

City of Portage
Monday, March 21, 2016
Plan Commission, 6:30 p.m. (Conference Room 2)
City Municipal Building, 115 West Pleasant Street
Agenda

Plan Commission Members: Mayor Bill Tierney, Chairperson; Aaron Jahncke,
City Engineer, Jan Bauman, Carolyn Hamre, Brian Zirbes, Peter
Tofson, Mike Charles

Regular Meeting-6:30 p.m.

1. Roll call
2. Approval of minutes from previous meeting
3. Discussion and possible action on City Water Department building
4. Discussion and possible action on Alta/ACSM for parcel #3138 for ALDI.
5. Discussion and possible action on ALDI store site plan
6. Discussion and possible action on Compass parking lot plan, 1506 New Pinery Road
7. Discussion and possible action on Portage Highlands CSM, parcel #3500.02
8. Discussion and possible action on partial alley vacation between Thompson Street and East Mullet Street,
9. Discussion on Comprehensive Plan Action Items
10. Plan Commission Adjournment

City of Portage
Monday, February 15, 2016
Plan Commission
6:30 p.m.
City Municipal Building, 115 West Pleasant Street
Conference Room 2

Members present: Mayor Bill Tierney, Chairperson; Aaron Jahncke, City Engineer, Jan Bauman, Mike Charles, Carolyn Hamre, Peter Tofson, and Brian Zirbes.

Others present: Administrator Murphy, Director Sobiek, Bill Welsh, and Peter Smith

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

Charles asked that on page 1 he be recorded in the minutes as attending the public hearing from 6:25 p.m. to 6:34 p.m.

Charles asked that the vote on the motion appearing on page 4, last paragraph, be changed to remove Charles and that the Motion passed 6-0 instead of 7-0.

Administrator Murphy asked that Mr. Kremer's name be corrected on page 6.

Director Sobiek indicated that Airport Commission Chair Maass requested that paragraphs 3 and 4 of page 4 be changed to read as follows, "Zirbes asked why the entire City-owned adjoining parcels on the eastern side of the Airport were not circled for inclusion as airport property. Maass indicated that the entire parcels could be considered as additional airport property and that the circled areas of the parcels simply indicated the minimum clear zone required.

Zirbes indicated his approval of this change.

Motion by Tofson, second by Zirbes to approve the minutes, as corrected, from the January 18 Joint Airport and Plan Commission meeting. Motion passed 7 to 0, on call of the roll of the Plan Commission.

3. **Discussion and possible action on CSM for Bruce A. Smith Little League Complex, Veterans Memorial Park, Parcels 78, 78.A, 57, and 31.B .**

Director Sobiek reported that this CSM combines four City of Portage owned parcels, bordered by Townsend and Coit Streets, as well as

Wauona Trail, into one 7.55 acre (328,944 sq ft) parcel to accommodate construction of the Bruce A. Smith Little League complex as part of the Veterans Memorial Park project. Parcels 78 and 78.A are zoned B-4 General Business and parcels 57 and 31.B are zoned R-2 Residential. Since "Active Outdoor Public Recreation" is a permitted use by right in both the R-2 and B-4 zoning districts, Staff recommends that the Plan Commission approve the CSM contingent upon satisfactorily obtaining the same zoning designation for both sets of parcels, specifically R-2 zoning. This requires a zoning amendment.

This will present a couple of challenges as it will delay the ability of the City to move forward with the CSM until the zoning amendment ordinance is adopted (approximately 45-60 days), as a public hearing on the re-zoning will need to be scheduled and

A discussion to present the issues and present a zoning amendment for the parcels and schedule a public hearing can take place in March. Action on the CSM could occur after a Zoning Amendment recommendation is provided by Plan Commission, prior to Council's final consideration.

Motion by Charles, second by Zirbes, to recommend that the City Council hold a hearing on a zoning amendment to rezone parcels 78 and 78.A as R-2 Single Family. Motion passed 7-0 on a call of the roll, with Tierney, Jahncke, Bauman, Charles, Hamre, Tofson, and Zirbes voting yes.

4. Discussion and Possible Action on Townsend Road Street Vacation

Zirbes outlined the need to vacate Townsend Road from Wauona Trail to Superior Street to accommodate the development of the new soccer fields as part of the Veterans Memorial Park development plan. The Park and Recreation Board reviewed this plan and recommends this street vacation

Director Jahncke indicated ATC and Alliant Energy would run an electrical easement through what would be the vacated street right of way, once the vacation occurs.

Hamre asked why the soccer fields were flip flopped. Zirbes responded that this was done to allow more room for the fields to the North.

Tofson asked if the Veterans Memorial Field soccer field concept plan was shared with the Plan Commission previously. Administrator Murphy indicated it was presented to the Plan Commission in 2015.

Zirbes recommended renaming the remaining segment of Townsend Road East Townsend Road, or another name, to alleviate confusion for emergency responders.

Motion by Zirbes, second by Tofson, to recommend the City Council hold a public hearing to vacate Townsend Street between Superior Street and

Wauona Trail. Motion passed on a call of the roll, with Tierney, Jahncke, Bauman, Charles, Hamre, Tofson and Zirbes voting Yes.

5. Discussion and possible action on Alta/ACSM for Winport Holdings, parcels #2021, #2234, #2031.B, City of Portage and vacation of Averbeck Street.

Director Jahncke reported that Winport Holdings, LLC, the new owner of the former Poly-One facility at 1320 and 1325 Adams Street, is seeking approval of this Alta Survey to address and clean up a number of issues, referencing them in the ACSM, including:

- Street encroachment issues - The City and Winport Holdings, LLC entering into encroachment agreements for 1320 and 1325 Adams Street allowing Winport Holdings' portions of the building(s), parking and property use to encroach onto E. Albert Street and Adams Street.
- Averbeck Street (undeveloped) being vacated between New Pinery Road and Adams Street.
- Wisconsin Power and Light (Alliant Energy) securing an easement in the vacated Averbeck Street ROW.
- City storm sewer easement.

As part of this ACSM, the Plan Commission will need to consider recommending the street vacation of that portion of Averbeck Street. Administrator Murphy and Director Jahncke outlined the Averbeck Street vacation area and the encroachment areas

Motion by Zirbes, second by Charles, to recommend holding a hearing before the City Council to vacate Averbeck Street, between Hwy 51 (New Pinery Road) and Adams Street. Motion carried 7-0 on a call with Tierney, Jahncke, Bauman, Charles, Hamre, Tofson and Zirbes voting Yes.

6. Discussion and possible action on the CSM for Peter Smith, parcel 1330.5

Director Sobiek outlined Mr. Smith's request to combine Lots 13 and 14 into one 14,975 square foot lot at 315 Oneida Street. He is seeking to add an addition to his shed building to accommodate business growth. The Board of Zoning Appeals has approved a variance allowing for the shed addition. The parcel is zoned M-1 Industrial. Minimum street frontage of 50 feet and minimum lot width of 100 feet are met for this zoning district, although the 14,975 square foot (.34 acre) lot is shy of the 20,000 square foot minimum lot requirement. The new Lot 1 would be in line with adjacent parcels in approximate lot size.

Mr. Smith indicated he is revising his addition plan and it will extend 16 feet from the west side of the shed building.

Motion by Charles, second by Hamre to approve the CSM for Peter E. Smith. Motion passed 7-0 on a call of the roll with Tierney, Jahncke, Charles, Hamre, Tofson, Zirbes and Bauman voting Yes.

7. Discussion and possible action on FEMA FIS Map Panel Revision

Director Jahncke reviewed the FEMA determination that the City of Portage update its flood insurance rate maps and flood insurance study for Columbia County into the City's flood plain ordinance in order to remain in the National Flood Insurance Program. The City has used the Wisconsin DNR's model ordinance in this regard. He then outlined the changes he recommends in the ordinance, as contained in his February 9 Memo to the Commission.

Motion by Hamre, second by Charles, to approve the changes recommended to the City's flood plain ordinance as presented and outlined by Director Jahncke in his February 9 Memo. Motion passed 7-0 on a call of the roll, with Tierney, Jahncke, Charles, Hamre, Tofson, Zirbes and Bauman voting Yes.

8. Comprehensive Plan Discussion for March Meeting.

Mayor Tierney asked Commissioners to review the 51 Point Action Plan in the City's Comprehensive Plan and bring their thoughts and comments to the March meeting.

Administrator Murphy indicated that he and Director Sobiek and Director Jahncke met to review the status and progress made by the City on these action items. Director Jahncke has prepared a summary of these item's status to be distributed to members.

9. Adjournment

Motion by Charles, second by Hamre, to adjourn. Motion passed 7 to 0 on call of the roll. Tierney, Jahncke, Charles, Hamre, Tofson, Zirbes, and Bauman voted Yes.

The Plan Commission meeting concluded at 7:14 p.m.

Respectfully submitted

Steven Sobiek,
Director, Business Development and Planning

Date Approved: _____

CITY OF PORTAGE

115 West Pleasant Street
Portage, Wisconsin 53901
Telephone: (608) 742-2176 • Fax: (608) 742-8623



"Where the North Begins"

Memorandum

TO: Plan Commission
FROM: Steve Sobiek, Business Development and Planning Director
SUBJECT: CSM/ACSM, Parking Lot and Alley Vacation Agenda Items for March 21 Meeting
DATE: March 15, 2016

Alta/ACSM for ALDI Grocery Store, Parcel #3138

This Alta/ACSM creates a new interior commercial parcel at 2935 New Pinery Road, parcel #3138 (formerly the K Mart Plaza property) to accommodate development of the proposed ALDI food store there. The newly configured parcel fronts New Pinery Road and is 85,052 sq ft (1.9525 acres). It borders the ingress/egress access point from New Pinery Road to the north and the Frontage Road to the south. Zoning is B3-Interchange Business and the new parcel satisfies zoning bulk regulations. Current owner is Lynn Holdings LLC.

Compass Parking Lot Plan, 1506 New Pinery Road

Compass Counseling has purchased the former LaBelle Dentistry Building at 1506 New Pinery Road and is proposing a new parking reconstruction of the approximate 165' by 66' lot. This will include removing the existing asphalt, removing the existing concrete area in front of the building, removing the green space area in front, pouring new concrete retaining walls with a 6' walkway and railing on the west side of the building, and replacing parking area with an 8" base finish grade and pave it with a 2.5" compacted asphalt mat.

Drainage is shown flowing to the east. Ingress/egress and flow of the parking lot remain basically the same with 22 parking stalls (including two handicapped stalls), including an additional four parking stalls to be located in the former green space area.

With the removal of the current small green space, more impervious surface is created, necessitating a storm water fee in lieu of plan fee.

CSM for Portage Highlands, Parcel #3500.02

Investors Community Bank is seeking to subdivide this larger condo lot fronting Pleasant Street, 3 acres (40,617 sf) part of the Portage Highlands Condo development, at Park and Pleasant Streets, into three smaller single family lots. The three lots will measure 11,307 sf (Lot 1), 15,690 sf (Lot 2) and 13,620 sf (Lot 3) respectively.

The parcel's R4-Small Scale Multi-family zoning requires a 15,000 sf minimum lot size, making Lots 1 and 3 non-compliant with this zoning ordinance.

A zoning map amendment to change the zoning to R2-Single Family would allow for an 8,000 sf minimum lot size and allow the proposed new parcels to blend in with the adjoining R2 single family neighborhood.

Given the fact that there is no condo market as previously existed, along with the dissolution of the condo developer, development of these new parcels as single family development would be the property's best possible use.

A 20' wide water main/easement running through Lot 2 has been identified and better delineated to facilitate more developable area there.

Alley Vacation, Parcel# 278, between Thompson Street and E. Mullet Street

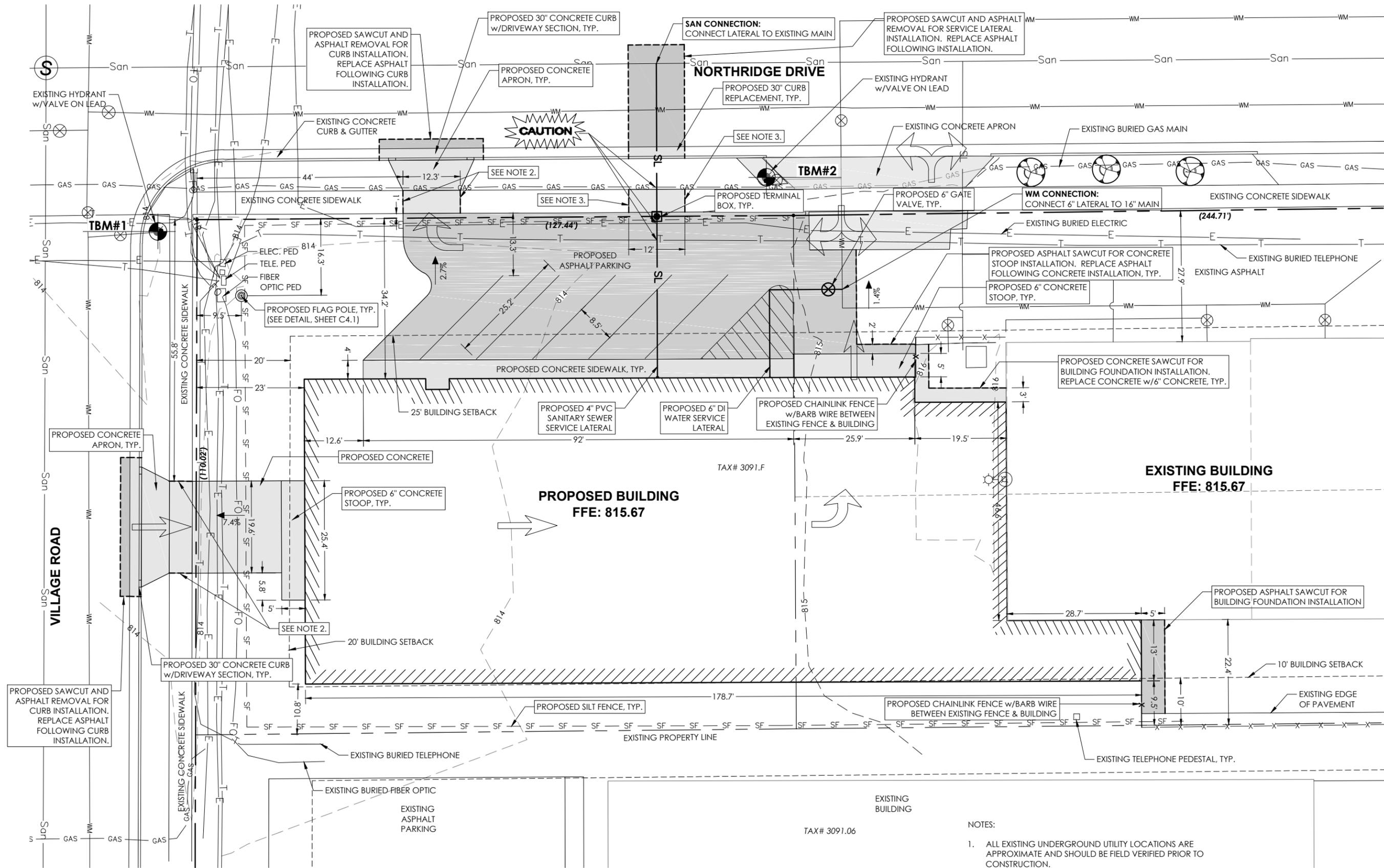
Columbia County has requested a vacation of the 25 ft alley ROW in the back of Parcel #278 (adjacent to abutting properties), between Thompson Street and East Mullet Street, to facilitate development of the 11 stall parking lot (M1) approved for this parcel as part of the Gateway development project.

The vacation, once approved would result in 12.5 ft of alley ROW attaching to abutting properties. The land surveyor indicates the eastern boundary in Parcel No. 278 is incorrect since the Alley ROW was never vacated

The Plan Commission is being asked to recommend that the Council take action on this proposed alley vacation request. This alley vacation will allow for a new CSM to record this partial alley vacation.

CC: Shawn Murphy

G:\Current Files L-Q\Portage\2013 Projects\2-0115-1G\2-Civil\Production Drawings\1_Bld Plan Sets\1-C2.0-RSP-2-0115-1G.dwg, 3/14/2016 8:29:48 AM, 1:1



BENCHMARK TABLE

BENCHMARK	DESCRIPTION	ELEVATION
TBM #1	TOP NUT ON HYDRANT, SE CORNER OF VILLAGE ROAD AND NORTHRIDGE DRIVE	816.04'
TBM #2	TOP NUT ON HYDRANT, SOUTH SIDE OF NORTHRIDGE DRIVE, 120' EAST OF VILLAGE ROAD	817.71'

NOTES:

- ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- SAWCUT (OR REMOVE AT CLOSEST JOINT) CONCRETE SIDEWALK FOR 6" CONCRETE SIDEWALK REPLACEMENT.
- SAWCUT (OR REMOVE AT CLOSEST JOINT) CONCRETE SIDEWALK FOR SEWER LATERAL INSTALLATION. REPLACE WITH 4" CONC. SIDEWALK.
- ROCK CONSTRUCTION ENTRANCE IS NOT SHOWN FOR CLARITY.
- INSTALL CURB INLET PROTECTION AS DIRECTED BY THE ENGINEER.

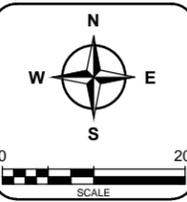

 To Obtain Location of Participants Underground Facilities Before You Dig in Wisconsin
CALL DIGGERS HOTLINE
 1-800-242-8511
Wis Statute 182.0175 (1974) Requires Min. 3 Work Days Notice Before You Excavate



General Engineering Company
 P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901
 608-742-2169 (Office) • 608-742-2592 (Fax)
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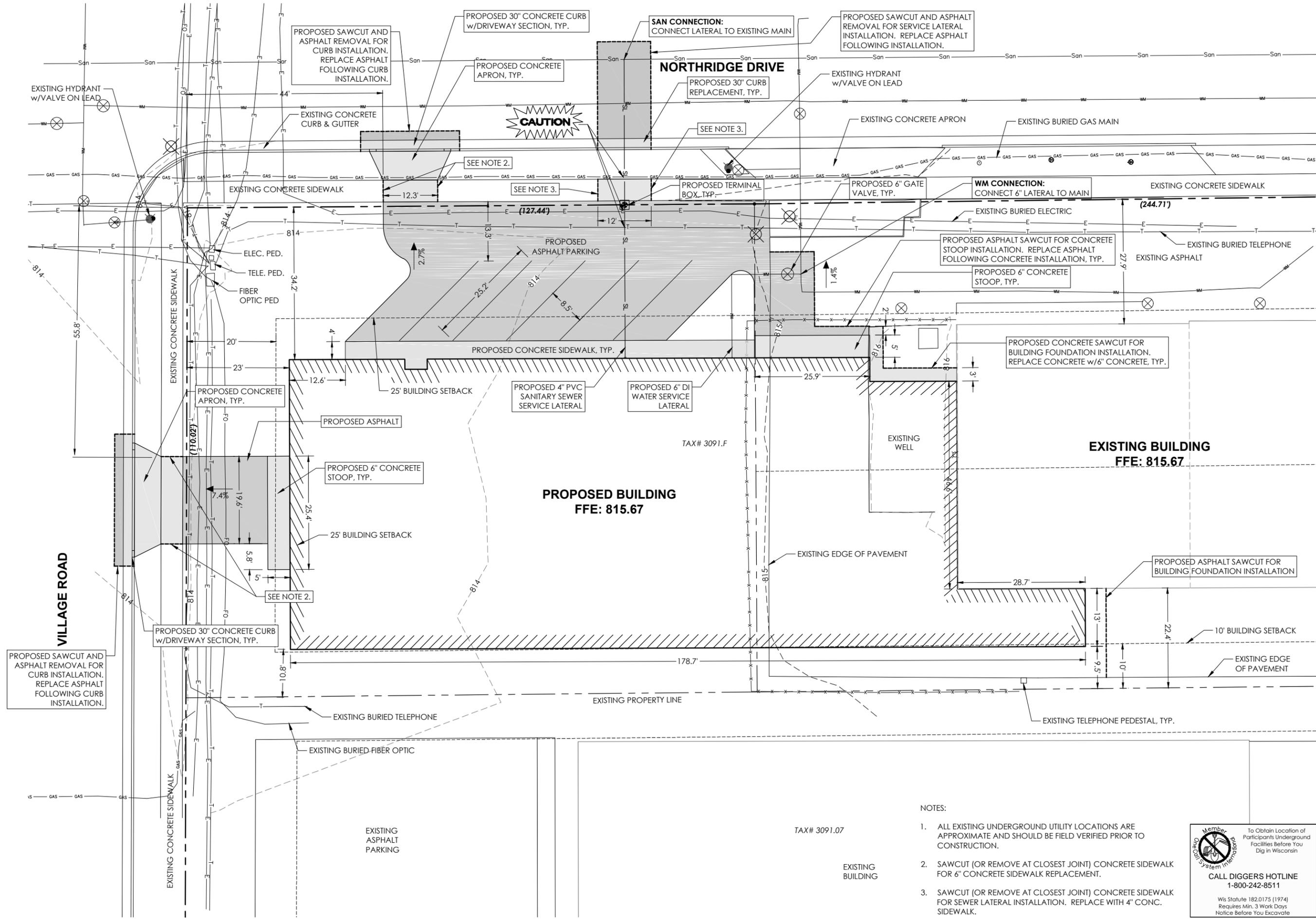
PROPOSED SITE PLAN
Water Dept. Maintenance Facility
City of Portage
 Columbia County, WI

REVISIONS	NO.	BY	DATE



DRAWN BY: SRR
 REVIEWED BY: KDA
 ISSUE DATE: 3/30/16
 GEC FILE NO.: 2-0115-1G
 SHEET NO.: **C2.0**

G:\Current Files L-Q\Portage\2013 Projects\2-0115-1G Water Dept. Maintenance Facility\CAD 2-0115-1G2_CIVIL\Production Drawings\1_Bld Plan Sets\1-C2.0-RSP-2-0115-1G.dwg, 3/1/2016 3:22:39 PM, 1:1



NOTES:

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2. SAWCUT (OR REMOVE AT CLOSEST JOINT) CONCRETE SIDEWALK FOR 6" CONCRETE SIDEWALK REPLACEMENT.
3. SAWCUT (OR REMOVE AT CLOSEST JOINT) CONCRETE SIDEWALK FOR SEWER LATERAL INSTALLATION. REPLACE WITH 4" CONC. SIDEWALK.

Member
Wisconsin
Public System Interchange

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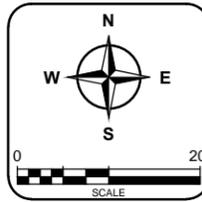


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PROPOSED SITE PLAN
Water Dept. Maintenance Facility
City of Portage
Columbia County, WI

REVISIONS	NO.	BY	DATE
ADDED SERVICE LATERALS	1	SRR	05/01/2016



DRAWN BY	SRR
REVIEWED BY	KDA
ISSUE DATE	
GEC FILE NO.	2-0115-1G
SHEET NO.	

C2.0



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FLOOR PLAN
PORTAGE WATER & UTILITIES BLDG ADDITION
PORTAGE WATER & UTILITIES

CITY OF PORTAGE
COLUMBIA COUNTY, WI

REVISIONS	NO.	BY	DATE

As indicated

FULL SIZE SCALE

DRAWN BY	RMS
REVIEWED BY	KEF
ISSUE DATE	3/3/16
GEC FILE NO.	2-0115-1G1
SHEET NO.	A1.0

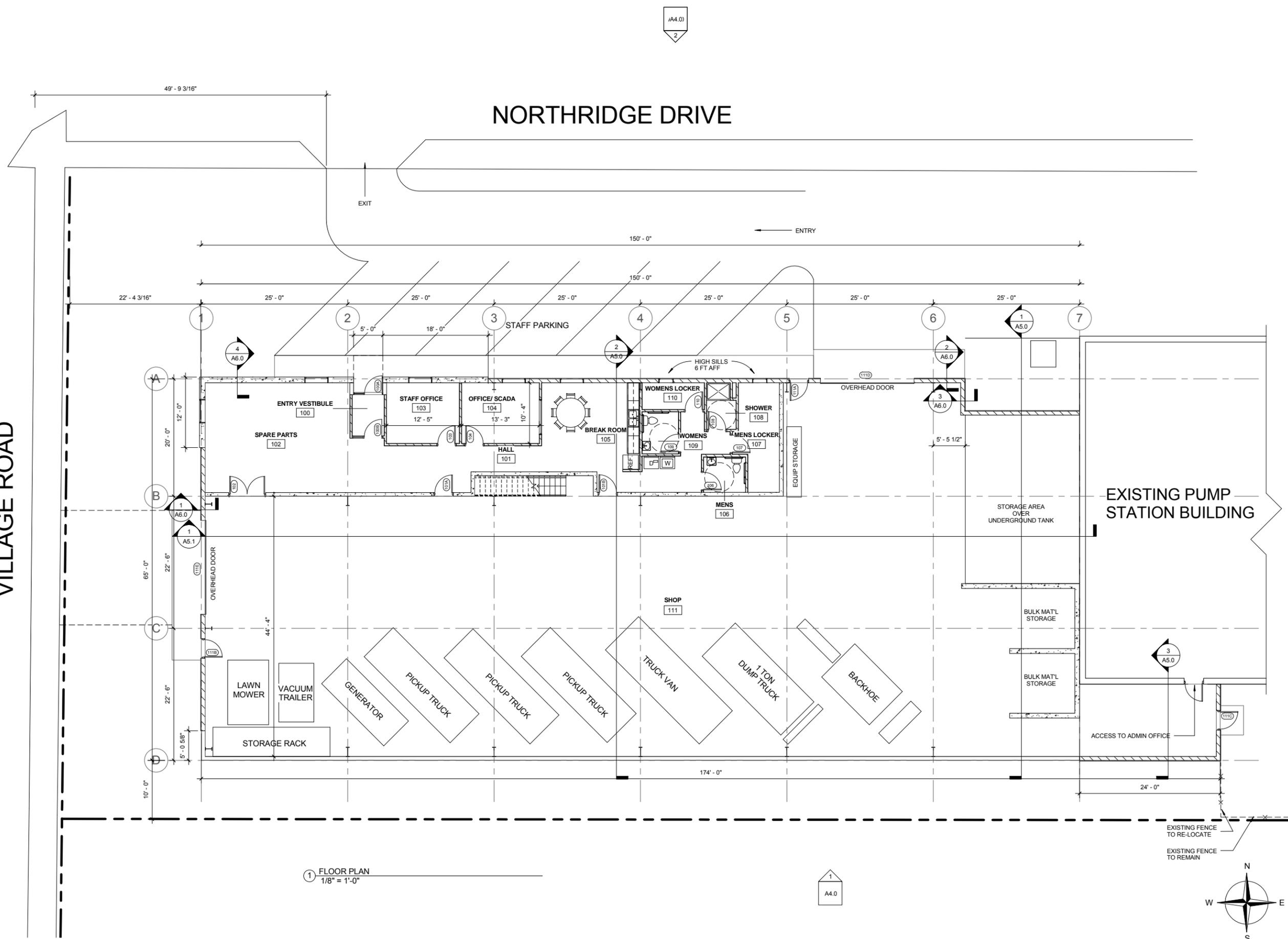
A1.0

G:\Current Files - Q:\Portage\2015 Projects\2-0115-1G1 Water Dept. Maintenance Facility\CAD 2-0115-1G1_ARCH\Archived\2-0115-1G Portage Water Dept. Addition - Elevation Option 2 - SWE.rvt

A4.0 3

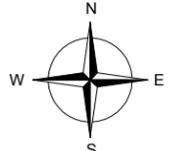
VILLAGE ROAD

NORTHRIDGE DRIVE



1 FLOOR PLAN
1/8" = 1'-0"

A4.0 1



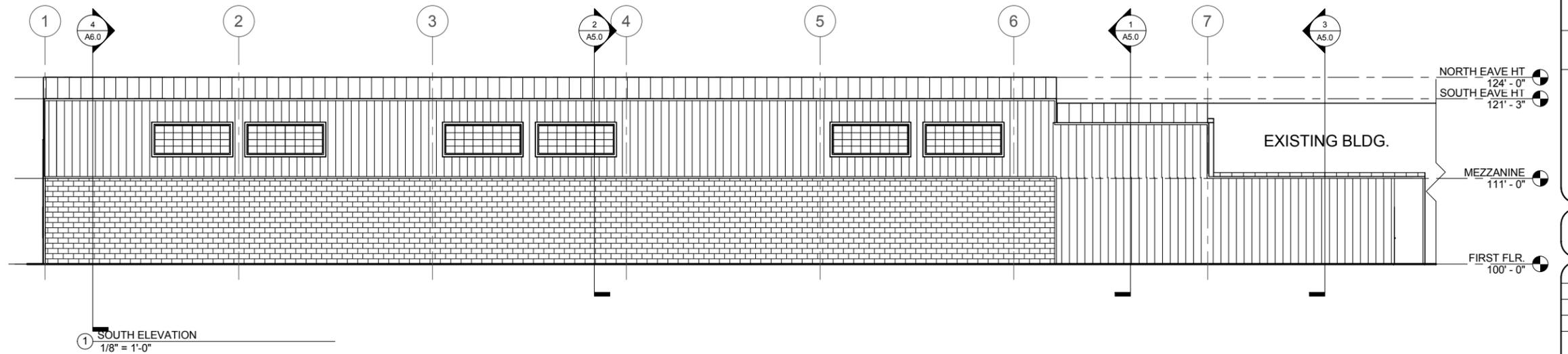
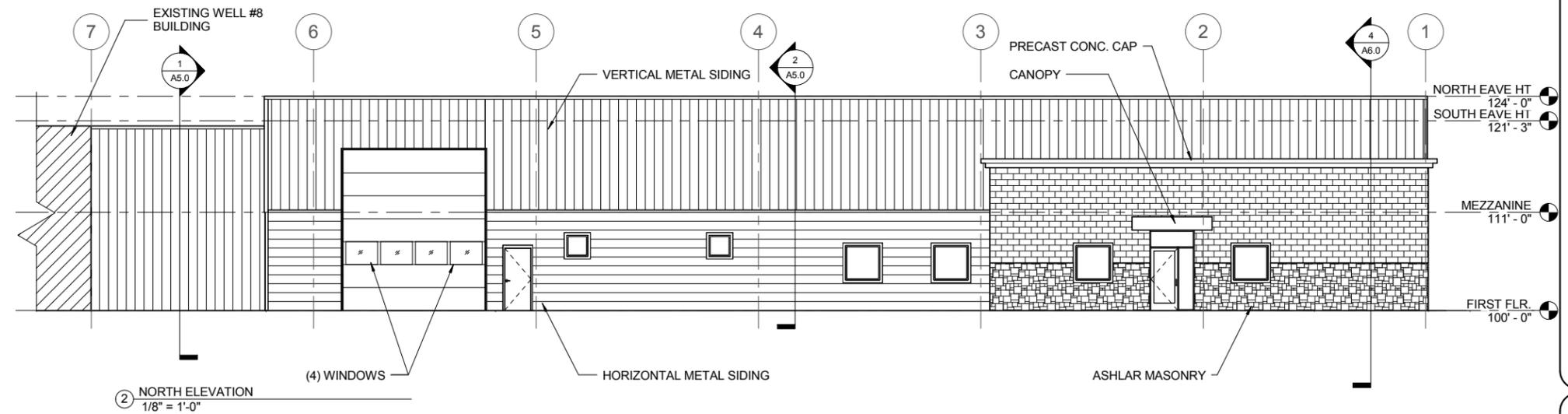
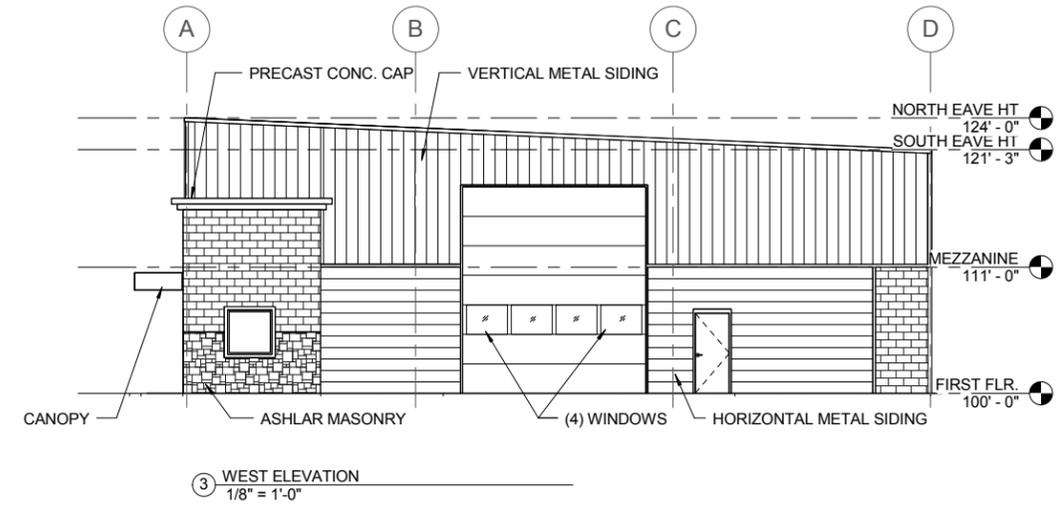
A4.0 2



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EXTERIOR ELEVATIONS
PORTAGE WATER & UTILITIES BLDG ADDITION
PORTAGE WATER & UTILITIES

CITY OF PORTAGE
COLUMBIA COUNTY, WI

NO.	REVISIONS	BY	DATE

1/8" = 1'-0"

FULL SIZE SCALE

DRAWN BY	RMS
REVIEWED BY	KEF
ISSUE DATE	3/3/16
GEC FILE NO.	2-0115-1G1
SHEET NO.	A4.0

A4.0

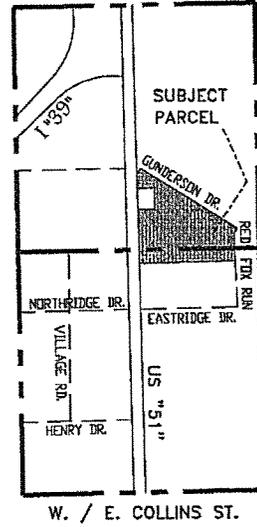
COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30 AND A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, ALL BEING IN TOWN 13 NORTH, RANGE 9 EAST IN THE CITY OF PORTAGE, COLUMBIA COUNTY, WISCONSIN.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	91.42'	20.00'	N44°28'49"E	28.28'	90°00'00"
C2	62.97'	92.00'	S69°52'25"W	61.74'	39°12'49"

⊙ - DENOTES SET 3/4" X 18" LONG IRON REBAR WEIGHING 1.13 LBS. PER LINEAL FOOT.

ZONING:
B3, INTERCHANGE BUSINESS DISTRICT



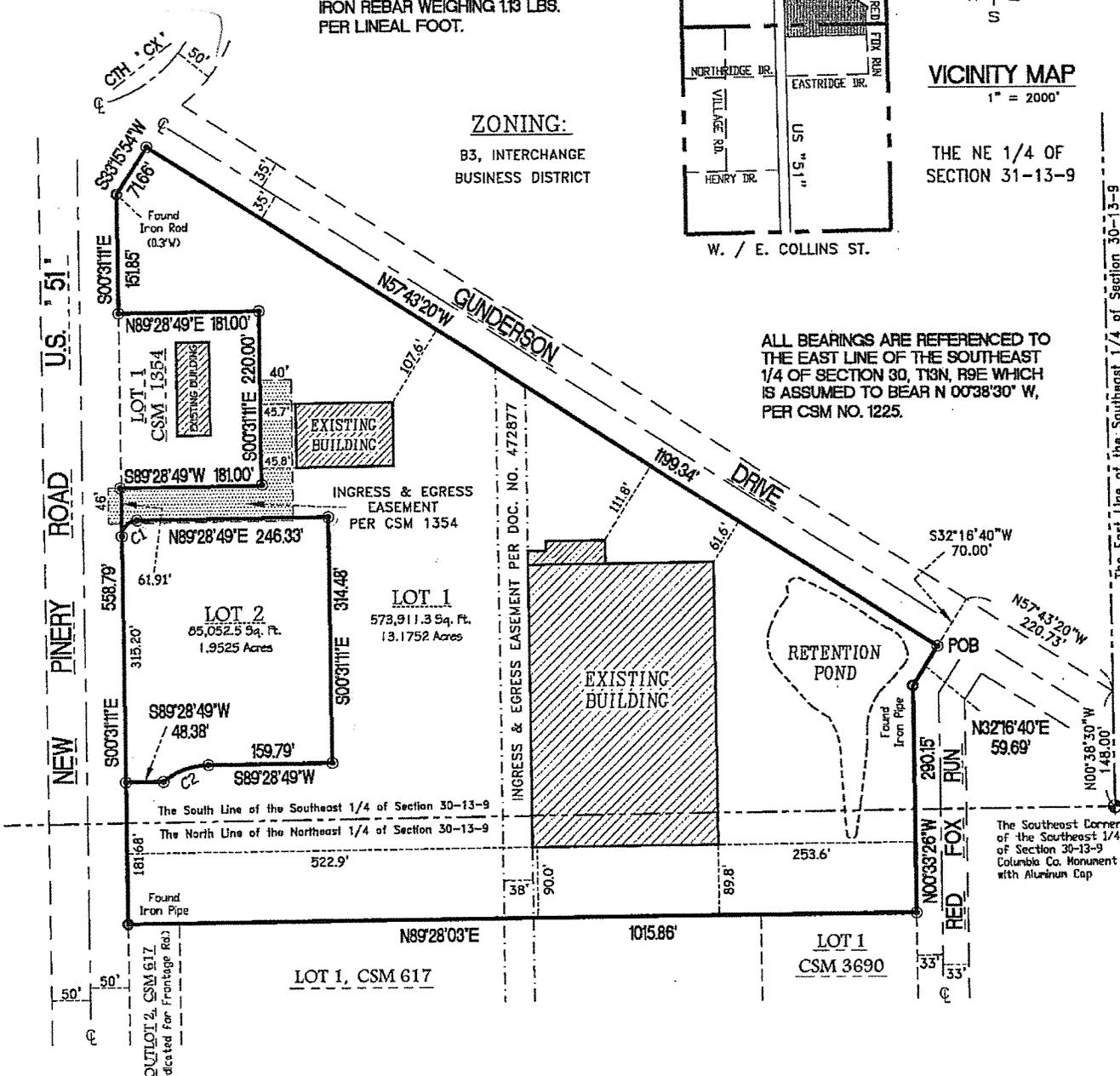
THE SE 1/4 OF SECTION 30-13-9



VICINITY MAP
1" = 2000'

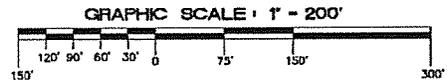
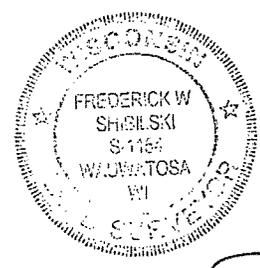
THE NE 1/4 OF SECTION 31-13-9

ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 30, T13N, R9E WHICH IS ASSUMED TO BEAR N 00°38'30" W, PER CSM NO. 1225.



NEW PINERY ROAD
US 51

OWNER:
LYNN HOLDINGS LLC.
2965 Cahill Main
Fitchburg, WI 53711



Frederick W. Shibilski
FREDERICK W. SHIBILSKI S - 1164

KEY ENGINEERING GROUP LTD.
735 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53202
414.224.8308 (tel) - 414.224.8383 (fax)

MARCH 4, 2016

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 30 AND A PART OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 31, ALL BEING IN TOWN 13 NORTH, RANGE 9 EAST IN THE CITY OF PORTAGE, COLUMBIA COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE
STATE OF WISCONSIN)
MILWAUKEE COUNTY)SS**

I, Frederick W. Shibilski, a Professional Land Surveyor do hereby certify:

That I have surveyed, divided and mapped a tract of land in the Southeast ¼ of the Southeast ¼ of Section 30, Town 13 North, Range 9 East and in the Northeast ¼ of the Northeast ¼ of Section 31, Town 13 North, Range 9 East, in the City of Portage, Columbia County, Wisconsin bounded and described as follows: Commencing at the Southeast corner of the Southeast ¼ of Section 30, Town 13 North, Range 9 East; thence North 00° 38' 30" West along the East line of said ¼ Section, 148.00 feet; thence North 57° 43' 20" West, 220.73 feet; thence South 32° 16' 40" West, 70.00 feet to the point of beginning of the land to be described; thence North 57° 43' 20" West, 1199.34 feet; thence South 33° 15' 54" West, 71.66 feet; thence South 00° 31' 11" East, 151.85 feet; thence North 89° 28' 49" East, 181.00 feet; thence South 00° 31' 11" East, 220.00 feet; thence South 89° 28' 49" West, 181.00 feet; thence South 00° 31' 11" East, 558.79 feet; thence North 89° 28' 03" East, 1015.86 feet; thence North 00° 33' 26" West, 290.15 feet; thence North 32° 16' 40" East, 59.69 feet to the point of beginning.

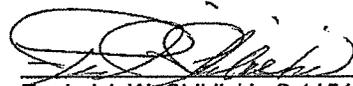
That I have made such survey, land division and map by the direction of the Lynn Holdings, LLC, owner of said land.

That this map is a correct representation of all exterior boundaries of land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code in surveying, dividing and mapping the same.

Dated this 4th day of March, 2016.




Frederick W. Shibilski S-1154
Wisconsin Professional Land Surveyor

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 30 AND A PART OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 31, ALL BEING IN TOWN 13 NORTH, RANGE 9 EAST IN THE CITY OF PORTAGE, COLUMBIA COUNTY, WISCONSIN.

CORPORATE OWNERS CERTIFICATE:

Lynn Holdings, LLC, a company duly organized and existing under and by virtue of the laws of the State of Wisconsin as owner, does hereby certify that said corporation caused the land described on this map to be surveyed, divided and mapped as represented on this map.

We further certify that this map is required to be submitted to the City of Portage for approval or objection. Ordinances.

IN WITNESS WHEREOF, the said Lynn Holdings, LLC, has caused these presents to be signed by Jason Adamany, Partner, at _____, Wisconsin, on this ____ day of _____, 2016.

Jason Adamany, Partner
Lynn Holdings, LLC

**STATE OF WISCONSIN)
COUNTY)SS**

Personally came before me this _____ day of _____, 2016, the above named Jason Adamany, Partner of the above named Company, to me known to be the person who executed the foregoing instrument and to me known to be such Jason Adamany, Partner of said Company and acknowledged that he executed the foregoing instrument as such officer as the deed of said Company by its authority.

Notary Public, State of Wisconsin
My Commission expires _____

CITY OF PORTAGE APPROVAL CERTIFICATE

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

Date

William Tierney, Mayor

I hereby certify that Certified Survey Map is approved by the City of Portage, Wisconsin, this ____ day of _____, 2016.

Date

Marie A. Moe, City Clerk



Memorandum

TO: Plan Commission
FROM: Steve Sobiek, Business Development and Planning Director
DATE: March 15, 2016
RE: ALDI Store Site Plan

Zoning B-3, Interchange Business

ALDI has submitted plans, including a site plan, to build a 19,636 square foot grocery store on a new 85,052 SF parcel (1.95 acres), part of the former K Mart Plaza property at 2935 New Pinery Road. Green space ratio of the proposed development is 25.22 percent.

The proposed Portage store will be ALDI's newly unveiled 'V-7' food store; a larger, enhanced and more robust store recently developed by the company. This new 'V-7' type store is now also being planned for Waukegan, Illinois.

ALDI expects a 6 month summer construction, with the store opening in the Fall (November-December), 2016. ALDI will attempt (and has had a successful track record according to the company) to utilize local subcontractors to benefit the local economy. The proposed Portage store will be larger than the current and typical 17,000+ ft ALDI food store now commonly serving the market.

The store will have 5 aisles with an organic foods section. The exterior will feature lower masonry construction with a very aesthetically appealing aluminum composite facade entranceway/overhang, as well as energy efficient features, including LED lighting. The site plan also includes an asphalt parking lot with 85 parking stalls, including 4 handicapped stalls, and is code compliant.

The plans were submitted with a completed Developer's Checklist and included a site plan, demolition plan, grading and erosion control plan, paving and utility plan, landscaping plan and exterior lighting plan with photometrics. Exterior building/elevation drawings and floor plans were also submitted

Landscaping plan submitted meets Code requirements as follows:

- 170 points for foundation plantings (164 points required). Because the store design requires pavement to the foundation, foundation plantings at the drip line are not practically possible. Instead landscaping is shown planted around the general perimeter of the building, in relative close proximity.
- 203 points for street frontage plantings (199 points required).
- 361 points for paved/parking lot areas (355 required)
- Landscaping plantings includes a nice selection of Japanese white birch, flowering crab trees, Black Hills Spruce, burning bush, hydrangea, viburnum, potentilla, etc around the general perimeter of the parcel, as well as two landscaped islands in the parking lot.

The energy-efficient lighting and photometric plan submitted shows:

- Eight canopy mounted Cree luminaire lights of 81.5 watts each at the main store entrance way canopy area.
- Five wall mounted Cree LED sconce type light fixtures of 43 watts each at the store entrance way canopy area.
- Three wall mounted Cree security LED luminaire lights of 132 watts each on the north, east and south-east aides of the building.
- Two sets of four 18' aluminum with bronze finish poles mounted with fixture heads. The fixtures will be Cree LED diffusing reflector lighting, 264 watts for each set, that are dark sky compliant.
- Five 18' aluminum with bronze finish poles with Cree LED diffusing reflector lighting, dark sky compliant, 198 watts each, that will be installed along and near the western and southern boundaries of the new parcel.

The photometric plan submitted shows a good diffusion of light for the parking lot and entranceway/building areas, as well as for security along the perimeters of the parcel, including the back and sides of the store building.

A panel (s) of the existing ground sign will be used with a new change of copy. Additional Aldi's wall signage (two 9'6" by 7' 11") will be from the front and south-facing side.

A 0-4' high by 76' long retaining wall with landscaping to the north will be erected along the eastern side of the building to screen the delivery area. A proposed stone tracking pad is also shown off the south-east corner of the building.

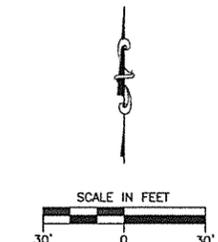
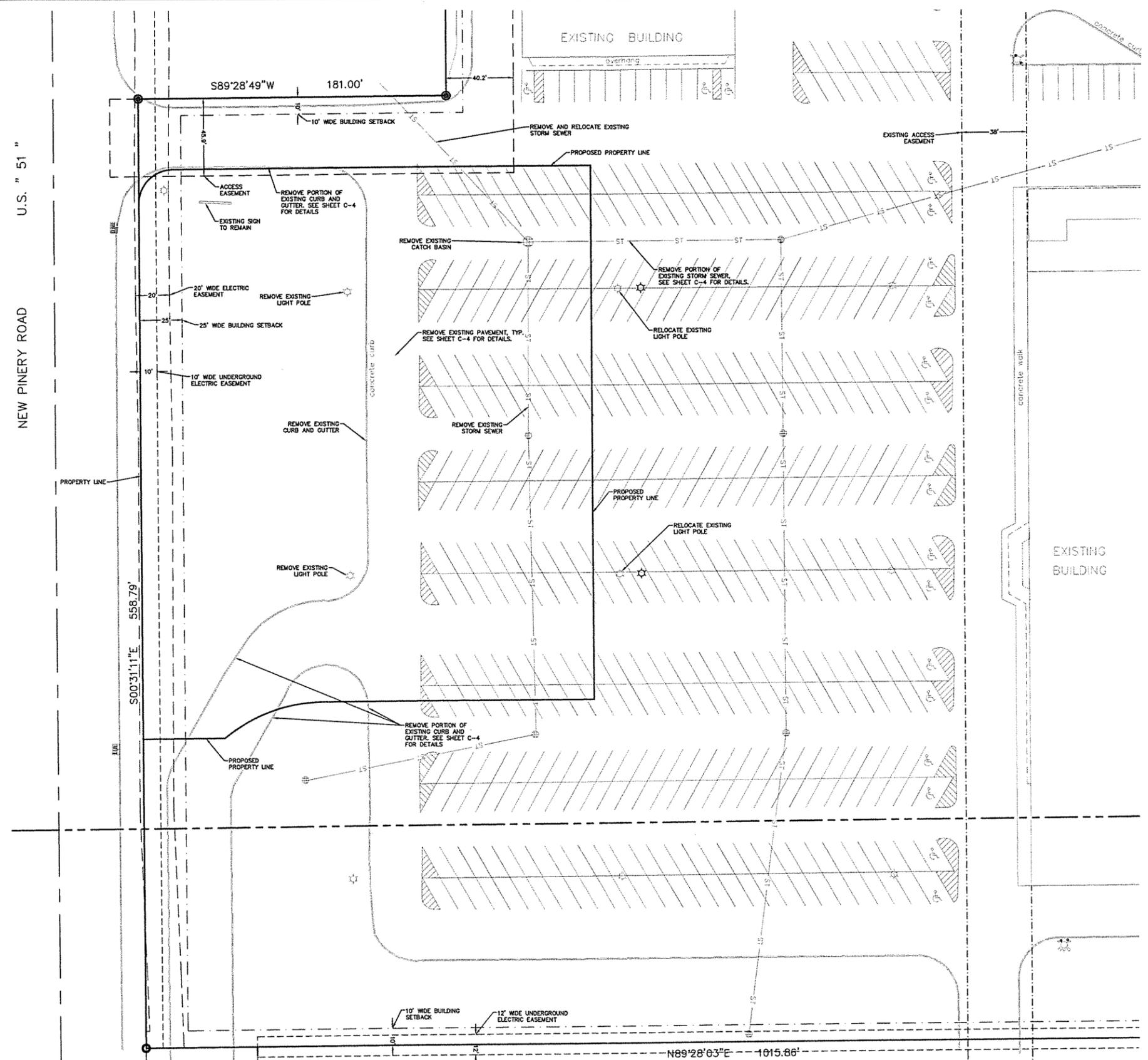
Site preparation/demolition will include removing the existing pavement, portions of the existing storm sewers, catch basin, two existing lights poles, curb and gutter from the interior of the lot, and relocating two existing light poles several feet.

Utilities will come to the site from the west under New Pinery Road.

The Fire Department reviewed the store and site plans and had no issues with them.

Green space being removed from the site will create more impervious surface, requiring a fee in lieu of plan fee. Alternately a plan to show stormwater is being handled by the retention pond behind the former Kmart building could be provided. Also, stormwater plans submitted do not show a storm water inlet that currently exists near the northwest corner of the new CSM parcel. Consequently, storm water and storm water flow plans need to be provided to account for either a new flow and plan, including whether the retaining pond on the parcel to the east (formerly K Mart plaza) can accommodate the new stormwater calculations. If the retaining pond on the adjoining parcel is utilized for stormwater , a stormwater detention facility maintenance agreement would need to be put in place between the parties, including the City.

NOTES:
 1.) CONTRACTOR TO INSTALL ALL EROSION CONTROL DEVICES PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
 2.) GENERAL CONTRACTOR TO COORDINATE ALL UTILITY DISCONNECTS AND REMOVALS WITH PUBLIC UTILITY COMPANIES.



REVISION NO.	DESCRIPTION	DATE	BY

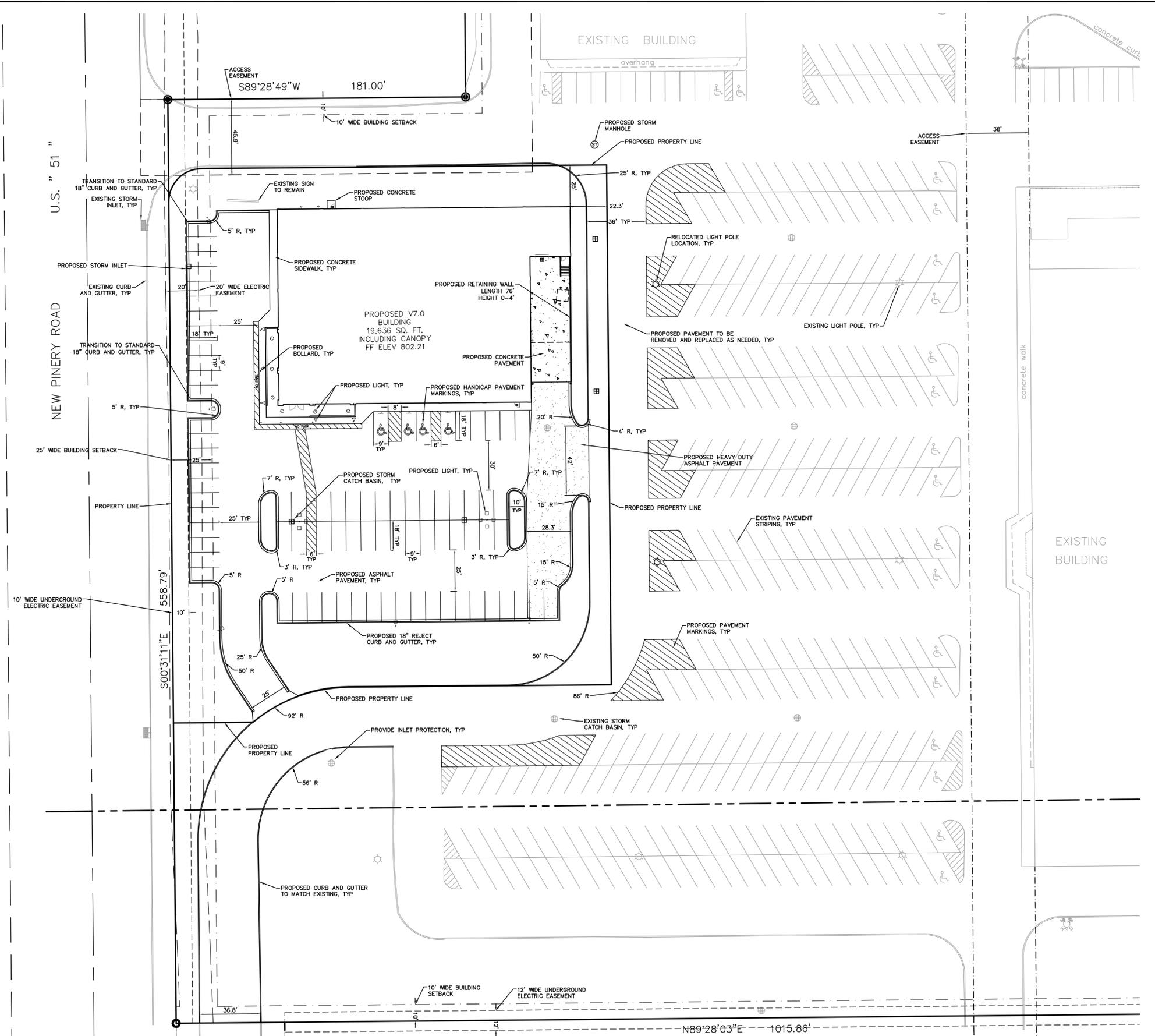
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APPROVED BY	SAO	DATE	03/07/16
CADFILE	XREF	LMAN	

DEMOLITION PLAN
ALDI INC.
 2935 NEW PINERY ROAD
 PORTAGE, WI

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."
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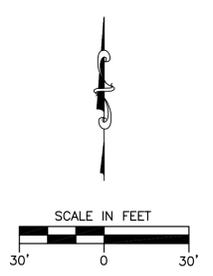
KEY PROJECT NUMBER	2512005
PROJECT SCALE	1" = 30'
SHEET NUMBER	C-1



- NOTES:
- 1.) CONTRACTOR TO INSTALL ALL EROSION CONTROL DEVICES PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
 - 2.) ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - 3.) REMOVAL AND RELOCATION OF LIGHT POLES SHALL BE COORDINATED WITH CITY OF PORTAGE.

SITE STATISTICS

LOT ZONED:	INTERCHANGE BUSINESS
LOT SIZE:	85,052 SF, 1.95 AC
PROPOSED BUILDING WITH CANOPY:	19,636 SF, 0.45 AC
PROPOSED TOTAL # OF PARKING SPACES:	81
PROPOSED # HANDICAP:	4
PROPOSED IMPERVIOUS SURFACE:	63,598 SF, 1.46 AC
DISTURBANCE AREA:	96,800 SF, 2.22 AC
PROPOSED GREEN SPACE:	21,454 SF, 0.49 AC
GREEN SPACE RATIO:	25.22%



REVISION NO.	DESCRIPTION	DATE	BY

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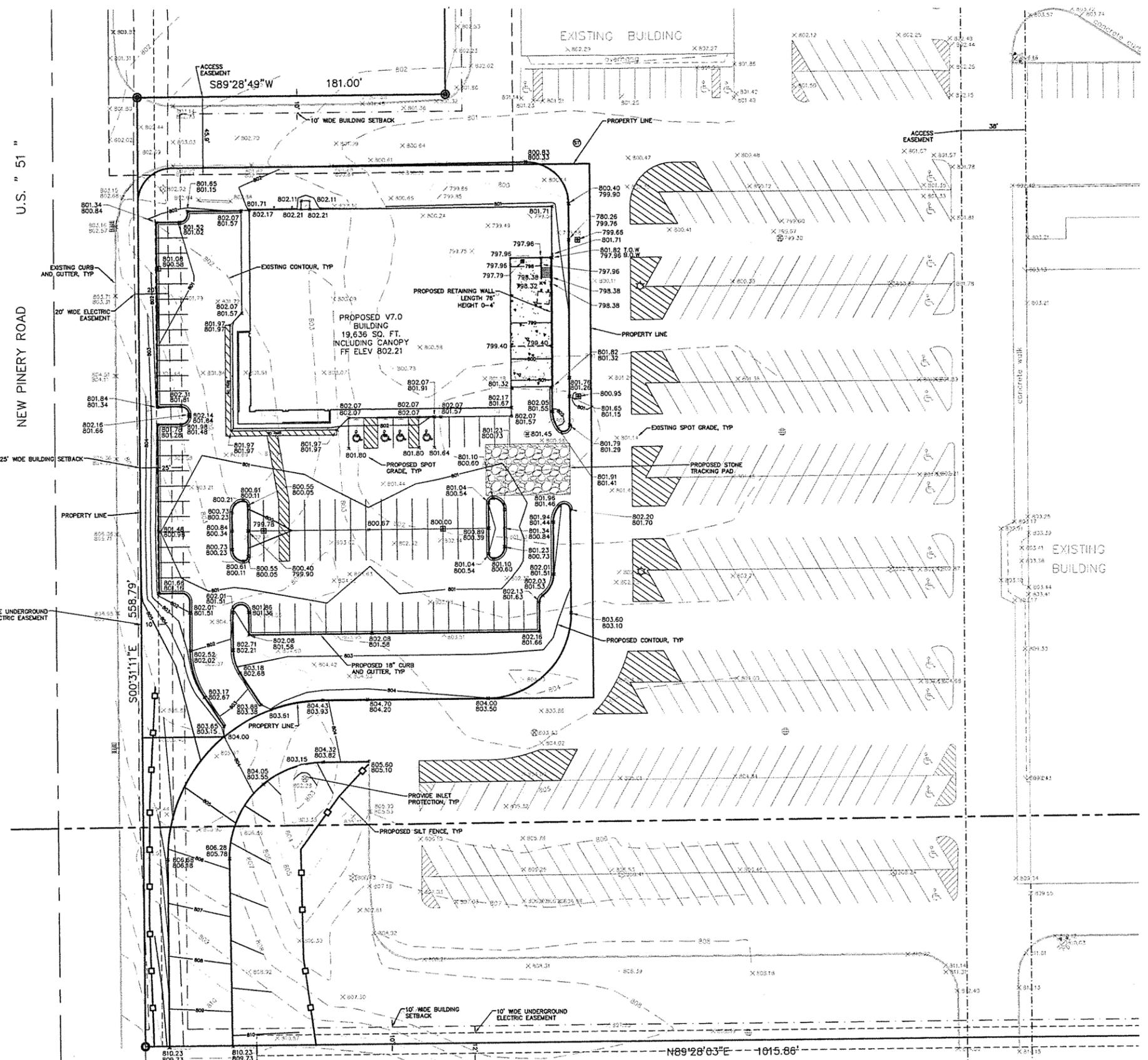
**SITE PLAN
ALDI INC.
2935 NEW PINERY ROAD
PORTAGE, WI**

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

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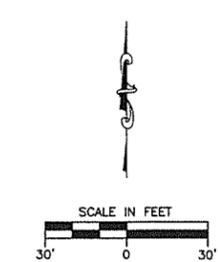
735 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8383 (fax)

KEY PROJECT NUMBER	2512005
PROJECT SCALE	1" = 30'
SHEET NUMBER	C-2



- NOTES:
- 1.) ALL EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO ANY LAND DISTURBANCE ACTIVITIES. DEVICES SHALL BE INSTALLED AND MAINTAINED PER WISCONSIN DEPARTMENT OF NATURAL RESOURCES BEST MANAGEMENT PRACTICES (BMP), TECHNICAL STANDARDS.
 - 2.) IF DEWATERING IS REQUIRED DURING CONSTRUCTION, ALL WATER SHALL BE DIRECTED TOWARD AND TREATED USING GEOTEXTILE SEDIMENT BAGS. ALL DEWATERING ACTIVITIES SHALL COMPLY WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. NO SEDIMENT SHOULD BE DEPOSITED INTO THE CITY STORM SEWERS.
 - 3.) GEOTEXTILE BAGS SHALL BE SIZED ACCORDING TO THE PARTICLE SIZE BEING TRAPPED. EXPECTED FLOW OR PLUMPING RATE (GPM) PER SQUARE FOOT OF FABRIC AND 50% CLOSING FACTOR. THE FOOTPRINT OF THE BAG SHALL BE NO SMALLER THAN 100 SQ. FT. BAGS SHALL BE STAGED IN AREA WHERE DISCHARGE WILL NOT FLOW OVER DISTURBED AREAS.
 - 4.) CONTRACTOR SHALL PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE THROUGHOUT CONSTRUCTION PHASING AND TIMELY STABILIZATION. SITE WATERING AND MULCH CAN ALSO BE USED TO REDUCE DUST ON THE SITE.
 - 5.) AT THE END OF EACH WORKDAY, ALL OFF-SITE SEDIMENT DEPOSITS OR TRACKED SOIL ORIGINATING FROM THE SITE SHALL BE CLEANED UP. FLUSHING IS NOT PERMITTED UNLESS TREATED PRIOR TO DISCHARGE FROM SITE.
 - 6.) ALL AREAS OF FINAL GRADING SHALL BE STABILIZED WITHIN 7 DAYS.
 - 7.) ALL EROSION CONTROL DEVICES SHALL BE CHECKED WEEKLY AND AFTER A RAINFALL EVENT OF 0.5 INCH OR MORE. ALL MAINTENANCE SHALL BE COMPLETED IMMEDIATELY.
 - 8.) CONTRACTOR SHALL VERIFY ALL ELEVATIONS IN FIELD PRIOR TO CONSTRUCTION.
 - 9.) DURING THE GROWING SEASON, ALL DISTURBED AREAS LEFT UNTOUCHED FOR 14 DAYS OR LONGER SHALL BE TEMPORARILY STABILIZED WITH SEED AND MULCH PER MNOR TECHNICAL STANDARD. MULCH MAY BE ANCHORED BY MECHANICAL CRIMPING OR THROUGH USE OF A TACKIFIER, WHICH EVER IS MORE COST EFFECTIVE. SEEDING MUST BE COMPLETED BY SEPTEMBER 15TH FOR PERENNIALS AND OCTOBER 15TH FOR ANNUALS. DURING THE WINTER MONTHS, ALL DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED WITH A POLYMER PER MNOR TECHNICAL STANDARD.
 - 10.) DURING THE WINTER MONTHS, ALL FILL PILES SHALL BE PUSHED INTO A STOCKPILE AND TEMPORARILY STABILIZED WITH A POLYMER IF LEFT UNTOUCHED FOR 7 DAYS OR LONGER.

- CONSTRUCTION SEQUENCE:
- 1.) INSTALL ALL EROSION CONTROL DEVICES.
 - 2.) DEMOLITION AND REMOVAL OF ASPHALT AND CONCRETE.
 - 3.) ABANDON EXISTING UTILITIES.
 - 4.) ROUGH GRADING.
 - 5.) INSTALLATION OF UNDERGROUND UTILITIES.
 - 6.) CONSTRUCTION OF FOUNDATIONS AND BUILDING.
 - 7.) FINAL GRADING OF SITE.
 - 8.) CONSTRUCT CURBS AND GUTTER.
 - 9.) INSTALL ASPHALT PAVING AND STRIPING.
 - 10.) INSTALL LANDSCAPING.
 - 11.) REMOVAL OF EROSION CONTROL DEVICES UPON SITE STABILIZATION.
- TOTAL DISTURBANCE AREA: 96,800 SF, 2.22 AC
 PROPOSED IMPERVIOUS SURFACE: 63,598 SF, 1.45 AC

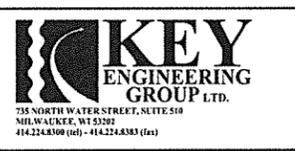


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GRADING AND EROSION CONTROL PLAN
ALDI INC.
 2935 NEW PINERY ROAD
 PORTAGE, WI

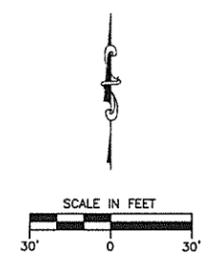
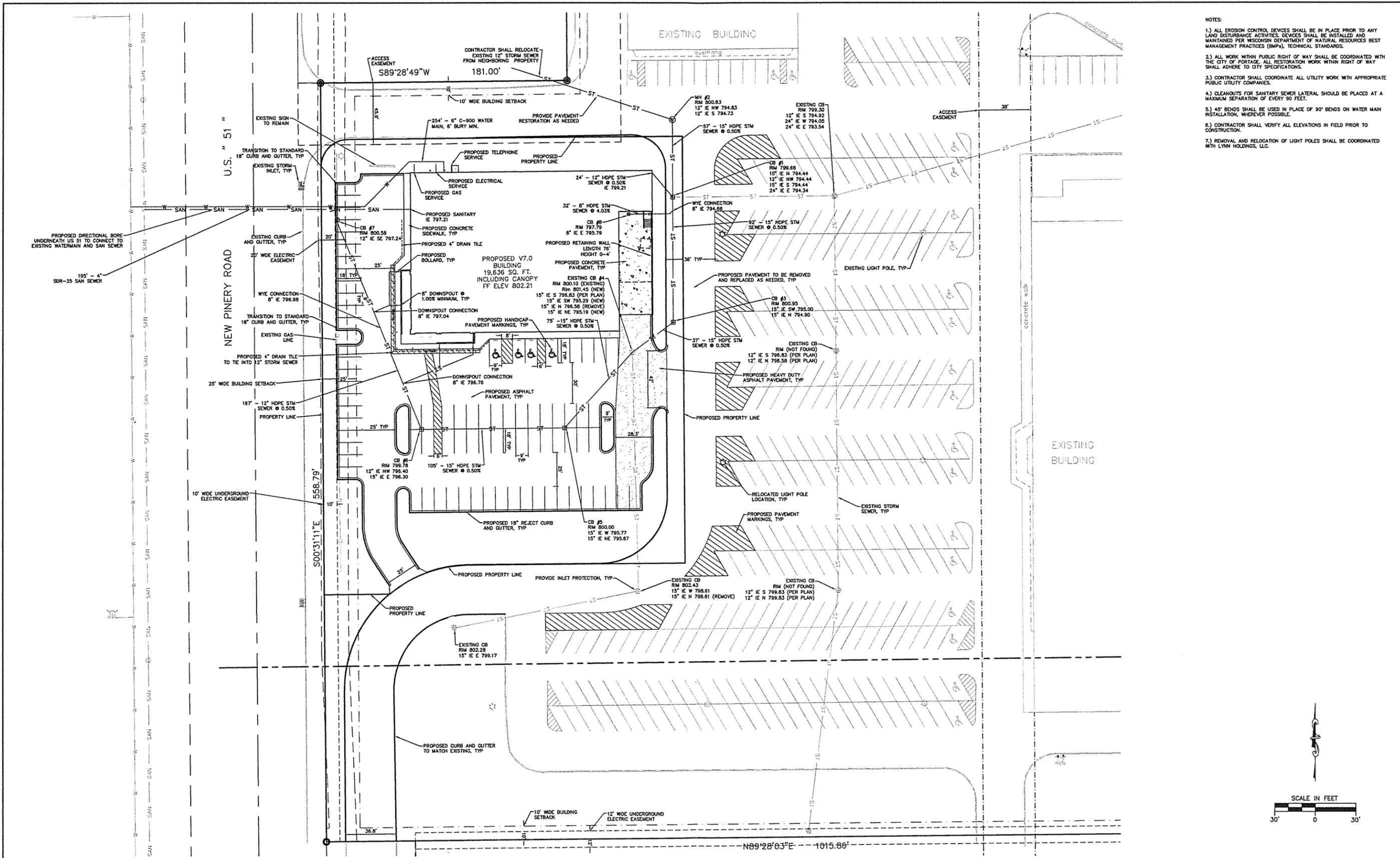
THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

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KEY PROJECT NUMBER	2512005
PROJECT SCALE	1" = 30'
SHEET NUMBER	C-3

- NOTES:
- 1.) ALL EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO ANY LAND DISTURBANCE ACTIVITIES. DEVICES SHALL BE INSTALLED AND MAINTAINED PER WISCONSIN DEPARTMENT OF NATURAL RESOURCES BEST MANAGEMENT PRACTICES (BMP), TECHNICAL STANDARDS.
 - 2.) ALL WORK WITHIN PUBLIC RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF PORTAGE. ALL RESTORATION WORK WITHIN RIGHT OF WAY SHALL ADHERE TO CITY SPECIFICATIONS.
 - 3.) CONTRACTOR SHALL COORDINATE ALL UTILITY WORK WITH APPROPRIATE PUBLIC UTILITY COMPANIES.
 - 4.) CLEANOUTS FOR SANITARY SEWER LATERAL SHOULD BE PLACED AT A MAXIMUM SEPARATION OF EVERY 90 FEET.
 - 5.) 45° BENDS SHALL BE USED IN PLACE OF 90° BENDS ON WATER MAIN INSTALLATION, WHEREVER POSSIBLE.
 - 6.) CONTRACTOR SHALL VERIFY ALL ELEVATIONS IN FIELD PRIOR TO CONSTRUCTION.
 - 7.) REMOVAL AND RELOCATION OF LIGHT POLES SHALL BE COORDINATED WITH LYNN HOLDINGS, LLC.



REVISION NO.	DESCRIPTION	DATE	BY

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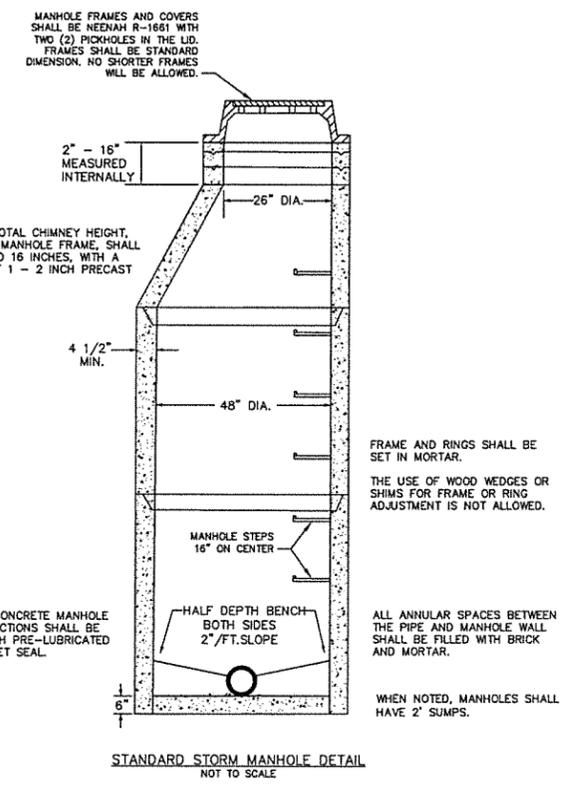
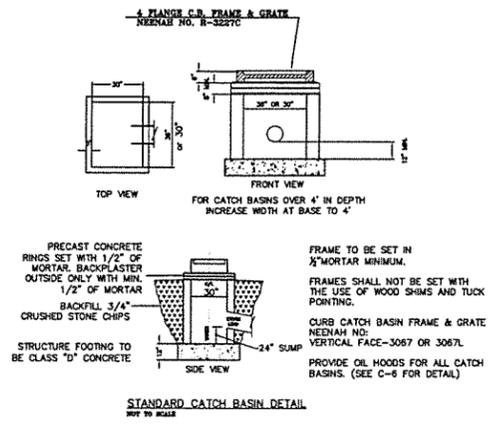
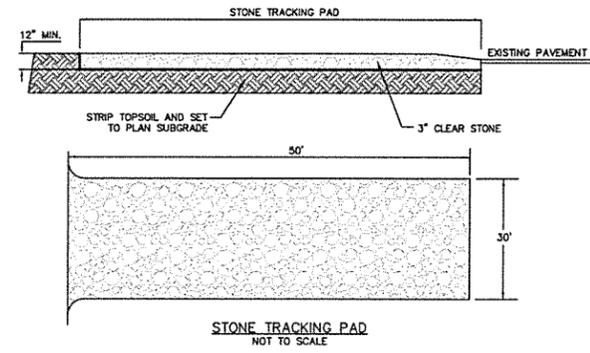
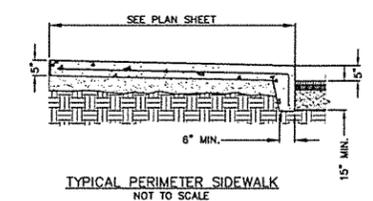
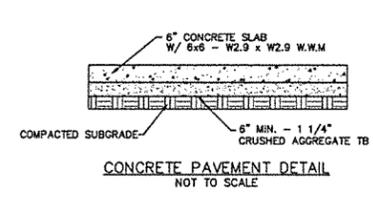
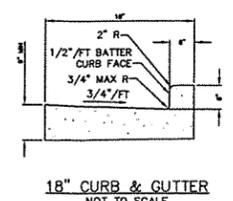
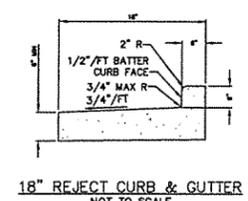
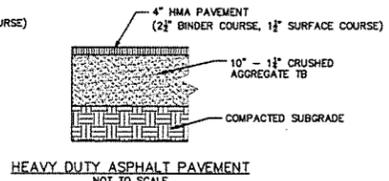
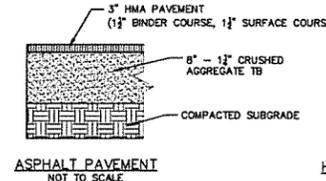
PAVING AND UTILITY PLAN
ALDI INC.
2935 NEW PINERY ROAD
PORTAGE, WI

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

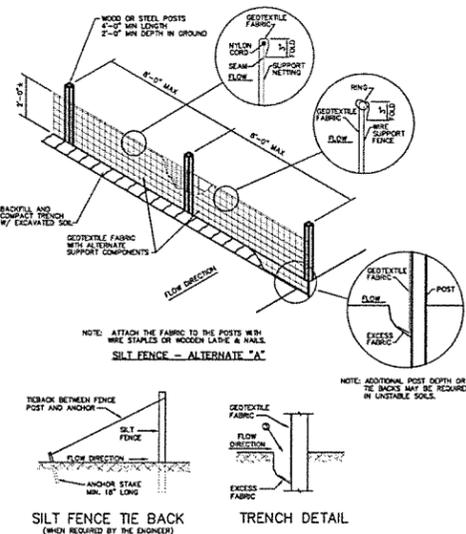
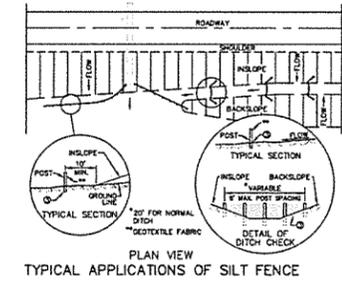
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KEY PROJECT NUMBER
 2512005
 PROJECT SCALE
 1" = 30'
 SHEET NUMBER
C-4



SILT FENCE GENERAL NOTES:
 DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.
 WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE, WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.
 1. CROSS BRACE WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.
 2. MINIMUM 16 GAUGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C-C.
 3. EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 8" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
 4. WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 8". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C-C.
 5. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLY-PROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.
 6. STEEL POSTS SHALL BE STUCCO "TIE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.25 BARS, IN. (WITHOUT ANCHORS). FOR ANCHORS SUPPORT TO RESIST POST MOVEMENT ARE REQUIRED, WOOD POSTS SHALL BE A MINIMUM SIZE OF 4" DIA. OR 1-1/2" x 2-1/2" EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE A MINIMUM SIZE OF 1-1/2" x 1-1/2" DIM OR HIGHER.
 ALTERNATIVES A AND B ARE EQUAL AND EITHER MAY BE USED.



SILT FENCE INSTALLATION DETAIL NOT TO SCALE

REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	DATE
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				SAO	03/07/16
				CADFILE XREF LMAN	

**STANDARD DETAILS
 ALDI INC.
 2935 NEW PINERY ROAD
 PORTAGE, WI**

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."
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KEY PROJECT NUMBER	2512005
PROJECT SCALE	NOT TO SCALE
SHEET NUMBER	C-5

LANDSCAPE PLAN GENERAL NOTES

- ** PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH. **
- 1. AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
- 2. ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.0 2014.
- 3. DEVIATIONS FROM THESE PLANS SHALL BE NOTED ON THE RECORD DRAWING BY THE CONTRACTOR AND ONLY WITH PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
- 4. ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
- 5. PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
- 6. ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 4" DEEP (MIN.) AND SHALL BE SODDED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
- 7. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
- 8. QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS & COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
- 9. CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING. ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITIONS.
- 10. WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION FOR COORDINATION & RESOLUTION.
- 11. ALL DISEASED, INJURED OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
- 12. GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
- 13. ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
- 14. FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- 15. ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 12". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
PER EVERY 100 SQUARE FEET ADD:
-ONE (2) CUBIC FOOT BALE OF PEAT MOSS,
-2 POUNDS OF 5-10-5 GARDEN FERTILIZER,
-1/4 CUBIC YARD OF COMPOSTED MANURE. PLANT STARTER OR OTHER COMPOSTED, ORGANIC MATERIAL.
- 16. ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF PLANT STARTER AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- 17. PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND 1/3 PEAT MOSS. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL, CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- 18. ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- 19. PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING ALL LAWN TREES.
- 20. ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION & UPON COMPLETION OF PROJECT AS REQUIRED.
- 21. WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS (OR BROWN ENVIRO-MULCH) FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- 22. LAWN INSTALLATION: CONTRACTOR TO FURNISH & PREPARE TOPSOIL (4" MIN) & SEED BED (REMOVE ALL STONES 1" OR LARGER). APPLY STARTER FERTILIZER AT A RATE OF 80 LB PER ACRE AND HYDROSEED MIX UNIFORMLY. HYDROSEED MULCH COVERING SUITABLE TO GERMINATE & ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. HYDROMULCH SHALL BE APPLIED AT A RATE OF 1,200 POUNDS PER ACRE. WATER AT 500 GALLONS PER ACRE & SEED AT A MINIMUM RATE OF 220 LBS PER ACRE.
RECOMMENDED SEED MIX:
PREMIUM 60 GRASS SEED MIX REINDER'S (262) 786-3300
20% AMERICAN KENTUCKY BLUE GRASS
20% ALPINE KENTUCKY BLUE GRASS
20% LANGARA KENTUCKY BLUE GRASS
20% VICTORY CHEWINGS RESCUE
10% HESTIA III PERENNIAL RYE GRASS
10% CUTTER PERENNIAL RYE GRASS
APPLY AT A RATE OF 175 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS AND INSTALLATION CUT SHEETS FOR FURTHER INFORMATION.
- 24. DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED. NO EXCEPTIONS WILL BE GRANTED.
- 25. LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.
- 26. PER ALDI SPECIFICATIONS, TWO LAYERS OF WEED BARRIER MADE FROM FIBERGLASS AND ULTR-VIOLET LIGHT RESISTANT MATERIAL SHALL BE PLACED IN ALL PLANTING BEDS UNDERNEATH SHREDDED BARK MULCH. MAKE PROPER OPENINGS FOR ALL PLANT MATERIAL TO ALLOW FOR GROWTH AND PLANT SURVIVABILITY.

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES, THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO.
THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
DIGGERS HOTLINE
WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

SITE INFORMATION

USDA PLANT HARDINESS ZONE	4b (-25 to -20 Degrees F)
LOT ZONING	B3 - Interchange Business District
ADJACENT LOT ZONING (ALL SIDES)	B3 - Interchange Business District
LOT AREA	85,054 SF (1.95 Acres)

FIGURE 90-143(d): LANDSCAPING POINTS AND MINIMUM INSTALLATION SIZES

SHADE TREE (2" CALIPER)	1 PER 75 POINTS
TALL DECIDUOUS TREE (1 1/2" CALIPER)	1 PER 30 POINTS
MEDIUM DECIDUOUS TREE (6' TALL)	1 PER 15 POINTS
LOW DECIDUOUS TREE (4' TALL)	1 PER 10 POINTS
TALL EVERGREEN TREE (5' TALL)	1 PER 40 POINTS
MEDIUM EVERGREEN TREE (4' TALL)	1 PER 20 POINTS
LOW EVERGREEN TREE (3' TALL)	1 PER 12 POINTS
TALL DECIDUOUS SHRUB (3' TALL)	1 PER 5 POINTS
MEDIUM DECIDUOUS SHRUB REQUIRED (2' TALL)	1 PER 3 POINTS
LOW DECIDUOUS SHRUB REQUIRED (1'-6" TALL)	1 PER 1 POINTS
MEDIUM EVERGREEN SHRUB (1'-6" TALL/WIDE)	1 PER 3 POINTS
LOW EVERGREEN SHRUB (1'-6" TALL/WIDE)	1 PER 1 POINTS
NON-CONTRIBUTORY PLANTS	1 PER 0 POINTS

LANDSCAPE REQUIREMENT INFORMATION

FOUNDATION PLANTINGS: FOR EACH 100 FEET OF BUILDING FOUNDATION PERIMETER, 60 LANDSCAPING POINTS (PER SECTION 90-143) SHALL BE PROVIDED ON A PRORATED BASIS. CLIMAX TREES AND TALL TREES SHALL NOT BE USED TO MEET THIS REQUIREMENT.
LENGTH OF PROPOSED NEW FOUNDATION (177' North Side & 96' East Side = 273 LINEAL FEET THEREFOR 164 LANDSCAPE POINTS ARE REQUIRED

LANDSCAPE POINTS REQUIRED 164 POINTS
LANDSCAPE POINTS PROVIDED 170 POINTS

STREET FRONTAGE: FOR EVERY 100 LINEAR FEET OF STREET FRONTAGE OF A DEVELOPED LOT ABUTTING A PUBLIC STREET RIGHT-OF-WAY, THE LANDSCAPING INSTALLED SHALL AT A MINIMUM MEET THE NUMBER OF LANDSCAPING POINTS SPECIFIED IN FIGURE 90-143(A). @ 60 POINTS PER LINEAL FOOT THEREFOR 199 LANDSCAPE POINTS ARE REQUIRED

LANDSCAPE POINTS REQUIRED 199 POINTS
LANDSCAPE POINTS PROVIDED 203 POINTS

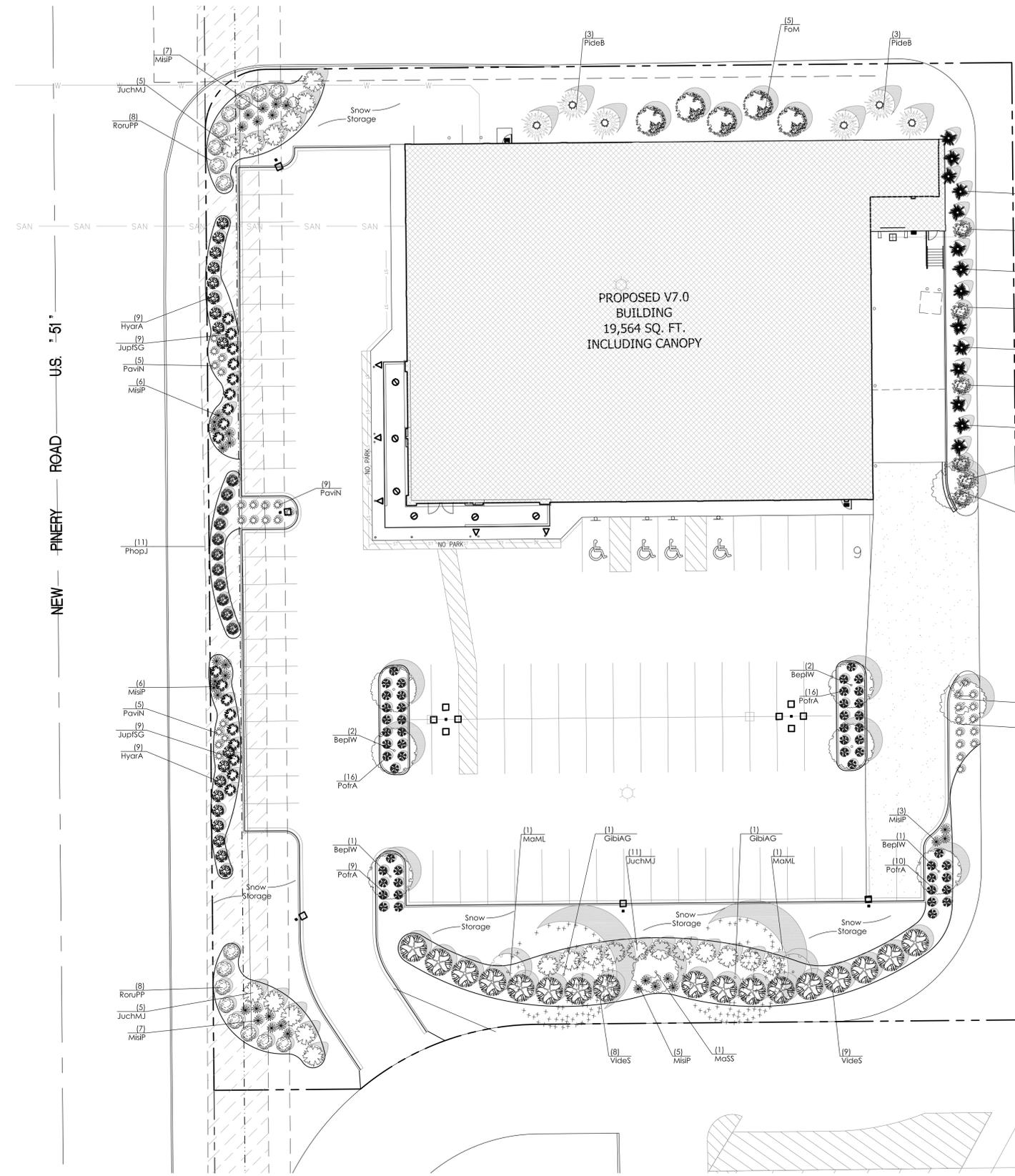
PAVED AREAS: FOR EVERY 20 OFF-STREET PARKING STALLS OR 10,000 SQUARE FEET OF PAVEMENT (WHICHEVER YIELDS THE GREATER LANDSCAPING REQUIREMENT), LANDSCAPING SHALL AT A MINIMUM MEET THE NUMBER OF LANDSCAPING POINTS SPECIFIED IN FIGURE 90-143(A).
81 PARKING STALLS = 324 LANDSCAPE POINTS
40,299 SQUARE FEET OF PAVEMENT = 355 LANDSCAPE POINTS THEREFOR 355 LANDSCAPE POINTS ARE REQUIRED

LANDSCAPE POINTS REQUIRED 355 POINTS
LANDSCAPE POINTS PROVIDED 361 POINTS

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Sheet Title:
PROPOSED LANDSCAPE PLAN,
GENERAL NOTES,
AND PLANT MATERIAL TABLE

Date of Drawing: 03/07/16
Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L15-086
Sheet Number:



1 PROPOSED LANDSCAPE PLAN

Proposed Plant Material Table

Broadleaf Deciduous Tree						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Point Value
6	Bep1W		Betula platyphylla japonica 'Whitespire'	Whitespire Japanese White Birch	2 1/2"-Cal - B&B	15
2	GibiAG		Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree (Male Only)	2 1/2"-Cal - B&B	30
2	MaML		Malus 'Molten Lava'	Molten Lava Flowering Crab	1 1/2" Cal - B&B	10
3	MaSS		Malus 'Spring Snow'	Spring Snow Flowering Crab	2"-Cal - B&B	10

Conifer Evergreen Tree						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Point Value
6	PideB		Picea densata 'Bailey'	Black Hills Spruce	5' - 6' - B&B	12

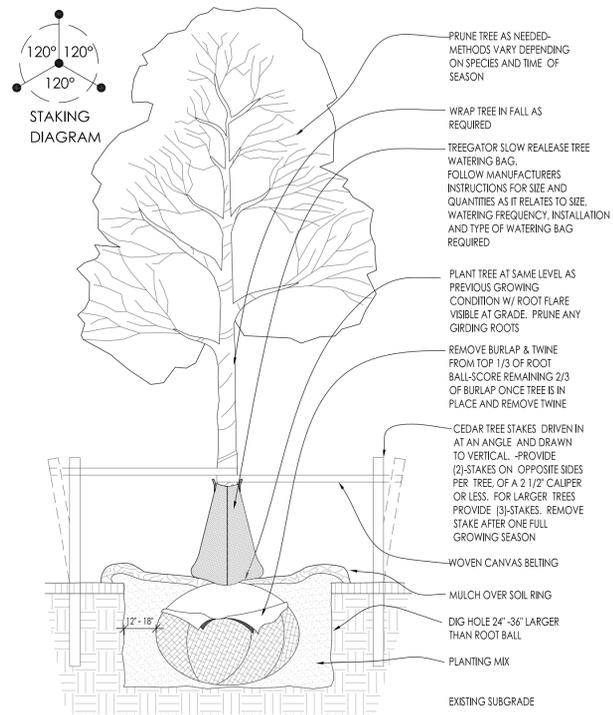
Broadleaf Deciduous Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Point Value
6	EuallUF		Euonymus alatus 'Unforgettable Fire'	Unforgettable Fire Burning Bush	2' - 3' - B&B	5
5	Fosu		Forsythia x Meadowlark	Meadowlark forsythia	2' - 3' - B&B	5
18	HyarA		Hydrangea Arborescens 'Annabella'	Annabella Hydrangea	18" - 24" - Cont	1
11	PhopJ		Physocarpus opulifolius 'Jefam'	First Editions Amber Jubilee Ninebark	18" - 24" - Cont	3
51	PotrA		Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	18" - Cont	1
16	RoruPP		Rosa rugosa 'Purple Pavement'	Purple Pavement Rose	18" - 24" - Cont	3
17	VideS		Viburnum dentatum 'Synnestevedt'	Chicago Lustre Arrowwood Viburnum	2' - 3' - B&B	5

Conifer Evergreen Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Point Value
14	JuchA		Juniperus chinensis 'Ames'	Ames Juniper	3' - 4' - B&B	5
22	JuchMJ		Juniperus chinensis 'Mint julep'	Mint julep juniper	18" - 24" - B&B	5
18	JupISG		Juniperus x pfitzeriana 'Monsan'	Sea of Gold Juniper	18" - 24" - B&B	3

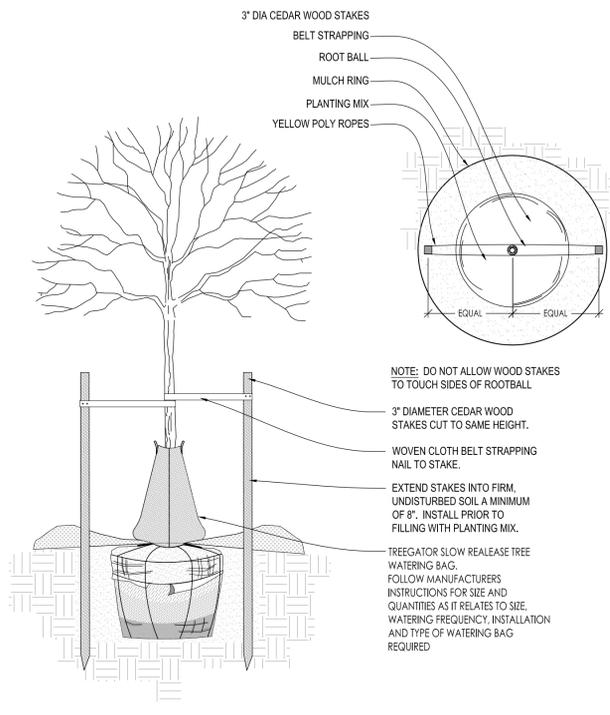
Perennial Grass						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Point Value
34	MisIP		Miscanthus sinensis 'Purpurascens'	Purple Silver Grass	1-Gal - Cont	0
32	PavIN		Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	0

CONSTRUCTION SET USE NO OTHER- DO NOT SCALE THESE DRAWINGS- L15-086 - ALDI FOOD STORE - Portage - 03/07/16

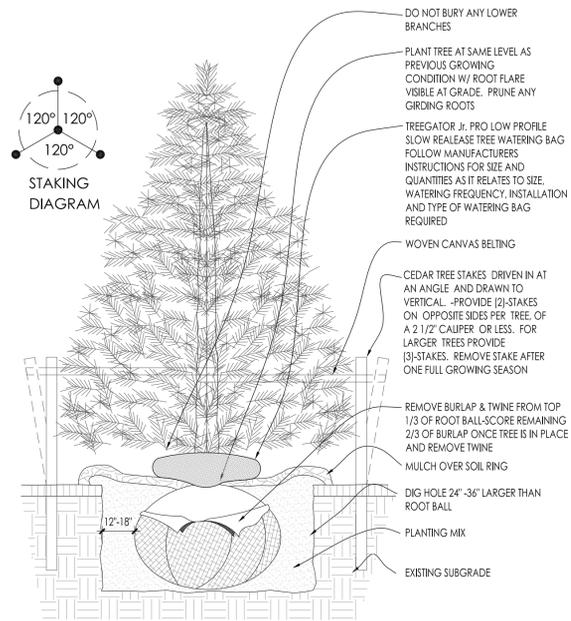
LSP1.1



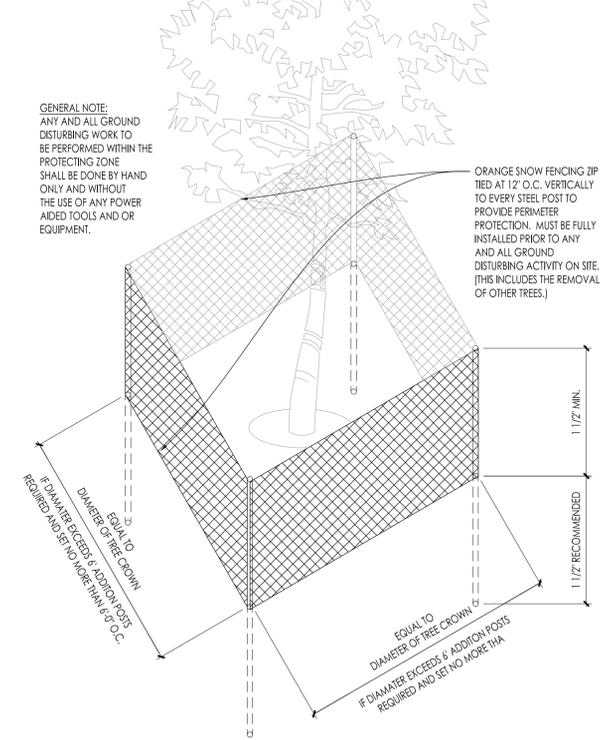
1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE



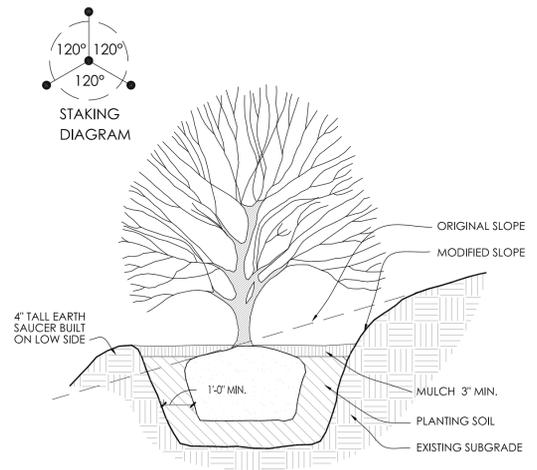
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



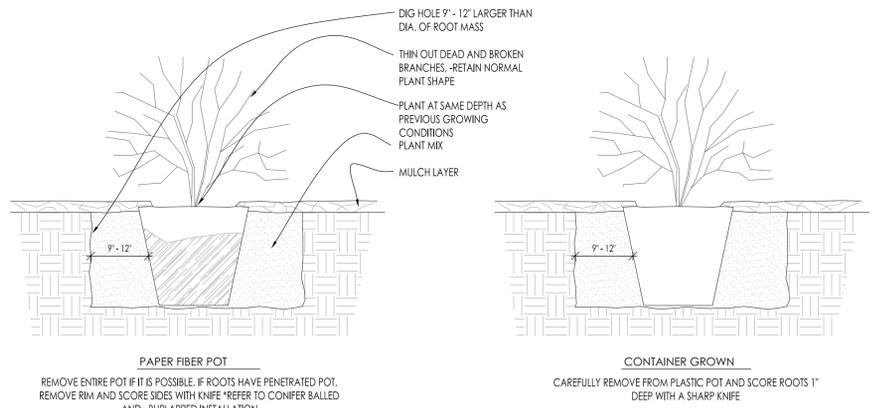
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



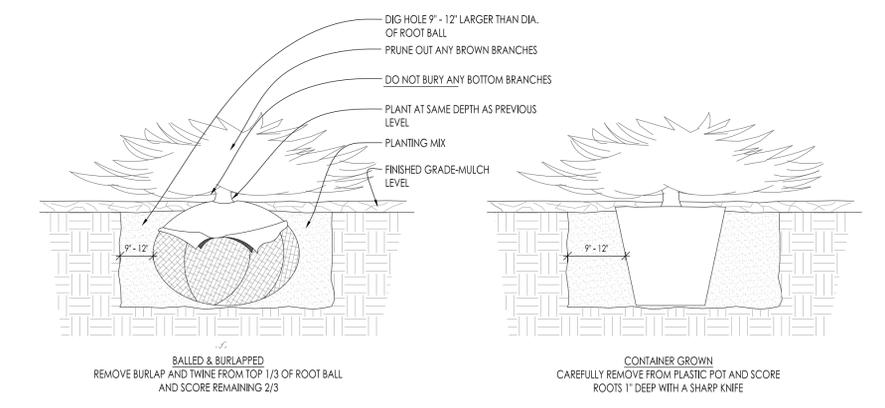
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



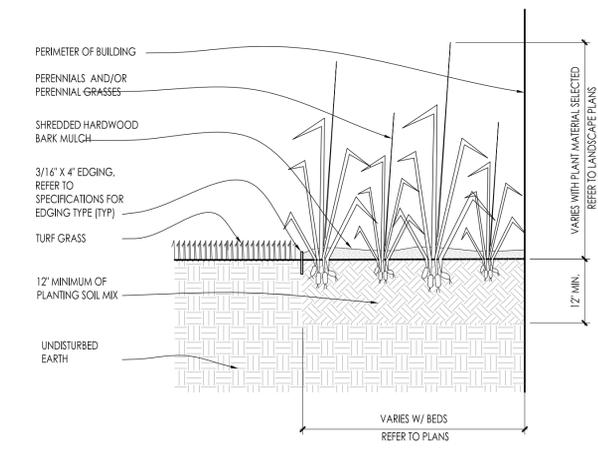
5 SLOPE PLANTING DETAIL SCALE: NONE



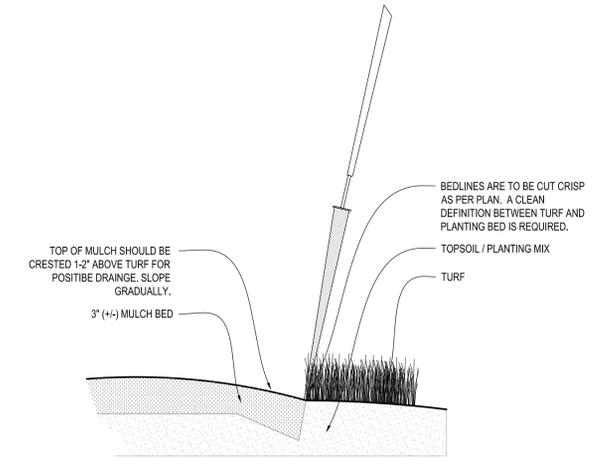
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE

Project:
ALDI FOOD STORE
New Pinery Road
Portage, WI

Issuance and Revisions:

Date	Number	Description
03/07/16		Client Review Submittal

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Sheet Title:
PROPOSED LANDSCAPE PLAN, PLANTING DETAILS

Date of Drawing: 03/07/16
Scale: As Noted
Drawn By: MCD
Job Number: L15-086
Sheet Number:

LSP1.2

CONSTRUCTION SET USE NO OTHER - DO NOT SCALE THESE DRAWINGS - L15-086 - ALDI FOOD STORE - Portage - 03/07/16

Project:

**ALDI
FOOD STORE**

New Pinery Road
Portage, WI

Issuance and Revisions:

Date	Number	Description
03/07/16		Client Review Submittal

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MADE BY ANYONE OTHER THAN THE
LANDSCAPE ARCHITECT, OR FROM ANY REUSE
OF THE DRAWINGS OR DATA WITHOUT THE
PRIOR WRITTEN CONSENT OF THE LANDSCAPE
ARCHITECT.

Sheet Title:

PROPOSED PHOTOMETRIC LIGHT
LEVEL CALCULATIONS PLAN
GENERAL NOTES,
AND FIXTURE TABLE

Date of Drawing: 03/07/16

Scale: 1" = 20'-0"

Drawn By: MCD

Job Number: L15-086

Sheet Number:

PHO1.1

LUMINAIRE SCHEDULE

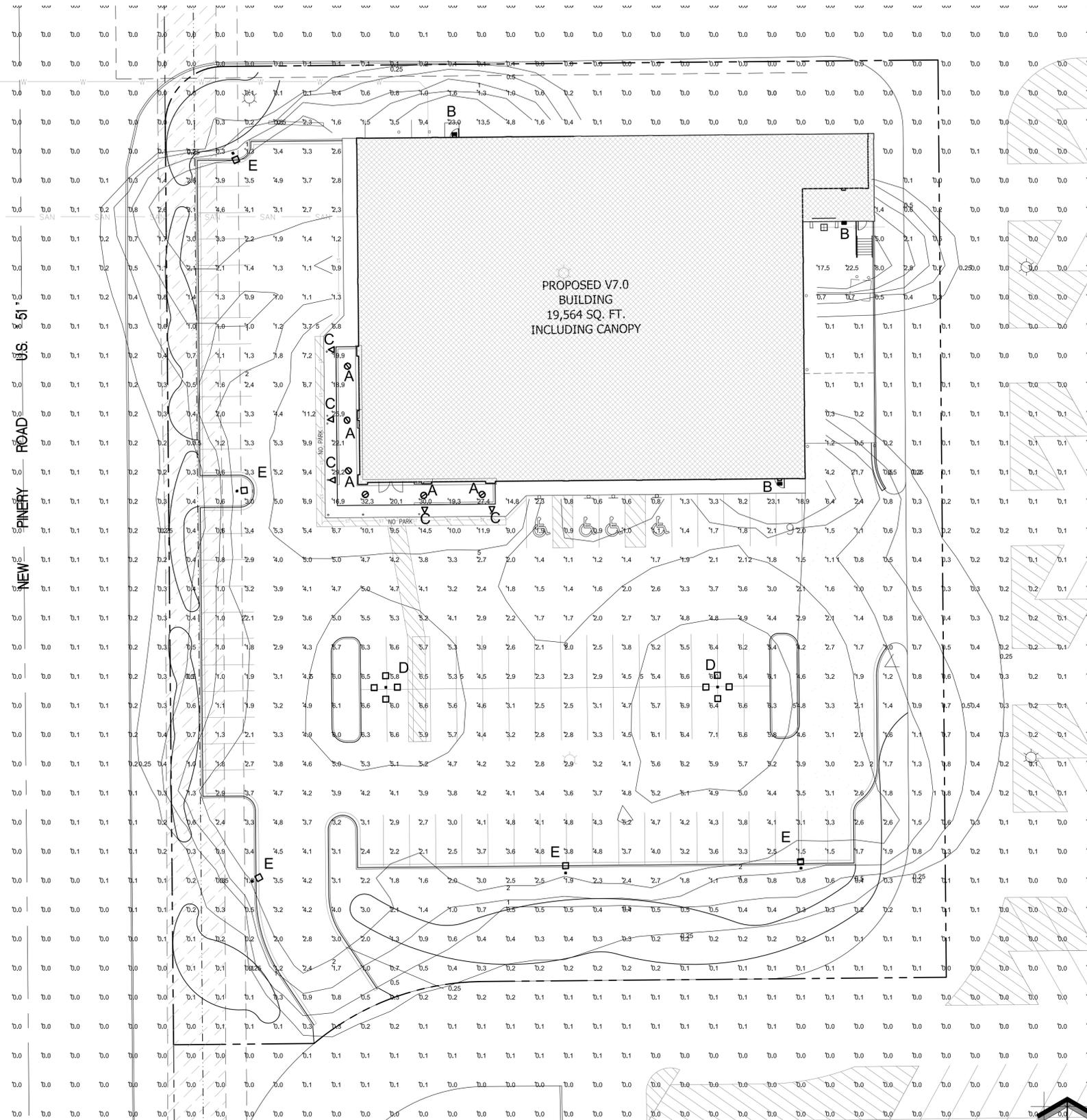
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
⊗	A	8	CPY250-A-xx-F-A-UL or BXCCA08-Ux	Cree CPY250 Canopy / Soffit Luminaire w- Flat Lens, 82W, 5700K	SEVENTY-TWO WHITE MULTICHIP LIGHT EMITTING DIODES (LED) EACH WITH CLEAR HEMISPHERICAL INTEGRAL LENS, VERTICAL BASE-UP POSITION.	CPY250-A-xx-F-A-UL-IES	Absolute	1.00	81.5
□	B	3	Cree Catalog Number: XSPW -A-0-3-M-C-U-CS-P	CREE SECURITY EDGE LUMINAIRE, TYPE II SHORT, 60 LEDS, 700MA, 4000K	SIXTY WHITE LIGHT EMITTING DIODES (LED), VERTICAL BASE-UP POSITION.	ITL79175_SEC-EDG-2S-xx-06-E-UL-700-40K-IES	Absolute	1.00	132.8
△	C	5	Cree Catalog Number: AL-42W-LED-UD -CG-120	Brown painted metal housing. Two circuit boards each with 20 LEDs and one gray painted trim plate. One board faces up, the other faces down. One clear non-integral optic above/below each LED.		AL Sconce up-down-IES	Absolute	1.00	43.07
⊕	D	2	ARE-EDG-3MP-xx-06-E-UL-xx-700-40K-xxxx (BXALxM06E-UD7)	(4) Cree Edge Area, Type III Medium, w-Partial BLS, 60 LEDs, 700mA, 4000K w/ DIFFUSING REFLECTOR & DARK-SKY COMPLIANT HARDWARE HOUSE SIDE SHIELDING. FINISH AS SPECIFIED IN PROTOTYPE DOCUMENTS & w/ OPTIONAL PHOTOCELL CONTROL.	Sixty White LEDs, Vertical Base-Up Position	ARE-EDG-3MP-__06-E-UL-700-40K-IES	Absolute	1.00	264
□	D	5	ARE-EDG-4MB-DA-12-E-UL-xx-525-40K (BXAL112E-UC7)	(2) Cree Edge Area, Type IV, Medium w- Full BLS, 120 LEDs, 525mA, 4000K w/ DIFFUSING REFLECTOR & DARK-SKY COMPLIANT HARDWARE HOUSE SIDE SHIELDING. FINISH AS SPECIFIED IN PROTOTYPE DOCUMENTS & w/ OPTIONAL PHOTOCELL CONTROL.	One Hundred Twenty White LEDs, Vertical Base-Up Position	ARE-EDG-4MB-__12-E-UL-525-40K-IES	Absolute	1.00	198.4

STATISTICS

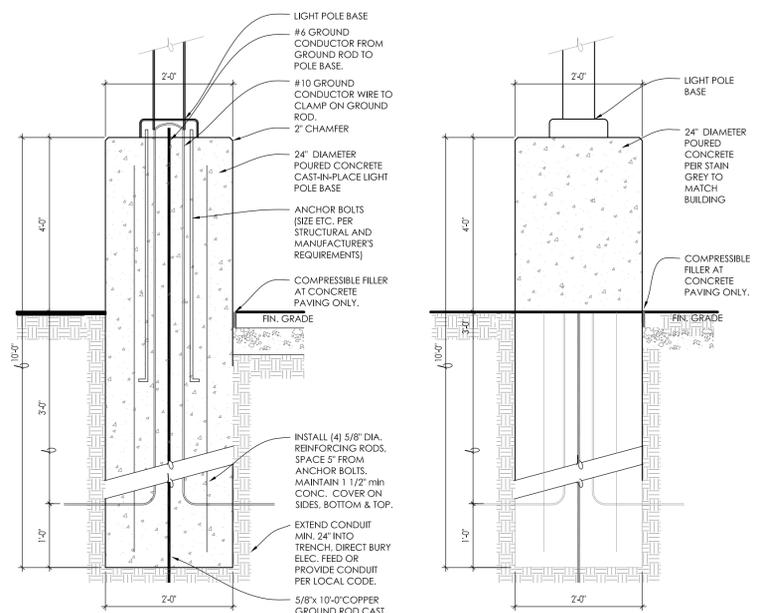
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.2 fc	32.3 fc	0.0 fc	N / A	N / A

POLE MOUNTED FIXTURES ARE TO BE INSTALLED ON A 18'-0" ALUMINUM W/ BRONZE FINISH MATCH EXISTING, ON TOP OF A 4'-0" CONCRETE BASE. FIXTURE HEADS ARE TO HAVE A DIFFUSING REFLECTOR & DARK-SKY COMPLIANT HARDWARE IESNA FULL CUTOFF HOUSE SIDE SHIELDING AND BRONZE FINISH W/ OPTIONAL PHOTOCELL CONTROL.

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.



1 PROPOSED PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN



2 LIGHT POLE BASE - SECTION

3 LIGHT POLE BASE - ELEVATION

EXISTING CONDITIONS GENERAL NOTES:

- INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE ARCHITECTURAL DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
- VERIFY LOCATION OF ACCESS PANELS w/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS.

PHOTOMETRIC GENERAL NOTES:

- BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.
- THE DEPICTED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTICAL DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED ILLUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY FROM LABORATORY TEST RESULTS DUE TO VARIATIONS IN: ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
- IF EXISTING LUMINAIRE ARE INCLUDED IN THIS REPORT, THEIR ILLUMINATION CHARACTERISTICS ARE BASED UPON A COMBINATIONS OF CUSTOMER'S PROVIDED SPECIFICATIONS & OUR BEST ESTIMATIONS.

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800) 242-8511, (262) 432-7910 (877) 500-9592 www.Diggershotline.com OR

811
Know what's below.
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

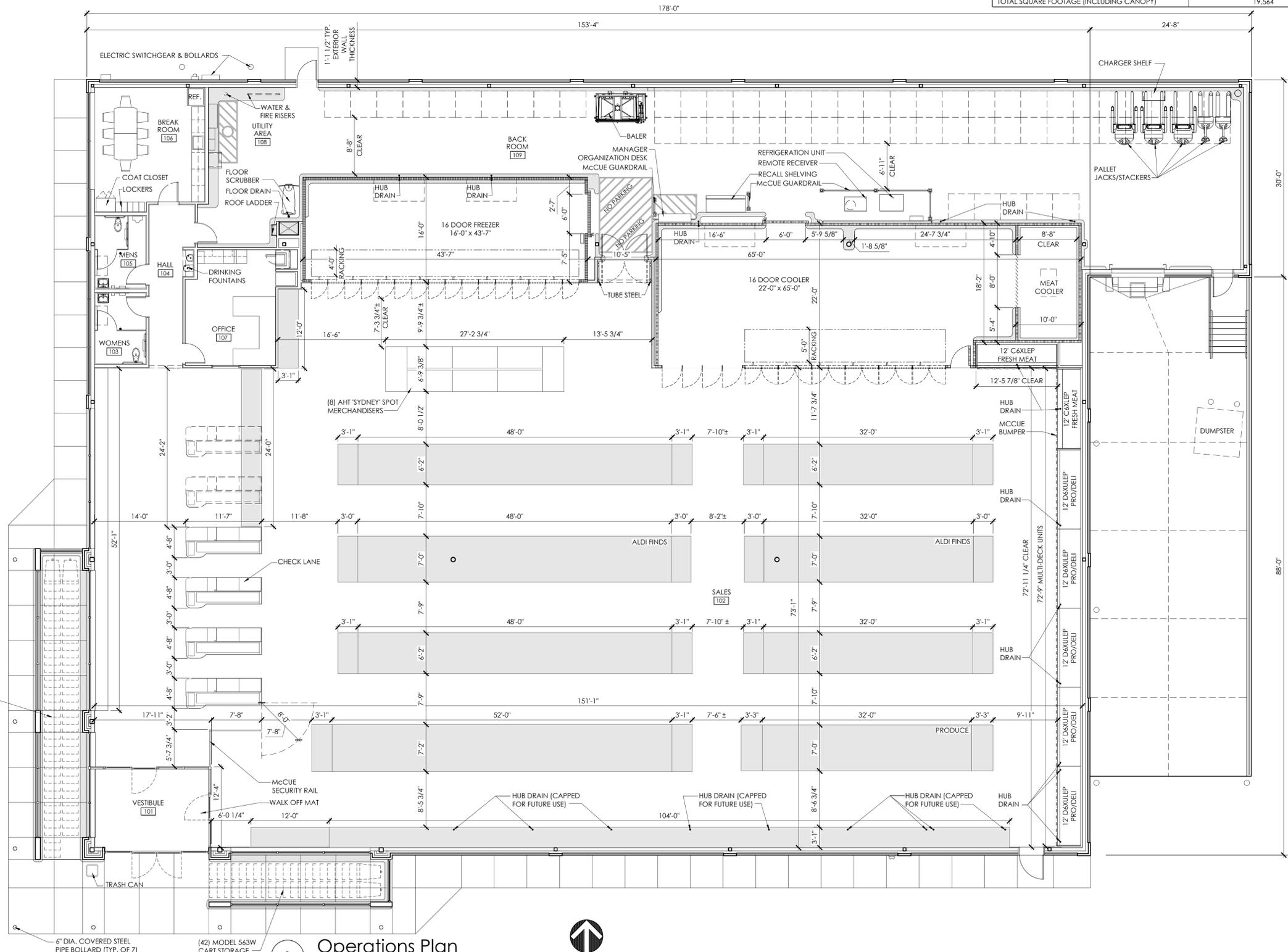
DIGGERS HOTLINE

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SIDE DOCK OPERATIONS DATA		
ITEM	V7.0 PROTOTYPE	THIS PLAN
LINEAR FOOTAGE OF BASE (PRODUCE INCLUDED)	897'-8"	905'-8"
ASSUMED PALLET STORAGE	59	59
BUILDING DIMENSIONS	118'-0" x 153'-4"	118'-0" x 153'-4"
SALES FLOOR DIMENSIONS	73'-1" x 151'-1"	73'-1" x 151'-1"
LENGTH OF MULTI-DECK	84'	84'
COOLER MILK DOORS	4	4
COOLER GENERAL DOORS	12	12
FREEZER GENERAL DOORS	16	16
SPOT MERCHANDISERS	8	8
CART STORAGE	(115) MODEL 563W	(115) MODEL 563W

SIDE DOCK AREA SUMMARY		
OCCUPANCY USE	ROOM NAME	SQUARE FOOTAGE
MERCANTILE	SALES / VESTIBULE	11,825
	OFFICE	252
	BREAK ROOM	305
	MEN'S ROOM	85
	WOMEN'S ROOM	83
	HALL	145
SUBTOTAL (MERCANTILE)		12,695
STORAGE / STOCK	BACKROOM	3,235
	COOLER	1,311
	FREEZER	646
SUBTOTAL (STORAGE / STOCK)		5,192
SUBTOTAL (OCCUPANCIES)		17,887
EXTERIOR / INTERIOR WALLS / UNOCCUPIED SPACE		963
BUILDING SQUARE FOOTAGE		18,850
EXTERIOR CANOPY		714
TOTAL SQUARE FOOTAGE (INCLUDING CANOPY)		19,564



- NOTES:**
- THIS DRAWING IS FOR GENERAL FIXTURING LAYOUT AND REFERENCE TO EQUIPMENT ONLY. ALL INFORMATION IS FOR ALDI OPERATIONAL USE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.
 - ALL DIMENSIONS TO WALLS ARE TO FACE OF STUD.
 - THIS FACILITY DOES NOT CONTAIN A BAKERY, A BUTCHER, A DELI OR FISH COUNTER.
 - ALL FOOD IS PREPACKAGED. THERE IS NO ON SITE FOOD PREPARATION.

Operations Plan
SCALE: 1/8" = 1'-0"



PRELIMINARY - NOT FOR CONSTRUCTION

Issued:	Date:
A Concept No. 1	03/03/16
B	
C	
D	
Revisions:	Date:
1	
2	
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4	
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7	
8	
9	

DO NOT SCALE PLANS
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DRAWN BY:	ACC
REVIEWED BY:	JEL

Seal

ALDI Inc.
9342 South 13th Street
Oak Creek, WI 53154
(414) 570-1860
(414) 570-1864 fax

ALDI Inc. Store #: TBD
Portage, WI
New Pinery Road
Portage, WI

Project Name & Location:

Operations Plan

Drawing Name:	Project No.
Prototype Rls. 02/26/16	40321-XX
Type: LHSD-V7	

A-131
Scale: As Noted Drawing No.

SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	74.9	149.8
FOOD MARKET SIGN	2	38.1	76.2
TOTAL SIGNAGE			226.0

SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL.

Please note that the colors shown here are a graphical representation to show contrast in materials only. Due to the nature of electronic media, colors may vary depending on computer or printer used.

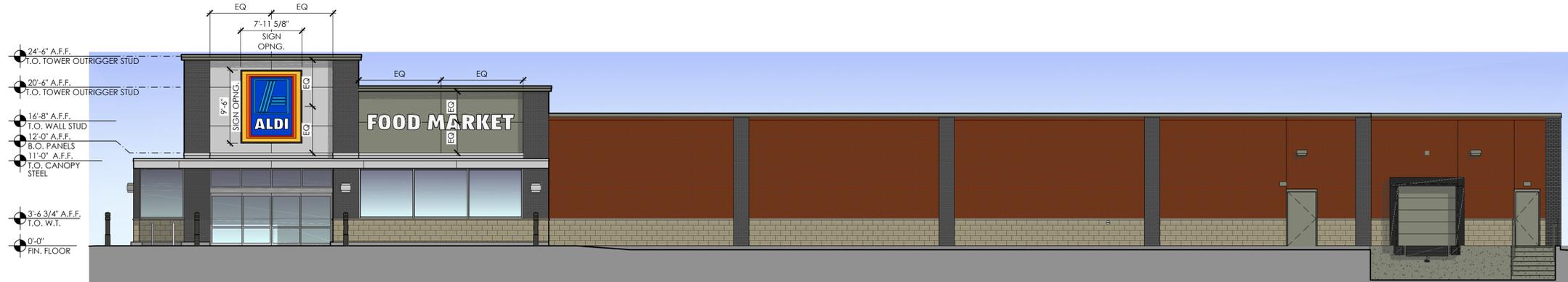
For review of actual colors, a material sample board should be created on a project specific basis.



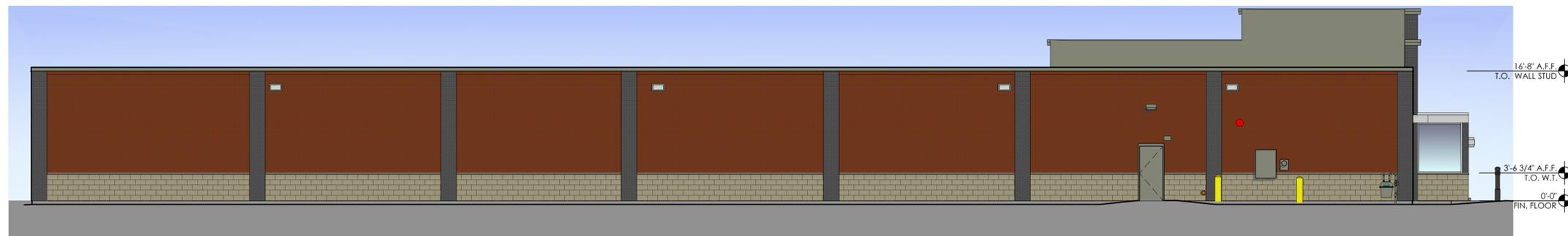
4 Side Elevation
SCALE: 1/8" = 1'-0"



3 Side Elevation
SCALE: 1/8" = 1'-0"



2 Front Elevation
SCALE: 1/8" = 1'-0"



1 Rear Elevation
SCALE: 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

Issued:	Date:
A Concept No. 1	03/03/16
B	
C	
D	
Revisions:	Date:
1	
2	
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4	
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DO NOT SCALE PLANS
Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact ms consultants with any need for additional dimensions or clarifications.

ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

DRAWN BY: ACC
REVIEWED BY: JEL

Seal

ALDI Inc.
9342 South 13th Street
Oak Creek, WI 53154
(414) 570-1860
(414) 570-1664 fax

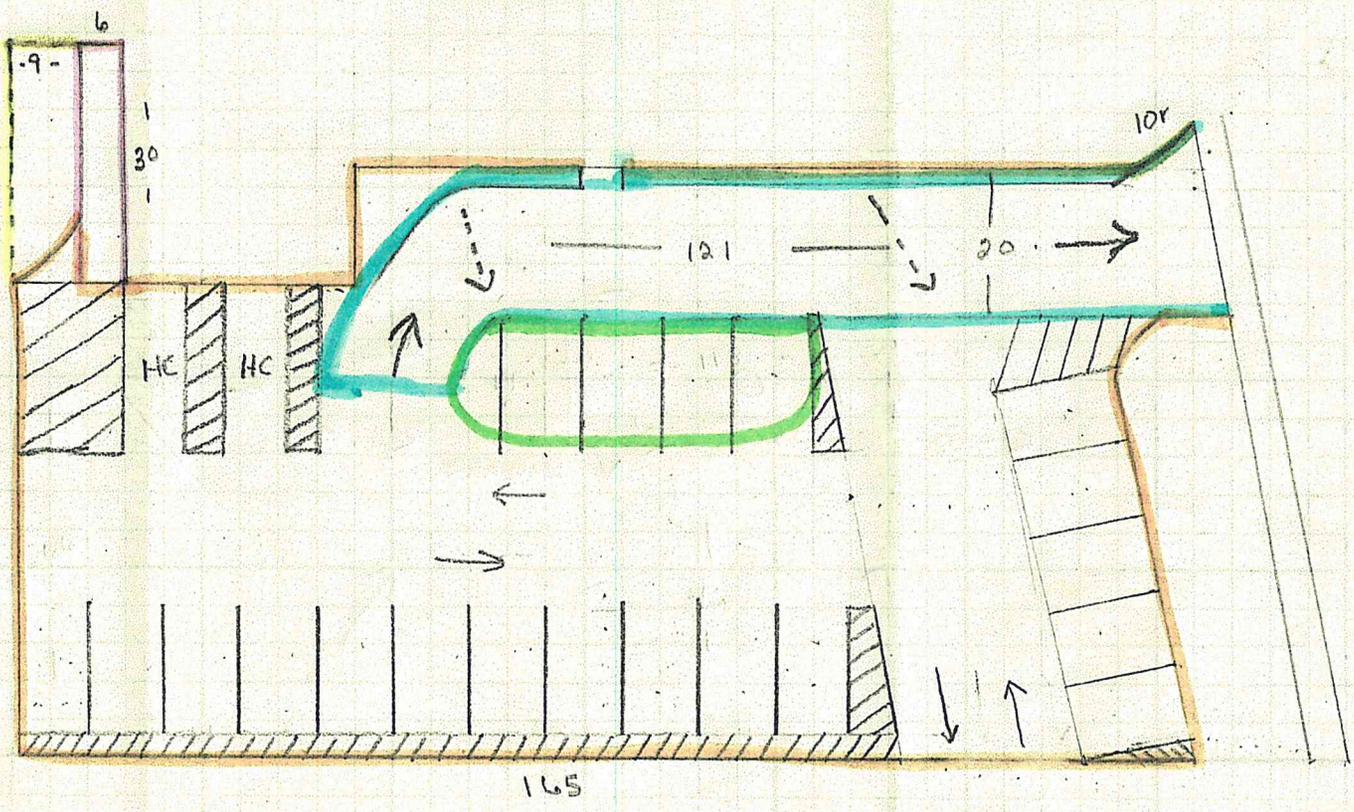
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Portage, WI
New Pinery Road
Portage, WI
Project Name & Location:

Exterior Elevations Drawing Name:	
Prototype Rls. 02/26/16	Project No. 40321-XX
Type: LHSD-V7	
	A-201
Scale: As Noted	Drawing No.

1506 New Pinery Rd
owners: Sarah Kravick and
Sara Shaver

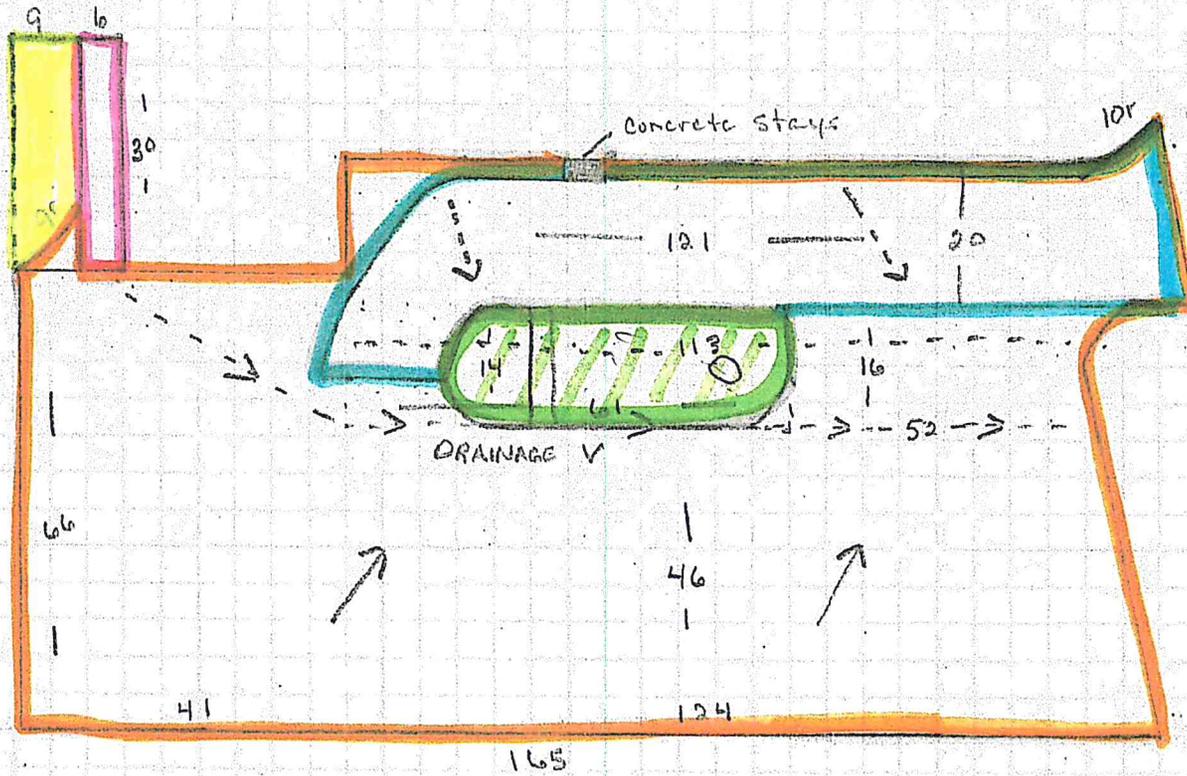
AMPAO
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22-142 100 SHEETS
22-144 200 SHEETS

20 STALLS
2 HC





22-141 50 SHEETS
22-142 100 SHEETS
22-144 200 SHEETS



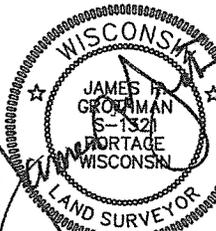
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As prepared by:

G GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS

625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI. 53001
PHONE: PORTAGE: (608) 742-7769 SAUC: (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@ggrothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 116-14

DRAFTED BY: S. STACHOWSKI

CHECKED BY: TG

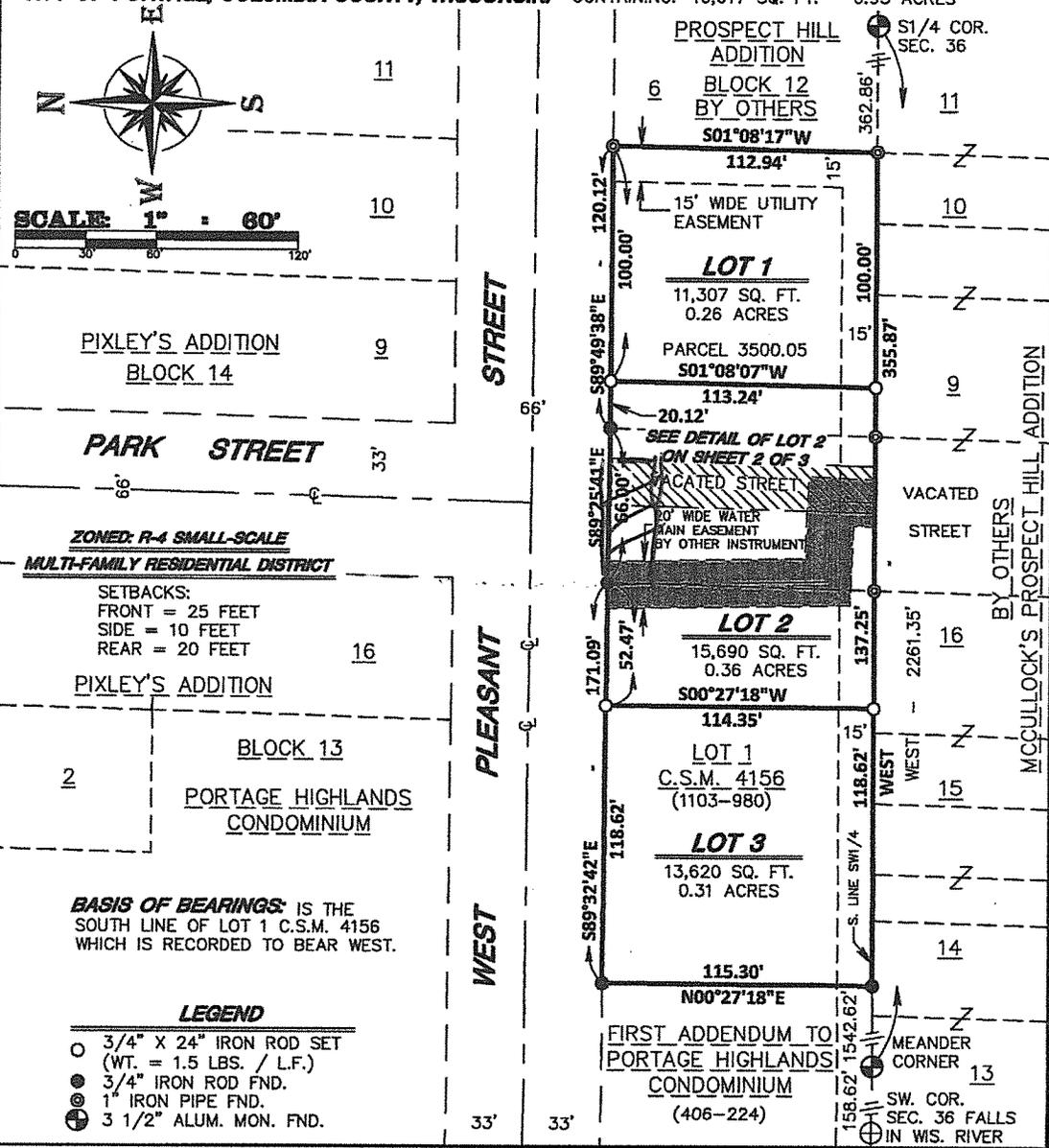
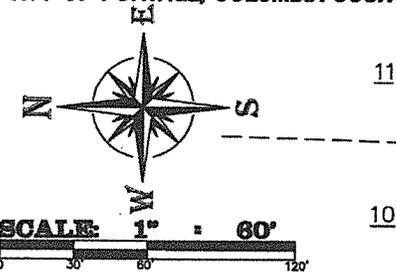
PROJ. 1103-980

DWG. 116-14 SHEET 1 OF 3

2-05-2016

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

BEING A PART OF LOT 1, C.S.M. NO. 4156 AS RECORDED IN VOL 29 OF C.S.M.'S, PG. 35 AS DOCUMENT NO. 70773, LOCATED IN PART OF THE SE1/4 OF THE SW1/4, SECTION 6, T. 12 N, R. 9 E, CITY OF PORTAGE, COLUMBIA COUNTY, WISCONSIN. CONTAINING: 40,617 SQ. FT. - 0.93 ACRES



ZONED: R-4 SMALL-SCALE
MULTI-FAMILY RESIDENTIAL DISTRICT

SETBACKS:
FRONT = 25 FEET
SIDE = 10 FEET
REAR = 20 FEET

PIXLEY'S ADDITION
BLOCK 13
PORTAGE HIGHLANDS CONDOMINIUM

BASIS OF BEARINGS: IS THE SOUTH LINE OF LOT 1 C.S.M. 4156 WHICH IS RECORDED TO BEAR WEST.

- LEGEND**
- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
 - 3/4" IRON ROD FND.
 - 1" IRON PIPE FND.
 - ⊕ 3 1/2" ALUM. MON. FND.

OWNER/CLIENT: INVESTORS COMMUNITY BANK
860 NORTH RAPIDS DRIVE
MANITOWOC, WI 54221

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS

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

G & A FILE NO. 116-14

DRAFTED BY: S. STACHOWSKI

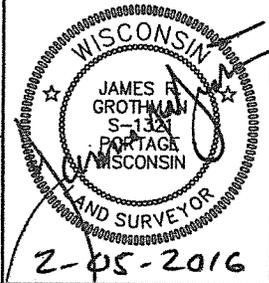
CHECKED BY: TG

PROJ. 1103-980

DWG. 116-14 SHEET 2 OF 3



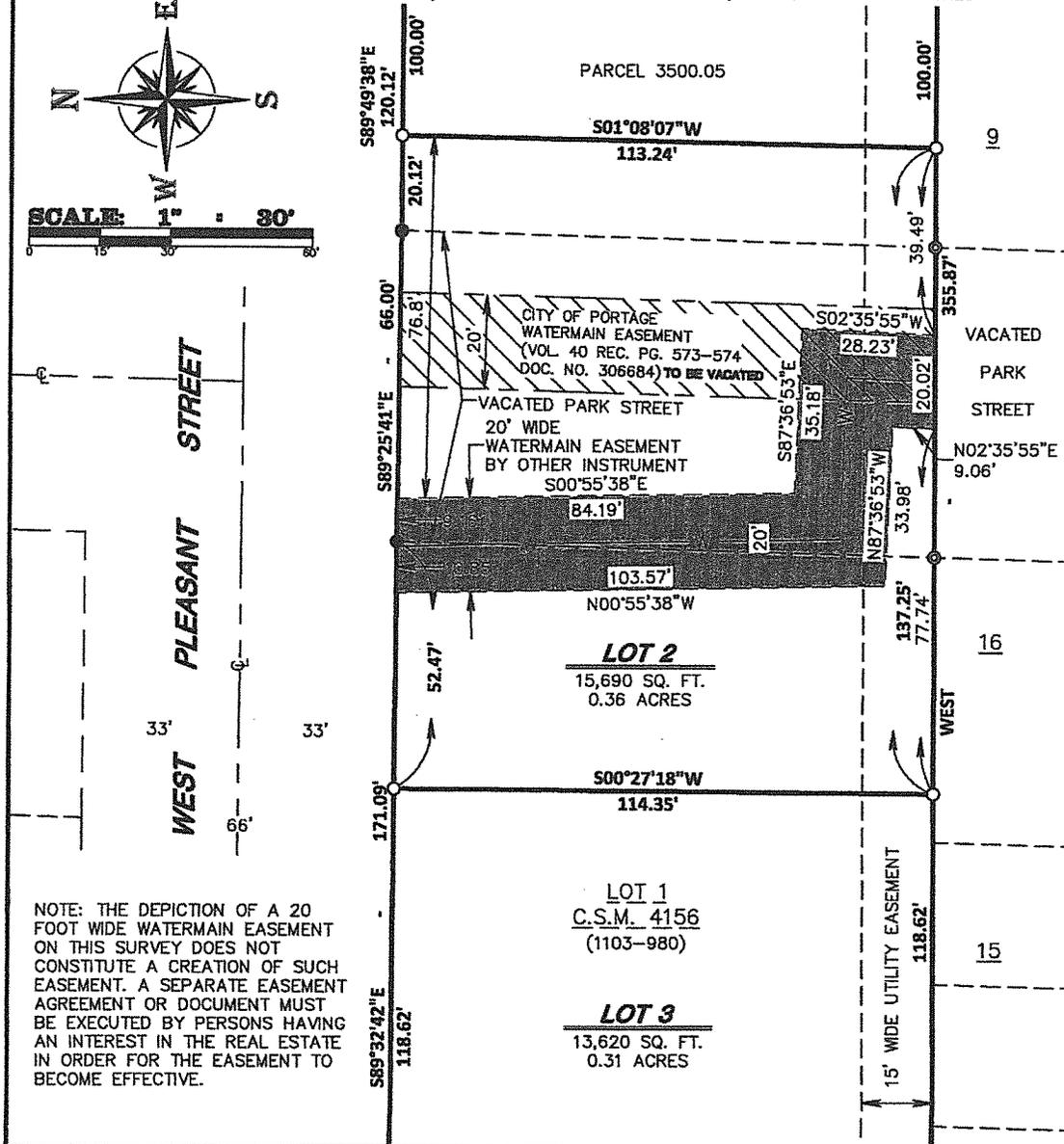
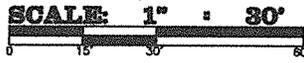
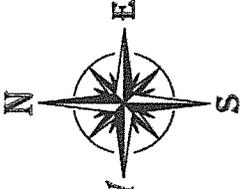
SEAL:



COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

Volume _____, Page _____

BEING A PART OF LOT 1, C.S.M. NO. 4156 AS RECORDED IN VOL. 29 OF C.S.M.'S, PG. 35 AS DOCUMENT NO. 707713, LOCATED IN PART OF THE SE1/4 OF THE SW1/4, SECTION 6, T. 12 N., R. 9 E, CITY OF PORTAGE, COLUMBIA COUNTY, WISCONSIN. CONTAINING: 40,617 SQ. FT. - 0.93 ACRES



NOTE: THE DEPICTION OF A 20 FOOT WIDE WATERMAIN EASEMENT ON THIS SURVEY DOES NOT CONSTITUTE A CREATION OF SUCH EASEMENT. A SEPARATE EASEMENT AGREEMENT OR DOCUMENT MUST BE EXECUTED BY PERSONS HAVING AN INTEREST IN THE REAL ESTATE IN ORDER FOR THE EASEMENT TO BECOME EFFECTIVE.

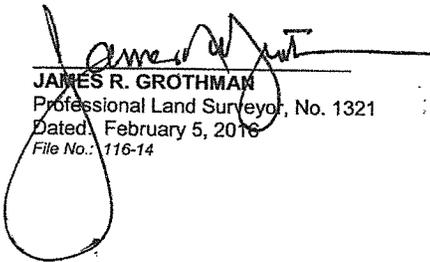
OWNER/CLIENT: INVESTORS COMMUNITY BANK
860 NORTH RAPIDS DRIVE
MANITOWOC, WI 54221

SURVEYOR'S CERTIFICATE

I, **JAMES R. GROTHMAN**, Professional Land Surveyor, do hereby certify that by the order of **Investors Community Bank**, I have surveyed, monumented, mapped and divided a part of Lot 1, Certified Survey Map No. 4156, as recorded in Volume 29, of Certified Survey Maps, Page 35 as Document No. 707713, located in part of the Southeast Quarter of the Southwest Quarter of Section 6, Town 12 North, Range 9 East, City of Portage, Columbia County, Wisconsin described as follows:

Beginning at the Northeast corner of Lot 1, Certified Survey Map No. 4156, said point also being in the South right-of-way line of West Pleasant Street;
thence South 01°08'17" West on the East line of Lot 1, 112.94 feet to the Southeast corner thereof;
thence West along the South line of said Lot 1, 355.87 feet to a point in the East line of First Addendum to Portage Highlands Condominium;
thence North 00°27'18" East along the East line of First Addendum to Portage Highlands Condominium, 115.30 feet to a point in the South right-of-way line of West Pleasant Street;
thence South 89°32'42" East along the South right-of-way line of West Pleasant Street and the North line of said Lot 1, 171.09 feet;
thence South 89°25'41" East along the South right-of-way line of West Pleasant Street and the North line of said Lot 1, 66.00 feet;
thence South 89°49'38" East along the South right-of-way line of West Pleasant Street and the North line of Lot 1, 120.12 feet to the point of beginning;
Containing 40,617 square feet (0.93 acres). Being subject to servitudes and easements of use or record, if any.

I **DO FURTHER CERTIFY** that this surveying and mapping is in compliance with Wisconsin Administrative Code AE 7 and that is a true and correct representation of the boundaries of the land surveyed to the best of my knowledge and belief.

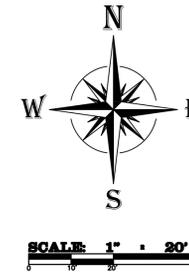

JAMES R. GROTHMAN
Professional Land Surveyor, No. 1321
Dated: February 5, 2016
File No.: 116-14



Plat of Survey

BEING LOTS 5 & 6, BLOCK 138, WEBB & BRONSONS PLAT OF THE TOWN OF FORT WINNEBAGO AND LOTS 1, 2 & 14, BLOCK 139, WEBB & BRONSONS PLAT OF THE TOWN OF FORT WINNEBAGO, ALL LOCATED IN THE GRIDNOR CLAIM NO. 21, SECTION 8, T. 12 N., R. 9 E., CITY OF PORTAGE, COLUMBIA COUNTY, WISCONSIN. CONTAINING: 31,831 SQ. FT. - 0.73 ACRES

BASIS OF BEARINGS: IS THE WEST LINE OF THE SW 1/4 OF SECTION 5 WHICH BEARS S01°02'49"W AND AS REFERENCED TO GRID NORTH, COLUMBIA COUNTY COORDINATE SYSTEM, NAD83(91)



LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 1" IRON PIPE FND.
- ⊙ LIGHT POST
- ⊙ POWER POLE
- ⊙ GUY WIRE
- ⊙ SIGN
- ⊙ STOP SIGN
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ ELECTRIC BOX
- ⊙ FIRE HYDRANT
- ⊙ WATER BOX OR VALVE
- ⊙ CATCH BASIN
- ⊙ STORM SEWER MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ MANHOLE ORIGIN UNKNOWN
- SAN— SANITARY SEWER LINE
- SS— STORM SEWER LINE
- W— WATER LINE
- OHE— OVERHEAD UTILITY LINE
- GAS— GAS LINE
- E— UNDERGROUND ELECTRIC LINE
- ▲▲▲— CHAINLINK FENCE
- WOOD FENCE
- ▨ INDICATES NO PARKING
- ▨ CONCRETE SURFACE
- ▨ GRAVEL SURFACE
- ▨ ASPHALT SURFACE

I CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH WISCONSIN ADMINISTRATIVE CODE AE7 AND I DO FURTHER CERTIFY THAT THE SURVEYING AND MAPPING OF THESE LANDS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAMES R. GROTHMAN
PROFESSIONAL LAND SURVEYOR, NO. 1321
DATED:



OWNER/CLIENT
COLUMBIA COUNTY
400 DEWITT STREET
PORTAGE, WI 53901

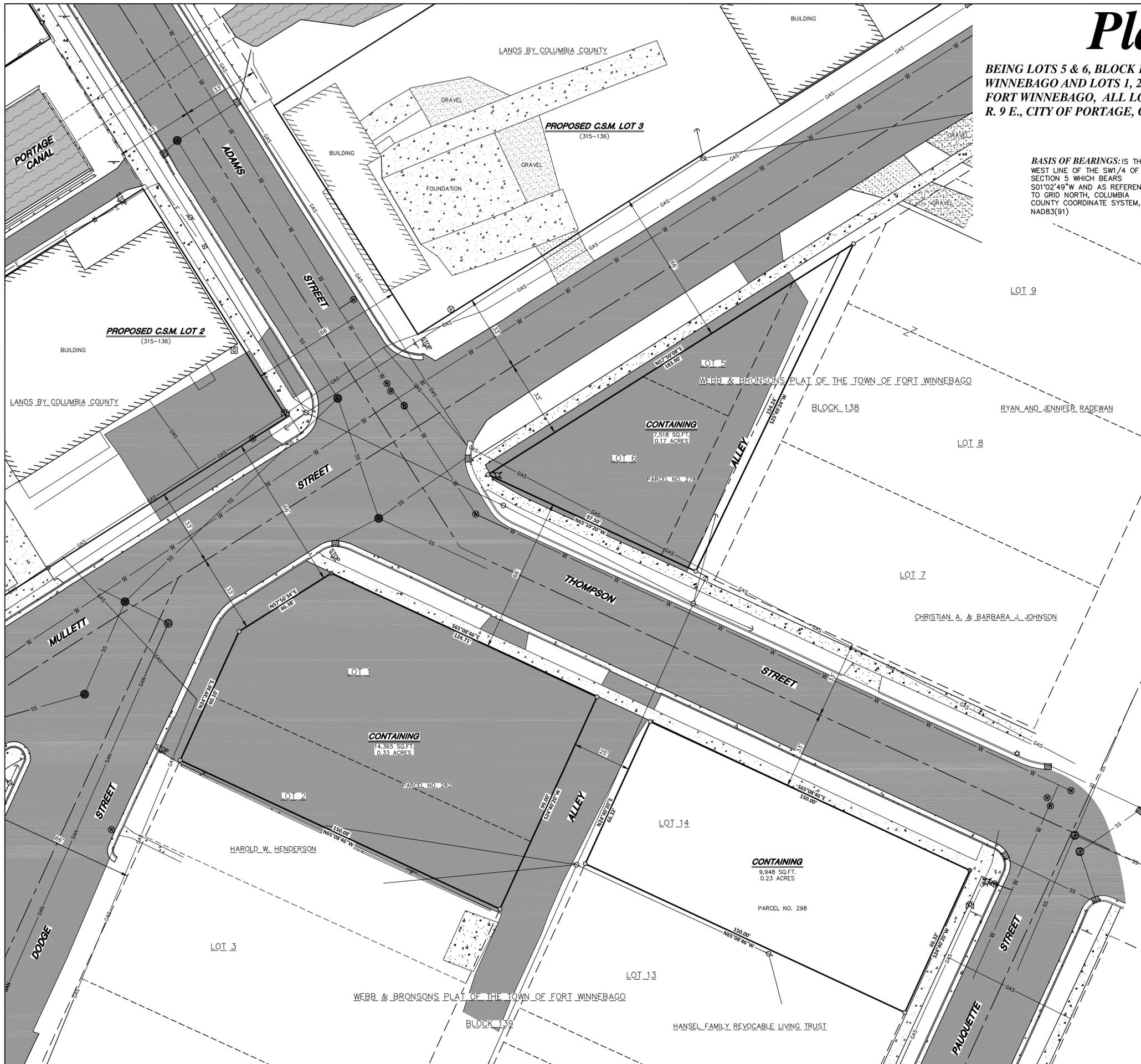
SURVEYOR
JAMES R. GROTHMAN
P.O. BOX 373
625 E. SLIFER STREET
PORTAGE, WI 53901
PHONE SAUK PRAIRIE: (608) 742-7788
PHONE SAUK PRAIRIE: (608) 644-8877
FAX: (608) 742-0434
e-mail: surveying@grothman.com

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(RED LOGO REPRESENTS THE ORIGINAL MAP)

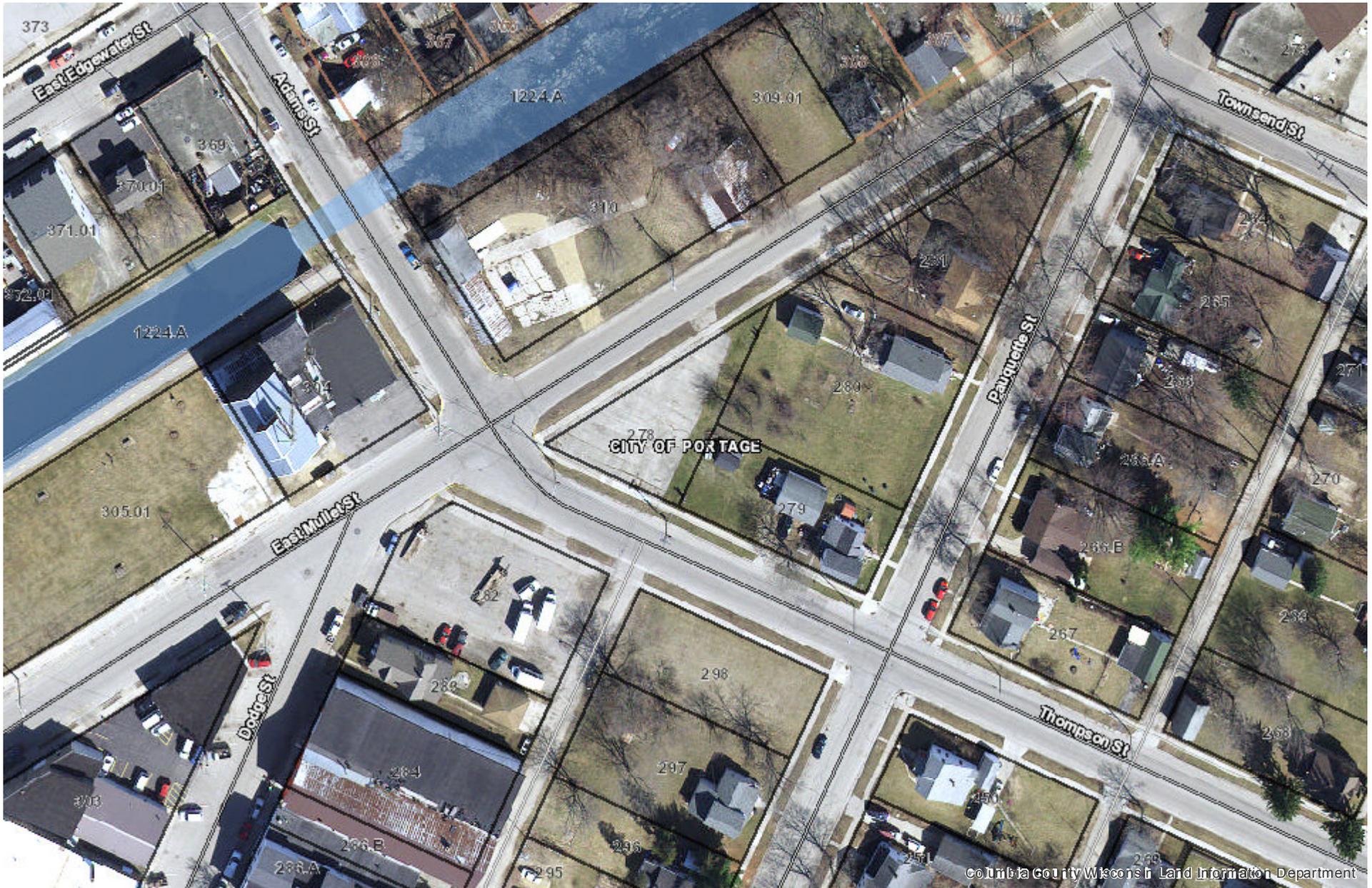
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PLAT OF SURVEY FOR
COLUMBIA COUNTY
CITY OF PORTAGE
COLUMBIA COUNTY, WISCONSIN

FILE NO.
315-136
PROJECT NO.
410-192
DRAWING NO.
315-136 POS



Tax Parcel Map



2/11/16

City of Portage 2008-2028 Comprehensive Plan Table 9.5 action item update

The below list with comments is not meant to be a comprehensive list of what has been done to date but is for informational purposes and to guide a discussion for the next round of updating the comprehensive plan.

1. Add TND and Mixed-Use Center Districts to the Zoning Code Planning Commission;

City Council

The City updated its Zoning Code in 2013 and incorporated many of the City Zoning, Planning Commission, Zoning Administrator tasks during the update. While traditional neighborhood and mixed used center districts aren't explicitly zoned they are incorporated in the residential districts.

2. Amend the zoning code to reduce the minimum lot sizes, lot widths, and building area, for a certain percentage of the lots in the R1, R2 and R3 zoning districts to allow a broader range of housing choices including smaller lot, single-family detached housing.

Planning Commission

These changes are reflected in the lot frontages per zoning district R1 = 80', R-2=70' and R3-is 25'.

3. Continue to update the official map at which time changes in the extraterritorial area require long-term infrastructure planning for future annexation.

Planning Commission

Continue to work with the surrounding townships to foster relationships , build consensus and have a plan for infrastructure needs for the time where annexation makes sense for all parties involved.

4. Designate appropriate growth areas with a designation, such as Traditional Neighborhood Development, on the City adopted future land use map.

Planning Commission

See comment for item #1.

5. Review and update current sign standards to ensure consistency. Monitor community desire for increased standards as determined through complaint or request basis. *Planning Commission*

The sign code was being updated but was put on hold once guidance or a model ordinance was drafted to reflect the recent supreme court ruling on free speech and sign ordinances.

6. Continue to utilize and update the stormwater utility as necessary to maintain the system and sufficient stormwater management.

City Agencies

An SWU was looked into but the 2013 State of Wisconsin Act 20 states that if a municipality adopts a new fee increase for covered services (which were partly or wholly in 2013 by the property tax levy), that must reduce its levy limit in the current year by the amount of the new fee or fee increases. As a municipality we cannot institute a fee to cover costs without decreasing our levy the same amount. If the municipality wishes to add or increase a fee without decreasing the levy it must be approved by a referendum.

7. Consider amending the Stormwater Management Ordinance to promote on-site stormwater infiltration through measures such as rain gardens, rain barrels and “green” roofs.

Common Council

The SWMP was updated in 2009 and will need to be updated soon. At that time we will look at amending the SMO to possibly promote on-site storm water.

8. Maintain existing overlay district standards, and consider other overlay districts as necessary to meet City needs.

Planning Commission

We can still regulate signs by district and will continue to work to meet the City’s needs.

9. Consider adopting historic preservation overlay districts for historic districts to implement the goals, objectives and recommendations of the Agriculture and Natural and Cultural Resources Element (Chapter 5).

Planning Commission

The historic preservation overlay districts exist. Staff is currently working on a comprehensive map of these overlay districts that will be available electronically as well as working on a database to cross reference building permits to see if they need to meet historical standards within the districts.

10. Continue to regulate buildings for all structures built within the jurisdiction to City and State standards.

Planning Commission

Planning commission and building staff consistently regulate all structures in the City to meet City and State standards.

11. Requires builders to follow city state building and mechanical codes, whichever are more restrictive, for all structures built within the jurisdiction.

City Zoning and Building Staff

Reflective in item #10’s response.

12. Continue to enforce this local Sanitary Sewer ordinance for existing and new development, and monitor for updates when appropriate.

City Zoning and Building Staff

The sanitary sewer ordinance is being enforced and policies and the ordinance will be updated as technology advances and as CMOM regulations advance in 2016.

13. Continue to maintain and update the subdivision ordinance as necessary. Portage should ensure availability of the ordinance to surrounding townships for their use in reviewing development applications.

Planning Commission

The updates to zoning code in 2013 updated the SO. The subdivision ordinance has been maintained and will look at updating it in the near future. As part of the continued cooperation with surrounding townships we will make it available to them for the purpose of reviewing development applications.

14. Amend the Subdivision Ordinance as per Plan recommendations to increase walking and bicycling.

Planning Commission

The land use zoning updates as well as the sidewalk policy has been updated to reflect these changes.

15. Require delineation of environmental corridors on preliminary plats and certified survey maps. City Zoning Administrator

It is required.

16. Continue to administer the Shoreland-Wetland Zoning Ordinance. City Zoning Administrator

Will continued to be administered by the Director of Public Works and will be administered by the Community Development Director if and when the Zoning Administrator designation is changed.

17. Amend zoning code as described in section 9.1.1 "Zoning Ordinance" above to include TND regulations.

Public Works Director (City Zoning Administrator)

See item #1

18. Update the Capital Improvement Plan on an annual basis with regular budget review. Consider developing a long-term staffing plan to ensure sufficient delivery of programs and services.

Public Works

The Director of Public Works and staff will continue updating the 5 year capital improvement plan every year and will have a plan for the five year segment that meets the councils funding objectives. The 2015 Portage Staffing Evaluation looks at the short term and long term needs of the City.

19. Extend Hamilton Street to connect to Highway 51. Public Works

Plans have been completed by the City. The City is waiting for the private development needs to increase that will allow private development to fund the majority or all of the construction. TID #8 established in 2015 could be extended to fund a portion of this improvement.

20. Prepare a Capital Improvements Program (CIP) to meet the 2013 Wisconsin Pollution Discharge Elimination System (WPDES) Stormwater permit requirements of 40% suspended solids, including the measures needed (such as stormwater ponds, more frequent sweeping, etc.), estimated cost and financing options.

Public Works

The SWMP Plan in 2009 addresses the immediate concerns the City will look at updating/revising the SWMP to meet future SWM needs. The future needs will depend on future TMDL and TSS limits.

21. Complete the stormwater management plan.

Public Works

Completed in 2009 and will need to be updated in the near future.

22. Project waste water treatment capacity needs through 2030, and estimate timeline for upgrades.

Planning Commission

Currently the City has no major upgrade needs for capacity. The Director of Public Works and WWTP staff are currently working on an asset management plan to scope out and plan for replacement/upgrade needs for the next 5-10 years for the WWTP. From an operating stand point the WWTP runs effectively and any upgrades we would look at making the WWTP run more efficiently potentially lowering operating costs.

23. Develop neighborhood plans for new growth areas consistent with the goals and objectives of the Comprehensive Plan.

Planning Commission

The updated Zoning Code and staff's continued consistency when enforcing the zoning code in relation to the comprehensive plan is an initiative now and going forward.

24. Prepare, adopt and implement a bicycle plan. *Planning Commission*

It is done on segments as street reconstruction and will be addressed either in a comprehensive outdoor recreation plan (CORP) or the Paths Initiative. A CORP was completed by MATC students in the past and has given staff direction but a CORP with an action will actually put projects in place to move forward on whatever the CORP's vision is.

25. Complete a pedestrian master plan. *Public Works*

See item #24

26. Assess traffic patterns in the City to determine if local streets are being frequently used as through streets.

City Administrator

Traffic patterns are assessed in sections as development occurs but no comprehensive plan has been developed at this point.

27. Conduct a study to identify viable and preferred sites for a new City airport. *Planning Commission*

We are currently looking at upgrading the old airport to meet current FAA requirements.

28. Develop adequate storm water management plans and erosion control regulations, in partnership with Towns, County and State agencies, to protect surface resources within the Portage extra-territorial jurisdiction.

Public Works

The City will look at incorporating a more regional approach to SWMP's and erosion control regulations when updating or revising the City's SWMP.

29. Identify and assess programs that enable the city to become a "green city" in a cost effective manner. *Mayor's Ad Hoc Committee*

Has not been addressed to date but will be incorporated in public works efforts. These efforts are, but not limited to, SWMPs, storm water management ordinance updates, garbage and recycling education initiatives, WWTP initiatives, and best management practices for snow and ice control.

30. Prepare corridor redevelopment plans for major transportation corridors in the City to address the future transportation and development needs within the corridors.

Planning Commission

The next corridor redevelopment plans should address the USH 51 New Pinery corridor in regards to transportation and development needs. Staff would then look at the HWY 16 corridor after the DOT's improvements in 2018 and the HWY 33 corridor after the DOT's study.

31. Establish a Long Range Planning Area to reserve for eventual inclusion into the City's growth area and prevent development that would impede urbanization.

Planning Commission

Nothing has been done to date will need to evaluate in the City's next comprehensive plan.

32. Inventory potential infill development sites, and prioritize for development.

Common Council

Inventory has been completed by Community Development and the prioritization will continue to evolve with the City.

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

Planning Commission

Will continue fostering relationships and work with the surrounding townships to develop agreements .

34. Consider the use of impact fees to pay for the cost of additional services required by new developments. *Planning Commission*

There are impact fees regarding the parks but no developer impact fees to date. With the current climate for development impact fees may be seen as an impediment.

35. Administer and market the City Housing Assistance Program to encourage home ownership. *City Staff*

City staff will continue to work with the assistance program which is currently evolving to better serve the community.

36. Administer the City Housing Assistance Program, building code enforcement, and dialogue with landlords to increase the number of homes being improved in the City.

City Staff

Looking at initiatives to engage landlords in the 2016 calendar year.

37. Assess the potential to increase housing above storefronts in the downtown district through measures such as a housing inventory, financial assistance programs, and building codes.

City Staff

It is being encouraged and is happening with different developments and developers downtown.

38. Identify areas, if any, in need of revitalization and prepare revitalization plans for those areas.

Plan Commission

Areas are identified and plans are prepared as needed.

39. Conduct an assessment of the specialized taxi service operated in the City to determine if it meets the transportation needs of people with disabilities and people without access to private automobiles. Prepare recommendations for improvements and/or expansion of service as needed to meet the transportation needs of Portage residents. *City Staff*

No comprehensive plan has been authored. Staff is more involved on the operations and they are working on increasing the service range to incorporate businesses outside of the service area to provide this service to business's staff. Other program modifications have been implemented toward attaining a lower operating deficit.

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.

City Staff

Should be included in the paths initiative or comprehensive outdoor recreational plan.

41. 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.

Space Needs Study Committee (to be formed)

Space needs regarding the recreational activities has been completed but a comprehensive space needs study is needed. Either looking at a space needs committee or the park committee may be able to champion this initiative.

42. Adopt policies and programs to maintain and enhance the historic districts of the City of Portage.

Planning Commission

The first part of this initiative is mapping the historic districts and cataloguing the addresses in a database. We need to help identify the needs of the historic districts while working with the HPC.

43. Direct the Historic Portage Commission to identify and catalogue historic places of interest, historic markers, and monuments.

Planning Commission

The initiative is being formally updated in 2016 by the HPC through a grant.

44. Promote coordination among all the entities that engage in economic development to generate a unified promotional campaign to attract new businesses to the city, to conduct outreach to existing businesses to address their needs and keep them in the city, and promote workforce development; by bringing entities together and forming a coordinating body. *City Staff and Elected Officials*

The Community Development Director was hired to lead this initiative and the creation of an economic development committee will further this initiative.

45. Market the City of Portage to new residents through a publicity campaign, written materials, and the City website.

Economic Development Committee

The City's relationship with the BID, Chamber of Commerce, and the DPI is a good one. All four of these groups help foster growth and collaboratively market Portage.

46. Attract suitable businesses to the industrial park with ready sites, a single point of contact, personal meetings with City officials, listings with on-line databases, the City's website and possibly with private brokers.

Economic Development Committee

Community Development Director.

47. Identify business clusters and develop programs to increase economic activity and jobs within those clusters.

Economic Development Committee

Business clusters are identified. Case in point our growing plastics industry here in Portage.

48. Implement the recommendations in the Downtown Revitalization chapter to the Comprehensive Plan.

Community Development Authority

See item #45.

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

Parks Commission

The initiative will be included in either the Comprehensive Outdoor Recreation Plan or Paths initiative.

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

Economic Development Committee

Segment 1 has been completed and segment 2 is currently in the early planning stages.

51. Coordinate marketing of Portage recreational, cultural and heritage attractions with entities that promote tourism in Columbia County, along the Wisconsin River, and along Highway. *Economic Development Committee*

The City has been approached by the Fox WI Heritage Parkway and will continue to work with this group. The current initiative will be working on a grant application for handicap access to canoe and kayak landings.