

NOTICE

A meeting of the City of Evansville Historic Preservation Commission will be held on the date and at the time stated below. Notice is further given that enough members of the City Council 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: (608)-882-2266 with as much advance notice as possible. Please silence cell phones and electronic devices during the meeting.

City of Evansville Historic Preservation Commission
Regular Meeting
Wednesday, May 20th, 2026
City Hall, 3rd Floor, 31 S Madison St, Evansville, WI
6:00 p.m.

1. Call to Order
2. Roll Call
3. Motion to approve the agenda.
4. Motion to waive the reading of the April 22nd, 2026 minutes and approve as printed.
5. Civility reminder
6. Citizen appearances
7. Action Items
 - A. 26 W Main – Wall and Window signs for Dysfunctional Fitness (SIGN-2026-03)
 - B. 219 W Liberty – Demolish Existing Garage and Build New Garage (HPC-2026-14)
 - C. Appeal of conditions for HPC-2026-11 - 39 Mill Street – Rebuild and Expand Back Porch with Same Materials
 - D. Remove HPC-2026-07 from table and take action: Ice Age Trail Alliance Kiosk on Antes Drive
 - E. 340 Burr Jones Circle – Replace windows and doors at Park Store (HPC-2026-16)
8. Discussion Items
9. Report of the Community Development Director
 - A. Staff Approved Certificates of Appropriateness
 - i. 443 S First – Reroof (HPC 2026-13)
10. Correspondence, Comments and Concerns
11. Next Meeting Date: June 17th, 2026, 6:00 p.m.
12. Motion to Adjourn.

-Dan Stephans, Chair

SIGN APPLICATION

Evansville, Wisconsin

Version: December 2021

General instructions. Complete this application as it applies to your project and submit one copy to the City Clerk along with the required application fee. If you have any questions, contact the Community Development Director at 608.882.2263 or colette.spranger@ci.evansville.wi.gov. You may download this application off of the City's website at: www.ci.evansville.wi.gov.

- Office Use Only -

\$75.00 + \$0.50/sq. ft.

(\$30.00 B-2 Window and Sandwich Board Signs)

Application fee

Receipt number

Date of determination of completeness

Name of zoning administrator

Application number

Authorization

1. Applicant information

Applicant name

Street address

City

State and zip code

Daytime telephone number

Fax number, if any

E-mail, if any

Megan Devorak

6635 N. Abey Ct.

Evansville

WI 53536

612-636-5556

megan.dysfunctionalfitness@gmail.com

Sign 81 sq. ft. x .50

\$40.50

total \$115.50

2. Individual or firm erecting sign

Name

Company

Street address

City

State and zip code

Daytime telephone number

Fax number, if any

E-mail, if any

Name of insurance company

Insurance company address

Megan Devorak

DF

26 W. Main St.

Evansville

Next First insurance agency

PO Box 60787, Palo Alto, CA 94306

3. Proof of insurance. If a firm or individual that is in the business of erecting, repairing, maintaining, or relocating signs will be installing the sign, please attach proof of liability insurance with the following minimum coverage: \$100,000 bodily injury and \$200,000 aggregate and \$100,000 property damage.

4. Subject property information (where the sign will be located)

Street address	26 W. Main St.		
Parcel number	6 - 27 - _____	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.	
Current zoning classification(s)	Zoning District _____		Note: The zoning districts are listed below.
	Business Districts	B-1 B-2 B-3 B-4	Paid To:
	Planned Office District	O-1	City of Evansville
	Industrial Districts	I-1 I-2 I-3	

Receipt: 1.000140867

115.50

DYSFUNCTIONAL FITNESS

May 6, 2026 3:08 PM

DYSFUNCTIONAL

608 515 8845

NO PARKING
FIRE DEPT.

SIGN APPLICATION

Evansville, Wisconsin

Version: December 2021

6. Description of signage. For each proposed sign, please provide the following information as applicable.

Dimensions:	Letters: 16 inches each Numbers: 8 inches each
Materials:	Metal
Illumination, if any:	None
Location on the property:	Front (signs already in place)
Height above grade:	20 feet
For wall signs, the area of the building's face to which the sign will be attached:	___ square feet

7. Type of signs. For each of the sign types below, indicate the number and total area of existing and proposed signage.

Sign Type	Description	Existing Signs		Proposed Signs	
		Number	Total Area (square feet)	Number	Total Area (square feet)
Wall sign	A wall sign is affixed to or painted on a wall surface and may not extend more than 16" from the face of the wall	Ø			
Ground sign	A sign where the bottom of the sign is generally in contact with or in close proximity to the ground	Ø			
Pole sign	A sign that is principally supported by one or more columns or poles	Ø			
Awning sign	A sign placed on the vertical flap of an awning which is defined as a retractable, roof-like structure that is mounted on the face of a building and is constructed on non-rigid materials (like canvas)	1	27x30 80 sq. feet		
Canopy / marquee sign	A sign placed on the vertical flap of a canopy or marquee which is defined as a permanent, roof-like structure that is mounted on the face of a building and is constructed of a durable, rigid material such as metal, plastic, or glass	Ø			
Portable sign	A sign that is not permanently attached to the ground and is designed to be easily moved from one location to another. Examples are sandwich boards or reader boards with supports or wheels.	Ø			
Projecting sign	A sign that is attached to a building and which is perpendicular to its face	Ø			
Other	Any type of signage that does not fall into one of the above categories				
Total		1	80 sq. feet		

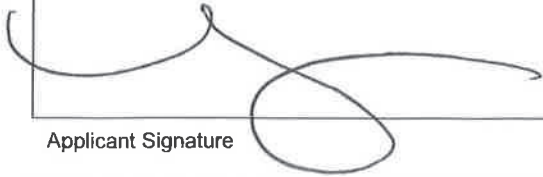
SIGN APPLICATION

Evansville, Wisconsin

Version: December 2021

8. Applicant certification

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that it is my responsibility to call the Community Development Director for an inspection following completion of the sign.
- ◆ I understand that it is my responsibility to call Digger's Hotline if digging is required to install the sign.



Applicant Signature

May 6-26

Date

Governing Regulations

The procedures and standards governing this application process are found in Chapter 130, Article 10 of the Municipal Code.

9. Authorization – for official use only.

_____ Historic Preservation Commission _____ Date	Comments or Conditions, if any:
_____ Community Development Director _____ Date	Comments or Conditions, if any:

Re: Window privacy 26 west Main Street

From Megan Devorak <megan.dysfunctionalfitness@gmail.com>

Date Fri 5/1/2026 04:12

To Colette Spranger <c.spranger@evansvillewi.gov>

I would also like to raise an additional consideration regarding public safety outside of the building. Before temporary paper coverings were placed on the windows, I noticed that passing vehicles would slow significantly or come to a complete stop to look into the space out of curiosity about the activity inside. Given that Dysfunctional Fitness will host active group classes and movement-based training, it naturally draws attention from pedestrians and drivers.

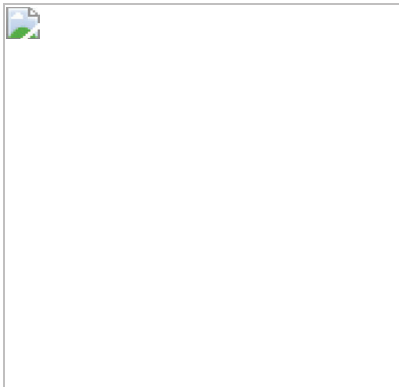
Because there is a crosswalk directly in front of the building on Main Street, I have concerns that unobstructed visibility into a highly active fitness environment could create unnecessary driver distraction. My concern is not only for the comfort and safety of those inside the facility, but also for the safety of pedestrians, cyclists, and motorists traveling through that area. In a busy downtown setting, even brief distractions can increase the risk of traffic congestion or accidents.

For these reasons, I believe the privacy film serves a dual purpose: protecting the privacy of members inside while also helping maintain safer traffic flow and attentiveness along this section of Main Street.

I do want to also address the verbiage and clarify the "privacy film", the proposed window treatment is not intended to create a darkened or fully blocked storefront appearance. The film is designed to maintain a bright, open atmosphere by allowing significant natural light to pass through both into and out of the facility. Rather than functioning as a blackout covering, it provides a softened, diffused view that preserves daylight while limiting direct visibility into detailed activity inside the space.

From the exterior, the building would still appear active and occupied, with movement and light visible through the windows. The intent is simply to create a level of visual privacy that prevents clear, close-up observation of members during workouts while maintaining an inviting and visually engaged street presence. This approach allows the business to contribute to the character of Main Street without creating a closed or concealed appearance.

Thank you, Megan



Megan Devorak

608-515-8845

26 W. Main Street

Evansville, WI

Facebook: Dysfunctional Fitness

Instagram: Dysfunctional Fitness 608

On Thu, Apr 30, 2026 at 5:05 PM Megan Devorak <megan.dysfunctionalfitness@gmail.com> wrote:





Megan Devorak

608-515-8845

26 W. Main Street

Evansville, WI

Facebook: Dysfunctional Fitness

Instagram: Dysfunctional Fitness 608

On Thu, Apr 30, 2026 at 4:52 PM Colette Spranger <c.spranger@evansvillewi.gov> wrote:

I see the point of the privacy screen. I'm trying to figure out a way around the covering provision. Are these film screens completely opaque, or does it still let light in and out? I'm wondering if it's possible to have one up as a test, just to see the impact.

Colette Spranger

Office: 608-882-2263

Cell: 608-490-0145

From: Megan Devorak <megan.dysfunctionalfitness@gmail.com>

Sent: Thursday, April 30, 2026 16:46

To: Colette Spranger <c.spranger@evansvillewi.gov>

Subject: Re: Window privacy 26 west Main Street

Hi Colette

Thank you for reviewing this and for suggesting a possible workaround.

I do understand the intent behind the B-2 window coverage provision; however, I would like to respectfully request consideration for full-height privacy film in this specific case.

Dysfunctional Fitness operates during very early morning hours, often beginning around 3:30 a.m., and the windows directly face residential apartments across the street. Because of this, there are legitimate privacy and safety concerns for both myself and my members. Many clients are

exercising in vulnerable positions, stretching, lifting, or participating in personal fitness work where privacy is important to their comfort and sense of security.

Leaving the lower portion of the windows uncovered would still allow direct visibility into the space from street level and from the apartments opposite the building, which would not adequately address those concerns.

My intention is not to create a closed-off storefront, but rather to balance visibility with the safety and privacy needs of a wellness-focused business operating during early hours.

Would there be an opportunity to request an exception, variance, or alternative interpretation given the unique operating conditions and privacy concerns associated with this use?

Thank you for your consideration.

Best,
Megan Devorak



Megan Devorak

608-515-8845

26 W. Main Street

Evansville, WI

Facebook: Dysfunctional Fitness

Instagram: Dysfunctional Fitness 608

On Thu, Apr 30, 2026 at 4:30 PM Colette Spranger <c.spranger@evansvillewi.gov> wrote:
Hi Megan --

Are these privacy areas covering more than 50% of the window? We have a provision in the B-2 zoning district.

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.)

I have a quick work-around that would allow you to keep the privacy screen. Is it possible to leave the bottom of the window open and clear? (Essentially, cutting the yellow area below.) You could also see if you can get this screening with your logo in at least one of the panels. That might be good for getting people's attention.



Colette Spranger

Office: 608-882-2263

Cell: 608-490-0145

From: Megan Devorak <megan.dysfunctionalfitness@gmail.com>

Sent: Wednesday, April 22, 2026 11:02

To: Colette Spranger <c.spranger@evansvillewi.gov>

Cc: Hudsyn Daly <hudsyndaly@gmail.com>

Subject: Window privacy 26 west Main Street

Hi Colette,

Here are images of what we will be doing to the windows at 26 west Main Street for safety and privacy of the members at DF. I would like to get these installed as soon as I can so I can take the ugly brown paper off the windows. 😊

Thanks, Megan



Megan Devorak

608-515-8845

315 Water Street Evansville, WI

Facebook: Dysfunctional Fitness

Instagram: Dysfunctional Fitness 608



APPLICATION FOR DEMOLISHING A HISTORIC STRUCTURE

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

\$0.00
Application Fee

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

SECTION	APPLICANT AND PROPERTY OWNER INFORMATION	
1	Applicant Name:	Date Submitted:
	Ross Dunphy	
	AHI Number (available at www.wisconsinhistory.org) :	
		Parcel Tax ID Number: 222 001 245
	Historic Property Address:	Parcel Number: 6-27- 237
	219 W Liberty St	Phone: 608-345-8927
	Evansville, WI 53536	Email: rdunphy2@icloud.com
	Owner Name (if different from above):	Owner Phone (if different):
Owner Address (if different from above):	Owner Email (if different):	

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

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

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

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

3. COA Application for proposed work

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

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

SUBMITTED BY: _____

Owner/Applicant Signature

DATE: 5/13/26

SECTION	REASON FOR DEMOLITION QUESTIONS
2	Describe the portion or portions of the structure to be demolished:
	please see previous submitted documentation
	Why is demolition of the structure necessary?
	Structure is unsafe and no longer fixable. please see previous submitted documentation
	How long have you owned the property?
	10 years and 11 months

SECTION	ABILITY TO AVOID DEMOLITION QUESTIONS
4	During the last six (6) years, what have you spent to repair or maintain the property? (Note: the HPC may require you to provide documentary evidence of such expenditures)
	What alternatives to demolition have you considered?
	There is no alternative
	What is the assessed value of the building divided the ratio of the assessed value to the recommended value as last published by the City of Evansville?
	What is the cost, as estimated by the building inspector, to make repairs that are necessary to comply with applicable building codes, or other ordinances or regulations governing repair or renovation of a historic building?
	[Note: If the estimated cost of repairs is less than 85% of the adjusted assessed value, the cost of repairs will be presumed to be reasonable. See Wis. Stat. sec. 66.0413(3)(a) 1 and (3)(d).]



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

\$0.00
Application
Fee

This is a request for issuance of a Certificate of Appropriateness (COA) by the Historic Preservation Commission (HPC) for work proposed to be performed on the exterior of a structure located in any Historic District or designated by the State or City as a historic building or historic site. Complete all sections of this form – it is used to determine if the proposal should be reviewed by staff or the HPC. **Submit questions or completed applications to address above, or via email to the Community Development Director, Colette Spranger, at: (608) 882-2263 or c.spranger@evansvillewi.gov.**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: Ross Dunphy	Historic Property Address: 219 W Liberty St
	Applicant Mailing Address: 219 W Liberty St	Evansville, WI 53536
	Evansville, WI 53536	The following information is available on the property's tax bill:
	Applicant Phone: 608-345-8927	Parcel Tax ID Number: 222 001 245
	Applicant Email: rdunphy2@icloud.com	Parcel Number: 6-27-237
	If different from above, please provide:	The following information is available by searching the property address at www.wisconsinhistory.org/records :
	Owner Name:	Historic Property Name:
	Owner Address:	AHI Number: 85101
Owner Phone:	Contributing ☒ Y or N	
Owner Email:		

INSTRUCTIONS: Complete this entire form and submit by mail or email the following:

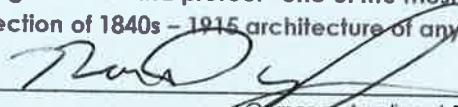
1. Application Form with attachments (as outlined in Section 3C and 5):

- Clear photo(s) of every portion of the property that will be affected by the work
- Historic photograph(s) (if available)
- Exterior elevations or sketches of existing conditions and proposed work
- Samples or specifications of proposed materials
- If Section 3B applies, evidence of un-reparability
- Site plan (if applicable)
- Print or PDF of State of WI historic property information, available by searching the property address at www.wisconsinhistory.org

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

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

Thank you for helping to value and protect "one of the most intact nineteenth century townscapes in southern Wisconsin" and "the finest collection of 1840s - 1915 architecture of any small town in Wisconsin" - Wisconsin State Historic Society

SUBMITTED BY: 
Owner or Applicant Signature

DATE: **5/13/26**

SECTION	PROPOSED WORK CHECKLIST	
2	Please check all boxes that apply and provide more detail in Sections 3 and 4:	
Work Category	Work Category Details	
☐ Roofing	☐ Replacement ☐ Minor repair	☐ Shingles only ☐ Soffit, fascia, or trim work ☐ Matching existing materials ☐ Change of materials (EG, replacing asphalt with metal)
☐ Gutters	☐ New or repair ☐ Replacement ☐ Removal	☐ Change of materials ☐ Match existing historic materials (metal, etc.) ☐ Use new modern materials (vinyl, etc.)
☐ Siding	☐ Minor repair ☐ Replacement	☐ Change of materials ☐ Match historic materials (wood, cement board, etc.) ☐ Use modern materials (plastic, vinyl aluminum, etc.)
☐ Exterior windows and doors	☐ Add new ☐ Replacement ☐ Removal	☐ Change in dimension or location (height, length) ☐ Match historic materials (wood, metal, glass, etc.) ☐ Use modern material (plastic, vinyl, aluminum, etc.) ☐ Removal, covering or alteration of original trim
☐ Fences	☐ New ☐ Repair ☐ Replacement	☐ Use new modern materials (vinyl, aluminum, etc.) ☐ Matching historic materials (wood, stone, etc.)
☐ Porch	☐ Minor repair ☐ Replacement ☐ Removal ☐ Add new	☐ Match historic material (wood, metal, etc.) ☐ Use new modern material (plastic, vinyl, aluminum, etc.) ☐ Column, railing, or skirting ☐ Decking
☐ Sidewalk or paving	☐ New ☐ Repair ☐ Replacement	☐ Recreating ☐ Matching existing materials ☐ Other: _____
☒ New construction	☐ Addition ☒ New building ☐ Façade alteration	☐ Recreating missing architectural features ☐ Removing architectural features ☒ Other: <u>replacing garage</u>
☐ Signage and exterior lighting	☐ New ☐ Repair ☐ Replacement	☐ <u>Signage (Complete Sign Permit Application instead).</u> ☐ Lighting ☐ New alternative materials ☐ Matching existing materials
☐ Other	☐ New ☐ Repair ☐ Replacement ☐ Removal	☐ New modern materials ☐ Match existing materials ☐ Removal or altering of original architectural details ☐ _____

SECTION	PROPOSED WORK SUMMARY
3	3A For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done: please see prior submitted documentation
	Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:
	3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc?
	3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:

SECTION	SUPPLEMENTAL QUESTIONS
4	4A Will the proposed work alter any of the distinctive features or historic architectural details of the property? NO
	4B Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at www.nps.gov/tps/standards/rehabilitation.htm and at City Hall.) <i>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</i>
	4C Have you submitted this project for state or federal tax credits? NO

Subject: Request for Approval – Garage Demolition and New Construction of Garage

Property Address: 219 W. Liberty St., Evansville, WI

Owner Name: Ross Dunphy

Contact Information: 608.345.8927 rdunphy2@icloud.com

Date: 4/28/2026

To Whom It May Concern,

I am submitting this request for approval to demolish my existing detached garage and construct a new garage on my property located at the address listed above, within the City of Evansville Historic District.

Existing Structure Condition:

The current garage measures approximately 14 feet by 36 feet and is in a state of significant structural failure. The roof, walls, foundation, and roof truss have deteriorated to the point that substantial reconstruction would be required to make the structure safe and functional. Additionally, electrical service to the garage has been disconnected and is no longer operational.

Given the extent of these deficiencies, repair is not a practical or cost-effective option, and replacement is necessary.

Proposed Project Details:

I am proposing to:

- Demolish and remove the existing garage structure
- Construct a new detached garage measuring 30 feet by 36 feet
- Include two (2) overhead garage doors, each 10x8
- Install two (2) windows and one (1) service door
- Construct walls with a height of approximately 10 feet
- Install a new concrete foundation
- Add new electrical service to the structure
- Finish the exterior with metal siding and a metal roof, with colors selected to match or closely complement the existing house

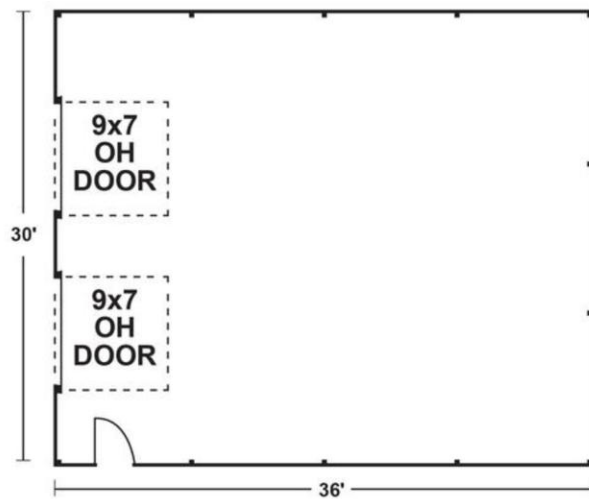
The design and materials have been selected with consideration for durability, functionality, and compatibility with the surrounding historic district.

I respectfully request review and approval of this project. Please let me know if additional documentation, plans, or specifications are required to complete the review process.

Thank you for your time and consideration.

Sincerely, Ross Dunphy

Example of Build. Not Exact Replica.



Current Garage at 219 W. Liberty Street., Evansville, WI







APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

\$0.00
Application
Fee

This is a request for issuance of a Certificate of Appropriateness (COA) by the Historic Preservation Commission (HPC) for work proposed to be performed on the exterior of a structure located in any Historic District or designated by the State or City as a historic building or historic site. Complete all sections of this form – it is used to determine if the proposal should be reviewed by staff or the HPC. **Submit questions or completed applications to address above, or via email to the Community Development Director, Colette Spranger, at: (608)-882-2263 or colette.spranger@ci.evansville.wi.gov.**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: <u>Anne & Tony Kolasch</u>	Historic Property Address: <u>39 Mill St</u>
	Applicant Mailing Address: <u>39 Mill St</u>	Evansville, WI 53536
	Applicant Phone: <u>(608) 882-6372</u>	The following information is available on the property's tax bill:
	Applicant Email: <u>annekolasch@gmail.com</u>	Parcel Tax ID Number: 222 <u>065059</u>
	If different from above, please provide:	Parcel Number: 6-27- <u>899</u>
	Owner Name:	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Address:	Historic Property Name:
	Owner Phone:	AHI Number: <u>85259</u>
	Owner Email:	Contributing: <u>Y</u> or N

INSTRUCTIONS: Complete this entire form and submit by mail or email the following:

1. Application Form with attachments (as outlined in Section 3C and 5):

- Clear photo(s) of every portion of the property that will be affected by the work
- Historic photograph(s) (if available)
- Exterior elevations or sketches of existing conditions and proposed work
- Samples or specifications of proposed materials
- If Section 3B applies, evidence of un-reparability
- Site plan (if applicable)
- Print or PDF of State of WI historic property information, available by searching the property address at www.wisconsinhistory.org

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

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Thank you for helping to value and protect "one of the most intact nineteenth century townscapes in southern Wisconsin" and "the finest collection of 1840s – 1915 architecture of any small town in Wisconsin" – Wisconsin State Historic Society

SUBMITTED BY: _____

Owner or Applicant Signature

DATE: 4-2-26

SECTION	PROPOSED WORK CHECKLIST	
2	Please check all boxes that apply and provide more detail in Sections 3 and 4:	
Work Category		Work Category Details
☐ Roofing	☐ Replacement ☐ Minor repair	☐ Shingles only ☐ Soffit, fascia, or trim work ☐ Matching existing materials ☐ Change of materials (EG, replacing asphalt with metal)
☐ Gutters	☐ New or repair ☐ Replacement ☐ Removal	☐ Change of materials ☐ Match existing historic materials (metal, etc.) ☐ Use new modern materials (vinyl, etc.)
☐ Siding	☐ Minor repair ☐ Replacement	☐ Change of materials ☐ Match historic materials (wood, cement board, etc.) ☐ Use modern materials (plastic, vinyl aluminum, etc.)
☐ Exterior windows and doors	☐ Add new ☐ Replacement ☐ Removal	☐ Change in dimension or location (height, length) ☐ Match historic materials (wood, metal, glass, etc.) ☐ Use modern material (plastic, vinyl, aluminum, etc.) ☐ Removal, covering or alteration of original trim
☐ Fences	☐ New ☐ Repair ☐ Replacement	☐ Use new modern materials (vinyl, aluminum, etc.) ☐ Matching historic materials (wood, stone, etc.)
☒ Porch	☐ Minor repair ☒ Replacement ☐ Removal ☒ Add new	☒ Match historic material (wood, metal, etc.) ☐ Use new modern material (plastic, vinyl, aluminum, etc.) ☐ Column, railing, or skirting ☐ Decking
☐ Sidewalk or paving	☐ New ☐ Repair ☐ Replacement	☐ Recreating ☐ Matching existing materials ☐ Other: _____
☐ New construction	☐ Addition ☐ New building ☐ Façade alteration	☐ Recreating missing architectural features ☐ Removing architectural features ☐ Other: _____
☐ Signage and exterior lighting	☐ New ☐ Repair ☐ Replacement	☐ <u>Signage (Complete Sign Permit Application instead).</u> ☐ Lighting ☐ New alternative materials ☐ Matching existing materials
☐ Other	☐ New ☐ Repair ☐ Replacement ☐ Removal	☐ New modern materials ☐ Match existing materials ☐ Removal or altering of original architectural details ☐ _____

SECTION	PROPOSED WORK SUMMARY
3	3A For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done: Replacing existing East side porch (wood) and rear deck with the addition of 10 x 20' decking (wood)
	Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:
	3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc? Not believed to be original, as house moved in the 60's
	3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials: Rotting wood, visually unappealing

SECTION	SUPPLEMENTAL QUESTIONS
4	4A Will the proposed work alter any of the distinctive features or historic architectural details of the property? No Our home was a hodgepodge of materials, with some vinyl & some wood.
	4B Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at www.nps.gov/tps/standards/rehabilitation.htm and at City Hall.) Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.
	4C Have you submitted this project for state or federal tax credits?

SECTION

REQUIRED ATTACHMENTS

5

Please attach the following required items using the space below or additional sheets as necessary, **Each attachment should be marked with an exhibit number:**

1. Clear photo(s) of every portion of the property affected by the work
2. Historic photograph (if available)
3. Exterior elevations or sketches of existing conditions and proposed work
4. Samples or specifications of proposed materials
5. If Section 3B applies, evidence of un-reparability
6. Site plan (if applicable)
7. Print or PDF of State of WI historic property information, available by searching the property address at www.wisconsinhistory.org
8. Additional attachments that may assist in understanding the proposed work

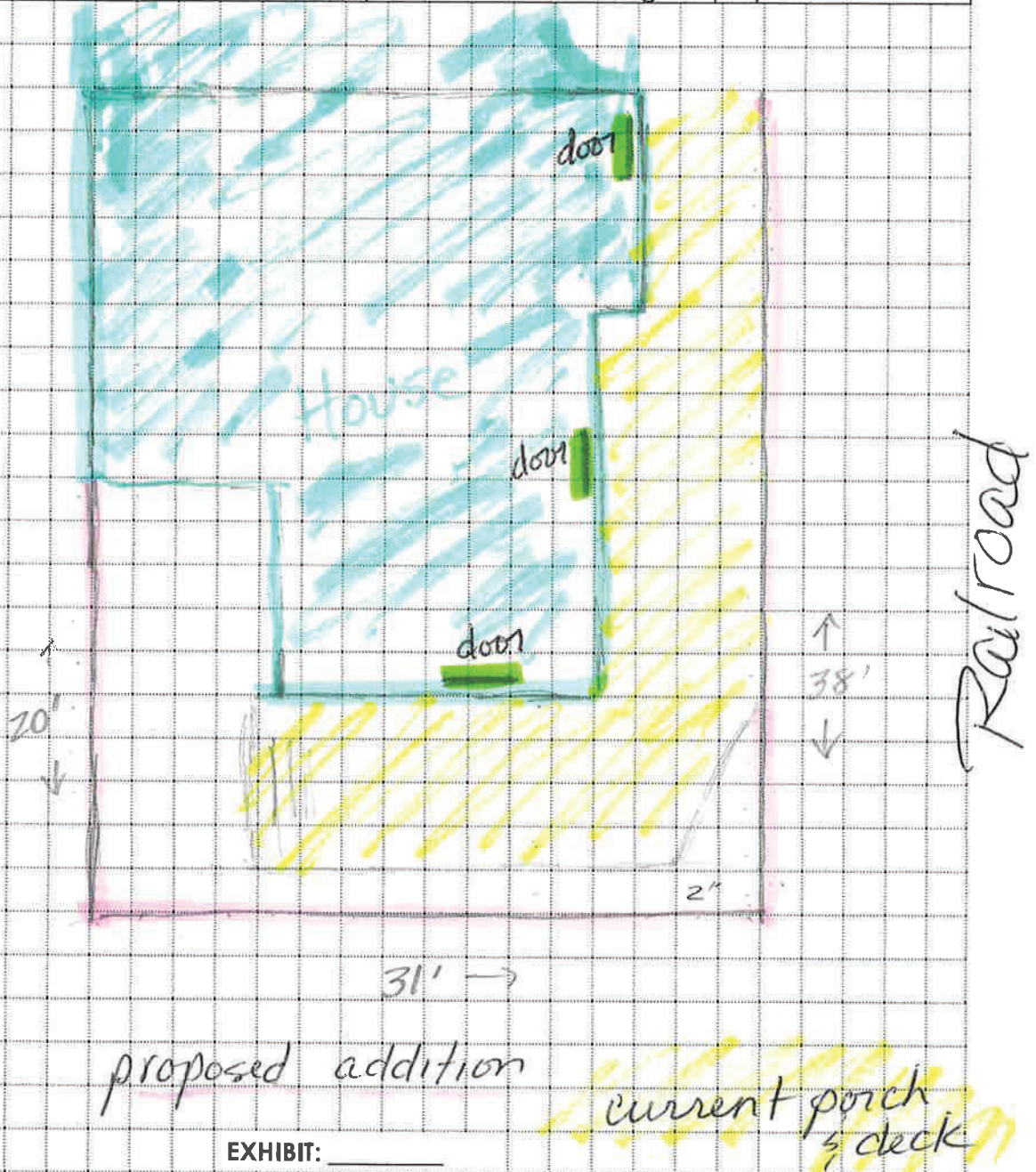


EXHIBIT: _____







Appeal to Historical Society

From Tony Kolasch <fr33mann@yahoo.com>

Date Sat 4/18/2026 16:21

To Colette Spranger <c.spranger@evansvillewi.gov>; Food For Life <annekolasch@gmail.com>; Anne Kolasch <akolasch@stoughtonhealth.com>

 8 attachments (13 MB)

Kolasch_Tony_Anne_Deck_Remodel_V2.pdf; IMG_0001.jpeg; IMG_9987.jpeg; IMG_9986.jpeg; IMG_9673 (2).jpeg; IMG_9988.jpeg; IMG_9989.jpeg; IMG_9991.jpeg;

Colette, and members of the comittee,

My name is Anne Kolasch, and we live at 39 Mill St in Evansville. I had planned to be at the regularly scheduled meeting, but am unable to attend the April 22nd meeting.

We are needing to repair our porch and deck, with plans for an addition in back (which is faces the alley)

I had turned in the paperwork to Collete.

I am looking at keeping the rounded posts, but want the railing to be uniform with the square spindles.

We will be using treated wood for the building materials.

Currently we have 19.5 feet of the old rounded spindles, which are rotting.
We currently have 34+ feet of the square spindles, not including the stair railings.
All of these materials were present when we purchased the home.

I feel uniformity is reasonable, and with the addition there will be 30 more feet in the alley and west side.
It is not feasible to spend money that we do not have on approximately 80 + feet of railing when 75 % that will be facing the alley and the neighbors 6' privacy fence. Monetary restraints have prevented repairs.

I have included photos of the existing materials on the house. The addition on the deck would wrap around to where the kennel area is in back.

Again, we plan to use the rounded posts, and want to use square railings and spindles.

We would be keeping similar style to our home and the homes in our neighborhood.
(I sent Colette a plethora of pictures showing square railings and posts on all of the homes)

Thank you,

Sincerely,



2 Variations Available

5 x 5 x 9' Trimmable Primed Pine Turned Porch Post

Sku # 1113258

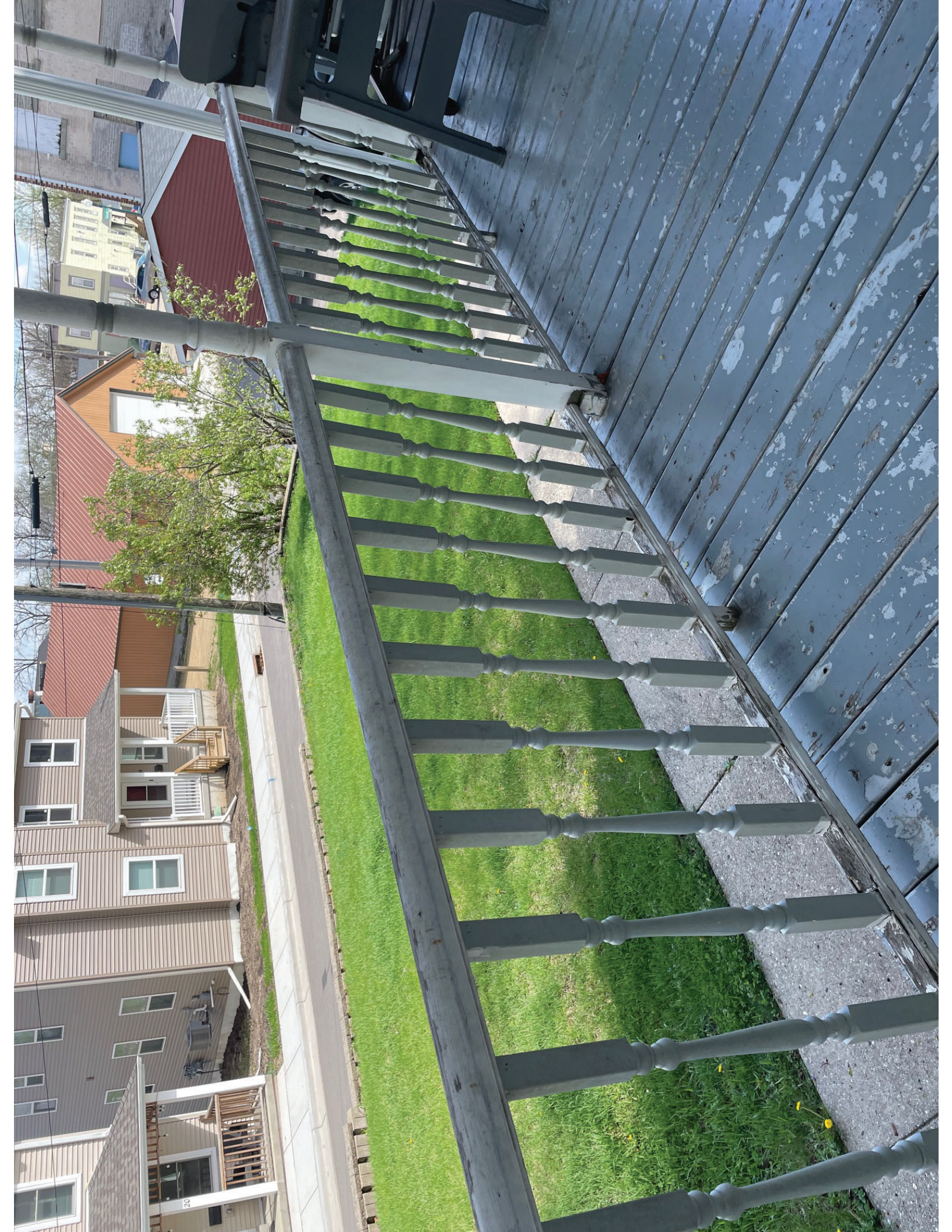
6 In-Stock at Janesville



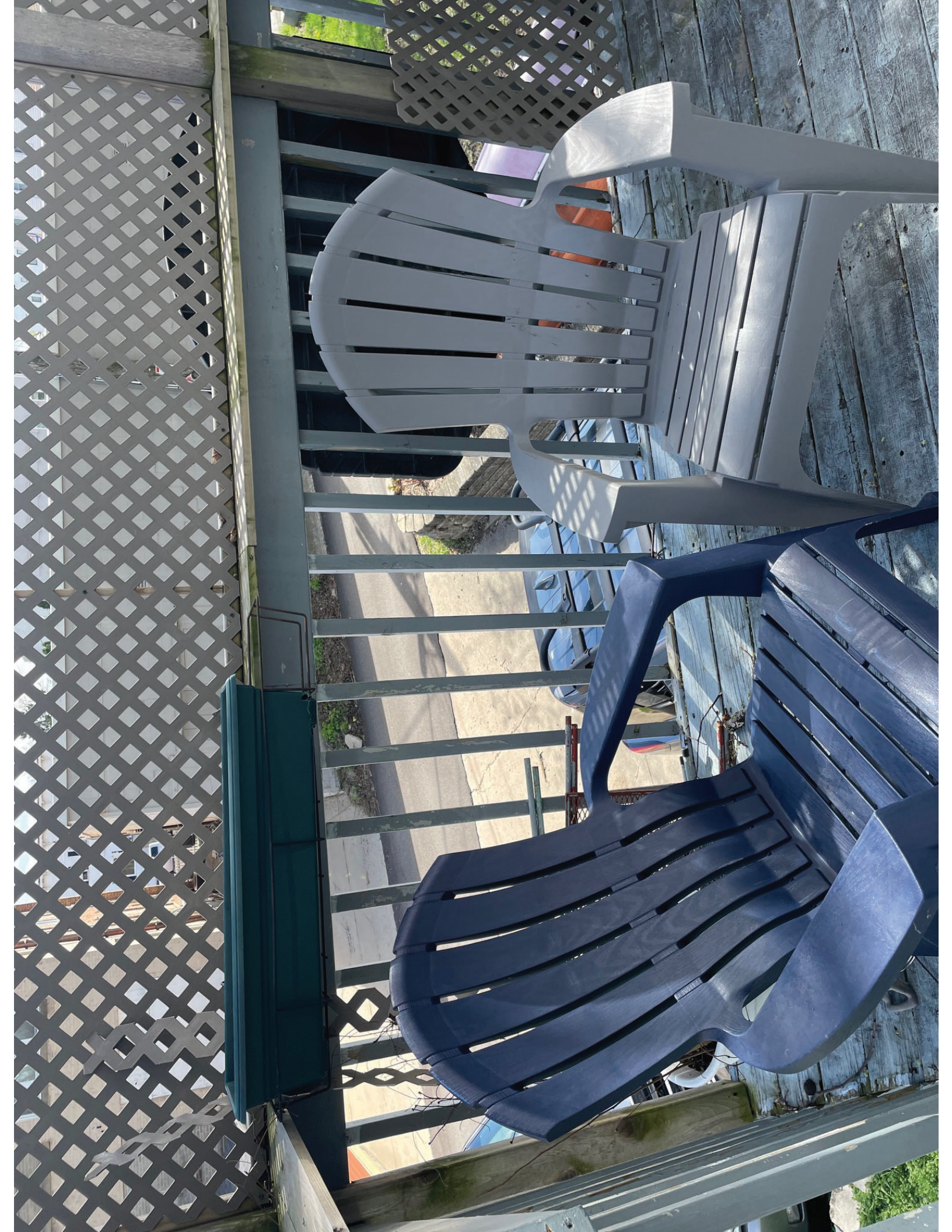
43°F























APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

\$0.00
Application
Fee

This is a request for issuance of a Certificate of Appropriateness (COA) by the Historic Preservation Commission (HPC) for work proposed to be performed on the exterior of a structure located in any Historic District or designated by the State or City as a historic building or historic site. Complete all sections of this form – it is used to determine if the proposal should be reviewed by staff or the HPC. **Submit questions or completed applications to address above, or via email to the Community Development Director, Colette Spranger, at: (608) 882-2263 or c.spranger@evansvillewi.gov.**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name:	Historic Property Address:
	Dennis James	15 Antes Dr,
	Applicant Mailing Address:	Evansville, WI 53536
	PO Box 8522	The following information is available on the property's tax bill:
	Applicant Phone: 608-302-1885	Parcel Tax ID Number: 222 _____
	Applicant Email: RockCoChapter@iceagetrail.org	Parcel Number: 6-27- _____
	If different from above, please provide:	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Name:	
	Owner Address:	
		Historic Property Name:
Owner Phone:	AHI Number:	
Owner Email:	Contributing: Y or N	

INSTRUCTIONS: Complete this entire form and submit by mail or email the following:

1. Application Form with attachments (as outlined in Section 3C and 5):

- ☐ Clear photo(s) of every portion of the property that will be affected by the work
- ☐ Historic photograph(s) (if available)
- ☐ Exterior elevations or sketches of existing conditions and proposed work
- ☐ Samples or specifications of proposed materials
- ☐ If Section 3B applies, evidence of un-reparability
- ☐ Site plan (if applicable)
- ☐ Print or PDF of State of WI historic property information, available by searching the property address at www.wisconsinhistory.org

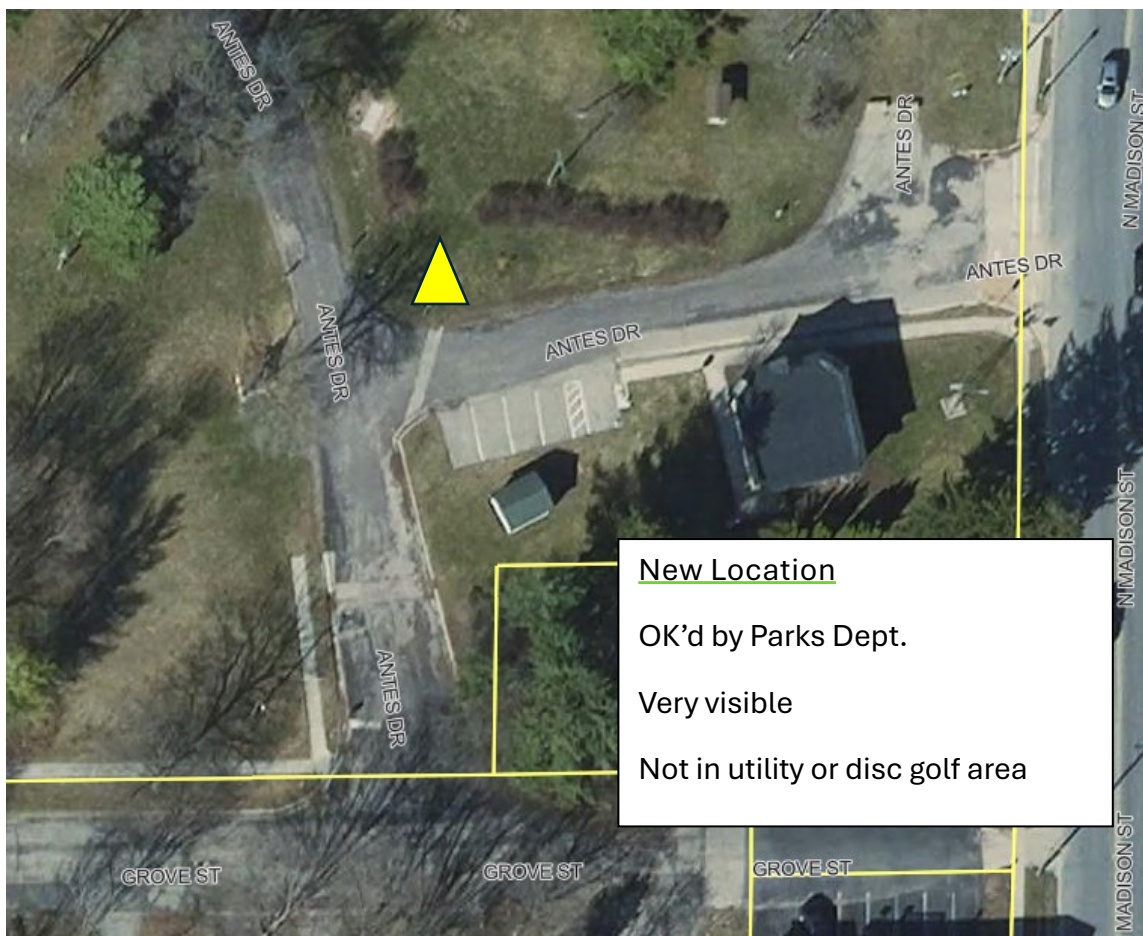
2. Building Permit (work cannot begin until Building Inspector has approved a Building Permit)

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

Thank you for helping to value and protect "one of the most intact nineteenth century townscapes in southern Wisconsin" and "the finest collection of 1840s – 1915 architecture of any small town in Wisconsin" – Wisconsin State Historic Society

SUBMITTED BY: Dennis James DATE: March 12, 2026
Owner or Applicant Signature

SECTION		PROPOSED WORK CHECKLIST
2		Please check all boxes that apply and provide more detail in Sections 3 and 4:
Work Category		Work Category Details
☐ Roofing	☐ Replacement ☐ Minor repair	☐ Shingles only ☐ Soffit, fascia, or trim work ☐ Matching existing materials ☐ Change of materials (EG, replacing asphalt with metal)
☐ Gutters	☐ New or repair ☐ Replacement ☐ Removal	☐ Change of materials ☐ Match existing historic materials (metal, etc.) ☐ Use new modern materials (vinyl, etc.)
☐ Siding	☐ Minor repair ☐ Replacement	☐ Change of materials ☐ Match historic materials (wood, cement board, etc.) ☐ Use modern materials (plastic, vinyl aluminum, etc.)
☐ Exterior windows and doors	☐ Add new ☐ Replacement ☐ Removal	☐ Change in dimension or location (height, length) ☐ Match historic materials (wood, metal, glass, etc.) ☐ Use modern material (plastic, vinyl, aluminum, etc.) ☐ Removal, covering or alteration of original trim
☐ Fences	☐ New ☐ Repair ☐ Replacement	☐ Use new modern materials (vinyl, aluminum, etc.) ☐ Matching historic materials (wood, stone, etc.)
☐ Porch	☐ Minor repair ☐ Replacement ☐ Removal ☐ Add new	☐ Match historic material (wood, metal, etc.) ☐ Use new modern material (plastic, vinyl, aluminum, etc.) ☐ Column, railing, or skirting ☐ Decking
☐ Sidewalk or paving	☐ New ☐ Repair ☐ Replacement	☐ Recreating ☐ Matching existing materials ☐ Other: _____
☐ New construction	☐ Addition ☐ New building ☐ Façade alteration	☐ Recreating missing architectural features ☐ Removing architectural features ☐ Other: _____
☐ Signage and exterior lighting	☐ New ☐ Repair ☐ Replacement	☐ <u>Signage (Complete Sign Permit Application instead).</u> ☐ Lighting ☐ New alternative materials ☐ Matching existing materials
☒ Other	☒ New ☐ Repair ☐ Replacement ☐ Removal	☐ New modern materials ☐ Match existing materials ☐ Removal or altering of original architectural details ☒ <u>Addition of kiosk on west side vard of the building</u>





APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

\$0.00
Application
Fee

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SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name:	Historic Property Address:
	<u>City of Evansville</u>	<u>340 Burr Jones Drive</u>
	Applicant Mailing Address:	Evansville, WI 53536
	<u>PO BOX 529</u>	The following information is available on the property's tax bill:
	<u>Evie, WI 53536</u>	Parcel Tax ID Number: 222 <u>003075</u>
	Applicant Phone: <u>608 882 2266</u>	Parcel Number: 6-27- <u>829</u>
	Applicant Email:	The following information is available by searching the property address at www.wisconsinhistory.org/records :
	If different from above, please provide:	Historic Property Name:
	Owner Name:	<u>Park Stone</u>
	Owner Address:	AHI Number: <u>140945</u>
	Contributing: <u>Y</u> or N	

INSTRUCTIONS: Complete this entire form and submit by mail or email the following:

1. Application Form with attachments (as outlined in Section 3C and 5):

- Clear photo(s) of every portion of the property that will be affected by the work
- Historic photograph(s) (if available)
- Exterior elevations or sketches of existing conditions and proposed work
- Samples or specifications of proposed materials
- If Section 3B applies, evidence of un-reparability
- Site plan (if applicable)
- Print or PDF of State of WI historic property information, available by searching the property address at www.wisconsinhistory.org

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

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Thank you for helping to value and protect "one of the most intact nineteenth century townscapes in southern Wisconsin" and "the finest collection of 1840s – 1915 architecture of any small town in Wisconsin" – Wisconsin State Historic Society

SUBMITTED BY: Colette Spranger
Owner or Applicant Signature

DATE: 5/20/26

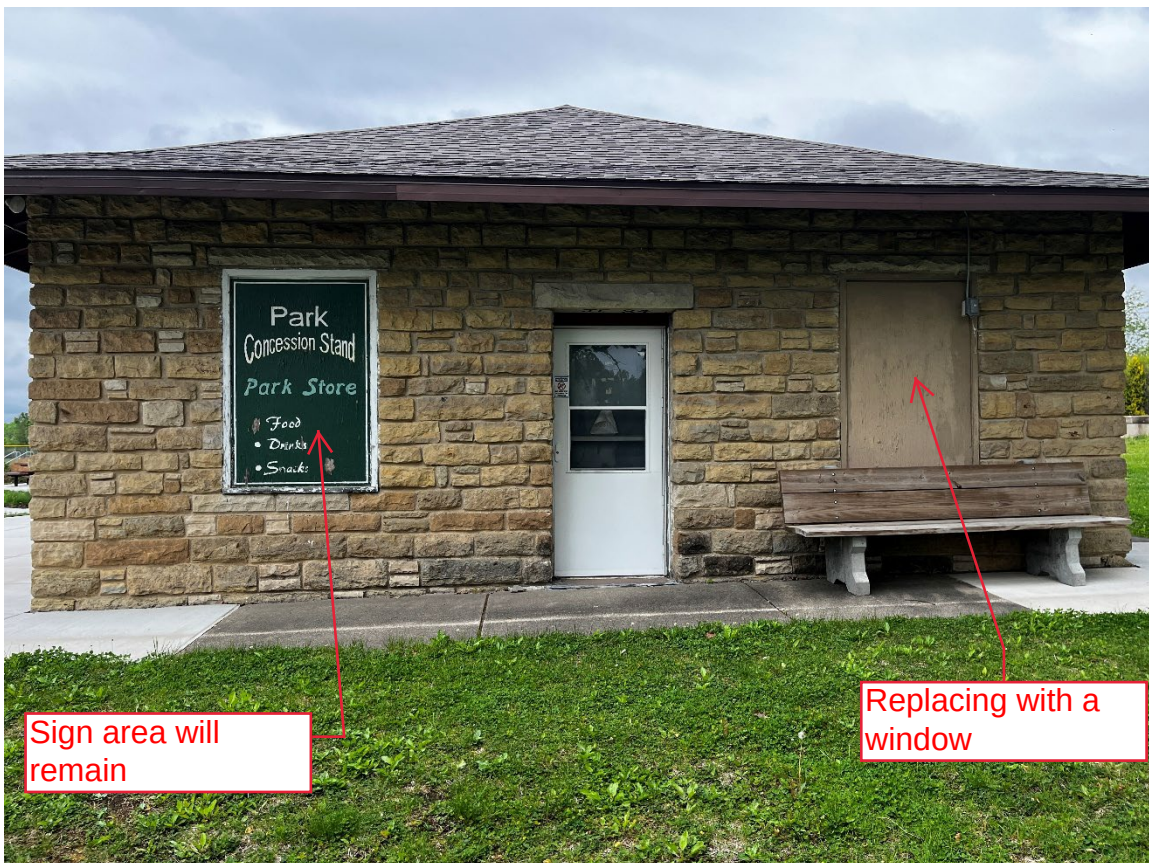
SECTION	PROPOSED WORK CHECKLIST	
2	Please check all boxes that apply and provide more detail in Sections 3 and 4:	
Work Category		Work Category Details
Roofing	☐ Replacement ☐ Minor repair	☒ Shingles only ☐ Soffit, fascia, or trim work ☐ Matching existing materials ☐ Change of materials (EG, replacing asphalt with metal)
☐ Gutters	☐ New or repair ☐ Replacement ☐ Removal	☐ Change of materials ☐ Match existing historic materials (metal, etc.) ☐ Use new modern materials (vinyl, etc.)
☐ Siding	☐ Minor repair ☐ Replacement	☐ Change of materials ☐ Match historic materials (wood, cement board, etc.) ☐ Use modern materials (plastic, vinyl aluminum, etc.)
☒ Exterior windows and doors	☐ Add new ☒ Replacement ☐ Removal	☐ Change in dimension or location (height, length) ☐ Match historic materials (wood, metal, glass, etc.) ☒ Use modern material (plastic, vinyl, aluminum, etc.) ☐ Removal, covering or alteration of original trim
☐ Fences	☐ New ☐ Repair ☐ Replacement	☐ Use new modern materials (vinyl, aluminum, etc.) ☐ Matching historic materials (wood, stone, etc.)
☐ Porch	☐ Minor repair ☐ Replacement ☐ Removal ☐ Add new	☐ Match historic material (wood, metal, etc.) ☐ Use new modern material (plastic, vinyl, aluminum, etc.) ☐ Column, railing, or skirting ☐ Decking
☐ Sidewalk or paving	☐ New ☐ Repair ☐ Replacement	☐ Recreating ☐ Matching existing materials ☐ Other: _____
☐ New construction	☐ Addition ☐ New building ☐ Façade alteration	☐ Recreating missing architectural features ☐ Removing architectural features ☐ Other: _____
☐ Signage and exterior lighting	☐ New ☐ Repair ☐ Replacement	☐ <u>Signage (Complete Sign Permit Application instead).</u> ☐ Lighting ☐ New alternative materials ☐ Matching existing materials
☐ Other	☐ New ☐ Repair ☐ Replacement ☐ Removal	☐ New modern materials ☐ Match existing materials ☐ Removal or altering of original architectural details ☐ _____

SECTION	PROPOSED WORK SUMMARY
3	3A For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:
	Replace all doors & windows.
	Re-roof with same materials.
	One will be a service window for for potential concessions. Other openings/missing windows are being restored.
	Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:
	3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc?
	Windows & doors are not original.
	3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:

SECTION	SUPPLEMENTAL QUESTIONS
4	4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?
	4B Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at www.nps.gov/tps/standards/rehabilitation.htm and at City Hall.)
	Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.
4C Have you submitted this project for state or federal tax credits?	



Being replaced
with a window



Sign area will
remain

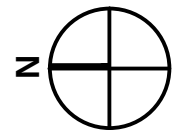
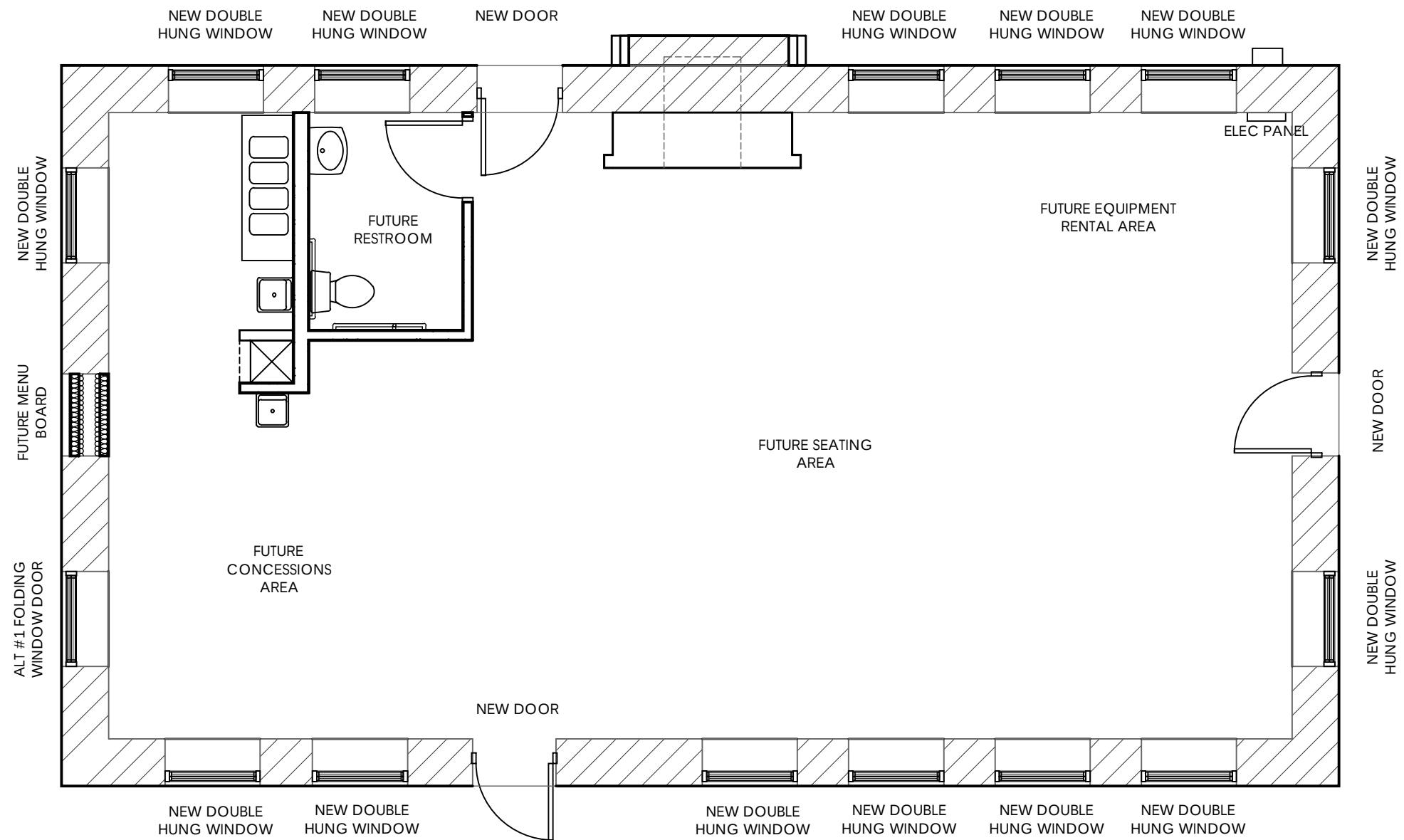
Replacing with a
window

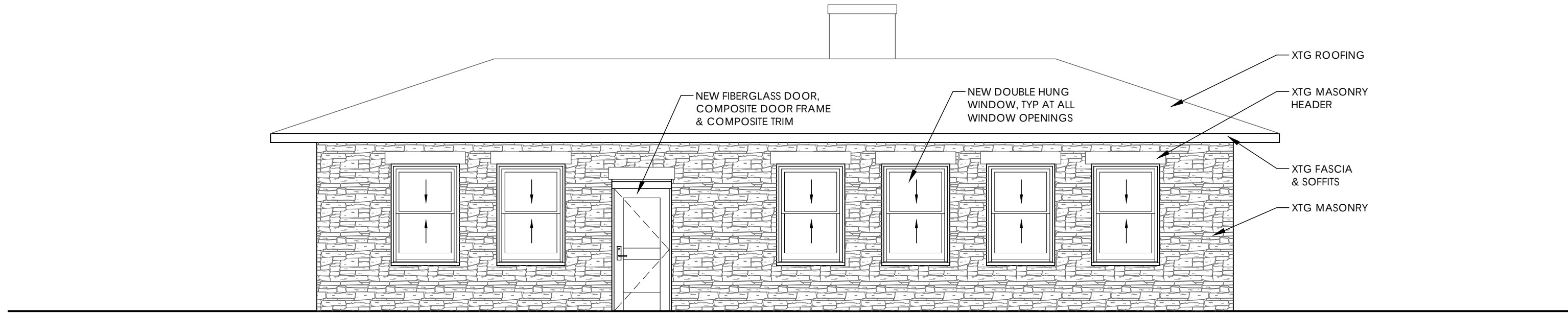


Being covered with
something more
inviting

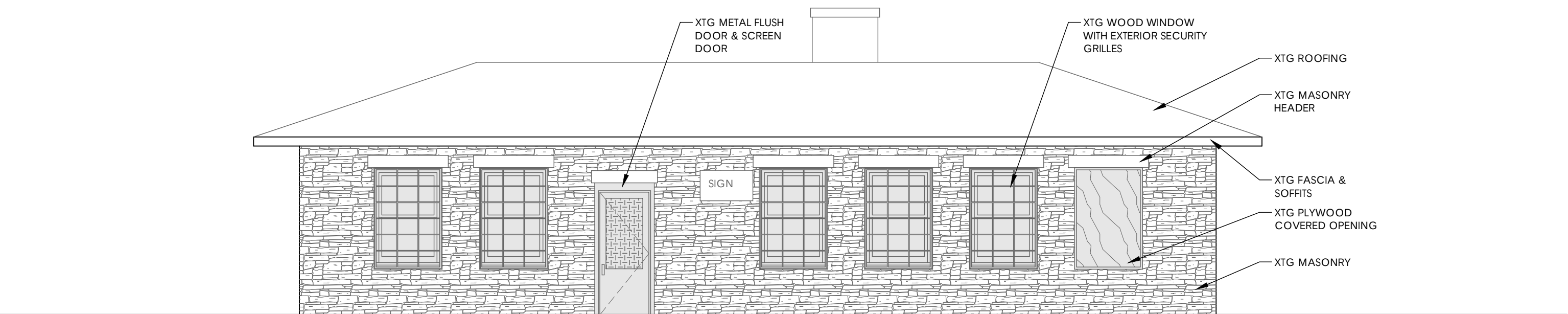
Being replaced
with a serving
window for
concessions



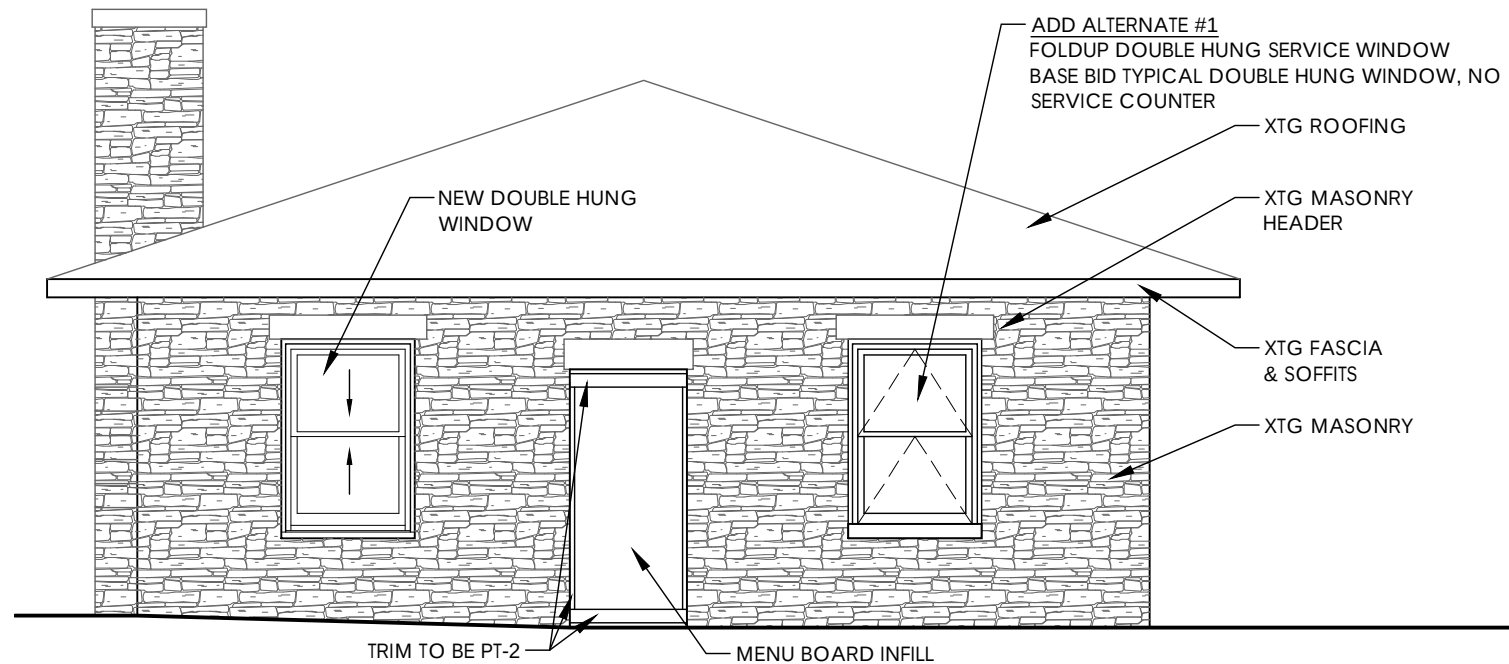




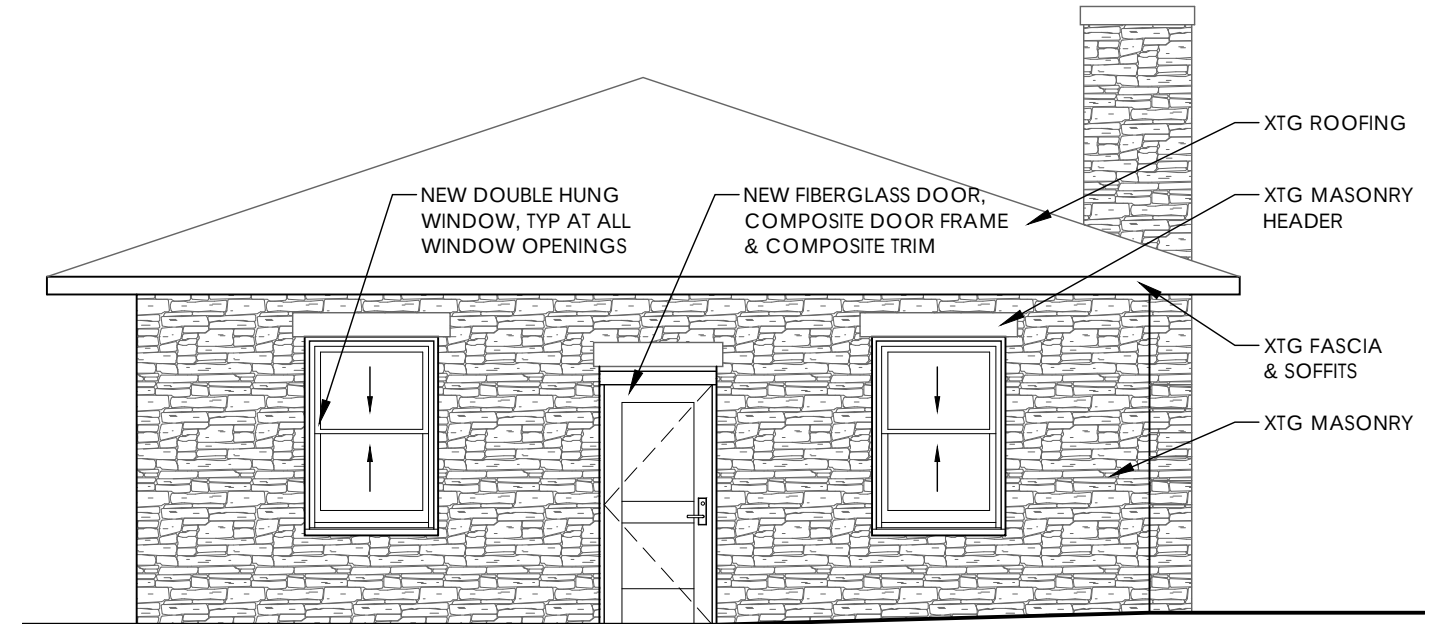
PROPOSED WEST ELEVATION



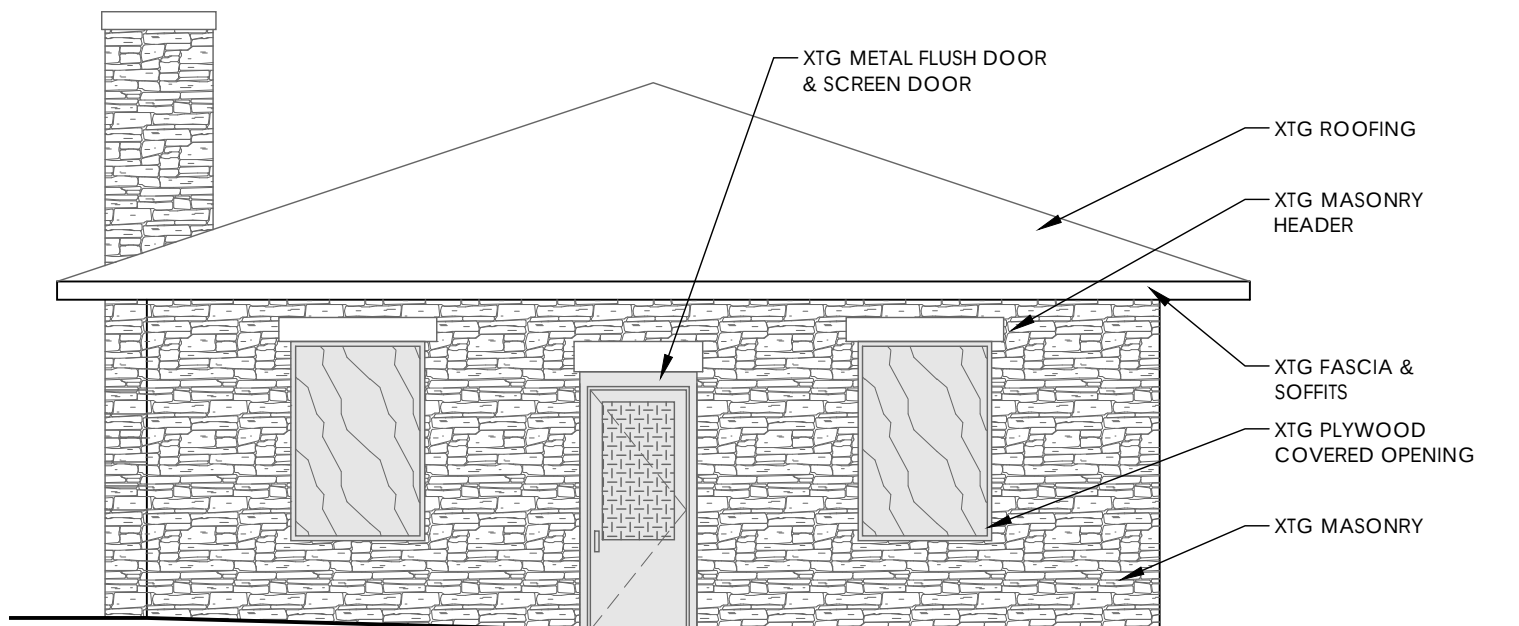
EXISTING WEST ELEVATION



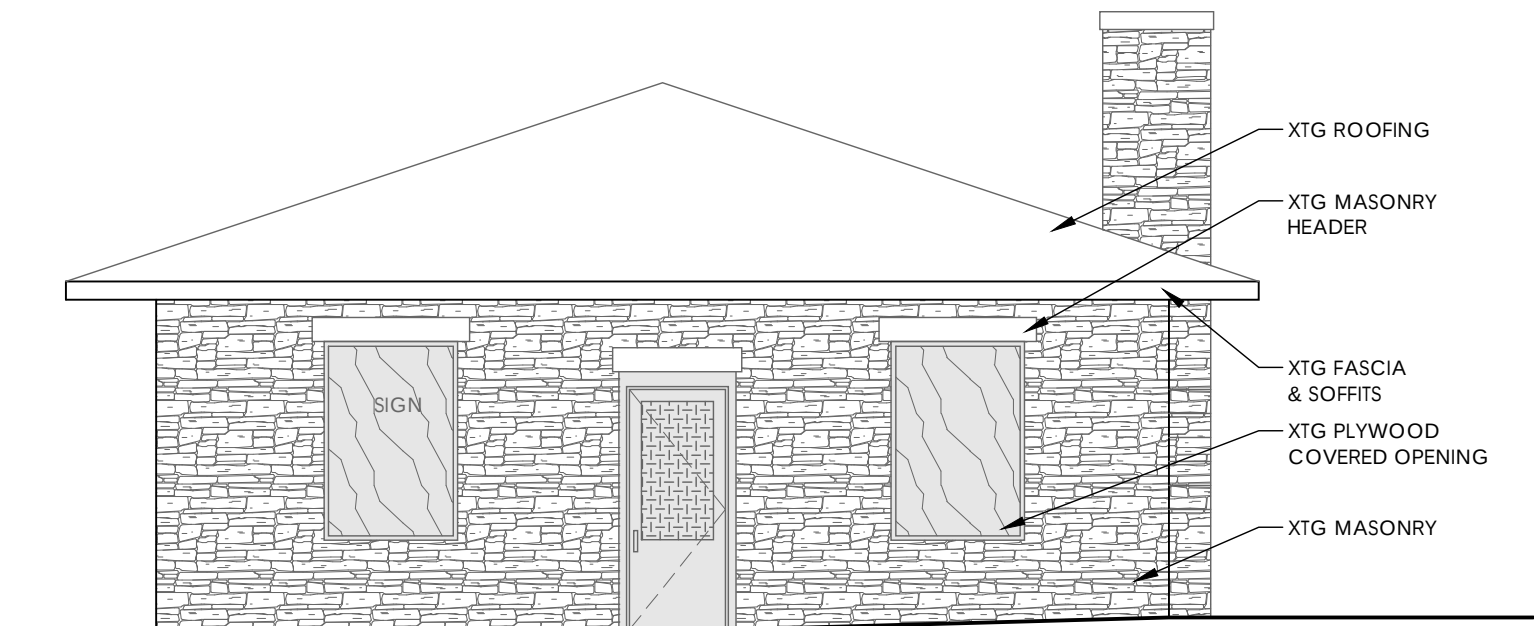
PROPOSED SOUTH ELEVATION



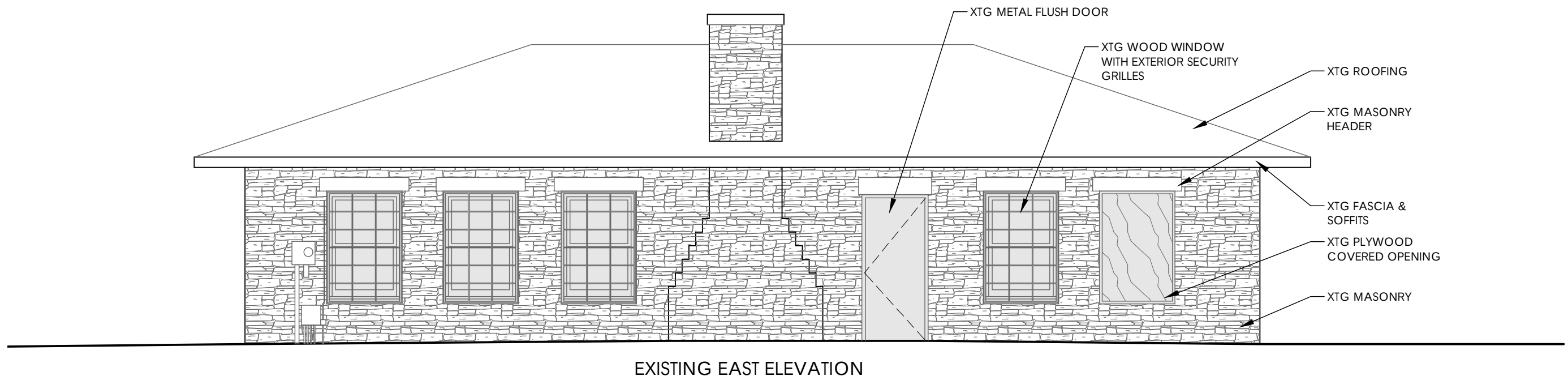
PROPOSED NORTH ELEVATION



EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



Exterior Finishes

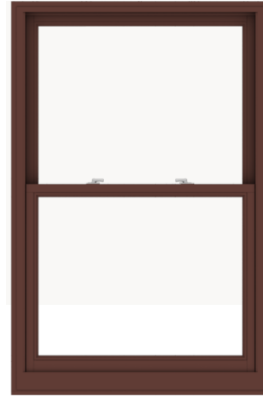


Exterior Doors

Therma Tru – Fiberglass Door
2 Panel Square Top Shaker
Color: New Earth

Baldwin – Keyed R035 Beveled Rectangular
Rose

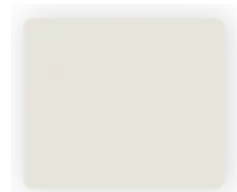
Baldwin – L033 Briarcrest Lever
Satin Brass & Black



Red Rock

Windows

Andersen – E-Series Double Hung
Color (interior & exterior) : Red Rock



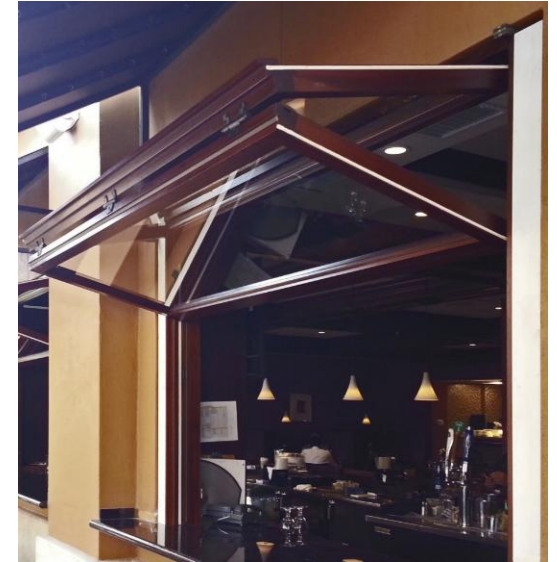
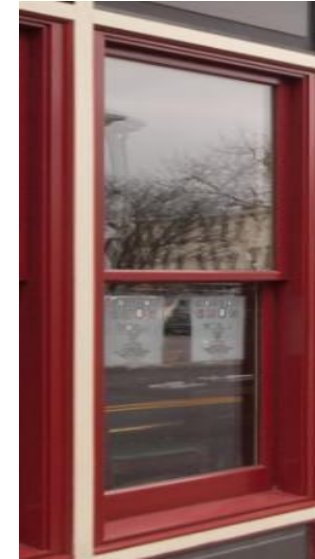
Desert Stone



Red Rock

Menu wall infill

LP Smartside – 38 Series Smooth panel
Color: Panel= Desert Stone
Trim = Red Rock



Service Window w/counter

Foldup Windows – 4000 Series

Color (interior & exterior): to match Andersen
color Red Rock

