

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

Members: Mayor Bill Tierney, Chairperson; Robert Redelings, City Engineer, Jan Bauman, Vickie Greenwold, Brian Zirbes, Mike Oszman, Peter Tofson

1. Roll call
2. Approval of minutes from previous meeting.
3. Discussion and possible action on CSM for Dave Bartelt
4. Discussion and possible action on CSM for Rolling Woods Development
5. Discussion and possible action on revision to the Wellhead Protection Overlay District
6. Discussion and possible action on the City of Portage 2008-2028 Comprehensive Plan
7. Discussion and possible action on recommended sidewalk and/or PATHS improvements for 2015
8. Adjournment.

**City of Portage
Plan Commission Meeting
Monday, June 16, 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, Vickie Greenwold, Brian Zirbes and Mike Oszman

Members excused: Jan Bauman

Members absent: Peter Tofson

Others present: Steve Sobiek, Brian Frost, Ramesh Janardhanam, Mike Maas and Bill Welsh

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

Motion by Oszman, second by Greenwold to approve the minutes.
Motion passed 4 to 0 w/ Zirbes abstaining

- 3. Discussion and possible action on site plan for Encapsys proposed building addition**

Redelings introduced the proposed building expansion project and indicated the submittal was complete including a stormwater management plan, except for providing a landscaping plan.

Mr. Maas provided more detail and handed out some color renderings (attached) and also provided some exterior building material samples.

Mr. Frost provided some pictures (attached) illustrating landscaping improvements Encapsys has made. He also indicated the company is ISO 14001 certified.

Mr. Sobiek requested a narrative including an inventory of existing plants, which would receive credit.

Mr. Maas and Mr. Frost expressed a concern for keeping the project on schedule.

Motion by Redelings, second by Oszman to approve the site plan as submitted contingent upon submittal of approved landscaping documentation. Motion passed 5 to 0 on call of the roll.

4. Discussion and possible action on City of Portage Comprehensive Plan, 2008-2028.

Redelings provided a brief summary of past Plan Commissions priorities regarding the 51 action items. Mayor Tierney encouraged the Commissioners to review the items for further discussion at the next meeting.

5. Adjournment.

Motion by Oszman, second by Zirbes to adjourn. Motion passed 5 to 0 on call of the roll.

The meeting concluded at 7:02 p.m.

Respectfully submitted,

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

SURVEYOR'S CERTIFICATE

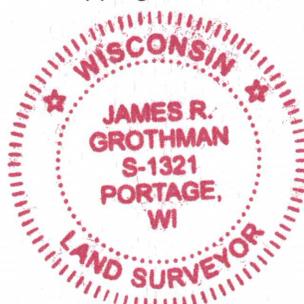
I, **JAMES R. GROTHMAN**, Registered Land Surveyor, do hereby certify that by the order of **David G. and Marylou Bartelt**, I have surveyed, monumented, and mapped a part of Blocks 68 and 186, part of vacated Bronson Avenue, Webb & Bronson's Plat of the Town of Fort Winnebago and part of vacated Old Highway 33 located in Grignon Claim No. 21 and a part of Outlot 106, City of Portage Assessor's Subdivision Outlots, located in Government Lot 7 all in Section 4, Town 12 North, Range 9 East, City of Portage, Columbia County, Wisconsin described as follows:

Commencing at the North Quarter corner of said Section 4;
thence South 01°26'44" West along a line connecting the North Quarter corner with the South Quarter corner of said Section 4, 709.35 feet;
thence North 88°33'16" West, 355.02 feet to the point of beginning;
thence North 63°10'03" West along the Southeasterly extension of the Northeasterly right-of-way line of Bridge Street, 11.26 feet to the most southerly corner of Block 68, Webb & Bronson's Plat of the Town of Fort Winnebago;
thence North 13°23'10" East along the Westerly right-of-way line of Bronson Avenue, 338.73 feet to a point in the Southwesterly line of lands described and recorded in Volume 102 of Records, Page 630;
thence North 63°14'03" West along the Southwesterly line of land described and recorded in Volume 102 of Records, Page 630, 248.11 feet to a point in the easterly right-of-way line of an abandoned railroad;
thence North 51°05'57" East along the Northwesterly line of land described and recorded in Volume 102 of Records, Page 630, 380.30 feet;
thence South 89°37'03" East along the northerly line of lands described and recorded in Volume 102 of Records, Page 630, 130.00 feet to a point which lies North 89°37'03" West, 20 feet more or less from the water's edge of the Fox River and the beginning of a meander line along said River;
thence South 11°55'30" West along said meander line, 277.47 feet to a point on the Westerly edge of the Fox River and the end of the meander line along said River;
thence South 35°30'30" East along the water's edge of the Fox River, 14.58 feet to a point in the center line of the old Fox River channel;
thence South 53°24'53" West along said center line of the old Fox River channel, 36.04 feet;
thence South 30°19'34" West along said center line of the old Fox River channel, 60.00 feet;
thence South 05°19'34" West along said center line of the old Fox River channel, 88.00 feet;
thence South 19°49'34" West along said center line of the old Fox River channel, 77.00 feet to a point on the Northwesterly right-of-way line of State Trunk Highway 33;
thence Southwesterly along said Northwesterly right-of-way line of State Trunk Highway 33 (as presently now located) and a Southwesterly extension thereof along a 1,687.02 foot radius curve to the left having a central angle of 07°13'04" and whose long chord bears South 37°52'59" West, 212.38 feet to the point of beginning. Containing 125,500 square feet, (2.88 acres), more or less. Intending to include all lands lying between the meander line herein described and the water's edge of the Fox River and a true Easterly extension of the Northerly side thereof.

I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I have fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and the City of Portage Subdivision Ordinances in surveying and mapping the same to the best of my knowledge and belief.



JAMES R. GROTHMAN
Registered Land Surveyor, No. 1321
Dated: February 5, 2014
File No.: 510-217



CITY of PORTAGE APPROVAL CERTIFICATE

Approved for recording by the **City of Portage**, Columbia County, Wisconsin.

William Tierney, Mayor

Date

I HEREBY certify that the certified survey map is approved by the **City of Portage**, Wisconsin, this

_____ day of _____, 20_____.

Marie A. Moe, City Clerk

Date

MEANDER CORNER

Vacation Exhibit - Old STH 33 & Bronson Ave R/W North of Present STH 33 R/W

BEING A PART OF GRIGNON CLAIM NO. 21, AND PART OF BLOCK 186,
WEBB & BRONSON'S PLAT OF THE TOWN OF FORT WINNEBAGO,
LOCATED IN SECTION 4, T. 12 N., R. 9 E., CITY OF PORTAGE,
COLUMBIA COUNTY, WISCONSIN.

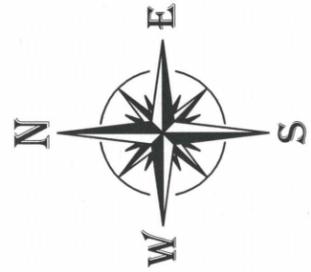
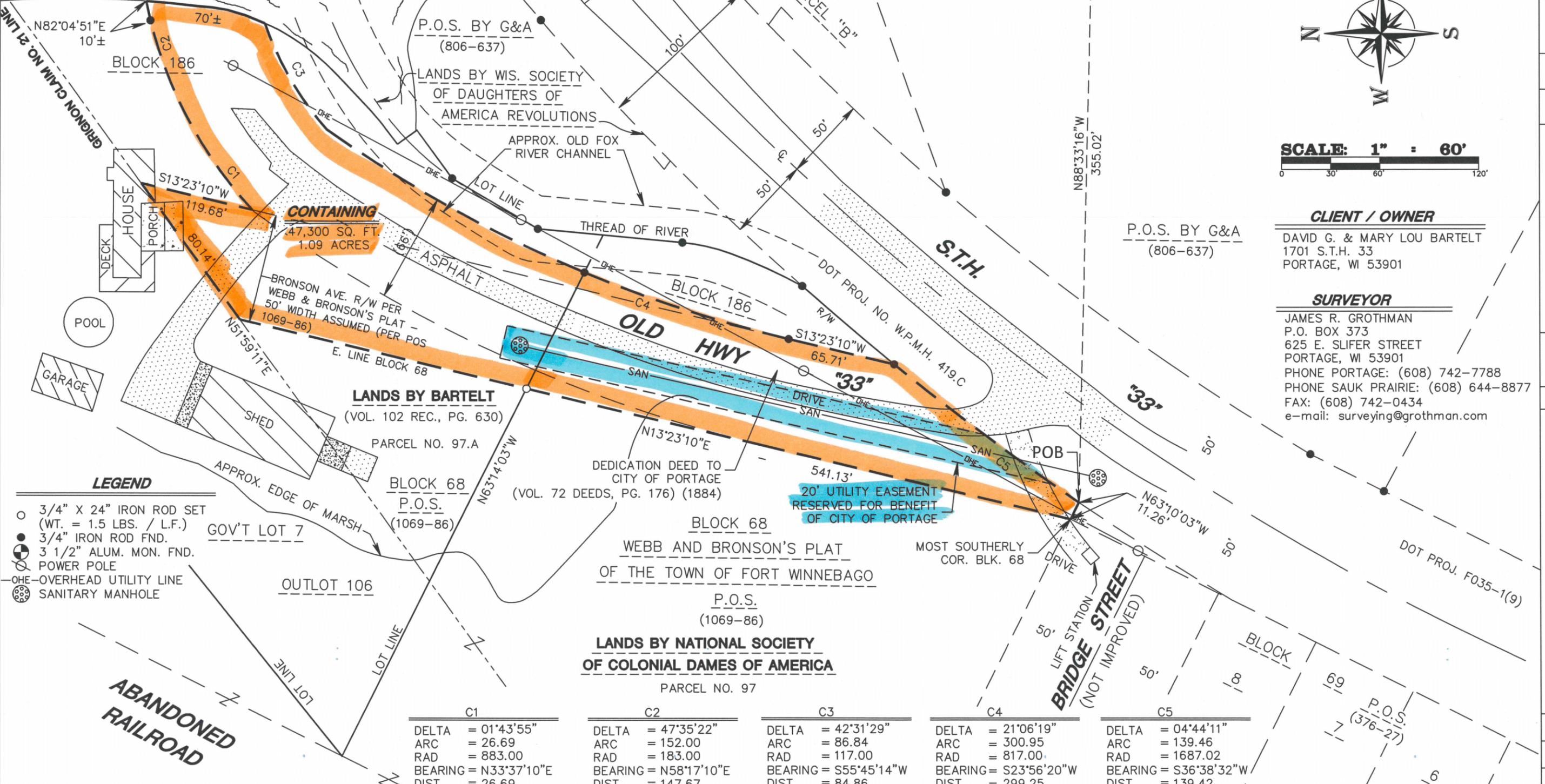
N1/4 COR. SEC. 4
(MON. NOT IN PLACE)

FOX RIVER

FOX RIVER

FOX RIVER

FOX RIVER



SCALE: 1" = 60'

CLIENT / OWNER
DAVID G. & MARY LOU BARTELT
1701 S.T.H. 33
PORTAGE, WI 53901

SURVEYOR
JAMES R. GROTHMAN
P.O. BOX 373
625 E. SLIFER STREET
PORTAGE, WI 53901
PHONE PORTAGE: (608) 742-7788
PHONE SAUK PRAIRIE: (608) 644-8877
FAX: (608) 742-0434
e-mail: surveying@grothman.com

- LEGEND**
- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
 - 3/4" IRON ROD FND.
 - ⊙ 3 1/2" ALUM. MON. FND.
 - ⊕ POWER POLE
 - OHE— OVERHEAD UTILITY LINE
 - ⊙ SANITARY MANHOLE
 - APPROX. EDGE OF MARSH
 - GOV'T LOT 7
 - LOT LINE
 - ABANDONED RAILROAD

C1	C2	C3	C4	C5
DELTA = 01°43'55"	DELTA = 47°35'22"	DELTA = 42°31'29"	DELTA = 21°06'19"	DELTA = 04°44'11"
ARC = 26.69	ARC = 152.00	ARC = 86.84	ARC = 300.95	ARC = 139.46
RAD = 883.00	RAD = 183.00	RAD = 117.00	RAD = 817.00	RAD = 1687.02
BEARING = N33°37'10"E	BEARING = N58°17'10"E	BEARING = S55°45'14"W	BEARING = S23°56'20"W	BEARING = S36°38'32"W
DIST = 26.69	DIST = 147.67	DIST = 84.86	DIST = 299.25	DIST = 139.42

GA GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS
625 EAST SLIFER 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

NO.	DATE	REVISION	BY	CHKD	SHEET	OF
					1	1

THIS INSTRUMENT DRAFTED BY A. L. HOEL

VACATION EXHIBIT FOR
DAVID G. & MARY LOU BARTELT
CITY OF PORTAGE
COLUMBIA COUNTY, WISCONSIN

FILE NO. 510-217
PROJECT NO. 1295-705
DRAWING NO. 510217

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____

Part of Outlots 126, 136, 137, and 139, ASSESSORS SUBDIVISION, all of Lot 1, CSM No. 3129, being part of the SW 1/4 and the SE 1/4, all in Section 31, T13N, R9E, City of Portage, Columbia County, Wisconsin.

Prepared for:
Premier Rolling Woods, LLC
19105 W. Capitol Drive, Ste. 200
Brookfield, WI 53045



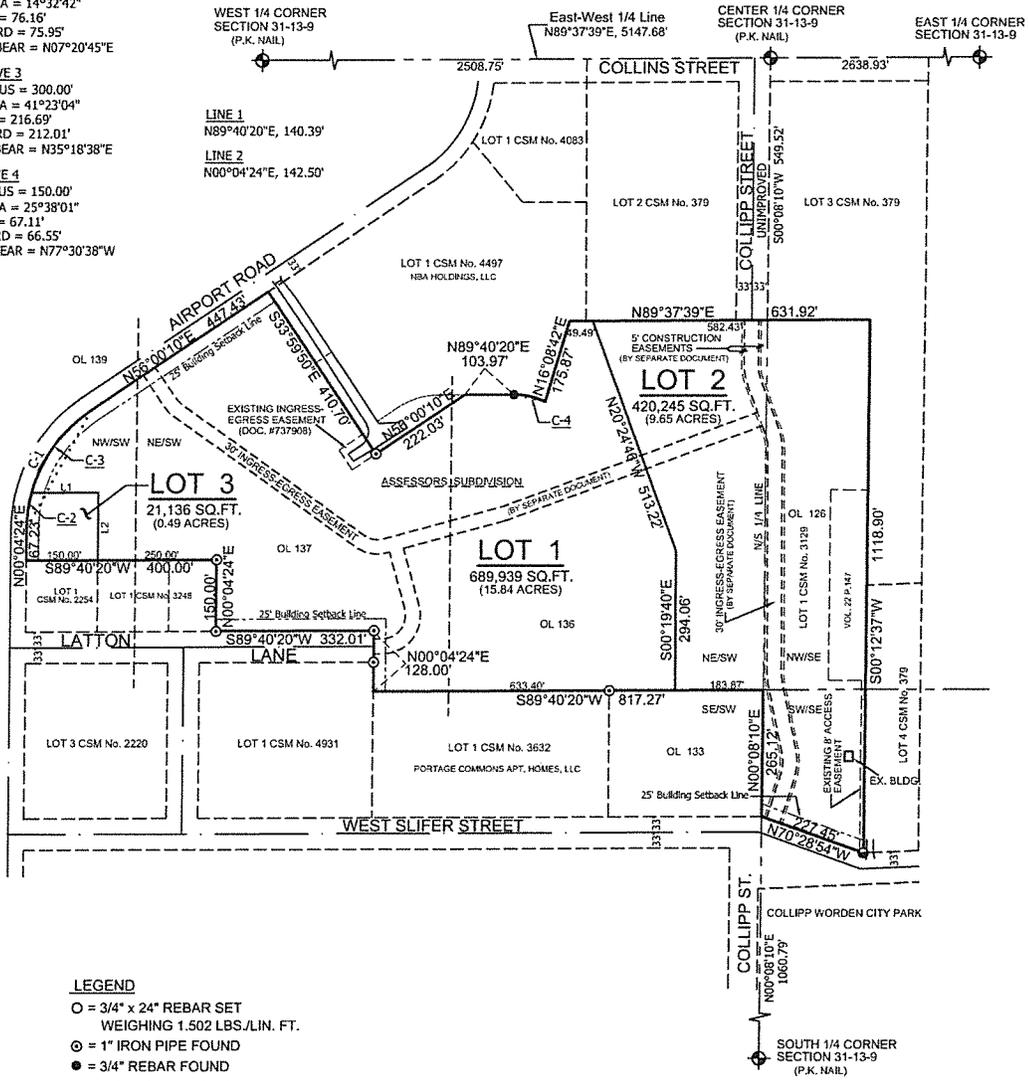
Bearings are referenced to the East-West 1/4 line of Section 31-13-9, recorded to bear N89°37'39"E.

CURVE 1
RADIUS = 300.00'
DELTA = 55°55'46"
ARC = 292.85'
CHORD = 281.36'
CH. BEAR = N28°02'17"E

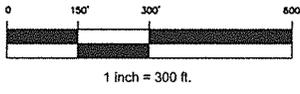
CURVE 2
RADIUS = 300.00'
DELTA = 14°32'42"
ARC = 76.18'
CHORD = 75.95'
CH. BEAR = N07°20'45"E

CURVE 3
RADIUS = 300.00'
DELTA = 41°23'04"
ARC = 216.69'
CHORD = 212.01'
CH. BEAR = N35°18'38"E

CURVE 4
RADIUS = 150.00'
DELTA = 25°38'01"
ARC = 67.11'
CHORD = 66.55'
CH. BEAR = N77°30'38"W



- LEGEND**
- = 3/4" x 24" REBAR SET WEIGHING 1.502 LBS./LIN. FT.
 - ⊙ = 1" IRON PIPE FOUND
 - = 3/4" REBAR FOUND
 - ⦿ = 2" IRON PIPE FOUND



HARRIS & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8377
FAX: (920) 733-4731
WWW.HARRISINC.NET

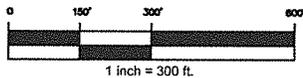
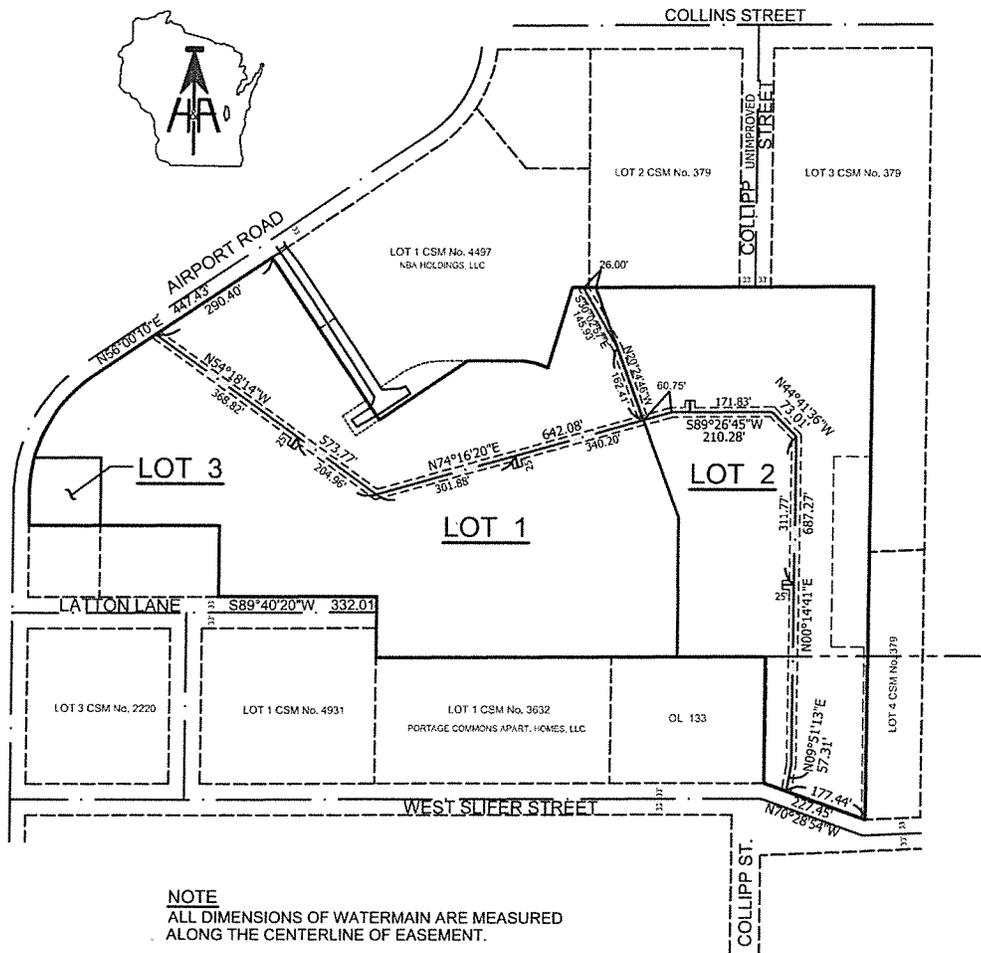
Thomas M. Wood S-1887 Date

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO.

Part of Outlots 126, 136, 137, and 139, ASSESSORS SUBDIVISION, all of Lot 1, CSM No. 3129, being part of the SW 1/4 and the SE 1/4, all in Section 31, T13N, R9E, City of Portage, Columbia County, Wisconsin.

Prepared for:
Premier Rolling Woods, LLC
19105 W. Capitol Drive, Ste. 200
Brookfield, WI 53045

20' WATERMAIN EASEMENT DETAIL



	HARRIS & ASSOCIATES, INC. <small>CONSULTING ENGINEERS AND LAND SURVEYORS</small>	2718 NORTH MEADE ST. APPLETON, WI 54911 TEL: (920) 733-8377 FAX: (920) 733-4731 WWW.HARRISING.NET
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COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____

OWNER'S CERTIFICATE

As owners, Premier Rolling Woods, LLC, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, dedicated and mapped as represented.

Calvin M. Akin, Managing Member Date
Premier Rolling Woods, LLC

State of Wisconsin) ss
_____ County)

Personally came before me this _____ day of _____, 2014, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public Date
My commission expires _____

CONSENT OF MORTGAGEE

We, _____, mortgagee of the lands included in this Certified Survey Map, do hereby consent to the surveying, dividing and mapping of the land described on this Certified Survey Map, and we do hereby consent to the above certificate of Premier _____, LLC, owner.

Witness the hand and seal of _____, mortgagee, this ____ day of _____, 2014.

In the presence of:

Mortgagee:

X _____

State of Wisconsin) ss
_____ County)

Personally came before me this _____ day of _____, 2014, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public Date
My commission expires _____

Thomas M. Wood Date

Sec. 90-97. M-W municipal well recharge area overlay district.

- (5) *Groundwater technical review committee.*
- (a) The Portage Groundwater Technical Review Committee shall consist of:
1. The city engineer, acting as committee chair.
 2. The utility manager or utility superintendent.
 3. The mayor or city administrator.
- (8) *Zones.* The groundwater protection overlay district is divided into zones as follows:
- (a) *Zone 1:* The area of land which lies within a 600-foot radius of each municipal well or included in the 5-year ground water capture zone, whichever is greater as identified on (Map Title & Date) and Figure 1. Zone boundaries are normalized to road centerlines, railways, surface water features, and include all of any tax parcel touched by the Zone 1 boundary.
- (b) *Zone 2:* ~~Encompasses the~~ The area of land surrounding each municipal well included in the 50-year ground water capture zone as identified on (Map Title & Date) Figure 1, ~~which contributes water to the well starting at the line which delineates Zone 1 and ends at the line delineating the calculated fixed radius of the well.~~ Zone 2 does not include the area included in the 5-year ground water capture zone. Zone boundaries are normalized to road centerlines, railways, surface water features, and include all of any tax parcel touched by the Zone 2 boundary.
- (10) *Permitted uses.*
- (a) The following permitted uses in Zone 1 are subject to the separation distance requirements as listed in NR 811.12(5)(d) and prohibited uses of this section in addition to applicable design and operational standards:
1. Public and private parks, playgrounds and beaches, provided there are no on-site wastewater disposal systems or holding tanks.
 2. Wildlife and natural and woodland areas.
 3. Biking, hiking, skiing, nature, equestrian, and fitness trails.
 4. Municipally sewered residential uses whose aggregate storage and/or use of regulated substances do not exceed 20 gallons or 160 pounds at any time.
 5. Commercial, industrial, and other non-residential uses that are municipally sewered and whose aggregate use, handling, and/or storage of regulated substances do not exceed 20 gallons or 160 pounds at any time.
 6. Routine tillage, planting, and field management operations in support of agricultural crop production, where nutrients from legume, manure, and

commercial sources are accounted for and credited toward crop nutrient need. The combination of all nutrient sources applied or available on individual fields may not exceed University of Wisconsin soil test recommendations for that field.

- (b) The following permitted uses in Zone 2 are subject to the separation distance requirements [as listed in NR 811.12\(5\)\(d\)](#) and prohibited uses of this section in addition to applicable design and operational standards:
1. All of the uses permitted in Zone 1.
 2. Residential use of aboveground LP gas tanks for heating, not to exceed 1,000 gallons.
 3. Commercial, industrial, and other non-residential uses that primarily warehouse, wholesale, and/or retail various substances, which may or may not be regulated substances, but are in all cases handled as sealed containers not larger than 55 gallon drums. Handling regulated substances shall require transmitting copies of applicable permits and a current emergency contingency plan for containment annually to the city fire department.
 4. Commercial, industrial, and other non-residential uses that utilize various regulated substances where such regulated substances are used as part of a process or in some other way that is ancillary to the use. Process and use of regulated substances shall require transmitting copies of applicable permits and a current emergency contingency plan for containment annually to the city fire department and a physical containment design, sealed by a state-registered professional engineer with experience in environmental containment design, appropriate to the scope of the process and/or use of the regulated substances.
- (11) *Separation distance requirements.* The separation distances as specified in Wis. Admin. Code section ~~NR 811.16(4)(d)~~, [NR 811.12\(5\)\(d\)](#) as amended, shall be maintained [unless a hydrogeologic investigation indicates lesser separation distances would provide adequate protection of a well from contamination or Department of Natural Resources approved treatment is installed to address the potential contamination concerns.](#)

April 15, 2014

Bob Redelings
City of Portage
Portage, Wisconsin

Dear Bob,

In 2010, the Columbia County Departments of Land Information and Land and Water Conservation initiated a project with the Wisconsin Geological and Natural History Survey and the U.S. Geological Survey, to assess Columbia County's groundwater resources. This included developing a computer model of groundwater flow in the region. The model is useful to estimate the "capture zone" of water supply wells in the County. A capture zone illustrates the land surface area over which rainfall or snowmelt enters the groundwater system and eventually flows to the well. This information can be very useful to help protect the drinking water supply in your community.

The attached page(s) show the 5- and 50 year zones of contribution for wells in your community. A drop of rain falling within the 5-year area could reach the water table and flow to the well within five years. This is the most sensitive area for pollution prevention activities near the well. For example, Portage may choose to limit underground fuel storage tanks in this area, or to require additional safeguards (such as groundwater monitoring) for potentially hazardous materials stored in this area. The 50-year area shows the land surface over which recharging water may travel to the well in fifty years. Although this is a long time frame, knowing where this area is allows your community to protect its long-term supply of fresh water.

Pumping rates used in the model are provided on the attached table. Increasing the pumping at a well will cause the capture zones to become a bit larger. The shapes and location of the capture zones will remain very similar to that shown on these maps. I can provide the capture zones as ESRI shape files, if this is useful to you.

Please feel free to contact me directly if you have questions about how to interpret or use this information. Other uses of the model include pumping the wells at different pumping rates, or using the model to evaluate the capture zones of proposed locations for new wells. Kurt Calkins, Director of Columbia County Land & Water Conservation (608 742-9670), can help your community identify potential land use challenges within the well head capture zones, and work with you to develop steps to address those challenges. Andrew Aslesen, Wisconsin Rural Water Association (715 321-3451), can provide technical assistance to develop well head protection plans.

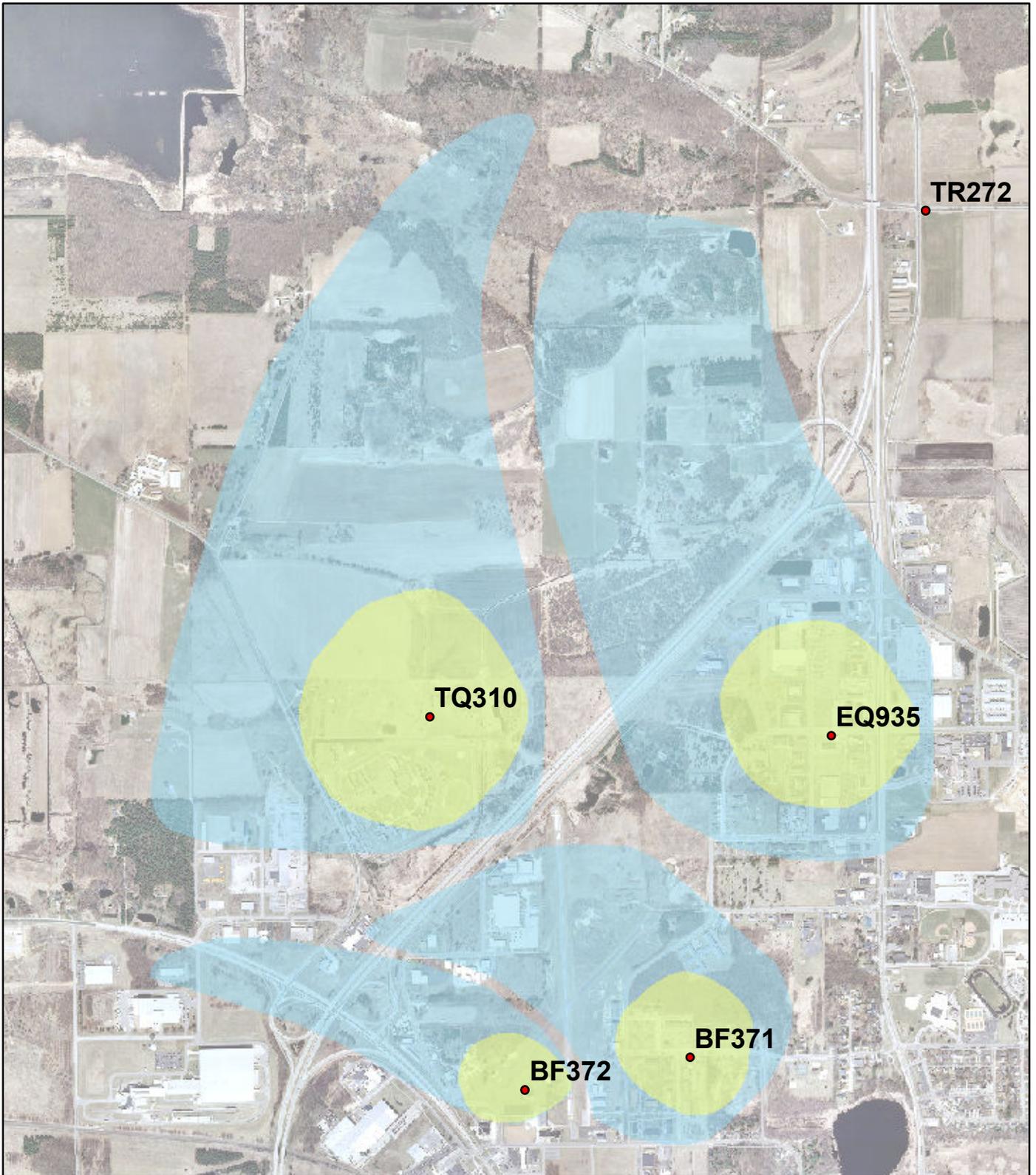
Sincerely,



Madeline Gotkowitz
Hydrogeologist
(608) 262-1580, mbgotkow@wisc.edu

Community	Well id	Pumping rate, gallons per minute	Community	Well id	Pumping rate, gallons per minute
Arlington	FH500	32	Friesland	AW120	12
Arlington	SO618	22	Friesland	BF364	1
Arlington, off line	BF357	NA	Harmony Grove	BF367	48
Cambria abandoned	BF358	NA	Harmony Grove	CC036	48
Cambria abandoned	BF359	NA	Lodi # 4	OH446	76
Cambria reconstructed	RG680	79	Lodi #2	BF365	61
Cambria, now yg115	OU123	40	Lodi #3 reconstructed	NY856	98
Columbus	DR434	4	Pardeeville	BF368	49
Columbus	BF360	57	Pardeeville off-line	BF369	NA
Columbus	BF361	57	Pardeville	EP384	58
Columbus	EJ755	184	Portage 8	EQ935	275
Dells 1	BF378	65	Portage 3	BF371	152
Dells 2	BF379	NA	Portage 6	BF372	86
Dells 3	BF380	135	Portage 9	TQ310	444
Dells 4	BG952	68	Poynette #4	YG586	128
Dells 6	AC717	95	Poynette #2	BF375	NA
Dells 7	SO619	75	Poynette #3	BN481	128
Dells5	BG953	47	Randolf	NY646	86
Fall River	BF362	73	Randolph	YI080	44
Fall River	BF363	74	Rio	BF377	28
			Rio	BF376	28
			Wyocena	BF381	25
			Wyocena	BF382	12

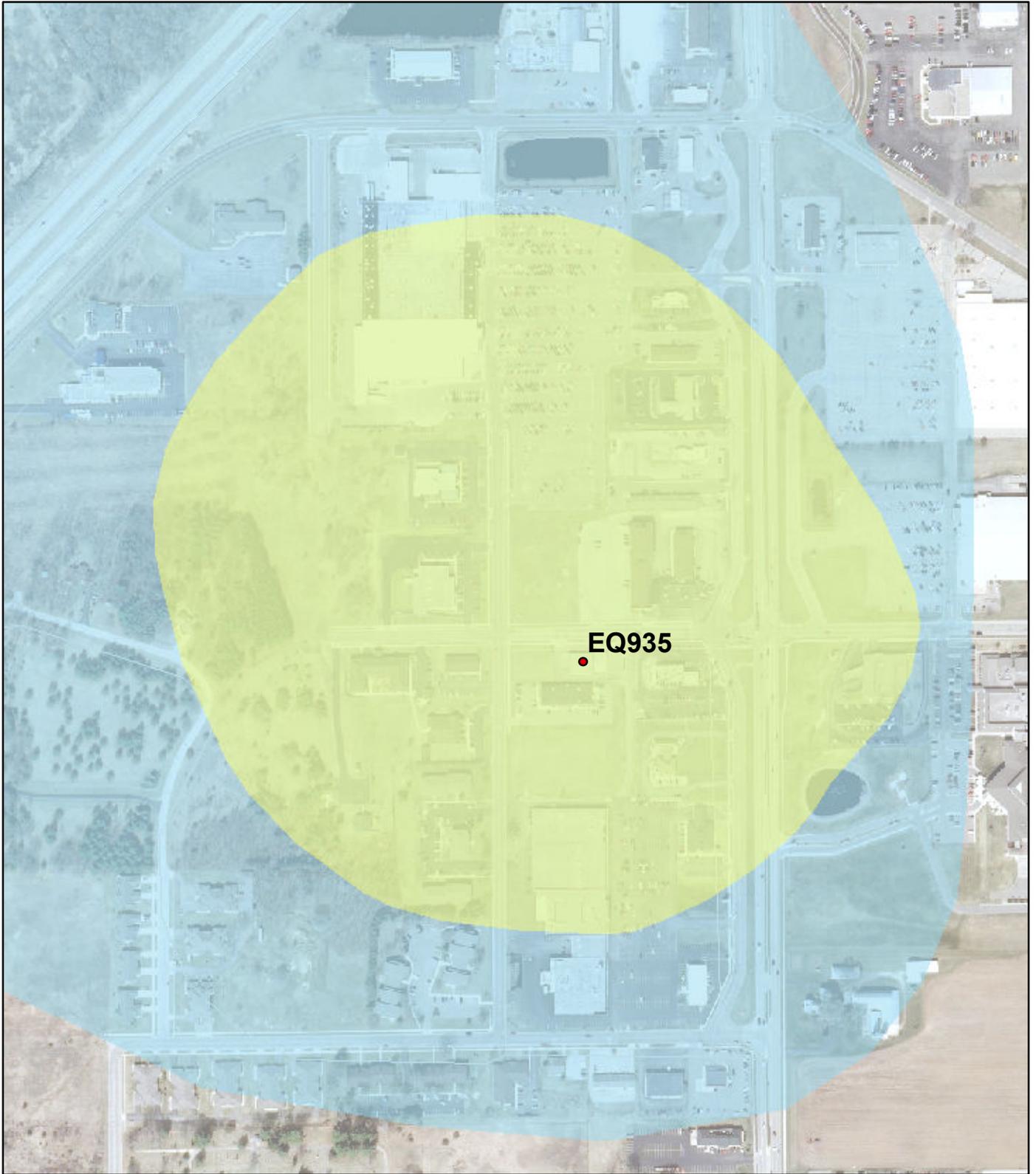
**NA: not analyzed, well may be
abandoned or off-line**



Legend

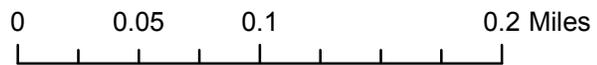
-  5-year capture zone
-  50-year capture zone

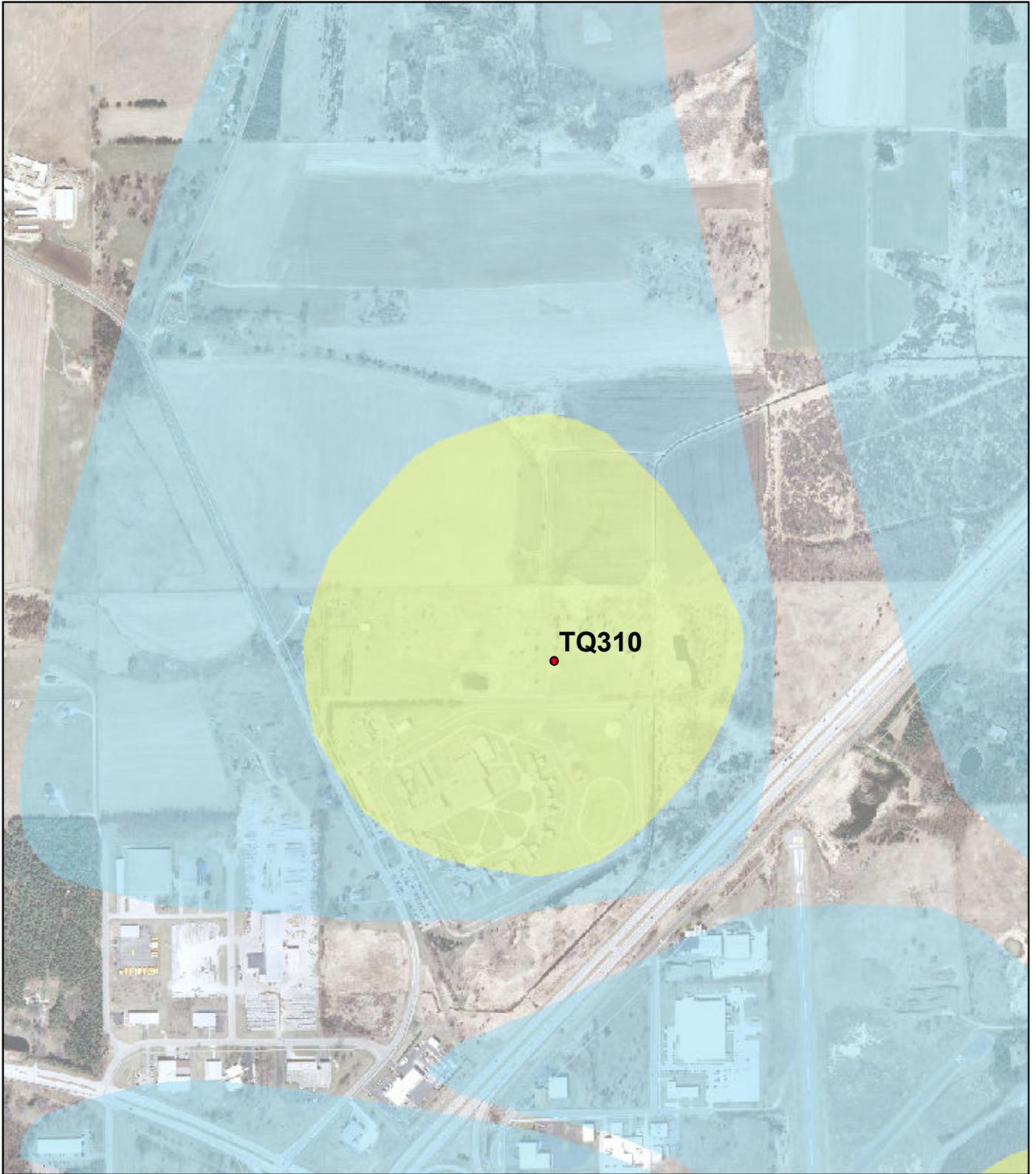




Legend

-  5-year capture zone
-  50-year capture zone

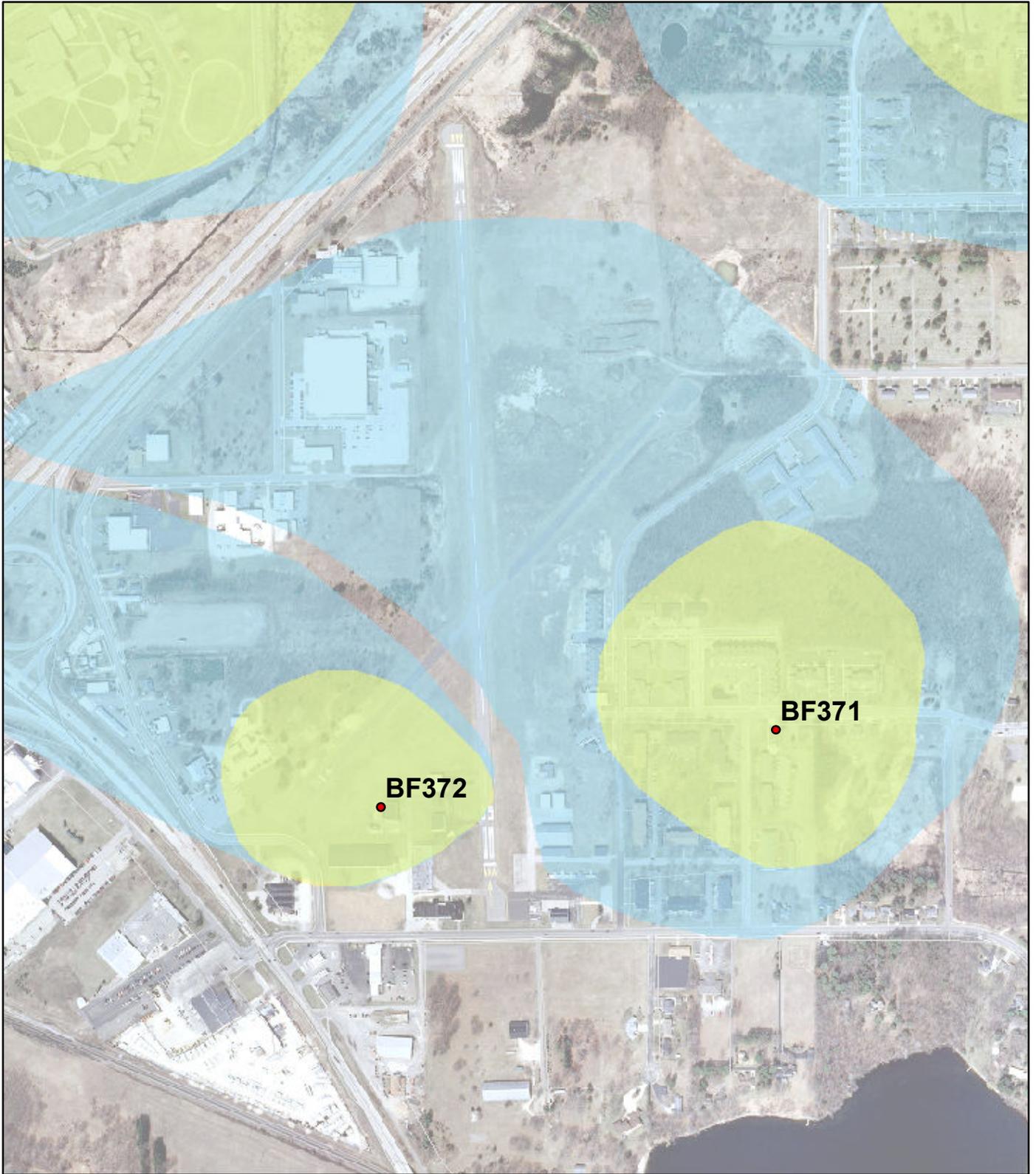




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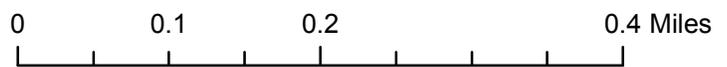
-  5-year capture zone
-  50-year capture zone





Legend

-  5-year capture zone
-  50-year capture zone



**SIDEWALK
MASTER PLAN**
CITY OF PORTAGE
COLUMBIA COUNTY, WI
DECEMBER 2013



LEGEND

Existing Sidewalks

- Sidewalks on Both Sides of Street
- Sidewalks on North or East Side of Street
- Sidewalks on South or West Side of Street
- No Sidewalks
- Paved Path

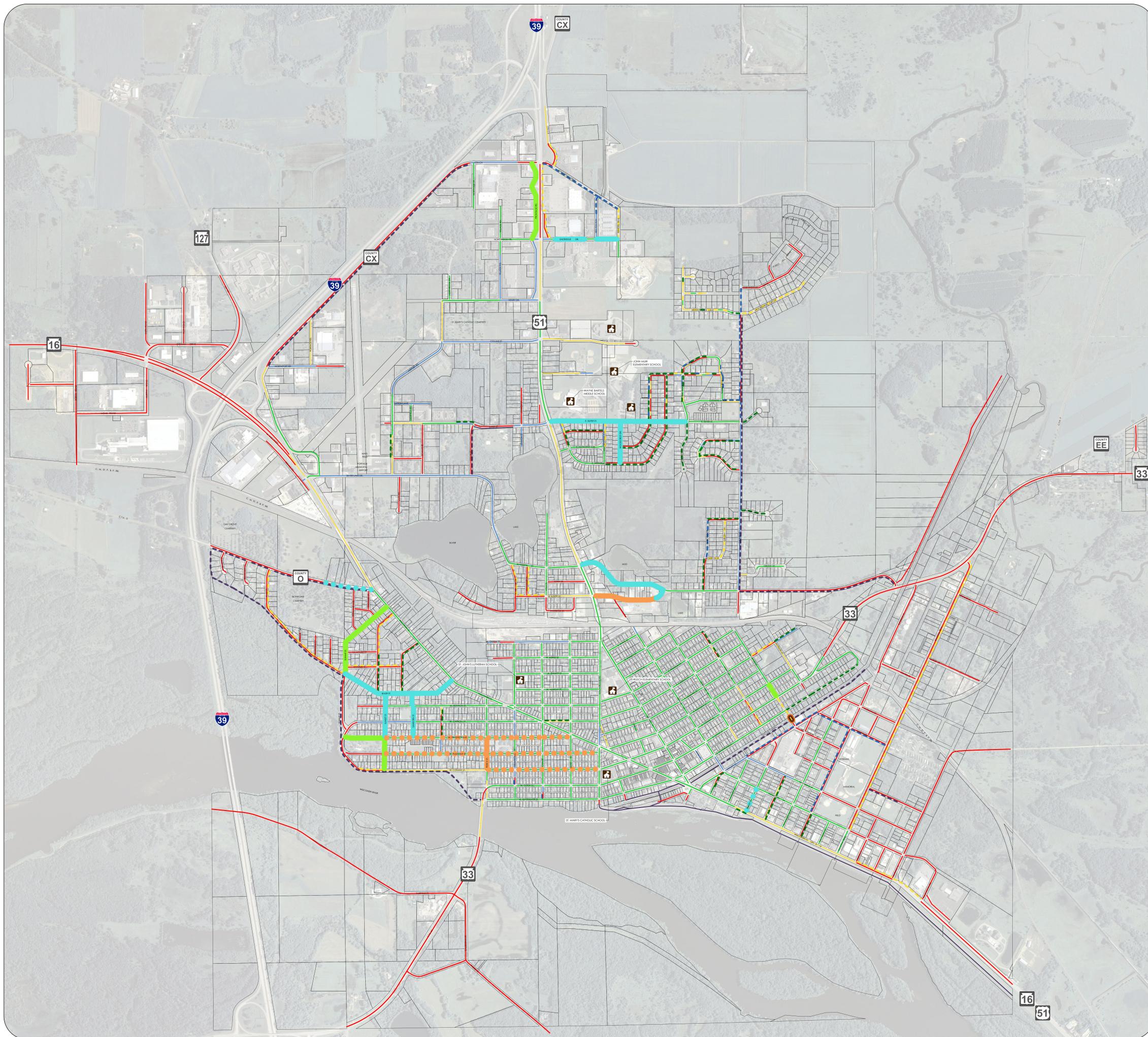
Proposed Sidewalks

- - - Sidewalks on Both Sides of Street
- - - Sidewalks on North or East Side of Street
- - - Sidewalks on South or West Side of Street
- - - Paved Path

Sidewalk Work Timeline

- 2014 - New Sidewalk
- - - 2014 - Replace Existing Sidewalk
- 2015 - New Sidewalk
- - - 2015 - Replace Existing Sidewalk
- 2016 - New Sidewalk
- - - 2016 - Replace Existing Sidewalk

-DRAFT-



General Engineering Company

P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901
608-742-2169 (Office) • 608-742-2592 (Fax)
www.generalengineering.net