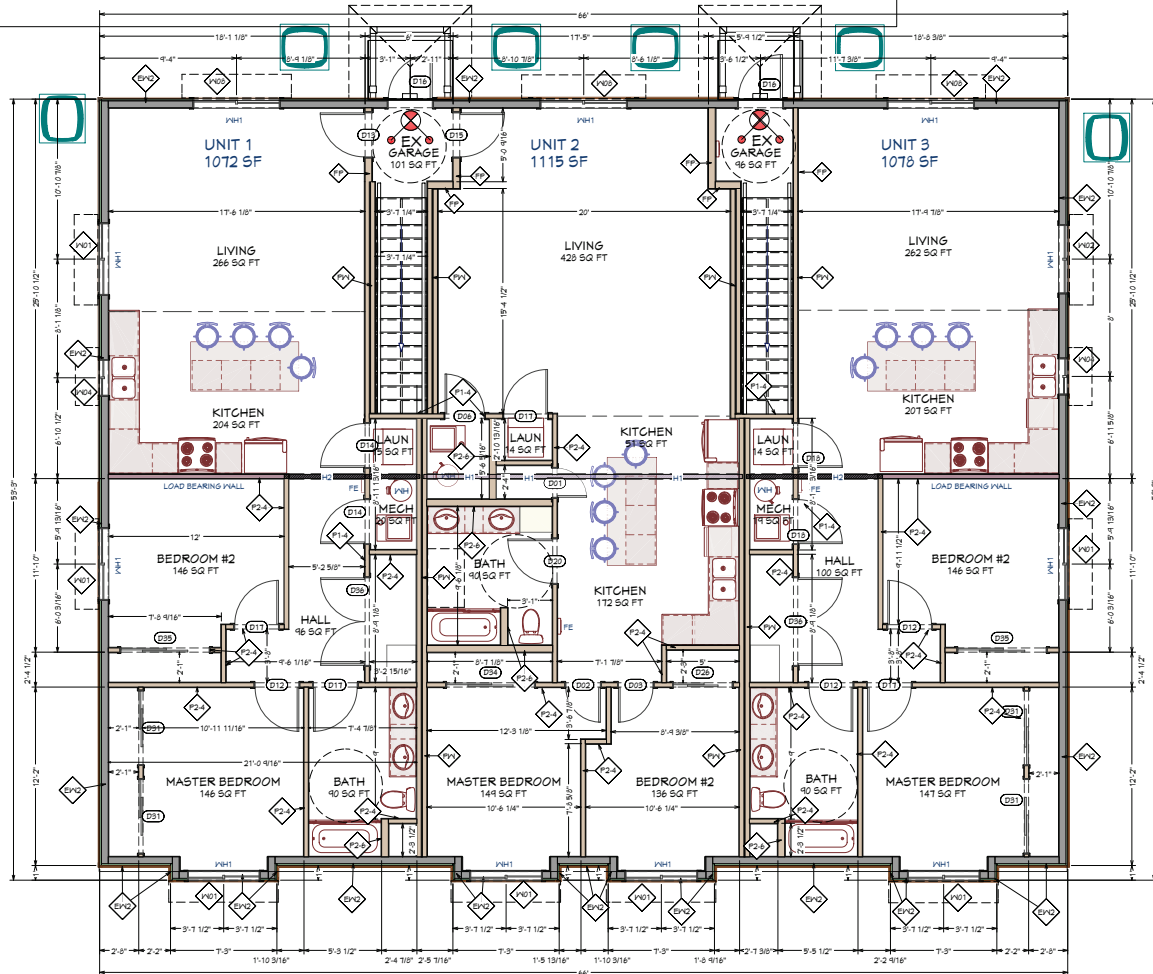
- MARKS THIS: INDICATE SPAN DIRECTION OF FRAMING MEMBERS. SEE WOOD FLOORING FRAMING SCHEDULE FOR SIZE AND SPACING OF MEMBERS.
- TOP OF FLOOR SHEATHING ELEVATIONS SHALL BE:
BASEMENT CONCRETE FL. = 89'-2 1/8"
FLOOR 1
FLOOR 2 = 105'-9 7/8"
- MARKS THIS: INDICATE NUMBER OF STUDS REQUIRED FOR BEARING. IF NUMBER NOT SHOWN, PROVIDE A MINIMUM OF TWO STUDS (OF LENGTH OF BEARING AT EACH HEADER). FULL WIDTH OF BEAM/HEADER MUST BE SUPPORTED. WHERE POSTS CONSISTING OF THREE OR MORE STUDS OCCUR ON THIS LEVEL, IDENTICAL POSTS SHALL BE CONSTRUCTED ON ALL FLOORS BELOW (TO FOUNDATION LEVEL). SOLID BLOCKING SHALL BE PLACED IN FLOOR FRAMING SPACE BETWEEN UPPER AND LOWER POSTS. SEE DETAIL FOR ADDITIONAL INFORMATION.
- FLOORING SHEATHING SHALL BE 23/32" PERFORMANCE CATEGORY TONGUE AND GROOVE PLYWOOD SHEATHING. REFER TO STRUCTURAL NOTES FOR DESIGN LOADS AND ADDITIONAL INFORMATION. REFER TO ARCHITECTURAL DRAWINGS FOR FURTHER ASSEMBLY DETAILS. FASTEN SHEATHING WITH CONSTRUCTION ADHESIVE AND 8D NAILS (1 1/4" DIA. MIN. X 2 1/2" SPACES @ 6" OC AT SUPPORTED EDGES AND @ 4" OC AT INTERMEDIATE SUPPORTS AT SECOND FLOOR.
- WALLS SHOWN DASHED INDICATE BEARING WALLS SUPPORTED ON THIS FRAMING LEVEL.
- WALL STUD SIZES, GRADE AND SPACING SHALL BE AS NOTED IN SCHEDULES. SEE SHEAR WALL PLANS FOR EXCEPTIONS. TYPICAL WALL SHEATHING AT EXTERIOR WALLS SHALL BE 1 1/2" ZIP WALL EXTERIOR SIDE & 1/2" G.W.B. INTERIOR SIDE. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING WALL TYPES.
- REFER TO ARCHITECTURAL DRAWINGS FOR BRICK VENEER LOCATIONS. SEE SHEET 777777777 FOR STONE VENEER PANEL INSTALLATION.

GENERAL BATHROOM NOTES:

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

GENERAL UNIT PLAN NOTES:

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



3462 SF

FLOOR 1 PLAN

1/4"=1'-0"





Color	
Finish	
Material	

Contractor Select™ WPX LED Wall packs

The WPX LED wall packs are energy efficient, cost effective, and aesthetically appealing full cut off solution for both new construction and LED wall pack replacement/renovation applications. Unlike other construction and excellent LED luminaire maintenance ensure a long service life.

- FEATURES:**
- Aesthetically design as any conventional fixture
 - Energy efficient - payback in less than two years
 - Wide range of configuration options available



Note: WPX LED luminaire packages and all the WPX configuration options are not included in the Contractor Select program. For more information, please visit: www.lithonia.com

Color	Finish	Material	Mounting	Voltage	Color	SHGC	U-Factor	Manufacturer	Comments
WP01	BRN	6000K	120V	4.0	BRN	0.25	0.3	3M	1000000000
WP02	GRY	6000K	120V	4.0	GRY	0.25	0.3	3M	1000000000
WP03	GRY	6000K	120V	4.0	GRY	0.25	0.3	3M	1000000000
WP04	GRY	6000K	120V	4.0	GRY	0.25	0.3	3M	1000000000
WP05	GRY	6000K	120V	4.0	GRY	0.25	0.3	3M	1000000000
WP06	GRY	6000K	120V	4.0	GRY	0.25	0.3	3M	1000000000
WP07	GRY	6000K	120V	4.0	GRY	0.25	0.3	3M	1000000000
WP08	GRY	6000K	120V	4.0	GRY	0.25	0.3	3M	1000000000
WP09	GRY	6000K	120V	4.0	GRY	0.25	0.3	3M	1000000000
WP10	GRY	6000K	120V	4.0	GRY	0.25	0.3	3M	1000000000

More configurations are available. Call 800-368-3688 or visit www.lithonia.com and search for WPX LED.

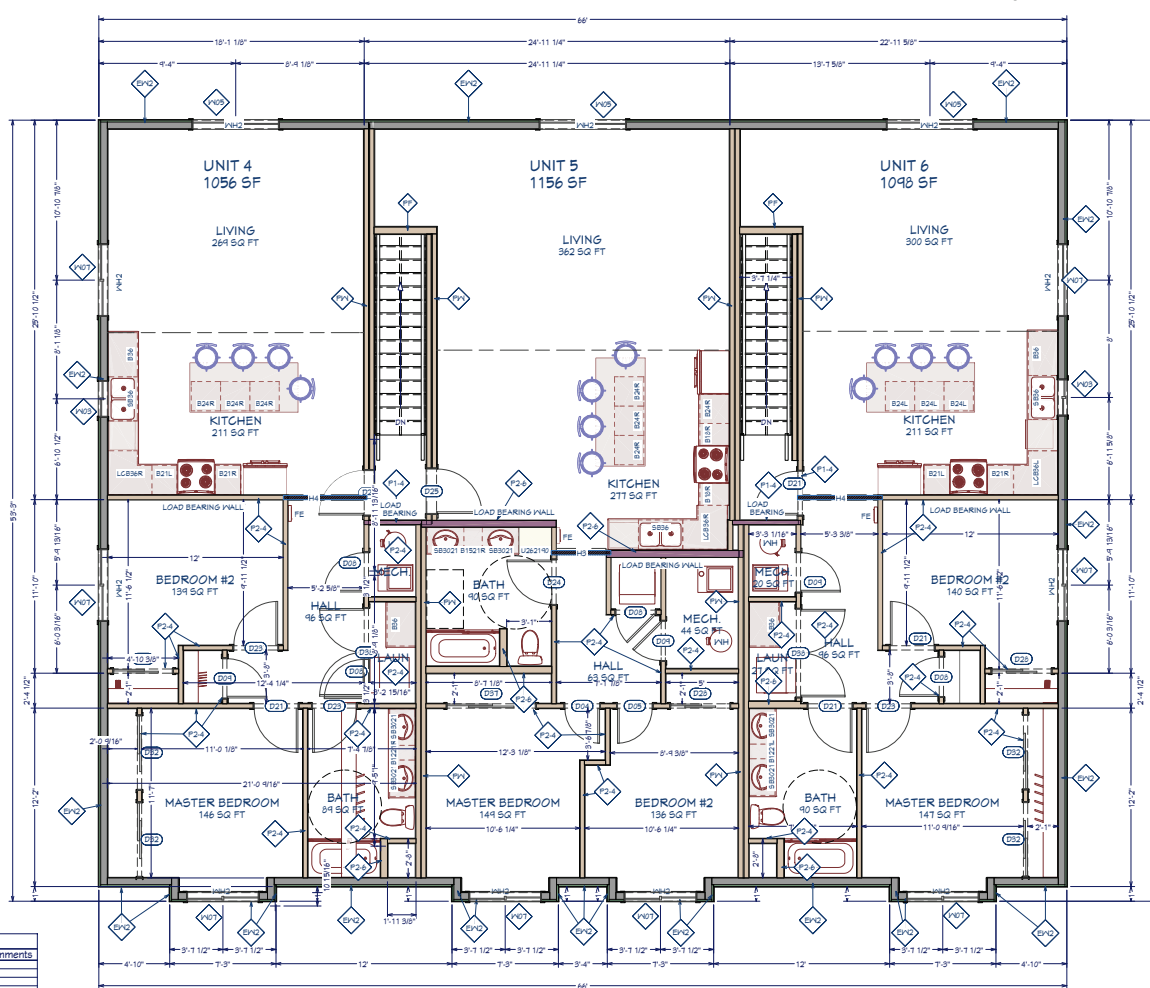


BASIC WINDOW FLASHING INSTALLATION:

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

*REVIEW INSTALLATION PROCESS ACCORDING TO WINDOW MANUFACTURERS INSTRUCTIONS

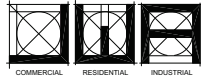
Door Schedule												
Number	Gbl	Floor	Width	Height	Description	Hinge	Slide	Tempered	SHGC	U-Factor	Manufacturer	Comments
D001			36-0	80-0	Hinged Door PCH	R			0.25	0.3		
D002	1	1	28-114	80-0	Hinged Door PCH	R			0.25	0.3		
D003	1	1	28-114	80-0	Hinged Door PCH	R			0.25	0.3		
D004	1	2	28-114	80-0	Hinged Door PCH	R			0.25	0.3		
D005	1	2	28-114	80-0	Hinged Door PCH	R			0.25	0.3		
D006	1	1	36-0	80-0	Hinged Door PCH	L			0.25	0.3		
D007	4	2	36-0	80-0	Hinged Door PCH	R			0.25	0.3		
D008	3	2	36-0	80-0	Hinged Door PCH	R			0.25	0.3		
D009	1	1	36-0	80-0	Hinged Door PCH	R			0.25	0.3		
D010	1	2	36-0	80-0	Hinged Door PCH	R			0.25	0.3		
D011	1	2	36-0	80-0	Hinged Door PCH	R			0.25	0.3		
D012	3	1	36-0	80-0	Hinged Door PCH	R			0.25	0.3		
D013	2	1	36-0	80-0	Hinged Door PCH	L			0.25	0.3		
D014	1	2	36-0	80-0	Hinged Door PCH	R			0.25	0.3		
D015	1	4	36-0	80-0	Hinged Door PCH	R			0.25	0.3		
D016	2	1	36-0	80-0	Hinged Door PCH	R			0.25	0.3		
D017	1	2	36-0	80-0	Hinged Door PCH	R			0.25	0.3		
D018	2	1	36-0	80-0	Hinged Door PCH	R			0.25	0.3		
D019	1	2	36-0	80-0	Hinged Door PCH	R			0.25	0.3		
D020	1	4	36-0	80-0	Hinged Door PCH	L			0.25	0.3		
D021	1	2	36-0	80-0	Hinged Door PCH	R			0.25	0.3		
D022	3	2	36-0	80-0	Hinged Door PCH	R			0.25	0.3		
D023	3	2	36-0	80-0	Hinged Door PCH	R			0.25	0.3		
D024	1	1	36-0	80-0	Hinged Door PCH	R			0.25	0.3		
D025	1	2	36-0	80-0	Hinged Door PCH	R			0.25	0.3		
D026	1	2	41-114	80-0	Slider Door PCH	L			0.25	0.3		
D027	4	2	48-114	80-0	Slider Door PCH	R			0.25	0.3		
D028	4	2	48-114	80-0	Slider Door PCH	R			0.25	0.3		
D029	4	2	48-114	80-0	Slider Door PCH	R			0.25	0.3		
D030	1	1	48-114	80-0	Slider Door PCH	R			0.25	0.3		
D031	1	1	48-114	80-0	Slider Door PCH	R			0.25	0.3		
D032	1	1	48-114	80-0	Slider Door PCH	R			0.25	0.3		
D033	1	1	48-114	80-0	Slider Door PCH	R			0.25	0.3		
D034	1	1	48-114	80-0	Slider Door PCH	R			0.25	0.3		
D035	1	1	48-114	80-0	Slider Door PCH	R			0.25	0.3		
D036	1	1	48-114	80-0	Slider Door PCH	R			0.25	0.3		
D037	1	1	48-114	80-0	Slider Door PCH	R			0.25	0.3		
D038	1	1	48-114	80-0	Slider Door PCH	R			0.25	0.3		
D039	1	1	48-114	80-0	Slider Door PCH	R			0.25	0.3		
D040	1	1	48-114	80-0	Slider Door PCH	R			0.25	0.3		
D041	1	1	48-114	80-0	Slider Door PCH	R			0.25	0.3		
D042	1	1	48-114	80-0	Slider Door PCH	R			0.25	0.3		
D043	1	1	48-114	80-0	Slider Door PCH	R			0.25	0.3		
D044	1	1	48-114	80-0	Slider Door PCH	R			0.25	0.3		
D045	1	1	48-114	80-0	Slider Door PCH	R			0.25	0.3		
D046	1	1	48-114	80-0	Slider Door PCH	R			0.25	0.3		
D047	1	1	48-114	80-0	Slider Door PCH	R			0.25	0.3		
D048	1	1	48-114	80-0	Slider Door PCH	R			0.25	0.3		
D049	1	1	48-114	80-0	Slider Door PCH	R			0.25	0.3		
D050	1	1	48-114	80-0	Slider Door PCH	R			0.25	0.3		



**3310 SF
FLOOR 2 PLAN**
1/4"=1'-0"

Window Schedule												
Number	Gbl	Floor	Width	Height	Egress	Description	Egress	SHGC	Tempered	U-Factor	Manufacturer	Comments
W001	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W002	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W003	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W004	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W005	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W006	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W007	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W008	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W009	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W010	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W011	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W012	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W013	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W014	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W015	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W016	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W017	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W018	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W019	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W020	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W021	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W022	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W023	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W024	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W025	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W026	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W027	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W028	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W029	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W030	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W031	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W032	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W033	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W034	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W035	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W036	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W037	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W038	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W039	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W040	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W041	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W042	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W043	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W044	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W045	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W046	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W047	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W048	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W049	1	1	36-0	41-114		Right Sliding		0.25		0.34		
W050	1	1	36-0	41-114		Right Sliding		0.25		0.34		

JOSEPH W. ANDERSON
ARCHITECT



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

CONTRACTOR:

T.B.D.

OWNER:

PHILLIPS
CONTRACTING

PROJECT:

**6 UNIT
APARTMENT &
COMMERCIAL
BUILDING**</

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CONTRACTOR:

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CONTRACTING

PROJECT:

6 UNIT
APARTMENT &
COMMERCIAL
BUILDING

ADDRESS:
800 BRIGGS DR.,ALBANY, WI 53902

REVISIONS:

MARK	DATE	DESCRIPTION
1		ISSUE
2		
3		
4		
5		
6		
7		

CAD FILE: 2025-0340_BORDER-FLOOR.DWG

DRAWN BY: JH

CHECKED BY: JWA

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AGREEMENT.

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PROJECT NUMBER:

2025-0340

SHEET TITLE:

Framing Plans Floor 1

SHEET NUMBER:

A12



SOUTH ELEVATION

3/16"=1'-0"

EAST ELEVATION

3/16"=1'-0"

NORTH ELEVATION

3/16"=1'-0"

WEST ELEVATION

3/16"=1'-0"

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

1

2

E

4

5

D

C

B

A



1

2

3

4

5

JOSEPH W. ANDERSON ARCHITECT



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

CONTRACTOR:

T.B.D.

OWNER:

PHILLIPS CONTRACTING

PROJECT:

6 UNIT APARTMENT & COMMERCIAL BUILDING

ADDRESS:

800 BRIGGS DR.,
ALBANY, WI 53502

REVISIONS:

MARK	DATE	DESCRIPTION
1	02/25/25	ISSUE FOR PERMIT
2		
3		
4		
5		
6		

CAD FILE: 2025-0340_BORDER-ANV.DWG

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PROJECT NUMBER:

2025-0340

SHEET TITLE:

As-Built Versus New (Demo Plan)

SHEET NUMBER:

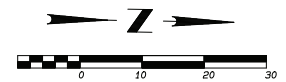
A4

Member
 Wisconsin
 Utility System Interchange

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

CALL DIGGERS
 HOTLINE
 1-800-242-8511

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



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

**Red area denotes
 new building
 envelope.**

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

INDEX OF SHEETS

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



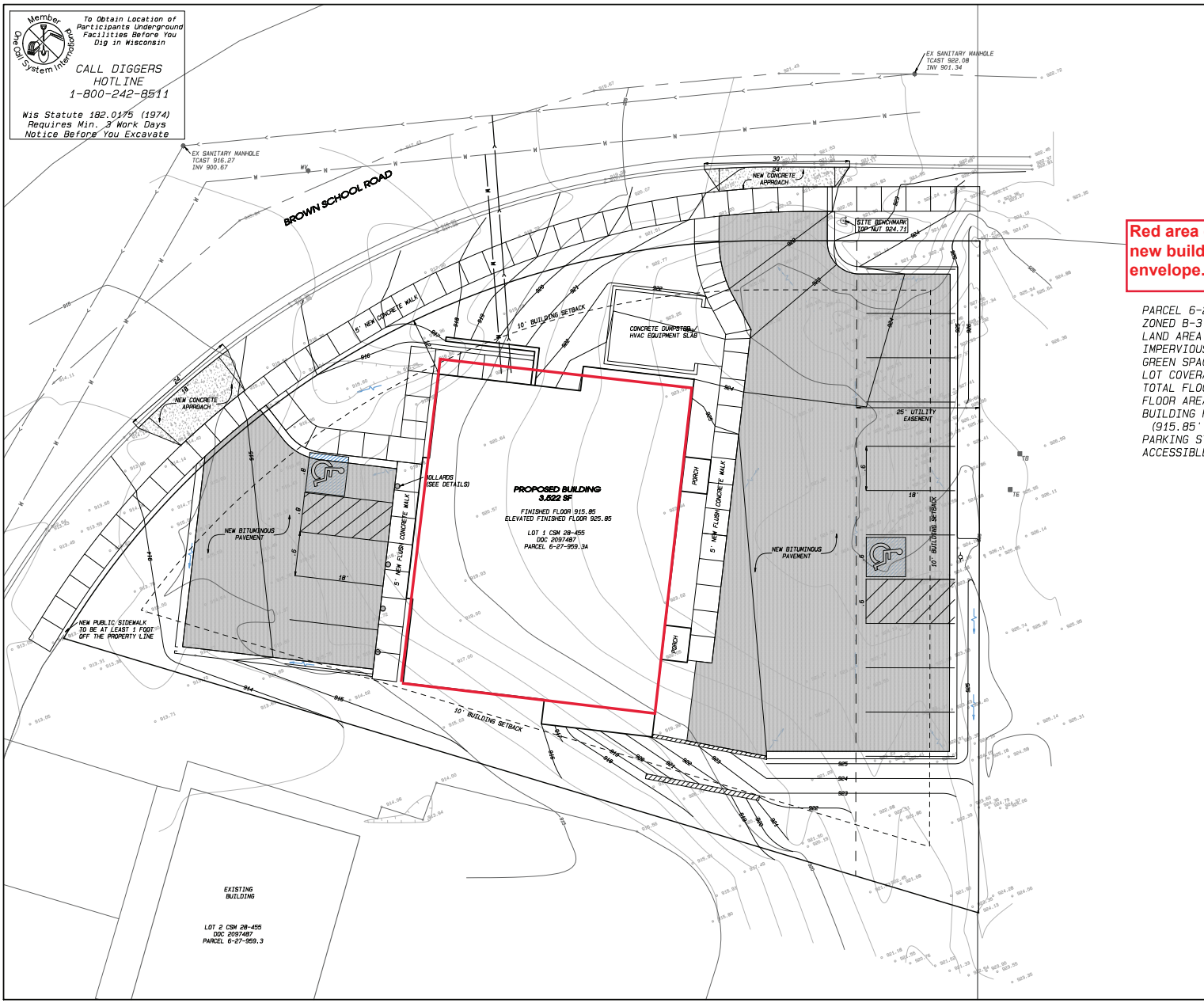
LOCATION SKETCH

**CONSTRUCTION PLANS
 FOR**

PHILLIPS CONTRACTING

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

 109 N. W. Jackson St. Janesville, WI 53408 www.combsurvey.com	LAND SURVEYING	DATE	09/12/2023
	LAND PLANNING	BY	BFG
	CIVIL ENGINEERING	APPROVED	AFG
		PROJECT NO.	119-506



EXISTING
 BUILDING

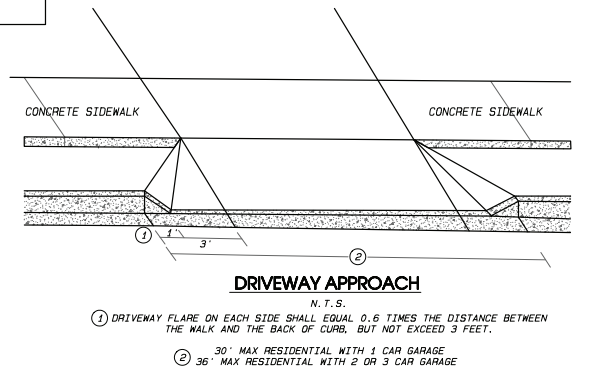
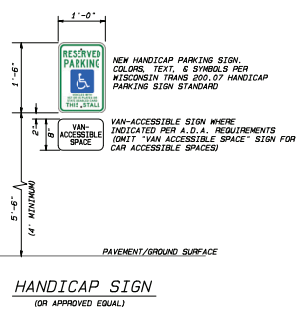
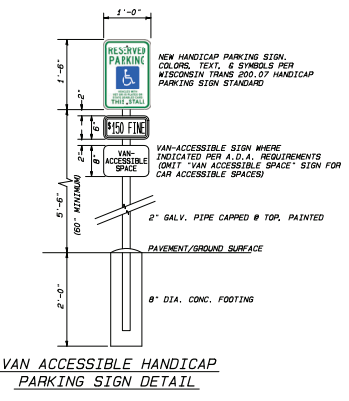
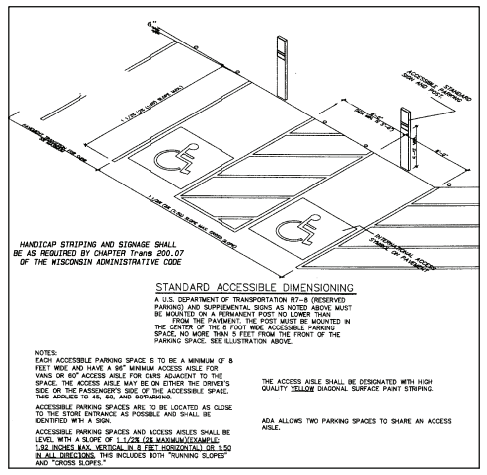
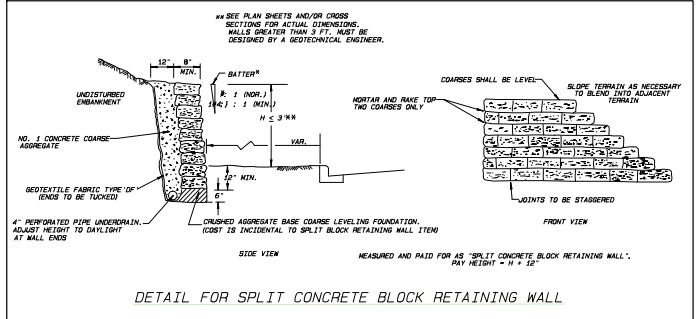
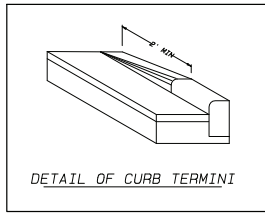
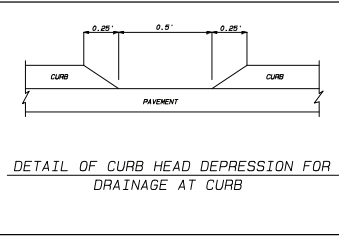
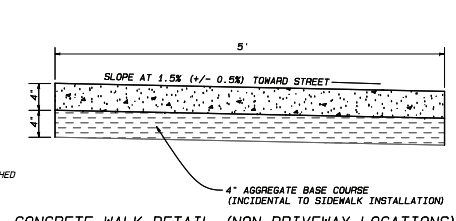
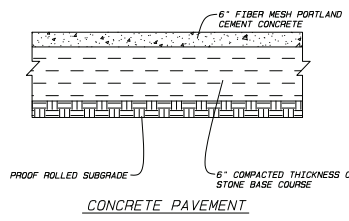
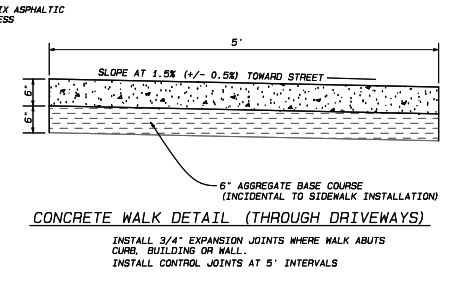
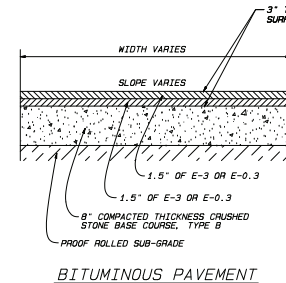
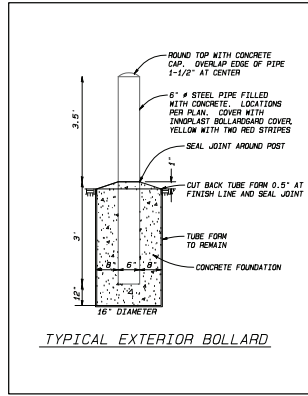
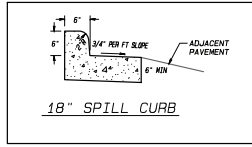
LOT 2 CSM 28-455
 DOC 2007487
 PARCEL 6-27-959.3

GENERAL NOTES

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

SITE SPECIFIC NOTES

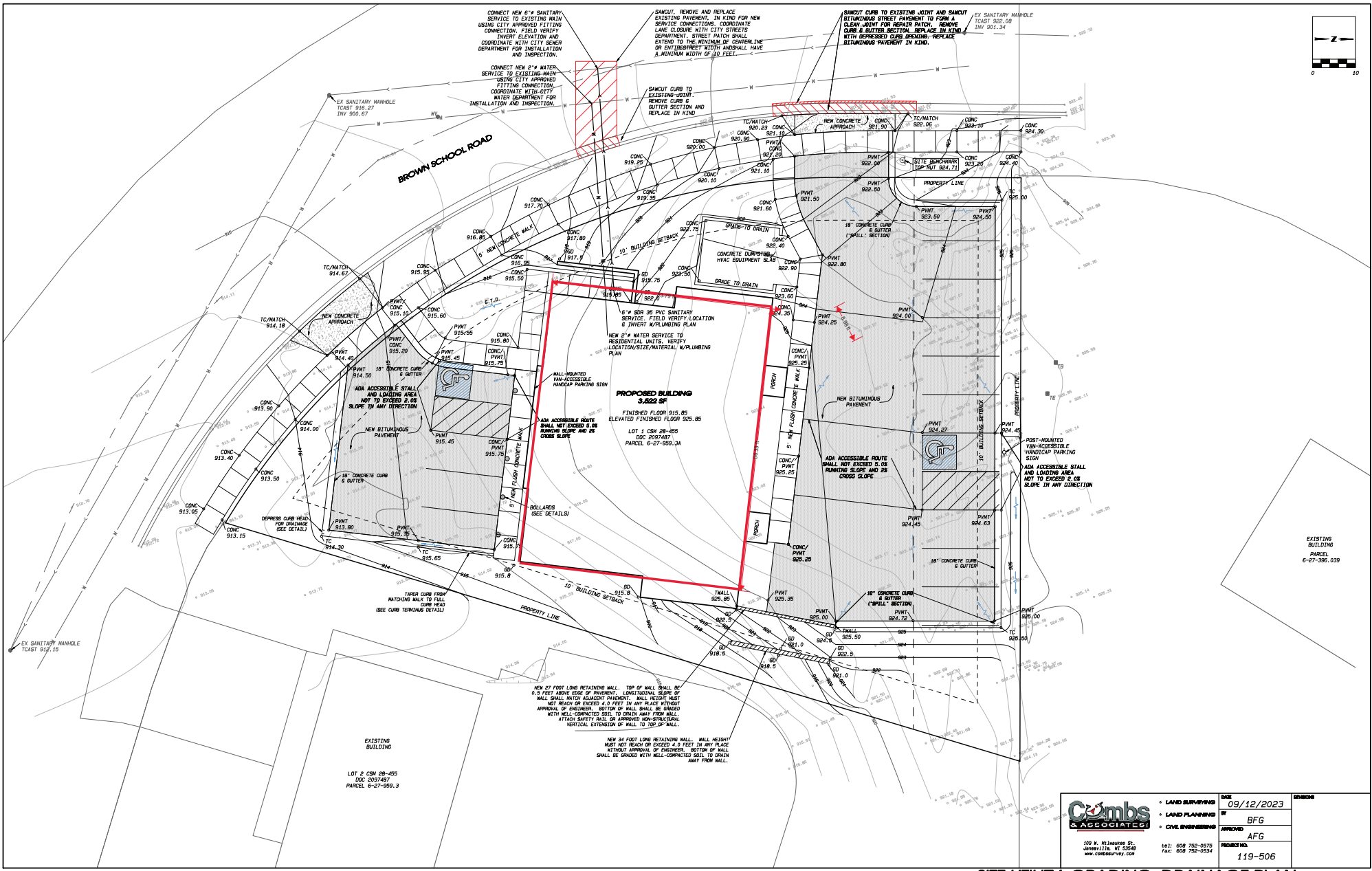
Parking lot striping shall be white.
 ADA striping shall be designated with high quality epoxy BLUE surface paint.
 ADA symbol shall be painted (epoxy) blue with white interior.
 Other stall striping shall be painted with yellow epoxy.
 All construction debris must be removed from site. In no instance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



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

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

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



 109 N. W. Jackson St. Janesville, WI 53548 www.combsurvey.com	LAND SURVEYING LAND PLANNING CIVIL ENGINEERING	DATE 09/12/2023	REVISION
	APPROVED AFG	BY BFG	
	PROJECT NO. 119-506		



SITE PLAN APPLICATION – STAFF REPORT

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

Applicants: Royal Flush Holdings (represented by Auth Consulting)

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

June 2nd, 2026

Prepared by: Colette Spranger, Community Development Director

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

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



Current zoning district: I-1 Light Industrial

Staff Analysis of Request

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

Section 130-418 Group Development Requirements

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

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

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

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

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

Landscaping

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

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

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

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

Outdoor Storage

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

Parking/Pavement Area Comments

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

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

Notes on Future Development Area/Phase II

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

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

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

Plan Commission Recommended Motions

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

Chapter 130 Review Criteria and Standards

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

Site Plan Criteria Evaluation

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

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

Sec. 130-1167. Requirements for non-residential uses.	I-1 Light Industrial	Ace Materials/Hatch Building 551 County M	Met?
1. Intensity			
a. Max # of Floors	4	1	
b. Min Landscape Surface Ratio	25%	66%	
c. Max floor area ratio	0.6	0.06	
d. Min lot area	40,000 sq ft	11.4 acres	
e. Max building size	n/a	n/a	
2. Bulk/lot dimensions			
a. Min lot area	40,000 sq ft	11.4 acres	
b. Min lot width	200 feet	OK	
c. Min street frontage	50 feet	OK	

3. Minimum setbacks and building separation			
a. Building to Front Lot Line Building to Street Side Lot Line	25 feet 25 feet	OK	
b. Either of above next to ROW of 100+ feet	40 feet		
c. Building to resident. side lot line	30 feet	OK	
d. Building to resident. rear lot line	30 feet	OK	
e. Building to nonres. side lot line	15 feet	OK	
Building to nonres. rear lot line	30 feet	OK	
f. Min paved surface setback-Side/rear	5 feet	OK	
Min paved surface setback - Street	10 feet	OK	
g. Min building separation	30 feet	OK	
4. Maximum Building Height	35 feet	31'6" – Hatch Building Supply 29'6" – Ace Concrete	

Key:

Green = compliant

Yellow = legal but may require further inspection

Red = non-compliant

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

Landscape Regulations (Article IV, Ch. 130)	
1,050 points provided, 5,800 needed. See above comments.	

Other Relevant Zoning Code Standards

Performance Standards (Article III, Ch. 130)	
Plan Commission to consider nuisances or adverse impacts related to air pollution, fire/explosive hazards, glare/heat, liquid/solid wastes, noise, odors, radioactivity, electrical disturbances, vibration, or water quality.	
There is nothing in the application that suggests there would be impacts above and beyond that of a typical industrial site.	

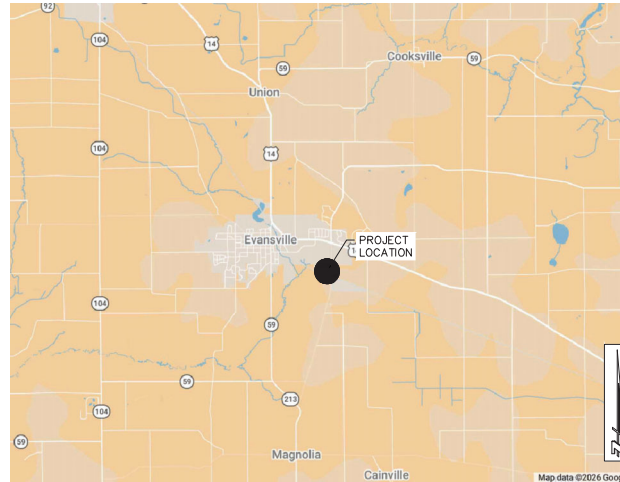
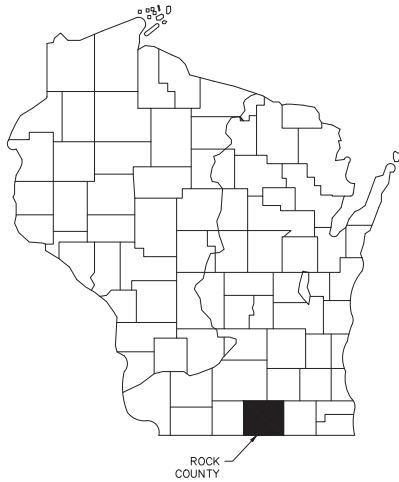
Signs (Article X, Ch. 130)	
Any new signs -- wall signs, monument signs, or similar -- will require a separate sign permit.	

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

ACE CONCRETE MATERIALS

NORTH & SOUTH BUILDINGS

CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN



LOCATION MAP – ROCK COUNTY
N.T.S.

CONSTRUCTION NOTES

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

REFERENCE BENCHMARK

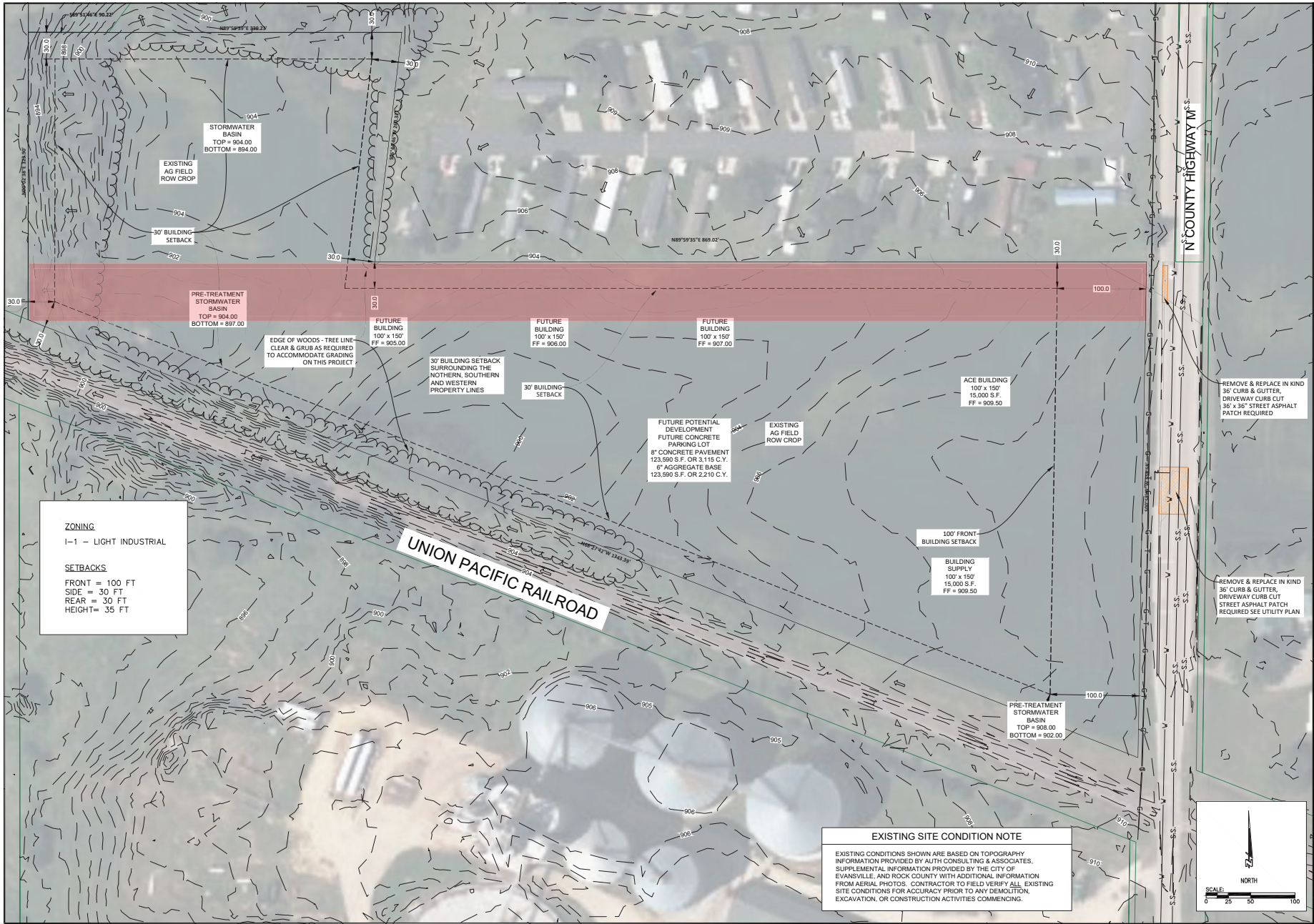
THE ELEVATIONS SHOWN ARE ON NAVD 1988 DATUM DERIVED FROM LIDAR AND GPS OBSERVATIONS.

SHEET INDEX

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

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

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

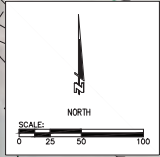


ZONING
I-1 - LIGHT INDUSTRIAL

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

EXISTING SITE CONDITION NOTE

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



PROJECT:		ACE CONCRETE MATERIALS NORTH & SOUTH BUILDINGS CITY OF EVANSVILLE, ROCK COUNTY, WI	
DRAWING PHASE:		SHEET NO. C2.0	
DRAWN BY: DAM		DATE: 02.18.26	
CHECKED BY: DAM		AGENCY REVIEW: []	
DATE: 02.18.26		BID DOCUMENT: []	
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BID DOCUMENT: []		REF FILE: 63P-013	
FOR CONSTRUCTION: []		JOB NUMBER: 63P-013	
AS-BUILT DOCUMENT: []		NAME: []	
NAME: []		DATE: []	

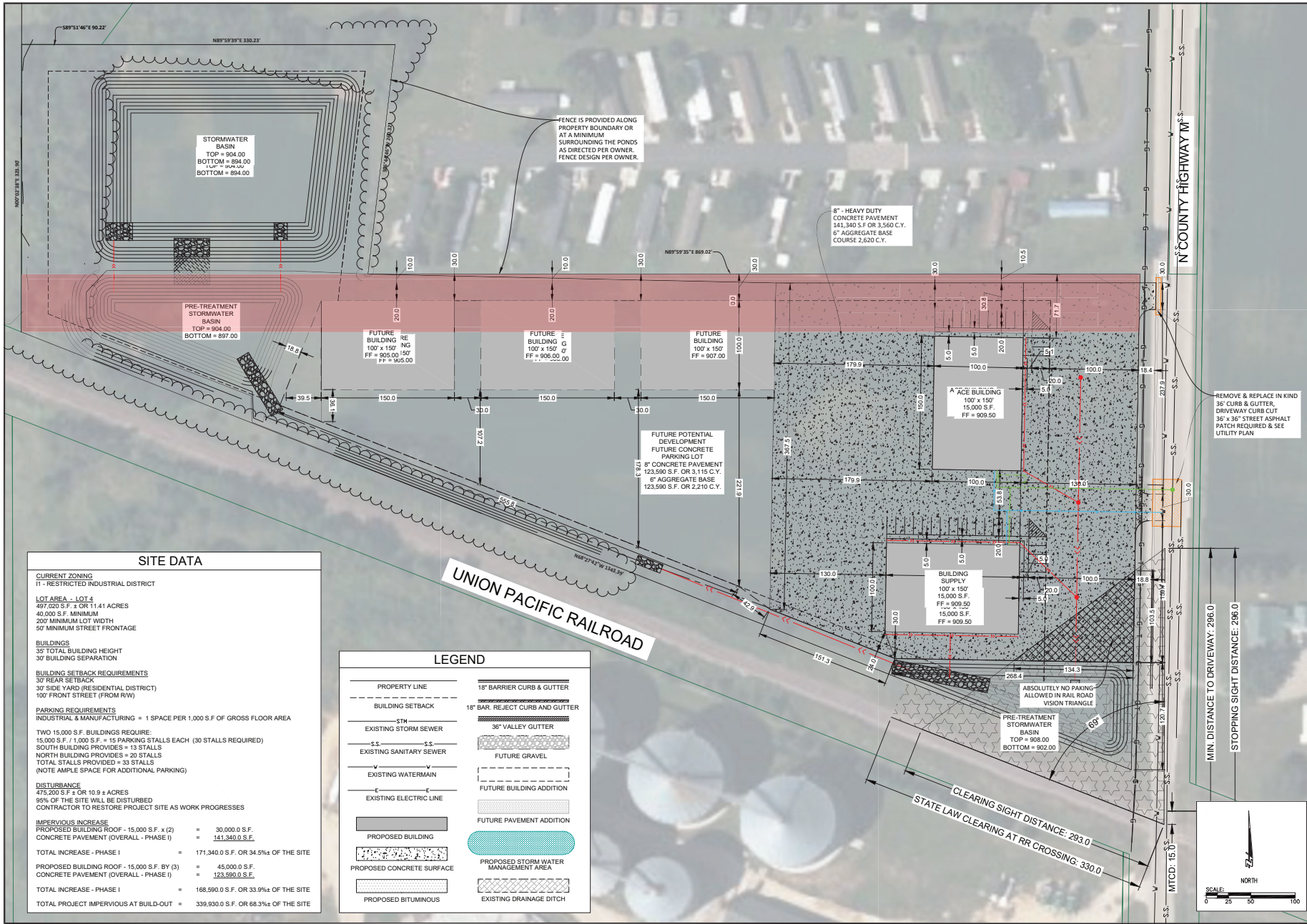
CONSULTING OFFICE:
Auth Consulting & Associates
2000 Main Street
Evansville, WI 53121
Ph: 715-882-8400
authconsulting.com

CONTRACTOR:
ACE Concrete Materials
1000 Main Street
Evansville, WI 53121
Ph: 715-882-8400

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

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

SITE PLAN



SITE DATA

CURRENT ZONING
 I1 - RESTRICTED INDUSTRIAL DISTRICT

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

BUILDINGS
 35' TOTAL BUILDING HEIGHT
 30' BUILDING SEPARATION

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

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

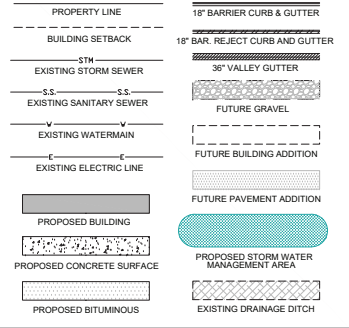
TWO 15,000 S.F. BUILDINGS REQUIRE:
 15,000 S.F. / 1,000 S.F. = 15 PARKING STALLS EACH (30 STALLS REQUIRED)
 SOUTH BUILDING PROVIDES = 13 STALLS
 NORTH BUILDING PROVIDES = 20 STALLS
 TOTAL STALLS PROVIDED = 33 STALLS
 (NOTE: AMPLE SPACE FOR ADDITIONAL PARKING)

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

IMPERVIOUS INCREASE

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

LEGEND



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

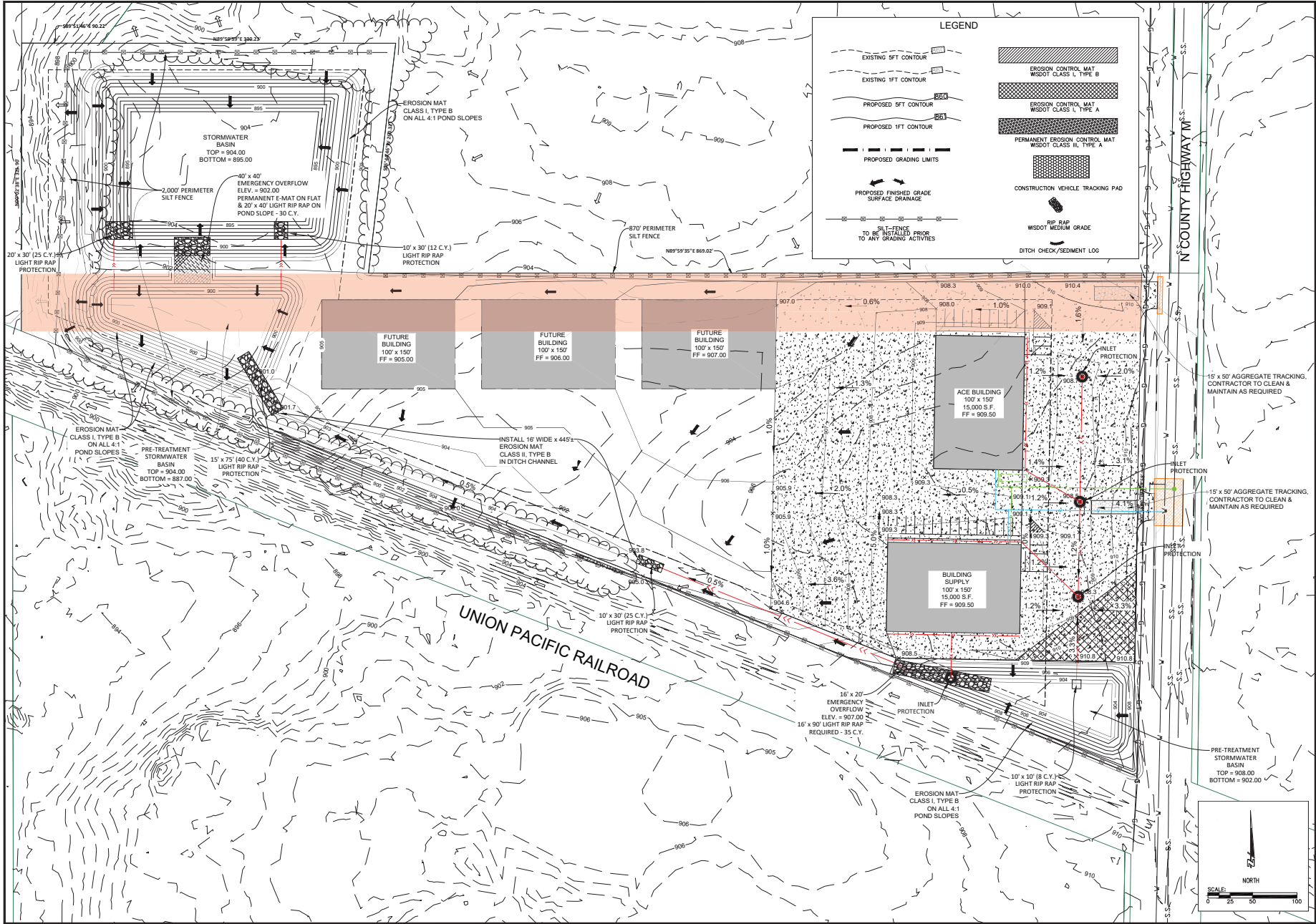
CONSULTING OFFICE
 ACE Concrete Materials
 2000 Blue Street
 Rock County, WI 54601
 Tel: 715-282-1400
 Fax: 715-281-2877
www.aceconcrete.com

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

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

OVERALL SITE PLAN

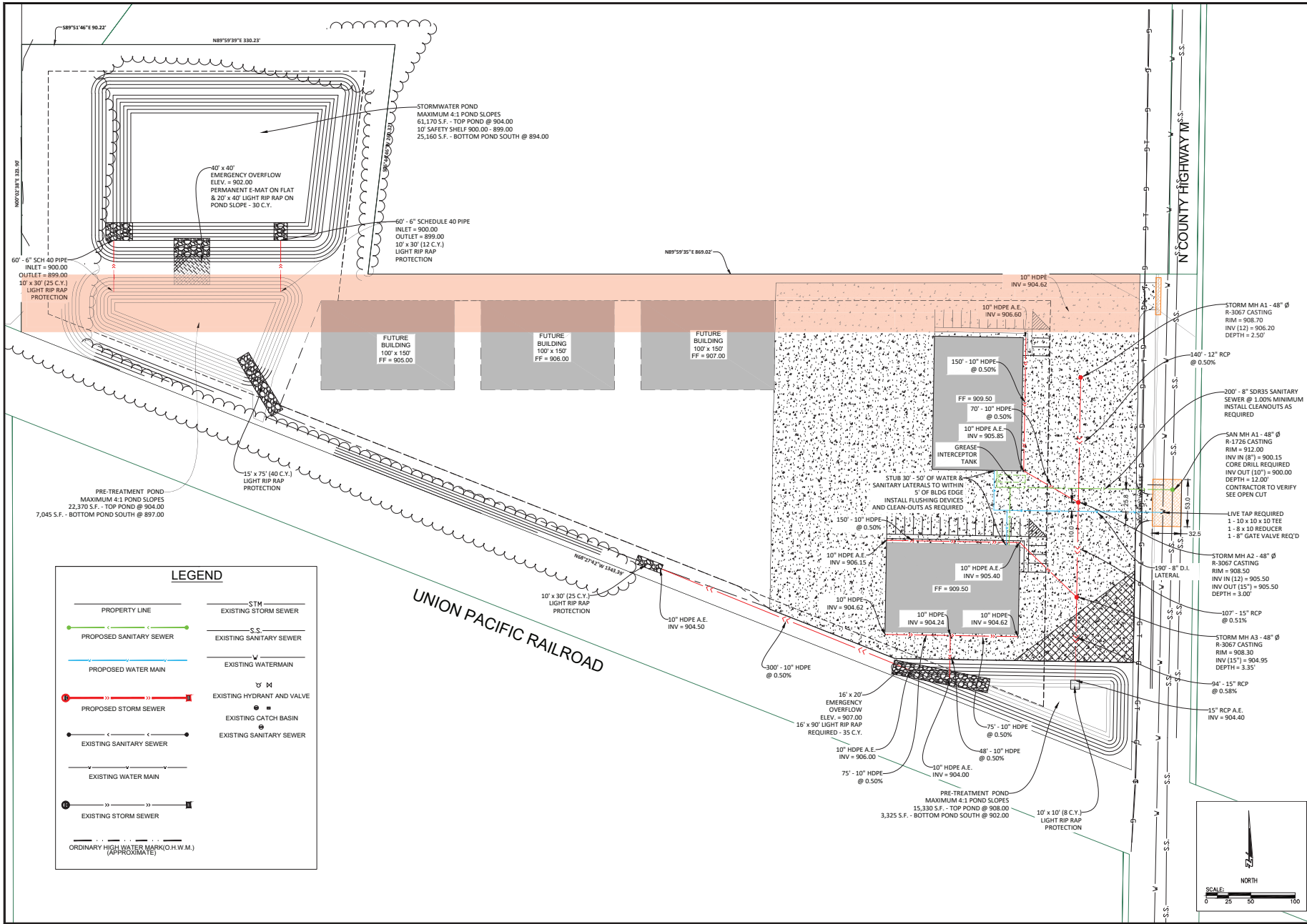
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RD DOCUMENT:		DWS FILE: 26-013	REF FILE: 26-013.DWG
FOR CONSTRUCTION:		AS-BUILT DOCUMENT	JOB NUMBER: 26-013
REVISION DESCRIPTION:			
DATE:			

CONSULTING OFFICE:		PROJECT:	
ACE Consulting & Associates		ACE CONCRETE MATERIALS	
3000 Blue Sky Street		NORTH & SOUTH BUILDINGS	
Evansville, IN 47911		CITY OF EVANSVILLE, ROCK COUNTY, IN	
PH: 317-432-4400			
FAX: 317-431-8277			
info@aceconsulting.com			
www.aceconsulting.com			
SMI Land Surveying is a division of ACE			

PROJECT:		GRADING PLAN	
ACE CONCRETE MATERIALS			
NORTH & SOUTH BUILDINGS			
CITY OF EVANSVILLE, ROCK COUNTY, IN			
SHEET NO.:		C5.0	

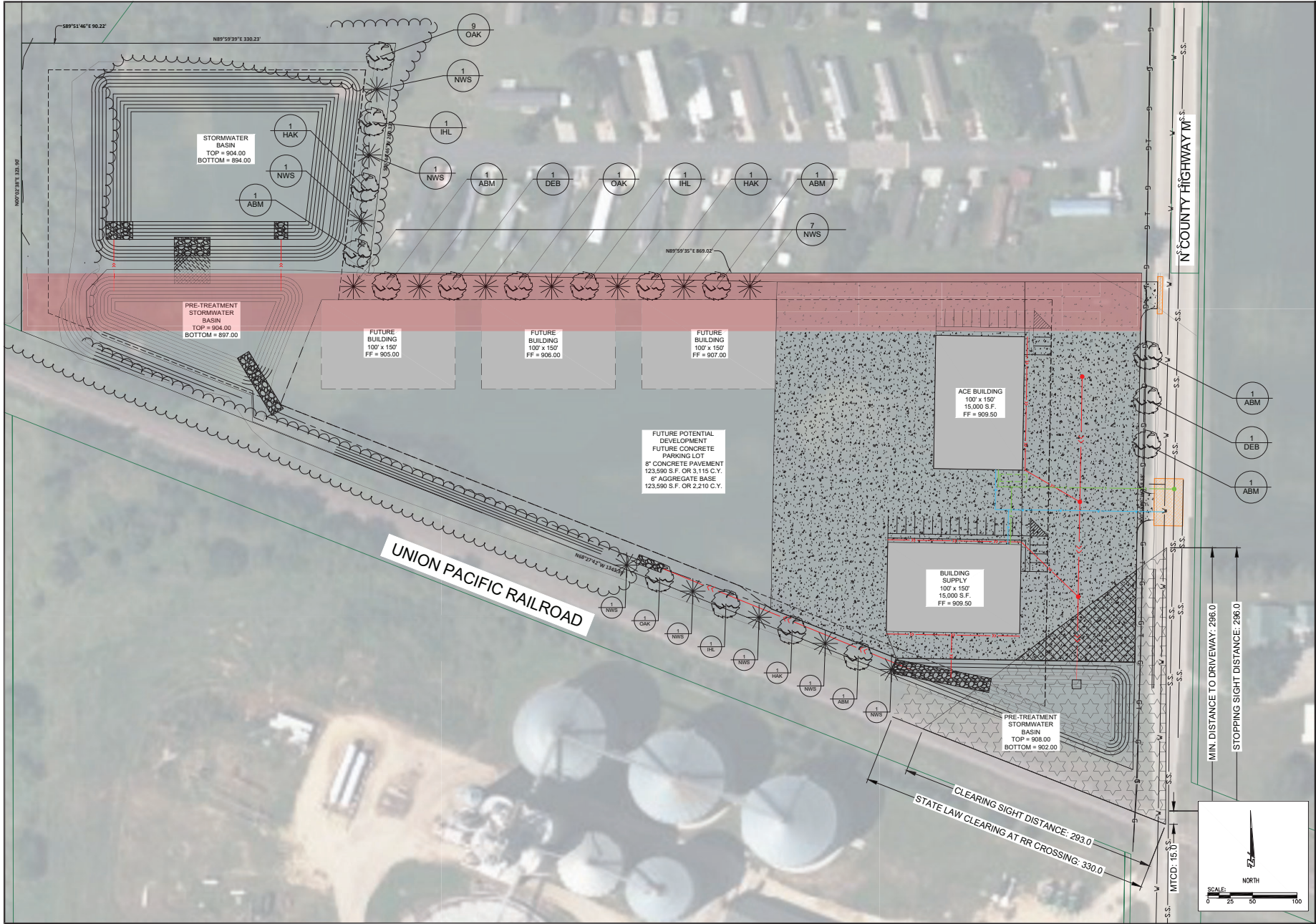


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FOR CONSTRUCTION:		REV. FILE: 26-013.DWG	
AS-BUILT DOCUMENT:		JOB NUMBER: 26-013	
		REVISION DESCRIPTION:	NAME
			DATE

PROJECT: ACE CONCRETE MATERIALS NORTH & SOUTH BUILDINGS CITY OF EVANSVILLE, ROCK COUNTY, WI	SCALE: 0 25 50 100 NORTH
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LEGEND PROPERTY LINE PROPOSED SANITARY SEWER PROPOSED WATER MAIN PROPOSED STORM SEWER EXISTING SANITARY SEWER EXISTING WATER MAIN EXISTING STORM SEWER ORDINARY HIGH WATER MARK (H.W.M.) (APPROXIMATE)	-STM- EXISTING STORM SEWER -S.S.- EXISTING SANITARY SEWER -W.M.- EXISTING WATERMAIN M EXISTING HYDRANT AND VALVE B EXISTING CATCH BASIN EXISTING SANITARY SEWER EXISTING WATER MAIN EXISTING STORM SEWER
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CONSULTING OFFICE: ACE Consulting & Associates 2000 Main Street Evansville, WI 53121 PH: 915-262-1400 FAX: 915-262-1400 aceconsulting.com	Auth. Consulting & Associates S&M Land Surveying & Utilities of & U/A
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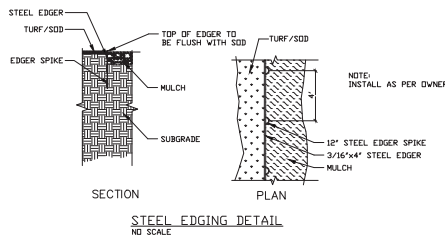


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AS-BUILT DOCUMENT:		JOB NUMBER: 03F-013	NAME:
REVISION DESCRIPTION:			
DATE:			

CONSULTING OFFICE 400 Peachtree Drive East Marietta, GA 30067 PH 770-592-8400 info@athcon.com	PROJECT: ACE CONCRETE MATERIALS NORTH & SOUTH BUILDINGS CITY OF EVANSVILLE, ROCK COUNTY, WI
SCALE: 0 25 50 100 NORTH	SHEET NO.: C8.0

CLIENT OFFICE 2000 Main Street Evansville, IN 47814 PH 715-941-8477 info@athcon.com	PROJECT: ACE CONCRETE MATERIALS NORTH & SOUTH BUILDINGS CITY OF EVANSVILLE, ROCK COUNTY, WI
SCALE: 0 25 50 100 NORTH	SHEET NO.: C8.0

OVERALL SITE PLAN



STEEL EDGING DETAIL
NO SCALE

LANDSCAPING NOTES:

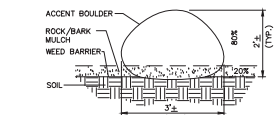
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF EXISTING UTILITIES AND EASEMENTS.
- USE TYPAR 3301 WEED BARRIER LANDSCAPE FABRIC (OR APPROVE EQUAL) UNDER ALL PLANTING BED MULCH UNLESS OTHERWISE NOTED.
- USE 1-1/2" WASHED AGGREGATE STONE MULCH IN PLANTING BEDS, 3" DEPTH. STONE MULCH SHALL BE CLEAN AND FREE FROM DELETERIOUS MATERIALS, STICKS, FOREIGN STONES, NOXIOUS WEEDS, SALT AND FINE SALTS, CLAYS OR TOPSOIL.
- USE SHREDDED BARK MULCH AT ALL SINGULARLY PLANTED TREES, MINIMUM 3" DEPTH.
- TOP OF STONE MULCH IN PLANTING BEDS SHALL BE EVEN WITH THE TOP OF SURROUNDING SURFACES.
- IF DISCREPANCIES OCCUR, PLANTING QUANTITIES SHOWN ON THE PLAN TAKE PRECEDENCE OVER THE PLANTING SCHEDULE.
- ALL PLANT MATERIAL SHALL HAVE A MINIMUM ONE YEAR WARRANTY AGAINST DEATH AND UNHEALTHY CONDITION, EXCEPT AS A RESULT OF NEGLIGENCE BY THE OWNER, DAMAGE BY OTHERS AND UNUSUAL PHENOMENA BEYOND CONTRACTOR'S CONTROL.
- PLANT WARRANTY SHALL BEGIN ON THE DATE OF FINAL ACCEPTANCE OF THE PROJECT.
- ALL PLANTS INCLUDING THEIR ROOTS SHALL BE FREE FROM DISEASE, INSECTS AND OTHER INJURIOUS QUALITIES AND SHALL BE WELL FORMED, FULL IN A HEALTHY VIGOROUS GROWING CONDITION, READY OR AT SPECIMEN QUALITY.
- ALL PLANTS SHALL BE SUBJECT TO INSPECTION BY THE LANDSCAPE ARCHITECT OR PROJECT ENGINEER UPON DELIVERY. ANY PLANTS DEEMED NOT ACCEPTABLE BY THE LANDSCAPE ARCHITECT OR PROJECT ENGINEER SHALL BE REMOVED FROM THE SITE AND REPLACED WITH ACCEPTABLE MATERIAL.
- LANDSCAPE ARCHITECT OR PROJECT ENGINEER SHALL STAKE THE LOCATIONS OF ALL TREES AND SHRUBS PRIOR TO INSTALLATION OR REVIEW LAYOUT ON-SITE.

- ANY ADDITIONAL TOPSOIL NEEDED FOR INSTALLING THE TREES, SHRUBS AND MISCELLANEOUS PLANTS AS PER THE PLANTING DETAIL SHALL BE CONSIDERED INCIDENTAL TO THE PLANT MATERIAL PRICE.
- PLANTING SOIL SHALL CONSIST OF 50% CLEAN, FERTILE, STRIKE-NATURAL LOAM FREE FROM DELETERIOUS MATERIALS WITH A PH VALUE BETWEEN 6.0 & 7.0 MIXED WITH ONE POUND OF 14-0-4 FERTILIZER PER CUBIC YARD OF TOPSOIL. THEN ADD 25% PEAT MOSS AND 25% CLEAN COURSE SAND. MIX ALL COMPONENTS THOROUGHLY BEFORE BACKFILLING.
- SHREDDED BARK MULCH SHALL BE FRESHLY SHREDDED HARDWOOD BARK FREE FROM DELETERIOUS MATERIALS, STICKS, STONES, NOXIOUS WEEDS, SALT AND OTHER MATERIALS HARMFUL TO PLANT GROWTH. SUCH MULCH SHALL BE EITHER COMPOSTED OR TREATED WITH NITROGEN TO COMPENSATE FOR SUCH LOSS IN DECOMPOSITION.
- ANY PLANTS DELIVERED TO THE PROJECT SITE THAT ARE NOT INSTALLED THE SAME DAY SHALL BE "HEALED IN" WITH TOPSOIL, WOOD CHIPS, SHREDDED BARK, OR SAND/ST AND ADEQUATELY WATERED UNTIL SUCH TIME THE PLANTS CAN BE INSTALLED.
- LANDSCAPING CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL PLANT MATERIAL FOR ONE WEEK AFTER FINAL PLANTS ARE INSTALLED.
- SEED, FERTILIZER AND MULCH OR SOD SHALL BE PLACED WITHIN 14 DAYS ON ALL DISTURBED AREAS OVER 4" OF CLEAN TOPSOIL.
- SEEDING SHALL BE A COMBINATION OF SEED MIXTURE WADOT #20 & #40 AS PER WADOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST ADDITION.
- SEED SHALL BE SOAK IN ACCORDANCE WITH WADOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 630, EITHER METHOD A OR B.
- STRAW MULCHING SHALL BE IN ACCORDANCE WITH WADOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 627.
- STRAW MULCH SHALL BE APPLIED IN ACCORDANCE WITH WADOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 627, METHOD A, B, OR C.

OVERALL PLANTING SCHEDULE SUMMARY									
CONFEROUS TREES	CODE	SHEET (QTY)		OVERALL QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL./SIZE	
		C8.0							
	NWS	10	-	10	PICEA ABIES	NORWAY SPRUCE	B & B	5' HT	
	BHS	-	-	-	PICEA CLAUCA VAR. DENSATA	BLACK HILLS SPRUCE	B & B	4.5' HT	
ORNAMENTAL TREES	CODE	SHEET (QTY)		OVERALL QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL./SIZE	
	C8.0								
	PPC	-	-	-	MALUS 'PURPLE PRINCE'	PURPLE PRINCE CRABAPPLE	B & B	1.5' CAL	
	JTL	-	-	-	SYRINGA RETICULATA 'VORY SILK'	JAPANESE TREE LILAK	B & B	4.5' HT	
	RVB	-	-	-	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	B & B	4.5' HT	
	SSC	-	-	-	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	B & B	1.5' CAL	
OVERSTORY TREES	CODE	SHEET (QTY)		OVERALL QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL./SIZE	
	C8.0								
	ABM	5	-	5	ACER X FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B & B	1.5' CAL	
	DEB	2	-	2	ACER PLATANOIDES 'DEBORAH'	DEBORAH MAPLE	B & B	1.5' CAL	
	HAK	2	-	2	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	1.5' CAL	
	IHL	2	-	2	GLEDITSIA TRACANTHOS NERIS 'MIDLETW'	IMPERIAL HONEY LOCUST	B & B	1.5' CAL	
	OAK	2	-	2	QUERCUS RUBRA	NORTHERN RED OAK	B & B	1.5' CAL	
	CONFEROUS SHRUBS	CODE	SHEET (QTY)		OVERALL QTY	BOTANICAL NAME	COMMON NAME	CONT	TPY. SPACING
C8.0									
	SGJ	-	-	-	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	#5 CONT	5' OC	
	TAU	-	-	-	TAXUS X MEDIA 'TAUNTON'	TAUNTON'S ANGL-O-JUNIPER YEW	#5 CONT	5' OC	
SIZE VARIES	CODE	SHEET (QTY)		OVERALL QTY	BOTANICAL NAME	COMMON NAME	CONT	TPY. SPACING	
	C8.0								
	GRS	-	-	-	X BUMALA SPIREA	GOLDFLAME SPIREA	#5 CONT	5' OC	
	RTD	-	-	-	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	#5 CONT	5' OC	
	KSV	-	-	-	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	#5 CONT	5' OC	
	LPS	-	-	-	JAPONICA SPIREA	LITTLE PRINCESS SPIREA	#5 CONT	5' OC	
GROUND COVERS	CODE	SHEET (QTY)		OVERALL QTY	BOTANICAL NAME	COMMON NAME	CONT	TPY. SPACING	
	C8.0								
	AJS	-	-	-	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	#1 CONT	18" OC	
	BES	-	-	-	RUDBECKIA HIRTA	BLACK-EYED SUSAN	#1 CONT	18" OC	
	KFG	-	-	-	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONT	24"-30" OC	
	NSG	-	-	-	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	#1 CONT	24"-30" OC	
	PCF	-	-	-	ECHINACEA PURPUREA 'PURPLE'	PURPLE CONEFLOWER	#1 CONT	16" OC	
	PDS	-	-	-	SPEROBOLUS HETEROLEPIS	PRAIRIE DROPSAED	#1 CONT	24" OC	
	SDO	-	-	-	HERMERCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	#1 CONT	18" OC	
	WLC	-	-	-	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	#1 CONT	30" OC	
	WSC	-	-	-	ECHINACEA PURPUREA 'WHITE SWAN'	WHITE SWAN CONEFLOWER	#1 CONT	16" OC	
	GROUND COVERS	CODE	SHEET (QTY)		OVERALL QTY				
C8.0									
	SOD	-	-	-	SOD	SOD	CHOICE PER OWNER	-	
	SEED	TBD	-	-	TBD	SEED	CHOICE PER OWNER	-	
	ROCK	-	-	-	- SF.	ROCK MULCH - 3" DEPTH WITH FABRIC ALONG BUILDING IN FRONT PARKING LOT	ROCK MULCH	CHOICE PER OWNER	COLOR / SIZE PER OWNER
	HARDWOOD MULCH	-	-	-	- SF.	HARDWOOD MULCH - 3" DEPTH APPROX 4" DIA. AROUND SINGULAR PLANTED TREES	HARDWOOD MULCH	CHOICE PER OWNER	COLOR / SIZE PER OWNER
	STEEL EDGING	-	-	-	-	STEEL EDGING	STEEL EDGING	-	-

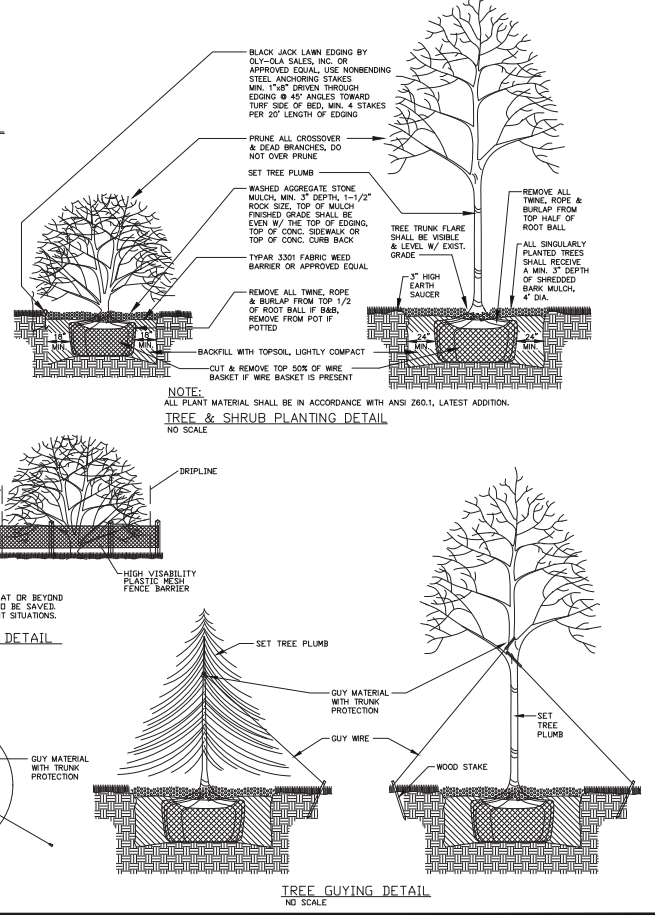
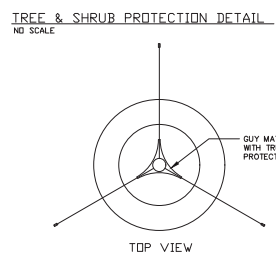
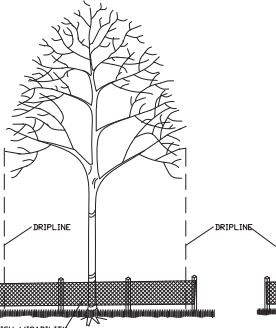
KEY NOTES:
 (A) EDGER (TYP)
 (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP)
 (C) ROCK MULCH (TYP)

KEY NOTES:
 (D) SOD (TYP)
 (E) SEED WITH W DOT MIX 20/40 MIX
 (F) ACCENT BOULDER (2'x3' TYP.)



ACCENT BOULDER INSTALLATION DETAIL
NO SCALE

NOTES:
 * BURY APPROX. 50% OF ACCENT BOULDER.
 * THE BOULDERS SHALL BE NATIVE TO THE AREA & FREE FROM BREAKS, CRACKS & SCARS FROM HANDLING EQUIPMENT.
 * ALL BOULDERS SHALL BE APPROVED BY LANDSCAPE ARCHITECT OR ENGINEER. ALL BOULDERS DEEMED NOT UNACCEPTABLE SHALL BE REPLACED W/ AN ACCEPTABLE BOULDER.
 * SIZE AS NOTED ON PLANS



PROJECT:	ACE CONCRETE MATERIALS NORTH & SOUTH BUILDINGS CITY OF EVANSVILLE, ROCK COUNTY, WI
SHEET NO.:	C8.1
DRAWING PHASE:	ISSUE NO. 1
OWNER REVIEW:	DATE: 02.18.26
AGENCY REVIEW:	DWS FILE# 23-013
RD DOCUMENT:	REF FILE# 23-013-D
FOR CONSTRUCTION:	JOB NUMBER: 23-013
AS-BUILT DOCUMENT:	REVISION DESCRIPTION:
DATE:	

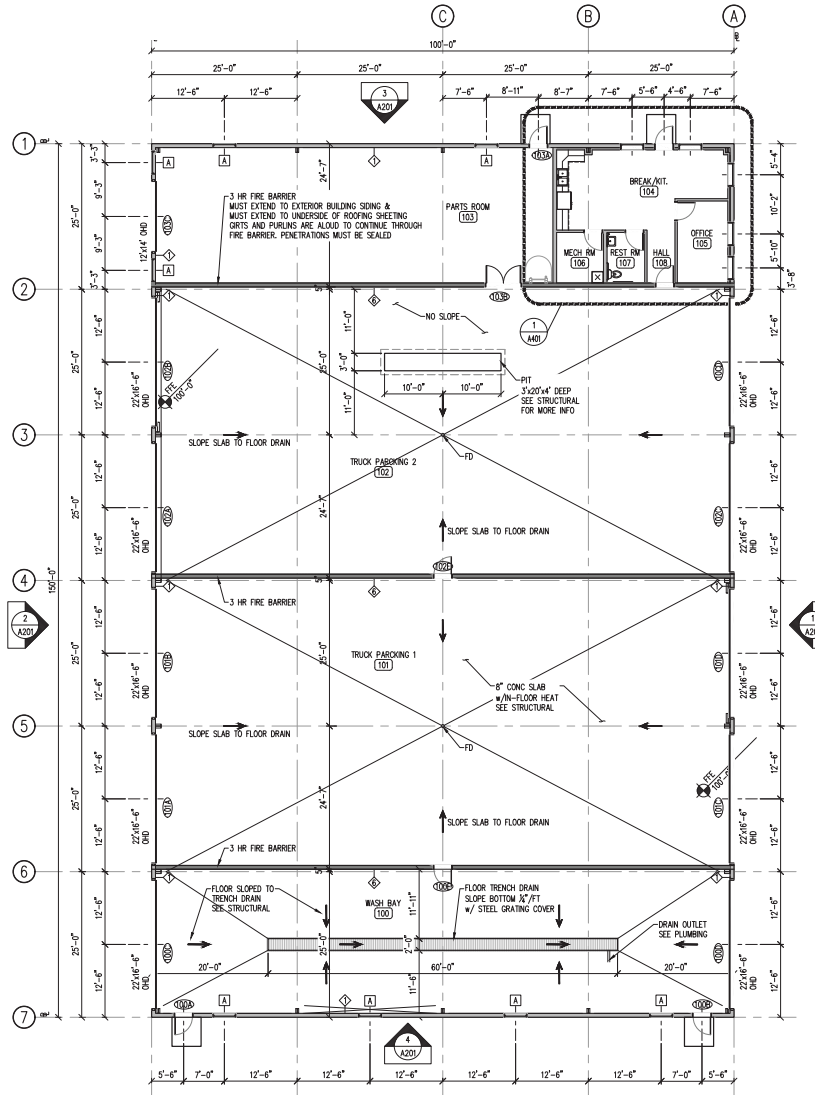
BLAKE OFFICE
 2000 Blue Street
 400 Technology Drive
 Evansville, WI 53120
 Phone: 715-862-1400
 Fax: 715-862-1477
 info@acua.com

CONSULTING OFFICE
 2000 Blue Street
 Evansville, WI 53120
 Phone: 715-862-1400
 Fax: 715-862-1477
 info@acua.com

Auth. Consulting/associates
 SWS Land Surveying & Utilities of WI

SECTIONS & DETAILS

North Building Interior - Ace Concrete



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

RELEASED FOR CONSTRUCTION
04-22-2026

PROJECT: ACE CONCRETE NORTH BLDG ACE MATERIAL EVANSVILLE, WI		FLOOR PLAN	
PROJ. NO.: A101		DATE: 02-18-2026	
DRAWN BY: SCH		CHECKED BY: DATE:	
DATE: 02-18-2026		DWG. FILE: A101	
REF. FILE: DRAWINGS		JOB NUMBER: 638-13	
REVISION DESCRIPTION:		NAME:	
DATE:		DATE:	



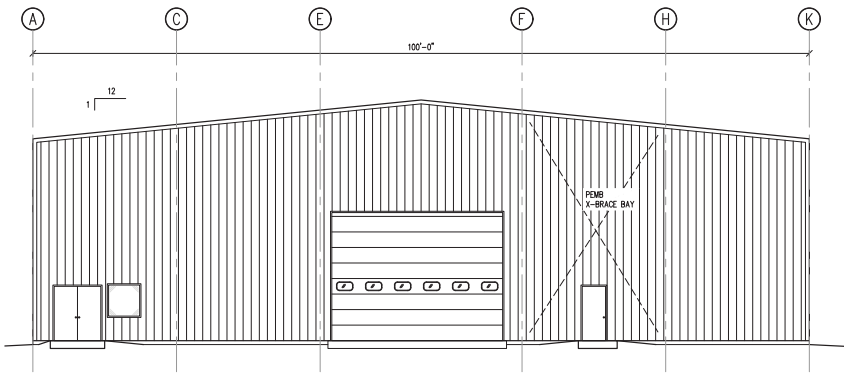
Auth Consulting/associates



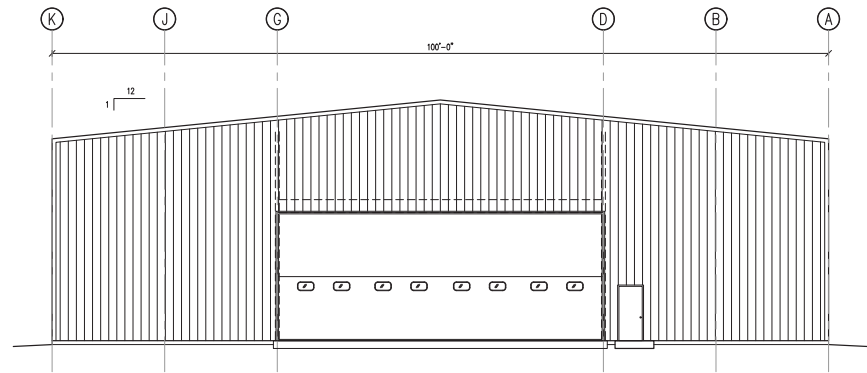
S&N Land Surveying

EVANSVILLE OFFICE
 809 Lake Street
 Evansville, WI 47611
 Tel: 715-861-5677

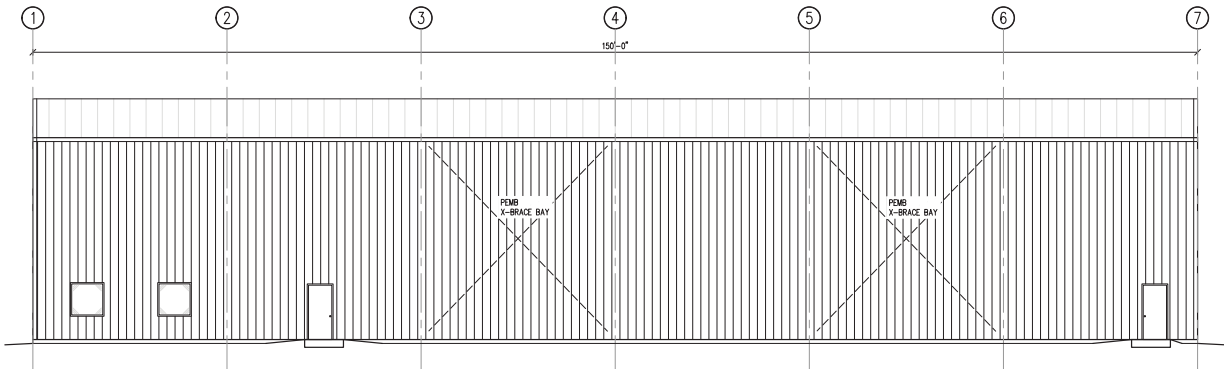
OSHTONVILLE OFFICE
 408 Truesdell Drive E
 Suite 101
 Evansville, WI 47611
 Tel: 715-832-8400
 Fax: 715-832-8406



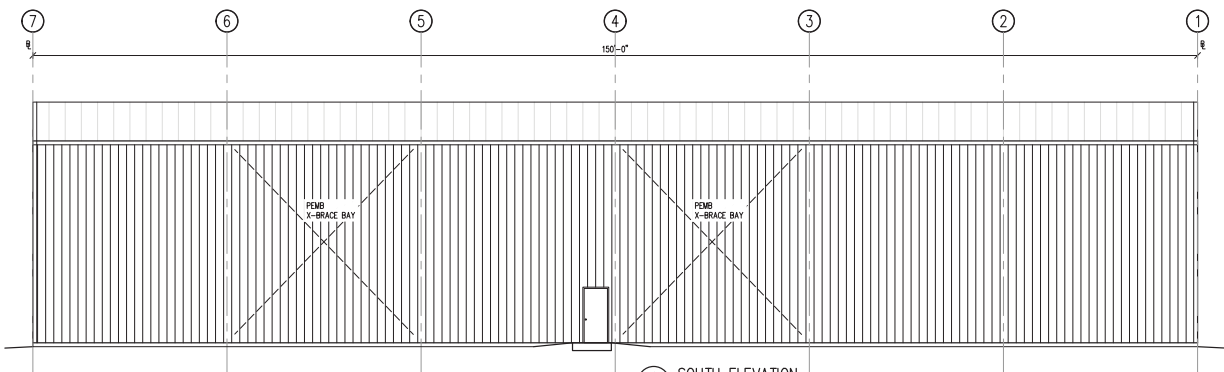
1 EAST ELEVATION
SCALE: 3/32" = 1'-0"



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



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



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

South Building Exterior
Hatch Building Supply

RELEASED FOR
CONSTRUCTION
04-22-2026

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



EVANSVILLE OFFICE
3090 Lake Street
Evansville, IN 47918
Tel: 715-941-5277
Fax: 715-941-5277

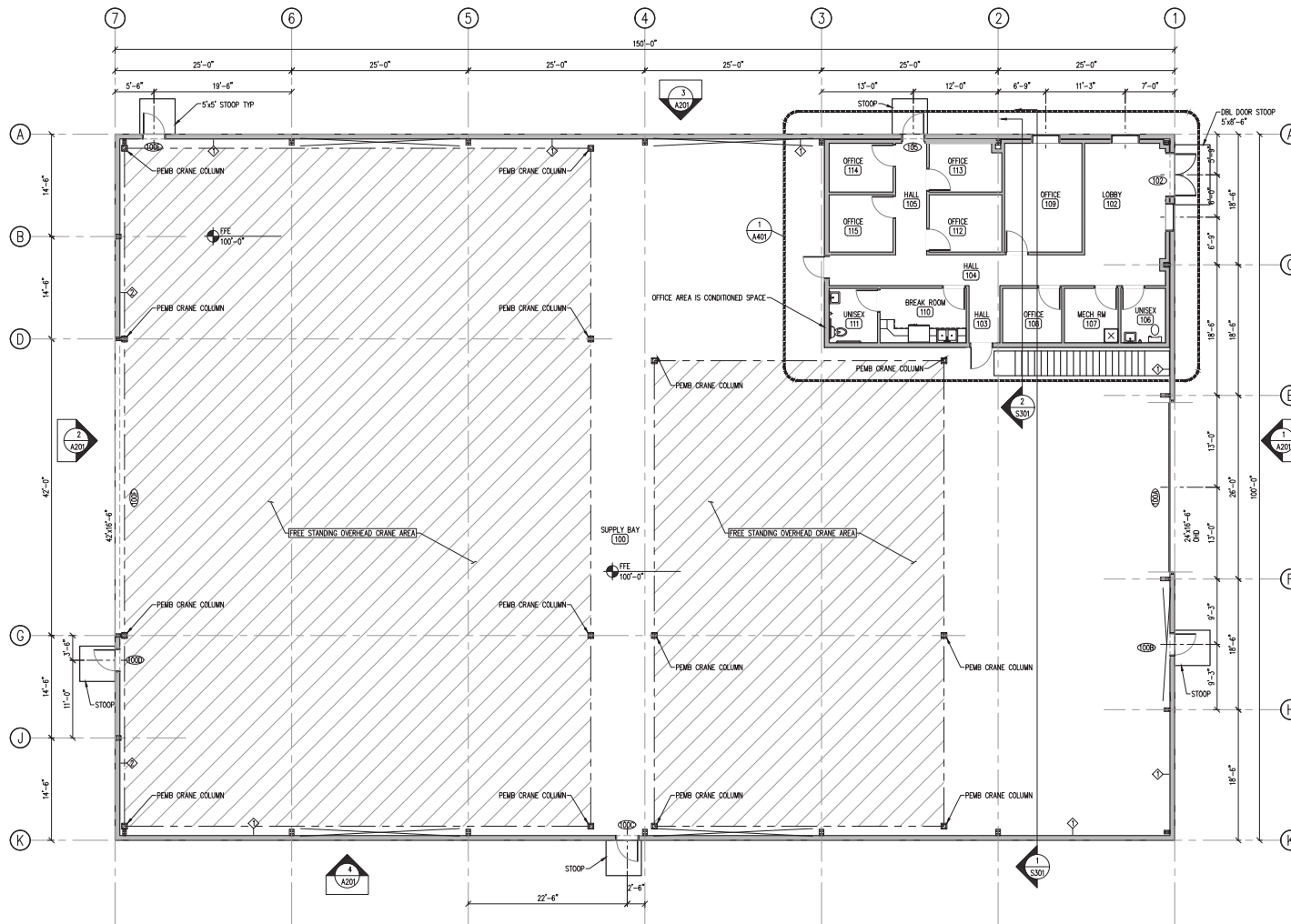


PROJECT:
ACE CONCRETE
SOUTH BLDG HATCH SUPPLY
EVANSVILLE, WI

EXTERIOR ELEVATION

SHEET NO.
A201

S&N Land Surveying
Auth•Consulting/associates



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

South Building Exterior
 Hatch Building Supply

RELEASED FOR
 CONSTRUCTION
 04-22-2026

PROJECT: ACE CONCRETE SOUTH BLDG HATCH SUPPLY EVANSVILLE, WI		FLOOR PLAN	
SHEET NO. A101		PROJECT DESCRIPTION: NAME: _____ DATE: _____	
DRAWN BY: SJH CHECKED BY: _____ DATE: 02-18-2026 DWG FILE: A101		REF FILE: DRAWINGS JOB NUMBER: 638-14	
CONSULTING OFFICE: ACCa 408 Truesdell Park II Suite 111 Evansville, WI 47811 Tel: 715-232-8400 Fax: 715-232-8406		S&N Land Surveying 1000 S. State St. Evansville, WI 47811 Tel: 715-261-5277	

EASEMENT AGREEMENT

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

RECITALS:

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

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

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

AGREEMENT

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

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

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

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

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

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

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

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

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

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

Dated: October ____, 2025.

CITY OF EVANSVILLE

By: _____
Name: Jason Sergeant, City Administrator

(Parcel A Owner)

ROYAL FLUSH HOLDINGS, LLC

By: _____
Name: Jonathan R. Lange

ACKNOWLEDGMENT

STATE OF WISCONSIN
COUNTY OF ROCK

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

Notary Public, State of Wisconsin
My commission expires: _____

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

EXHIBIT A

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

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

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

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

EXHIBIT B

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

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

Proposed PRE/3 Development

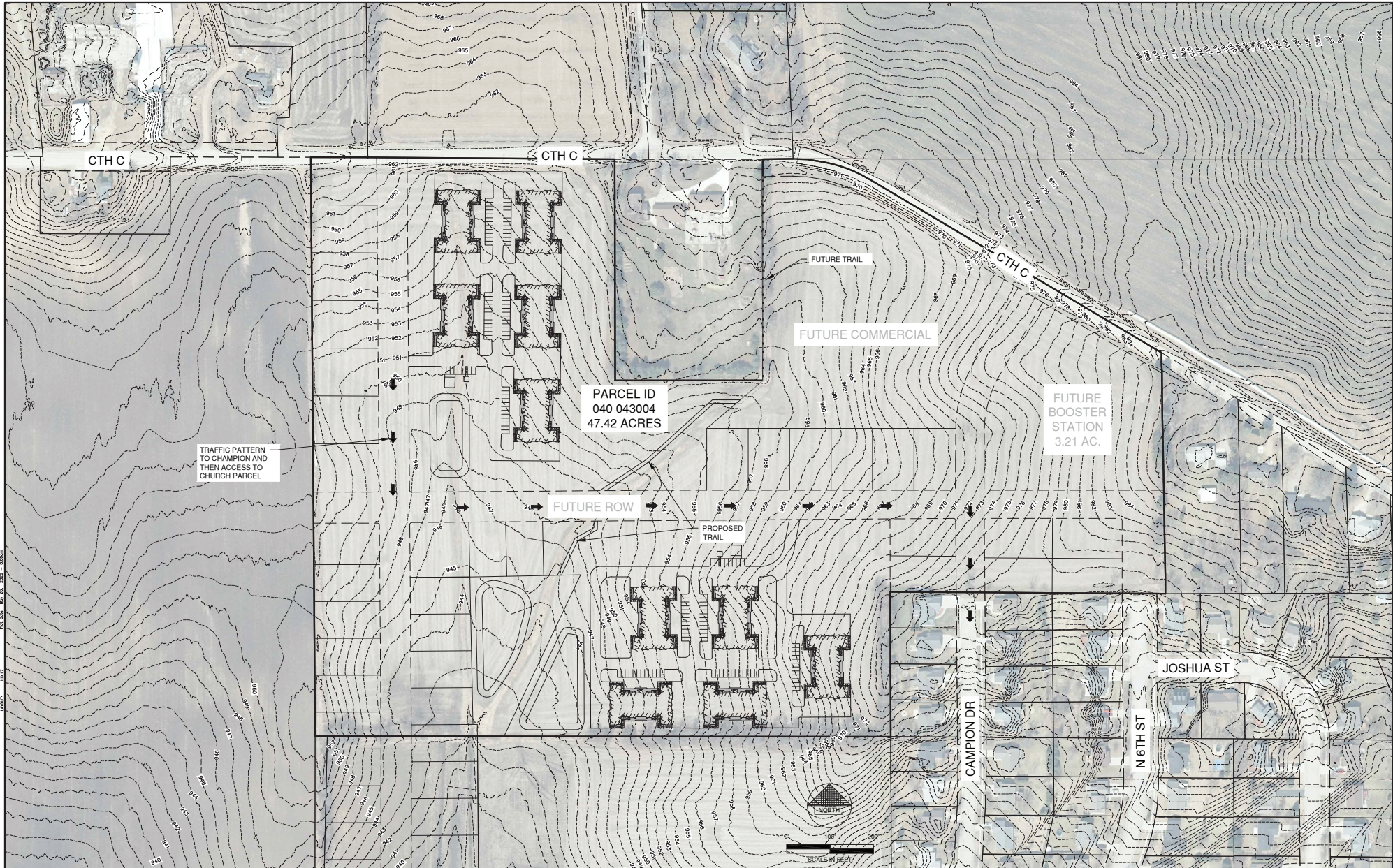
City of Evansville

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

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

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

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



File: N:\04043004\04043004.dwg
 Plot Date: 08/26/2024 10:00:00 AM
 Plot Scale: 1/8" = 1'-0"
 User: jlee
 Job No: 241500

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: JLS
 CHECKED: JLS
 DESIGNED: JLS

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

DATE: 08/26/24
 FILE: EVANSVILLE - CONCEPT
 JOB NO: 241500

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

SHEET NO. **6**

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT –
CHS OILSEED PROCESSING, LLC

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

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

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

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

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

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

2. Timing and Commencement.

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

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

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

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

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

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

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

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

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

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

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

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

[Signatures on Following Page]

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

CHS Oilseed Processing LLC

(print name and title)

CITY OF EVANSVILLE:

Abbey Barnes, Mayor

Date: _____

Leah Hurtley, City Clerk

Date: _____

APPROVED AS TO FORM:

Mark Kopp, City Attorney



City of Evansville

Community Development Department

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

Friday, May 29, 2026

Grove Partners
129 N Madison Street
Evansville, WI 53536

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

Dear Grove Partners,

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

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

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

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

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

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

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

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

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

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

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

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

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



Colette Spranger
Community Development Director

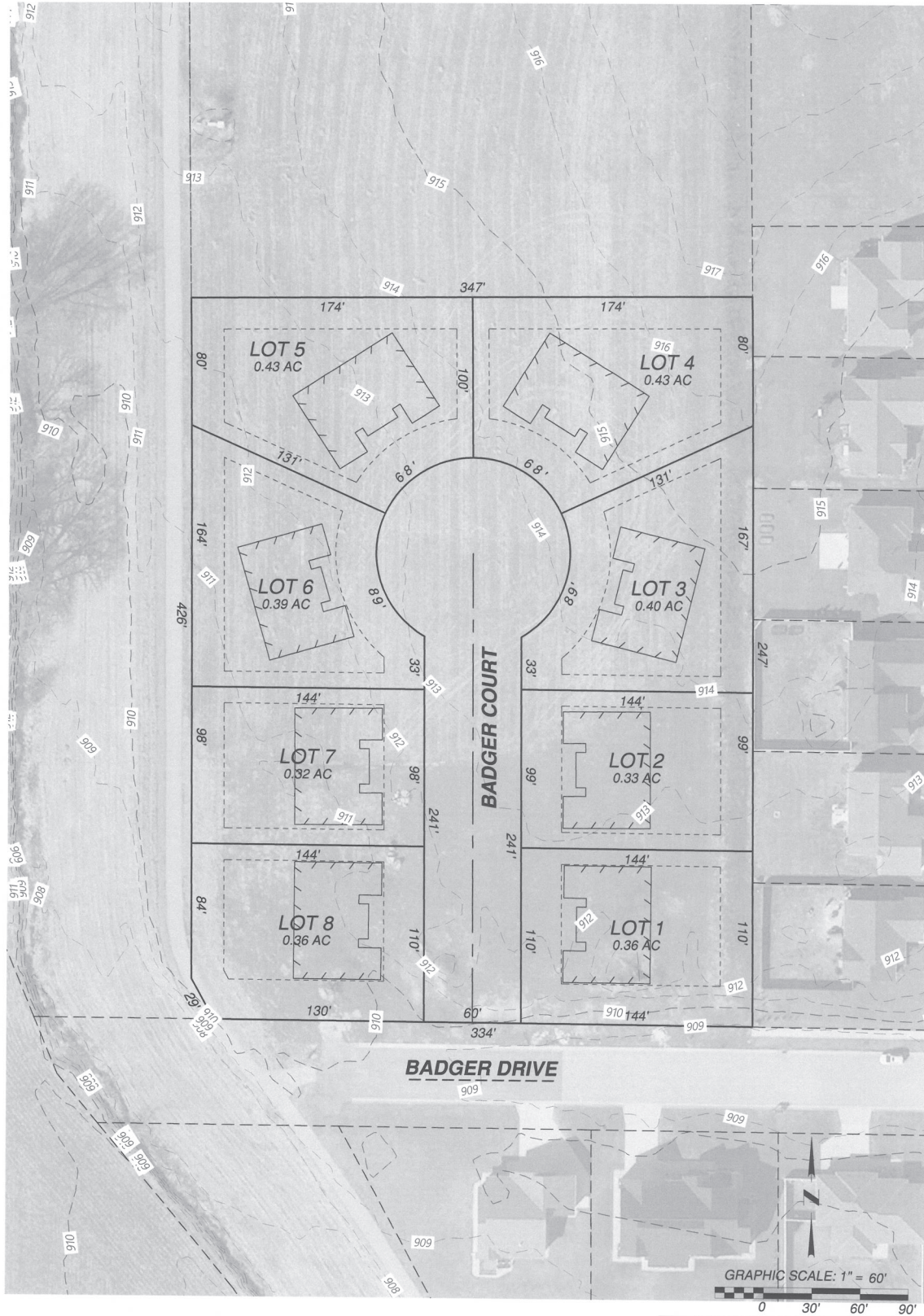
*Enclosures: Approval Timeline for Westfield Meadows Second Addition
Rezoning Application
Final Plat Application*

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

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

WESTFIELD MEADOWS SECOND ADDITION

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



Project No. 126-189
For: GROVE PARTNERS



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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



City of Evansville

Community Development Department

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

Friday, May 29, 2026

<NAME>

<STREET ADDRESS>

<CITY> <STATE> <ZIP>

Re: Sign and Code Compliance in Business and Industrial Districts

Dear Business Owner and/or Property Owner,

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

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

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

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

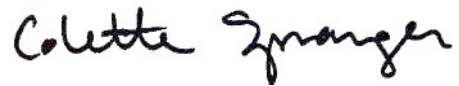
Guidelines for property maintenance in the City. The Property Maintenance Code (Chapter 46 of the Municipal Codes) can be found at: <http://ci.evansville.wi.gov/codes>

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

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

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

Sincerely,



Colette Spranger
Community Development Director

DRAFT

**January – April 2026
Building Permits**

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

**January – April 2026
Building Permits**

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

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

**January – April 2026
Building Permits**

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

**January – April 2026
Building Permits**

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

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

ADMIN

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

PROPERTY MAINTENANCE - STATUS OF ORDERS

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

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

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

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

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

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

CITATIONS

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