

City of Portage
Monday, May 16, 2016
Plan Commission, 6:30 p.m. (Council Chambers)
City Municipal Building, 115 West Pleasant Street
Agenda

Plan Commission Members: Mayor Rick Dodd, Chairperson; Frank Miller, Brian Zirbes, Peter Tofson, Kevin Zarecki; Chuck Sulik; Mike Charles.

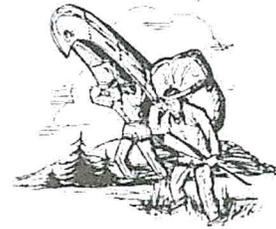
Public Hearing-6:25 p.m. Plan Commission of the City of Portage, Wisconsin will consider granting a zoning amendment for parcel 3500.05 to rezone the subject property from R4 Small-scale Multi-Family Residential to R-2 Single Family Residential.

Regular Meeting-6:30 p.m.

1. Roll call
2. Approval of minutes from previous meeting.
3. Discussion and possible action on electing Vice Chairperson.
4. Discussion and possible action on rezoning parcel 3500.05 from R4 Small Scale Multi-family to R2- Single Family Residential.
5. Discussion and possible action on CSM for Hart Olson Dental expansion, Parcel #3134.01.
6. Discussion and possible action on Hart- Olson Dental Office expansion.
7. Discussion and possible action on Alley vacation between DeWitt Street and Clark Street.
8. Discussion and possible action on Alley vacation on Block 54 between Townsend Street and Coit Street, vacation of Huron Street between Townsend Street and Coit Street, Alley vacation on Block 47 between Townsend Street and Coit Street, vacation of Erie Street between Townsend Street and Coit Street, and Alley vacation on Block 22 between Townsend Street and Coit Street to facilitate Bruce A. Smith Little League Complex.
9. Discussion on letter outlining proposed fire training facility at former waste water treatment plant property
10. Plan Commission Adjournment.

CITY OF PORTAGE

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



"Where the North Begins"

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Plan Commission of the City of Portage, Wisconsin will consider granting a zoning amendment for parcel 3500.05, City of Portage, Columbia County, Wisconsin, for Investors Community Bank.

A PUBLIC HEARING will be held on May 16TH at 6:25 p.m. at City Hall, 115 West Pleasant Street to rezone the subject property from R4 Small-scale Multi-Family Residential to R2 Single Family Residential District.

ALL INTERESTED PERSONS may appear in person or by their attorney or agent for the purposes of offering such proof in support of their position opposing or endorsing the granting of this rezoning to said property.

DATED this 25th day of April, 2016.

By

Steve Sobiak
Business Development and Planning

Please Publish:
May 2nd, 2016
May 9th, 2016

Welcome to tonight's Plan Commission hearing. Thank you all for attending. As I call this public hearing before the Plan Commission to order, I must note that this hearing is being held in accordance with Section 62.23(7)(d) of the Wisconsin Statutes, to consider actions or amendments relating to Chapter 90 of the City of Portage Code of Ordinances governing Zoning."

"I would like to introduce committee members with us tonight:

I am Brian Zirbes, Vice Chair, acting as Chair in Mayor's Dodd's absence
Mike Charles
Frank Miller
Chuck Sulik
Pete Tofson
Kevin Zarecki

"Let me also introduce to you City Staff that are present:

Aaron Jahncke-Director of Public Works
Steve Sobiek- Director of Business Development/Planning (Zoning Administrator)
Shawn Murphy-City Administrator."

"As with all government proceedings, there are certain procedures we must follow. These include:

- The Commission will hear the petition as it is printed in the agenda.
- I will open the petition's Public Hearing and then ask staff to provide a brief explanation of the item. I will then ask the petitioner or their agent if there is anything they wish to add to the staff explanation of the proposal, after which the Commission may ask questions of staff or petitioner.
- We will then give any interested parties in favor of the petition the opportunity to be heard. The chair will then give parties wishing to object to the petition an opportunity to be heard.
- The petitioner will then be given the opportunity to respond to questions or request for clarification(s) in the application, if they desire
- The Commission will debate and make its decision after the public hearing is closed and as the petition appears on the meeting agenda."

"For petitions for rezoning, the Plan Commission will recommend action to the City Council "

'FINALLY, PLEASE BE AWARE THAT THERE WILL BE NO DEBATE ON THE FLOOR. I ASK THAT ALL QUESTIONS PERTAINING TO THE PETITION BE DIRECTED TO ME, AS THE CHAIR. Anyone wishing to speak should approach the chair and for the record provide their full name and address."

"We are now ready to begin the hearing- I declare the public hearing to be open.

Plan Commission of the City of Portage, Wisconsin will consider granting a zoning amendment for parcel 3500.05 to rezone the subject property from R-4 Small-scale Multi-Family Residential to R-2 Single Family Residential.

I will ask Steve Sobiek, the Zoning Administrator, to present his Staff Report.

- A. Is there a representative of Investors Community Bank, the petitioner, present? Do you have anything you wish to add to the staff report?

- A. Is there a representative of Investors Community Bank, the petitioner, present? Do you have anything you wish to add to the staff report?
- B. Is there anyone here who would like to speak in favor of the petition? (3 times)
- C. Is there anyone here who would like to speak against the petition? (3 times)
- D. Does the petitioner wish to offer any response to questions or clarifying comments?
- E. I declare this public hearing closed! Thank you all for attending and participating in this process"

City of Portage
Monday, April 18, 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; Mike Charles, Peter Tofson, and Brian Zirbes.
Excused: Jan Bauman

Others present: Mayor-elect Rick Dodd, Administrator Murphy, Director Sobiek, Bill Welsh, Craig Sauer, Theresa Kay, Bruce Carolfi, Jeff Benden, Mike McVicker, Rick Dodd, Fred Galley, Roger Bonham, Sandi Bonham, Chris McQuire, Brad Boettcher

1. Roll call.

2. Approval of minutes from previous meeting

Motion by Zirbes, second by Tierney, to approve the minute from the March 21 Plan Commission meeting. Motion passed 4 to 0, on call of the roll of the Plan Commission. Tierney, Jahncke, Tofson, and Zirbes voted Yes. Mike Charles abstained.

3. Discussion and Possible Action on Badger Housing Addition

Director Sobiek reviewed the Badger Housing plans submitted for a small addition to its current office building at 260 Eastridge Road. The proposed addition will extend the current building, east and south fronting Hunter Trail (currently green space and a loading area, adding approximately 4,000 sf to the existing building. A new additional entranceway will be added on the western parking lot side of the building, as well as an emergency exit on the eastern side of the building fronting Hunter Trail.

Plans submitted included a site plan, interior updated floor plans showing the new configuration and usage, and a landscaping plan.

The building's space is leased to the Wisconsin Department of Transportation and the Wisconsin Department of Corrections. The new additional space will also be leased to these entities as shown on the plans.

Landscaping plan provides 213 landscaping points for foundation and street frontage landscaping as required by City Code. Stormwater fee in lieu of fee will be required for the relatively small area of new impervious surface created.

No addition to the parking lot other than restriping parking stalls on the western side of the building. Current parking lot with 53 stalls, including 4 handicapped stalls meets Code requirements for the additional office space.

Mr. Carolfi, representing Badger Housing Associates, answered questions from the Commissioners on the site plan.

Motion by Zirbes, second by Charles, to approve the Badger Housing building expansion plans as submitted and presented. Motion passed 5-0 on a call of the roll, with Tierney, Charles, Jahncke, Tofson and Zirbes voting Yes.

4. Discussion and possible action on Flexible Foam Parking Lot.

Director Sobiek reviewed the Innocor (formerly Flexible Foam) parking lot expansion plan to add 23 new parking stalls (21 new adjacent stacking to the existing 23, and two added adjacent and to the south of the first row of 24 stalls closest to the building) to the 45 stall existing lot on Murphy Road in the Industrial Park. This new parking is planned to accommodate additional employees. Two current stalls on the northern end of the 23 stall row will be removed. 68 total stalls are in the new plan.

The revised parking lot plan shows an island to be installed in the middle of the double row parking configuration as required by Code. The revised plan also shows 3 handicapped stalls would be required for this size lot per this requirement, one with a 96" wide van accessible aisle and 2 with a 60" access aisle.

Paved and other setbacks are met. Ingress and egress onto both Murphy Road and Mohr Road remain the same. American Structures indicates drainage remains the same.

Mr. McVicker, representing Innocor, indicated the parking lot expansion is necessary in facilitating the employment growth at the Portage Innocor plant that has increased from 38 to 105 employees. He also indicated the current stormwater pond on the site can accommodate the slight increase in impervious surface created by the new parking lot area.

Motion by Charles, second by Zirbes, to approve the Innocor (formerly Flexible Foam) parking lot plan as presented, contingent on the plan meeting City stormwater requirements. Motion carried 5-0 on a call of the roll with Tierney, Charles, Jahncke, Tofson and Zirbes voting Yes.

5. Discussion and possible action on Cardinal Glass Rail Spur.

Director Sobiek reviewed the Cardinal Glass site plan to build a third rail track parallel and just south of the two existing rail spur tracks. This third

track will be a turnout track to stack additional rail cars (approximately 11). It will match the existing rail sub-grade.

The rail track project is necessitated by CP Rail's reduction in area/regional staff that previously handled rail turnout.

The site plan indicates installation of a 12" casing will be installed on existing water main under the proposed tracks.

A contour grading plan, erosion control plan (including rip rap) and stormwater management plan, and stormwater management operations and maintenance plan were also submitted for this project.

DNR approval is also needed for this project and this approval is expected relatively soon.

Mr. Bonham of Cardinal Glass appeared to answer Commissioner questions on the project.

Motion by Charles, second by Zirbes, to approve the Cardinal Glass rail spur project as submitted and presented. Motion carried 5-0 on a call of the roll, with Tierney, Charles, Jahncke, Tofson, and Zirbes voting Yes.

6. Discussion and possible action on Culver's expansion plans

Director Sobiek outlined expansion plans for the current Culver's restaurant at 2733 New Pinery Road. A full set of plans, including the existing and proposed site plan, landscaping plan, stormwater management summary, color elevations, exterior drawings (including photo of similar Culver's), and sign plan and locations were submitted for approval. He indicated there was no lighting/photometric plan submitted but that General Engineering indicated it would be submitted when ready.

The current restaurant building will be bumped out to the west by 18 ft and a new front drive through pavement will be added to the west from the current drive through window.

The plan includes a new front concrete patio area, approximately 44 by 33 ft, fronting New Pinery Road. In addition, a concrete sidewalk area will be added along the southern/entranceway side of the building with a new concrete sidewalk ramp allowing access from the parking lot.

Landscaping plan details four landscaped areas, incorporating tress, 14 evergreen shrubs and over 10 groupings of perennials with white stone/organic mulch. Existing landscaping and tress are noted on the plan, allowing the landscaping point value to meet Code requirement for building foundation, street frontage and paved areas.

Mayor Tierney indicated traffic patterns through the parking lot area need to be improved.

Mr. Boettcher indicated that there is a cross parking agreement with the owners of the set of parking stalls just south of the Culver's parking lot.

Tofson questioned the flow of the parking lot and ease in directing traffic through the parking lot to the drive through area. Director Jahncke suggested adding pavement arrows to better direct traffic through the lot to the drive through area.

Tofson suggested an island in the south east corner of the lot to better direct traffic through the lot and drive through. Charles expressed agreement. Mr. Boettcher indicated an approximate 9' by 40' island could be installed there.

Motion by Zirbes, second by Charles to approve the Culver's expansion plans as presented, contingent on submittal of a lighting/photometric plan meeting City Code and inclusion of a parking island in the south-east corner of the new Culver's parcel. Motion passed 5-0 on a call of the roll with Tierney, Jahncke, Tofson, Zirbes and Charles voting Yes.

7. Discussion and possible action on Wauona Trail Sign

Director Sobiek reviewed the Canal Society's two sign permit applications as submitted. One to site a 4' by 8' free standing 'Wauona Trail' ground sign (double faced) on the levee side of Highway 16 near the Wauona Trail intersection, and one 3' by 14'4" free standing "Wauona Trail" ground sign (double faced) for Highway 33 near the Wauona Trail intersection.

Staff recommends granting the Highway 33 sign permit application on City property (former WWTP/Musky Club fish hatchery area) with a 25 ft setback to comply with the M1 Industrial zoning Code setback requirement.

The Highway 16 sign site, however, is problematic with a number of issues, including:

- The Ag 1 zoning on the levee side of Highway 16 requires a 35 ft street ROW set back, tied to the building setback. Siting the sign any closer to the street/highway would require a variance granted by the Board of Zoning Appeals.
- A letter from the Corps of Engineers indicates a sign could not be erected on the levee crown, nor installed into the levee prism. In addition, the Corps states the sign must be 'easy to remove'. These Corps' requirements would seem to make siting the sign on the levy side of Highway 16 nearly impossible.

Erecting this large a sign on the opposite or north side of Highway 16/51 is equally difficult given the only limited space available is located in the parking areas of Dairy Queen or the To Do It Center/Portage Lumber. The B-4 General Business zoning sign setback of 20 ft, coupled with the vision triangle issues at this intersection, adds to the challenge.

Sign permitting on State highways also requires a separate permitting process through the Wisconsin Department of Transportation (WisDOT). The Canal Society, as the sign permit applicant, would be responsible for obtaining these sign permits from the WisDOT.

Mr. Galley, representing the Canal Society, spoke about the importance of the City recognizing the Wauona Trail with signage. Mayor Tierney indicated his agreement and suggested a 'trombone arm' sign to address the challenges of siting a sign on the levee side.

Mayor Tierney indicated that with the upcoming reconstruction of Highway 16/51, the roadway will be changed and widened, creating yet another hurdle for siting the sign on the levee side.

Zirbes indicated it didn't make a lot of sense to site the Wauona Trail sign on the levee side of Highway 16 given the levee and setback issues and the lack of permanency with the new roadway reconstruction. Charles indicated his agreement.

Administrator Murphy discussed the difficulty of siting the sign on the northern side of Highway 16 given the required sign setback from the street ROW and the need to obtain easements from the property owners.

Mr. Galley indicated he will withdraw the Canal Society's sign permit application for the Highway 16 levee site, and go back to the drawing board to determine a more feasible site there. He will resubmit a sign permit application for this side of Wauona Trail at a later date.

Motion by Tierney, second by Zirbes, to allow a Wauona Trail sign as submitted in the Canal Society's sign permit application to be erected by City staff on Highway 33 at the City's former wastewater treatment plant parcel. Motion passed 5-0 on a call of the roll, with Tierney, Jahncke, Tofson, Zirbes and Charles voting Yes.

8. Adjournment

Motion by Charles, second by Zirbes, to adjourn. Motion passed 5 to 0 on call of the roll. Tierney, Jahncke, Tofson, Zirbes, and Charles voted Yes.

The Plan Commission meeting concluded at 7:28 p.m.

Respectfully submitted

Steven Sobiek,
Director, Business Development and Planning

Date Approved: _____

DRAFT

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, Zoning Administrator
DATE: May 11, 2016
RE: Staff Report on Zoning Map Amendment Application, parcel #3500.05

On the request for a zoning map amendment by Investors Community Bank to rezone Parcel #3500.05, Portage, Wisconsin.

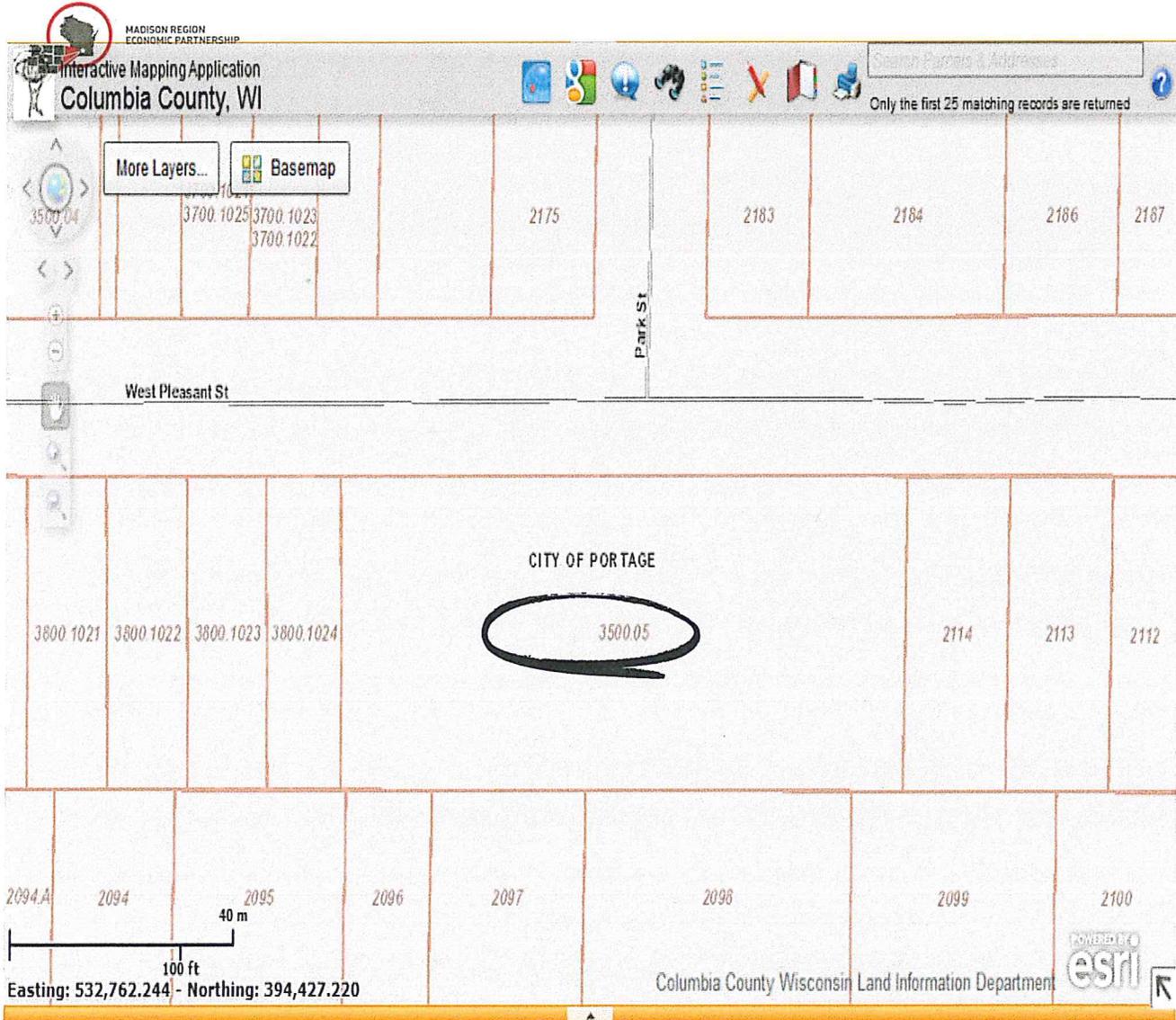
The applicant is seeking to rezone the subject property from R4 Small-Scale Multi-family housing to R2-Single Family.

In accordance with section 90-471 (4) of the City's Code of Ordinances, I, acting as the Zoning Administrator, present the following findings:

1. The proposed zoning amendment is in compliance with the purposes of Sec 90-471 of the City's Code of Ordinances as outlined in Sec 90-4 and the applicable rules of WisDNR and FEMA.
2. The proposed zoning amendment is in harmony with the recommendations of the comprehensive plan.
3. The proposed zoning amendment maintains the desired overall consistency of land uses and development within the zoning district.
4. A factor has changed, specifically that the current zoning district, R-4 Small Scale Multi-Family Housing, no longer encourages continued condominium development due to the changing conditions of the economy and market. Instead, a change in the zoning district to R-2 Single Family encourages single family development that meets the current economy and market conditions.

Additionally, as a result of the public hearing notice, the City received one positive comment regarding the proposed zoning map amendment.

CC: Shawn Murphy



CITY OF PORTAGE

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"Where the North Begins"

Memorandum

TO: Plan Commission
FROM: Steve Sobiek, Business Development and Planning Director
SUBJECT: CSM, Site Plans/Expansion, Alley and Street Vacations
DATE: May 11, 2016

CSM for Hart Olson Dental Office expansion

The proposed CSM for Parcel #3134.01 adds an approximate ten more feet (from the adjoining parcel) to the eastern part of the existing parcel to accommodate the Hart-Olson Dental expansion project. The new lot comprises 43,080 feet or .99 acres.

The new lot satisfies all bulk zoning requirements for B-3 Interchange zoning.

Hart Olson Dental Office Expansion

Hart-Olson Dental has submitted plans for an addition to its current building at 225 Gunderson Drive. The proposed addition will extend the building west, adding approximately 1,209 sf to the existing building.

Plans submitted included a proposed site plan, existing site plan, landscaping plan, lighting plan and photometrics, parking lot addition site plan, existing and proposed first floor grades, building architectural rendering and interior floor plans.

Landscaping plan provided shows 160 points for building foundation, exceeding Code requirements. Plan includes a nice mix of river birch and evergreen trees, as well as evergreen and deciduous shrubs around the building foundation.

Exterior lighting and photometrics plan submitted show the two existing pole mounted parking lot lights will be bolstered by two new 25' bronze finish pole mounted light fixtures of 250 watts each. There is a slight bleed of light over the front right of way.

Stormwater plan for the additional impervious area can be handled on site with the existing system under the parking lot (including a 100 year event). Stormwater flows north-east.

A concrete addition to the existing parking lot on the east end of the parcel will result in 8 new parking stalls. The upgraded parking lot with 32 stalls, including 2 handicapped stalls meets Code requirements for the additional office space.

A retaining wall is shown proposed for the western side of the building and parcel. A 10' general utility easement is shown under portions of the proposed wall. This easement was apparently required by the City at the time the lot was created. However, the easement was never utilized for this purpose. Consequently, the engineering team for this project is proposing a removal of this easement.

An extension of sidewalks along Gunderson Drive eastward for the 10 foot lot extension would be required under current Code.

Vacation of Alley between Clark Street and DeWitt Street

Columbia County has requested vacation of the alley between Clark Street and DeWitt Street to facilitate remodel and expansion associated with the County Courthouse project. The County has purchased the properties fronting the alley, with the exception of the Presbyterian Church, and wishes to abandon this alley. It was recently discovered that this alley, including that portion under the Courthouse, had not been properly vacated.

Staff recommends vacation of the entire portion of the alley between Clark Street and DeWitt Street (if the Church concurs), or alternately, just that portion of the alley between the Church east to DeWitt Street (if the Church does not concur).

Vacation of Alley on Block 54 between Townsend Street and Coit Street, Vacation of Huron Street between Townsend Street and Coit Street, Alley vacation on Block 47 between Townsend Street and Coit Street, vacation of Erie Street between Townsend Street and Coit Street, and Alley vacation on Block 22 between Townsend Street and Coit Street to facilitate Bruce A. Smith Little League Field.

City staff is recommending the vacation of the alley on Block 54 between Townsend Street and Coit Street, vacation of Huron Street between Townsend Street and Coit Street, another alley vacation on Block 47 between Townsend Street and Coit Street, vacation of Erie Street between Townsend Street and Coit Street, and a third alley vacation on Block 22 between Townsend Street and Coit Street. These vacations are needed to facilitate the construction of the Bruce A. Smith Little League Complex as part of the Veterans Memorial Field project. Work on this field project is scheduled to begin later this year.

These alley and street vacations accommodate the CSM that combines four City Of Portage owned parcels into one 7.55 acre parcel (bordered by Townsend Street, Coit Street, and Wauona Trail) to accommodate construction of this Little League field project.

Letter Outlining the Fire Department's Training Building

The letter in the packet outlines the Fire Department's proposed training facility planned on the former waste water treatment plant property off Highway 33. Plans for this project are expected to be on the Plan Commission's June 20 meeting agenda for action.

CC: Shawn Murphy
Aaron Jahncke

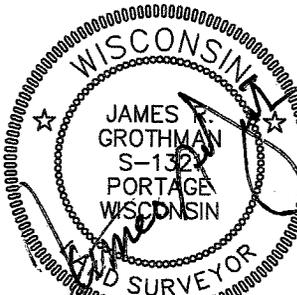
As prepared by:

G GROTHMAN & ASSOCIATES S.C.

LAND SURVEYORS

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

SEAL:



4-21-2016

G & A FILE NO. **416-199**



DRAFTED BY: S. STACHOWSKI

CHECKED BY: JRG

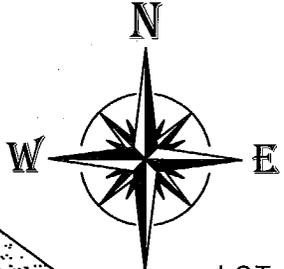
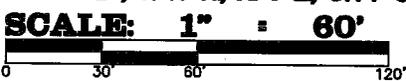
PROJ. 191-23

DWG. 416-199 SHEET 1 OF 2

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

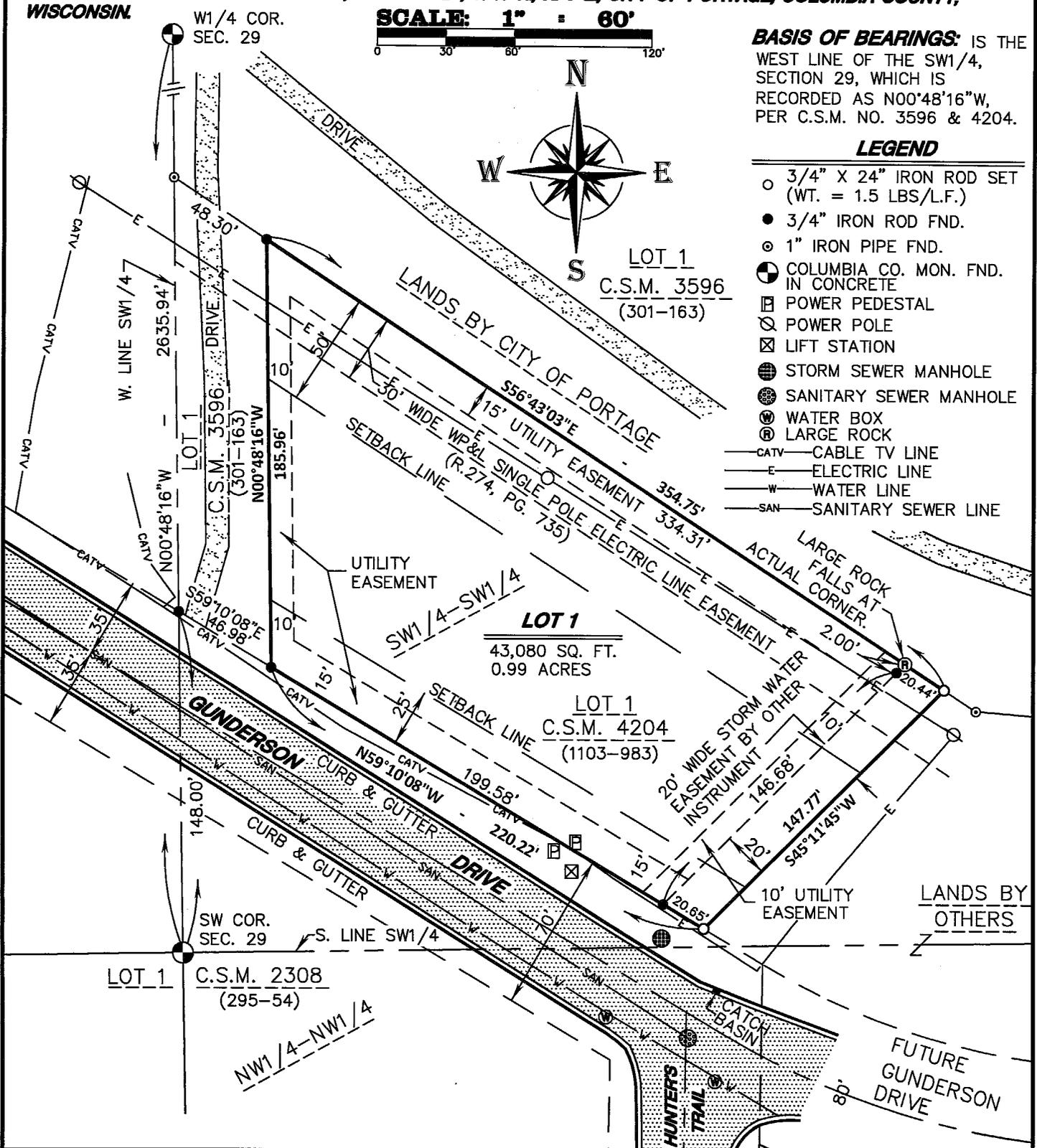
BEING ALL OF LOT 1, C.S.M. 4204 AS RECORDED IN VOL. 29 OF C.S.M.'S, PG. 84 AS DOCUMENT NO. 711858 AND A PART OF THE SW1/4 OF THE SW1/4, SECTION 29, T. 13 N, R. 9 E, CITY OF PORTAGE, COLUMBIA COUNTY, WISCONSIN.



BASIS OF BEARINGS: IS THE WEST LINE OF THE SW1/4, SECTION 29, WHICH IS RECORDED AS N00°48'16"W, PER C.S.M. NO. 3596 & 4204.

LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS/L.F.)
- 3/4" IRON ROD FND.
- ⊙ 1" IRON PIPE FND.
- ⊕ COLUMBIA CO. MON. FND. IN CONCRETE
- ⊞ POWER PEDESTAL
- ⊗ POWER POLE
- ⊠ LIFT STATION
- ⊙ STORM SEWER MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ WATER BOX
- ⊙ LARGE ROCK
- CATV — CABLE TV LINE
- E — ELECTRIC LINE
- W — WATER LINE
- SAN — SANITARY SEWER LINE



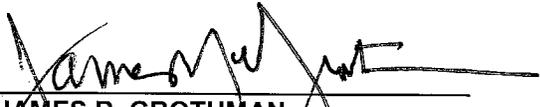
OWNER/CLIENT: CGH, LLC
N5552 BEICH ROAD
PORTAGE, WI 53901

SURVEYOR'S CERTIFICATE

I, **JAMES R. GROTHMAN**, Professional Land Surveyor, do hereby certify that by the order of **CGH, LLC**. I have surveyed, monumented, mapped, and divided all of Lot 1, Certified Survey Map Number 4204, as recorded in Volume 29 of Certified Survey Maps, Page 84, as Document Number 711858 and a part of the Southwest Quarter of the Southwest Quarter of Section 29, Town 13 North, Range 9 East, City of Portage, Columbia County, Wisconsin, described as follows:

Commencing at the Southwest corner of said Section 29;
thence North 00°48'16" West along the West line of the Southwest Quarter of Section 29, 148.00 feet to a point in the Northeasterly right-of-way line of Gunderson Drive;
thence South 59°10'08" East along the Northeasterly right-of-way line of Gunderson Drive and the South line of Lot 1, Certified Survey Map, No. 3596, 46.98 feet to the Southwesterly corner of Lot 1, Certified Survey Map Number 4204, and the point of beginning;
thence North 00°48'16" West along the Westerly line of said Lot 1, 185.96 feet;
thence South 56°43'03" East along the Northerly line of said Lot 1, 354.75 feet;
thence South 45°11'45" West, 147.77 feet to a point in the Northeasterly right-of-way line of Gunderson Drive;
thence North 59°10'08" West along the Northeasterly right-of-way line of Gunderson Drive, 220.22 feet to the point of beginning.
Containing 43,080 square feet, (0.99 acres), more or less. And being subject to servitudes and easements of use or record if any.

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



JAMES R. GROTHMAN
Professional Land Surveyor, No. 1321
Dated: April 21, 2016
File No. 416-199



COMMON COUNCIL RESOLUTION

RESOLVED that the Certified Survey Map and the lands as dedicated on such map in the City of Portage, Columbia County, Wisconsin is hereby approved and accepted by the Common Council.

Rick Dodd, Mayor

Date

I HEREBY certify that the foregoing is a copy of a Resolution adopted by the Common Council of the City of Portage, Wisconsin, this _____ day of _____, 20____.

Marie A. Moe, City Clerk

Date

PROPOSED ADDITION FOR: HART & OLSON FAMILY DENTISTRY PORTAGE, LEGEND

<p>1000.00 PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)</p> <p>1000.00 TR PROPOSED SPOT ELEVATIONS (TOP OF RETAINING WALL, TOP OF SURFACE GRADE AT BOTTOM OF WALL)</p> <p>1000.00 TC PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF CURB)</p> <p>1000.00 TW PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)</p> <p>EXISTING WATER VALVE IN BOX</p> <p>PROPOSED WATER VALVE IN BOX</p> <p>EXISTING WATER VALVE IN MANHOLE</p> <p>EXISTING WATER SERVICE VALVE</p> <p>EXISTING TELEPHONE MANHOLE</p> <p>EXISTING ROUND CATCH BASIN</p> <p>EXISTING SQUARE CATCH BASIN</p> <p>EXISTING CURB INLET</p> <p>PROPOSED CURB INLET</p> <p>EXISTING UTILITY POLE</p> <p>EXISTING UTILITY POLE WITH GUY WIRE</p> <p>EXISTING STREET LIGHT</p> <p>EXISTING TELEPHONE PEDESTAL</p> <p>EXISTING ELECTRIC PEDESTAL</p> <p>EXISTING ELECTRIC BOX</p> <p>EXISTING CABLE TV PEDESTAL</p> <p>PROPOSED DRAINAGE FLOW</p> <p>1-1/4" REBAR SET WEIGHING 4.30 LB/FT.</p> <p>3/4" REBAR SET WEIGHING 1.50 LB/FT.</p> <p>1-1/4" REBAR FOUND</p> <p>3/4" REBAR FOUND</p> <p>2" IRON PIPE FOUND</p> <p>1" IRON PIPE FOUND</p> <p>EXISTING FLOOD LIGHT</p> <p>SECTION CORNER</p> <p>PROPOSED APRON ENDWALL</p> <p>EXISTING MARSH AREA</p> <p>EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER</p>	<p>EXISTING CONIFEROUS TREE</p> <p>EXISTING SHRUB</p> <p>EXISTING STUMP</p> <p>SOIL BORING</p> <p>EXISTING WELL</p> <p>PROPOSED WELL</p> <p>EXISTING LIGHT POLE</p> <p>EXISTING SIGN</p> <p>CENTER LINE</p> <p>EXISTING HANDICAP PARKING STALL</p> <p>PROPOSED HANDICAP PARKING STALL</p> <p>EXISTING GAS VALVE</p> <p>PROPOSED ROUND CATCH BASIN</p> <p>EXISTING WOODED AREA</p> <p>EXISTING HEDGE</p> <p>EXISTING CHAINLINK FENCE</p> <p>EXISTING WOOD FENCE</p> <p>EXISTING BARBED WIRE FENCE</p> <p>PROPERTY LINE</p> <p>EXISTING GUARD RAIL</p> <p>EXISTING STORM SEWER AND MANHOLE</p> <p>PROPOSED STORM SEWER AND MANHOLE</p> <p>EXISTING SANITARY SEWER AND MANHOLE</p> <p>PROPOSED SANITARY SEWER AND MANHOLE</p> <p>EXISTING WATER LINE AND HYDRANT</p> <p>PROPOSED WATER LINE AND HYDRANT</p> <p>EXISTING OVERHEAD UTILITY LINE</p> <p>EXISTING UNDERGROUND FIBER OPTIC LINE</p> <p>EXISTING UNDERGROUND ELECTRIC CABLE</p> <p>EXISTING UNDERGROUND TELEPHONE CABLE</p> <p>EXISTING UNDERGROUND GAS LINE</p> <p>PROPOSED CURB AND GUTTER</p> <p>EXISTING CURB AND GUTTER</p> <p>GRADING/SEEDING LIMITS</p> <p>RIGHT-OF-WAY LINE</p> <p>PROPERTY LINE</p> <p>RAILROAD TRACKS</p> <p>EXISTING GROUND CONTOUR</p> <p>PROPOSED GROUND CONTOUR</p>
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CIVIL SHEET INDEX

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CI.2	SITE & LANDSCAPE PLAN
CI.3	GRADING, UTILITIES, AND EROSION CONTROL PLAN
CI.4	DETAILS
PXP	SITE PHOTOMETRIC PLAN

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TELEFAX (414) 259-0947
TDD (FOR THE HEARING IMPAIRED) 1-800 542-2289
WISCONSIN STATUTE 182.0175 (1974)
REQUIRES MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



CONSTRUCTION STAKING SERVICES
CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

GENERAL PROJECT NOTES
1. ALL DRIVEWAYS AND CURB NOTES TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.

PLAN SPECIFICATIONS

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

- CONTRACTOR SHALL CALL DIGGERS HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
- CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
- ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JUNT.

31 20 00 EARTH MOVING

- CONTRACTOR SHALL CALL DIGGERS HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR.
- ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
- PLACE AND COMPACT MATERIAL IN LAYERS TO REQUIRED ELEVATIONS UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
- PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D1557 STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
 - UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
 - UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 1/2 IN TO 1 IN FINE SAND PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
 - UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE - PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
 - UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
 - UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
 - UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
- CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS.
- ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB. ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.
- WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED, RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
- THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL

- THE GRADING PLAN REFLECTS 7,100 S.F. OF 16 ACRES OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES NR 151 NOTICE OF INTENT REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET NR 151.105 CONSTRUCTION SITE PERFORMANCE STANDARDS FOR NON-PERMITTED SITES.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (WAC) NR 151. THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO MEET THE REQUIRED PERFORMANCE STANDARDS. THE METHOD AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
 - SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056.
 - STONE CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1052.
 - STONE TRACKING PADS SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED SHALL BE 3 TO 6 INCH CLEAR OR WASHED STEVED IN A LAYER AT LEAST 1.5 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT, AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057.
 - STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1059.
 - DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY ON TACKERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068.
 - THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
 - CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM WATERS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
 - TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1026 AND 1029 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
 - IF SITE Dewatering IS REQUIRED TO REMOVE SEDIMENT FROM CONSTRUCTION SITE STORMWATER PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE, FOLLOW PROCEDURES FOUND IN TECHNICAL STANDARD 1061.
 - ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. FLUSHING SHALL NOT BE ALLOWED.
 - ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. MAINTENANCE SHALL BE PERFORMED PER WISCONSIN ADMINISTRATIVE CODE (WAC) NR 151 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.
 - EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA SERVED HAS ESTABLISHED VEGETATIVE COVER. E. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

- CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 450 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW.
 - STANDARD ASPHALT PAVING
 - 1-1/2" SURFACE COURSE (E-0.3)
 - 1-1/2" BINDER COURSE (E-0.3)
 - 4" OF 1-1/4" CRUSHED AGGREGATE
 - 6" OF 3" CRUSHED AGGREGATE

- CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.10' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREAS.
- HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.
- CONTRACTOR TO FURNISH 4" WIDE YELLOW PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. YELLOW PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 30 00 LANDSCAPING AND SITE STABILIZATION

- TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF-SITE SOURCES WHEN STOCKPILES ARE INSUFFICIENT. CONTRACTOR SHALL TEST TOPSOIL IN A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 6.0 TO 7.0. CONTRACTOR TO REMOVE AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING OF RIP RAP ABOVE THE UNIFORM SURFACE PLANE WITH LOOSE, UNIFORM FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
- SEEDING LAWNS:
 - PERMANENT LAWN AREAS SHALL BE SEEDDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND D-0-2 (1.5 LB/1,000 S.F.), 20% PERENNIAL RYEGRASS (0.8 LB/1,000 S.F.), 15% FINE FESCUE (0.4 LB/1,000 S.F.), STRAW AND MULCH SHALL BE LAID AT 100 LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDDED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ON SITE.
 - ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALES BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES SHALL BE SEEDDED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.4 LB/1,000 S.F.), 40% CREeping RED FESCUE (0.5 LB/1,000 S.F.), AND 15% PERENNIAL RYEGRASS (0.2 LB/1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.
 - TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1.5 LBS/1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.
- SEEKED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 10%. CONTRACTOR SHALL RESEED BARE SPOTS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.
- EROSION MATTING:
 - CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN 5150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER OUTSIDE OF STORMWATER CONVEYANCE SWALES AND STORMWATER MANAGEMENT BASINS.
 - CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES AS REQUIRED.
 - ERIP RAP: ALL RIP RAP ASSOCIATED WITH STORMWATER MANAGEMENT AND STORMWATER CONVEYANCE, AS DELINEATED ON THE PLANS, SHALL BE CONSTRUCTED WITH THE TOP OF RIP RAP MATCHING THE PROPOSED ADJACENT GRADE ELEVATIONS.
 - REQUIRED RIP RAP ABOVE THE PROPOSED ADJACENT GRADE ELEVATIONS IS NOT ACCEPTABLE. ALL RIP RAP SHALL BE PLACED ON TYPE III FILTER FABRIC PER SECTION 645 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
 - TREES AND SHRUBS: FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND OTHER DEFECTS. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIES TYPE, SIZE, AND LOCATION.
 - TREE AND SHRUB INSTALLATION: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA FREE AND SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS WITH CENTER OF ROOT BALL WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES. PLACE PLANTING MIX SOIL AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY. PROVIDE TEMPORARY STAKING FOR TREES AS REQUIRED.
 - TREES FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS.
 - MINERAL MULCH: PROVIDE 3" MINIMUM THICK BLANKET OF 0.15" MINIMUM TO 1.5" MAXIMUM CRUSHED DECORATIVE STONE AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL OVER NON-WOVEN VEED BARRIER FABRIC. MINERAL MULCH TO MATCH EXISTING ON SITE.
 - PLASTIC EDGING: INSTALL VALLEY VIEW INDUSTRIES BLACK DIAMOND LAMM EDGING TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDGING TO BE 4.5" TALL WITH METAL STAKES INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

DIVISION 33 UTILITIES

33 10 00 SITE UTILITIES

- CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR PER CODES OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- ALL PROPOSED SANITARY PIPE SHALL BE 80R-35 PVC.
- CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY SERVICE AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION WYE FITTING IN LINE WITH THE SANITARY SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION WYE FACING STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF A 1/2" OR 3/4" VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE CLEANOUT PLUS. AN 8" PVC FROST SLEEVE SHALL BE PROVIDED. THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL OR AT LEAST 6" BELOW THE PREDICTED FROST DEPTH, WHICHEVER IS SHALLOWER. THE CLEANOUT SHALL EXTEND 12" ABOVE THE SURFACE GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A TURN (2-1/4" IN) HEAVY DUTY HOUSING PLACED OVER THE TOP OF THE CLEANOUT FLUSH WITH THE SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 6" THICK AND EXTENDING AT LEAST 6" FROM THE SLEEVE ON ALL SIDES. SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER MANUFACTURER'S REQUIREMENTS.
- ALL PROPOSED WATER PIPE SHALL BE 80R-35 PVC FOR PIPE DIAMETERS OF 4" OR LESS, 8000 PVC FOR PIPE DIAMETERS OF 6" THROUGH 12", AND 80R-35 PVC FOR PIPE DIAMETERS OF 14" THROUGH 36". 6" MINIMUM COVER SHALL BE PROVIDED OVER ALL WATER PIPING UNLESS OTHERWISE SPECIFIED.
- ALL PROPOSED HOPE STORM PIPE SHALL BE IN ACCORDANCE WITH ASTM F2448. ALL CONCRETE STORM PIPING SHALL BE IN ACCORDANCE WITH ASTM C14 AND ASTM C56. SEE UTILITY PLANS FOR ALL STORM PIPE MATERIAL TYPES TO BE USED. PIPE SHALL BE PLACED MIN. 6" HORIZONTALLY FROM FOUNDATION WALLS.
- SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 0.10' OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE REQUIREMENTS.
- UTILITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MINIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISHED FLOOR ELEVATION.
- ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR SEWER PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.
- ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL AND NATIONAL STANDARDS, WATER, SANITARY, AND STORM SEWER SHALL BE INSTALLED PER STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PLUMBING REVIEW APPROVAL. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO INSTALL WATER, SANITARY AND STORM SEWER.
- SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.

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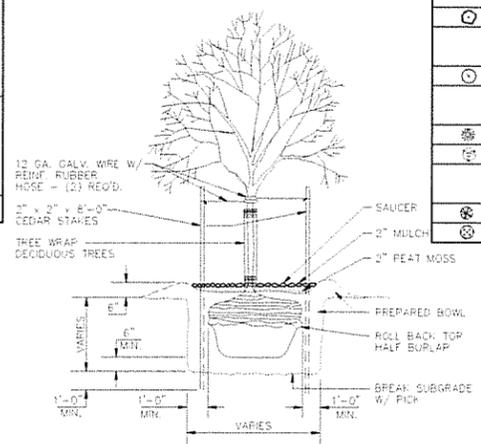
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PRELIMINARY PLAN DATE	
PROJECT MANAGER:	B. POCH
DESIGNER:	C. MANSKE
DRAWN BY:	J. LEHMANN
EXPEDITOR:	
SUPERVISOR:	
PRELIMINARY NO:	P16078
CONTRACT NO:	
DATE:	APRIL 19, 2016
SHEET:	C1.0

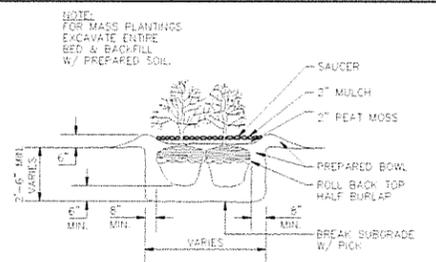
CIVIL COVER AND SPECIFICATION SHEET PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

LANDSCAPING CALCULATIONS		
ZONE	REQ. PLANTS	PLANTS PROVIDED
BUILDING FOUNDATION (ADDITION)	60 PTS/100 LF OF FOUNDATION 120 LF=72 PTS REQUIRED LOW EVERGREEN TREES: 12 PTS MEDIUM DECIDUOUS SHRUBS: 3 PTS LOW EVERGREEN SHRUBS: 2 PTS	3 LOW EVERGREEN TREES = 36 PTS 7 MEDIUM DECIDUOUS SHRUBS = 35 PTS 2 LOW EVERGREEN SHRUBS = 4 PTS TOTAL PTS=75
EX. BUILDING FOUNDATION	LOW EVERGREEN TREES: 12 PTS LOW EVERGREEN SHRUBS: 7 PTS MEDIUM DECIDUOUS SHRUBS: 3 PTS LOW DECIDUOUS SHRUBS: 2 PTS	3 LOW EVERGREEN TREES = 36 PTS 7 LOW EVERGREEN SHRUBS = 35 PTS 4 MEDIUM DECIDUOUS SHRUBS = 12 PTS 11 LOW DECIDUOUS SHRUBS = 22 PTS TOTAL PTS=64
TOTAL PROPOSED FOUNDATION LANDSCAPE PLANTINGS: 160 PTS AROUND BUILDING FOUNDATION		

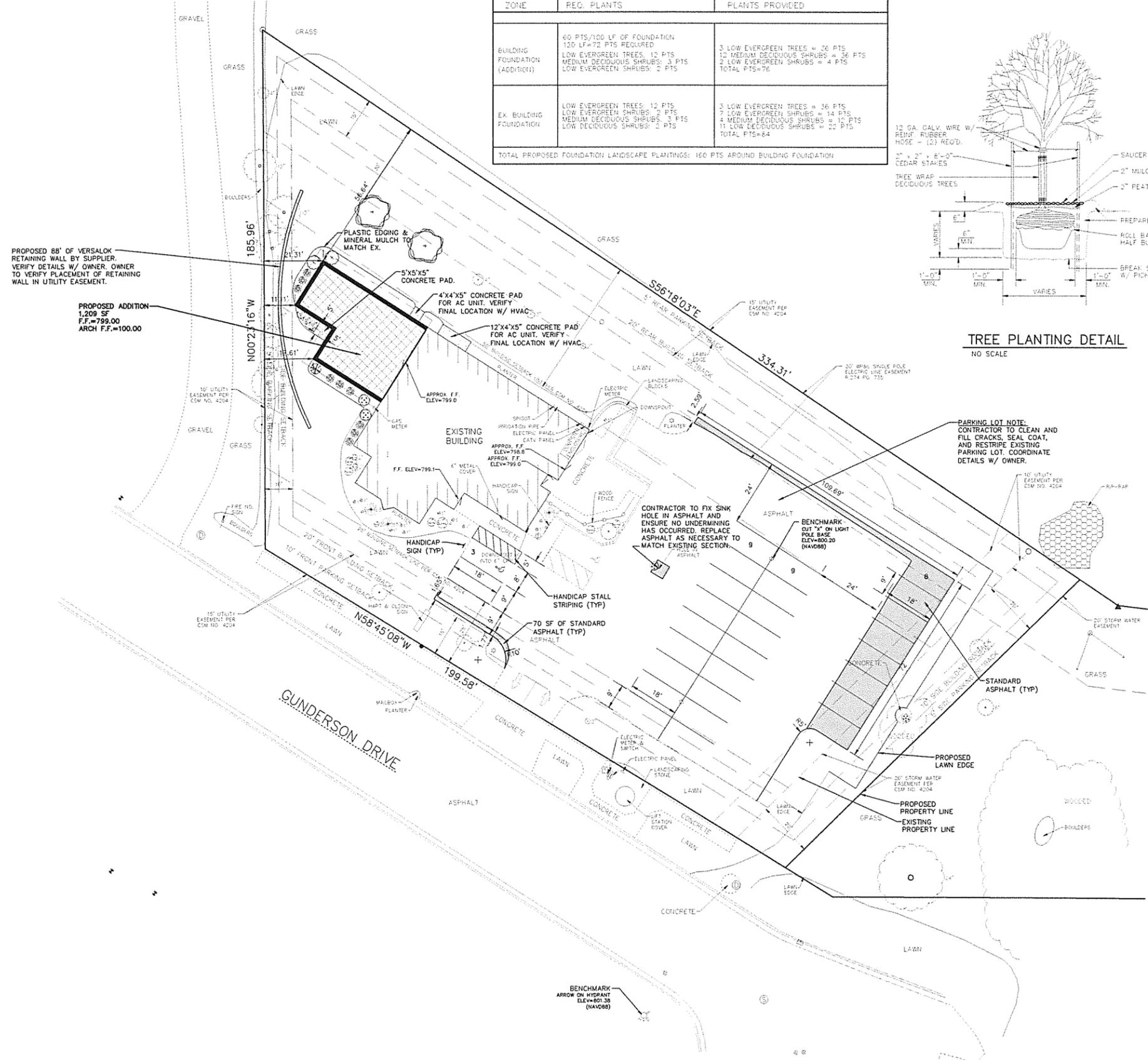
LANDSCAPING NOTES				
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	MATURE SIZE
DECIDUOUS TREES				
⊙	River Birch	Betula nigra	2"	28'-35'
EVERGREEN TREES				
⊙	Mountain Juniper	Juniperus chinensis 'Mountain'	2"	8'-12'
DECIDUOUS SHRUBS				
⊙	Weigela Cornova	Weigela Florida 'Courtstar'	24"	3'-5'
⊙	Shrub Roses	Explorer series 'Alex. MacKenzie'	1 gal pot	4'-7'
EVERGREEN SHRUBS				
⊙	Dwarf Alberta Spruce	Picea glauca 'Conica'	2"	3'-4'
⊙	Andorra Juniper	Juniperus horizontalis 'Plumosa'	12"-15"	4'-5'



TREE PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE



SITE INFORMATION:

LEGAL DESCRIPTION: Lot 1 of Columbia County Certified Survey Map No. 4204 as recorded in the office of the Register of Deeds for Columbia County, Wisconsin on June 10, 2004 at 8:00 AM in Volume 29 of Certified Survey Maps, Page 84 as Document No. 711858; Being a part of the SW 1/4 of the SW 1/4 of Section 29, T.13 N, R. 9 E, City of Portage, Colukmbia County, Wisconsin.

PROPERTY AREA: AREA = 40,116 S.F. (EXISTING); 43,081 SF (PROPOSED)

EXISTING ZONING: B3

PROPOSED ZONING: B3

PROPOSED USE: DENTAL OFFICE

AREA OF SITE DISTURBANCE: 7,100 SF (0.16 AC)

SETBACKS: BUILDING: FRONT = 20'
SIDE = 10'
REAR = 20'

PAVEMENT: FRONT = 10'
SIDE = 5'
REAR = 5'

PROPOSED BUILDING HEIGHT: 16'-6" (MAX. HEIGHT 45')

PARKING PROVIDED: 32 SPACES (2 H.C. ACCESSIBLE)(22 STALLS EXISTING)

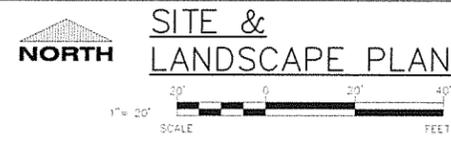
HANDICAP STALLS REQUIRED: 2, HANDICAP STALLS PROVIDED: 2

BUILDING OCCUPANCY CLASSIFICATION = B & S-1

CLASS OF BUILDING CONSTRUCTION = VB

EXISTING SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.92	40,116	
BUILDING FLOOR AREA	0.08	3,568	8.9%
PAVEMENT (ASP. & CONC.)	0.30	13,168	32.8%
TOTAL IMPERVIOUS	0.38	16,756	41.8%
LANDSCAPE/OPEN SPACE	0.54	23,360	58.2%

PROPOSED SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.99	43,081	
BUILDING FLOOR AREA	0.11	4,777	11.1%
PAVEMENT (ASP. & CONC.)	0.34	14,664	34.0%
TOTAL IMPERVIOUS	0.45	19,441	45.1%
LANDSCAPE/OPEN SPACE	0.54	23,640	54.9%



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PRELIMINARY PLAN DATE: _____

PROJECT MANAGER: B. POCH

DESIGNER: C. MANSKE

DRAWN BY: J. LEHMANN

EXPEDITOR: _____

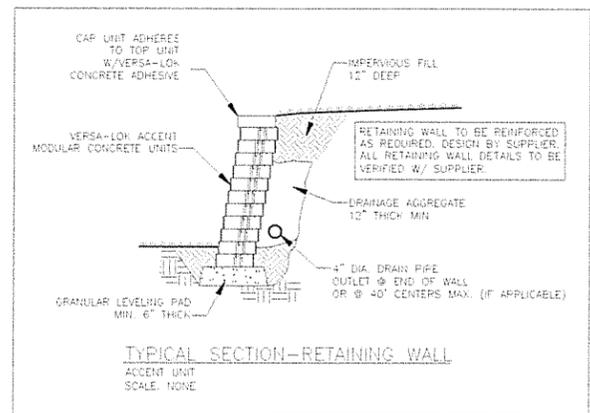
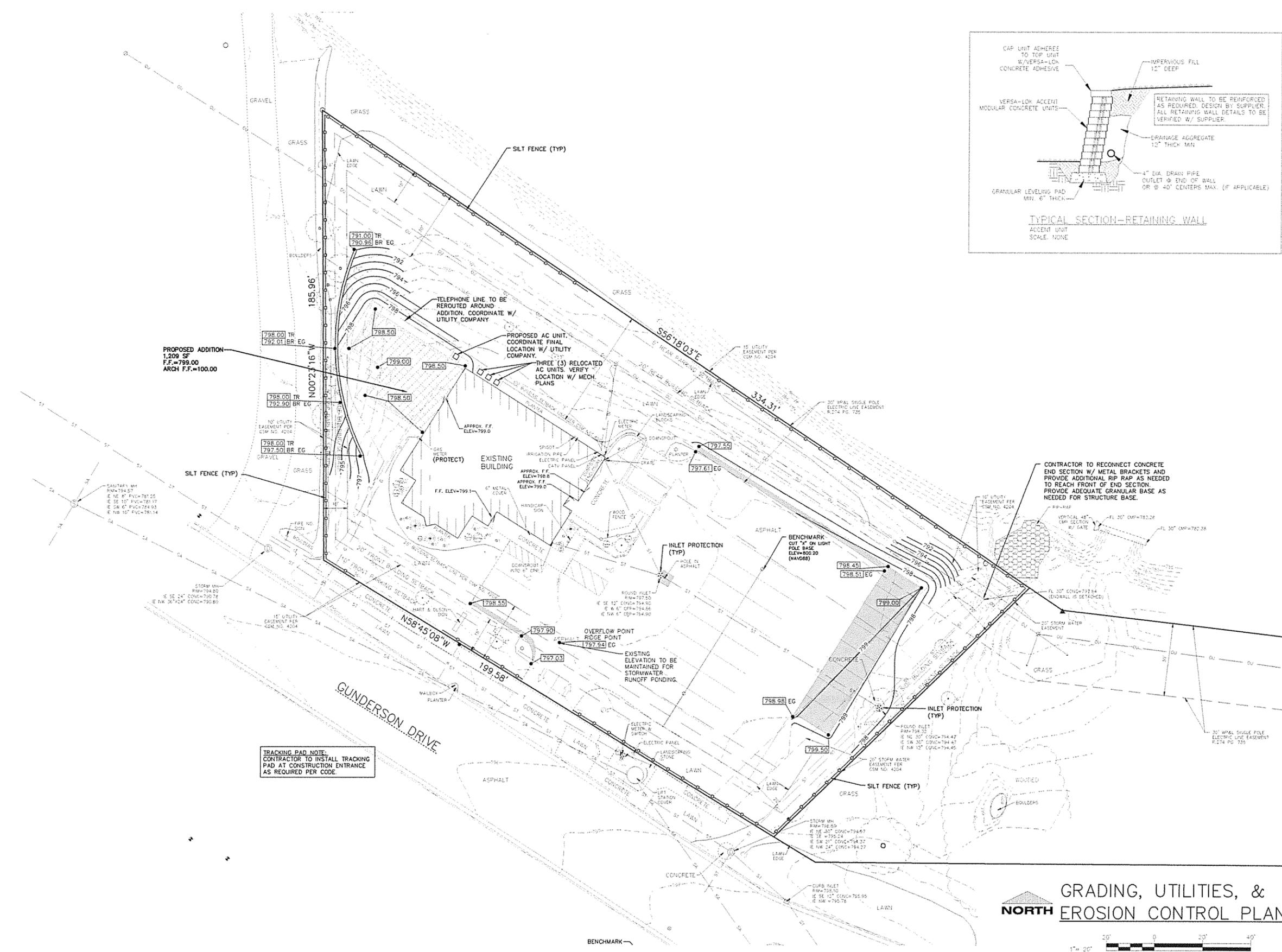
SUPERVISOR: _____

PRELIMINARY NO: P16078

CONTRACT NO: _____

DATE: APRIL 22, 2016

SHEET: **C1.2**



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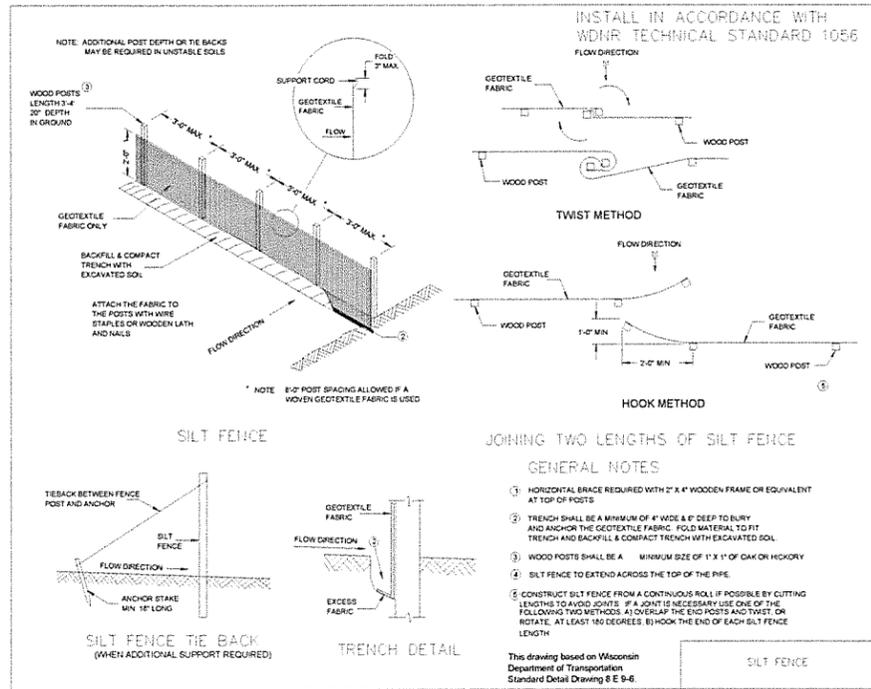
PRELIMINARY PLAN DATE	
PROJECT MANAGER:	B. POCH
DESIGNER:	C. MANISHE
DRAWN BY:	J. LEHMANN
EXPIRATOR:	
SUPERVISOR:	
PRELIMINARY NO:	P16072
CONTRACT NO:	
DATE:	APRIL 22, 2016
SHEET:	C1.3

GRADING, UTILITIES, & EROSION CONTROL PLAN

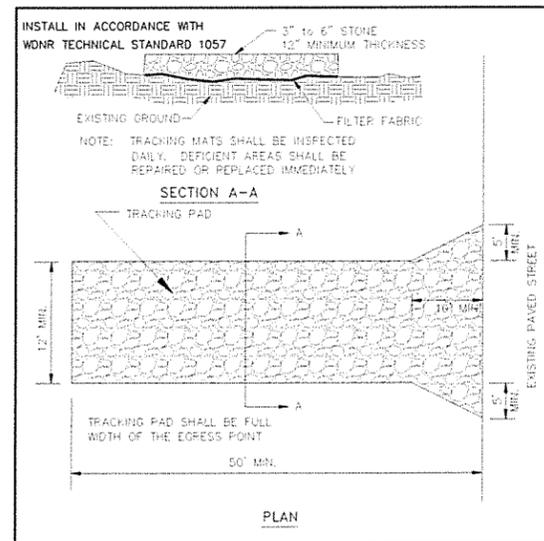
NORTH

1" = 20' SCALE FEET

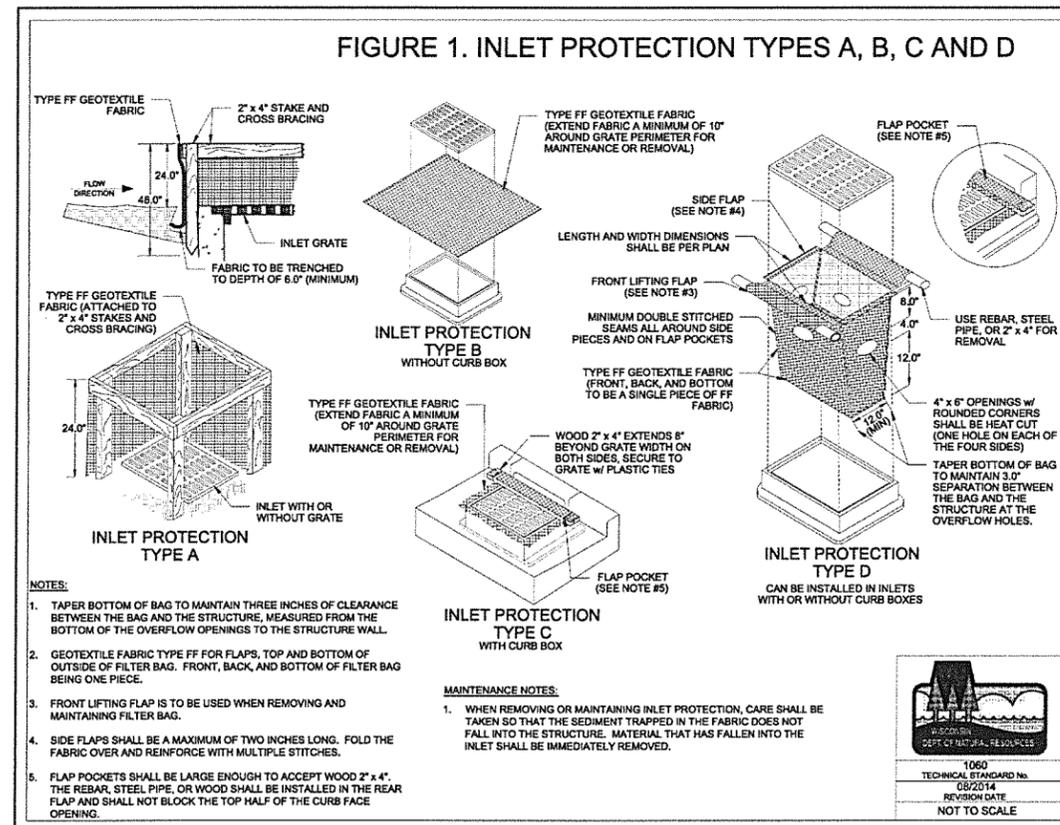
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



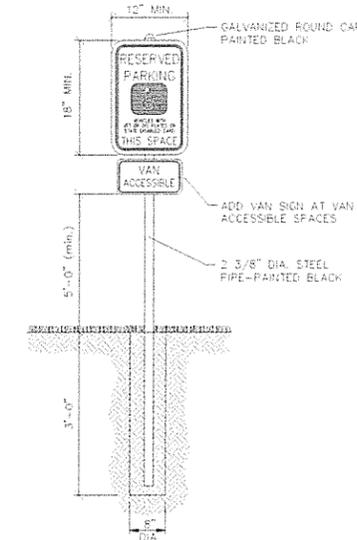
SILT FENCE - INSTALLATION DETAIL
NO SCALE



TRACKPAD DETAILS
NO SCALE



INLET PROTECTION DETAIL
NO SCALE



HANDICAP SIGNAGE DETAIL
NO SCALE

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DESIGNER: C. MANSKE

DRAWN BY: J. LEHMANN

EXPEDITOR: -----

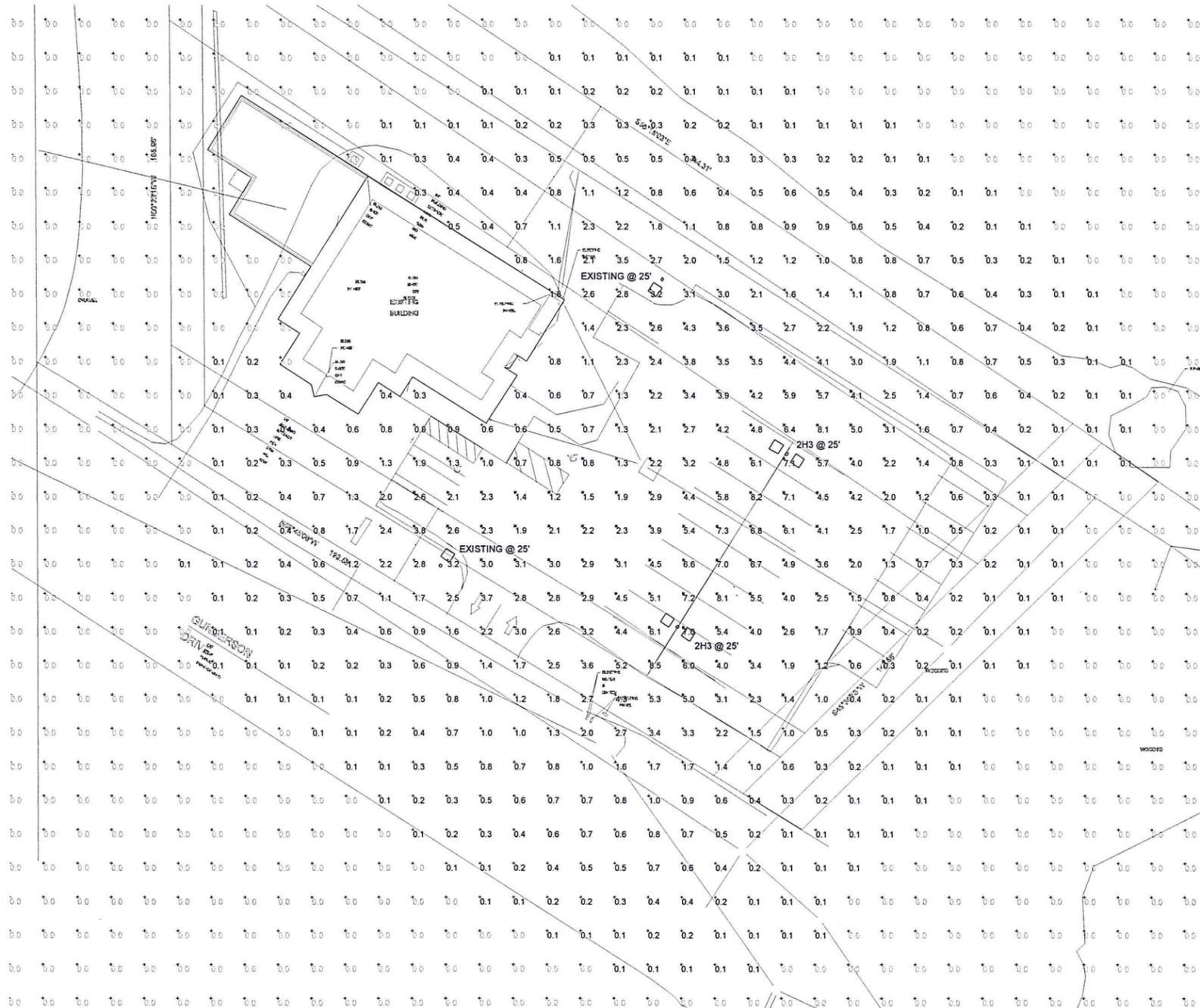
SUPERVISOR: -----

PRELIMINARY NO: P16078

CONTRACT NO: -----

DATE: APRIL 22, 2016

SHEET: C1.4



SITE PLAN — PHOTOMETRIC
 SCALE: 1" = 20'
 NORTH

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	LLF	Wattage
□	EXISTING	2	EXISTING	EXISTING	EXISTING	1	0.78	283
□	2H3	2	AC2425-M	MEDIUM ARCHITECTURAL AREA LUMINAIRE	250 WATT PLUSE-START	1	0.78	566

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.3 fc	8.5 fc	0.0 fc	N/A	N/A
PARKING LOT	X	3.4 fc	8.5 fc	0.3 fc	28.3:1	11.3:1

**6" EXTENDED POLE MOUNT
16" (406 mm) AREA CUTOFF LIGHT**

Notes:
 - Housing: Seamless, die-cast aluminum. Finish color: bronze.
 - Reflector: Precision formed semi-specular diffuse and diffuse aluminum reflector and semi-specular aluminum sides.
 - Lens: Frame: Die-cast aluminum. Door frame secures lens against silicone gasket. Finish color: black.
 - Lamp: (included)
 - Lampholder: (included)
 - Ballast Compartment Cover: (included)
 - Extended Pole Mount: Finish color: bronze.
 - Cast: 3/8" (9.5 mm) rod.
 - Padlock: (included)
 - Padlock: (included)

2H3

AC2-16 SERIES

SPEC #	WATTAGE	CATALOG #
□	PULSE START METAL HALIDE	
□	200W PSMH	AC2629-(a)(b)
□	320W PSMH	AC2629-(c)(b)
□	320W PSMH	AC2632-(a)(b)
□	320W PSMH	AC2632-(c)(b)
□	400W PSMH	AC2645-(a)(b)
□	METAL HALIDE	
□	175W MH	AC2411-(a)(b)
□	350W MH	AC2425-(a)(b)
□	400W MH	AC2442-(a)(b)
□	HIGH PRESSURE SODIUM	
□	250W HPS	AC2523-(a)(b)
□	400W HPS	AC2549-(a)(b)

Specify (a) Voltage & (b) Options.
 † Reduced envelope LED lamp.

(a) VOLTAGE SUFFIX KEY

M	120/208/240/277V (Standard)
T	120/277/347V (Canada Only) (Standard)
1	120V
2	277V
27	277V Reactor (PSMH Only)
3	208V
4	240V
5	480V
6	347V (Canada Only)

For voltage availability outside the US and Canada, see Bulletin TD-9 or contact your local lighting distributor.

(b) OPTIONS (factory-installed)

(-A)F	Fusing
(-A)P	Button Photocell
(-SP)	External Photocell (for 480V)
Q	Quartz Standby (includes 100W quartz lamp) (NA on 277V Reactor)

Specify (a) Voltage & (b) Options — See Voltage Suffix Key

GENERAL DESCRIPTION

60" forward throw sharp cutoff luminaire for HID lamp, totally enclosed. Housing is seamless, die-cast aluminum. Mounting consists of a 1.6" (41 mm) wide by 4.5" (114 mm) high by 6" (152 mm) long extruded aluminum arm. The arm is held in place with two 3/8" (9.5 mm) mounting rods fastened to a steel backing plate inside the pole, and by two nuts inside the fixture housing. Mounting rods are provided with sealing washers to prevent water leakage. Lens assembly consists of rigid aluminum frame and high-impact, clear-tempered glass.

ELECTRICAL

Fixture includes clear, mogul-base lamp; 320 – 400W PSMH and 400W MH utilize the ED28 reduced envelope lamp. Pulse-rated porcelain enclosed, 4in-rated screw-shelf-type lampholder with spring-loaded center contact and lamp grips. Lamp ignitor included where required. All ballast assemblies are high-power factor and use the following circuit type:
 Reactor (277V PSMH)
 200 – 400W PSMH
 CWA — Constant Wattage Autotransformer
 200 – 400W PSMH; 175 – 400W MH;
 250 – 400W HPS

FINISH

Exclusive DeltaGuard™ finish features an E-coat epoxy primer with medium bronze ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

ACCESSORIES

FWB-16	Wire Guard
SBL-16	Backlight Shield

PATENTS
 US 4,689,729

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Pole-spacing Example Data

Catalog #	Lamp Type	Lamp Lumens	Mounting Height	Max. Recommended Pole-spacing		Average Initial Light Levels at Grade 2 Fixtures per pole @ 180° (Footcandles = 0.0929 x Lux)	
				X x Y	Footcandles	Lux	
AC2417-M	175W MH	12,000	15' (4.6 m)	60' (18.3 m) x 85' (25.9 m)	3.56	38	
AC2425-M	250W MH	20,000	20' (6.1 m)	75' (22.9 m) x 110' (33.5 m)	2.11	23	
AC2440-M	400W MH	32,000	25' (7.6 m)	95' (29.0 m) x 140' (42.7 m)	2.10	23	
AC2525-M	250W HPS	28,500	20' (6.1 m)	75' (22.9 m) x 110' (33.5 m)	2.29	25	
AC2540-M	400W HPS	50,000	25' (7.6 m)	95' (29.0 m) x 140' (42.7 m)	2.89	31	
			30' (9.1 m)	115' (35.1 m) x 165' (50.3 m)	5.08	55	
					3.37	36	

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PRELIMINARY PLAN DATE: _____

PROJECT MANAGER: _____

DESIGNER: _____

DRAWN BY: _____

EXPEDITOR: _____

SUPERVISOR: _____

PRELIMINARY NO: _____

CONTRACT NO: _____

DATE: _____

SHEET: _____

CERTIFIED SURVEY MAP# _____

LEGAL DESCRIPTION

CERTIFIED SURVEY MAP FOR THE CITY OF PORTAGE, BEING PART OF ERIE STREET, LOTS 2-6 AND ALLEY OF BLOCK 22, LOTS 1-12 AND ALLEY OF BLOCK 47, LOTS 4-12 AND ALLEY OF BLOCK 54, AND VACATED HURON STREET, OF THE WEBB AND BRONSON'S PLAT OF THE TOWN OF FORT WINNEBAGO, LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 8, AND THE NW 1/4 OF THE NW 1/4, AND THE SW 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 12 NORTH, RANGE 9 EAST, CITY OF PORTAGE, COLUMBIA COUNTY, WISCONSIN.

BASE FOR BEARING

IS THE NORTHERLY RIGHT OF WAY OF TOWNSEND STREET ASSUMED TO BEAR S 65°15'04" E

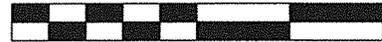
SURVEY NOTES

ERIE STREET, BETWEEN TOWNSEND STREET AND COIT STREET, AND ALLEYS IN BLOCK 54, 47, AND 22 OF WEBB AND BRONSON'S PLAT OF THE TOWN OF FORT WINNEBAGO TO BE VACATED FROM THIS SURVEY.

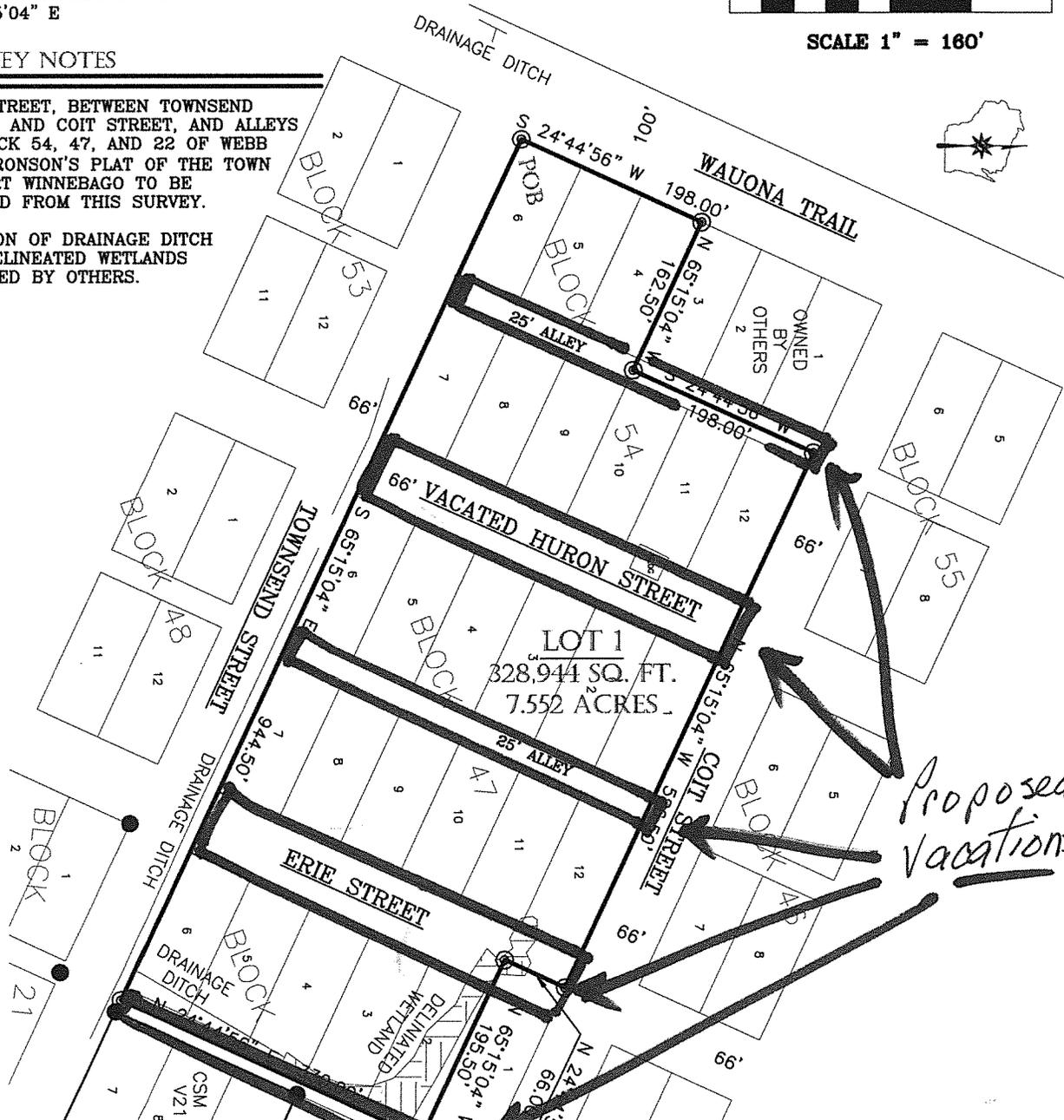
LOCATION OF DRAINAGE DITCH AND DELINEATED WETLANDS PROVIDED BY OTHERS.

SPACE RESERVED FOR RECORDING INFORMATION

0' 160' 320'



SCALE 1" = 180'



Proposed Vacations

CITY OF PORTAGE

Office of Chief of Fire Department

119 West Pleasant Street
Telephone: (608) 742-2172 • Fax: (608) 745-4601



"Where the North Begins"

May 10, 2016

City of Portage Plan Commission:

The purpose of this letter is to make the Plan Commission aware of a project that is being initiated by the Portage Fire Department. We are proposing to re-purpose at least part of the old WWTP off of Wauona Trail that was formerly utilized by the Portage Area Musky Club. Now that the site is available, there are multiple potential uses to suit the Fire Department and its training needs. We provide this letter as information only to the Plan Commission as we continue planning for this project. The remnants of the WWTP are largely intact, with some facilities in reasonably good condition. It is the Fire Department's intentions to re-purpose this site as a training facility to accommodate large scale field burns, building fire training exercises, confined space rescue, and hazardous materials response. Also, some of the existing buildings are in good enough shape to readily use for Fire Department storage.

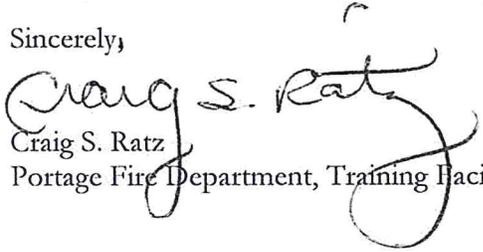
A main project within the site is the proposed development of a training facility/structure. This structure would be built for specific firefighter development and as a detailed fundamentals course. The idea is to create a permanent structure for these purposes on a site with controlled conditions, as opposed to using an existing deteriorated building for such training. We are looking at reusing a portion of the concrete tanks to use as a foundation for this structure.

This project is in the concept stages at this point, and further work will be done to put together more detailed information for the Committee's review. We are in the process of putting together a master site plan that will help the Plan Commission visualize our intentions for the site. We will include specific details on the structure for your review as well.

Funding for these improvements is not readily available and our plan is to undertake this project as a fundraising project. We have already commissioned the resources of several community members who are graciously donating their services to the advancement of this effort. However, we wanted the Plan Commission to be aware of this project upfront.

You may have seen some activity out on that site, some of which has already included training exercises for the Fire Department staff. We are very excited about the potential for this site and the betterment of the Fire Department and City as a whole. We plan to address the Plan Commission in the upcoming months. Please contact us if there are any questions.

Sincerely,


Craig S. Ratz

Portage Fire Department, Training Facility Committee Chairman