

**City of Portage  
Plan Commission Meeting  
Monday, July 21, 2014, 6:30 p.m.  
City Municipal Building, 115 West Pleasant Street  
Conference Room Two**

Members present: Mayor Bill Tierney, Chairperson; Robert Redelings, City Engineer, Jan Bauman, Vickie Greenwold, Brian Zirbes and Peter Tofson (arrived @ 7 p.m.)

Members excused: Mike Oszman

Others present: Dave Bartelt, Administrator Murphy, Director Sobiek, Bill Welsh and Craig Sauer

- 1. Roll call**
- 2. Approval of minutes from previous meeting.**

Motion by Zirbes, second by Greenwold to approve the minutes. Motion passed 5 to 0 on call of the roll.

- 3. Discussion and possible action on CSM for Dave Bartelt**

Redelings explained that the CSM is the subsequent step to the Bronson Ave street vacation which occurred in May. A revised CSM was presented (attached) whereby Bronson Ave. was indicated as vacated. Mr. Bartelt said he was pleased that the stop sign at the end of the street, now his driveway, was removed.

Tierney inquired about any issues with the neighbors. Mr. Bartelt said there was an about face – everyone including the Ice Age Trail Foundation is fine with the outcome.

Motion by Redelings, second by Zirbes to approve the CSM. Motion passed 5 to 0 on call of the roll.

- 4. Discussion and possible action on CSM for Rolling Woods Development**

Tierney indicated the Plan Commission had already approved the CSM. Redelings responded that a couple things changed since the approval. The developer has agreed to sell a portion of the development (lot 3) to an adjoining property owner. Lot 3 will have no effect on the development, but wasn't shown on the previous CSM. Murphy also noted that as a result of finalizing the Developer's Agreement, the Collipp Street alignment changed.

Zirbes expressed a concern for lot 3, that if a buyer intends to rezone it for business, will the property be consistent with the Comprehensive Plan. It was noted that any rezoning request would need to be taken up by the Plan Commission and there are no guarantees that the property would be rezoned. If it wasn't rezoned, it's likely the lot would be large enough to support an 8 – unit residential building.

Motion by Redelings, second by Greenwold to approve the CSM. Motion passed 5 to 0 on call of the roll.

**5. Discussion and possible action on revision to the Wellhead Protection Overlay District**

Redelings explained that the current wellhead protection overlay district map was created many years ago. The zones were drafted as concentric circles around the wells, and are based in part on the well's pumping capacity. The zones would be reasonable if groundwater moved straight downward. However, as illustrated on the map in the packet, groundwater recharge areas aren't circular as evidenced by the Columbia County groundwater modeling study.

Murphy indicated that adopting a map based on science, would be more accurate than the current map. Restrictions on some properties would increase while others would be decreased Existing uses would be grandfathered. The wellhead protection ordinance provides a variance process to accommodate new and modified uses. (Tofson arrived and was briefed on the discussion)

Tierney said he supports the maps with a science basis and made a motion, seconded by Redelings to recommend the City Council hold a public hearing on the proposed ordinance and map revisions. Motion passed 6 to 0 on call of the roll.

**6. Discussion and possible action on the City of Portage 2008-2028 Comprehensive Plan**

Redelings briefly reviewed the priorities of past 2 Plan Commissions and indicated there are some common elements such as PATHS and the Hamilton Street extension.

Tofson said that at one time, "greener" strategies were a higher priority. They've fallen by the wayside because the payback isn't supported by the high cost. He felt it was a benefit to have in-house map development capabilities, which would facilitate projects.

Zirbes suggested we focus on more implementation and less development of lists.

Sobiek indicated he was impressed on the uniformity of thought between past Plan Commissions and the progress being made.

Tierney presented his list of priorities (attached) and mentioned recent events that support the Hamilton Street extension. The on-going discussions with the Towns and the TID formulated to support the CBRF are leading to improvements on Hamilton Street. On the other hand, he is somewhat disheartened by the legislatures actions which greatly diminish the benefits of formulating a stormwater utility.

Redelings will provide Plan Commissioners an update on the completion of priorities for their use in presenting their top five priorities at the next meeting.

**7. Discussion and possible action on recommended sidewalk and/or PATHS improvements for 2015**

Redelings pointed out the sidewalk improvements being made during 2014, some of which were direct recommendations from the Plan Commission. The recommendations for 2015 were briefly reviewed. Redelings will provide Commissioners a small scale map of the 3 year sidewalk plan for their use in updating priorities for 2015 at the next meeting.

**8. Adjournment.**

Motion by Tofson, second by Bauman to adjourn. Motion passed 6 to 0 on call of the roll.

The meeting concluded at 7:38 p.m.

Respectfully submitted

Robert G. Redelings, P.E., Public Works Director

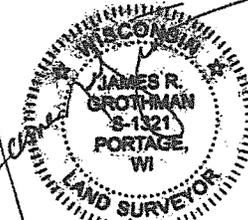
As prepared by:

# GROTHMAN & ASSOCIATES S.C.

LAND SURVEYORS

625 EAST SUFER STREET, P.O. BOX 373 PORTAGE, WI 53901  
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877  
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 510-217

DRAFTED BY: SMS

CHECKED BY: SPH

PROJ. 1295-705

DWG. 510217.csm

SHEET 1 OF 3

2-05-2014

## COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

### GENERAL LOCATION

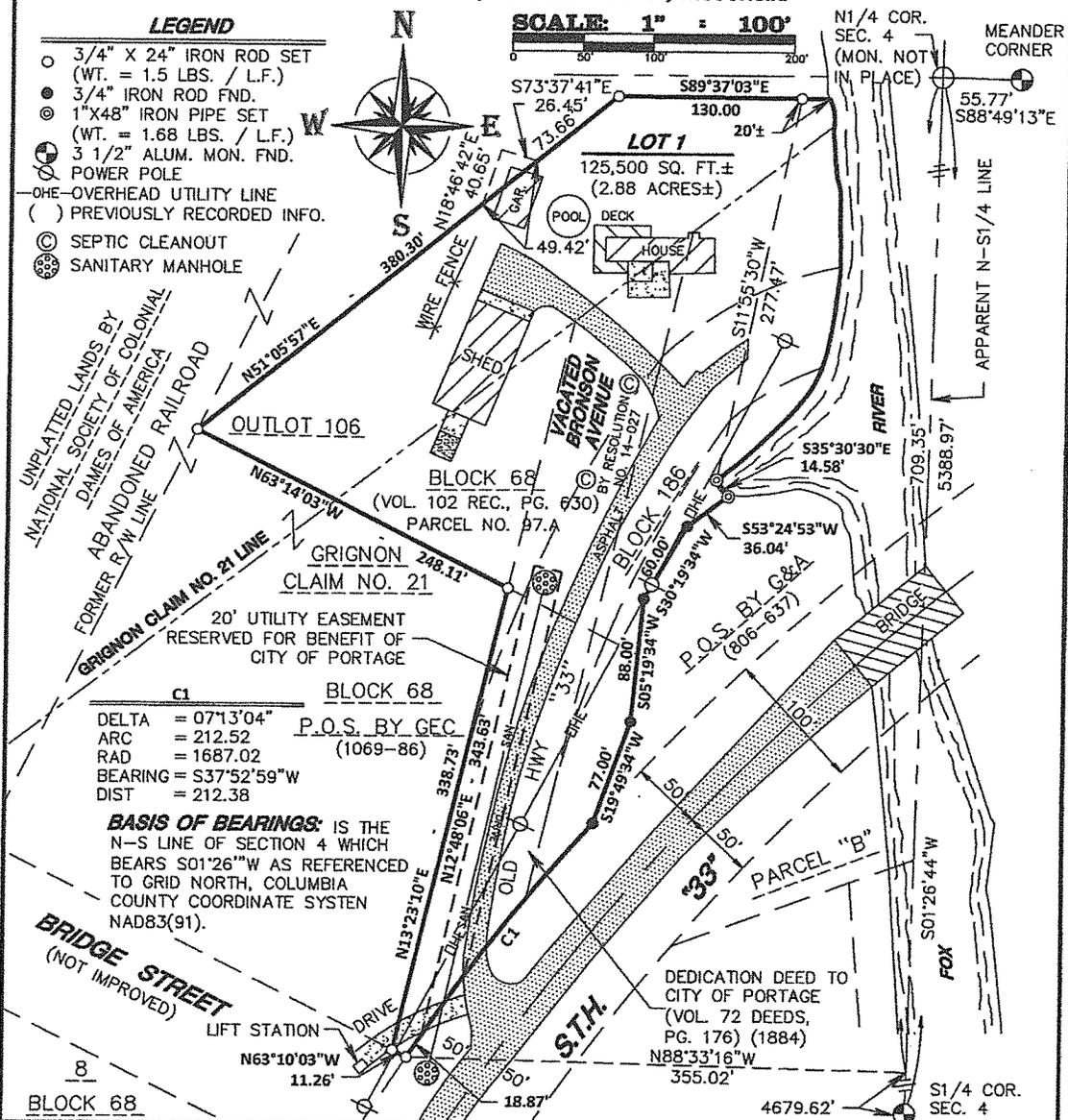
Volume \_\_\_\_\_ Page \_\_\_\_\_

BEING BLOCKS 68 AND 186, PART OF VACATED BRONSON AVENUE, WEBB & BRONSON'S PLAT OF THE TOWN OF FORT WINNEBAGO AND PART OF VACATED OLD HIGHWAY "33", LOCATED IN GRIGNON CLAIM NO. 21 AND PART OF OUTLOT 106, CITY OF PORTAGE ASSESSOR'S SUBDIVISION OUTLOTS, LOCATED IN GOVT LOT 7, ALL IN SECTION 4, T. 12 N, R. 9 E, CITY OF PORTAGE, COLUMBIA COUNTY, WISCONSIN

#### LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- ⊙ 1"X48" IRON PIPE SET (WT. = 1.68 LBS. / L.F.)
- ⊙ 3 1/2" ALUM. MON. FND.
- ⊙ POWER POLE
- O— OVERHEAD UTILITY LINE
- ( ) PREVIOUSLY RECORDED INFO.
- ⊙ SEPTIC CLEANOUT
- ⊙ SANITARY MANHOLE

SCALE: 1" = 100'



| CL      | BLOCK 68      |
|---------|---------------|
| DELTA   | = 0713'04"    |
| ARC     | = 212.52      |
| RAD     | = 1687.02     |
| BEARING | = S37°52'59"W |
| DIST    | = 212.38      |

**BASIS OF BEARINGS:** IS THE N-S LINE OF SECTION 4 WHICH BEARS S01°26'W AS REFERENCED TO GRID NORTH, COLUMBIA COUNTY COORDINATE SYSTEM NAD83(91).

**OWNER:** DAVID G. & MARYLOU BARTELT  
1701 S.T.H. "33"  
PORTAGE, WI 53901

**CLIENT:** DAVID G. & MARYLOU BARTELT  
1701 S.T.H. "33"  
PORTAGE, WI 53901

49. Implement the Portage Area Trails and Heritage System plan.

40. Explore Safe Routes to School planning/grants to enhance the walkability of neighborhoods surrounding K-8 schools for children and to decrease automobile traffic during pick-up and drop-off times in these areas.

24. Prepare, adopt and implement a bicycle plan that identifies bicycle routes throughout the city that provide safe, efficient pathways and access to regular destinations for a variety of riders (novice, experienced, youth, adult, elderly). The bicycle plan should include paths that are separate from roads, routes along low-traffic residential streets, and marked bicycle lanes on arterial and/or collector streets.

25. Complete a pedestrian master plan to measure the "walkability" of Portage neighborhoods, including distances between regular destinations, and the quality of the pathways between destinations (presence, dimensions and conditions of sidewalks, curb cuts, cross lanes; width of residential streets; presence of street trees, on-street parking, signage; ADA accessibility).

Recruit neighborhood residents and schools to assist with walking audits.

50. Continue working towards the completion of the Portage Canal restoration project.

41. To implement Utilities and Community Element (Chapter 4) recommendations, conduct a study of space needs for senior, youth and community activities, services and recreation; with priority given to a joint facility that utilizes space for multiple users.

33. Develop boundary agreements between the City of Portage and the Towns of Lewiston, Fort Winnebago, Caledonia and Pacific.

19 Extend Hamilton Street to connect to Highway 51.