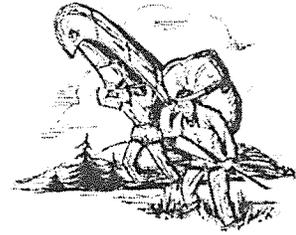


CITY OF PORTAGE

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 Planning Commission of the City of Portage, Wisconsin will consider the granting of a Conditional Use Permit to David Bourdeau for parcel 1375; 1116 MacFarlane Rd., City of Portage, Columbia County, Wisconsin

A PUBLIC HEARING on the request for a Conditional Use Permit to allow a 2 unit dwelling will be considered at the Municipal Building in Portage, Columbia County, Wisconsin on Monday, December 16, 2013 at 6:20 p.m.

ALL INTERESTED PERSONS may appear in person or by their or agent for the purpose of offering proof in support of their position, opposing or endorsing the granting of this Conditional Use Permit to said property.

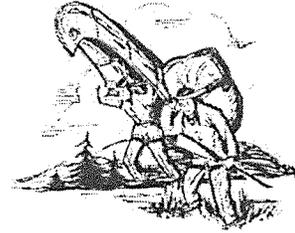
DATED this 25th day of November, 2013.

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

PLEASE PUBLISH
December 2, 2013
December 9, 2013

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 Planning Commission of the City of Portage, Wisconsin will consider the granting of a Conditional Use Permit to Darko Bajevic/Fitness Foundry for parcel 401; strip of Land running 55 ft N & S and 200 ft E & W. (401 E. Edgewater Street). City of Portage, Columbia County, Wisconsin

A PUBLIC HEARING on the request for a Conditional Use Permit to operate a health club business will be considered at the Municipal Building in Portage, Columbia County, Wisconsin on Monday, December 16, 2013 at 6:25 p.m.

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 Conditional Use Permit to said property.

DATED this 11th day of November, 2013.

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

PLEASE PUBLISH
November 18, 2013
November 25, 2013

**City of Portage
Plan Commission Meeting
Monday, December 16, 2013
Public Hearing – 6:20 p.m.
Public Hearing – 6:25 p.m.
Regular Meeting – 6:30 p.m.
City Municipal Building, 115 West Pleasant Street
Conference Room Two
Agenda**

Members: Mayor Bill Tierney, Chairperson; Addie A. Tamboli, Vice-Chairperson;
Robert Redelings, City Engineer, Jan Bauman, Brian Zirbes, Mike
Oszman, Peter Tofson

Public Hearing – 6:20 p.m.

Consider conditional use permit to allow a 2 unit dwelling on parcel
1375 (1116 MacFarlane Rd.)

Public Hearing – 6:25 p.m.

Consider conditional use permit to operate a health club business on
parcel 401 (401 E. Edgewater St.)

Regular Meeting – 7:00 p.m.

1. Roll call
2. Approval of minutes from previous meeting
3. Discussion and possible action on Conditional Use Permit for David Bourdeau to allow a 2 unit dwelling 1116 MacFarlane Rd.
4. Discussion and possible action on Conditional Use Permit for Darko Bajevic/Fitness Foundry to operate a health club business on 401 E. Edgewater St.
5. Discussion and possible action on request for Zoning Amendment - Blau Chiropractic.
6. Discussion and possible action on PATHS & Sidewalk Master Plan.
7. Adjournment.

**City of Portage
Plan Commission Meeting
Monday, November 18, 2013
Regular Meeting – 6:30 p.m.
City Municipal Building, 115 West Pleasant Street
Conference Room Two**

Members present: Mayor Bill Tierney, Chairperson; Addie A. Tamboli, Vice Chairperson; Robert Redelings, City Engineer, Jan Bauman, Brian Zirbes and Peter Tofson

Members excused: Mike Oszman

Others present: Ron Kruckeberg, Craig Sauer and Bill Welsh

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

Motion by Tamboli, second by Bauman to approve the minutes. Motion passed 4 to 0 with Tofson abstaining.

- 3. Discussion and possible action on Zoning Amendment (from B-1 to R- 4) by David Bourdeau at 1116 Macfarlane Rd. Parcel # 1375.**

Redelings indicated the request constitutes spot zoning.

Mr. Krukeberg (contractor) appeared, representing Mr. Bourdeau (owner) and explained that the owner wasn't able to secure financing for business purposes. Their intent was to convert the building into 3 residential units – with 2 units down and 1 unit up. There wouldn't be any garages, but they'd consider closing the access on MacFarlane because it's a safety concern.

Redelings mentioned the parking would be adequate and the access closure would be a benefit.

Zirbes expressed concern that the proposal wasn't consistent with the Comprehensive Plan. Tamboli expressed concern about a multi-family residential development along MacFarlane. She could support a two-family, which is permitted by a Conditional Use Permit. Tofson agrees that he could support a two-family dwelling, but not a 3 unit.

Motion by Tamboli, second by Redelings to deny the request because it constitutes spot zoning and is not consistent with the Comprehensive Plan. Motion passed 5 to 0 on call of the roll.

4. Discussion and possible action on proposed Flood Plain Zoning Amendment requested by FEMA.

Redelings explained that FEMA is requiring adoption of 4 map panels which are referenced in the revised Flood Insurance Study as a result of the Baraboo River flooding in 2008. To date, the DNR hasn't provided a clarification as to whether previous Letters of Map Change (LOMC's) need to be included. However the matter needs to proceed to meet established deadlines so the City can remain in the Federal Flood Insurance Program.

Motion by Tamboli, second by Tofson to forward the ordinance modifications to Legislative and Regulatory Committee for approval along with any clarification from the DNR. Motion passed 5 to 0 on call of the roll.

5. Discussion and possible action on Sidewalk Master Plan.

Redelings presented a couple handouts (attached) describing the annual program and suggesting new sidewalks for the next 5 years. He mentioned that no new sidewalks were identified in the 2014 budget.

Zirbes suggested that sidewalks be installed along Pierce Street because of all the foot traffic around Pauquette Park. Tamboli agreed that the Pierce Street sidewalk should be installed in 2014.

Tofson inquired as to who pays for tree removal, when required. Redelings indicated that would be a City cost.

Mayor Tierney suggested we may need to be more aggressive in order to get more sidewalk installed. He introduced the possibility of having a sidewalk utility. At \$2.50/month, that would provide about \$100,000 annually to do sidewalk work. At \$5.00/month, about \$200,000 would be available for sidewalks and trails.

The idea is considered to be fair and should be explored further.

6. Discussion and possible action on P.A.T.H.S.

Redelings provided and reviewed a proposed Trails map along with a couple handouts (attached).

Zirbes inquired as to whether the E. Albert St. Trail was appropriate and whether it could be rerouted across City owned land between E. Albert St. and E. Haertel St. Redelings will investigate.

Tamboli suggested the Portage Canal should also be designated as a Water Trail. This suggestion along with several others will be incorporated onto a "pre-final" map and brought back to the Plan Commission at their next meeting.

7. Adjournment.

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

The meeting concluded at 7:48 p.m.

Respectfully Submitted,
Robert G. Redelings, City Engineer



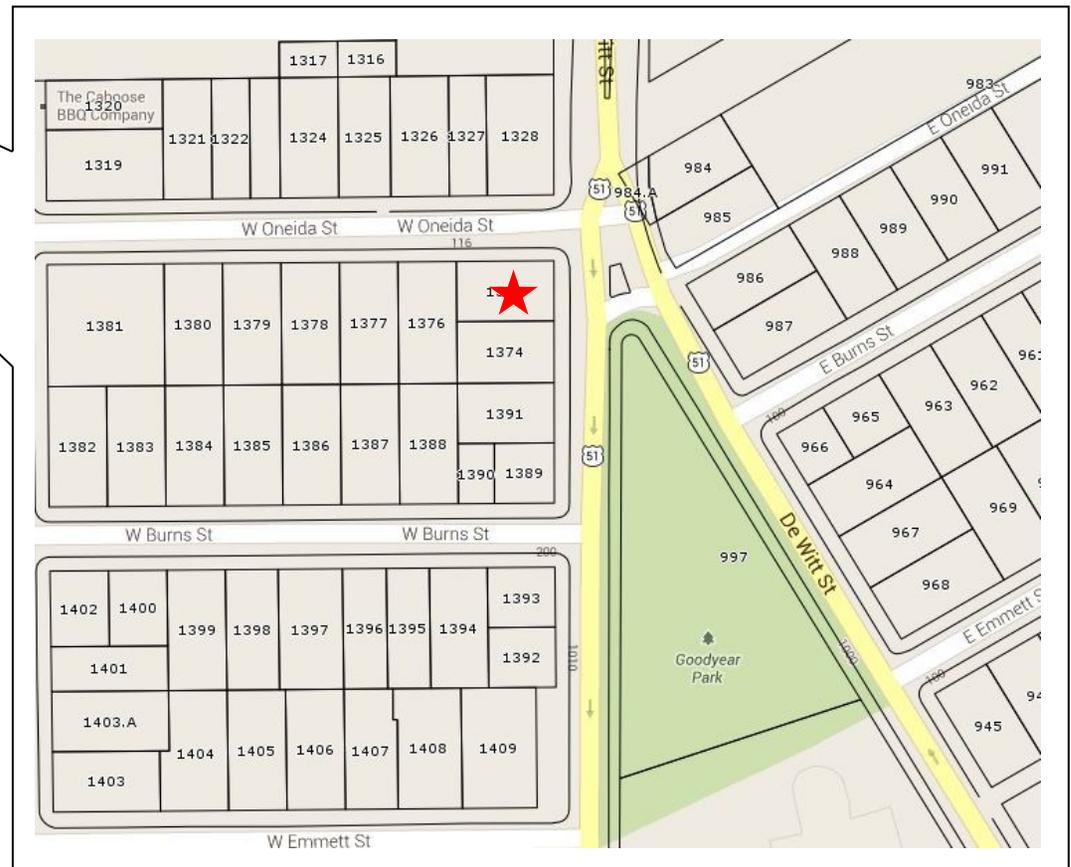
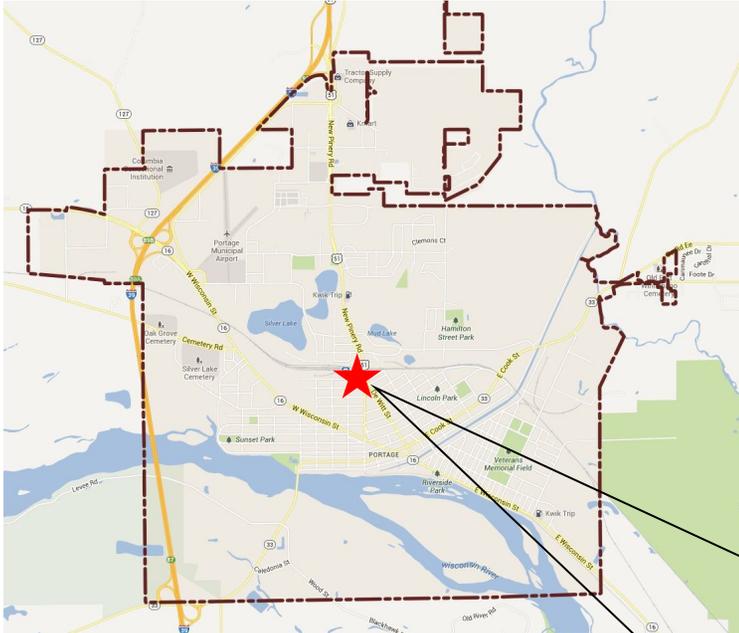
NTS

CITY OF PORTAGE, WI

Parcel #1375

David Bourdeau

Conditional Use Permit Application



CITY OF PORTAGE

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



'Where the North Begins'

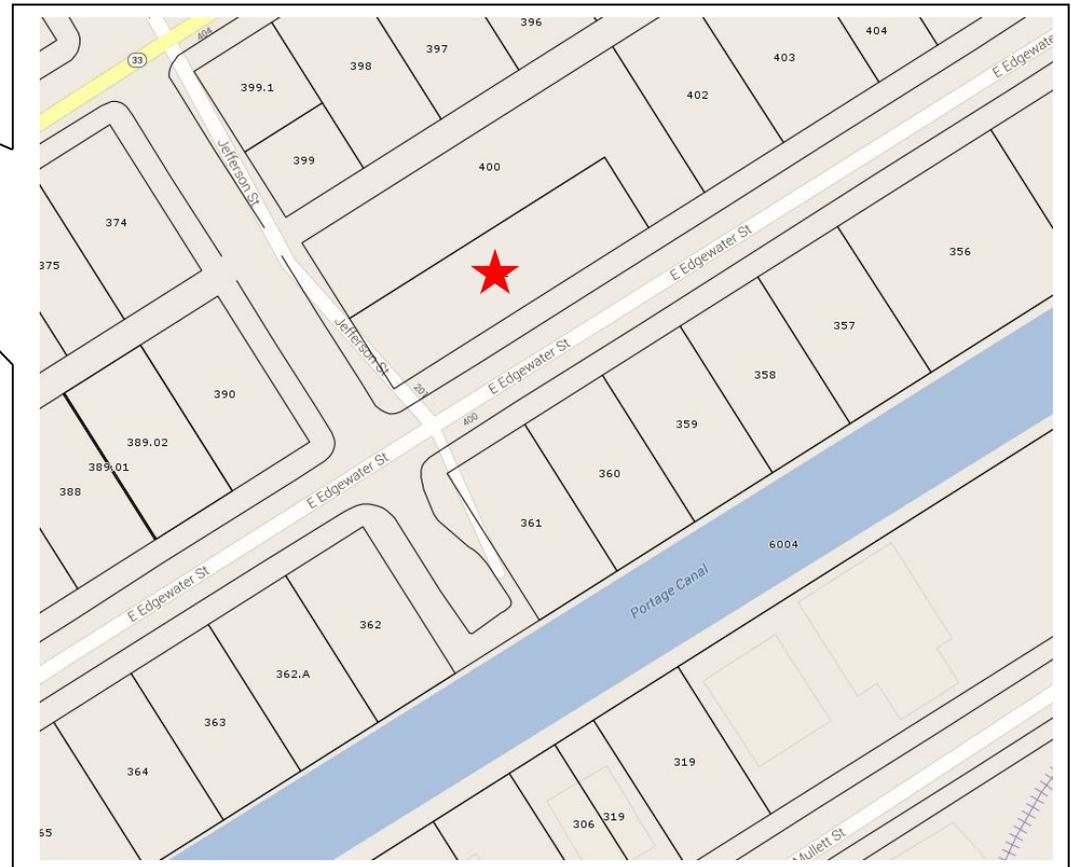
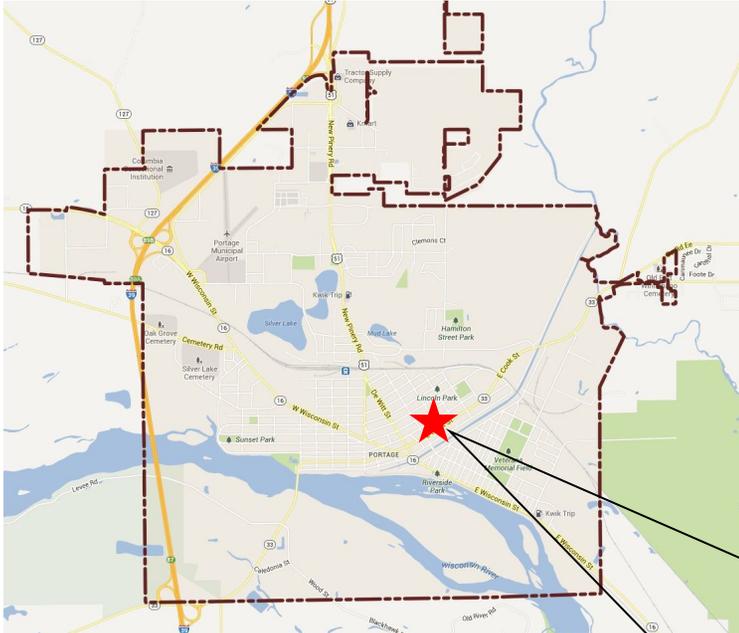


NTS

CITY OF PORTAGE, WI

Parcel #401
Fitness Foundry

Conditional Use Permit Application



CITY OF PORTAGE

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



'Where the North Begins'

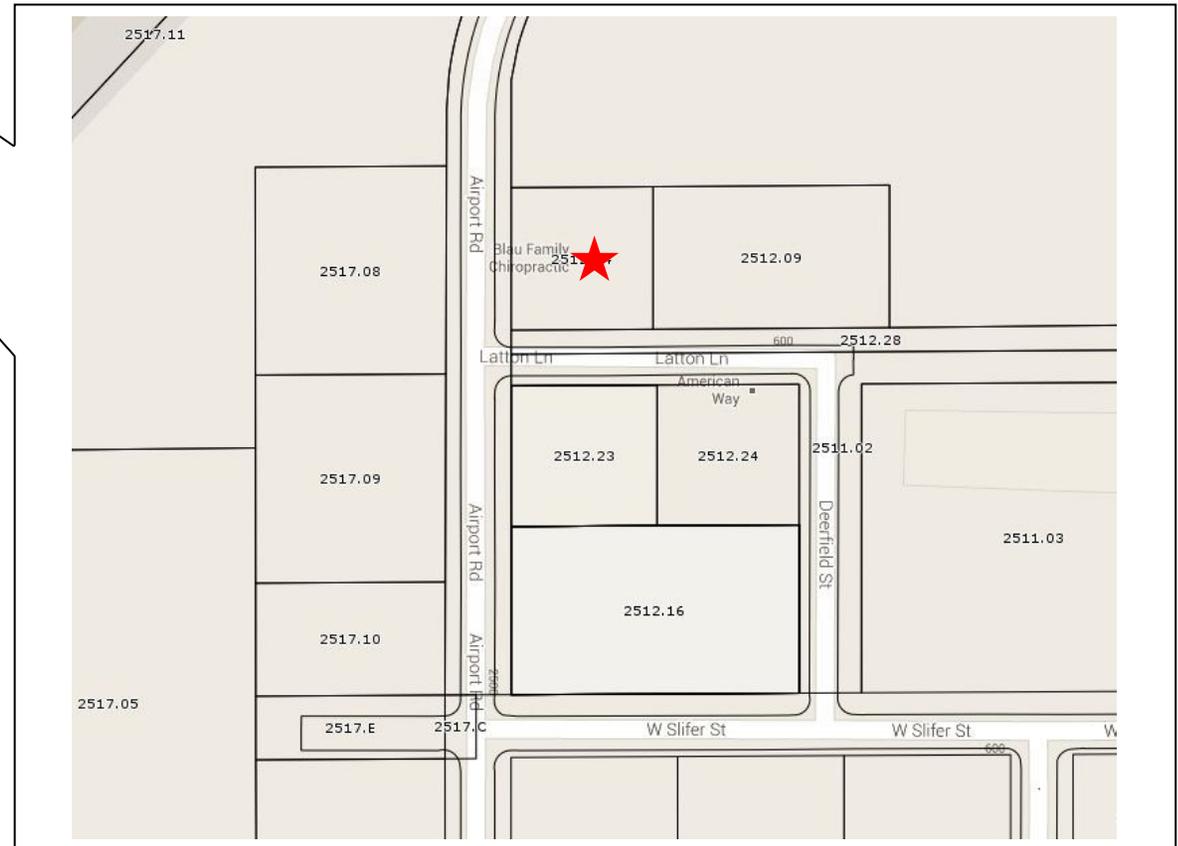
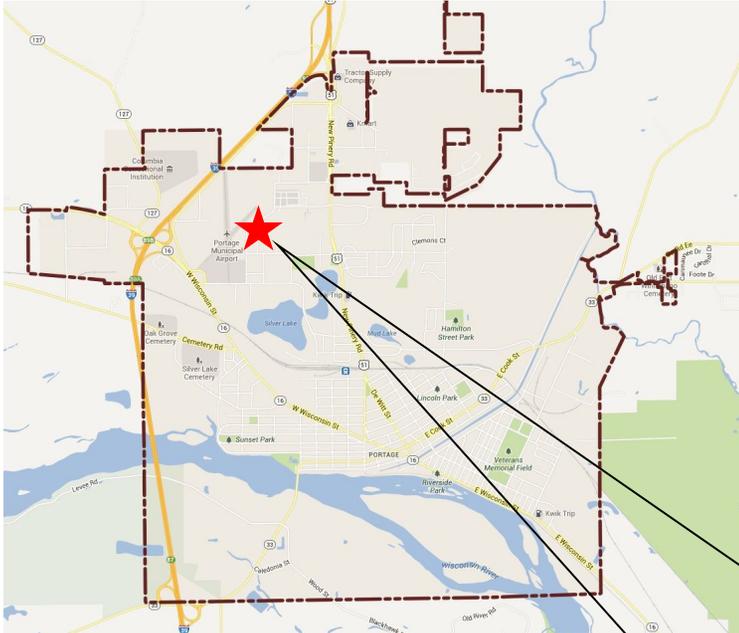


NTS

CITY OF PORTAGE, WI

Parcel #2512.04 *Blau Family Chiropractic*

Petition for Zoning Amendment



CITY OF PORTAGE

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



'Where the North Begins'

ESTIMATE OF BID					Created 11/18/2013 by E.M.S. Revised 12/04/2013	
Proposed <u>Sidewalks</u> for the City of Portage City of Portage, Columbia County, Wisconsin						
No.	Description	Qty.	Unit	Unit Price	Amount	
Sidewalks						
1	Performance and Payment Bonds	20	LS	\$ 1,805.00	\$ 36,100.00	
2	Mobilization/Demobilization	20	LS	\$ 1,805.00	\$ 36,100.00	
3	Concrete Sidewalk with base	454,500	SF	\$ 4.00	\$ 1,818,000.00	
4	Topsoil, Fertilize, Seed, and Mulch	20	LS	\$ 1,805.00	\$ 36,100.00	
5	Erosion Control Facilities	20	LS	\$ 1,805.00	\$ 36,100.00	
6	Traffic Control	20	LS	\$ 3,610.00	\$ 72,200.00	
Subtotal					\$ 2,034,600.00	
10% Contingencies					\$ 203,460.00	
Total					\$ 2,238,060.00	
5% Engineering & Administrative Value					\$ 101,730.00	
					\$ 2,339,790.00	

Sidewalks

ESTIMATE OF BID						
Proposed <u>Unpaved</u> Multi-Use Trails for the City of Portage City of Portage, Columbia County, Wisconsin						
No.	Description	Qty.	Unit	Unit Price	Amount	
Unpaved Multi-Use Trails						
1	Performance and Payment Bonds	20	LS	\$ 195.00	\$ 3,900.00	
2	Mobilization/Demobilization	20	LS	\$ 195.00	\$ 3,900.00	
3	Crushed Aggregate, 8' Width	216,800	SF	\$ 0.80	\$ 173,440.00	
4	Topsoil, Fertilize, Seed, and Mulch	20	LS	\$ 195.00	\$ 3,900.00	
5	Erosion Control Facilities	20	LS	\$ 195.00	\$ 3,900.00	
6	Traffic Control	20	LS	\$ 390.00	\$ 7,800.00	
Subtotal					\$ 196,840.00	
10% Contingencies					\$ 19,684.00	
Total					\$ 216,524.00	
5% Engineering & Administrative Value					\$ 9,842.00	
					\$ 226,366.00	

Unpaved Trails

****Does not include costs for fill material or drainage structures**

ESTIMATE OF BID					
Proposed <u>Paved</u> Multi-Use Trails for the City of Portage City of Portage, Columbia County, Wisconsin					
No.	Description	Qty.	Unit	Unit Price	Amount
Paved Multi-Use Trails					
1	Performance and Payment Bonds	20	LS	\$ 550.00	\$ 11,000.00
2	Mobilization/Demobilization	20	LS	\$ 550.00	\$ 11,000.00
3	2 1/2" Bituminous Concrete, 8' Width (includes 6" CABG)	243,600	SF	\$ 2.00	\$ 487,200.00
4	Topsoil, Fertilize, Seed, and Mulch	20	LS	\$ 550.00	\$ 11,000.00
5	Erosion Control Facilities	20	LS	\$ 550.00	\$ 11,000.00
6	Traffic Control	20	LS	\$ 1,100.00	\$ 22,000.00
Subtotal					\$ 553,200.00
10% Contingencies					\$ 55,320.00
Total					\$ 608,520.00
5% Engineering & Administrative Value					\$ 27,660.00
					\$ 608,520.00

Paved Trails

****Does not include costs for fill material or drainage structures**

ESTIMATE OF BID					
Proposed <u>Bike Lanes</u> for the City of Portage City of Portage, Columbia County, Wisconsin					
No.	Description	Qty.	Unit	Unit Price	Amount
Bike Lanes					
1	Performance and Payment Bonds	20	LS	\$ 80.00	\$ 1,600.00
2	Mobilization/Demobilization	20	LS	\$ 80.00	\$ 1,600.00
3	Pavement Marking, 4" White	130,200	LF	\$ 0.15	\$ 19,530.00
4	Pavement Lettering: "Bike Lane" and Arrow	410	EA	\$ 30.00	\$ 12,300.00
5	Traffic Signs	960	EA	\$ 50.00	\$ 48,000.00
6	Traffic Control	20	LS	\$ 160.00	\$ 3,200.00
Subtotal					\$ 86,230.00
10% Contingencies					\$ 8,623.00
Total					\$ 94,853.00
5% Engineering & Administrative Value					\$ 4,311.50
					\$ 99,164.50

Bike Lanes

****Some areas will impact existing parking**
****Includes public works labor costs too, at 4 signs per hour**

\$ 3,273,840.50 Grand Total of Sidewalk,
Trails, Bike Lanes

PATHS MASTER PLAN

CITY OF PORTAGE
COLUMBIA COUNTY, WI
NOVEMBER 26, 2013



LEGEND

Existing Trails

- Unpaved Multi-Use Trails
- Unpaved Multi-Use Trails on Easements
- Paved Multi-Use Trails
- Bike Lanes
- Sidewalks as Connectors
- Trail Head
- Trail Bridge
- Canoe Trail - Fox River Segment
- Canoe Trail - WI River Segment
- Canoe Trail - Portage Canal Segment
- Canoe Launch
- Boat Launch
- Snowmobile Trails

Proposed Trails

- Unpaved Multi-Use Trails
- Unpaved Multi-Use Trails on Easements
- Paved Multi-Use Trails
- Paved Multi-Use Trails on Easements
- Bike Lanes
- Sidewalks as Connectors
- Trail Bridge
- Canoe Launch

Historical Markers

- Pauquette's Ferry
- Zona Gale & Fredrick Jackson Turner
- Ketchum's Point
- Marquette & Joliet

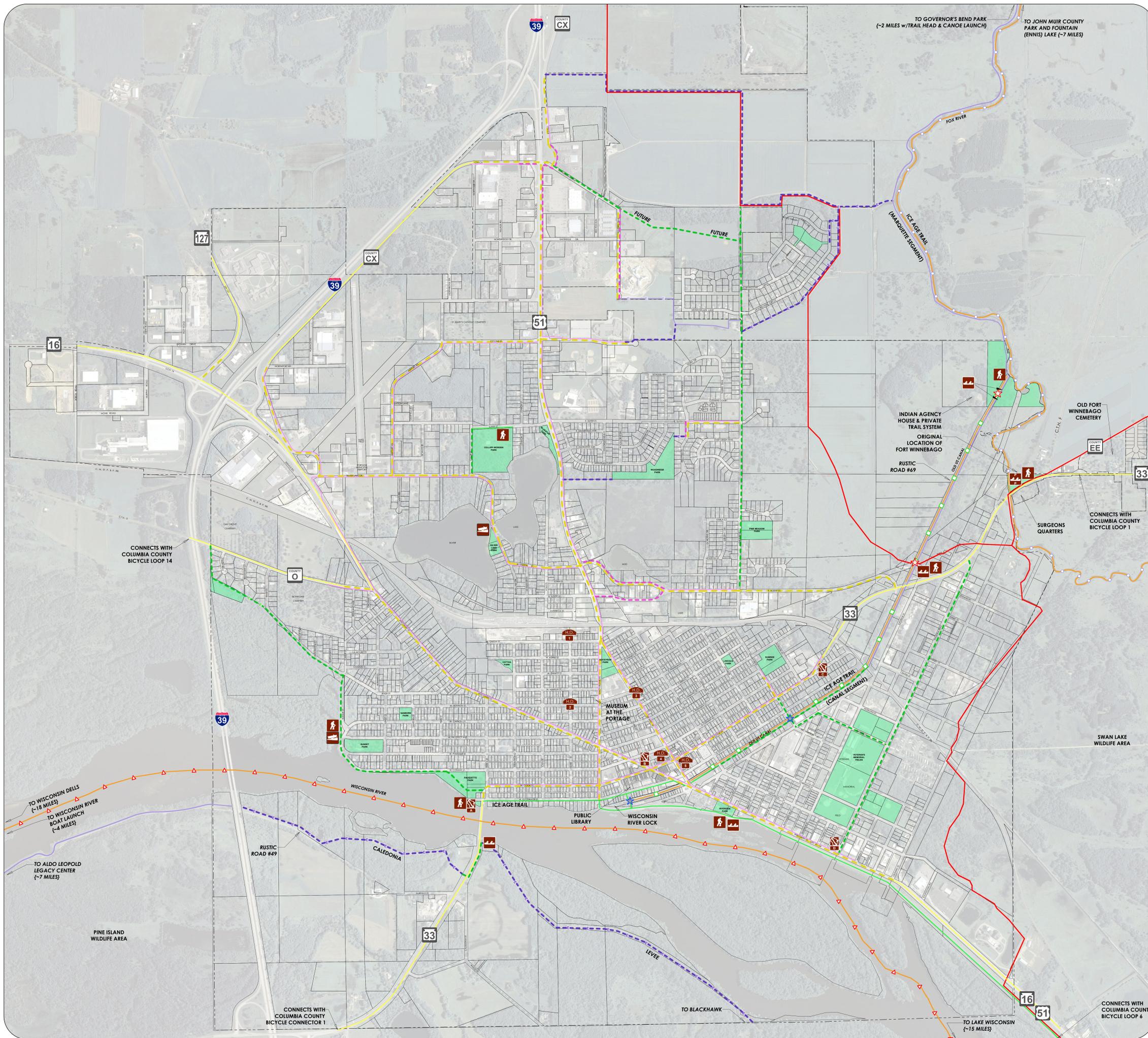
Historical Districts

- Railroad
- Society Hill
- Church Hill
- Retail
- Industrial

Footnote

- Go to Portagepaths.org
- Trail Maps
- Sand County Canoe Guide
- Downtown Walking Tour
- Church Hill Walking Tour

PREPARED BY:



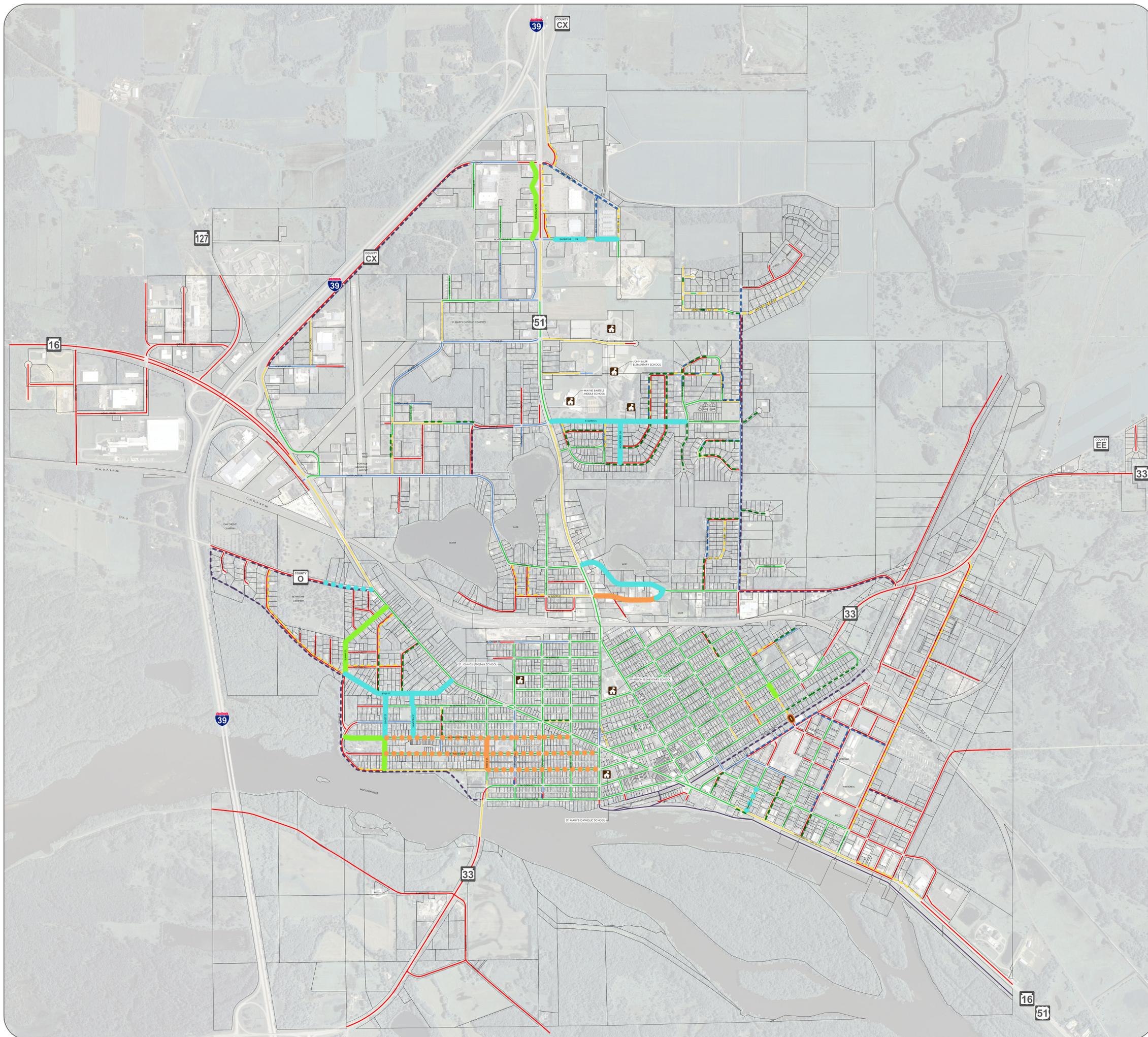
**SIDEWALK
MASTER PLAN**
CITY OF PORTAGE
COLUMBIA COUNTY, WI
DECEMBER 2013



LEGEND

- Existing Sidewalks**
- Sidewalks on Both Sides of Street
 - Sidewalks on North or East Side of Street
 - Sidewalks on South or West Side of Street
 - No Sidewalks
 - Paved Path
- Proposed Sidewalks**
- - Sidewalks on Both Sides of Street
 - - Sidewalks on North or East Side of Street
 - - Sidewalks on South or West Side of Street
 - - Paved Path
- Sidewalk Work Timeline**
- 2014 - New Sidewalk
 - 2014 - Replace Existing Sidewalk
 - 2015 - New Sidewalk
 - 2015 - Replace Existing Sidewalk
 - 2016 - New Sidewalk
 - 2016 - Replace Existing Sidewalk

-DRAFT-



General Engineering Company

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