

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 members of the City Council and the Park Board might be in attendance. 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, March 20, 2024
3rd Floor, City Hall, 31 S. Madison Street, Evansville, WI 53536
6:00 p.m.

AGENDA

1. Call to Order
2. Roll Call
3. Motion to approve the agenda.
4. Motion to waive the reading of the February 21, 2024 minutes and approve them as printed.
5. Civility reminder
6. Citizen appearances
7. Action Items
 - A. 403 W Main Street – Demolish Garage (HPC-2023-0177)
 - B. 31 Mill Street – Replace Wood Siding with Lead Paint with Vinyl (HPC-2024-02)
 - C. 40 Mill Street – Demo and Replace Garage (HPC-2024-03)
 - D. 20 S Third Street – Garage Addition (HPC-2024-04)
8. Discussion Items
9. Report of the Community Development Director
10. Correspondence, Comments and Concerns
11. Next Meeting Date: April 17, 2024, 6:00 p.m.
12. Motion to Adjourn.

-Dan Stephans, Historic Preservation Chair

These minutes are not official until approved by the City of Evansville Historic Preservation Commission.

**City of Evansville Historic Preservation Commission
Regular Meeting
Wednesday, February 21, 2024 at 6:00 p.m.
3rd Floor, City Hall, 31 S. Madison Street, Evansville, WI 53536**

MINUTES

1. Call to Order. Stephans called the meeting to order at 6:00 pm

2. Roll Call:

Members	Present/Absent	Others Present
Chair Dan Stephans	P	Colette Spranger, Community Development Director
Vice-chair Gene Lewis	P	Ben and Amy Corridon, Residents
Aimee Stano	A	Tim Magee, Contractor
Katie Sacker	P	Richard and Denise Frey
Norman Barker	P	Chris Keaveny, Contractor
Cheryl Doerfer	P	
Steve Christens	P	

3. Motion to approve the agenda by Christens, second by Doerfer. Motion carried unanimously.

4. Motion to waive the reading of the minutes from the November 15 meeting and approve them with action item 7 B being moved to the discussion section. Motion by Christens, seconded by Barker, motion carried unanimously.

5. Civility Reminder. Stephans noted the City’s commitment to civil discourse.

6. Citizen appearances and Public Presentations.

Ben and Amy Corridon

7. Applications – Action Items:

A. 339 W Liberty St – Repair Garage (HPC-2024-01)

Contractor Tim Magee described the state of the garage and the proposed work.

Motion to approve the application as printed. Motion by Christens, seconded by Lewis, motion carried unanimously.

8. Discussion Items

A. 31 Mill St – CBDG loan and Certificate of Appropriateness Administration

Contractor Chris Keaveny present. Keaveny discussed the extent of the project and his experience with lead abatement. Spranger discussed the economic hardship component

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required for CBDG and inquired how that applies to economic hardship within the Historic District. The commissioners advised that final application with pictures of proposed materials will be required prior to review. Stephans advised that the lead paint would have to be removed without removing the original fabric of the building. Stephans stated that mitigation would need to be done if original material was allowed to be replaced or covered due to economic hardship. A special meeting will be held on site for the commission to meet with Keaveny to see the property firsthand on Wednesday 02/28/2024 at 6:00 PM.

B. 403 W Main St – Demolish Garage (HPC-2023-0177)

Applicant not present. The garage is not structurally sound, was neglected by previous owner, and has been uninsurable since purchase. The garage is on a lot all by itself which would not be allowable by zoning code. This application will be placed on the next agenda to remove it from the table to take action on it.

9. Report of the Community Development Director

A. Update on Certified Local Government Grant Application

The grant was applied for for creation of design guidelines, but we were not selected for the grant.

B. Update on Building Inspection and Permitting Services

The contract for the new building inspection services will be starting next week. City staff will continue to check for applications within the district.

C. Proposed 2024 Outreach

Spranger discussed having someone from the state come down to explain to residents how to take advantage of tax credits within the district.

10. Correspondence, Comments and Concerns

11. Next Meeting Date: March 20, 2024 @ 6:00 p.m.

12. Motion to Adjourn by Christens, second by Sacker. Motion carried unanimously.



APPLICATION FOR DEMOLISHING A HISTORIC STRUCTURE

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

\$0.00
Application
Fee

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

SECTION	APPLICANT AND PROPERTY OWNER INFORMATION	
1	Applicant Name:	Date Submitted: <u>6/7/23</u>
	<u>Allisha Bott</u>	
	AHI Number (available at www.wisconsinhistory.org):	<u>001221</u>
	<u>85229</u>	Parcel Tax ID Number: <u>222 069001</u>
	Historic Property Address:	Parcel Number: <u>6-27-218 - 947</u>
	<u>403 West Main Street</u>	Phone: <u>608-332-9951</u>
	<u>Evansville, WI</u>	Email: <u>allishabeth132@gmail.com</u>
	<u>53536</u>	
	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):

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

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

3. COA Application for proposed work

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

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

SUBMITTED BY: Allisha Bott DATE: 6/7/23
Owner/Applicant Signature

SECTION	REASON FOR DEMOLITION QUESTIONS
2	Describe the portion or portions of the structure to be demolished:
	Entire structure
Why is demolition of the structure necessary?	
unsafe, unable to repair	
How long have you owned the property?	
6.5 years	

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)
	\$1600.00
	lumber, support beams, paint
	What alternatives to demolition have you considered?
	none - Attempted to support, unable to rebuild/restore for financial purposes.
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?	
Building was not assessed. Land assessed at 4,000 . 947 parcel	
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).]	

SECTION	REQUIRED ATTACHMENTS
<h1>5</h1>	<p>Please attach the following required items using the space below or additional sheets as necessary. Each attachment should be marked with an exhibit number:</p> <ol style="list-style-type: none">1. Clear photo(s) of every portion of the property affected by the work2. Historic photograph (if available)3. Site plan (if applicable)4. Exterior elevations or sketches of existing conditions and proposed work5. Samples or specifications of proposed materials6. Additional attachments that may assist in understanding the proposed work

<p>EXHIBIT: _____</p>	
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DECISION FORM FOR PERMIT TO DEMOLISH A HISTORIC STRUCTURE

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

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

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

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

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

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

- Date City sent notice to WHS _____

Permit to Demolish (check one):

Approved, **Denied**, or **Approved with the following conditions:**

Approved by: _____

HPC Chairperson Signature

Date: _____

HISTORIC PROPERTY INFORMATION

Historic Property Address:	Tax ID Number: 222 _____
Historic Property AHI Number:	Parcel Number: 6-27-_____



403 W. main

no picture
of structure



















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>Chris Keaveny</u> <u>Keaveny Contracting LLC</u>	Historic Property Address:
	Applicant Mailing Address: <u>2601 Seiferth Rd.</u> <u>Madison, WI 53716</u>	<u>31 Mill St.</u> Evansville, WI 53536
	Applicant Phone: <u>608-873-9000</u>	The following information is available on the property's tax bill:
	Applicant Email: <u>ckeaveny@abcwin.com</u>	Parcel Tax ID Number: 222 _____
	If different from above, please provide:	Parcel Number: 6-27- _____
	Owner Name: <u>Troy Zahn</u>	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Address: <u>31 Mill St.</u> <u>Evansville WI</u>	Historic Property Name:
	Owner Phone: <u>608-322-2509</u>	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: Chris Keaveny
Owner or Applicant Signature

DATE: 2/21/24

SECTION		PROPOSED WORK CHECKLIST
<h1>2</h1>		Please check all boxes that apply and provide more detail in Sections 3 and 4:
Work Category		Work Category Details
<input type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input checked="" type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing historic materials (metal, etc.) <input checked="" type="checkbox"/> Use new modern materials (vinyl, etc.)
<input checked="" type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input checked="" type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input checked="" type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input checked="" type="checkbox"/> Replacement <input checked="" type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input checked="" type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input checked="" type="checkbox"/> Match historic material (wood, metal, etc.) <i>Pressure treated</i> <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input checked="" type="checkbox"/> Column, railing, or skirting <input checked="" type="checkbox"/> Decking
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Other: _____
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features <input type="checkbox"/> Other: _____
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <u>Signage (Complete Sign Permit Application instead).</u> <input type="checkbox"/> Lighting <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> New modern materials <input type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> _____

SECTION	PROPOSED WORK SUMMARY
3	<p>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:</p> <p><i>Install New Vinyl Siding + Aluminum Soffit + Fascia Install New Aluminum Gutters, Wrap window + door trim in Aluminum. Re-build porches, replacing, columns, beams + decking</i></p> <p>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:</p> <p>3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc? <i>No Yes</i></p> <p>3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p> <p><i>Trim won't be so fancy.</i></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>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.)</p> <p><i>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</i></p> <p><i>It probably won't</i></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>4C Have you submitted this project for state or federal tax credits?</p> <p>_____</p>

SECTION	REQUIRED ATTACHMENTS
5	<p>Please attach the following required items using the space below or additional sheets as necessary, Each attachment should be marked with an exhibit number:</p> <ol style="list-style-type: none">1. Clear photo(s) of every portion of the property affected by the work2. Historic photograph (if available)3. Exterior elevations or sketches of existing conditions and proposed work4. Samples or specifications of proposed materials5. If Section 3B applies, evidence of un-reparability6. Site plan (if applicable)7. Print or PDF of State of WI historic property information, available by searching the property address at www.wisconsinhistory.org8. Additional attachments that may assist in understanding the proposed work

EXHIBIT: _____	
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Keaveny Contracting, LLC**3/15/24**

2601 Seiferth Rd
Madison, WI 53716
608-873-9000
ckeaveny@abcwin.com

City of Evansville Historic Preservation Commission

31 S. Madison St
Evansville, WI 53536

Dear Commission Members,

Thank you for your time at the previous meeting and for visiting the site at 31 Mill St. I've spent many hours thinking about how I can meet your historic preservation standards and satisfy my mandate to create a lead safe home.

We can make the house safe, beautiful, and consistent with the other properties on the street. However, I need to remove certain trim pieces, close unused openings and replace columns. Unfortunately, these things run afoul of your mandate for historic preservation. I can't satisfy both of our conflicting mandates.

Therefore, based on the following, I'm asking you to grant an exception so the building permit can be issued.

1. Health & Safety. The children became ill due to lead exposure at the property. We can fix this.
2. Financial Hardship. This family has qualified for funding from the City of Evansville CDBG program which means they qualify for the financial hardship exemption.
3. The house has already been altered several times. It has vinyl windows, steel entry doors and a non-original entry door that is no longer in use.
4. The house will be beautiful and consistent with the neighborhood. There are four houses on the same side of the street. 3 have vinyl siding, 1 has aluminum siding.
5. If not approved, the property will continue to deteriorate.

Sincerely,


Chris Keaveny



PROPERTY RECORD

31 MILL ST

Architecture and History Inventory



NAMES

Historic Name:

Other Name:

Contributing: **Yes**

Reference Number: **84970**

PROPERTY LOCATION

Location (Address): **31 MILL ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES

Year Built:

Additions:

Survey Date: **2006**

Historic Use: **house**

Architectural Style: **Queen Anne**

Structural System:

Wall Material: **Clapboard**

Architect:

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

NATIONAL AND STATE REGISTER OF HISTORIC PLACES

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

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

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

National Register Multiple Property Name:

NOTES

Additional Information: BUILT BETWEEN 1883 AND 1891.

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





STATE OF WISCONSIN
DEPARTMENT OF ADMINISTRATION

Tony Evers, Governor
Kathy Blumenfeld, Secretary
Susan Brown, Division Administrator

August 3, 2023

Susan Maier
MSA Professional Services, Inc.
201 Corporate Drive
Beaver Dam, WI 53916

Re: Environmental Review for CDBG project CDBG RLF (City of Evansville), 31 Mill Street, Evansville

Dear Ms. Maier:

The project you submitted for review was listed in the AHI database as potentially eligible for inclusion in the National Register of Historic Places. However, the WI Historical Society subsequently determined that the project will have no ill effect on the historic property. Therefore, you may proceed with this project without further consultation with this office on historic review issues.

Sincerely,

Juli Speck
Environmental Compliance Officer
DOA DEHCR

Speck, Juli - DOA

From: alexander.eginton@wisconsinhistory.org
Sent: Thursday, August 3, 2023 11:09 AM
To: Speck, Juli - DOA
Subject: SHPO Review: 23-0903/RO - 84970 - 31 Mill Street, Evansville

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Ms. Juli Speck,

We have completed our review of WHS #23-0903, 31 Mill Street, Evansville and find that no eligible properties will be adversely affected.

If your plans change or cultural materials/human remains are found during the project, please halt all work and contact our office.

Please use this email as your official SHPO concurrence for the project. If you require a hard copy signed form, please contact me and I will provide you a signed copy as soon as possible.

Sincerely,
Alex Eginton
State Historic Preservation Office

Wisconsin Historical Society
816 State Street, Madison, WI 53706

alexander.eginton@wisconsinhistory.org

Wisconsin Historical Society
[Collecting, Preserving, and Sharing Stories Since 1846](#)

HISTORICAL REVIEW
INITIAL PROJECT REVIEW FORM
ARCHITECTURE/HISTORICAL RESOURCES

Date: May 8, 2023

County Where Project Is Located: Rock Age: 130+

Project Address: 31 Mill st, Evansville, WI 53536

Owner Name: _____

Requesting Agency: MSA Professional Services - City of Evansville CDBG Housing Program

Contact Person: Susan Maier, Housing Program Specialist

Mailing Address: 201 Corporate Drive, Beaver Dam, WI 53916

Phone: 920-887-4242 E-mail Address: smaier@msa-ps.com

**Please complete and return form to: Environmental Desk - HOUSING
Department of Commerce
P.O. Box 7970
Madison, WI 53707-7970**

I. ADMINISTRATIVE DATA

Program Category Name: City of Evansville CDBG Housing Program

Contract Number: RLF

Description of Project: Use the following procedure to describe the nature and extent of work involved in the proposed project:

1. Submit list of proposed work to be done.
2. Submit list of proposed work items which DO NOT appear on the Activities Exempt from Further Review list.

II. ARCHITECTURAL\HISTORICAL RESOURCES CHECKLIST

To the best of your knowledge, is the property to be rehabilitated on the following lists?

- National Register of Historic Places
- Properties determined eligible for the National Register
- State Register of Historic Places
- Wisconsin inventory of historic places
- Locally-designated historic places
- Local intensive survey--see attached list of community surveys (Five name and date _____)
- None of the above

III. PROJECT LOCATION AND MAPS

A. If the project is within an incorporated community, fill out this section:

Location of Project Evansville, WI 53536 Rock
 (Village\City) (Town) (County)

Name of Project Map, if available: Housing Program Area Map

[Note: If the project is within an incorporated area, an accompanying City map (such as a DOT map) is required for review.]

B. If the project is within an unincorporated area, fill out this section:

Township(s) _____ Range(s) _____ Section(s) _____

[Note: If the project is within an unincorporated area, a township map is acceptable, a 7.5" USGS Quad Map is most helpful, copies of quad maps (available from surveyor or planning offices) must include the map's name.]

IV. PHOTOGRAPHS

Please include clear 3 x 5 inch general photographs of each building 50 years or older and specific photos of areas in which work will be carried out. Photographs should be appropriately labeled (i.e. name of property, location of property, description of view, name of photographer and date photograph was taken). All photographs must be keyed on the accompanying map.

[Note: Either black and whites or color photographs or Polaroids or colored copies are acceptable. Black and white photo copies are not acceptable. Photographs must be unobstructed, in focus, and properly developed to be acceptable. Your project may be delayed if the photographs do not meet these requirements.]



Front
31 Mill st, Evansville, WI 53536
Photo taken by: **Ryan Justmann**
Date of photo: **2/8/23**

Back



Work being done



Previous owner made several interior changes that made outside features unable to access. On work write up we have a few windows and doors to be closed and sealed. Below is the interior and exterior of these items.

Item K.



Item Q.

Covered inside, cannot show inside pictures



Work Review
Results of Lead Review and Initial Evaluation
HO #3 2/8/23
Evansville CDBG Housing Program

I. Electrical: All electrical work listed below shall be performed in accordance with the State and National Electric Codes.

_____ A. Replace the outlet by the washing machine with GFCI protection.

II. Plumbing

A. None

III. Heating

A. None

IV. General

_____ * A. Replace 4 windows with white vinyl insulated replacement windows with Low E and Argon gas.

- 1 - casement in bathroom
- 2 - slider in basement
- 1 - fixed above basement door

Each window should be double pane and a lockable unit with full screens. The joint formed by the jamb and sill frame should be made weather tight by an approved sealant. This work will be performed using Lead Safe Work Practices.

Brand/Manufacturer:

_____ * B. Install 3 standard, non-decorative steel insulated doors at the living room, basement and front (to entry to 2nd floor) entrances. Include all necessary hardware. Threshold should be aluminum with factory installed vinyl sweep. (Pre-hung, if possible) Discuss type of doors with homeowner. Dispose of the old doors. Replace entire doorframes. This work will be performed using Lead Safe Work Practices.

Brand/Manufacturer:

_____ * C. Install a new insulated, vinyl or aluminum clad storm door at the living room entrance. Include all necessary hardware. Discuss type of door with homeowner. Dispose of the old door. This work will be performed using Lead Safe Work Practices.

Brand/Manufacturer:

_____ * D. Install 4 new standard interior doors in the: bathroom, kitchen (to basement), kitchen (to living room) and front bedroom (to living room). Include all necessary hardware. Discuss type of doors with homeowner. Dispose of the old doors. This work will be performed using Lead Safe Work Practices.

Brand/Manufacturer:

- _____ * E. Repair or replace and paint door trim in the: laundry room, bathroom, kitchen, right center bedroom closet, living room and front bedroom. This work will be performed using Lead Safe Work Practices
Brand/Manufacturer:
- _____ * F. Repair or replace and paint window trim in the: laundry room, bathroom, kitchen, right center bedroom, living room and front bedroom. This work will be performed using Lead Safe Work Practices
Brand/Manufacturer:
- _____ * G. Repair or replace and paint the baseboard in the laundry room, bathroom, right center bedroom, living room, and front bedroom. Discuss with owner type of material to be used and who will stain or paint it. This work will be performed using Lead Safe Work Practices.
Brand/Manufacturer:
- _____ * H. Repair and paint deteriorated areas in the walls in the kitchen and laundry room and in the ceiling in the living room and front bedroom. This work will be performed using Lead Safe Work Practices.
Brand/Manufacturer:
- _____ * I. Repair or replace and paint built in shelving in the right center bedroom closet. This work will be performed using Lead Safe Work Practices.
Brand/Manufacturer:
- _____ * J. Repair and paint top trim and corner trim in the living room. This work will be performed using Lead Safe Work Practices.
Brand/Manufacturer:
- _____ * K. Remove entry and storm door in front bedroom, enclose and insulate area inside and outside prior to siding. This work will be performed using Lead Safe Work Practices.
Brand/Manufacturer:
- _____ * L. Install a new standard overhead garage door on the detached garage. Include all necessary hardware. Discuss type of door with homeowner. Dispose of the old door. This work will be performed using Lead Safe Work Practices.
Brand/Manufacturer:
- _____ * M. Re-mortar cracks in basement walls. Finish and blend to match existing walls. All cement used should be of non-shrink type. This work will be performed using Lead Safe Work Practices.
Brand/Manufacturer:

_____ N. Install new aluminum or baked enamel seamless gutters and down spouts as necessary. Color of owner's choice.

Brand/Manufacturer:

_____ * O. Cover soffit and fascia with aluminum or vinyl on home and detached garage. Replace any rotted soffit and fascia with new wood. Be sure that all seams are sealed so that the surface is airtight and any loose paint does not fall out. Color of owner's choice. This work will be performed using Lead Safe Work Practices.

Brand/Manufacturer:

_____ * P. Wrap all exterior trim including trim board with aluminum or vinyl on home. Remove decorative trim on left side of home. Replace any rotted wood prior to wrapping. Be sure that all seams are sealed so that surface is airtight and any loose paint does not fall out. Color of owner's choice. This work will be completed using Lead Safe Work Practices.

Brand/Manufacturer:

_____ * Q. Reside the home with vinyl siding. Contractor to state if siding over or removing the current siding. (circle one) Check for rotten siding beneath. Repair any rotted siding. Include Styrofoam (state size - $\frac{1}{4}$ " , $\frac{1}{2}$ " or 5/8"). Color of owner's choice. L' or J' channel should be used around door and window casings and when butting against any surface. All caulk used in areas which come in contact with the siding should be the same color as the siding. Follow all manufacturers directions. Be sure all seams are sealed so that the surface is airtight and any loose paint does not fall out of the bottom of the new siding. **Prior to siding on main level** remove, insulate and enclose areas of the following: window on rear of home (in area of bathroom and laundry room), window on right side (in area of front entry to stairway to 2nd floor), window in right center bedroom (has shutters on exterior), on left side- boards over exterior entry to kitchen (near basement entry). These are blocked off on interior. This work will be performed using Lead Safe Work Practices.

Brand/Manufacturer:

_____ * R. Repair or replace the left side porch and right side rear porch including the floor, ceiling and columns. Size to remain the same. Include steps and handrailing according to code. Footings shall be at a minimum 48" below finish grade. Discuss with owner lumber (material type) to be used. Materials should be weather resilient. This work will be performed using Lead Safe Work Practices.

_____ S. Repair steps to front door. Mud-jack steps to make level. If unable to do this, contractor to explain how repairs will be made.

_____ T. Install smoke detectors and carbon monoxide detectors according to current state regulations.

Disposal of all materials and building permit fees should be included in the above listed work.

Quality of materials being used should be mid-grade. Discuss any materials and color choices with owner.

	TOTAL ESTIMATE
--	-----------------------

V. Other Work Added By Contractor

- * This work MUST be completed because it is a LEAD HAZARD and it will need to be done by a Contractor who is trained in "Lead Safe Work Practices".
- ▶ This work MUST be completed because it is a CODE VIOLATION.
- ◆ If any of these items are done, they need to be done by a Contractor who is trained in "Lead Safe Work Practices".
- Contractor is responsible for compliance with all applicable regulations when the work includes fastening to or coring through Asbestos Containing Materials (ACM) and disturbance of asbestos containing caulking and mastics. Unless otherwise indicated, all caulking, sealing, glazing compounds, gaskets, asphalt roofing materials and miscellaneous adhesives are assumed to contain asbestos. Compliance with all possible applicable regulations is the Contractor's responsibility.

CONTRACTOR TO DISCUSS ANY REBATES OR TAX CREDITS THAT APPLY WITH THE HOMEOWNER.

Contractor Name:	
Contractor Address:	
Contractor City, State, Zip:	
Contractor Phone (Cell):	
Contractor Phone (Office):	
Contractor Fax:	
Contractor Email:	
Contractor Signature:	
Date:	

NEW: All warranty information for manufactured products must be submitted along with the payment request form in order for your payment to be processed.

The Community Development Block Grant Program is an equal opportunity program. Women and minorities are encouraged to apply.



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>Derek Bauer</u>	Historic Property Address:
		<u>40 mill Street</u>
	Applicant Mailing Address:	Evansville, WI 53536
	<u>40 Mill Street EVANSVILLE WI</u>	The following information is available on the property's tax bill:
	<u>53536</u>	
	Applicant Phone: <u>608-712-7743</u>	Parcel Tax ID Number: 222 <u>065053</u>
	Applicant Email: <u>derekbauer92@gmail.com</u>	Parcel Number: 6-27- <u>40</u>
	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: <u>None</u>	
Owner Phone:	AHI Number: <u>85260</u>	
Owner Email:	Contributing: <input checked="" type="radio"/> Y or <input type="radio"/> 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:  DATE: 2-19-23
Owner or Applicant Signature

SECTION	PROPOSED WORK CHECKLIST	
<h1>2</h1>	Please check all boxes that apply and provide more detail in Sections 3 and 4:	
Work Category	Work Category Details	
<input checked="" type="checkbox"/> Roofing	<input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input checked="" type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input checked="" type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing historic materials (metal, etc.) <input checked="" type="checkbox"/> Use new modern materials (vinyl, etc.)
<input checked="" type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input checked="" type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> New construction	<input type="checkbox"/> Addition <input checked="" type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input checked="" type="checkbox"/> Removing architectural features <input type="checkbox"/> Other: <u>Building new Garage</u>
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <u>Signage (Complete Sign Permit Application instead).</u> <input type="checkbox"/> Lighting <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> New modern materials <input type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> _____

SECTION	PROPOSED WORK SUMMARY
3	<p>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:</p>
	<p>I want to tear down my old one car garage and I want to build an new garage in its place 2 car garage.</p>
	<p>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:</p>
	<p>3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc?</p>
	<p>New building. Existing has vinyl siding, one garage door.</p> <p>3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p> <p>Tearing down old garage and replace it with a new garage. New garage proposed to be 10' in height, aluminum siding, 2 garage doors w/ asp aluminum roofing. Building will be stick framed, not prefab.</p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>Its an old garage theres nothing historic or architectural details on the garage.</p> <p>Not original to property.</p>
	<p>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.)</p> <p>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p>
	<p>I plan on demolishing my old garage and building a 25x30 garage.</p>
<p>4C Have you submitted this project for state or federal tax credits?</p> <p>No</p>	

SECTION	REQUIRED ATTACHMENTS
5	<p>Please attach the following required items using the space below or additional sheets as necessary, Each attachment should be marked with an exhibit number:</p> <ol style="list-style-type: none"> 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

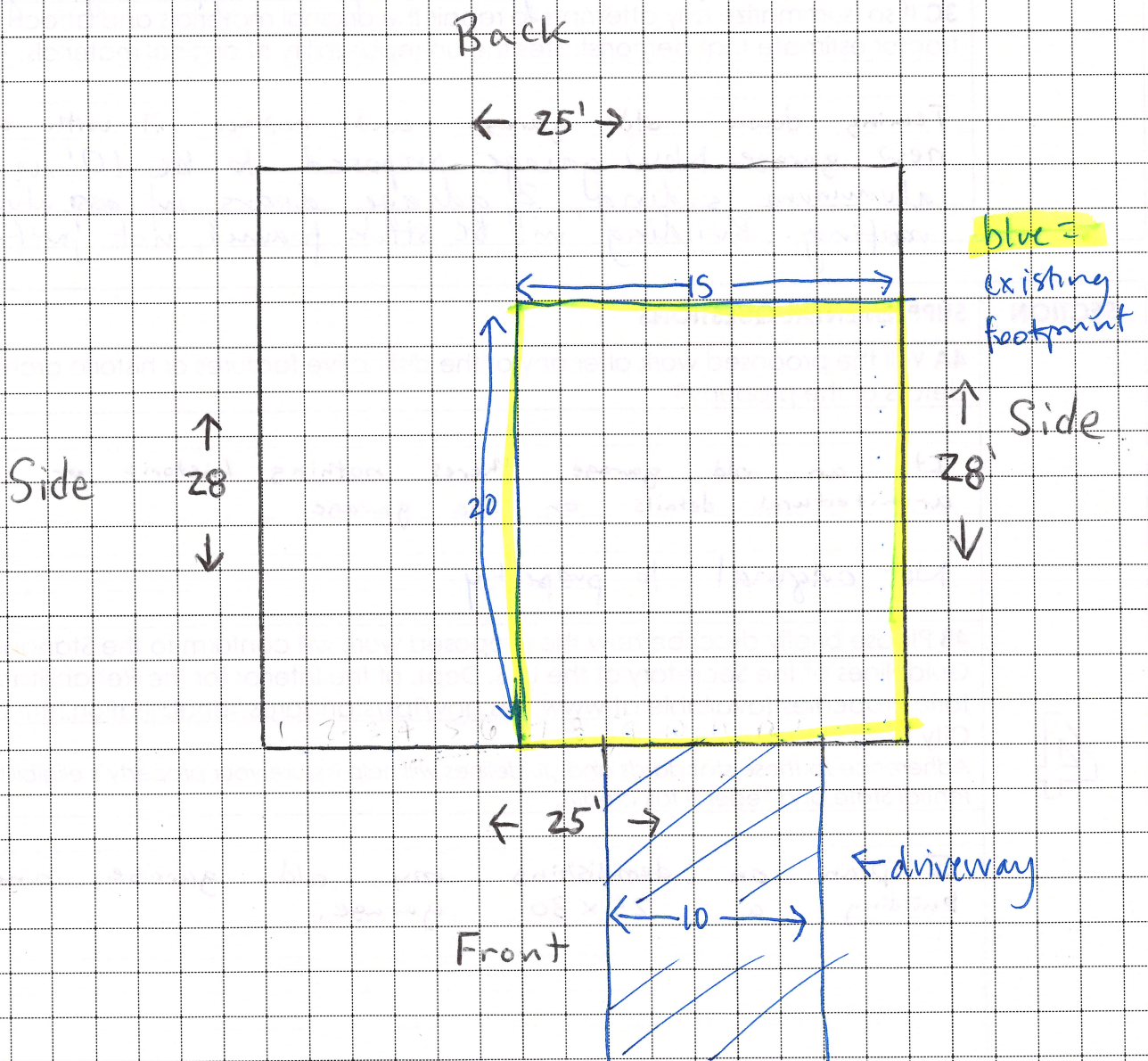


EXHIBIT: _____

40 Mill Street



40 Mill Street



40 Mill Street



40 Mill Street

PROPERTY RECORD

40 MILL ST

Architecture and History Inventory



NAMES

Historic Name:

Other Name:

Contributing: **Yes**

Reference Number: **85260**

PROPERTY LOCATION

Location (Address): **40 MILL ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

40 Mill Street

PROPERTY FEATURES

Year Built:

Additions:

Survey Date: **2006**

Historic Use: **house**

Architectural Style: **Front Gabled**

Structural System:

Wall Material: **Aluminum/Vinyl Siding**

Architect:

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

NATIONAL AND STATE REGISTER OF HISTORIC PLACES

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

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

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

National Register Multiple Property Name:

NOTES

Additional Information: BUILT PRIOR TO 1871 ACCORDING TO 1871 BIRD'S EYE VIEW.

Bibliographic References: BIRD'S EYE VIEW OF EVANSVILLE, WI. CHICAGO: CHICAGO LITHOGRAPHING CO., 1871.



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: <i>Ryan Kopp</i>	Historic Property Address: <i>20 S. 3rd Street</i>
	Applicant Mailing Address: <i>20 S. 3rd Street Evansville WI, 53536</i>	Evansville, WI 53536
		The following information is available on the property's tax bill:
	Applicant Phone: <i>608-751-3656</i>	Parcel Tax ID Number: <i>222 001070</i>
	Applicant Email: <i>ryan.kopp23@gmail.com</i>	Parcel Number: <i>6-27-4-10</i>
	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: _____
Owner or Applicant Signature

DATE: *3/8/24*

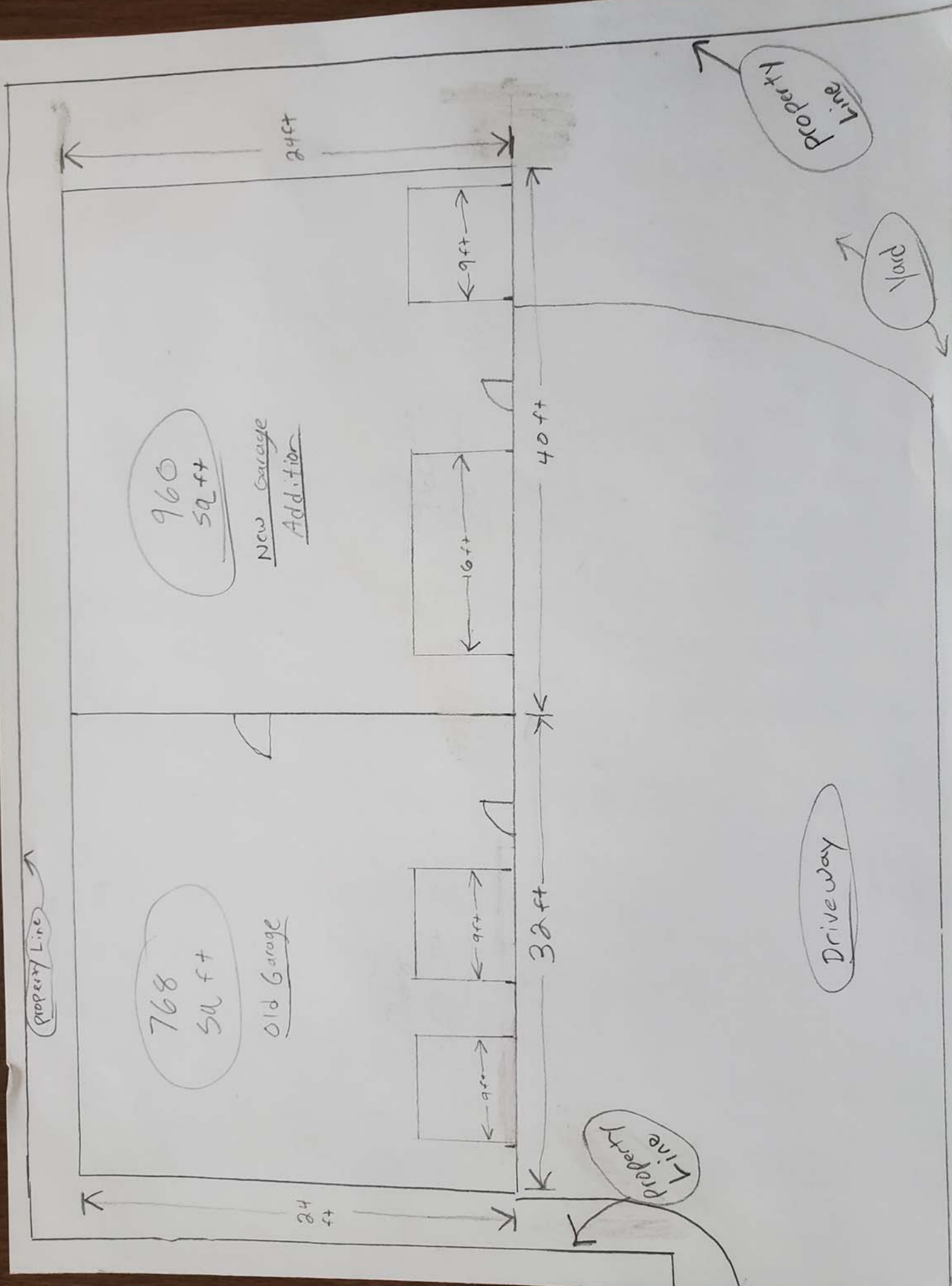
SECTION		PROPOSED WORK CHECKLIST
<h1>2</h1>		Please check all boxes that apply and provide more detail in Sections 3 and 4:
Work Category		Work Category Details
<input type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing historic materials (metal, etc.) <input type="checkbox"/> Use new modern materials (vinyl, etc.)
<input type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input checked="" type="checkbox"/> Sidewalk or paving	<input checked="" type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Other: <u>extending driveway</u>
<input checked="" type="checkbox"/> New construction	<input checked="" type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features <input type="checkbox"/> Other: <u>Adding on to our garage</u>
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <u>Signage (Complete Sign Permit Application instead).</u> <input type="checkbox"/> Lighting <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> New modern materials <input type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> _____

SECTION	PROPOSED WORK SUMMARY
3	<p>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:</p>
	<p>Adding onto the existing garage. New addition would be 24' x 40' and would run the same east to west lines as the existing garage. We would like to add 2 to 3 overhand doors on the south side.</p>
	<p>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:</p>
	<p>3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc? we would like to match the exterior of the existing garage. No replacements needed</p>
	<p>3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>NO</p>
	<p>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.)</p>
<p>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p>	
<p>we will build the new garage addition and try to keep it looking the same as the existing garage. We will try to use the same exterior materials to keep the historical look as it does now.</p>	
<p>4C Have you submitted this project for state or federal tax credits? NO</p>	

SECTION	REQUIRED ATTACHMENTS
<p>5</p>	<p>Please attach the following required items using the space below or additional sheets as necessary. Each attachment should be marked with an exhibit number:</p> <ol style="list-style-type: none"> 1. Clear photo(s) of every portion of the property affected by the work <i>-see photos in email</i> 2. Historic photograph (if available) <i>-see photos in email</i> 3. Exterior elevations or sketches of existing conditions and proposed work <i>-see sketches in email</i> 4. Samples or specifications of proposed materials <i>-see samples in email</i> 5. If Section 3B applies, evidence of un-reparability <i>in email</i> 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
<p><i>See above items in email</i></p>	
<p>EXHIBIT: _____</p>	





Property Line

768
sq ft

Old Garage

960
sq ft

New Garage
Addition

9 ft

9 ft

16 ft

9 ft

32 ft

40 ft

24 ft

24 ft

Driveway

Yard

Property Line

Property Line

- Total Lot size
14340 sq ft

- House size
1870 sq ft

- Old Garage
Outside of walls
• $24ft \times 32ft = 768 \text{ sq ft}$

- New Garage
Outside of walls
• $24ft \times 40ft = 960 \text{ sq ft}$

- Both Garages (with new addition)
• 1728 sq ft

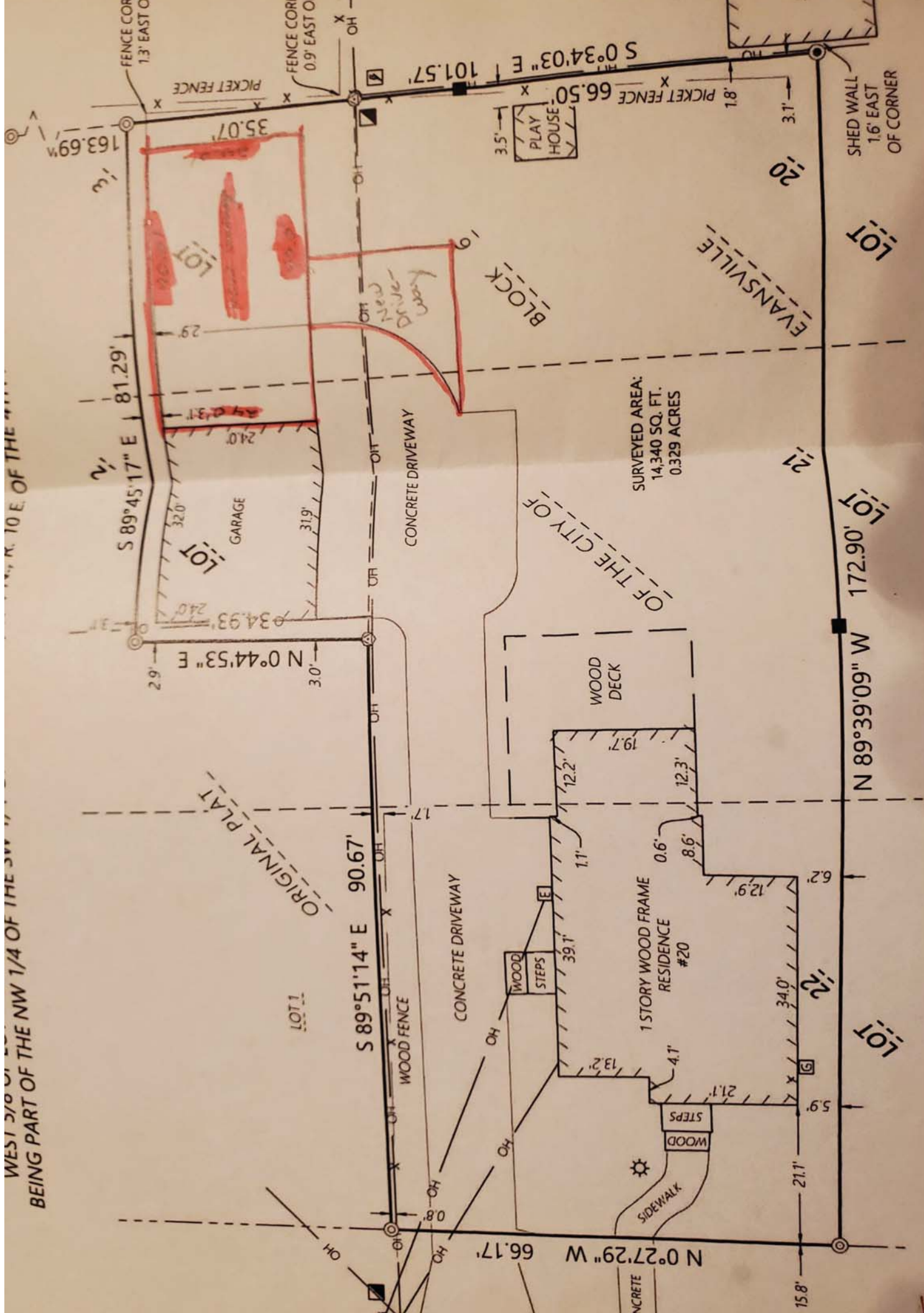
(Is this what you posed it off of?)
Roof Line $- 28ft \times 34.5 = 966 \text{ sq ft}$

1870 house sq ft
or
 $\rightarrow 1864.2 \text{ sq ft allowed to Build?}$

$14,340 \times 0.13 =$

\rightarrow

WEST 3/8 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 10 E. OF THE TOWNSHIP 21 N. R. 10 E. OF THE RANGE 10 E. OF THE 3RD MERIDIAN



WISCONSIN

R-1 Zoning District Standards (Division 15, Ch 130)

Garage Size

-not to exceed foundation area of the residence
 -on lots >10,000 sq ft, cannot exceed 11% of total lot area
Impervious Surface Lot Coverage MAXIMUM: 45%

EXISTING CONDITIONS

20 S Third Street	14,340	sq ft
Lot Area:	14,340	sq ft
House Foundation Area:	1,870	sq ft
Existing Detached Garage Area	768	sq ft
Existing Driveway Area	2,850	sq ft
Existing Impervious Surface Area TOTAL	5,488	sq ft
Existing Garage % of total lot area	5%	
Existing % Impervious Surface	38%	

11% of lot area:	1,577	sq ft
Max Impervious Surface Area	6,453	sq ft

PROPOSED GARAGE ADDITION (24' x 40')

20 S Third Street	14,340	sq ft
Lot Area:	14,340	sq ft
House Foundation Area:	1,870	sq ft
Existing Detached Garage Area	768	sq ft
Proposed Garage Addition	960	sq ft
Proposed Driveway Addition	300	sq ft
Driveway Replaced by Garage	(325)	sq ft
Existing Driveway Area	2,850	sq ft
Existing Impervious Surface Area Total	6,423	sq ft

Proposed Garage Area	1,728	sq ft
Garage % of total lot area	12.1%	
% Impervious Surface	44.8%	

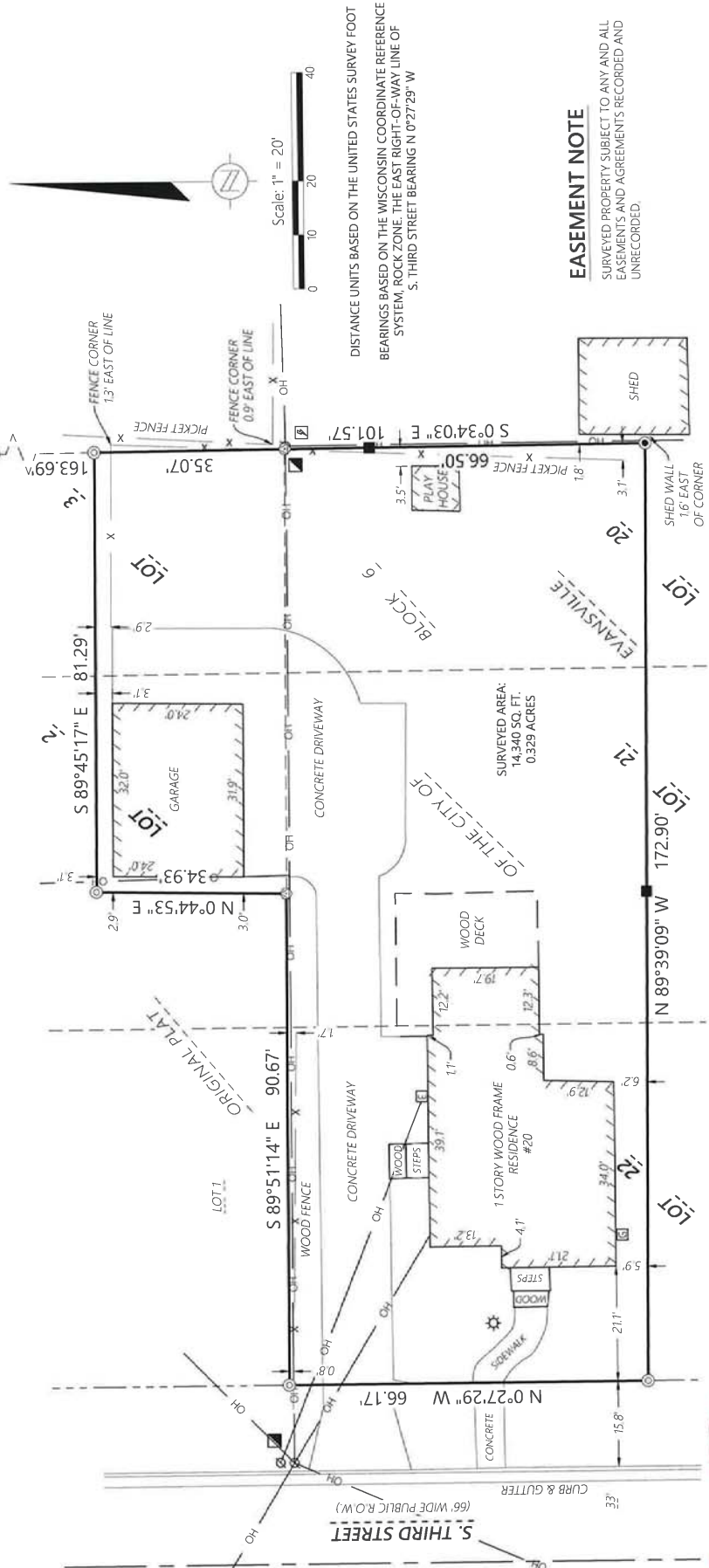
ADJUSTED GARAGE SIZE ADDITION (24' x 33')

20 S Third Street	14,340	sq ft
Lot Area:	14,340	sq ft
House Foundation Area:	1,870	sq ft
Existing Detached Garage Area	768	sq ft
Proposed Garage Addition	792	sq ft
Proposed Driveway Addition	300	sq ft
Driveway Replaced by Garage	(325)	sq ft
Existing Driveway Area	2,850	sq ft
Existing Impervious Surface Area Total	6,255	sq ft

Proposed Garage Area	1,560	sq ft
Garage % of total lot area	10.9%	
% Impervious Surface	43.6%	

PLAT OF SURVEY

OF THE SOUTH 35 FEET OF THE EAST 41.25 FEET OF LOT 2, THE SOUTH 35 FEET OF THE WEST 41.25 FEET OF LOT 3, THE NORTH 66 FEET OF THE WEST 5/8 OF LOT 20, AND THE NORTH 66 FEET OF LOTS 21 AND 22. ALL IN BLOCK 6 OF THE ORIGINAL PLAT OF THE CITY OF EVANSVILLE, BEING PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 27, T. 4 N., R. 10 E. OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

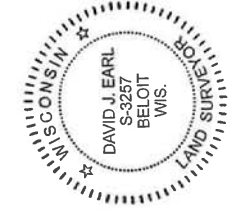


Scale: 1" = 20'

DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM; ROCK ZONE; THE EAST RIGHT-OF-WAY LINE OF S. THIRD STREET BEARING N 0°27'29" W

EASEMENT NOTE

SURVEYED PROPERTY SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.



If the surveyor's signature is not red in color, the plan is a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.

David J. Earl, P.L.S.
Wisconsin Professional Land Surveyor S-3257
State of Wisconsin } ss
County of Rock

I hereby certify that I have supervised the survey of the property described above and to the best of my knowledge and belief, the plat drawn hereon complies with Chapter A.E. 7 of the State of Wisconsin Administrative Code, Minimum Standards for Property Surveys and correctly represents said survey and its location.
Given under my hand and seal this 4th day of March, 2024 at Beloit, Wisconsin.
Last day of field work February 29th, 2024

- ### MONUMENT KEY
- 3/4" Iron Rebar Found
 - 1" Iron Pipe Found
 - ⊙ Bolt Found
 - ⊙ Wooden Lath Set on Line
 - ⊙ Record Information (XXX,XX)
- ### LEGEND
- Existing Boundary Line
 - - - Existing Right-of-Way
 - - - Existing Adjacent Property
 - - - Existing Centerline
 - - - Existing Wooden Fence
 - - - Existing Overhead Power
 - ∅ Existing Utility Pole
 - ⊠ Existing Transformer
 - ⊠ Existing Electric Meter
 - ⊠ Existing Gas Meter
 - ⊠ Existing Telephone Pedestal
 - ⊠ Existing Ground Light

Batterman
engineers surveyors planners
2577 Bartels Drive
1040 N Wisconsin Street
Beloit, Wisconsin 53511
608.365.1464
262.379.2250

PLAT OF SURVEY

FOR THE EXCLUSIVE USE OF:
Ryan Kopp
20 S. Third Street
Evansville, WI 53536

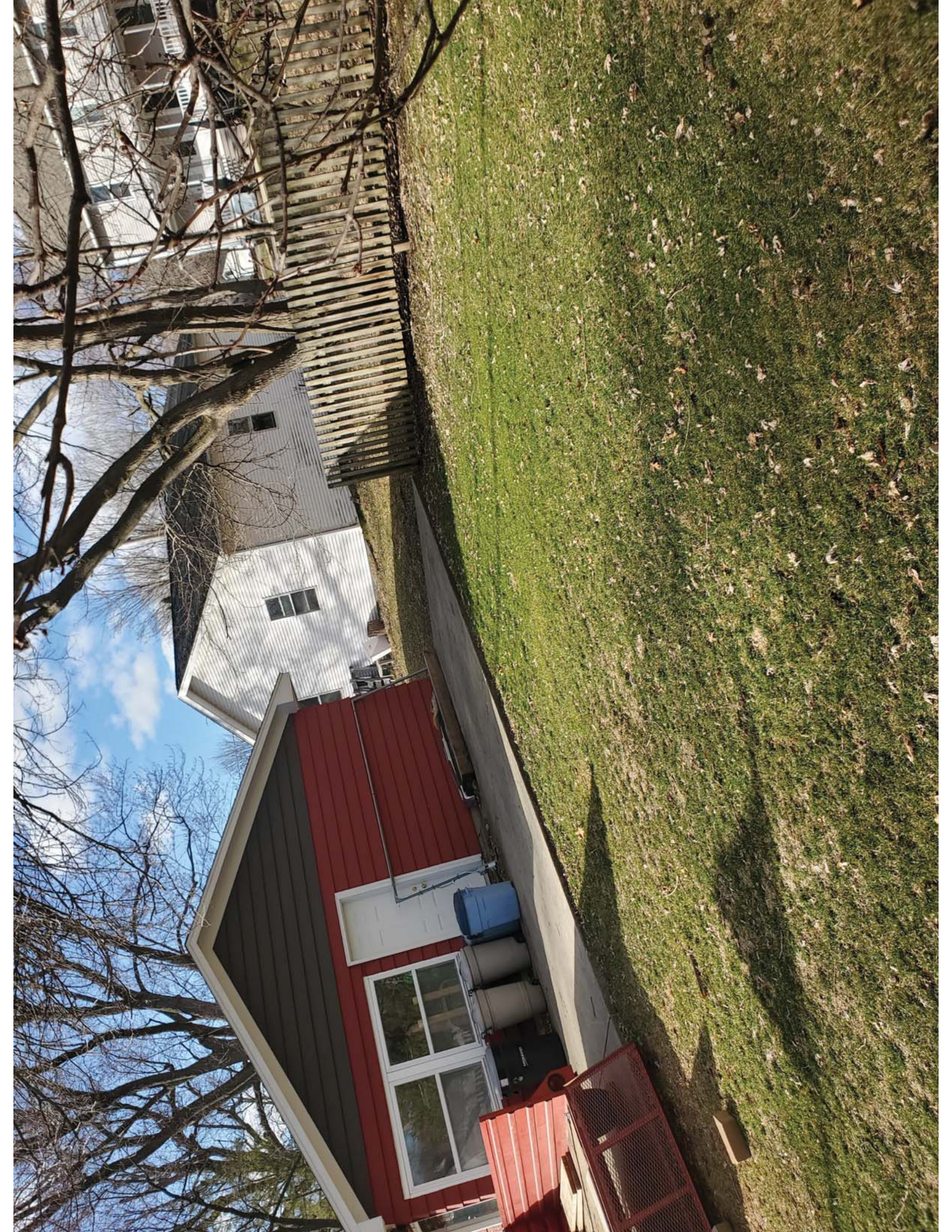
ORDER NO: 34960
FIELD CREW: BMR
DRAWN BY: BMR
SHEET 1 OF 1















11/16 x 8 x 8' Red Cedar Bevel Siding

(Actual Size 11/16" x 7-1/4" x 8')

Model Number: 1078028 | Menards® SKU: 1078028



EVERYDAY LOW PRICE

\$17.83

11% REBATE* Good Through 3/17/24

~~\$1.96~~

**PRICE
AFTER
REBATE***

\$ 15.87
each

\$3.81 /sq.ft After Rebate*
You Save \$1.96 with Mail-In Rebate*

- 1 +

ADD TO CART

! Additional Packaging/Handling Charges May Apply.

- Kiln Dried, select tight knot grade
- Reversible face allows you the choice of exposing the rough or smooth side
- Can be stained, painted or left natural to patina to a weathered gray