

**City of Portage  
Plan Commission Meeting  
Monday, June 20, 2016  
Public Hearings, 6:20 p.m. and 6:25 p.m.  
Regular Meeting, 6:30 p.m.  
City Municipal Building, 115 West Pleasant Street  
City Council Chambers  
Agenda**

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

**Public Hearing:** 6:20 p.m. Plan Commission of the City of Portage, Wisconsin will consider granting a zoning map amendment for Parcel # 2442.L and Parcel # 2442.M, 811 Hamilton Street, to rezone the subject property from B-4 General Business District to M-1 Industrial Zoning District.

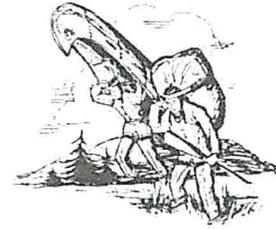
**Public Hearing:** 6:25 p.m. Plan Commission of the City of Portage, Wisconsin will consider granting a Conditional Use Permit to Fort Winnebago Masonic Lodge for Parcel #1288, 205 DeWitt Street, City of Portage, Columbia County, Wisconsin.

**Regular Meeting-6:30 p.m.**

1. Roll call
2. Approval of minutes from previous meeting.
3. Discussion and possible action on rezoning Parcel # 2442.L and Parcel #2442.M, 811 Hamilton Street, from B-4 General Business to M-1 Industrial, City of Portage, Columbia County, Wisconsin.
4. Discussion and possible action on granting a Conditional Use Permit to Fort Winnebago Masonic Lodge to operate a Masonic lodge, Parcel # 1288, 205 DeWitt Street, City of Portage, Columbia County, Wisconsin.
5. Discussion and possible action on Fire Department training facility at former waste water treatment plant property.
6. Discussion and possible action on Vacation of Skaters Way ROW, east of E. Haertel Street.
7. Discussion and possible action on Discontinuance of Unimproved Adams Street ROW, north of E. Albert Street.
8. 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 #2442.L, and Parcel #2442.M, 811 Hamilton Street, City of Portage, Columbia County, Wisconsin, for STARC Properties, LLC.

**A PUBLIC HEARING** will be held on June 20<sup>TH</sup> at 6:20 p.m. at City Hall, 115 West Pleasant Street to rezone the subject properties from B4 General Business District to M1 Industrial Zoning 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 23rd day of May, 2016.

By

Steve Sobiak

**Business Development and Planning**

**Please Publish:**  
June 6th, 2016  
June 13th, 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 Rick Dodd, Chair of the Plan Commission  
Mike Charles  
Frank Miller  
Chuck Sulik  
Pete Tofson  
Kevin Zarecki  
Brian Zirbes

"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)

"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 2442.L and parcel 2442.M to rezone the subject property from B-4 General Business to M-1 Industrial zoning district.

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

A. Is there a representative of , 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

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*"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 Masonic Lodge for parcel 1288; 205 DeWitt Street, City of Portage, Columbia County, Wisconsin.

**A PUBLIC HEARING** on the request for a Conditional Use Permit for a masonic Lodge in a B2 Downtown District under ordinance 90-34 (2) will be considered at the Municipal Building in Portage, Columbia County, Wisconsin on Monday, June 20, 2016 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 23rd of May, 2016.

By

Steven Sobiek  
Business Development and Planning

**PLEASE PUBLISH**

June 6, 2016  
June 13, 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 Mayor Rick Dodd-Chair  
Mike Charles, Vice Chair  
Frank Miller  
Chuck Sulik  
Pete Tofson  
Kevin Zerecki  
Brian Zirbes

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

Aaron Jahncke-Director of Public Works  
Steve Sobiek- Director of Business Development/Planning

"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 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."

"For petitions 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, 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.

It is a Conditional Use Request to operate a Masonic Lodge in a B-2 Downtown Business Zoning District at 205 DeWitt Street, Parcel 1288, in the City of Portage Under ordinance 90-34 (2) will be considered at the Municipal Building in Portage, Columbia County, Wisconsin, Fort Winnebago Masonic Lodge, Petitioner. Staff will begin the hearing with their report.

- A. Is a representative of the Masonic Lodge, 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  
Plan Commission Meeting  
Public Hearing, 6:25 p.m.  
Monday, May 16, 2016, 6:30 p.m.  
City Municipal Building, 115 West Pleasant Street  
Common Council Chambers**

Members present: Mike Charles, Frank Miller, Chuck Sulik, Peter Tofson, Kevin Zarecki, and Brian Zirbes  
Excused: Mayor Rick Dodd

Others present: Administrator Murphy, Director Jahncke, Director Sobiek, Chief Clayton Simonson, Chair Craig Ratz, Jim Grothman, Matt Olson, Christine Hart, Nicole Bahn, Bill Welsh, Vern Grove, Kirk Konkel, Bob Poch,

**Public Hearing - 6:25 p.m.**

To 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.

Acting Chair Zirbes read the public hearing notice aloud and the Director of Business Development and Planning provided the staff report, indicating the zoning map amendment petition met the conditions set out in Section 90-471 (4), City's Code of Ordinances, for approval. The City received one comment in favor prior to the hearing.

Zirbes asked if there was anyone present who wished to speak in favor of the petition.

Petitioner Nicole Bahn, representing Investors Community Bank, urged approval of the rezoning petition, indicating the rezoning of the parcel to R-2 Single Family would facilitate single family development of the three parcels planned.

Zirbes asked if there was anyone else present who wished to speak in favor of the petition.

Hearing none, Zirbes asked a third time, if there was anyone else present who wished to speak in favor of the petition. Hearing none, he asked if there was anyone present who wished to speak against the petition.

Hearing none, Zirbes asked if there was anyone else present who wished to speak against the petition.

Zirbes asked a third time if there was anyone else present who wished to speak against the petition.

Hearing none, Zirbes declared the Public Hearing closed at 6:33pm.

## **Regular Meeting - 6:30pm**

### **1. Roll call**

### **2. Approval of minutes from previous meeting.**

Charles asked that the April 18 minutes be corrected by changing the motion to approve for Agenda Item 6 to reflect a motion made by Charles, second by Zirbes.

Motion by Zirbes, second by Charles to approve the minutes as corrected. Motion passed 6 to 0, with Tofson abstaining, on call of the roll.

### **3. Discussion and possible action on electing Vice Chairperson.**

Charles nominated Zirbes for Vice Chairperson. Zirbes nominated Charles for Vice Chair, indicating an elected City official is more appropriate for Vice Chair of the Plan Commission. Charles indicated he would be willing to serve as Vice Chair.

Motion by Tofson, second by Miller, to elect Mr. Charles as Vice Chairperson of the Plan Commission. Motion carried 6-0 on a call of the roll, with Miller, Tofson, Charles, Sulik, Zarecki, and Zirbes voting yes.

### **4. Discussion and possible action on rezoning Parcel #3500.05 from R-4 Small Scale Multi-family to R-2 Single Family Residential.**

Miller indicated there is a finite number of single family lots available in the city and granting this rezoning petition would make more single family lots available.

Sulik inquired as to the priority placed on encouraging more single family development in the City's Comprehensive Plan. Director Sobiek indicated this was indeed a priority in the Comprehensive Plan.

Motion by Zirbes, second by Miller, to recommend to the City Council grant the zoning map amendment petition by Investors Community Bank to rezone Parcel #3500.05 from R-4 Small Scale Multi-family to R-2 Single Family Residential. Motion carried 6-0 on a call of the roll with Sulik, Miller, Zirbes, Zarecki, Tofson, and Charles voting yes.

### **5. Discussion and possible action on CSM for Hart Olson Dental expansion, Parcel #3134.01.**

Director Sobiek reported the proposed CSM for Parcel #3134.01 adds an approximate twenty 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.

Motion by Zirbes, second by Tofson, to approve the CSM as submitted for the Hart Olson Dental expansion. Motion passed 6-0 on a call of the roll, with Tofson, Zirbes, Miller, Sulik, Zarecki, and Charles voting yes.

## **6. Discussion and possible action on Hart Olson Dental Office Expansion.**

Director Sobiek reported 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, and 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.

Retaining wall is partially over an Alliant Energy electrical utility easement but Alliant would allow the retaining wall to be built over the easement as utility extension access could be directionally drilled.

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

Bob Poch, representing Hart Olson Dental, indicated the parking lot extension is asphalt, the retaining wall may not be built as it is dependent on grade issues, and inquired whether one River Birch tree could be removed from the submitted Landscaping Plan and if there could be an exemption from the sidewalk extension requirement.

Director Sobiek indicated the removal of the River Birch tree from the plan was acceptable as the landscaping plan would still meet Code requirements.

Tofson indicated he had no problem with the retaining wall being removed from the plan and was in favor of giving the owners flexibility whether to construct it or not. Existing trees would not have to be removed if the retaining wall was not built.

Miller inquired whether there would be a new ingress/egress point into the parking lot area. Poch indicated providing a new entrance/exit to the parking lot is not feasible due to the layout, and that the new parking area would be designated for employees of the Dental Clinic.

Tofson stated he was in favor of postponing a requirement that the sidewalks be extended.

Zirbes indicated he would be in favor of requiring the sidewalk extension based on an identified trigger, such as the extension of Gunderson Drive.

Miller stated he was in favor of requiring extending the sidewalks for the additional street frontage added to the parcel. Charles concurred.

Motion by Tofson, second by Zirbes, to approve the plans as submitted and presented for the Hart Olson Dental expansion, including removal of one River Birch tree from the landscaping plan, allowing flexibility to either construct or not construct the retaining wall on the western side of the building, and requiring the extension of sidewalks for the additional 20 feet along Gunderson Drive . Motion passed 6-0, on a call of the roll with Zirbes, Tofson, Charles, Miller, Sulik, Zarecki and voting yes.

**7. Discussion and possible action on Alley vacation between DeWitt Street and Clark Street.**

Director Sobiek reported 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 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).

Jim Grothman outlined the need for an access easement in the alley area should it be vacated to allow the Presbyterian Church access to 5 parking stalls adjacent to the Church's Westminister area.

Pastor Dave Hankins, Portage Presbyterian Church, indicated the entire Church congregation needs to approve the alley vacation and then the regional Presbyterian Council must also approve it. He indicated the Church just learned of this alley vacation issue in the past week or so.

Supervisor Konkol indicated the County is meeting with the Presbyterian Church Elders on Thursday to discuss the Church's concurrence with the alley vacation.

Sulik led a discussion on a possible timeline required for the vacation. It was the consensus of members present a timeline did not need to be included in the motion for approval.

Motion by Tofson, second by Miller, to recommend to the City Council the The vacation of the entire portion of the alley between Clark Street and DeWitt Street, if the Presbyterian Church concurs, or alternately, just that portion of the alley between the Church east to DeWitt Street , if the Church does not concur. Motion passed 5 to 0 on a call of the roll. Miller, Tofson, Sulik, Charles, and Zarecki voted yes. Zirbes abstained.

**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.**

Director Sobiek presented the description and need to vacate these alley and street right of ways to facilitate the Bruce A. Smith Little League Complex.

Miller reported that he took a tour of the parcel today, indicating the street and alleys being vacated are not developed roads or alleys and are only legally platted right of ways on paper.

Motion by Sulik, second by Zirbes, to recommend approval of 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. Motion carried 6-0 on a call of the roll, with Miller, Sulik, Zarecki, Charles, Zirbes, and Tofson, voting yes.

**9. Discussion on letter outlining proposed fire training facility at former waste water treatment plant property.**

Craig Ratz, Chair of the Fire Department's training facility planning committee, and Fire Chief Clayton Simonson outlined the Fire Departments plan for a new training Facility, including a multi-story building on the cement pond, at the former Waste water treatment plant parcel on Highway 33 and Wauona Trail. The presentation was accompanied by a Power Point presentation. The project will be formally submitted to the Plan Commission for approval in early summer.

Charles asked who would be designing the building. Chair Ratz indicated Rob Roth would be designing the project.

Charles asked whether there would be enough of a buffer around the building site so fire doesn't jump the parcel to adjoining properties. Chair Ratz indicated wind would be a key in being a potential fire jump hazard and will be taken into account when scheduling training exercises there. In addition, he indicated the surrounding snowmobile trail will create a nice buffer zone.

Charles asked Administrator Murphy if the proposed facility would have an impact on City insurance rates/coverage. Administrator Murphy indicated it would not.

Zarecki asked if there would be any smoke or odor emanating to nearby residential areas. Chair Ratz indicated there would be no exotic, noxious, or toxic fumes or smoke.

Zirbes inquired what would be visible from the road. Chair Ratz indicated the building would be 600 feet from the road and therefore barely visible from the right of way. The goal would be a very appealing, well manicured and appealing improvement to the property.

Sulik inquired if the site would be appropriate for the building since it is a low point in the community, elevation wise. Director Jahncke indicated the site within the fenced in area is outside of the flood plain so siting the building there would not be a problem.

**10. Adjournment.**

Motion by Tofson, second by Charles, to adjourn. Motion passed 6 to 0 on call of the roll. Miller, Zarecki, Charles, Tofson, Zirbes, and Sulik voted yes.

The meeting concluded at 7:42 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: June 15, 2016  
RE: Staff Report on Zoning Map Amendment Application, Parcel #2442.L and Parcel #2442.M

On the request for a zoning map amendment by STARC Properties LLC to rezone Parcel #2442.L and Parcel #2442.M, Portage, Wisconsin.

The applicant is seeking to rezone the subject property from B-4 General Business to M-1 Industrial zoning district.

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 existing zoning district, B-4 General Business, no longer allows the property to be used for light assembly and light manufacturing, as was previously allowed. Instead, a change in the zoning district to M-1 Industrial encourages and allows use, improvement and re-development of the property for its best possible use.

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

CC: Shawn Murphy

# Tax Parcel Map

SOURCE Columbia County Land Information  
[www.co.columbia.wi.us/ColumbiaCounty/LandInformation](http://www.co.columbia.wi.us/ColumbiaCounty/LandInformation)

DATE May 20, 2016



**STATEMENT OF JUSTIFICATION**  
**CITY OF PORTAGE ZONING AMENDMENT APPLICATION**

**Property Address:** 811 Hamilton Street, Portage, Wisconsin ("Real Estate")

**Applicant:** LSREF2 COBALT (WI), LLC ("Owner") for the benefit of STARC Properties, LLC ("Buyer")

**Owner:** At the time of this application, legal title to the Real Estate is held by LSREF2 COBALT (WI), LLC. The Buyer has submitted a Commercial Offer to Purchase ("Offer") to Owner for the purchase of the Real Estate, which was accepted on May 17, 2016. The Offer contains a contingency requiring that, prior to closing, the City of Portage Plan Commission and Common Council approve this Application for Zoning Amendment. A closing on the sale of the Real Estate is scheduled to occur within ten (10) days after receipt of the zoning approvals. At closing, which time title in the Real Estate shall be transferred to STARC Properties, LLC.

**Address, Agent & Phone:**

**Applicant:**

LSREF2 COBALT (WI), LLC  
2711 N. Haskell Avenue, Suite 1700  
Dallas, TX 75204

**Real Estate Broker:** CBRE

Agent: Chase Brieman  
Phone: (608) 663-5445  
Email: [chase.brieman@cbre.com](mailto:chase.brieman@cbre.com)

**Buyer:**

STARC Properties, LLC  
Todd Cibulka & Shelly Cibulka, Members  
(608) 635-4994  
[toddc@ammincorporated.com](mailto:toddc@ammincorporated.com)

**Real Estate Broker:** The Paske Group, LLC

Agent: Matthew Paske  
Phone: (608) 220-4542  
[matt@thepaskegroup.com](mailto:matt@thepaskegroup.com)

**Attorney for Buyer** STARC Properties, LLC

Joshua J. Kindkeppel of Eustice, Laffey, Sebranek & Auby, S.C.  
100 Wilburn Road, Suite 202  
Sun Prairie, WI 53590  
Phone: (608) 255-8000  
[j.kindkeppel@els-law.com](mailto:j.kindkeppel@els-law.com)

**Legal Description:**

Parcels One (1) and Two (2), Certified Survey Map No. 895, recorded in Volume 4 of Certified Survey Maps, page 115 as Document No. 442287, in the City of Portage, Columbia County, Wisconsin.

Size of Real Estate is approximately 3.34 acres/145,490.40 sq ft

**Tax parcel numbers for Real Estate:** 11271-2442.L and 11271-2442.M

**Existing Zoning:** B-4 General Business

**Zoning Amendment to:** M-1 Industrial

**Type of Activity proposed:** Light Industrial. After closing, the Buyer would rent the property to AMM Incorporated, a Wisconsin corporation solely owned by Todd Cibulka ("AMM"). Currently, AMM operates in Poynette, Wisconsin, but is seeking to relocate because of the need for additional space in order to grow. AMM is a fully equipped machining and fabrication shop that specializes in repairing parts for numerous industries. AMM provides CAD/CAM design services, equipment design, welding services, sawing, grinding, drilling, boring, reaming, honing, balancing, knurling, CNC and manual turning, CNC and manual vertical and horizontal milling, sanding, surface grinding, broaching, threading, tapping, and a variety of other fabricating and waterjet cutting services.

**Hours of Operation:** AMM employees work from approximately 7:00 a.m. to 4:00 p.m., but if the need arises in the future, AMM would like to reserve the possibility of a second shift from approximately 4:00 p.m. to 1:00 a.m.

**Number of Employees:** Currently, AMM employs fifteen (15) employees, but the number of employees could range from twelve (12) to thirty (30) in the future.

**Anticipated customers:** Other businesses

**Outside Storage:** Minimal, if any, and would be located in the rear of the building

**Outdoor Activities:** Semi-trucks at loading docks and employee/customer parking

**Outdoor Lighting:** Lighting of parking lot and at building entrances/exits

**Outside Loudspeakers:** None planned at this time

**Proposed Signs:** On building and off building in accordance with applicable sign ordinances

**Trash Removal:** Dumpsters on premises and trash to be removed weekly

The zoning amendment from B-4 to M-1 will not be detrimental to the City of Portage or endanger the public health, safety, comfort or general welfare of its citizens. AMM would be a vibrant member of the Portage business community and fill a building that currently sits empty. To the best of Applicant's knowledge, the future use of the Real Estate by AMM would be consistent with the past use of the Real Estate by Sta-Care, Inc., a manufacturer of counter-tops and other home surfaces. Sta-Care, Inc. utilized the

Real Estate for such purposes for over twenty-five (25) years. AMM's services will either be performed inside the building, at the loading dock, or at its customers' locations, which safeguards the public from risk of harm. Further, the Real Estate is located at the end of dead-end and abuts up to the railroad tracks.

The neighbors on and around Hamilton Street are used to having this large commercial building in their neighborhood. The primary change under the circumstances would be that the building is once again being utilized. Additionally, the surrounding neighbors experienced the hustle and bustle of having Sta-Care, Inc. at this location for decades, not to mention a train in their backyard. Because AMM's use of the Real Estate will be relatively similar to Sta-Care, Inc., the uses, values and enjoyment of others in the neighborhood should not be substantially impaired or diminished by granting approval of this application amending the zoning from B-4 to M-1.

The Real Estate already has adequate utilities, access to roads (Hamilton Street and East Albert Street), and drainage. AMM intends to make site improvements that will only enhance the appearance of the Real Estate.

**Thank you for your consideration.**

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*'Where the North Begins'*

## Memorandum

TO: Plan Commission  
FROM: Steve Sobiek, Zoning Administrator  
DATE: June 15, 2016  
RE: Conditional Use Permit Application by the Fort Winnebago Masonic Lodge

On Conditional Use permit (CUP) for Fort Winnebago Masonic Lodge to operate a Masonic Lodge on Parcel #1288, 205 DeWitt Street, Portage, Wisconsin.

The applicant is seeking a Conditional Use permit for an indoor institutional use which is required by the City's Code of Ordinances.

In accordance with section 90-472 (6) of the City's Code of Ordinances, the Zoning Administrator presents the following findings:

1. The Conditional Use, itself, is in existence and is in harmony with the recommendations of the comprehensive plan.
2. The Conditional Use will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environment, traffic, parking, public improvements, public property, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may be in the future. Off street parking requirements are waived for this use in this location as it is zoned B-2 Downtown Business.
3. The Conditional Use maintains the desired consistency of land uses and development related to the environs of the subject property. Section 90-57 (3) (b) requires a minimum of 50 feet separate an indoor institutional use facility from any residentially zoned district. This 50' separation is met.
4. The Conditional Use is located in an area that will be adequately served by, and will not impose an undue burden, on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.

5. The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

Additionally, as a result of the public hearing notice, the City did not receive any comments regarding the conditional use.

CC: Shawn Murphy

Fort Winnebago #33 F & A M  
111 WEST CONANT STREET  
PORTAGE, WI 53964  
May 11, 2016



PLAN COMMISSION

CITY OF PORTAGE  
115 WEST PLEASANT STREET  
PORTAGE, WI 53901

PLAN COMMISSION:

I have included our Land Use Application requesting a Conditional Use Permit. We have an offer to purchase the property at 205 Dewitt Street. Our offer is contingent upon the approval of the Conditional Use Permit. The offer to purchase has been accepted by the current property owners, Matt and Jessica Asch. They fully support our use of the property as a Masonic Lodge. As you know, this will replace our current location that has been purchased by Columbia County for the Court House expansion project.

In this new location, we can continue to support Portage as we have for the past 166 years. Most recently, we provided a significant contribution to the Portage Police Department for their new canine unit, donated two new Automated External Defibrillators (AEDs) to the Wellness Center at Divine Savior Hospital, and provided \$2,000 in scholarships to graduating students from Portage High School.

Thank you for your consideration

Sincerely,

Fort Winnebago #33 F & A M

Enclosure

# CITY OF PORTAGE

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



*"Where the North Begins"*

## Memorandum

TO: Plan Commission  
FROM: Steve Sobiek, Business Development and Planning Director  
SUBJECT: Fire Training Facility, Skaters Way ROW Vacation & Adams Street ROW Discontinuance  
DATE: June 15, 2016

### Fire Department Training Facility

The Portage Fire Department has submitted plans for a new Fire Department training facility at the City's former waste water treatment plant (WWTP) property at Highway 33 and Wauona Trail. This will include a two story 17 ft by 17 ft building (stick built with exterior steel construction in earth tone colors) to be built on the former WWTP concrete pads.

Submitted plans include a Master Site Plan, building elevations, building floor plans and a project narrative outlining the existing site, the various training areas proposed, description of the training building facility, landscaping, storm water, and lighting.

The existing pole barn building and the former WWTP control building will remain for storage but will be evaluated for future use.

Existing utility and gas service to the site is still serviceable. Antiquated overheads electric lines will be undergrounded by Alliant. The existing water tank (60,000 gallons) will remain for the time being and the existing well is being researched to determine whether it will meet the needs of the training facility. Alternative water service options are also being explored.

Landscaping. Landscaping points required include 20 points for the building foundation and 159 points for street frontage. Since this is a fire training facility on a concrete pad,

City Code allows flexibility on landscaping requirements where strict adherence is not practically possible. Since this is a concrete pad being retrofitted with a small fire training building where fire and fire fighter trampling of any foundation or close by landscaping makes traditional landscaping impractical, I believe credit should be given (in lieu of any new landscaping) for the existing 12 tall/shade deciduous trees in the front yard area. This provides 30 points per tree, for approximately 324 landscaping points.

The plan application makes a valid point that leaving the front 10+ acre front yard area in a rural meadow and tree grove condition is a suitable site specific condition that meets the intent of the landscaping requirements.

Exterior Lighting is discussed on Page 2 of the Narrative. There is only the existing dusk-to-dawn light that will be restored to use and temporary mobile lighting will be brought onsite in training scenarios. There is no new permanent exterior lighting proposed.

Storm water and drainage is briefly discussed in the Narrative on page 7. There will be no additional impervious area for the site and the only excavation will be to recover the gravel yard and drive areas. Drainage will be as previously existed, with no notable site issues upon multiple inspections to the site in various weather conditions. Consequently, no major storm water management features are proposed for this project.

The existing gravel yard and parking area will be restored, with weed growth removed, in the exact configuration as previously existed. Staff has discussed the change in impervious surface with the new parking area and has suggested a swale to address storm water flow here.

The site was fully developed and then allowed to return to more of a natural area. The engineer should account for the area as being originally partially pervious and model the proposed area as an impervious surface and use small swales to improve water quality and quantity.

Work on the site has begun, including scrub shrub and dead tree clearance and installation of the Fire Department Training Facility sign as indicated. Completion of the project, including the building, is scheduled by the end of this year's construction season.

From a Staff perspective, this project seems to be a good re-use of this property that better utilizes and cleans up the appearance of this City-owned parcel.

### **Skaters Way ROW Vacation**

Gary and Joyce Kasten, owners of Spinning Wheels at 111 Skaters Way, have requested the street vacation of Skaters Way, for the entire portion between East Haertel Street east to the dead end.

Because the building's (Spinning Wheels) very close proximity to the street (Skaters Way), the parking area along the building is actually in the street ROW. This has created difficulty for both the skating facility and the City of Refuge Church (leasing a portion of the building) to provide off street parking. In 2015, City of Refuge Church was granted a Conditional Use permit conditioned upon evaluation of a long term parking solution.

The vacation of Skaters Way would not only facilitate and provide off street parking for the Church and skating rink, but it would facilitate the expected sale, and ensuing building remodel and improvement of the property, scheduled for later this year.

The City owns the small parcel of land (parcel #2430.F2), on the opposite or south side of Skaters Way. Once the street vacation occurs, this parcel could be conveyed to the owners of the Spinning Wheel's parcel to provide future off street parking. Owners of the parcel (parcel #3807.01) to the east of the City parcel, Bill and Irma Brockley, have indicated their willingness to convey their parcel to the City, as well.

One additional parcel (parcel #2435) adjoining the Kasten parcel to the east, would be potentially landlocked if Skaters Way was vacated without an access easement.

The City is obtaining a survey of Skaters Way as part of this street ROW vacation process.

**Adams Street (North of E. Albert Street) ROW Discontinuance**

Bill and Irma Brockley have requested the discontinuance of the unimproved portion of the Adams Street ROW, north of E. Albert Street. This ROW adjoins their parcel ( Parcel # 2430.F11) at 1411 New Pinery Road. The City will need to retain an easement for the Adams St vacation to maintain an existing storm sewer from E. Albert St to New Pinery.

The Brockleys are desirous of having this Adams Street ROW discontinued as they consider conveying their Skater's Way parcel to the owner of Spinning Wheels Skating Rink.

CC: Shawn Murphy  
Aaron Jahncke



**ROTH**  
PROFESSIONAL SOLUTIONS

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robert@rpsprofessionalsolutions.com

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N8678 CTH F | Portage, WI

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ENGINEERING

CONSULTING

DESIGN

FACILITATION

June 6, 2016

City of Portage  
Plan Commission

Attn: Steven Sobiek  
Director of Business Development & Planning

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RE: Proposed Fire Training Facility Development  
Submittal of Project Information

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Dear Steve:

On behalf of the Portage Fire Department, I am submitting the following information for Plan Commission review & approval:

1. Letter of Intent (05-10-16, as previously provided to PC)
2. Submittal Narrative (This Letter)
3. Master Site Plan
4. Building Elevations (schematic and visual)
5. Building Floor Plans (schematic)

Please advise if anything else is required or if there are any questions. We will be in attendance at the upcoming June 20 Plan Commission meeting.

Respectfully Submitted,

Robert J. Roth, PE  
Project Engineer

cc: Shawn Murphy, City Administrator  
Aaron Jahncke, PE, City Engineer/DPW  
Craig Ratz, Fire Inspector

# 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

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## SUBMITTAL NARRATIVE 06-06-16

**A. EXISTING SITE.** The existing site is well-suited to function immediately as a training facility. For a site that is within the City limits, it still offers a remote location and has existing features that can be safely incorporated into various training functions. Each key site aspect is described as follows:

1. **DRIVEWAY.** The existing gravel driveway is in reasonable condition and of adequate base and will be kept in a good condition for the purpose of accessing the main Fire Training Facility site. If equipment is available the driveway would be regraded. Presently there are no apparent drainage issues in and around the driveway. The driveway will be kept open and in good condition to facilitate Fire Department vehicle traffic and equipment access.



2. **SITE ACCESS.** Access to the site is free and clear from the Wauona Trail driveway to the Old WWTP chain link fence, where there is a locked dual swing gate which would remain locked under Fire Department and City control.



3. **FENCE.** The existing chain link fence (and gate) will remain in its current state and functionality.
4. **EXISTING GRAVEL YARD.** The former site was developed with a gravel yard/parking area and service drives to the various WWTP facilities. Over the years, the gravel has been overcome with weeds and unintentional re-seeding from mowing. These areas will be restored in the exact configuration as previously existed.



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- 5. **LIGHTING.** The existing yard light at the southwest corner of the fenced area is to remain and be restored to dusk-to-dawn use only. All other site lighting will be by temporary mobile lighting provided by Fire Department vehicles / equipment.
- 6. **EXISTING WWTP TANKS.** There are multiple wastewater tanks that have been abandoned as-is and even more underground piping and features within the fenced area. Many of the structures are in reasonable condition, despite their age and exposure to the elements. Some of the structures can facilitate training activities and will be further described in this Narrative.



- 7. **EXISTING STORAGE BUILDINGS.** There are two (2) existing storage buildings on the northwest corner of the fenced-in WWTP site area. These buildings have concrete floors and are of light construction. They are intended to store various Fire Department and site maintenance equipment and keep those items out of view of STH 33 and from the elements.





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- 8. EXISTING WATER TANK. A 60,000 gallon water storage tank (standpipe) exists from apparent installation by the former Musky Club operation. At the present time, this tank will remain but the long term future of this facility will be further evaluated.



- 9. EXISTING WELL. A 20-hp, 100 gpm, 3-phase well exists, also from apparent installation by the former Musky Club operation. This well is currently being researched to establish whether this facility can suit the needs of the site and the Department. Alternative water service options are also being explored.



- 10. EXISTING UTILITY SERVICE. Known existing utilities that service the site and are still functional are electric and gas facilities. Other lines traverse the property along STH 33. As a part of this project to improve the aesthetic appearance along STH 33, Frontier has agreed to convert the existing pole and overhead electric lines to underground for the property's frontage on STH 33. This will be a part of Frontier's long term improvement plans.

**B. MASTER SITE PLAN DEVELOPMENT.** The Master Site Plan that is attached shows the overall intent for the property development for the Fire Department. A significant portion of the site will be utilized for training purposes. There are multiple aspects of Fire Training and this Narrative will walk the Plan Commission through a number of features on the site that correlate with specific training uses on the property.

- 1. WILDFIRE TRAINING AREAS. The large areas of the site that have been dominated over the years by tall grasses, and that are in a relatively open area, are designated for wildfire training. A training burn has already been conducted on the site and was successful for training purposes and for overall site maintenance/appearance.
- 2. BUILDING FACILITY. A portion of the existing WWTP Primary Tank will be utilized as a foundation to facilitate construction of an approximately 17x17 foot two story building. This will be used to train staff to develop fundamentals and confidence in confined space maneuverability, roof access and maneuverability, ladder access and maneuverability, equipment transport, and other training functions. This facility would take the place of existing building demolition burns that have currently been utilized by the Department. More information on this building facility,



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which is the main focal point of the Training Facility, is available in Part C of this Narrative.



- 3. TRAINING PROP AREAS. Several areas on the site are designated for specific prop training purposes. These areas will site certain props to be used (such as a roof access prop - see picture below, gas burn prop, etc.) that are not appropriate for the existing Fire Department site on Pleasant Street.



- 4. SWIFT WATER RESCUE. Since the site has a significant portion of frontage on the Fox River, a Swift Water Rescue training area is proposed. This area is readily accessible and does not require any further development.
- 5. HAZMAT TRAINING AREA. The existing WWTP control building is proposed to undergo various clean-up and improvements for Hazmat Training purposes in the future. The condition of the building will require further evaluation as this concept moves forward.





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**C. TRAINING BUILDING FACILITY.** The focal point of the site will be a two-story building to be built on one of the former WWTP concrete tanks. The building is further depicted in the Building Elevations Attachment as well as the Building Floor Plans Attachment. The building will be of stick-built construction as typical with most homes. The foundation (and basement) will be the existing concrete tank walls and floor, which are in great condition considering their age and exposure.

The building is proposed to be a height (to the peak) of 26'-8" and 35'-7" to the bottom concrete floor, which is below grade similar to a basement level. The exterior will be of steel construction in earth tone colors, including corner and fascia trim in a dark color feature with a lighter side steel color. On sides of the building where access is available, windows will be placed both on the main and upper level for training purposes. The roof will consist of standard dimensional shingles as typical with most residential buildings.

The building does not require State Plan Approval and will not require a local building permit.

Internally, the building will be arranged to facilitate training and fundamentals activities. It will be serviced with power to provide internal lighting and to operate training equipment.

**D. STH 33 & DRIVEWAY AESTHETICS, LANDSCAPING.** The site is planned to be maintained by Fire Department Staff. Minor scrub brush and dead tree clearing has already been performed on the property in the area in/around the driveway. This has improved the view from STH 33 in our opinion. The following pictures were taken on 06-03-16 as a current perspective from STH 33 (see pictures this page and next page):





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As mentioned in Part A Item #10, Frontier’s intent is to bury the overhead lines along STH 33 as those facilities are under their control, antiquated and not aesthetically sufficient. However, the timing of these improvements may not necessarily coincide with 2016 facility development. Ultimately we expect the frontage condition to improve.

The current zoning ordinance point system for landscaping would require, based on a reasonable interpretation:

Building Foundations	68 LF	20 Points
Street Frontage	793 LF	159 Points
Paved Areas	None Proposed	0 Points
Yard Areas	3.1 Acres (Fenced Area)	620 Points

The site can be construed to meet the technical requirements of the point system in two ways. First, there are at least 12 tall/shade deciduous trees



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located in the front yard area of approx. 10 acres. This provides a minimum of 30 points per tree, for an approx. total of 324 points. Second, we submit that the front yard area of 10+ acres left in a rural meadow & tree grove condition with a non-building setback to the chain link fence of 536 LF. This feature is a suitable site specific condition that meets the intent of the landscaping requirements in terms of buffer yard, separation distance, and potentially opacity depending on the perspective view.

We expect that, given the soil conditions and proximity to groundwater, this 10+acre buffer area will remain open for the life of this facility and will function as a grassed meadow with various tree species, maintaining the rural grove appearance. We feel that this feature is great benefit that this site retains over other redevelopment and certainly over new development sites.

**E. STORM WATER MANAGEMENT.** The site contains numerous impervious surfaces in its present condition, and exploration efforts have verified the presence of the existing gravel yard/drive within the fenced area. There is no additional impervious area generated as a result of this project. As such, no storm water management features are proposed on the site.

**F. SIGN.** The existing Musky Club sign has been removed. The sign has been replaced on the existing poles by a free standing identification sign as shown below:

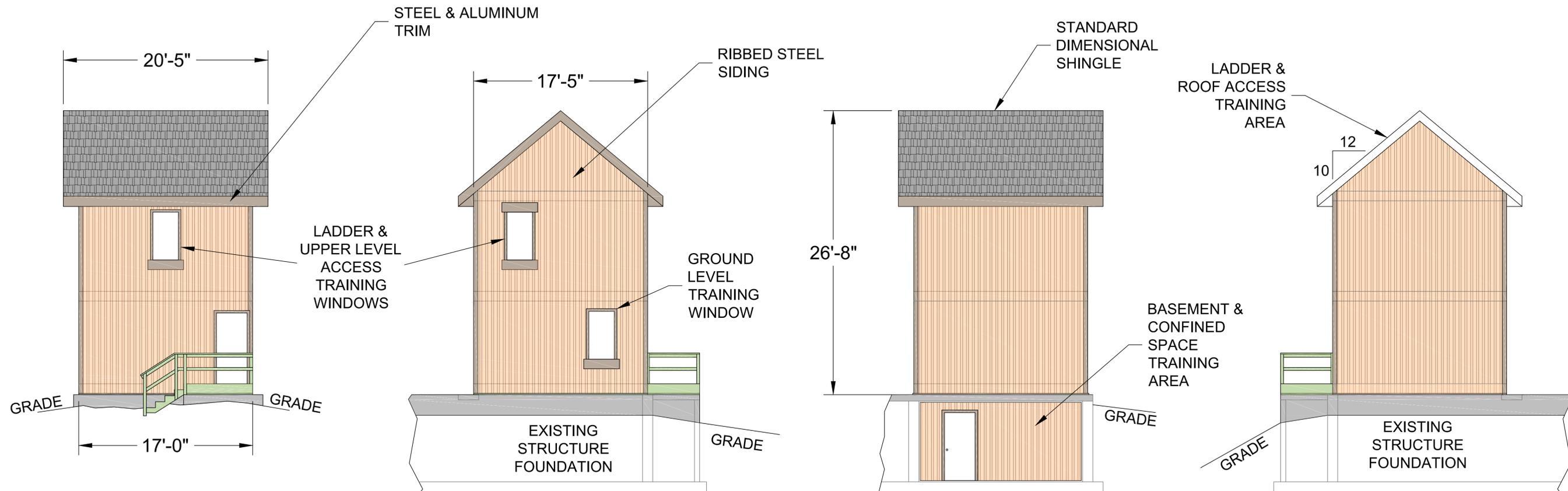


**G. SCHEDULE.** Some clean-up has already transpired on the site, as well as investigation of the gravel yard areas. The facility will be utilized for training purposes immediately. There is excitement and enthusiasm to continue towards completion of the building facility and functioning of the site for training purposes. We expect that, once fundraising has successfully been met, the project would be completed by the end of the construction season of 2016. Further improvement activities (hazmat containment area, confined space facility training area, and other minor improvements) are expected to be conducted on a funding availability basis.

Respectfully Submitted,

Robert J. Roth, PE  
Project Engineer





ELEVATION A  
VIEW FROM NORTHEAST  
VIEW FROM STH 33

ELEVATION B  
VIEW FROM SOUTHEAST

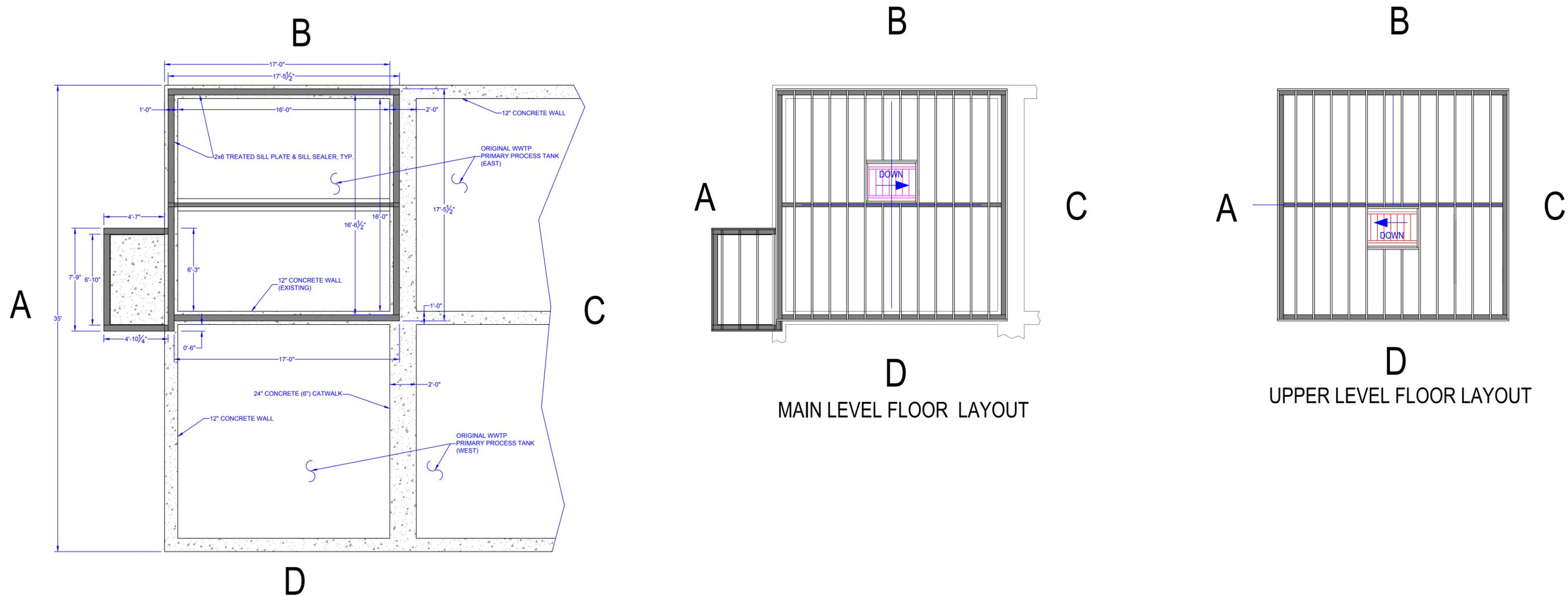
ELEVATION C  
VIEW FROM SOUTHWEST

ELEVATION D  
VIEW FROM NORTHWEST  
VIEW FROM DRIVEWAY

# BUILDING ELEVATIONS FIRE TRAINING FACILITY FUNDAMENTALS COURSE & CONFINED SPACE BUILDING

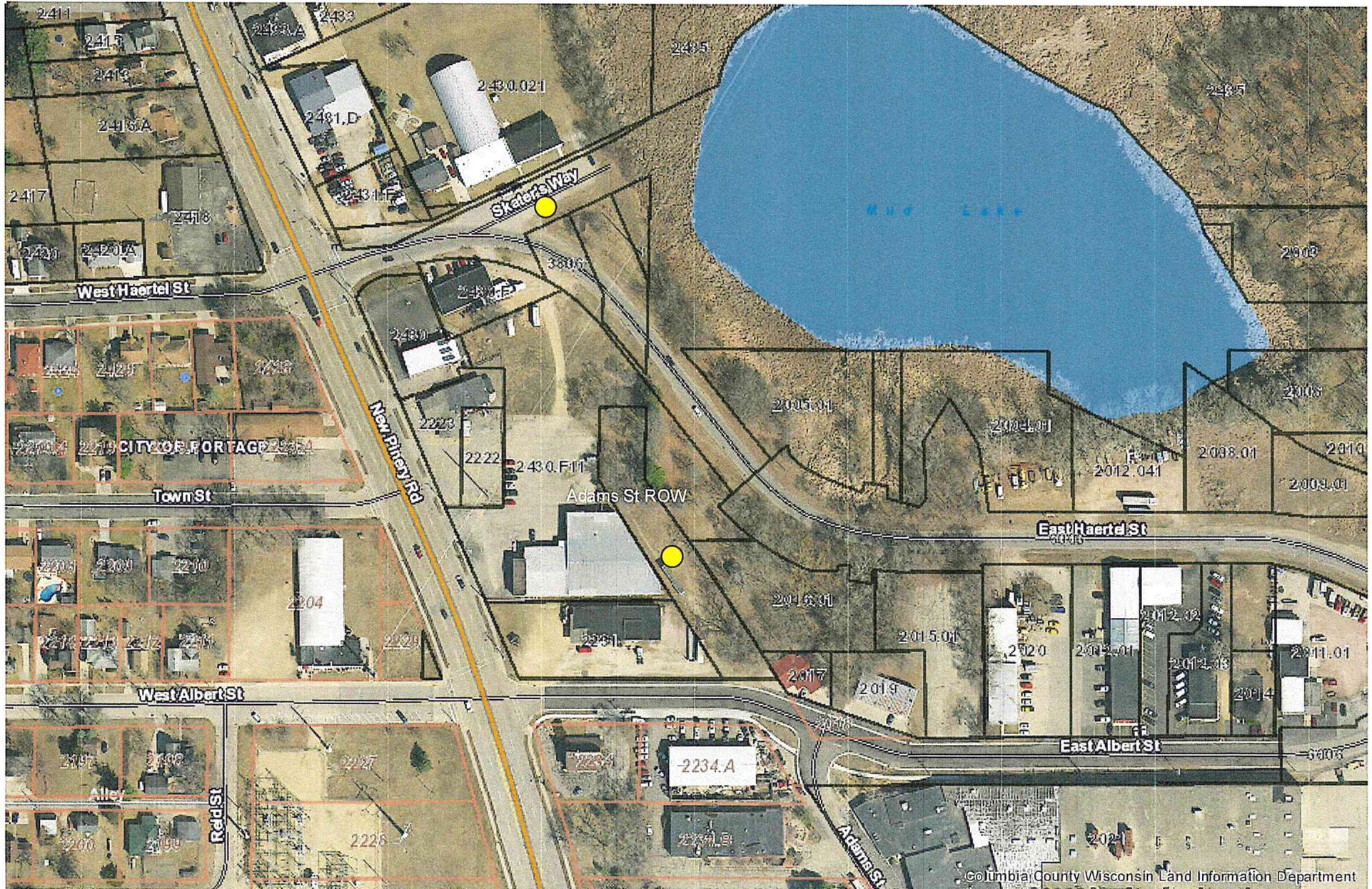
NOTE: COLORS SHOWN  
ARE APPROXIMATE AND  
SUBJECT TO CHANGE

JUNE 5, 2016



**BUILDING PLAN (SCHEMATIC)  
FUNDAMENTALS COURSE & CONFINED SPACE BUILDING**

# Tax Parcel Map



# VACATION EXHIBIT

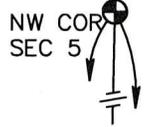
## GENERAL LOCATION

BEING A PART OF THE NE1/4 OF THE NE1/4 AND THE SE1/4 OR THE NE1/4, SECTION 6 T. 12 N., R. 9 E., CITY OF PORTAGE, COLUMBIA COUNTY, WISCONSIN.



SCALE: 1" = 60'

C1	
DELTA	= 19°10'49"
ARC	= 108.13
RAD	= 323.00
BEARING	= N80°19'01"W
DIST	= 107.62



GOV'T LOT 7

GAROLD D & JOYCE M KASTEN  
LIVING TRUST DATED 12/5/2007

TIMOTHY J.  
GAFFNEY

EAST

SKATER'S WAY

CITY OF PORTAGE

HAERTEL

STREET

ARAMARK UNIFORM SERVICES INC.

LOT 1  
C.S.M. 2583

SE1/4-NE1/4

BADGER WASH RIO LLC

WILLIAM W. & IRMA J. BROCKLEY  
JOINT REV. TRUST DATED 5/22/15

OUTLOT 87  
ASSESSOR'S SUBDIVISION

GERALD D. & LISA M. SPEARS

BLOCK 8  
NORTHERN ADDITION

NEW PINERY ROAD

W1/4 COR  
SEC 5

SEAL:

**OWNER/CLIENT:** CITY OF PORTAGE  
ATTN: SHAWN MURPHY  
115 W. PLEASANT STREET  
PORTAGE, WI 53901

As prepared by:

**GA GROTHMAN & ASSOCIATES S.C.**  
LAND SURVEYORS

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877  
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

**G & A FILE NO. 516-261**

DRAFTED BY: A. L. HOEL

CHECKED BY: TLG

PROJ. 516-261

DWG. 516-261



SHEET 1 OF 2

BILLINGS PROPERTY SURVEY  
 FOR CLARENCE FUNK  
 PART OF OL 87 AND PART  
 OF NORTHERN ADDITION TO  
 THE CITY OF PORTAGE  
 APRIL 1955  
 SCALE 1"=100'

HAROLD VIK, ENGINEER

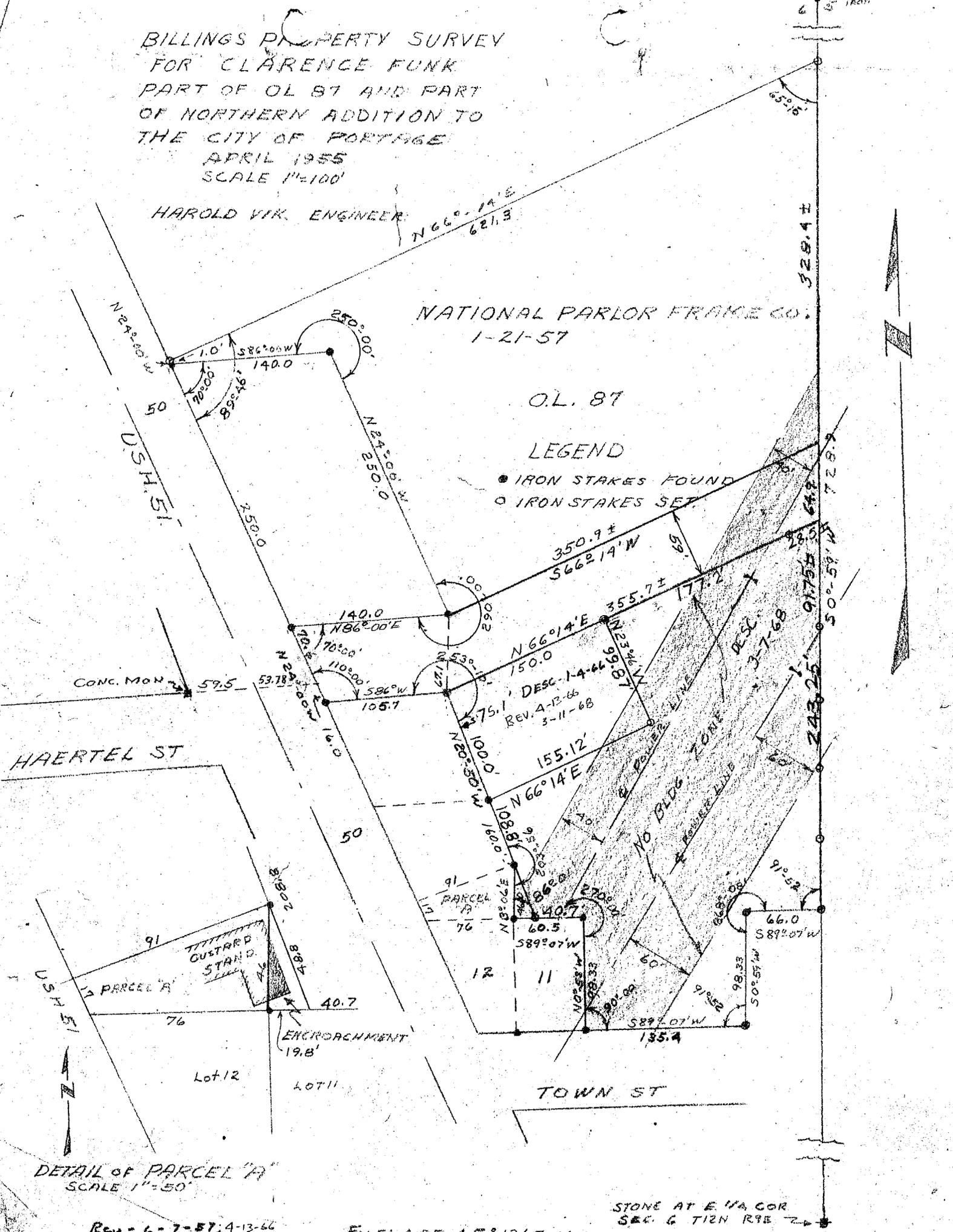
N 66° 14' E  
 621.3

NATIONAL PARLOR FRAME CO.  
 1-21-57

OL 87

LEGEND

- IRON STAKES FOUND
- IRON STAKES SET



DETAIL OF PARCEL "A"  
 SCALE 1"=50'

Rev - 6-7-57, 4-13-66  
 7-3-66, 3-11-68

FILE: 455-45; 1265-147

STONE AT E 1/4 COR  
 SEC. 6 T12N R9E 2



PROPOSED RIGHT-OF-WAY CURVE TABLE						
CURVE	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
PRWC1	14°07'12"	42.36	342.00	84.28	84.07	N86°24'59"E
PRWC2	53°28'58"	16.38	32.50	30.34	29.25	S36°52'35"W
PRWC3	65°56'52"	166.73	257.00	295.81	279.75	N70°45'46"W
PRWC6	5°02'53"	15.16	344.00	30.31	30.30	N39°02'40"W
PRWC100	13°30'02"	38.23	323.00	76.11	75.93	N73°09'36"E

NE 1/4 - NE 1/4  
SEC. 6, T12N, R9E

GERALD D. & JOYCE M.  
KASTEN LIVING TRUST  
DOC. #780895,

TLE FOR CONSTRUCTION  
OF NEW COMMERCIAL  
ENTRANCE, 0.03 ACRE

TLE FOR DRIVEWAY  
CONSTRUCTION, 0.03 ACRE

ALLIANT  
ENERGY/FRONTIER  
COMMUNICATIONS

TIMOTHY J. GAFFNEY  
DOC. #566925,  
VOL. 557, PG. 90

FRONTIER  
COMMUNICATIONS

P.L.E.  
SIDEWALK AND  
SLOPES

ALLIANT  
ENERGY  
(GAS)

NEW PINERY ROAD

**BEGIN RELOCATION ORDER**

**STA. 10+60.25**

1796.84' SOUTH AND 473.13' WEST OF  
THE NORTHWEST CORNER OF SECTION  
5, T.12N., R.9E., CITY OF PORTAGE,  
COLUMBIA COUNTY, WI  
Y = 398,104.27  
X = 535,924.08

CITY OF PORTAGE  
(TYP.)

ARAMARK UNIFORM  
SERVICES, INC.  
DOC. #563280, VOL. 548, PG. 731

SIMONWOOD, LLC  
DOC. #781983  
PLAT OF SURVEY BY  
MICHAEL J. HARDING

WILLIAM W. & IRMA J.  
BROCKLEY  
DOC. #536048

WILLIAM W. & IRMA J.  
BROCKLEY  
DOC. #605220

NOTE: EXISTING C/L OF EAST HAERTEL  
STREET WAS BASED ON CENTERLINE OF  
EXISTING PAVEMENT.

BASIS OF EXISTING RIGHT-OF-WAY FOR EAST  
HAERTEL STREET WAS BASED ON COUNTY  
RECORDS, THE CENTERLINE OF EXISTING  
PAVEMENT, AND WS. STATUTE 82.31(2).

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N23°53'39"W	14.27'
L2	S58°26'25"E	23.19'
L3	N86°16'45"E	14.01'
L4	N22°17'26"W	10.45'
L5	N66°30'34"E	1.93'

**CURVE 1**  
PI STATION = 13+44.74  
Y = 398228.96  
X = 536179.78  
D = 19°05'55"  
DELTA = 77°10'16"  
T = 239.36  
L = 404.07  
R = 300.00  
PC STATION = 11+05.38  
X = 398124.05  
Y = 535964.64  
PT STATION = 15+09.44  
X = 398042.48  
Y = 536329.85

REVISION DATE  
11/19/2014

DATE 8/28/2014

SCALE, FEET

0 25 50

HWY: EAST HAERTEL STREET STATE R/W PROJECT NUMBER: 6996-05-69

GRID FACTOR N/A

COUNTY: COLUMBIA

CONSTRUCTION PROJECT NUMBER: 6996-05-70

FILE NAME : S:\Projects\P57010 Portage, E HaerTEL St\Right-of-Way\P57010 rw plat.dwg

PLOT DATE : 11/19/2014 3:01 PM

PLOT BY : Strine, Theresa

PLOT NAME :

PLOT SCALE : 1:2