

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 Jeanne Mullen for parcel 2511.03, 601 W. Slifer St., City of Portage, Columbia County, Wisconsin.

A PUBLIC HEARING on the request for a Conditional Use Permit to allow a temporary use for Massage Therapy will be considered at the Municipal Building in Portage, Columbia County, Wisconsin on Monday, October 20, 2014 at 6:25 p.m.

ALL INTERESTED PERSONS may appear in person or by their 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 16th day of September, 2014.

By Robert G. Redelings
Robert G. Redelings, P.E.
Zoning Administrator

PLEASE PUBLISH
September 22nd
October 13th

"I would like to call this public hearing before the Plan Commission to order. 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 present:

Mayor Bill Tierney-Chair
Mike Charles
Robert Redelings
Jan Bauman
Brian Zirbes- Vice Chair
Pete Tofson
Vickie Greenwold

"Staff present are:

Bob Redelings-Director of Public Works
Steve Sobiek- Director of Business Development/Planning
Shawn Murphy-City Administrator."

"The following procedures will govern these proceedings:

- 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 their 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."

"In regard to petition for Conditional Use permit, please note the committee's decision on the Conditional Use Permit is a decision solely of the Commission. It does not go to the City Council. The decision of the Commission is final."

'FINALLY, THERE WILL BE NO DEBATE ON THE FLOOR. ALL QUESTIONS PERTAINING TO THE PETITION WILL BE DIRECTED TO THE CHAIR. Anyone wishing to speak will 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.

It is a Conditional Use Request for a temporary use for Massage Therapy in a R5, Large Scale Multi-Family District, Jeanne Mullen Petitioner." "Staff will begin the hearing with their report.

- A. Is 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!"

Staff Report

On Conditional Use Permit (CUP) Application for Jeanne Mullen (Applicant) for a temporary use for a Message Therapy on parcel# 2511.03, 601 West Slifer Street (Manchester Place).

- A One-year Conditional Use Permit was granted to Prime Legacy in August 2010 to operate a salon for resident occupants. A conditional use permit does not currently exist at this location.
- The City received no public comments resulting from the public hearing notice.
- All Department heads reviewed the CUP application (attached) and approved it without noting any issues.

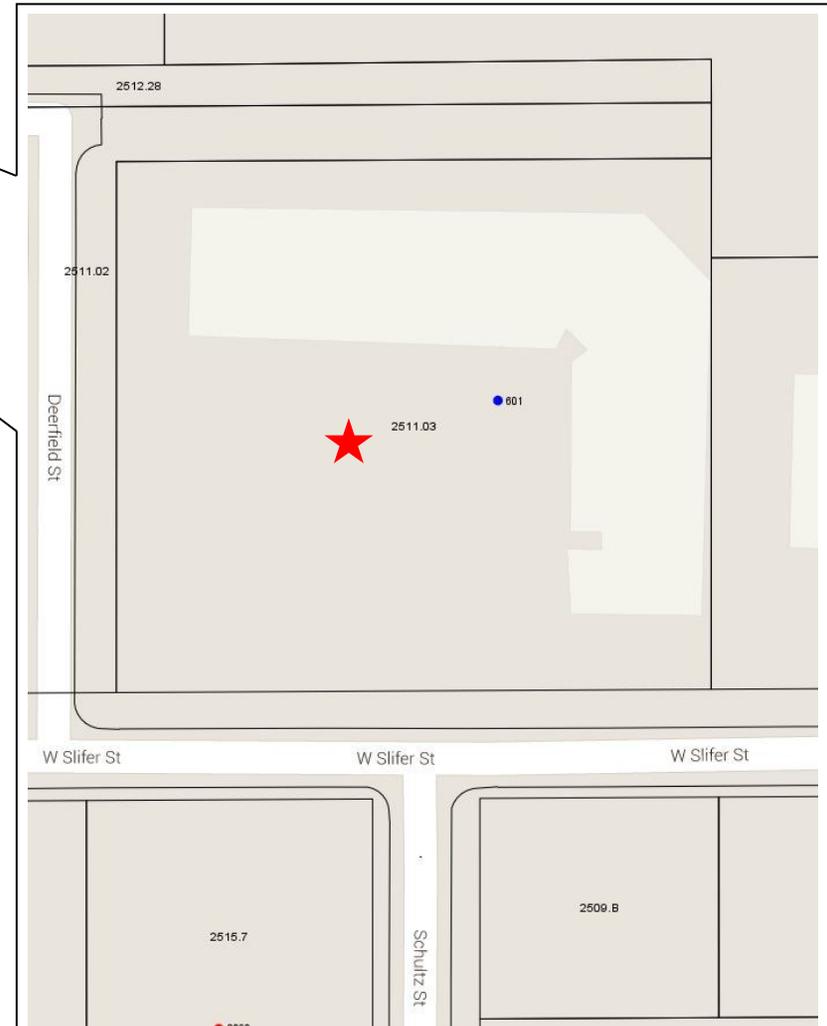
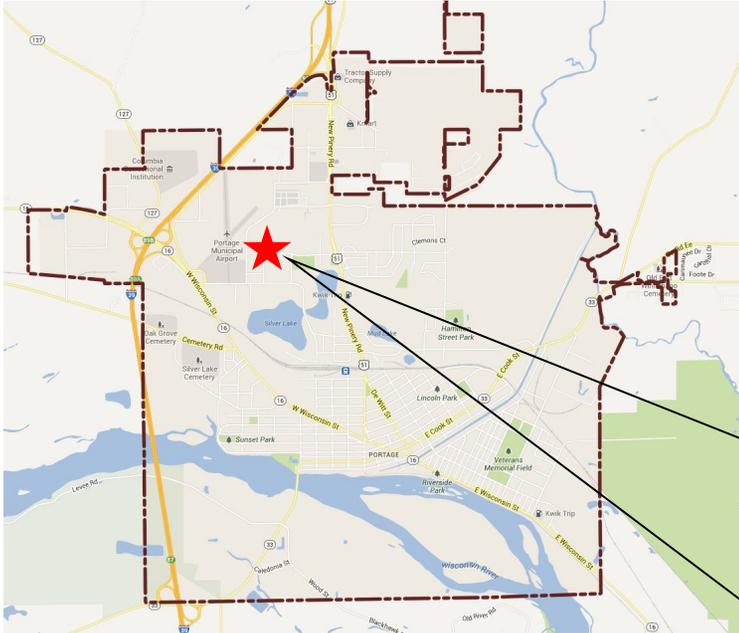


NTS

CITY OF PORTAGE, WI

Conditional Use Permit Parcel #2511.03

Massage Therapy at 601 W. Slifer St.



CITY OF PORTAGE

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



Where the North Begins

**CITY OF PORTAGE
CONDITIONAL USE PERMIT APPLICATION**



Where the North Begins

Recorded at Register of Deeds, Columbia County:

Receipt #: 0140909 #1
Amount: \$100.00

Name of Applicant: Jeanne Mullen
*Address: 601 W Superior St #206 Portage WI 53901
Name of Owner: Manchester Apt.
Address of Property: 601 W Superior St Portage WI 53901
Parcel #: 2511.03 Zoning: R5

Reason for Requesting Permit:
Temporary use for Massage Therapy

Please return to:
City of Portage
115 West Pleasant Street
Portage, WI 53901

- Attachments:
Map (Site Plans 300 ft.)
List of Adjacent Property Owners
Development Plans

phone 920-253-6006

parcel # 2511.03

Jeanne Mullen 9/9/14
Signature of Applicant Date

Signature of Owner Date

Received by: Tammy O'Leary Date: 9/11/14

Date of Public Hearing: 10/20 @ 6:25 p.m.

Result of Public Hearing: _____

Conditions of Approval: _____

For Office Use Only

Department Approval:

Department	Approved	Denied	Signature/Date
Building Inspector	X		<i>[Signature]</i> 9/23/14
City Administrator	X		<i>[Signature]</i> 9/16/14
City Clerk	X		<i>[Signature]</i> 09-15-14
City Treasurer	✓		<i>[Signature]</i> 9/17/14
Director of Public Works Utilities Manager	✓		<i>[Signature]</i> 9/15/14
Fire Chief	X		<i>[Signature]</i> 9/11/14
Police Chief	X		<i>[Signature]</i> 9/17/14

If denied, explain reason: _____

CITY OF PORTAGE

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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 Gilbert Jensen for parcel 2231, 109 E. Albert St., City of Portage, Columbia County, Wisconsin.

A **PUBLIC HEARING** on the request for a Conditional Use Permit to allow the transfer of dealer license to 109 E. Albert St. will be considered at the Municipal Building in Portage, Columbia County, Wisconsin on Monday, October 20, 2014 at 6:30 p.m.

ALL INTERESTED PERSONS may appear in person or by their 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 15th day of September, 2014.

By Robert G. Redelings
Robert G. Redelings, P.E.
Zoning Administrator

PLEASE PUBLISH
September 22nd
October 13th

"I would like to call this public hearing before the Plan Commission to order. 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 present:

Mayor Bill Tierney-Chair
Mike Charles
Robert Redelings
Jan Bauman
Brian Zirbes- Vice Chair
Pete Tofson
Vickie Greenwold

"Staff present are:

Bob Redelings-Director of Public Works
Steve Sobiek- Director of Business Development/Planning
Shawn Murphy-City Administrator."

"The following procedures will govern these proceedings:

- 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 their 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.
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"In regard to petition for Conditional Use permit, please note the committee's decision on the Conditional Use Permit is a decision solely of the Commission. It does not go to the City Council. The decision of the Commission is final."

'FINALLY, THERE WILL BE NO DEBATE ON THE FLOOR. ALL QUESTIONS PERTAINING TO THE PETITION WILL BE DIRECTED TO THE CHAIR. Anyone wishing to speak will 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.

It is a Conditional Use Request for the transfer of a dealer license in a B4, General Business District, Gilbert Jensen Petitioner." "Staff will begin the hearing with their report.

- A. Is 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!"

Staff Report

On Conditional Use Permit (CUP) Application for Gilbert Jensen (Applicant) to transfer a used vehicle dealer license on parcel #2231, 109 East Albert Street.

- A CUP for a used vehicle dealer license does not exist for this parcel. If a CUP is granted, it would be for a first-time dealer license at this location.
- The City received no public comments resulting from the public hearing notice.
- All Department heads reviewed the CUP application (attached) and approved it without noting any issues.

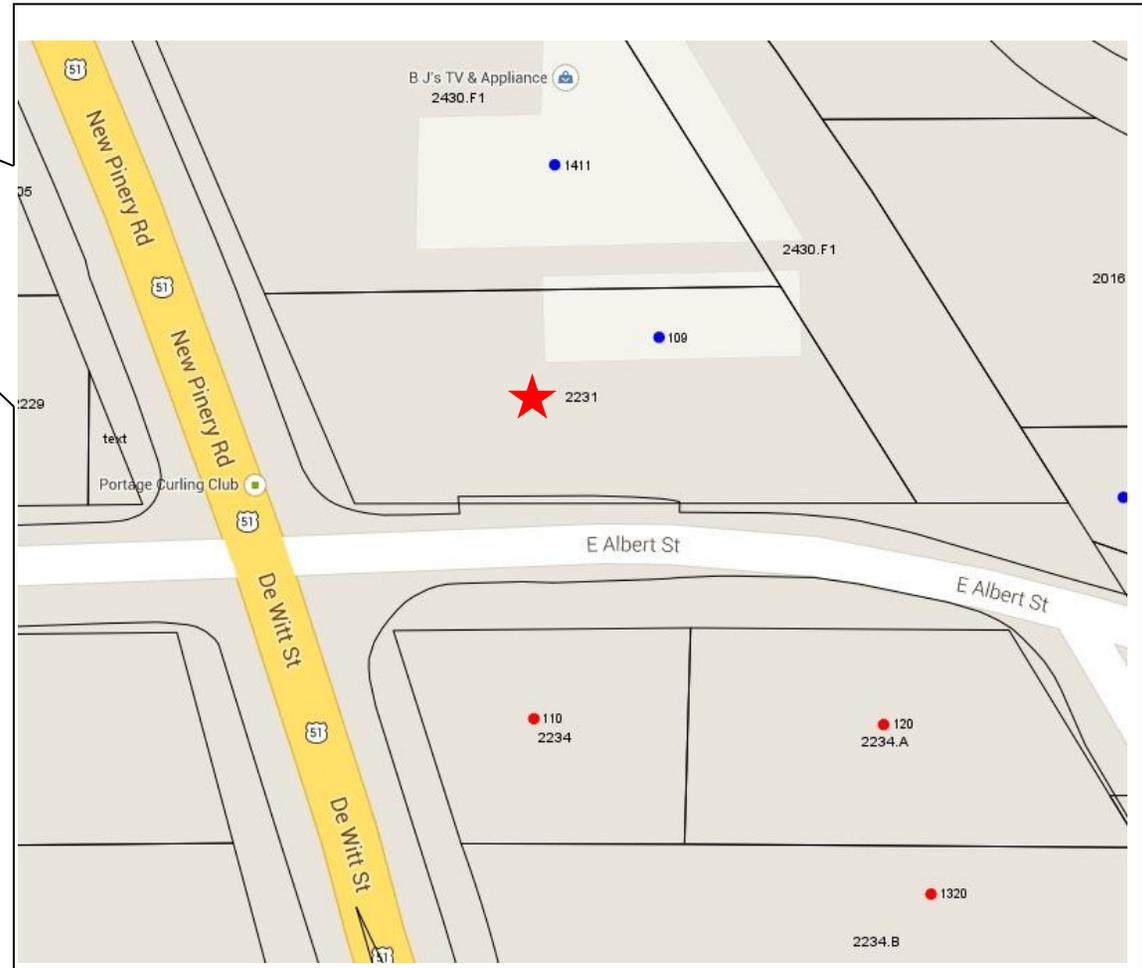
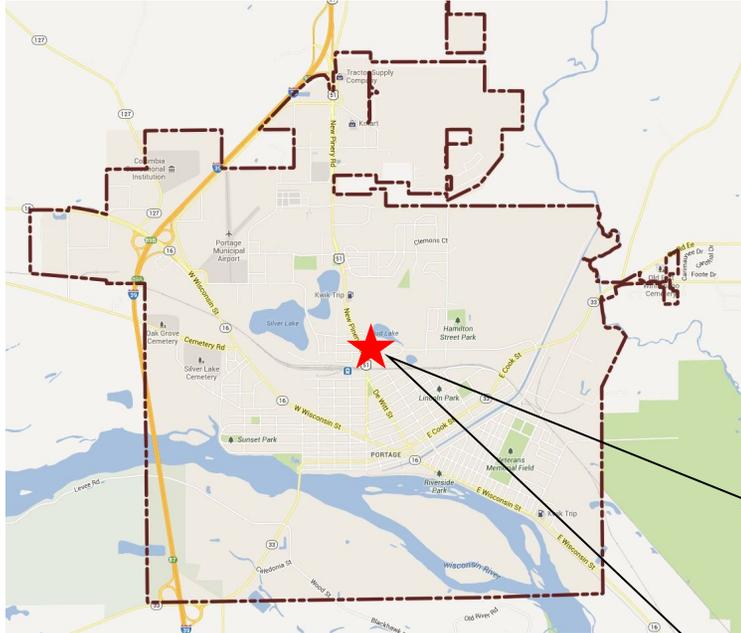


NTS

CITY OF PORTAGE, WI

Conditional Use Permit Parcel #2231

Dealer License at 109 E. Albert St.



CITY OF PORTAGE

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



'Where the North Begins'

**CITY OF PORTAGE
CONDITIONAL USE PERMIT APPLICATION**



Where the North Begins

Recorded at Register of
Deeds, Columbia County:

Please return to:
City of Portage
115 West Pleasant Street
Portage, WI 53901

Receipt #: C140911 #4
Amount: \$100.00

Name of Applicant: Gibbet Jensen
Address: 4082 and Lane Briggsville 53920
Name of Owner: Bill Uight
Address of Property: 109 East Albert
Parcel #: 2231 Zoning: B4

Reason for Requesting Permit:
TO TRANSFER MY DEALER LICENSE TO THIS PROPERTY
FOR USED CAR SALES NO REPAIRS ON SITE

- Attachments:
Map (Site Plans 300 ft.)
List of Adjacent Property Owners
Development Plans

B. Albert Jensen
Signature of Applicant _____ Date _____
William A. Uight
Signature of Owner _____ Date _____

Received by: Tammy Oermy Date: 9/15/14
Date of Public Hearing: 10/20 @ 4:30 p.m.
Result of Public Hearing: _____
Conditions of Approval: _____

For Office Use Only
Department Approval:

Department	Approved	Denied	Signature/Date
Building Inspector	X		<u>A. Jensen</u> 9/26/14
City Administrator	X		<u>Stacy W. Muehlenberg</u> 9/16/14
City Clerk	X		<u>Mandi U. Rie</u> 09-15-14
City Treasurer	X		<u>Chad E. Mohr</u> 9/17/14
Director of Public Works Utilities Manager	✓		<u>Bob Redelings</u> 9/15/14
Fire Chief	X		<u>Raymond...</u> 9/15/14
Police Chief	X		<u>Jim...</u> 9/17/14

If denied, explain reason: _____

**City of Portage
Plan Commission Meeting
Monday, October 20, 2014, 6:30 p.m.
City Municipal Building, 115 West Pleasant Street
Conference Room Two
Agenda**

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

Public Hearing – 6:25 pm

Consider the granting of a conditional use permit to Jeanne Mullen to allow a temporary use for Massage Therapy on parcel 2511.03, 601 W. Slifer St., City of Portage, Columbia County, Wisconsin

Public Hearing – 6:30 pm

Consider the granting of a conditional use permit to Gilbert Jensen to allow the transfer of dealer license at parcel 2231, 109 E. Albert St., City of Portage, Columbia County, Wisconsin

Regular Meeting – 6:30 pm

1. Roll call
2. Approval of minutes from previous meeting.
3. Discussion and possible action on Conditional Use Permit for Jeanne Mullen to perform massage therapy at 601 W. Slifer St
4. Discussion and possible action on Conditional Use Permit for Gilbert Jensen to hold a dealer license at 109 E. Albert St
5. Discussion and possible action regarding site plan for Don Roecker to construct a personal storage facility on parcel 2442.105 on the south side of E. Albert St.
6. Discussion and possible action regarding site plan for Jeanne Mundt to construct a parking lot on parcel 1067 at 424 W. Wisconsin St.
7. Discussion and possible action on Comprehensive Plan Update
8. Discussion and possible action on CSM for Hubert Hill on parcel 2367.1 at the south end of Lake Road
9. Discussion and possible action regarding Sidewalks in Ward 5 for 2015 Construction
10. Discussion and possible action regarding P.A.T.H.S.
11. Discussion and possible action regarding special meeting attendance
12. Adjournment.

**City of Portage
Plan Commission Meeting
Monday, August 18th, 2014, 6:30 p.m.
City Municipal Building, 115 West Pleasant Street
Conference Room Two**

Members Present: Mayor Bill Tierney, Chairperson; Robert Redelings, City Engineer, Jan Bauman, Brian Zirbes and Mike Charles (arrived @ 7:05 p.m.)

Members excused: Vicki Greenwold

Members absent: Peter Tofson

Others present: Bill Cartwright, La Donna Devine, Steve Pate, Charles Poches, Margaret Rudolph, Betsy Bergman, Russ Straka, James Pindle, Dan Hale, Kevin Blau, Steve Sobiek, Shawn Murphy, Bill Welsh and Craig Sauer

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

Motion by Zirbes, second by Bauman to approve the minutes. Motion passed 4 to 0 on call of the roll.

- 3. Discussion and possible action on C&D Seamless Gutters Inc. building expansion.**

Redelings gave a brief presentation. The applicant has contacted Grothman & Associates to develop a CSM for the property in which the 4 original lots would be reconfigured to 2 lots. This would allow for the proposed building addition to not extend over a lot line.

Because the proposed building addition constitutes redevelopment and there's insufficient space for stormwater detention on the reconfigured lot, the applicant would be permitted to pay a fee in lieu of providing stormwater detention. Another option would be to provide stormwater detention on the other lot, but it may be in conflict with future development.

Sobiek indicated the proposed building plan met the landscape requirements.

Mayor Tierney inquired about the hard surface parking requirement. Mr. Cartwright said he intended to pave the lot, but not this year.

Motion by Zirbes, second by Redelings to approve the site plan w/ the applicant being permitted to pay a fee in lieu of stormwater detention and the parking and drive areas being paved within one year. Motion passed 4 to 0 on call of the roll.

4. Discussion and possible action on rezoning Lot 3 of Rolling Woods Estates

Redelings noted that this request is a follow up to the action taken by the Plan Commission at the last meeting when the 3 lot CSM was approved. He indicated that a rezoning would permit uses such as office space and professional services and indoor sales. Uses such as Daycare and Bed and Breakfast would require a Conditional Use Permit and uses such as vehicle sales or repair wouldn't be permitted.

Mr. Blau indicated he has no immediate plans for a building expansion other than increasing the parking area.

Mayor Tierney inquired as to how the new zoning fits with the Comprehensive Plan. Zirbes indicated it's shown as Undeveloped Residential. Tierney said he'd feel more comfortable if there was a proposed expansion of the chiropractic office.

An amendment to the Comprehensive Plan was discussed. Administrator Murphy suggested there are other areas of the City that should also be considered.

Motion by Zirbes, second by Tierney to consider an amendment to the Comprehensive Plan. Blau indicated his purchase of the property was time sensitive, with 30 days of the 75 days already having elapsed. It was noted that due to the public notice requirements, the zoning couldn't be accomplished in this time frame. Motion passed 4 to 0 on call of the roll.

5. Discussion and possible action on Saint Gobain building expansion

Charles arrived.

Redelings indicated the plans had been professionally prepared and except for an additional 40' driveway, all submittal requirements have been met. The stormwater management plan, landscaping plan and outside lighting plan all met ordinance requirements. The Utility Plan was modified to include a watermain and two hydrants on the northwest side of the building. It's recommended that upon watermain construction acceptance, that the City own the watermain and an easement be granted to the City for access and maintenance.

Mr. Straka, St. Gobain Engineering Services Manager provided a background on the company and the plant operations. The demand for their thermoplastic tubing, primarily in the medical field is driving the need for the plant expansion which is currently at capacity. The facility is ISO 9001 Certified and the Company considers safety one of its highest priorities.

Mr. Hale, the Strang architect for the project gave a presentation on the building and site elements. The exterior façade will match the existing building with enhanced architectural elements at the public and employee entrances. Trucks will be routed to the other side of the building to reduce conflicts with employee traffic. Mechanicals currently on the top of the building will be moved inside to improve aesthetics.

In response to an inquiry by Mayor Tierney, Mr. Straka indicated the plant expansion would increase the building size by 50,000 square feet from the current 75,000 square foot footprint. The workforce would increase from 300 to 420 employees. The build out will include 312 parking spaces and their schedule includes breaking ground as soon as possible, being under roof by winter and completion approximately eight month after that.

Motion by Redelings, second by Charles to approve the site plan with the watermain easement being provided and a recommendation to Council that the additional driveway be approved. Motion passed 5 to 0 on call of the roll.

6. Discussion and possible action on (4) lot residential development by the Portage Community School District

Mr. Poches described how the P.C.S.D. is bringing back the building trades program and one of their initiatives is to make lots available for building houses. The proposed houses would be about 1,300 square feet on the main level with a portion of the lower (exposed) level also being improved.

Mr. Pate said they originally envisioned 6 residential lots on the property known as the school forest. Due in part to topography, the development has been scaled back to 4 lots. This is a wonderful opportunity for students and house building could start as early as next summer.

Poches indicated this is a win-win with their business partners. They'd like to build a house each year.

Redelings indicated most public improvements are in place, but the sanitary sewer, though deep, would need to be extended. Also there's a drainage concern along the west edge of the proposed development and there also needs to be consideration of sidewalk and driveways. Murphy suggested a Developer's Agreement may be necessary to address these issues and others.

Motion by Charles, second by Zirbes to endorse the development concept. Motion passed 5 to 0 on call of the roll.

7. Discussion and possible action on the Sidewalk Master Plan

Redelings presented a revised plan for Ward 5 based on a more detailed field investigation and input from neighborhood residents. Since this area won't be revisited for 10 years (one ward each year), members were encouraged to do their own field investigation so priorities could be discussed in more detail at the next meeting. Recommendations will be incorporated into the program for 2015.

8. Adjournment.

Motion by Bauman second by Charles to adjourn. Motion passed 5 to 0 on call of the roll. The meeting concluded at 8:54 p.m.

Respectfully submitted,

Robert G. Redelings, City Engineer



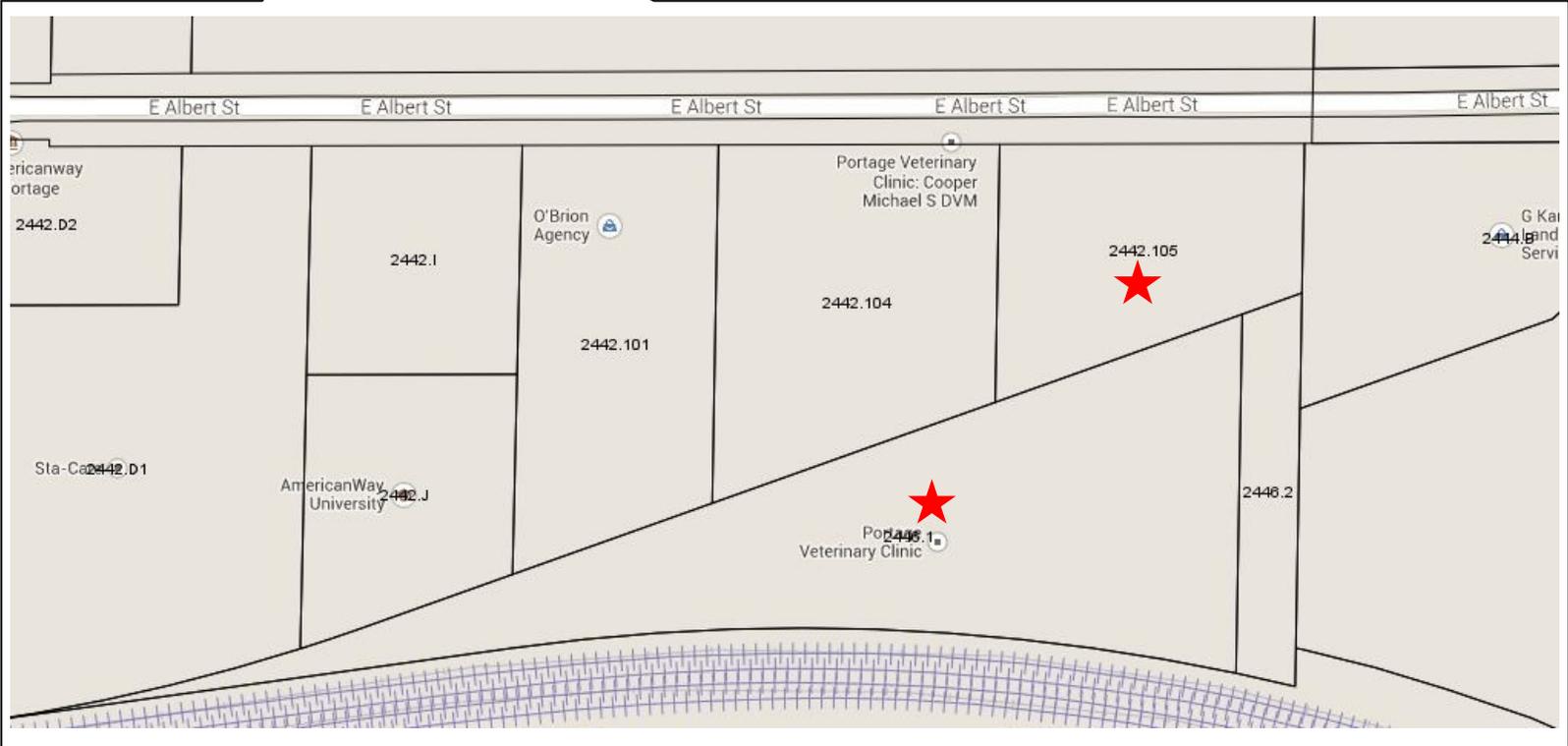
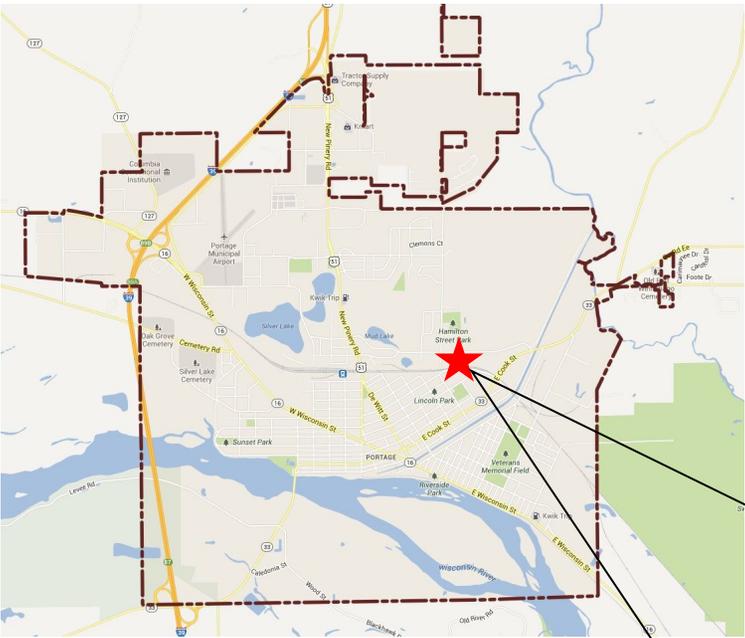
NTS

CITY OF PORTAGE, WI

Site Plan:

Donald Roeker—Mini Warehouses

Parcel #2442.105 & 2446.1



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: Bob Redelings, City Engineer
Subject: Don Roeker Personal Storage Facility
Date: October 15, 2014
C.C.: Shawn Murphy, City Administrator
Steve, Sobiek, Director of Business Development & Planning

The subject property is located on parcels 2442.105 and 2446.1, immediately east of the Cooper Veterinary Clinic on East Albert Street. The property is zoned B4, General Business. A Conditional Use Permit was issued in April, 2014 for the purpose of constructing mini warehouses.

The construction drawings were professionally prepared and generally meet site development requirements.

A landscaping plan was provided. By noting and utilizing existing trees on the parcel, and buttressing them with new plantings, including wildflower plantings, the plan meets the City's landscaping point requirements. Although plantings at the foundation of the buildings are not feasible due to the nature of the buildings and access doors, code gives leeway with where "practically possible".

The storm water management plan conforms to the City's Municipal Code and includes a wet detention basin on the South side of the site. The grading plan also meets City requirements. The building won't have any plumbing fixtures so there aren't any water and sewer extensions planned.

The fire department reviewed the plans and is satisfied with the proposed building spacing.

No building details were provided for review. Additionally no exterior light fixtures were shown.

In accordance with Section 910-36(5), the bulk regulations are met.

Parking is a non-issue since there won't be any employees at this facility. A new driveway will be required.

Portage Mini Warehouse – Portage

Landscaping:

Points Needed

Foundation

1. $35 \times 200 = 470$ LF
2. $40 \times 253 = 586$ LF
3. $40 \times 253 = 586$ LF
4. $16 \times 80 = 192$ LF

TOTAL 1834 divided by 100 = 18.34 x 40 = 733.60 points

Street Frontage

282.89 LF divided by 100 = 2.8 x 40 = 112 points

Black top

337,005 SF divided by 10,000 = 3.7 x 80 = 296 points

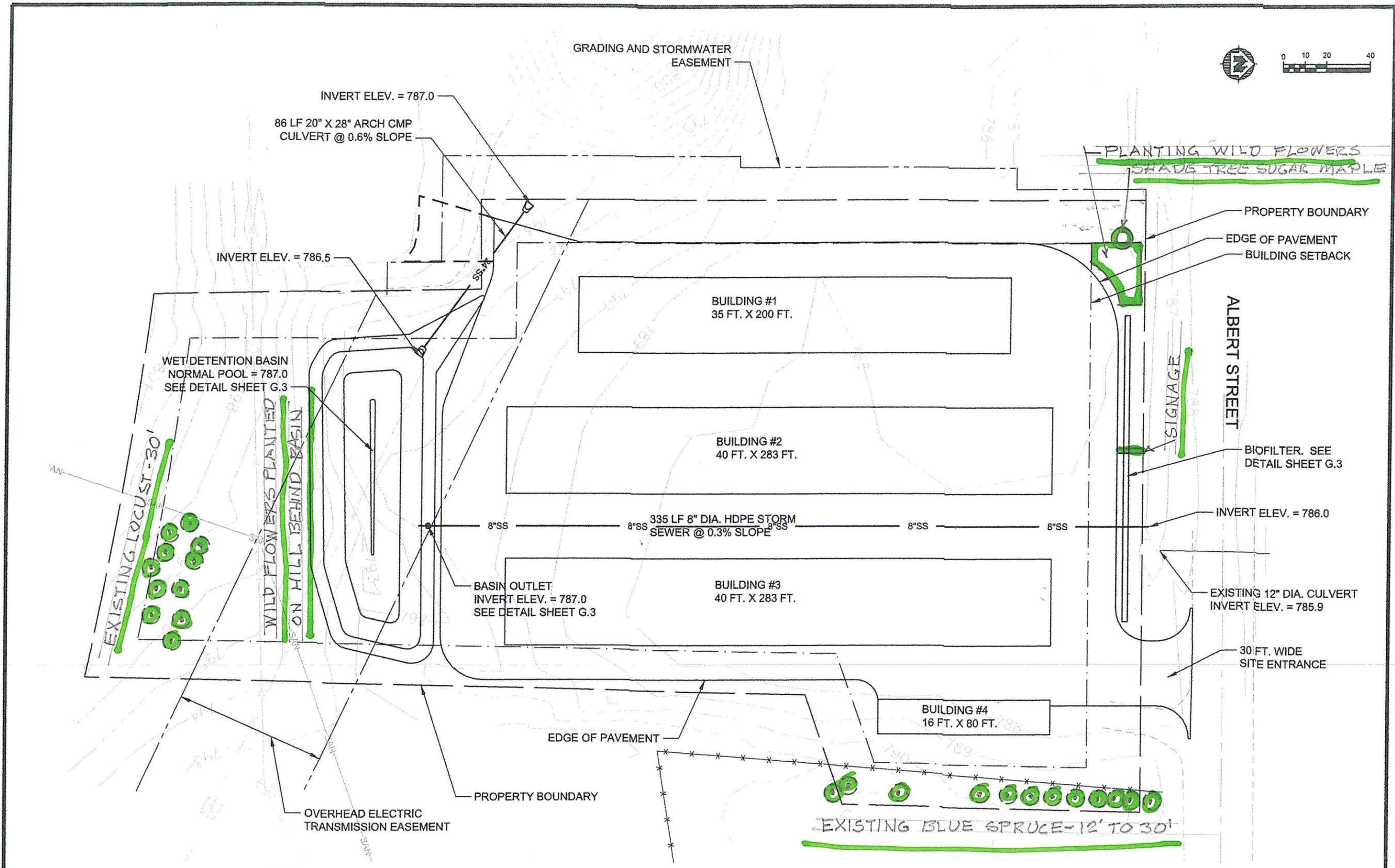
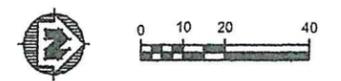
Total Points needed = 1141.6

Existing points on site include:

1. Blue Spruce trees 11 x 40 points = 440
2. Tall locust trees 11 x 75 points = 825
3. Maple shade trees 1 x 75 points = 75 (need to plant this)

Total points will be = 1340

I will also plant wild flowers on the slope behind the basin and in the area at the end of #1 building at the northwest corner of the property.



PROJECT NO.	SCALE	NO.	DATE	REVISION	BY
16222000	AS SHOWN		10/03/14		
PROJECT DATE:	DRAWN BY:	ES			
F.B.:	CHECKED BY:				

MSA
 PROFESSIONAL SERVICES
 TRANSPORTATION • MUNICIPAL DEVELOPMENT • ENVIRONMENTAL
 2901 International Lane Madison, WI 53704
 608-242-7773 1-800-446-0679 Fax: 608-242-6664
 Web Address: www.msa-ps.com
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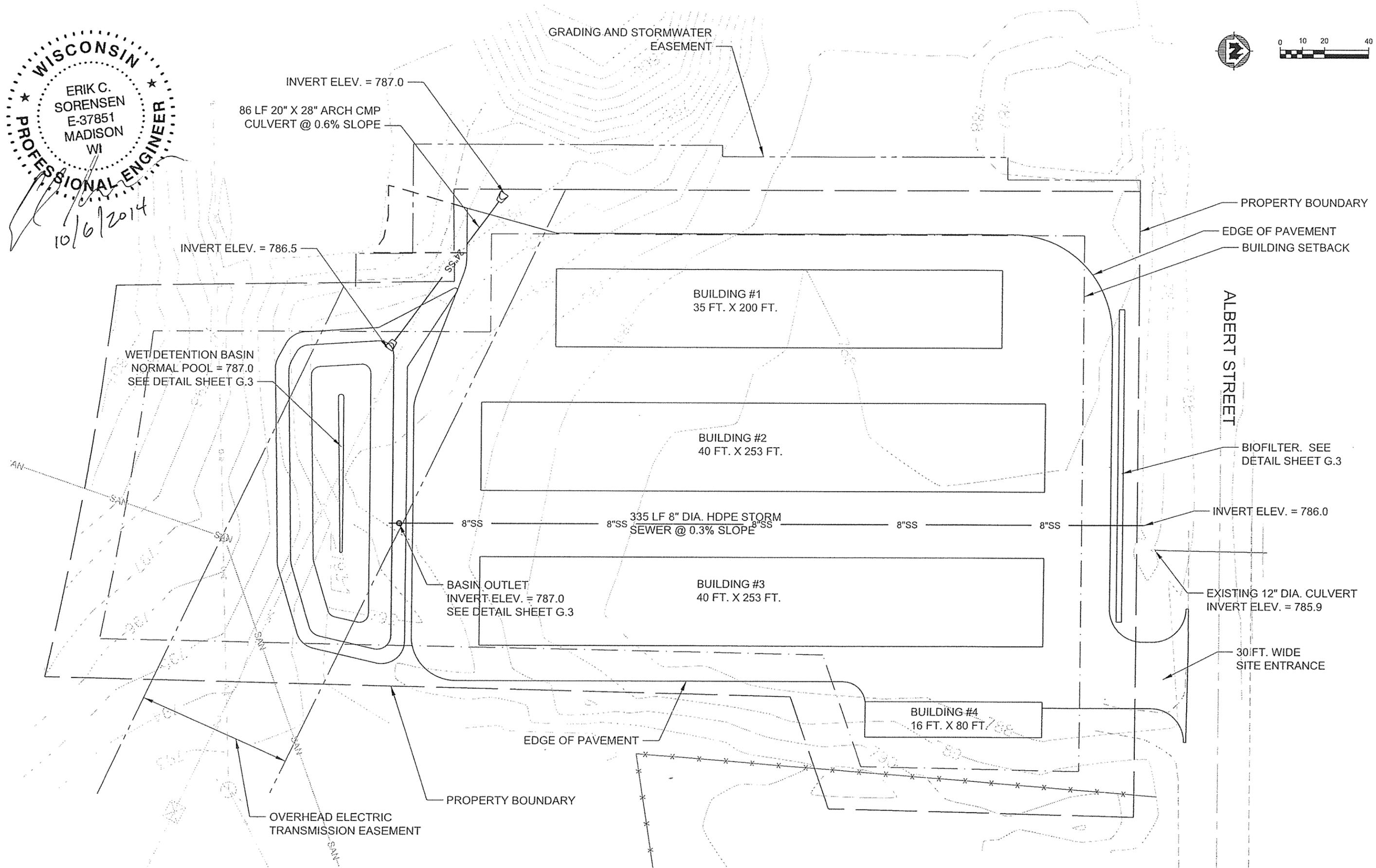
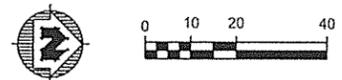
SITE PLAN

DON ROEKER SITE
 EAST ALBERT STREET
 PORTAGE, WISCONSIN

FILE NO.
 16222000
 SHEET
 C.1



10/6/2014



PROJECT NO.	SCALE	NO.	DATE	REVISION	BY
1622200	AS SHOWN	ES	10/03/14		
F.B.:	#	CHECKED BY			

MSA
 TRANSPORTATION • MUNICIPAL DEVELOPMENT • ENVIRONMENTAL
 2901 International Lane Madison, WI 53704
 608-242-7770 1-800-446-0579 Fax: 608-242-5664
 Web Address: www.msa-ps.com
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SITE PLAN

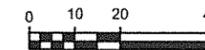
DON ROEKER SITE
 EAST ALBERT STREET
 PORTAGE, WISCONSIN

FILE NO.
 16222000
 SHEET
 C.1

INSTALL MEDIUM RIPRAP LINED SWALE FROM TOP OF SLOPE TO ACCEPT DRAINAGEWAY FROM THE WEST. ESTIMATED 50 TONS, 18" THICKNESS.

TOP OF SLOPE ELEV. = 788.5

WEST SIDE SWALE. SEE TYP. SECTION SHEET G.3



INSTALL CRUSHED STONE ACCESS TO ADJACENT PROPERTY MAX. SLOPE = 12%

TEMPORARY DITCH CHECK

SILT FENCE (TYP)

GRADING LIMITS (TYP)

PRESERVE AND PROTECT EXISTING SANITARY AND ELECTRIC UTILITY FACILITIES

ALBERT STREET

BIOFILTER FLOOR ELEV. = 788.5

TEMPORARY DITCH CHECK

SITE TRACKING PAD PER WDNR CPS 1057

REMOVE EXISTING STONE DRIVE

SILT FENCE (TYP)

PROJECT NO.	SCALE	NO.	DATE	REVISION	BY
16222000	AS SHOWN	ES	10/03/14		
F.B.:	#	CHECKED BY:			
PLOT DATE: GRADINGPLAN_092814.dgn 10/5/2014 10:01:23 AM esorensen					

MSA
 TRANSPORTATION • MUNICIPAL DEVELOPMENT • ENVIRONMENTAL
 2901 International Lane Madison, WI 53704
 608-242-7779 1-800-446-0679 Fax: 608-242-5664
 Web Address: www.msa-ps.com
 © MSA Professional Services, Inc.

GRADING AND EROSION CONTROL PLAN

DON ROEKER SITE
 EAST ALBERT STREET
 PORTAGE, WISCONSIN

FILE NO.
 16222000
 SHEET
 C.2

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1.) SECTION NR216.46 OF WISCONSIN STATE ADMINISTRATIVE CODE IDENTIFIES REQUIREMENTS FOR CONSTRUCTION SITE AND POST-CONSTRUCTION EROSION CONTROL. IT IS THE INTENT OF THESE PLANS TO SATISFY THESE REQUIREMENTS. THE METHODS AND STRUCTURES USED TO CONTROL EROSION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL IMPLEMENT AN APPROPRIATE MEANS OF CONTROLLING EROSION DURING SITE OPERATION AND UNTIL THE VEGETATION IS RE-ESTABLISHED. ADJUSTMENTS TO THE CONTROL SYSTEM SHALL BE MADE AS REQUIRED.

2.) ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE WISCONSIN DNR'S CONSERVATION PRACTICE STANDARDS. THESE STANDARDS ARE PERIODICALLY UPDATED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND REFERENCE THE MOST RECENTLY RELEASED STANDARD.

3.) THE INFORMATION IS ONLY ONE PART OF THE OVERALL EROSION CONTROL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY ALSO BE SHOWN ON THE PLAN SHEETS AND IN THE ACCOMPANYING SPECIFICATIONS.

4.) ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE OWNER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

5.) THE AREA OF EROSION EXPOSED TO THE ELEMENTS BY GRUBBING, EXCAVATION, TRENCHING, BORROW AND FILL OPERATIONS AT ANY ONE TIME SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING. ALL DISTURBED AREAS SHALL BE TREATED WITH PERMANENT STABILIZATION MEASURES WITHIN 3 WORKING DAYS OF FINAL GRADING.

6.) ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF THE TIME 0.5 INCHES OF RAIN IS PRODUCED. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. THIS APPROACH ACKNOWLEDGES THE DIFFICULTY OF WORKING IN WET CONDITIONS AS NECESSARY FOR PREVENTING THE IRRETRIEVABLE "FIRST FLUSH" OF SEDIMENT INTO ADJACENT WATERWAYS, DEGRADING WATER QUALITY AND FISH HABITAT.

7.) ALL EROSION CONTROL DEVICES SHALL BE PROPERLY INSTALLED PRIOR TO ANY SOIL DISTURBANCE.

8.) GRUBBING AND GRADING OPERATIONS SHALL BE PERFORMED IN PROPER SEQUENCE WITH OTHER WORK TO MINIMIZE EROSION.

9.) ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.

10.) WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH, OR A TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES AND WATER RESOURCES.

11.) CHANNELIZED RUNOFF FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS, IF PRACTICAL.

12.) THE CONTRACTOR SHALL TAKE ALL POSSIBLE PRECAUTIONS TO PREVENT SOILS FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND / OR SCRAPED (NOT FLUSHED) PERIODICALLY TO REMOVE SOIL, DIRT AND / OR DUST.

13.) EROSION CONTROLS SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF TEMPORARY STOCKPILES. ANY SOIL STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING. ALL STOCK PILES SHALL BE PLACED AT LEAST 75 FEET FROM STREAMS OR WETLANDS.

14.) EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):

a. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
b. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.

c. DISCHARGE OF TRENCH WATER OR DEWATERING EFFLUENT MUST BE PROPERLY TREATED TO REMOVE SEDIMENT IN ACCORDANCE WITH THE WDNR CONSERVATION PRACTICE STANDARD 1061 - DEWATERING OR A SUBSEQUENT WDNR DEWATERING STANDARD PRIOR TO DISCHARGE INTO A STORM SEWER, DITCH, DRAINAGEWAY, OR WETLAND OR LAKE.

15.) ALL DRAINAGE CULVERTS, STORM DRAIN INLETS, MANHOLES, OR ANY OTHER EXISTING STRUCTURES WHICH COULD BE DAMAGED BY SEDIMENTATION SHALL BE PROTECTED ACCORDING TO THE VARIOUS METHODS PROVIDED IN THE PRINTED CONSERVATION PRACTICE STANDARDS.

16.) ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.

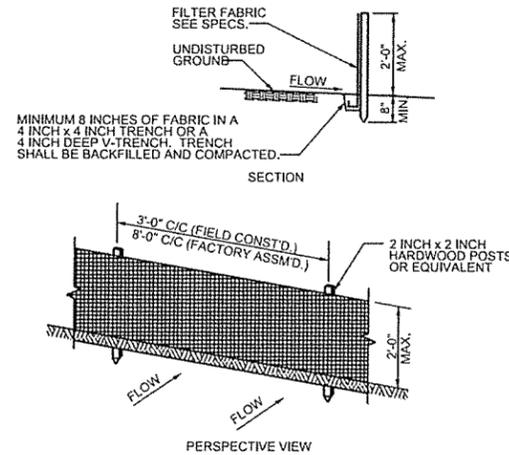
17.) THE FIRST SIX WEEKS AFTER INITIAL STABILIZATION (E.G. PLACEMENT OF SEED AND MULCH, EROSION MAT, SOD) A DISTURBED AREA SHALL INCLUDE WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.

18.) WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BMP'S SUCH AS SILT FENCES, STRAW BALES, AND SEDIMENT TRAPS SHALL BE REMOVED AND THESE AREAS STABILIZED.

19.) ALL TEMPORARY BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED.

20.) ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITH SEED AND MULCH UNLESS OTHERWISE SPECIFIED. A MINIMUM OF 4 TO 6 INCHES OF TOPSOIL SHALL BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.

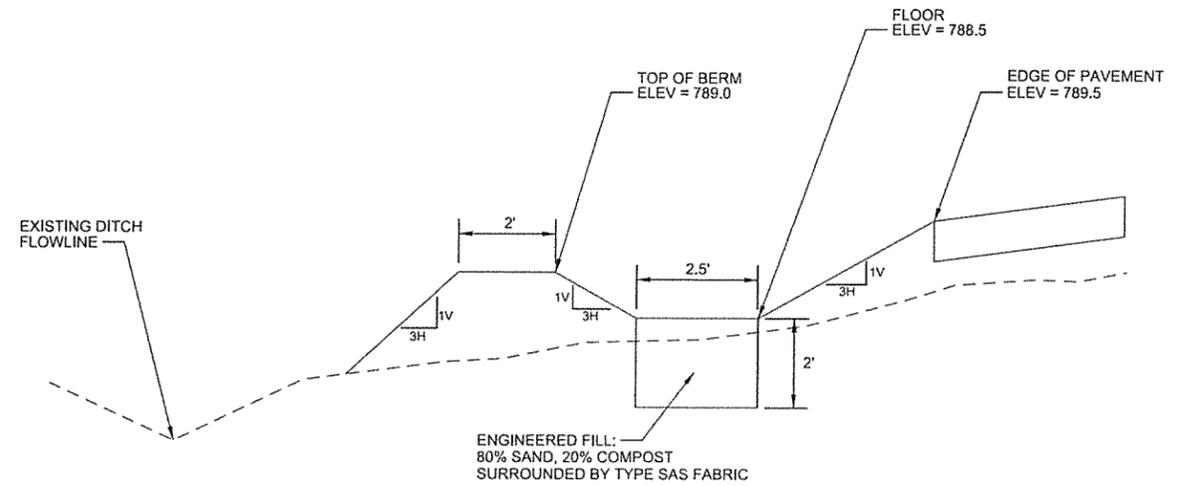
21.) ALL SWALE FLOWLINES AND OVERFLOW SECTIONS SHALL BE PROVIDED WITH CLASS I, URBAN TYPE B EROSION CONTROL MAT.



- GENERAL NOTES:
1. ENDS OF FENCE SHALL BE TURNED UPSLOPE 1 TO 2 FEET IN ELEVATION TO PREVENT FLANKING.
 2. STAPLE FABRIC WITH 1/2 INCH (MINIMUM) STAPLES TO THE UPSLOPE SIDE OF THE POSTS.
 3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.

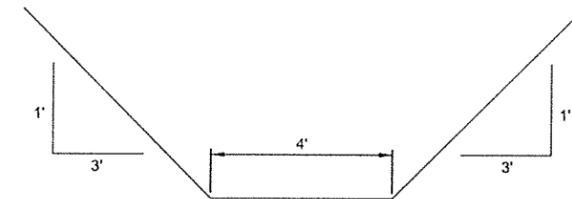
TYPICAL SILT FENCE INSTALLATION AT SITE PERIMETER DETAIL

NTS



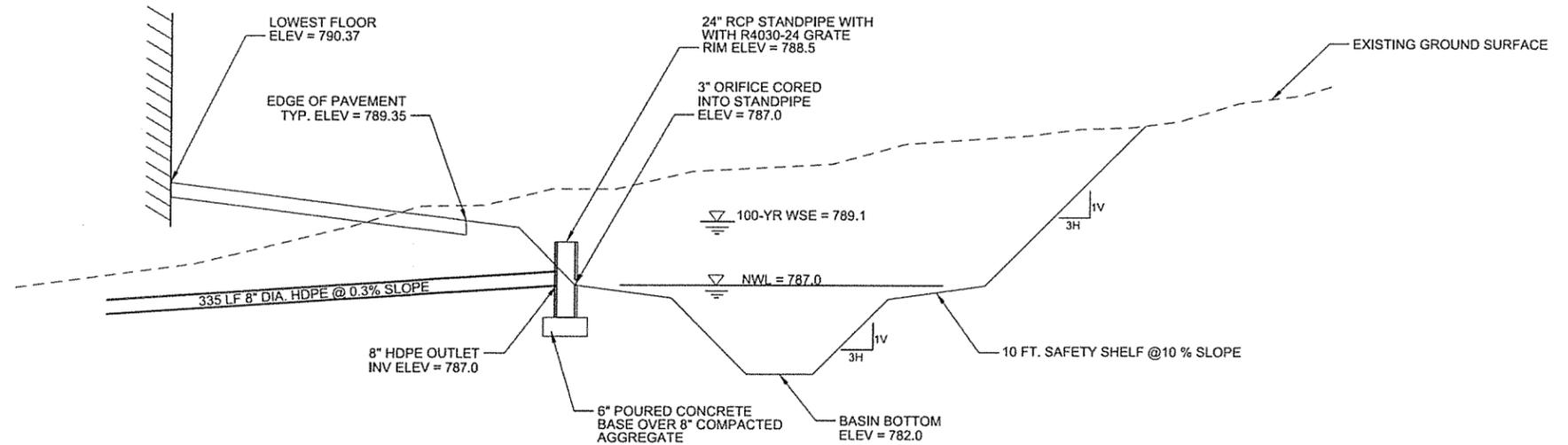
BIOFILTER TYP. SECTION

LOOKING EAST
SCALE: NONE



WEST GRASS SWALE TYP. SECTION

SCALE: NONE



WET DETENTION BASIN TYP. SECTION

SCALE: NONE

PROJECT NO.:	16222000	SCALE:	AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE:		DRAWN BY:	ES		10/03/14		
F.B.:		CHECKED BY:					
PLOT DATE: DETAILS_092814.dgn 10/5/2014 12:28:36 PM esorensen							

MSA
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SITE NOTES AND DETAILS

DON ROEKER SITE
EAST ALBERT STREET
PORTAGE, WISCONSIN

FILE NO.
16222000
SHEET
C.3

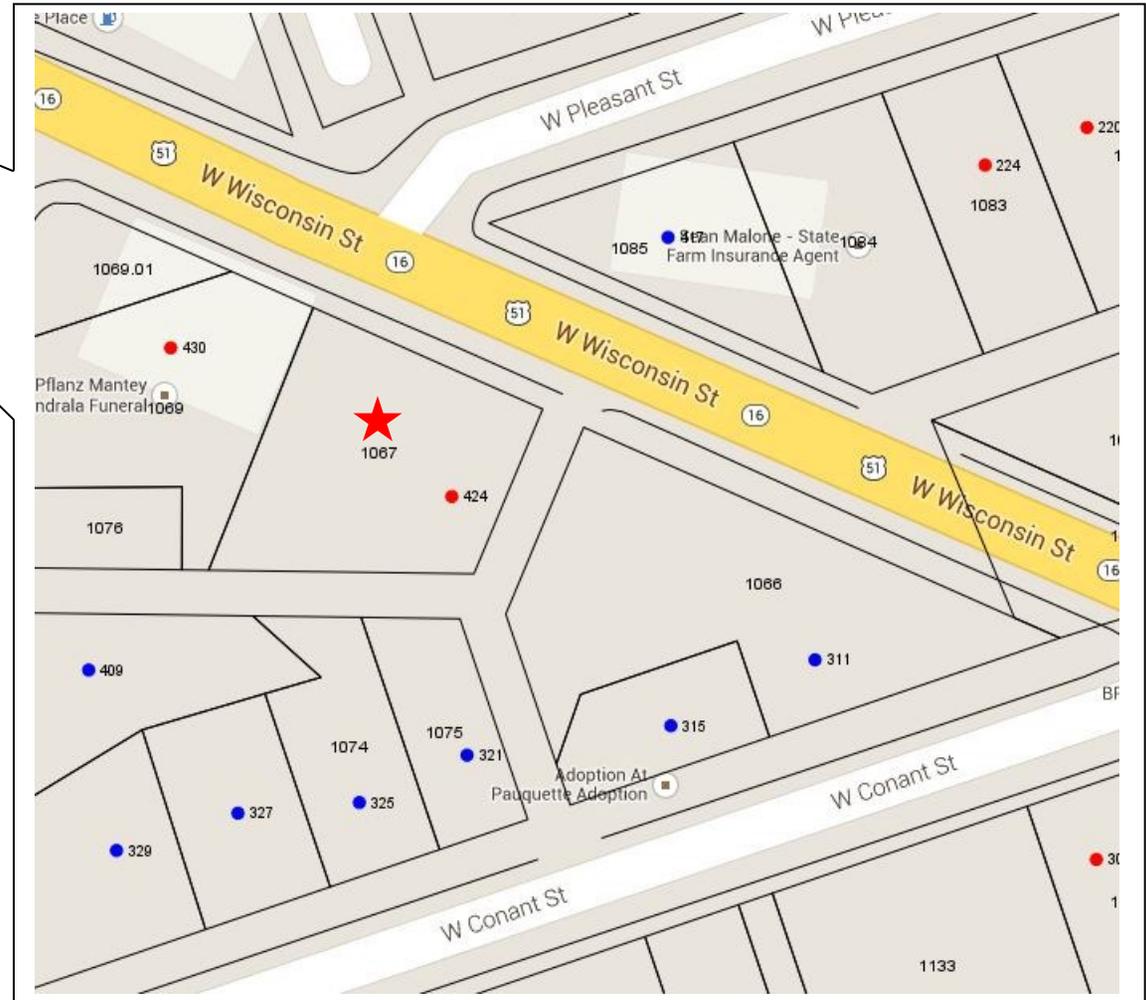
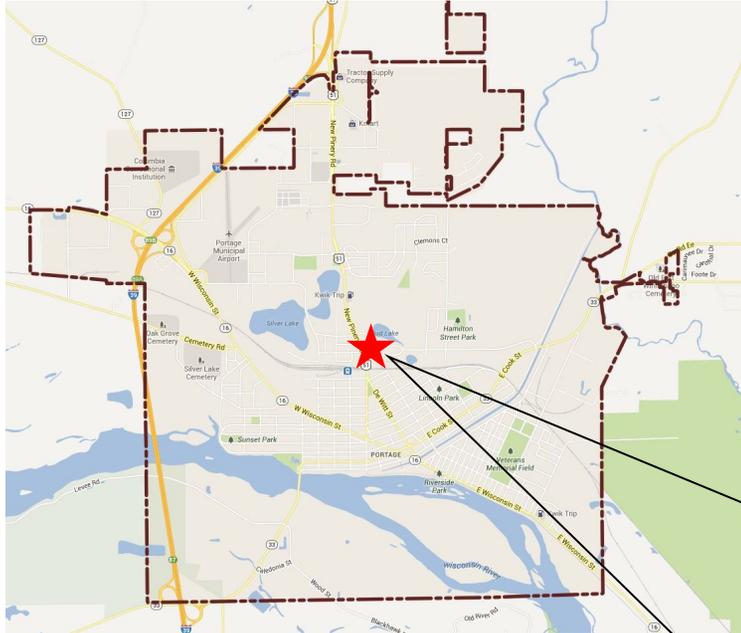


NTS

CITY OF PORTAGE, WI

Site Plan
Parcel #1067

Parking Lot at 424 W. Wisconsin St.



CITY OF PORTAGE

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



'Where the North Begins'

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: Bob Redelings, City Engineer
Subject: Pflanz Funeral Home Parking Lot expansion
Date: October 15, 2014
C.C.: Shawn Murphy, City Administrator
Steve, Sobiek, Director of Business Development & Planning

The subject property is located at 424 W. Wisconsin Street and is Zoned B2, Downtown Business. Off-site parking lots are a permitted use in B2 zoning districts and the site meets the 1,000 square feet minimum lot area.

The applicant intends to create a parking lot that was previously occupied by the Clark Station. The property had an environmental clean-up several years ago. The additional parking space will serve the needs of the Pflanz Funeral Home.

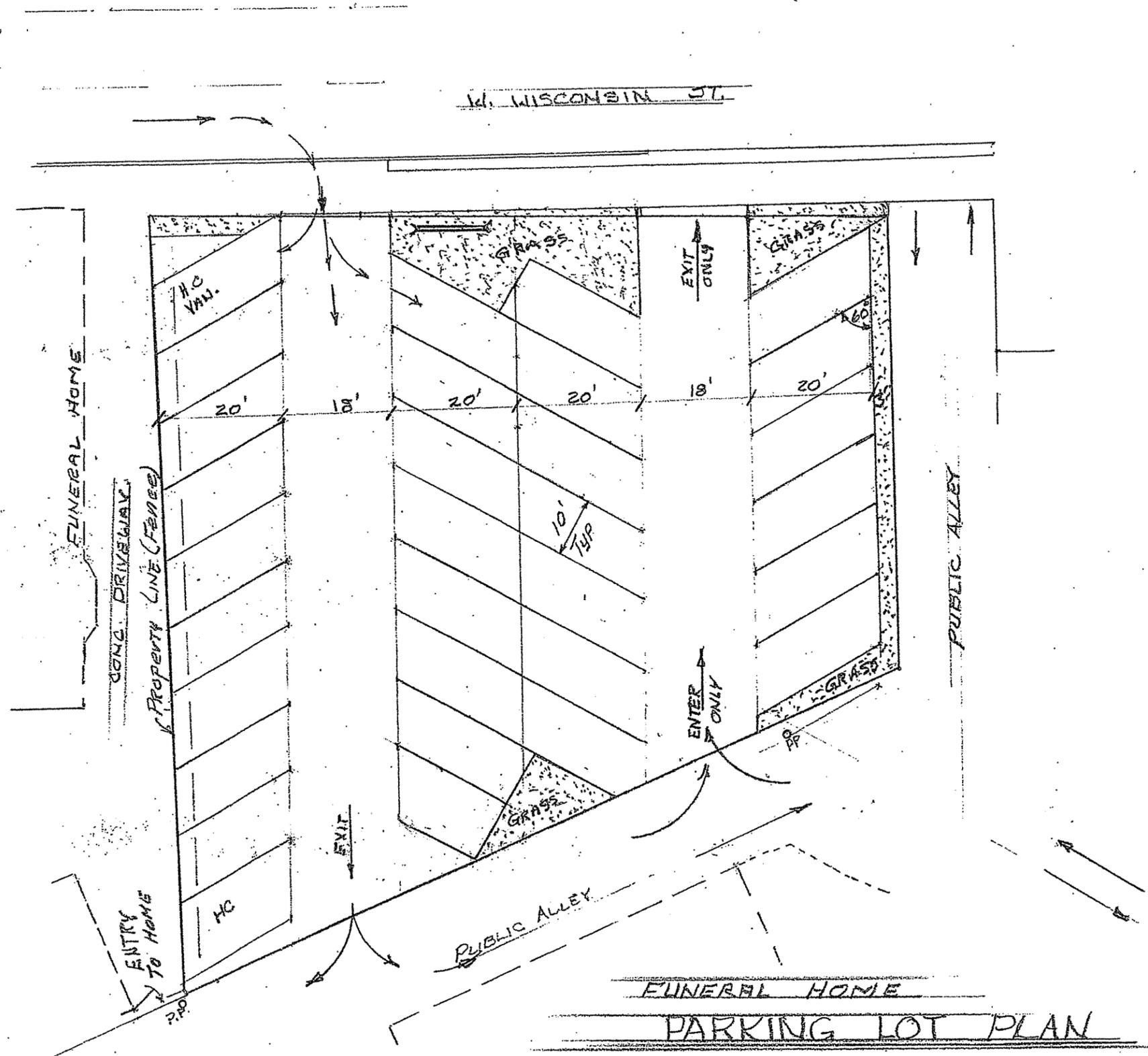
The site plan illustrates the proposed parking spaces and internal traffic patterns. There are currently two driveway entrances on West Wisconsin Street that are permitted to remain. The driveway openings will be narrowed to facilitate the one-way ingress and egress for the West and East driveways respectively.

Though the minimum paved area setback is 0 feet, one of the spaces in the West tier should be eliminated to prevent vehicles in the van-accessible stall from backing onto the sidewalk. This will also provide for additional green space.

A grading plan needs to be provided so site drainage patterns can be reviewed. No on-site Stormwater detention is evident and because the parking lot constitutes re-development, a fee in lieu of detention is permissible. No Stormwater fee calculations were provided.

No landscaping plan was submitted although the plan notes that landscaping will be done on the site by a landscape contractor and that the plantings will be done in close proximity to the new sign. 80 Paved Area landscaping points are required for each 20 off street parking stalls. With 31 stalls, this plan would require 123 points of landscaping. No foundation or street frontage landscaping point requirements would apply. Consequently, a landscaping narrative should be provided showing types of planting/trees and their affixed point value, as well as where these plantings would be located.

Lighting is noted as, "installation of flood lights at approximate corner of the alley and the chain link fence'. Consider Alliant Energy and existing pole.. or new fixture." A little more detail on the exact light wattage and height of the fixture is needed. It should be noted on the site plan as well.



W. WISCONSIN ST.

FUNERAL HOME

CONC. DRIVEWAY

PROPERTY LINE (FENCES)

ENTRY TO HOME

MC

P.P.

EXIT

PUBLIC ALLEY

FUNERAL HOME

PARKING LOT PLAN

PUBLIC ALLEY

LOT 5 & LOT 4 BLOCK 237
 J.J. GUPPEYS AMENDED PLAT

PFLANZ NANTLEY MENDRALA

CONSTRUCTION NOTES

CHAINLINK FENCE TO REMAIN NEXT TO DRIVEWAY

GATE IN CHAINLINK FENCE SHALL REMAIN

REMOVE EXISTING LIGHT POLE & FOUNDATION

REMOVE TELEPHONE/~~POLE~~ FOUNDATION

REMOVE ALL CONCRETE, WALLS, FOUNDATIONS, SLABS, SIDEWALK, CURB, GUTTER, DRIVEWAY, STEEL POSTS/FOUNDATIONS, MOSTLY NEAR EXISTING ALLEYS

PREVIOUSLY THIS SITE WAS A GAS SERVICE STATION. SUPPOSEDLY ALL UNDERGROUND FACILITIES WERE TO BE REMOVED

(VERIFY WITH OWNERS)

CONSTRUCTION - ABBREVIATED SPECS/NOTES

ALL EXCAVATION MATERIALS SHALL BE REMOVED FROM SITE AND PROPERLY DISPOSED OF BY CONTRACTOR

CONSTRUCTION UNITS ARE PROPERLY LINED ALONG ALLEY(S) AND WISCONSIN ST. RW

PUBLIC ALLEYS WILL NEED TO BE TEMPORARILY CROSSED AND PERMITS FOR CONSTRUCTION PURPOSES BY CITY

OWNER'S SHALL INQUIRE OF CITY TO INSTALL

NEW ASPHALT UPON PROPOSED PLAN AND ADJACENT ALLEY WHERE SURFACING NEEDS RESURFACING AND AS DRAINAGE BASIN AND ADJACENT AREA.

OWNERS NOTES

GRASS/LANDSCAPE AREAS BY LANDSCAPE CONTRACTOR

SIGN LOCATION & CONSTRUCTION BY OWNER CONTRACTOR (COUNTRY & STATE SIGNS BY STATE)

INSTALL FLOOD LIGHT AT APPROX CORNER OF ALLEY AND CHAINLINK FC.

(CONSIDER ALIEN ENERGY & EXISTING POLE IN SITUATION, OR NEW FIXTURE)

ANY PLANTING WILL BE BY LANDSCAPE CONTRACTOR RELATIVELY CLOSE TO NEW SIGN

OWNERS NOTES

AL HAMELE and ASSOCIATES
ENGINEERING PLANNING DESIGN

315 E. Wisconsin St.
Portage Wis

scale
date
designed by
checked by
sheet

WEST WISCONSIN STREET

(66' RIGHT OF WAY, 33' EITHER SIDE OF CENTERLINE)
(BITUMINOUS & CONCRETE PUBLIC ROAD)

POINT OF BEGINNING
OF MEASURED LEGAL
DESCRIPTION
(NORTHWESTERLY
CORNER OF LOT 5)

SET SURVEY MONUMENT
MARKED "KEMPER S-1944"
(FOUND SURVEY MONUMENT
MARKED "ROTHMAN &
ASSOCIATES 0.1 FOOT
WEST)

PID #11271-CPO-1069
OWNER: MUNDT, AMANNY & MENDRALLA, LLC

LOT 6

ADJACENT FUNERAL HOME #430
(PFLANZ MANTLEY MENDRALLA FUNERAL HOME)

N 21°36'25" E 125.97

LOT 5
LOT 4
BLOCK 237
J.J. GURREYS
AMENDED PLAT

S 65°11'33" E 119.74

S 22°30'40" W 73.76

PUBLIC ALLEY
(WIDTH NOT GIVEN ON PLAT)
(BITUMINOUS)

PLANTER

SINGLE STORY WOOD FRAME
FOOTPRINT AREA=122 SQ. FT.
HEIGHT=8.0

SINGLE STORY WOOD FRAME
FOOTPRINT AREA=37 SQ. FT.
HEIGHT=7.0

PUBLIC ALLEY
(WIDTH NOT GIVEN ON PLAT)
(BITUMINOUS)

N 89°25'56" W 126.84

ADJACENT GARAGE #325 CONANT ST.
#1127-CPO-1074
CHRISTOPHER A. & MICHELLE L. ERNST

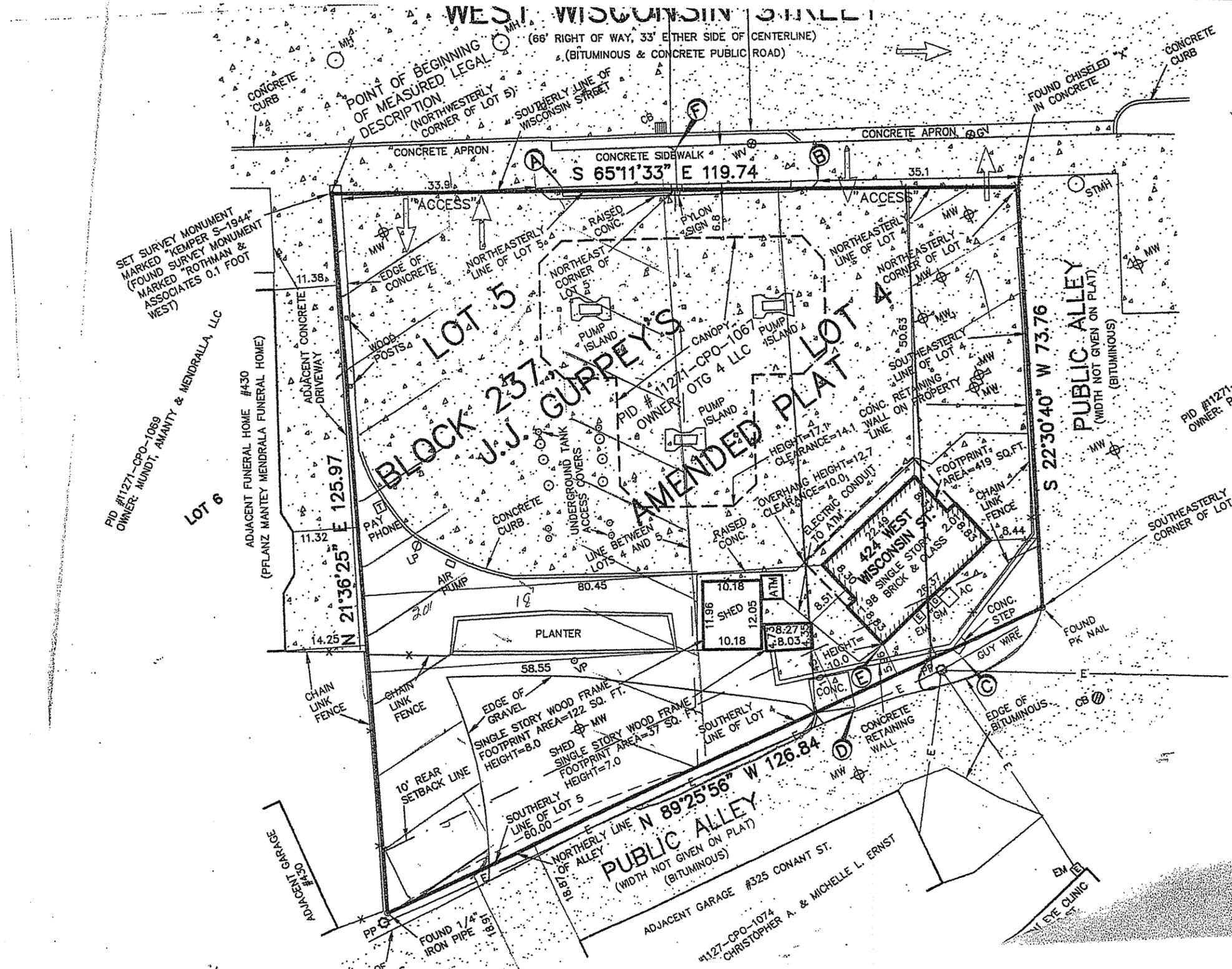
424 WEST
WISCONSIN ST.
SINGLE STORY
BRICK & GLASS

FOOTPRINT
AREA=419 SQ. FT.

ADJACENT GARAGE #325 CONANT ST.
#1127-CPO-1074
CHRISTOPHER A. & MICHELLE L. ERNST

PID #11271-CPO-1074
OWNER: POL...

SOUTHEASTERLY
CORNER OF LOT 4



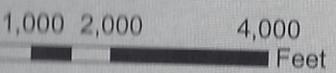
Legend

Current Landuse

- Agricultural
- Undeveloped Residential
- Neighborhood Business
- Commercial Business
- Regional Floodplain
- Industrial
- Single-Family
- Multi-Family
- Resource Conservation
- Public-Institutional
- Cemetery

Future Landuse 2

- Industrial
- Mixed Use - Town Center
- Neighborhood Buisness
- TND



Wisconsin River

MEMORANDUM

TO: Plan Commission
From: Shawn Murphy, City Administrator
Re: Proposed Amendments to Comprehensive Plan
Date: 10/15/2014

In 2010, the City engaged Vandewall & Associates to update and amend the City's zoning map (completed in April, 2011) and ordinance (completed in March, 2013). The revisions to the map and ordinance were made partly as a result of the city's Comprehensive Plan which was adopted in 2008. Since then several land uses have changed and several inconsistencies have been observed between the zoning map, land use map and actual existing use that were significant enough to warrant further review and amendment.

It is not the intent of any proposed changes (amendments) in the Comprehensive Plan to change the land use map to reflect the zoning map but rather identify those areas where the land use is not compatible with the zoning designation over a larger scale (entire blocks or subdivisions, for example). For those areas in which over 50% of the existing land use is not compatible with the current zoning designation, problems may occur with maintaining/improving/expanding existing structures. Consideration of the desired future uses or compatibility with adjacent uses and structures will be evaluated.

The following areas have been identified as locations, in which the majority of existing land uses do not reflect the current zoning designation(s).

<u>(11271-)</u> <u>Parcel ID</u>	<u>Address</u>	<u>Existing Use</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>
123.A	800 Thompson St	SF Residential	B4	R2
123.B	810 Thompson St	SF Residential	B4	R2
123.C	128 Michigan St	SF Residential	B4	R2
123.D	120 Michigan St	SF Residential	B4	R2
123.E	116 Michigan St	SF Residential	B4	R2
123.F	114 Michigan St	SF Residential	B4	R2
131	704 Thompson St	SF Residential	B4	R2
131.A	118 Superior St	SF Residential	B4	R2
131.B	142 Superior St	SF Residential	B4	R2
131.C	708 Thompson St	SF Residential	B4	R2
138	115 Michigan St	SF Residential	B4	R2

(11271-) <u>Parcel ID</u>	<u>Address</u>	<u>Existing Use</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>
139	121 Michigan St	SF Residential	B4	R2
140	710 Thompson St	SF Residential	B4	R2
132-poss	114 Superior St	SF Residential	B4	R2
137-poss	113 Michigan St	SF Residential	B4	R2
141	Veterans Memorial Field/Lawton/Seigel		B4	A1
169	NA Superior St	Vacant	B4	R2
170	NA Superior St	Vacant	B4	R2
164	NA Superior St	Vacant	B4	R2
180	130 Washington St	SF Residential	B4	R2
181	124 Washington St	SF Residential	B4	R2
182	116 Washington St	SF Residential	B4	R2
186	113 Superior St	SF Residential	B4	R2
187	119 Superior St	SF Residential	B4	R2
188	125 Superior St	SF Residential	B4	R2
189	129 Superior St	SF Residential	B4	R2
191	130 Brook St	SF Residential	B4	R2
192	124 Brook St	SF Residential	B4	R2
200	129 Washington St	SF Residential	B4	R2
236	406 Thompson St	SF Residential	B4	R2
237	124 Brady St	SF Residential	B4	R2
244	127 Brook St	SF Residential	B4	R2
250	130 Pauquette St	SF Residential	B4	R2
251	126 Pauquette St	SF Residential	B4	R2
261	121 Brady St	SF Residential	B4	R2
262	129 Brady St	SF Residential	B4	R2
263	312 Thompson St	SF Residential	B4	R2
296	117 Pauquette St	SF Residential	B4	R2
297	123 Pauquette St	SF Residential	B4	R2
298	129 Pauquette St	Vacant	B4	R2
2490.01	Lot 3, CSM No	Rolling Woods	R5	B1

Lastly, the following parcels are located adjacent to each other and offer a unique redevelopment opportunity. The parcels include a retail tobacco store, a vacant parcel (former woolen mills location) and the former feed mill (designated historical structure) that operates as a 2nd Hand retail store. The 3 parcels are bordered by canal, Adams St., E. Mullet St, and DeWitt St. While the former feed mill parcel has a B2 (Downtown Business) zoning classification, the other parcels are zoned B4 (General Business). The Comprehensive Plan land use shows this entire location as an Industrial and a key

redevelopment site. It is one of the principal projects listed in TID #6 Project Plan for redevelopment. However, any redevelop of the site would be made more difficult by virtue of the different zoning classifications. Accordingly, it is staff recommendation to consistently zone these 3 parcels as follows:

(11271-)			Current	Proposed
<u>Parcel ID</u>	<u>Address</u>	<u>Existing Use</u>	<u>Zoning</u>	<u>Zoning</u>
1297	105 E Mullett	Retail	B4	B2
305.01	107-9 E Mullett	Vacant	B4	B2
304	195 E Mullett	Re-Sale	B2	B2

Cc: M. Moe, City Clerk
 B. Redelings, City Engineer
 S. Sobiek, Dir. Of Business Development & Planning

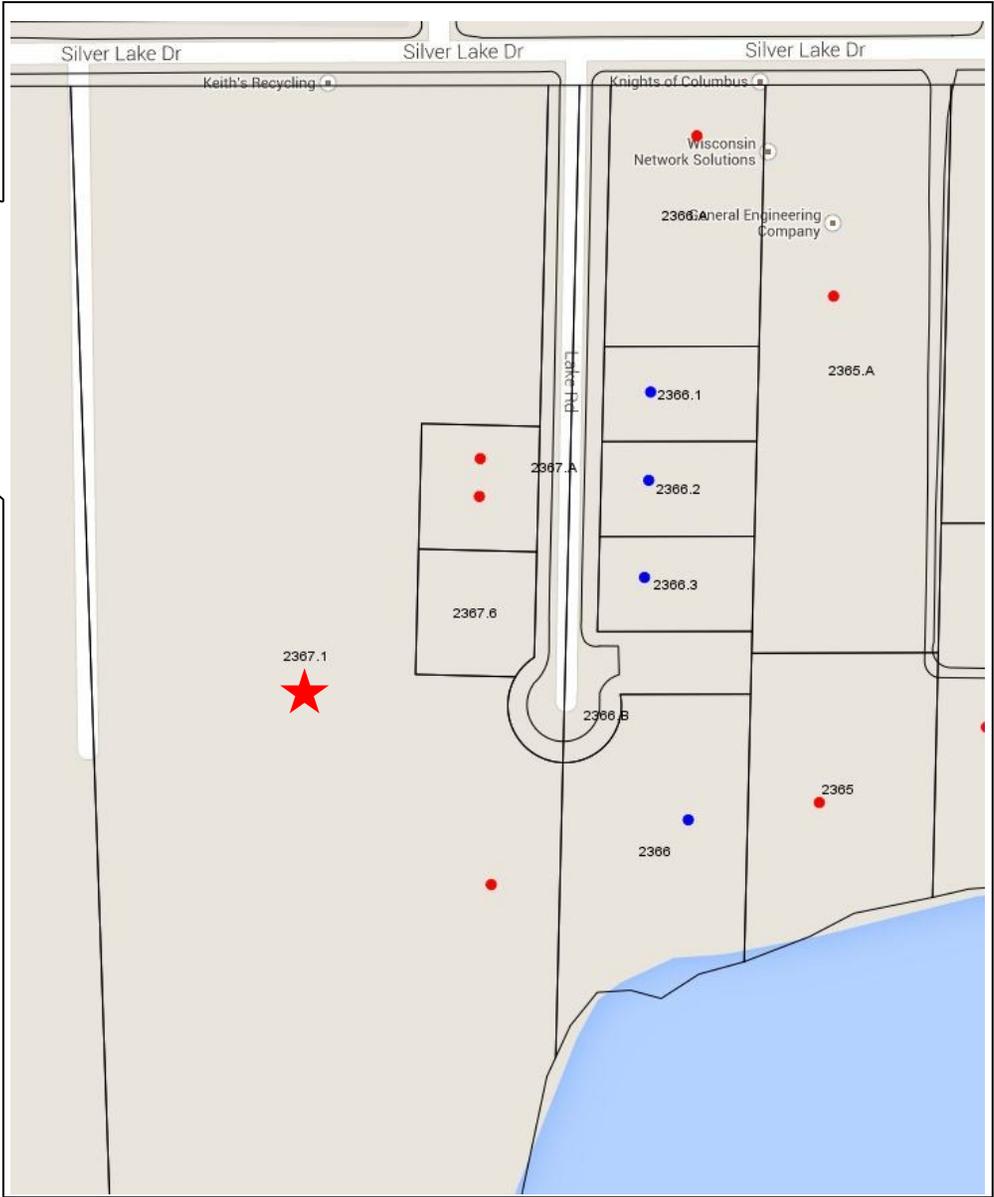
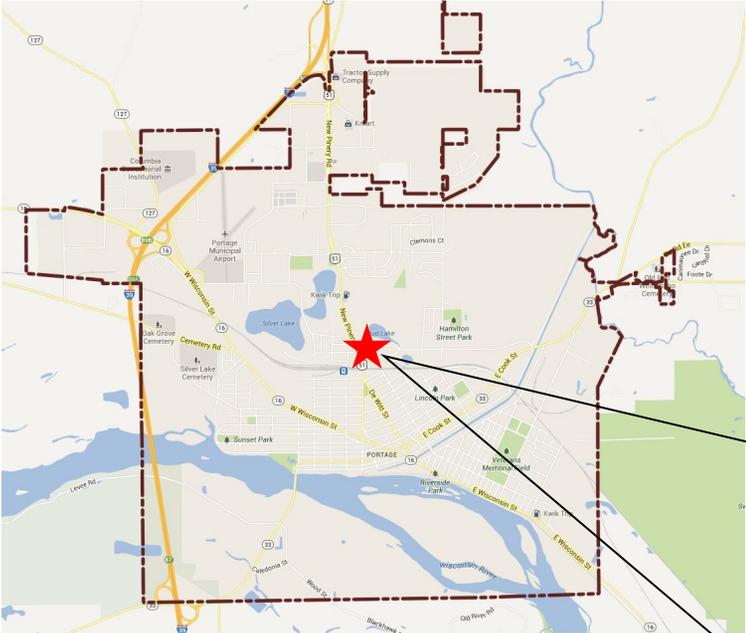
CITY OF PORTAGE, WI



NTS

CSM
Parcel #2367.1

South end of Lake Road



CITY OF PORTAGE

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



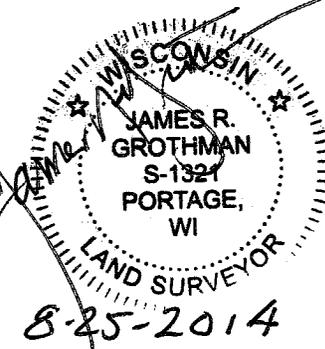
'Where the North Begins'

As prepared by:

G GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS

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

SEAL:



G & A FILE NO. **614-259**



DRAFTED BY: SMS

CHECKED BY: TG

PROJ. 614-259

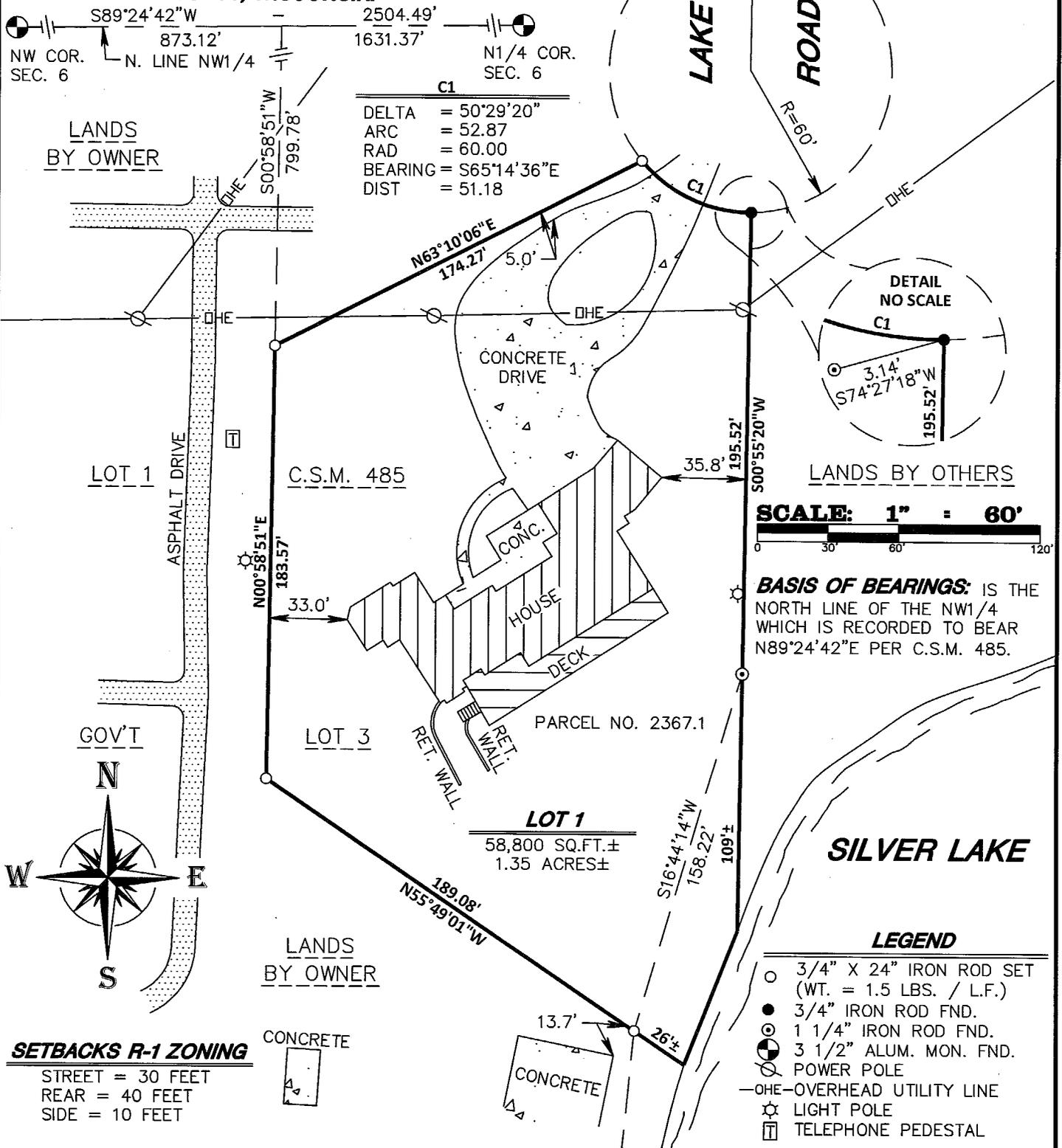
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SHEET 1 OF 2

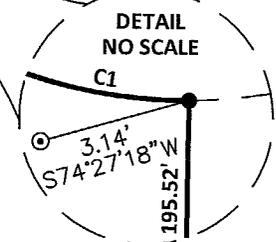
COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

**BEING PART OF LOT 1, C.S.M. 485 AS REC. IN VOL 2 OF C.S.M.'S, PG. 260 AS DOC. NO. 402379,
LOCATED IN PART OF GOVERNMENT LOT 3, SECTION 6, T. 12 N, R. 9 E, CITY OF PORTAGE,
COLUMBIA COUNTY, WISCONSIN.**

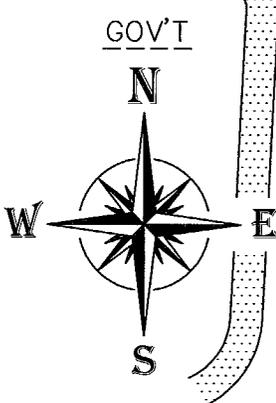


C1	
DELTA	= 50°29'20"
ARC	= 52.87
RAD	= 60.00
BEARING	= S65°14'36"E
DIST	= 51.18



SCALE: 1" = 60'

BASIS OF BEARINGS: IS THE NORTH LINE OF THE NW1/4 WHICH IS RECORDED TO BEAR N89°24'42"E PER C.S.M. 485.



SETBACKS R-1 ZONING
STREET = 30 FEET
REAR = 40 FEET
SIDE = 10 FEET

LEGEND	
	3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
	3/4" IRON ROD FND.
	1 1/4" IRON ROD FND.
	3 1/2" ALUM. MON. FND.
	POWER POLE
	OVERHEAD UTILITY LINE
	LIGHT POLE
	TELEPHONE PEDESTAL

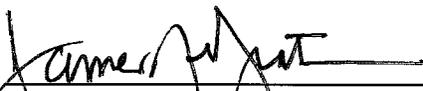
OWNER/CLIENT: HUBERT H. HILL
122 LAKE ROAD
PORTAGE, WI 53901

SURVEYOR'S CERTIFICATE

I, **JAMES R. GROTHMAN**, Professional Land Surveyor, do hereby certify that by the order **Hubert H. Hill**, I have surveyed, monumented, mapped & divided Lot 1, Certified Survey Map, No. 485 as recorded in Volume 2, page 267 as Document No. 402379 located in part of Government Lot 3, Section 6, Town 12 North, Range 9 East, City of Portage, Columbia County, Wisconsin, described as follows:

Commencing at the North Quarter corner of Section 6;
thence South 89°24'42" West along the North line of the Northwest Quarter of said Section 6, 1,631.37 feet;
thence South 00°58'51" West, 799.78 feet to the point of beginning;
thence North 63°10'06" East, 174.27 feet to a point in the South right-of-way line of Lake Road;
thence Southeasterly along a 60.00 foot radius curve to the left in the South right-of-way line of Lake Road having a central angle of 50°29'20" and whose long chord bears South 65°14'36" East, 51.18 feet;
thence South 00°55'20" West along the East line of Lot 1, Certified Survey Map, No. 485, 195.52 feet to a point which bears North 00°55'20" East, 109 feet more or less from the water's edge of Silver Lake and the beginning of a meander line along said lake;
thence South 16°44'14" West along said meander line, 158.22 feet to a point which bears North 55°49'01" West, 26 feet more or less from the water's edge of Silver Lake and the end of this meander line along said lake;
thence North 55°49'01" West, 189.08 feet;
thence North 00°58'51" East, 183.57 feet to the point of beginning.
Containing 58,800 square feet, (1.35 acres), more or less. Intending to include all lands lying between the meander line herein described and the water's edge of Silver Lake lying between true Southerly extensions of the Easterly and Westerly lines herein described 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 Ordinances in surveying and mapping the same to the best of my knowledge and belief.



JAMES R. GROTHMAN
Professional Land Surveyor, No. 1321
Dated: August 25, 2014
File No.: 614-259



CITY of PORTAGE APPROVAL CERTIFICATE

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

WF 'Bill' Tierney, Mayor

Date

I **HEREBY** certify that the certified survey map is approved by the **City of Portage**, Wisconsin, this _____ day of _____, 20____.

Marie A. Moe, City Clerk

Date

City of Portage

Sidewalk Master Plan
WARD 5
August 18, 2014



0 300 600 Feet

LEGEND

Existing Sidewalk:

- Sidewalks on Both Sides of Street
- Sidewalks on North or East Side of Street
- Sidewalks on South or West Side of Street
- - - Exception to Sidewalk Policy
- No Sidewalks Present

Proposed Sidewalks:

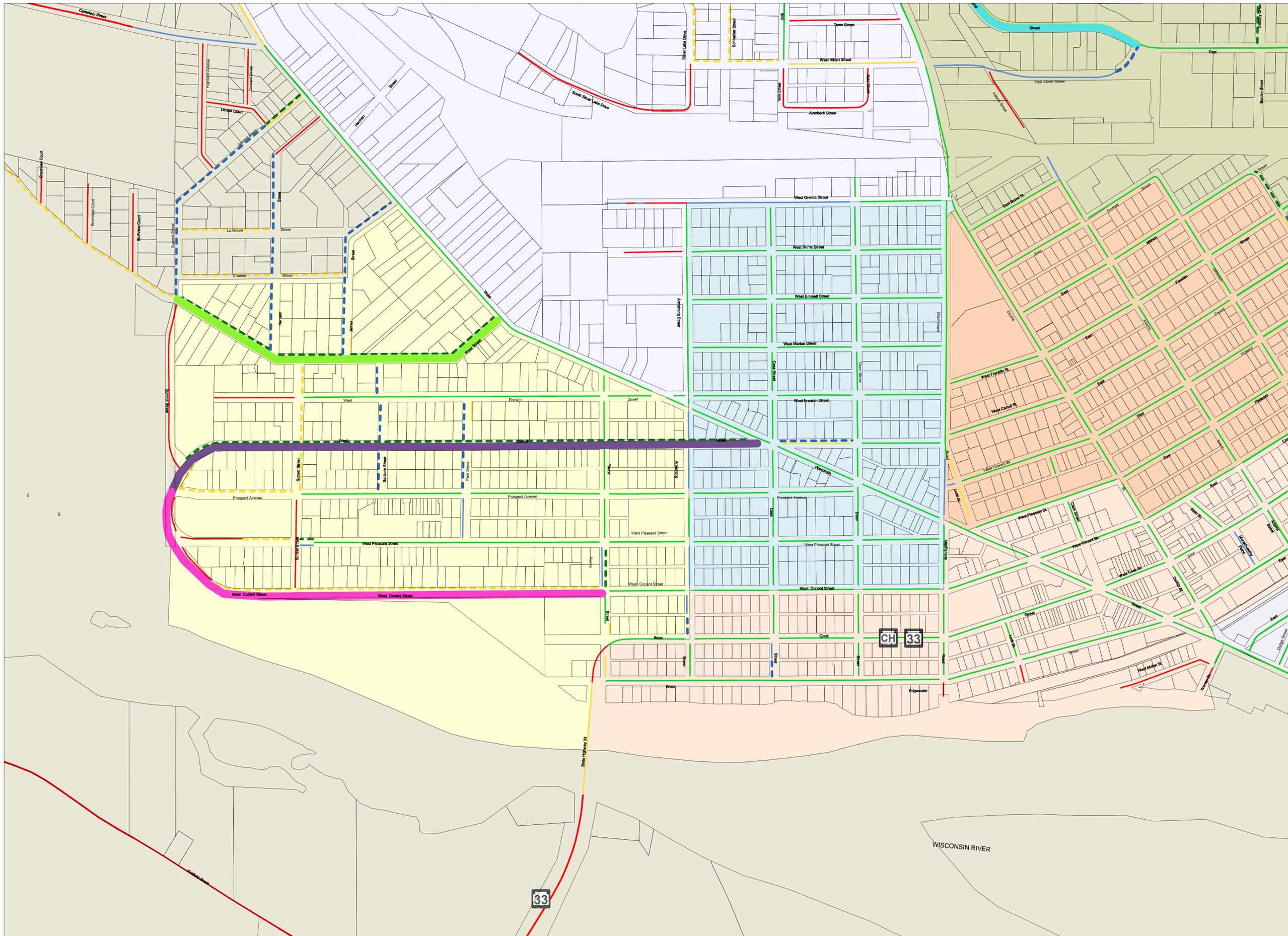
- - - Sidewalks on Both Sides of Street
- - - Sidewalks on North or East Side of Street
- - - Sidewalks on South or West Side of Street

5 Year Capital Improvement Plan:

- 2015 Street Reconstruction Projects:
E. Haertel St. (N. Side) & Hamilton St. (W. Side)
- 2016 Street Reconstruction Project:
River St. (Both Sides)
- 2017 Street Reconstruction Project:
W. Conant St. (N. Side)
- 2018 Street Reconstruction Project:
W. Carroll St. (Both Sides)
- 2019 Street Reconstruction Project:
Pauquette St., Ontario St., & Thompson St. (Both Sides)

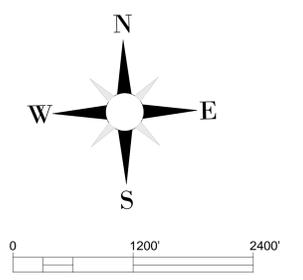
Revolving Sidewalk Fund (450) Program

- WARD 1 - 2021
- WARD 2 - 2022
- WARD 3 - 2023
- WARD 4 - 2024
- WARD 5 - 2015
- WARD 6 - 2016
- WARD 7 - 2017
- WARD 8 - 2018
- WARD 9 - 2019
- WARD 10 - 2020



PATHS MASTER PLAN

CITY OF PORTAGE
COLUMBIA COUNTY, WI
July 8, 2014



LEGEND	
	Multi-Use Trails
	Multi-Use Trails On Easement
	Existing Bike Lane
	Existing Sidewalks as Connector
	Existing Snowmobile Trail
	Proposed Bike Lane
	Proposed Sidewalks as Connector
	Road Centerlines
	Water

