



Our intention is to have in-person meetings going forward. For the time being, we will hold the City Committee Meetings, Plan Commission, Council and most others at the Community Room at 933 Michigan Avenue. This in-person location will meet the legal requirement for our open meetings.

We will have a virtual option available, but the technology for the hybrid style meeting may not be reliable all of the time.

Members

- Mayor Wiza
- Alderperson Kneebone
- Commissioner Arntsen
- Commissioner Cooper
- Commissioner Haines
- Commissioner Hoppe
- Commissioner Rice

AGENDA

CITY PLAN COMMISSION

Date and Time:	July 6, 2021 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u> <u>Zoom Teleconferencing</u> Meeting ID: 845 1352 8744 Passcode: 676542 <u>By</u> <u>Computer:</u> https://us02web.zoom.us/j/84513528744 <u>By Phone:</u> +1-312-626-6799 (US Chicago)

1. Roll Call

Discussion and Possible Action on the Following:

2. Report of the June 7, 2021 meeting of the City Plan Commission.
3. Public Hearing and action on a request from Tom Witt, representing the Consolidated Water Power Company, for a conditional use permit to construct a control house for an electrical substation at an unaddressed parcel off of Arlington Place (Parcel ID 281240832300261), consistent with Ch. 23.02(1)(a)(3)(b).
4. Public Hearing and action on a request from the City of Stevens Point to amend the Official Street Map of the City of Stevens Point to extend E M Copps Drive to the east within Parcel ID 281230801120008.
5. Public Hearing and action on a request from James Lynn, representing Marshfield Clinic, for a conditional use permit to install two above ground storage tanks at 4100 State Highway 66 (Parcel ID 281240822340017), consistent with Ch. 23.02(4)(e)(3.4).

PLEASE TAKE NOTICE that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling (715) 346-1567, during normal business hours.

PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.

6. Public Hearing and action on a request from Sheldon Oppermann for a conditional use permit to construct a medical clinic at an unaddressed parcel off of Business Park Drive (Parcel ID 281230802400507), consistent with Ch. 23.02(3)(a)(3)(a).
7. Request from Chris Lowry for a Site Plan Review to construct a pet bathing facility at 5590 Highway 10 East, consistent with Ch. 23.02(2)(e)(5).
8. Request from the City of Stevens Point to grant a Gas Easement and an Electric Underground and Overhead Easement to the Wisconsin Public Service Corporation within Municipal Lot 7 (Parcel ID 281240832201905).
9. February - June, 2021 Monthly Reports.
10. Director's Report.
11. Adjourn

REPORT OF CITY PLAN COMMISSION

June 7, 2021 – 6:00 PM
Zoom Conference Call Meeting

PRESENT: Mayor Wiza, Commissioner Cooper, Commissioner Haines, Commissioner Hoppe, Commissioner Rice, and Commissioner Arntsen.

ALSO PRESENT: Director Kernosky, Associate Planner/Zoning Administrator Kuhn, Alderperson Shorr, Alderperson Keymer, Alderperson Dalton, Alderperson Morrow, Josh Cutting, Emma Cutting, Jim Anderson, Melissa Wysock, Don Kuzynski, Brody Rice, Ernst Neuenfeldt, Anna Neuenfeldt, David Eiden, Kevin Bartkowiak, Mary Bartkowiak, Mia LaFond, and unidentified audience members via Virtual Zoom Meeting.

INDEX:

1. Roll call.

Discussion and possible action on the following:

2. Report of the May 3, 2021 meeting of the City Plan Commission.
3. Public Hearing and action on a request from Melissa Wysocki, representing the Stevens Point Brewery, for a conditional use permit to construct an outdoor beer sampling area at 2617 Water Street (Parcel ID 281230805101813), consistent with Ch. 23.02(2)(d)(3)(l).
4. Public Hearing and action on a request from Jim Anderson for a final subdivision plat review for a proposed 39lot subdivision located at 5498 Golla Road (Parcel ID 02024082613.05 & 02024082614.03) in the Town of Hull.
5. Public Hearing and action on a request from the City of Stevens Point to amend Chapter 23, Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point. Said request adds Section 23.01(14) relating to the allowance of accessory dwelling and commercial units in the City of Stevens Point.
6. Request from the City of Stevens Point to grant an Electric Overhead and Underground Easement to the Wisconsin Public Service Corporation at 2442 Sims Avenue (Parcel ID 281240833200107).
7. Request from the City of Stevens Point for a sign variance to construct a freestanding sign exceeding maximum height and size restrictions at 3100 Whiting Avenue (Parcel ID 281230805101005), consistent with Ch. 25.14.
8. Presentation from Mia LaFond, student within the University of Wisconsin Madison Department of Planning and Landscape Architecture, on her capstone project.
9. Director's Report.
10. Adjourn

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1. Roll call.

Present: Wiza, Cooper, Rice, Haines, Hoppe, Arntsen

Excused: Kneebone

Mayor Wiza reviewed CDC guidelines for in-person meetings.

Discussion and possible action on the following:

2. Report of the May 3, 2021 meeting of the City Plan Commission.

Motion by Commissioner Cooper to approve the report of the May 3, 2021 Plan Commission meeting; seconded by Commissioner Haines.

Motion carried 6-0.

3. Public Hearing and action on a request from Melissa Wysocki, representing the Stevens Point Brewery, for a conditional use permit to construct an outdoor beer sampling area at 2617 Water Street (Parcel ID 281230805101813), consistent with Ch. 23.02(2)(d)(3)(I).

Associate Planner/Zoning Administrator Kuhn explained the request to operate an outdoor beer sampling area within the undeveloped area east of the brewery. Site improvements would include the selling of concessions, an outdoor game area with picnic tables and bathroom facilities, and a paved area to house a food truck. Due to the proposed sale of alcohol on site, the applicant required a Conditional Use Permit within the M-1 Light Industrial District. Staff recommended approval with conditions outlined in the staff report.

Commissioner Haines inquired on whether the area would be open in the winter, to which staff confirmed that it would be seasonal-based.

Mayor Wiza declared the public hearing open.

Don Kuzynski (2741 Water St), adjacent neighbor, stated his opposition to the request.

Mayor Wiza declared the public hearing closed.

There was a brief discussion on requiring additional screening, and what that would specifically entail.

Motion by Commissioner Hoppe to amend Conditional Use Permit conditions with the following:

1. Fencing shall be provided along the perimeter of the sampling area that adjoins residential properties.

seconded by Commissioner Arntsen.

Motion carried 6-0.

Inquiry by Commissioner Rice as to whether the area was open, and if the public was free to come and go as they pleased, to which staff noted yes but that the applicant would also need to meet applicable health and safety requirements, along with any Fire Department requirements.

Motion by Commissioner Haines to amend Conditional Use Permit conditions with the following:

1. Landscape screening shall be provided along the perimeter of the sampling area that adjoins residential properties.

seconded by Commissioner Arntsen.

Motion carried 6-0.

David Eiden (1008 Matilda St), adjacent neighbor, stated his support for the request, but also suggested a solid fence for the best auditory and visual suppression. He hoped that the two large trees would remain.

Melissa Wysocki, representing the Stevens Point Brewery, clarified that the expectation would be to offset the fence into their own property and make it as aesthetically pleasing as possible. They were agreeable to addressing neighbor concerns.

Motion by Commissioner Hoppe to approve the request from Melissa Wysocki, representing the Stevens Point Brewery, for a conditional use permit to construct an outdoor beer sampling area at 2617 Water Street (Parcel ID 281230805101813), consistent with Ch. 23.02(2)(d)(3)(I) with the following:

1. The outdoor sampling area shall provide appropriate restroom availability and ADA accessibility, subject to the review and approval of the Commercial Building Inspector meeting applicable Building Code requirements.
2. The applicant shall obtain a tent permit prior to erecting proposed pop-up tents, subject to the review and approval of the Fire Department.
3. A hard surfaced access road and pad shall be installed for the proposed food truck location, subject to the review and approval of Community Development staff.
4. The proposed structure shall be set back a minimum of 30' from the Water Street Right-of-Way and maintain a minimum 10' distance from the brewery structure.
5. The applicant shall obtain extension of premise approval prior to the start of construction.
6. All applicable health department applications and regulations shall be met.
7. A permit shall be obtained prior to the installation of fencing and signage, subject to the review and approval of Community Development staff meeting applicable fencing and signage regulations.
8. The conditional use permit shall be reviewed annually for compliance to the fourteen standards discussed here within.
9. All applicable building permits shall be obtained prior to the start of construction.
10. Staff shall have the ability to approve minor amendments to the site plan.
11. Fencing and landscape screening shall be provided along the perimeter of the sampling area that adjoins residential properties. Proposed fencing and landscaping shall be reviewed and approved by Community Development staff meeting applicable Zoning Code requirements.

seconded by Commissioner Cooper

Motion carried 6-0.

4. Public Hearing and action on a request from Jim Anderson for a final subdivision plat review for a proposed 39lot subdivision located at 5498 Golla Road (Parcel ID 02024082613.05 & 02024082614.03) in the Town of Hull.

Director Kernosky stated that the request before them was to approve the final 39-lot subdivision plat review which had previously been discussed. While the properties were located within the Town of Hull, the developer had already petitioned for annexation, which would then be discussed at a future meeting. Staff recommended approval with conditions outlined in the staff report.

Commissioners had the following comments:

1. Inquiry as to whether the increase in traffic congestion has been taken into consideration, to which staff stated that while a Traffic Impact Analysis had not been performed, the existing roadways were sufficient to handle the additional flow of traffic.
2. Inquiry as to whether the commission should be deciding based on the conditions added if the properties are not fully annexed, to which staff confirmed that the commission should be deciding that the conditions will be met. If either condition was not met, permission would be denied.
3. Inquiry as to whether storm sewer would be installed, to which staff explained that in lieu of storm sewers, the area would be served by rural cross-sections, swales, and ditches. There were no concerns from staff regarding stormwater management.
4. Noted a lack of confidence with the financial analysis that had been performed for the project. Staff confirmed that the financial analysis had shown a positive cash flow, and the running of utilities would not be on the back of the taxpayer, but rather be fronted through the Utilities, and then recovered through user fees.

5. Inquiry as to the public land usage and/or parkland, to which staff explained that the developer had opted to pay for parkland in lieu of providing public land usage. Future Master Plans included a public area north of the development.

Mayor Wiza declared the public hearing open.

Brody Rice (111 Maple Bluff Rd N) stated his opposition to the request.

Josh Cutting (222 Brilowski Rd) stated his opposition to the request, noting that the number of dense lots would create further traffic congestion.

Mayor Wiza declared the public hearing closed.

Motion by Cooper to approve the request from Jim Anderson for a final subdivision plat review for a proposed 39lot subdivision located at 5498 Golla Road (Parcel ID 02024082613.05 & 02024082614.03) in the Town of Hull with the following:

1. The two properties shall be annexed into the City of Stevens Point, subject to the review and approval of the City Plan Commission and Common Council.
2. Existing City utility infrastructure shall be extended to service the proposed subdivision.

seconded by Commissioner Haines.

Motion carried 5-1, with Commissioner Arntsen voting in the negative.

5. Public Hearing and action on a request from the City of Stevens Point to amend Chapter 23, Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point. Said request adds Section 23.01(14) relating to the allowance of accessory dwelling and commercial units in the City of Stevens Point.

Director Kernosky noted that there had been previous discussion regarding accessory dwelling units and the most recent changes had been provided after receiving feedback. Staff proceeded by reviewing the definitions, setback, square footage, height, use, and owner-occupied limitations. Additionally, they reviewed how Tourist Rooming Houses could be additionally utilized as outlined within Chapter 23. Staff recommended approval with conditions outlined in the staff report.

Mayor Wiza declared the public hearing open.

Carol Molepske (2125 Clark St) inquired on how ADUs would affect single family neighborhoods and noted how it could lead to parking being inadequate, additionally stating concerns for sudden and broad zoning use changes in residential neighborhoods without proper notification and how it could negatively impact single family residents.

Alderperson Dalton (District Nine) stated continued concerns for limiting owner-occupancy requirements, adding that it could be a way to build equity or diversify income.

Alderperson Shorr (District Two) stated his support for the request, stating that it would address the issue of a lack of housing by adding supply, aiding in additional income, and aiding in entrepreneurial ventures. He did note the importance of maintaining the owner-occupied requirement.

Mayor Wiza declared the public hearing closed.

Director Kernosky addressed the following items:

1. Notification: City has been consistent with notification requirements, doing a mailing for all R1 or R2 Zoned dwellings would equate to 4,500 notices.
2. Parking: Code does have parking requirements, and those would still need to be met.
3. ADU's would need separate sewer and water.

4. Owner-occupied requirements: Could continue to work through and change requirements as they come, but the ordinance has been drafted per feedback over multiple meetings.

Commissioners had the following comments:

1. Inquiry on whether home occupation parking concerns could be covered under the proposed language, to which staff explained that from a department standpoint, parking was rarely ever the cause for complaint, of which there were perhaps one or two a year for home occupations, as they related more for the use.
2. Clarified that the definition of a home occupation, which was existing, would not change, to which staff confirmed that accurate.

Motion by Commissioner Haines to approve the request from the City of Stevens Point to amend Chapter 23, Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point. Said request adds Section 23.01(14) relating to the allowance of accessory dwelling and commercial units in the City of Stevens Point; seconded by Commissioner Hoppe.

Motion carried 6-0.

6. Request from the City of Stevens Point to grant an Electric Overhead and Underground Easement to the Wisconsin Public Service Corporation at 2442 Sims Avenue (Parcel ID 281240833200107).

Director Kernosky explained the request to grant an underground utility easement to Wisconsin Public Service Corporation for the purpose of upgrades to the overhead and underground wires at 2442 Sims Avenue. Staff recommend approval as presented.

Director Kremer added that the electrical upgrades would be performed regardless of whether the easement was granted, noting however that the route would have to be altered and it could disrupt existing structures. By doing the underground service, the Park's Department would then be poised for future upgrades or expansions, in addition to increasing the lighting on site for the Police Department and Willet Arena which would increase safety for staff and patrons.

Motion by Commissioner Arntsen to approve the from the City of Stevens Point to grant an Electric Overhead and Underground Easement to the Wisconsin Public Service Corporation at 2442 Sims Avenue (Parcel ID 281240833200107); seconded by Commissioner Haines.

Motion carried 6-0.

7. Request from the City of Stevens Point for a sign variance to construct a freestanding sign exceeding maximum height and size restrictions at 3100 Whiting Avenue (Parcel ID 281230805101005), consistent with Ch. 25.14.

Associate Planner/Zoning Administrator Kuhn explained that the request for a sign variance stemmed from a recent Conditional Use Permit to operate a Fire Department Training Facility at the subject property, of which they were also looking to now install an 11-foot freestanding sign. The need for a variance was triggered as the zoning district of the property allowed for one non-illuminated freestanding no more than 32 sqft in area and 5-feet in height. The variance would allow for the proposed sign to exceed height and size restrictions. Staff recommended approval with conditions outlined in the staff report.

Commissioners had the following comments:

1. Inquiry if the sign was to be non-illuminated, to which staff confirmed accurate.
2. Noted for clarification that the sign's height was due to needing to be above the fence line, to which staff confirmed accurate.

Motion by Commissioner Haines to approve the request from the City of Stevens Point for a sign variance to construct a freestanding sign exceeding maximum height and size restrictions at 3100 Whiting Avenue (Parcel ID 281230805101005), consistent with Ch. 25.14; seconded by Commissioner Cooper.

Motion carried 6-0.

8. Presentation from Mia LaFond, student within the University of Wisconsin Madison Department of Planning and Landscape Architecture, on her capstone project, for a conceptual development along Steven's Point Wisconsin Riverfront.

Mia LaFond, student within the University of Wisconsin Madison Department of Planning and Landscape Architecture, presented their capstone project and highlighted the following:

1. Introduction
 - a. Client
 - b. Project Goals
 - c. Context
2. Semester One Recap
 - a. Existing Site Features
 - b. Site History
3. Master Plan
4. Site Focus Area
 - a. Site Design
 - b. Construction Details
 - c. Planting
 - d. Grading
 - e. Stormwater Management

Mia LaFond was commended for their efforts, presentation, and ideas for the riverfront.

9. Director's Report

Director Kernosky noted that his memorandum had been included in the Agenda Packet. It contained:

- a. Developmental Updates
- b. Special Project Updates
- c. Public Policy Updates
- d. Economic Development Updates

10. Adjourn.

Meeting adjourned at 7:25 PM.

A recording of this meeting can be viewed/heard at: <https://stevenspoint.com/365/AgendasMinutesVideos>

Attachment relating to Agenda Item 4: Golla Road Subdivision

From: Clare Cullen <kccullen4@gmail.com>
Sent: Monday, June 7, 2021 7:27 AM
To: Adam Kuhn <akuhn@stevenspoint.com>
Subject: [External] subdivision public hearing

Dear Mr. Kuhn,

My husband and I are residents of 214 Maple Bluff Rd, Stevens Point, and unable to make tonight's public hearing and action on the request from Jim Anderson for a final subdivision plat review proposal. The land of interest is at 5498 Golla Rd in the Town of Hull. Being a homeowner at our property for 14 years, we will list our concerns. We are surprised and saddened that our residing neighbor, Jim Anderson himself, is the lead businessman of this action in his own neighborhood. But we suppose, his self interest and business takes priority over being a right and just neighbor.

Our concerns, in no particular order:

- Our rich wildlife and birdlife will be disrupted as the wooded area is home to many birds, turkeys, deer, fox and numerous others.
- The size of the proposed lots is ridiculously small and not in accordance to the subdivision of Maple Bluff which is respectful of proximity to others and to wildlife
- The Hwy 10 corridor traffic pattern is already burdened and will need assessment
- Bannach Elementary School enrollment will increase and already has a trailer outside of school to aid capacity
- Safety concerns for the additional foot traffic and bicycles. This area currently struggles without appropriate access to the Green Circle trail and for safe access from Maple Bluff/Hwy 10 intersection to Iverson Park/Park Ridge area. The local group planning and fundraising for a footbridge across the Plover River joining these two sides should financially benefit if this planning becomes a reality with a financial gift to complete this project.
- Consideration and respect to single family dwellings need to be prioritized
- This may have a negative impact on my property taxes

Thanks for your time and consideration,
Respectfully,
Clare and Kevin Cullen
214 Maple Bluff Rd.
Stevens Point, WI 54482

Administrative Staff Report

Conditional Use Permit

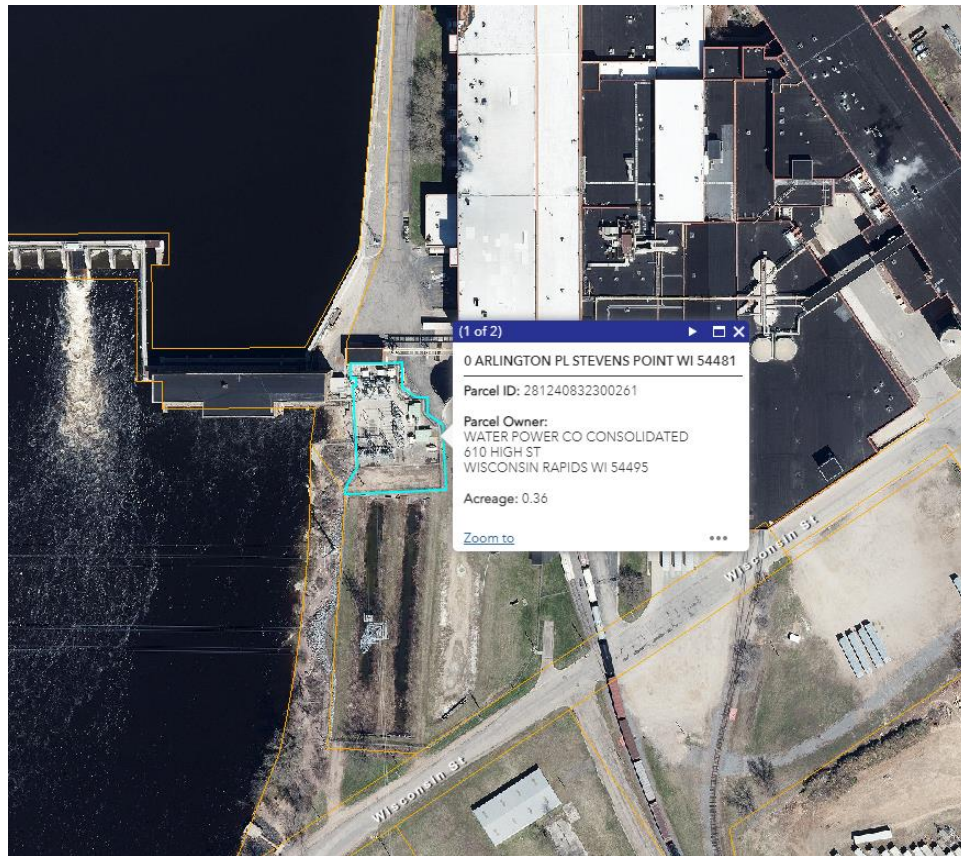
Construct a Control House
Consolidated Water Power Company
July 6, 2021



**Department of Community
Development**

Applicant(s): - Tom Witt, representing Consolidated Water Power Company Staff: - Ryan Kernosky, Director rkernosky@stevenspoint.com - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281240832300261 Zone(s): "M-2" Heavy Industrial Master Plan: - Industrial Council District: - District 9 Ald. Dalton Lot Information: - Frontage: 0 ft. - Depth: 148 ft. - Lot Size: 15,908 sq. ft. (0.365 ac.) Current Use: - Substation Applicable Regulations: 23.02(1)(a)(3)(b)	Request - Public Hearing and action on a request from Tom Witt, representing the Consolidated Water Power Company, for a conditional use permit to construct a control house for an electrical substation at an unaddressed parcel off of Arlington Place (Parcel ID 281240832300261), consistent with Ch. 23.02(1)(a)(3)(b). Attachment(s) - Application - Plans Findings of Fact - The Consolidated Water Power Company is requesting a conditional use permit to construct a control house as part of a substation upgrade. - The control house building is proposed to be 600 square feet in size and located adjacent to an existing powerhouse. - Electrical equipment will be stored in the proposed structure to allow for 46 kilovolts of electrical distribution to the paper mill for mill operations. - The control house will be made out of prefabricated metal and custom designed to meet Building Code requirements. - Substations are a conditional use within the "M-2" Heavy Industrial District. - The Plan Commission and Common Council may attach additional conditions on this request. Staff Recommendation Approve the conditional use permit to construct a control house for an electrical substation at an unaddressed parcel off of Arlington Place (Parcel ID 281240832300261), subject to the following conditions: - The control house shall maintain a 20 foot side and rear setback. - All applicable building permits shall be obtained prior to the start of construction. - Staff shall have the ability to approve minor amendments to the site plan.
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Vicinity Map



Background

The applicant is requesting a conditional use permit to construct a control house as part of a substation project. According to the applicant, the purpose of constructing a control house is to improve safety and reliability to distribute electricity to the paper mill. With the control house and equipment stored inside, the structure will be able to handle 46 kilovolts of electrical distribution for the paper mill. The control house is approximately 600 square feet in size and will be located near the southeast corner of the subject parcel, set back approximately 20 feet from the side and rear property lines. While the subject property does not have immediate access off of street frontages, two easement agreements exist that allows for access into the property off of Arlington Place and Wisconsin Street.

Substations are a conditional use within all City zoning districts. With the subject property being zoned “M-2” Heavy Industrial, a conditional use permit is required to construct the control house building.

Ch. 23.02(1)(a)(3) Conditional Uses

b) Any utility structure, substation, transmission line or pipeline.

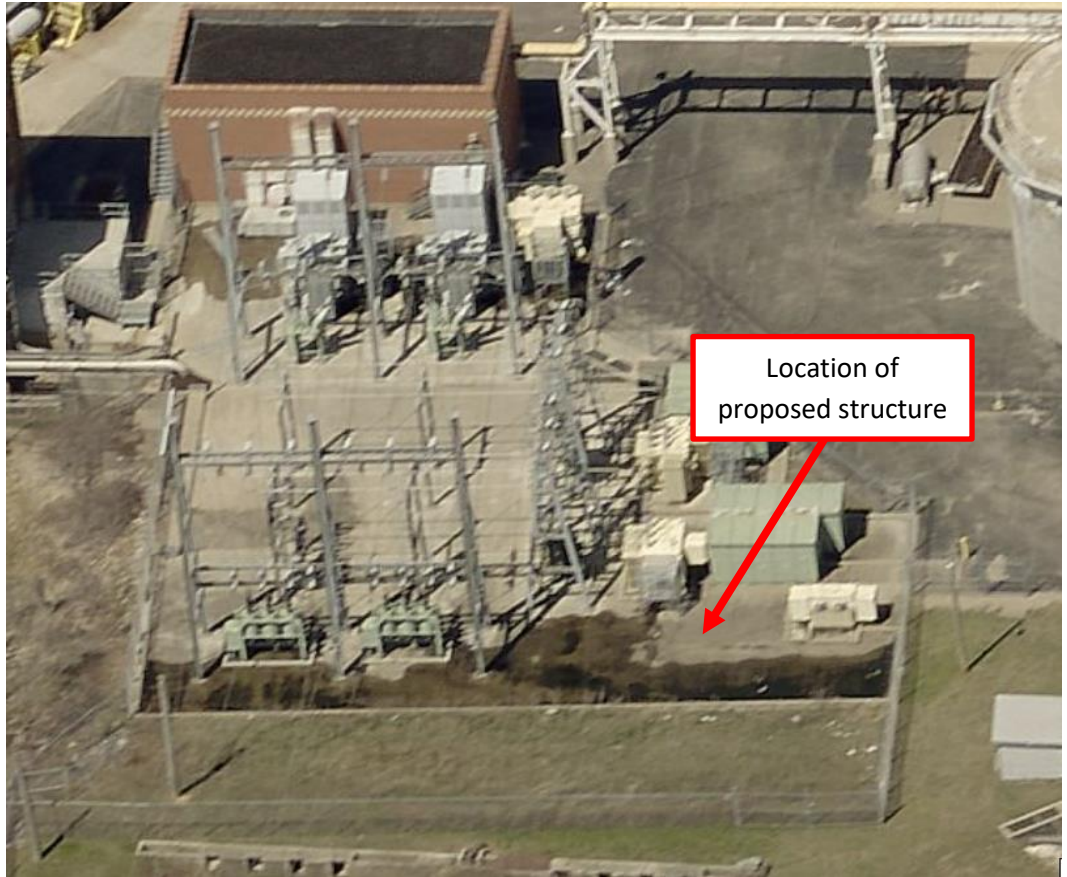
Should the conditional use permit be approved, the applicant is seeking begin construction in July and conclude in October of this year. The request has been reviewed based on the fourteen standards of review for a conditional use permit. Each standard is discussed below in greater detail.

Surrounding Zoning & Future Land Use should go here...

Standards of Review – Conditional Use

1. The establishment, maintenance, or operation of the use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

Analysis: The lot is owned by the Consolidated Water Power Company and is utilized for paper mill operations. The proposal is to construct a control house structure on the subject property to support the electrical requirements for the paper mill.



Findings: Given the size of the control house building (600 sq ft) and the safety perimeters already in place within the Pixelle and Consolidate Power Company properties, staff believes that this request will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare. An automated gate exists adjacent to the Pixelle parking lot that allows only authorized personnel access to the subject property. The subject property is enclosed by six foot high chain link fencing that further restricts access to the control house. Lastly, as the applicant is required to meet certain Building and Electrical Code provisions for building the control house, additional safeguards are provided and staff believes that this standard is met.

2. The use will not be injurious to the use and for the purpose already permitted, nor substantially diminish and impair property values.

Analysis: All parcels surrounding the subject property are used for paper mill operations. The proposed use would be ancillary support to the principal use of the adjacent areas.

Findings: As the proposal is a continuation of the paper mill use of the surrounding region, the proposed use is compatible with the use allowed on the property.

3. The establishment of the use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Analysis: The respective area is in an established and developed area of the City and has been utilized as a substation for several years.

Findings: See standards one and two above. All adjoining parcels are zoned for industrial uses (“M-2” Heavy Industrial).



Similarly, all adjoining parcels are designated for industrial use within the City’s Future Land Use Map. Given that the use of the control house is to support the electrical needs of the paper mill, it meets the use allowed within the “M-2” Heavy Industrial District.

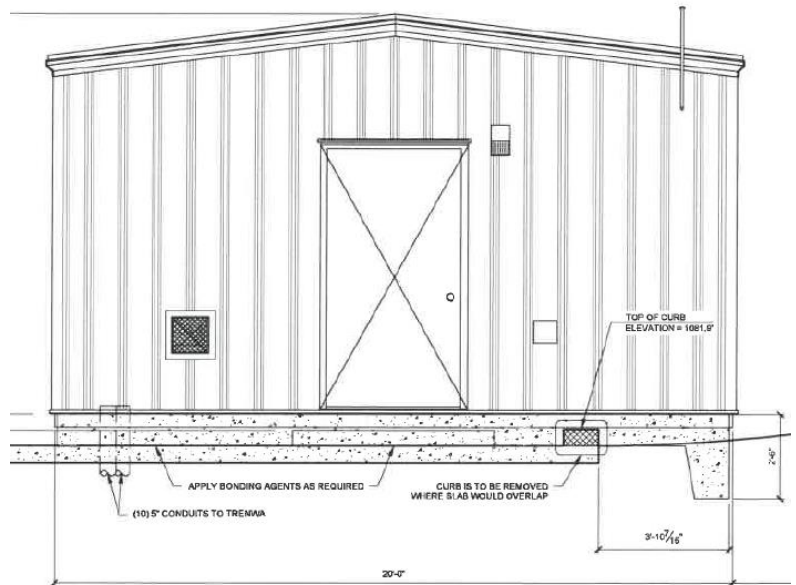
4. The exterior architectural appeal and function plan of any proposed structure will not be in variance with either the exterior architectural appeal and function plan, and scale of the structures already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district so as to result in a substantial or undue adverse effect on the neighborhood.

Analysis: The control house building will comprise of a prefabricated metal finish. Given the amount of electrical current running through the proposed structure, additional building design regulations are imposed by the Building and Electrical Codes. The applicant has been working with the City’s Commercial Building Inspector and Electrical Inspector on ensuring applicable building and electrical requirements are met.

Findings: The proposed structure is 600 sq ft in size. Based on the use of the structure and how it is interconnected to the paper mill operations nearby, staff believes that the proposed structure is compatible with neighboring industrial uses.

5. Adequate utilities, access roads, drainage and/or facilities have been, or are being, provided.

Analysis: As stated earlier, the subject property does not directly abut City streets. Two easements exist to allow access into the property from the north (off of Arlington Place) and to the south (off of Wisconsin Street). Given the size of the proposed structure (600 sq ft) and the amount of impervious surfacing offered on the lot, appropriate drainage exists.



Findings: Given the use of the property and the number of safeguards built into operating an electrical substation, staff believes that access to the control house is appropriate for authorized personnel needing to gain entry.

6. Adequate measures have been, or will be taken, to provide ingress and egress so designed to minimize traffic congestion in the public streets.

Analysis: The respective area is in an established area of the City. Vehicular access off of Arlington Place exists via an access agreement between the subject parcel and the property to the north (707 Arlington Place).

Findings: As limitations exist for who can gain access to the control house, traffic congestion is not anticipated.

7. The proposed use is not contrary to the objectives of any duly adopted land use plan for the City of Stevens Point, any of its components, and/or its environs.

Analysis: The City's 2005 Comprehensive Plan Future Land Use Map has identified the subject property for industrial use. The subject property is also noted within the "M-2" Heavy Industrial District. According to the City's Zoning Code, the "M-2" Heavy Industrial District is established "to provide for those manufacturing or other industrial uses having more obnoxious or nuisance effects than the "M-1" Light Industrial District and having a greater intensity of manufacturing, processing, employment, traffic and other related activities. It is intended that the "M-2" district generally be located distant from non-manufacturing uses: that it be buffered by the "M-1" district or by major highways, rivers, open space, or high intensity commercial uses, and that all "M-2" districts be located consistent with the City's Comprehensive Plan."

Findings: The proposed use meets the intent of the "M-2" Heavy Industrial District as the purpose of the control house is to support the electrical needs of the paper mill. Broadly, a paper mill is considered a more intense industrial use due to the land size needed to support its operation, electrical input required, employment that it

offers, and the additional state and federal regulations imposed due to the use of the property. Given the intended use of the control house, staff believes it also meets the intended future land use of the property.

- 8. The use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.**

Analysis: The conditional use permit is seeking to allow for the construction of a control house building within the subject property.

Findings: The regulations within the “M-2” Heavy Industrial District are met provided that the conditions applied to this report are met and the conditional use permit is allowed.

- 9. The proposal will not result in result in an over-concentration of high density living facilities in one area so as to result in a substantial or undue adverse effect on the neighborhood, on the school system, and the social and protective systems of the community.**

Analysis: N/A

Findings: N/A

- 10. Principal – Applications for exclusive multi-family residential uses: The view from the street should maintain a residential character. The view should not be dominated by the building and not by garages, parking, mechanical equipment, garbage containers, or other storage.**

Analysis: N/A

Findings: N/A

- 11. Access to the site shall be safe.**

Analysis: Vehicular access to the subject property occurs from the property located at 707 Arlington Place. As stated earlier, an automated gate exists within the property at 707 Arlington Place to restrict access to the subject property for only authorized personnel. Although the property is also surrounded by chain link fencing, a gate exists at the southeast corner of the property to allow for an additional access point should emergency situations arise.

Findings: This standard is met.

- 12. There shall be adequate utilities to serve the site.**

- a. The Public Works Director, Police Chief and Fire Chief shall determine whether there is adequate sanitary sewer, portable water, storm drainage, street capacity, emergency access, public protection services, and other utilities to serve the proposed development. They shall review the plan to ensure safety and access for safety vehicles.**

Analysis: Sufficient connections exist to support the intended improvements. Given the setback requirements for the proposed structure (20 feet) and requirements outlined within the Building and Electrical Codes, adequate access within the area exists.

Findings: This standard is met.

13. The privacy of the neighboring development and the proposed development shall be maintained as much as practical. Guidelines:

- a. **Mechanical equipment including refuse storage shall be screened from neighboring properties.**

Analysis: Equipment necessary to support the control house will be located within the structure and will not be visible from the street.

Findings: This standard is met.

- b. **Lighting shall be located to minimize intrusion onto neighboring properties.**

Analysis: No windows are proposed to be installed on the control house structure. Any lighting created is not anticipated to intrude beyond the subject property.

Findings: This standard is met.

- c. **Sources of noise shall be located in a manner that minimizes impact to neighboring properties.**

Analysis: The use will be operating within the confines of the property.

Findings: The use should not create excessive noise.

14. Principal – Applications for exclusive multi-family residential uses. Landscaping shall be provided or existing landscape elements shall be preserved to maintain a sense of residential character, define boundaries, and to enhance the sense of enclosure and privacy.

Analysis: N/A

Findings: N/A

Based on the findings above, staff would recommend approval of the conditional use permit with the conditions outlined on page one. Please keep in mind that recent State legislation has placed limitations on local jurisdictions regarding the denial of conditional use permits. Conditional use permits shall be reviewed by a means to permit a use under certain conditions applied to the use or property. For example, if a concern is raised regarding a standard above, a condition can be applied to the permit to address the concern and grant the permit.

Photos







APPLICATION FOR A CONDITIONAL USE PERMIT

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required	\$300	Fee Paid	#95037537
Associated Applications if Any				Assigned Case Manager			
Pre-Application Conference Date				Conditional Use Permit Request	Use ☐	Amend ☐	

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☐)	
Applicant Name	Consolidated Water Power Company (CWPCo)	Contact Name	Thomas J. Witt
Address	610 High Street	Address	610 High Street
City, State, Zip	Stevens Point, WI. 54481	City, State, Zip	Stevens Point, WI. 54481
Telephone	715-422-3927	Telephone	715-422-3927
Fax	715-422-4112	Fax	715-422-4112
Email	Tom.witt@versoco.com	Email	Tom.witt@versoco.com

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? ☒)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name		Owner's Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

Subject Property Location [Please include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
281240832300261		
Legal Description of Subject Property		
Outlot 2 of Certified Survey Map No. 10721-49-1, Recorded September 5, 2015 as No. 811164, being part of Government Lot 3 in Section 32, Township 24 North, Range 8 East, in the City of Stevens Point, Portage County Wisconsin (see attached Exhibit Owner Information Sheet for the formation of Outlot 2 in the tax parcel).		
Designated Future Land Use Category		Current Use of Property
Electrical substation		Electrical Substation
Explain the land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)		
Substation upgrade project with Pixelle Stevens Point papermill to improve safety and reliability for the existing substation to distribute electricity to the papermill for mill operations. The substation upgrade includes adding a 20'x30'x11' control house building within the southeastern portion of the current substation on CWPCo Outlot 2 land parcel adjacent to the CWPCo powerhouse. The control house will contain necessary electrical equipment for the 46KV electrical distribution and be located 21' from the east property line and 30' from the south property line. The control house will be a prefabricated metal building, custom designed for control house applications to meet all required building codes. See attached Exhibits for the maps, site plan, building elevations. Timeline: Prepare the substation footprint slab to accommodate the building July-August for September-October control room placement.		

How will the proposed development reinforce the existing or planned character of the neighborhood? (Use additional pages if necessary)

The proposed control house will not change the existing character of the neighborhood as it will be placed within the existing substation footprint and maintain a Minimum 20' setback from the existing parcel property line.

Outline steps that will be taken to reduce any negative impacts on adjacent property. (Use additional pages if necessary)

Do not foresee any negative impacts on the adjacent property owned by the Pixelle Stevens Point mill as this is a project that will directly improve the safety and Reliability of the electric substation for the electrical distribution service to the mill.

Current Zoning Surrounding Subject Property

North:	Split Zoned	South:	Split Zoned
East:	Split Zone	West:	Split Zoned

Current Land Use Surrounding Subject Property

North:	CWPCo dam and Pixelle papermill operations	South:	Pixelle papermill operations
East:	Pixelle papermill operations	West:	CWPCo shoreline

EXHIBITS

Owner Information Sheet	☒	Additional Exhibits If Any:
Letter to District Alderperson	☒	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	☒	
Site Plan (designating primary, side, and service street frontages)	☒	
Building Elevations	☒	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	☐	
Street Plan with Cross-sections	☐	
Utility Plan	☐	
Landscape Plan (including any equivalent alternative landscaping requests)	☐	
Stormwater Plan	☐	
Outdoor Lighting Plan (location of fixtures, illumination levels)	☐	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner(s)	Date

Witt, Tom

From: Menning, Bradley
Sent: Wednesday, June 2, 2021 11:13 AM
To: alderpollydalton@gmail.com
Cc: Witt, Tom
Subject: CWPCo Conditional Use Permit Notification Letter
Attachments: CWPCo Conditional Use Permit Notification.pdf

Alderperson Dalton,

Thank you for the call earlier. As we discussed, attached is the letter required as part of the conditional use permitting request process for a building we are proposing to construct inside our existing Stevens Point Substation.

If you have any questions or concerns please do not hesitate me or Tom Witt.

Thank you,

Brad Menning

Operations & Maintenance Manager of Utility & Hydro

Consolidated Water Power Company (CWPCo),

a subsidiary of Verso Corporation

610 High Street, Wisconsin Rapids, WI 54495

T: 715-422-3481 | C: 715-573-1991 | E: bradley.menning@versoco.com



This email, including any attachments, contains information that is confidential and may be privileged. If you believe that you received this email in error, please delete it and notify the sender as soon as possible. Thank you.



CONSOLIDATED WATER POWER COMPANY
610 High Street, Wisconsin Rapids, WI 54495
A subsidiary of Verso Corporation

June 2, 2021

Subject: Conditional Use Permit Notification Letter

Dear Alderperson Dalton:

Consolidated Water Power Company (CWPCo) is a public utility engaging in the production, transmission, distribution and sale of electricity to customers in Wood and Portage Counties. CWPCo owns and operates the Stevens Point Hydroelectric Project, Stevens Point Substation and associated electric distribution lines in Ward 9 of Stevens Point. The Stevens Point Substation located at, 707 Arlington Place, Stevens Point, WI, 54481, is adjacent to the Pixelle Stevens Point Paper Mill in order to provide the facility with electricity.

We have been coordinating a substation upgrade project with Pixelle to improve the safety and reliability of the existing substation for the electric distribution to their facility. As part of this project we need to construct a 20'x30'x11' building, referred to as a control house. The control house contains the electrical equipment necessary to control the equipment in the substation. The control house will be located within the existing substation foot print and will be approximately 21 feet from the east property line and approximately 30 feet from the south property line. Please see attached for an aerial view of the requested location. The proposed building will be a prefabricated metal building, custom designed for control house applications and will meet all required building codes.

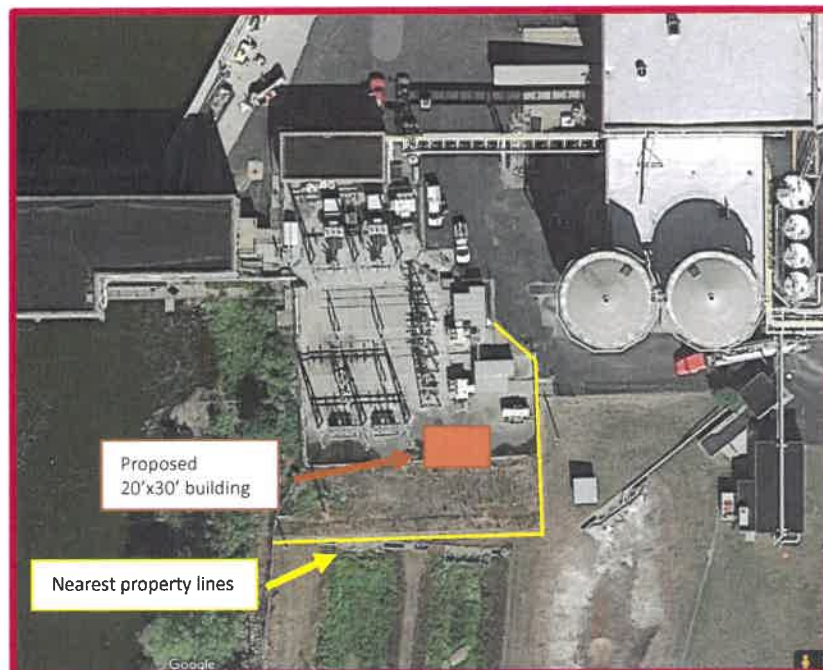
The intent of this letter is to notify you that we intend to submit a conditional use permit for the construction of the control house as required by conditional use permitting process. If you have any questions or concerns, please feel free to reach out to myself or Tom Witt.

Thank you,

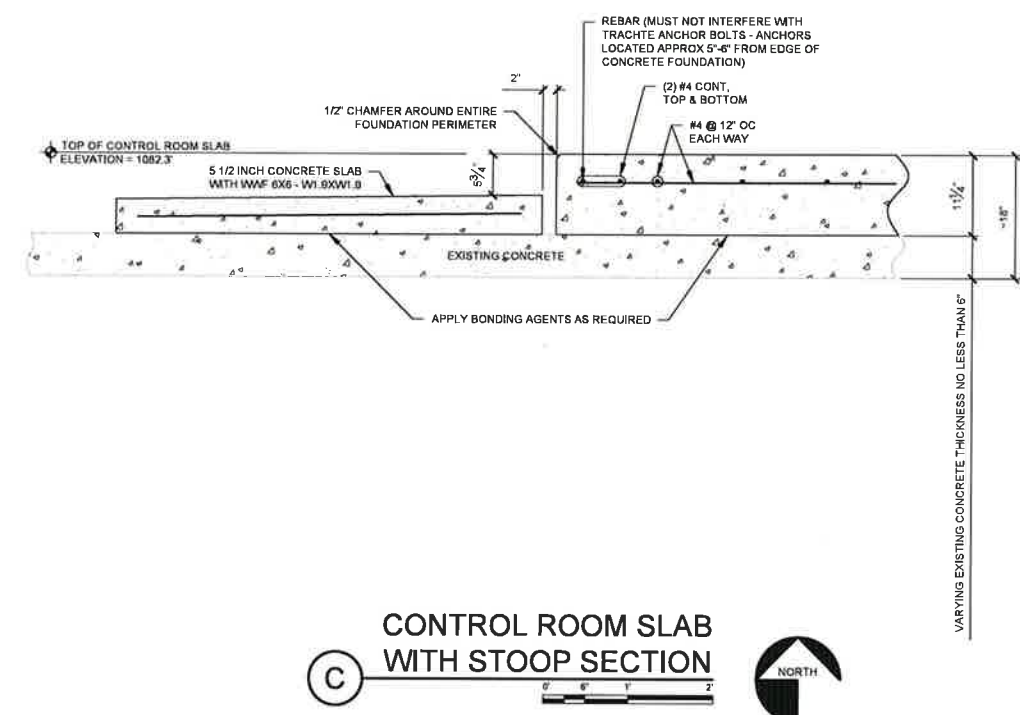
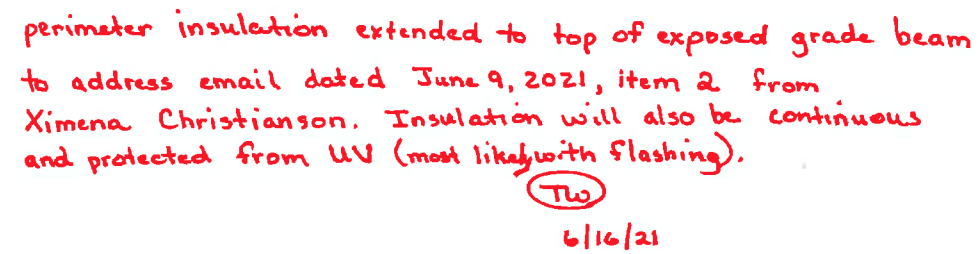
Brad Menning
Operations & Maintenance Manager of Utility & Hydro
Consolidated Water Power Company (CWPCo)
T: 715-422-3481 | C: 715-573-1991 | E: bradley.menning@versoco.com

CC: Tom Witt
Resources Manager
Consolidated Water Power Company (CWPCo)
T: 715-422-3927 | C: 715-213-3427 | E: tom.witt@versoco.com

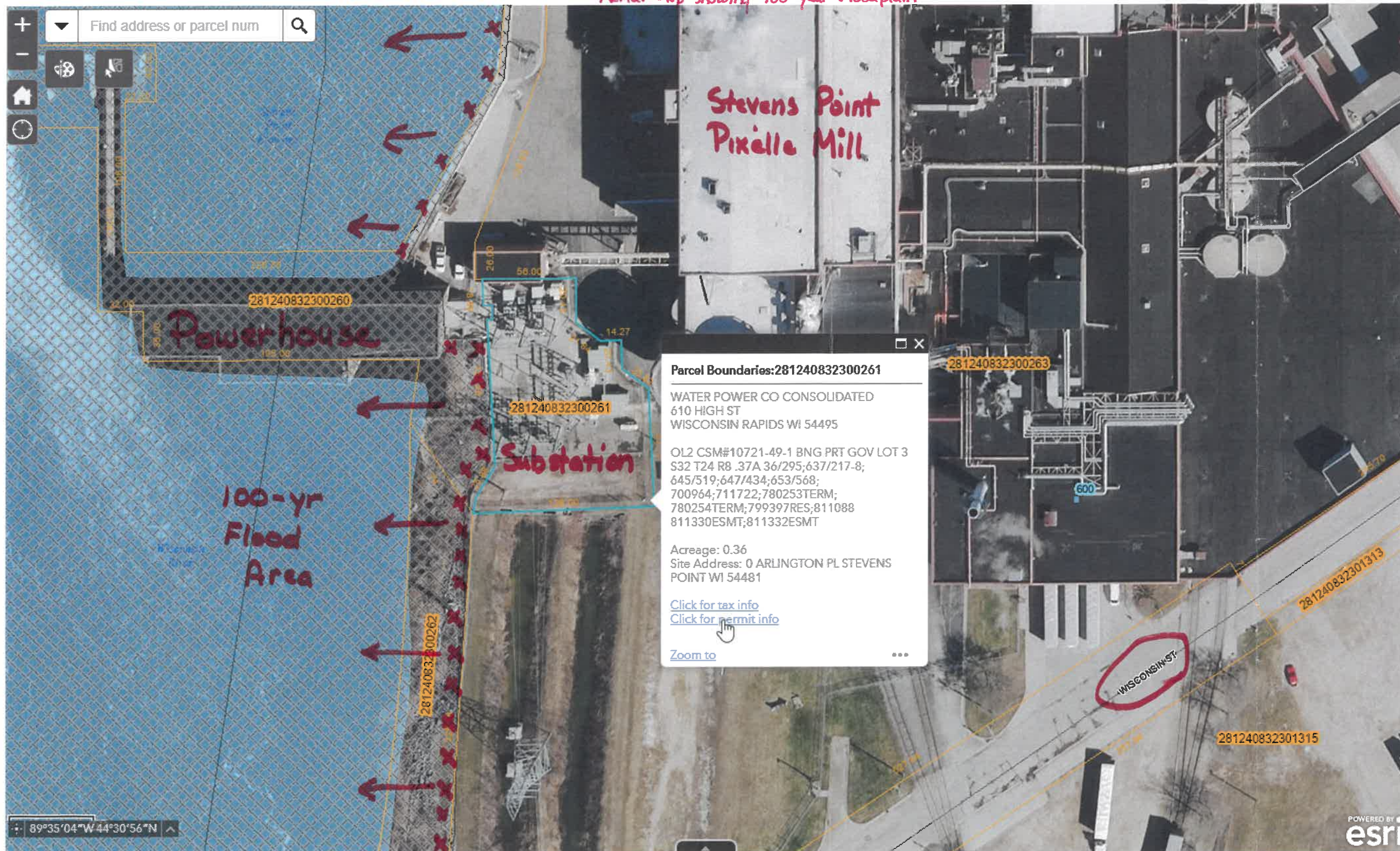
Attachement: CWPCo Proposed Control House Location



[illegible]



Revised sheet
6/16/21 Tw





Administrative Staff Report

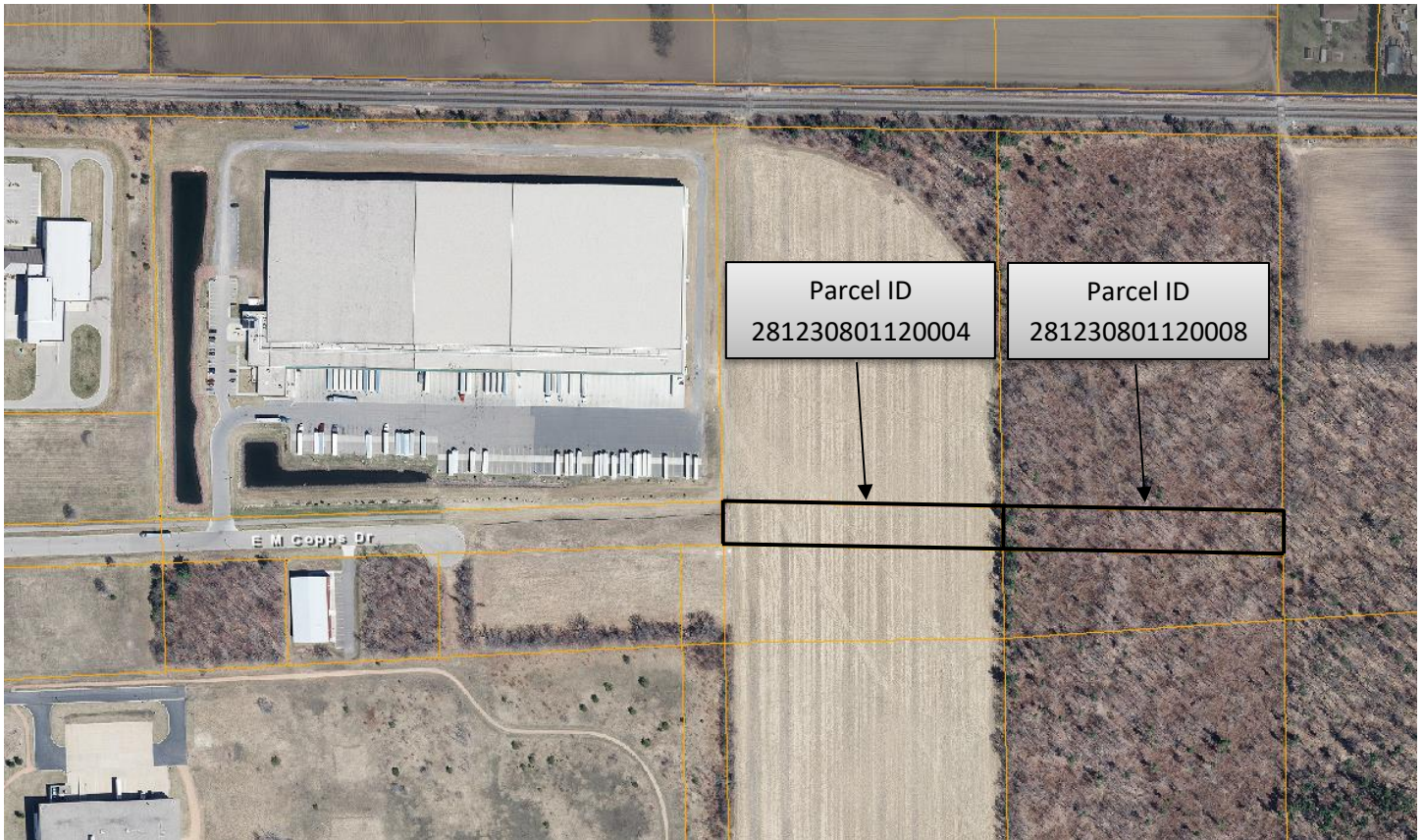
Official Street Map Amendment
5700 E M Copps Drive
July 6, 2021



Department of Community
Development

Applicant(s): - City of Stevens Point Staff: - Ryan Kernosky, Director rkernosky@stevenspoint.com - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281230801120008 Zone(s): "PID" Planned Industrial Development District Master Plan: - Extraterritorial (Business/Industrial Park) Council District: - District 6 Ald. Slowinski	Request - Public Hearing and action on a request from the City of Stevens Point to amend the Official Street Map of the City of Stevens Point to extend E M Copps Drive to the east within Parcel ID 281230801120008. Findings of Fact - The City of Stevens Point is seeking to amend the Official Street Map to extend E M Copps Drive within the subject parcel. - The purpose of the Official Street Map amendment is to accommodate planned expansions of Lineage Logistics. - Any amendment of the City's Official Street Map requires the review and approval of the Plan Commission and Common Council. Staff Recommendation Approve the Official Street Map Amendment as proposed to extend E M Copps Drive within Parcel ID 281230801120008.
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Vicinity Map



Background

Earlier this year, the Plan Commission and Common Council voted to approve an amendment of the City's Official Street Map to extend E M Copps Drive within Parcel ID 281230801120004. As Lineage Logistics progress through their fifth and sixth phased expansions, the City is requesting to amend the Official Street Map to further extend E M Copps Drive within Parcel ID 281230801120008. By extending E M Copps Drive, it is planned to accommodate parking lot entrances and exists as part of the sixth phased addition, along with utility infrastructure connections within the E M Copps Right-of-Way. The following pages outline the review standards for amending the Official Street Map.

Standards of Review – Official Street Map Amendment

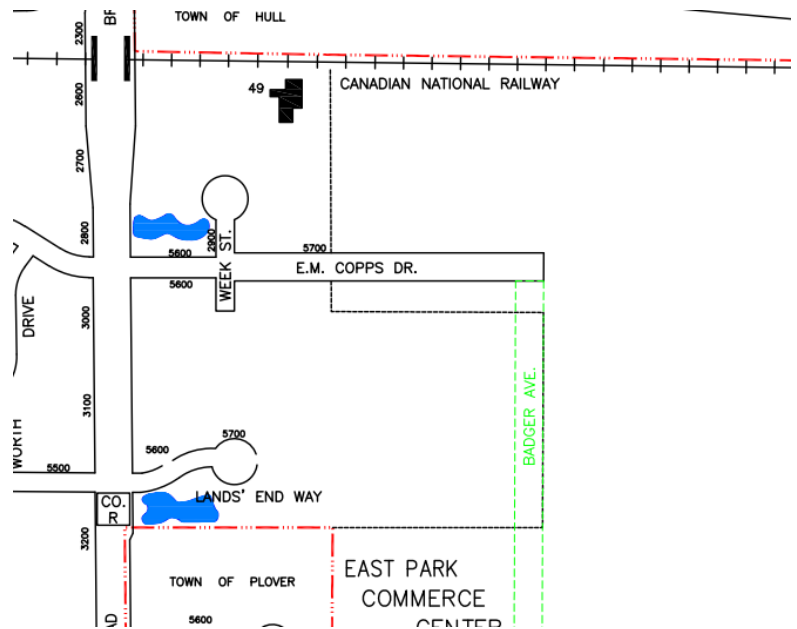
Section 3.5 [pages 59-62] of the City's 2005 Comprehensive Plan outlines the creation of adoption of "an Official Street Map which establishes appropriate street connections and extensions to adequately serve future Stevens Point development." As the City's Official Street Map is a policy of the Comprehensive Plan to be implemented, any amendment or revision thereof would be subject to the standards and considerations for plan amendments as outlined in Section 9.3(B)(4) [pages 181-183] of the City's Comprehensive Plan. Such standards and considerations are outlined below.

- 1. Internal Consistency. Amendments shall be made so as to preserve the internal consistency of the entire Comprehensive Plan.**

Analysis: The City's Official Street Map designates E M Copps Drive to extend to the east up to the point where it intersects Badger Avenue (a planned north-south street) and connects with Parcel ID 281230801120004. The

proposed extension of E M Copps Drive is intended to run alongside Lineage Logistics, accommodating their proposed ingress-egress locations as part of previous approved phased developments. Please see the image below for further details.

Findings: Although the Official Street Map is one of the most important pieces in outlining where planned future streets are to be located, other factors within the Comprehensive Plan need to be taken into consideration. By amending the Official Street Map to extend E M Copps Drive, it is providing additional areas of street access to accommodate planned expansions of Lineage



Logistics and future users of the East Park Commerce Center. As such, the proposed amendment is not only fulfilling the goals, objective and policies of Chapter Three of the City’s Comprehensive Plan, but is also accommodating other components of the Comprehensive Plan (e.g., Chapter Six: Economic Development).

Chapter Three of the Comprehensive Plan states that future policies should “discourage roadways from becoming barriers to movement.” By extending E M Copps Drive, it is allowing for greater mobility semi-trucks moving in and out of Lineage Logistics. Additionally, extending E M Copps Drive past Badger Avenue arguably provides for greater connectivity within the East Park Commerce Center.

2. **Granting Special Privileges or Placing Limitations Not Permitted. No amendment to change the Future Land Use Map shall contain special privileges or rights or any conditions, limitations, or requirements not applicable to all other lands in the district.**

Analysis: The proposed amendment to the Official Street Map is proposed to provide additional access points to Lineage Logistics and future users of East Park Commerce Center.

Findings: The amendment is consistent with the Transportation Element of the City’s Comprehensive Plan. According to the transportation vision statement, “streets are designed and maintained to create a sense of place for residential and commercial neighborhoods and for the City. The use of parks, tree-lined boulevards, neighborhood signs or statutes, and the location of parking lots to the rear or sides of buildings all add to the positive visual experience of the community.” A majority of the parking is proposed to be located in the rear of the lot as part of the sixth phased addition, thus fulfilling the intent of designing streets in industrial corridors.

3. **The amendment shall not create an adverse impact on adjacent land/land uses.**

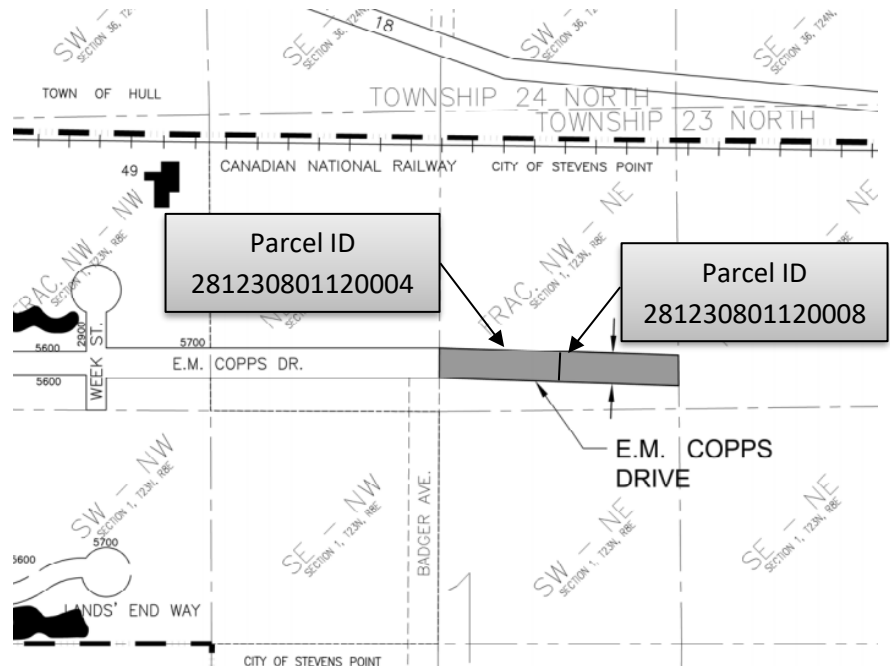
Analysis: The planned expansion of E M Copps Drive is to exist within the East Park Commerce Center, adjoining properties all zoned within the “PID” Planned Industrial Development District. As there are planned streets within the East Park Commerce Center not already constructed (e.g., Badger Avenue, Carrie Frost Drive extension, etc.), the proposed extension of E M Copps Drive is anticipated to assist in the overall development pattern of the East Park Commerce Center. For example, extending E M Copps Drive is likely to increase connectivity of other parcels in the East Park Commerce Center with existing or proposed street infrastructure. Given that all impacted parcels

are zoned “PID” Planned Industrial Development and all undeveloped parcels would require a site plan review prior to land improvements, any adverse impacts are likely to be kept at a minimum.

Findings: The extension of E M Copps Drive will provide additional development opportunities within the Planned Industrial Development Zoning District and will not create any adverse impact on adjacent land and land uses.

4. The amendment shall not create an adverse impact on public facilities and serves.

Analysis: Utilities currently exist within the E M Copps Drive Right-of-Way. As part of planning for the recently approved phased developments for Lineage Logistics, the Public Works and Utilities Departments have been planning for any utility connections needed for the warehouse addition, stormwater management requirements, etc. Existing utilities along the E M Copps Drive Right-of-Way have the potential to support the development/expansion of nearby uses.



Findings: The proposed amendment should not create an adverse impact on public facilities and services. Given the existing public infrastructure surrounding Lineage Logistics, along with each phased development going before the Plan Commission via a Site Plan Review, the proposed street extension is not likely to hinder potential future public facility needs.

When taking into consideration the above findings, staff has concluded that amending the City’s Official Street Map is within the public interest. Extending E M Copps Drive is fitting and does not result in any negative consequences to nearby classifications and uses. Upon review, staff has identified that the above criteria has been met and would recommend amending the City’s Official Street Map to extend E M Copps Drive as described above.

Administrative Staff Report

Conditional Use Permit Install Two Above-Ground Storage Tanks Marshfield Clinic July 6, 2021



Department of Community Development

Applicant(s): - James Lynn, representing Marshfield Clinic Staff: - Ryan Kernosky, Director rkernosky@stevenspoint.com - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281240822340017 Zone(s): "B-4" Commercial District Master Plan: - Commercial / Office / Multi-Family Council District: - District 8 Ald. Leek Lot Information: - Frontage: 1,661 ft. - Depth: 1,391 ft. - Lot Size: 784,990 sq. ft. (18.021 ac.) Current Use: - Hospital Applicable Regulations: 23.02(4)(e)(3.4)	Request - Public Hearing and action on a request from James Lynn, representing Marshfield Clinic, for a conditional use permit to install two above ground storage tanks at 4100 State Highway 66 (Parcel ID 281240822340017), consistent with Ch. 23.02(4)(e)(3.4). Attachment(s) - Application - Plans Findings of Fact - In November 2020, the applicant obtained a conditional use permit to construct a 30,235 sq ft addition to Marshfield Clinic. - The expansion consists of two stories and will house an emergency department, surgery center, inpatient unit and support spaces. - Following conditional use approval, the applicant has been working with City staff on finalizing plans for proposed above-ground petroleum storage tanks. - Two above-ground tanks are proposed to be located in the rear of the building and will accommodate the energy demands of Marshfield Clinic post-expansion. - Each tank has a storage capacity of 2,200 gallons. - The subject property is located within the Wellhead Protection Overlay District B. - Above-ground petroleum storage tanks are a permitted use up to 660 gallons in storage capacity. Exceeding the 660 gallon limit requires the approval of the Plan Commission and Common Council through a Conditional Use Permit - The Plan Commission and Common Council can attach conditions onto the approval if necessary. Staff Recommendation Approve the conditional use permit to install two above-ground storage tanks at 4100 State Highway 66 (Parcel ID 281240822340017), subject to the following conditions: - All piping shall be double wall flexible piping, where if a product is released from the primary pipe it would be contained in a liquid tight pipe. Other type of piping that is not flexible is allowed if it can be proven to provide similar protection. This shall be approved by the State of Wisconsin and City staff prior to permit issuance.
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- | | |
|--|---|
| | <ol style="list-style-type: none">2. Sumps shall be located at the head of each tank and also sound an alarm immediately if any liquid enters the sump.3. All tanks shall be at minimum double walled with a liquid sensor that sounds an alarm immediately if any liquid is detected.4. Electronic line leak detection shall be installed.5. Continuous monitoring is required, meaning that an alarm will sound and proper authorities shall be immediately notified if a leak is detected.6. Overfill devices shall be required to be installed to prevent the overfilling of above-ground tanks. This shall include installing one in the fill pipe of each tank as well as an audible alert at 90% capacity and an auto shut-off at 95% capacity to ensure that overfilling will not occur.7. Catch basins shall be installed around every fill point to catch product that may drip during the product transfer process.8. Functionality tests shall be done semi-annually on all line monitors to ensure proper operation.9. Monitoring wells shall be installed throughout the property at locations determined, prior to any permit issuance, by the Public Utilities Director. Sampling and analyses shall be done quarterly at the expense of the property owner. City staff shall be given unrestricted access for compliance purposes.10. A spill prevention, control and countermeasure plan shall be in place prior permit issuance and shall be submitted to the Public Utilities Department for filing and enforcement.11. The City reserves the right to establish new conditions for the purpose of protecting the groundwater supply. The Community Development Department and Public Utilities Department shall be notified if changes occur to chemicals, quantities, storage or service at the facility or on the property.12. All costs associated with the conditions within the resolution shall be at the expense of the operator and/or owner. All required reports relating to sampling, analysis and/or testing shall be provided to the City upon completion of such sampling, analysis and/or testing.13. If any equal or superior alternative exists over any of the conditions, as determined by the Director of Public Utilities and the Director of Community Development, City staff shall have the ability to modify such condition(s).14. Any known spills, releases, leaks or discharges shall be reported to the Public Utilities Director within 24 hours of detection.15. The two proposed above-ground tanks shall not exceed 2,200 gallons in storage capacity.16. The applicant shall obtain applicable permits prior to tank installation. |
|--|---|

Vicinity Map



Background

In November 2020, the Common Council approved a conditional use request from the applicant to construct a 30,250 square feet addition that will house the following uses: emergency department, inpatient unit, dietary room, physical therapy room, imaging, building services and receiving, surgery/recovery and office space. The addition consists of two stories and will be located directly east of the existing clinic. As part of the expansion, there are two additional points of entry into the building—one hospital and emergency room entrance located on the southern end of the building, and an entrance on the east side of the building dedicated solely for ambulance pick-up and drop-off. The development also includes an expansion of the existing parking lot, the creation of a propane tank enclosure and mobile MRI location behind the proposed addition.

As part of the site plan submittal, the applicant was requesting a tank enclosure to accommodate new generators serving both the existing clinic and expansion under construction. While details on the tanks and generators (e.g., size, type of fuel, etc.) have not been determined, the applicant has been working with City since the conditional use approval to ensure appropriate standards and safeguards are met. Recently, the applicant has requested to install two above-ground storage tanks that each has a 2,200 gallon storage capacity. Petroleum is the requested fuel source to operate the tanks. Based on state and federal regulations for Marshfield Clinic, the planned generators must be designed in a way to provide continuous, 24 hours of operation. Since different fuel sources have a faster burn time than others (e.g., natural gas versus petroleum), it was determined that petroleum was the only fuel source (at 2,200 gallons in capacity) is the only fuel source that allows for continuous generator operation.

With the subject property being located within the Wellhead Protection Overlay District B, additional regulations are in place for operating above-ground tanks. Specifically, the City's Zoning Code states that above-ground petroleum tanks cannot exceed 660 gallons unless approved by the Plan Commission and Common Council. The aforementioned is described below.

Ch. 23.02(4)(e)

(3.2) Permitted Uses

(3) Above ground petroleum product storage tanks up to 660 gallons

(3.4) Conditional Uses

The following uses may be permitted on a case-by-case basis, providing adequate groundwater protection and monitoring measures, as determined by the Stevens Point Plan Commission and Common Council, are instituted.

- 1) All other uses, which are not permitted uses listed above, but are uses allowed within the underlying zoning district.*

To allow for the proposed tanks to exceed 660 gallons in storage capacity, a conditional use permit is required. The following outlines the fourteen standards that must be met in issuing a conditional use permit.

Standards of Review – Site Plan Review

- 1. The establishment, maintenance, or operation of the use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.**

Analysis: Two above-ground petroleum product storage tanks are requested with a storage capacity of 2,200 gallons each.

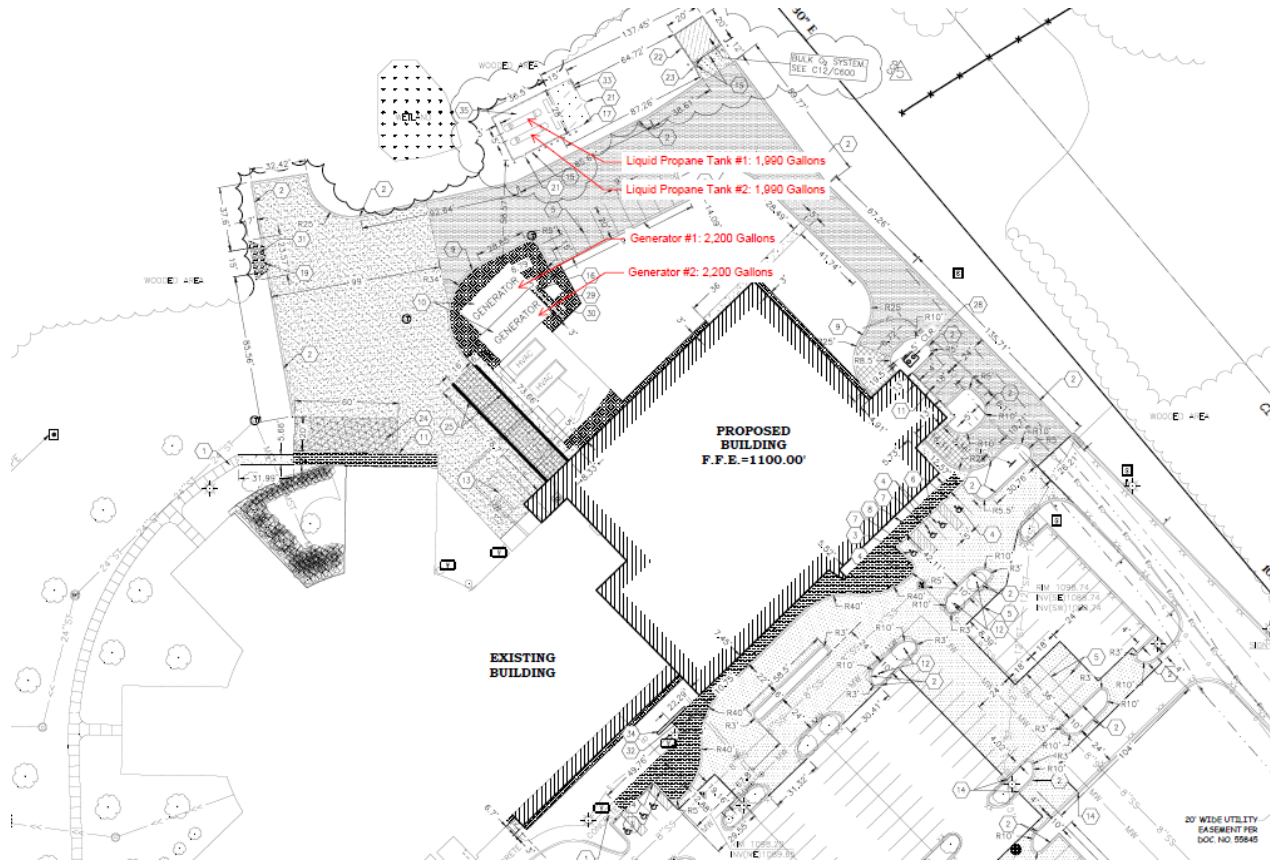
Findings: The intent of the proposed storage tanks are to provide a fuel source for the generators located in the rear of Marshfield Clinic. As stated earlier, the generators are intended to service both portions of Marshfield Clinic (current and under construction). While hospitals and associated storage tanks are considered more of an intense use, staff does not believe the proposed conditional use permit would be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare in part due to the types of surrounding uses. With Marshfield Clinic directly across from the Stevens Point Municipal Airport, there are additional regulations in place regarding the design of the clinic expansion. Additionally, the Wellhead Protection Overlay District B establishes additional requirements for future development to ensure the protection of the City's groundwater supply. With increased regulatory review, staff believes that the applicant's proposal meets the aforementioned standard.

- 2. The use will not be injurious to the use and for the purpose already permitted, nor substantially diminish and impair property values.**

Analysis: A mix of single family and more intense commercial uses exist within the near vicinity of the property

Findings: The applicant will be required to obtain proper permits for the installation of the above-ground tanks meeting the conditions attached to this report. Given the conditions applied to this request – conditions that are

generally applied to all above- and below-ground tank requests, staff believes that the requested tank capacity would not diminish and impair property values.



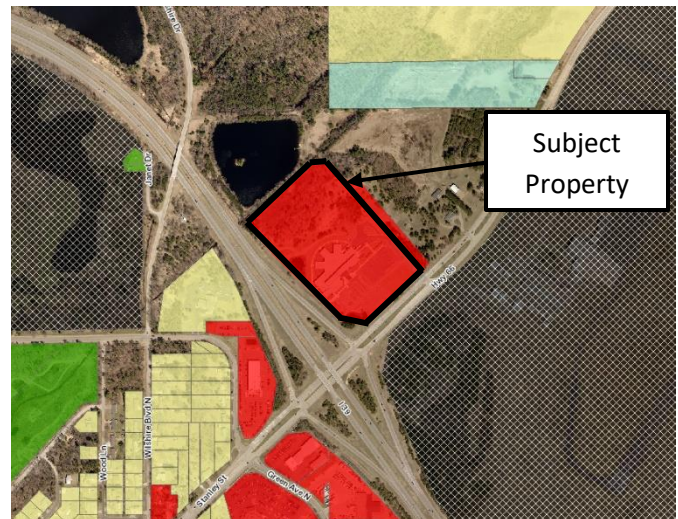
3. The establishment of the use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Analysis: The respective area is in an established and developed area of the City and has been used as a hospital/clinic for several years.

Findings: See standards one and two above. Marshfield Clinic adjoins properties located within the Town of Hull. While located outside of the City, all adjoining parcels are zoned as Commercial/Office within the City's Extraterritorial Land Use Map. Similarly, most adjoining parcels within City limits are zoned presently for commercial use, outside of the airport to the east and non-developable wetlands to the north. Therefore, given that most adjoining parcels are zoned for higher intensity commercial use, the requested tank size should not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

4. The exterior architectural appeal and function plan of any proposed structure will not be variance with either the exterior architectural appeal and function plan, and scale of the structures already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district so as to result in a substantial or undue adverse effect on the neighborhood.

Analysis: As required during the previous conditional use request, appropriate landscaping and enclosures are needed for the proposed utility infrastructure. With appropriate screening tied to this request, staff believes that the requested tank size would be better shielded from public view and not result in an adverse impact for the surrounding area.



Findings: This standard is met.

5. Adequate utilities, access roads, drainage and/or facilities have been, or are being, provided.

Analysis: Adequate utilities, access roads and drainage exist for Marshfield Clinic. The existing utilities and utility infrastructure are sized appropriately to handle capacity that the approved expansion will require. While additional access roads were not proposed as part of the previous conditional use permit, the existing driveway leading from Highway 66 to Marshfield Clinic will be modified slightly to accommodate the proposed mobile MRI unit and propane tank enclosure. Given the length of the access road northwest of the mobile MRI location, an appropriate turnaround area exists for vehicular traffic.

Findings: This standard is met.

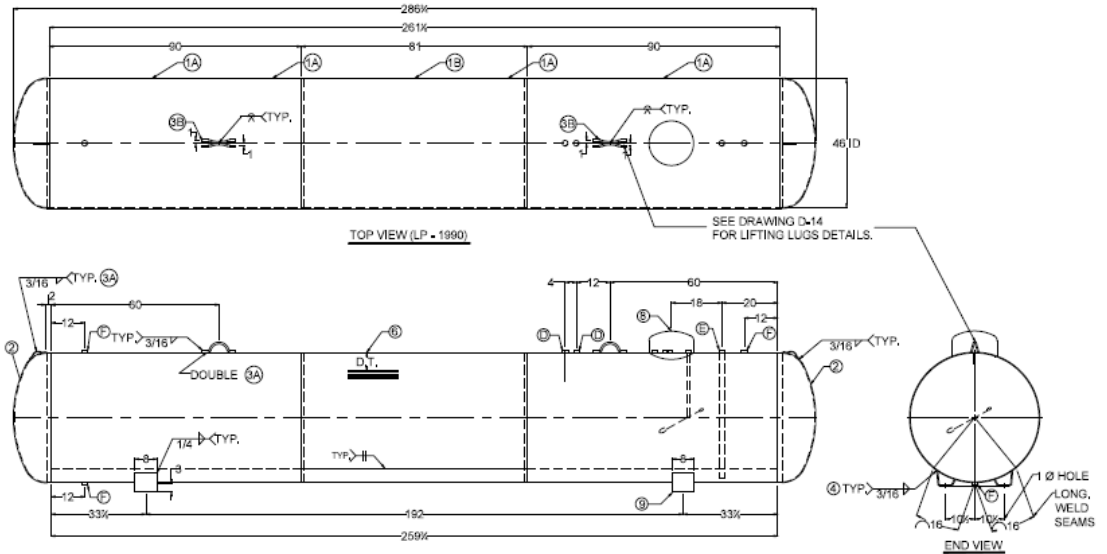
6. Adequate measures have been, or will be taken, to provide ingress and egress so designed to minimize traffic congestion in the public streets.

Analysis: The respective area is in an established area of the City with appropriate vehicular, pedestrian and bicycle access on and to Highway 66. One ingress/egress location exists off of Highway 66. This location allows for one lane of entry into the site, with two lanes of egress (one lane heading west on Highway 66 and one lane heading east on Highway 66).

Findings: Although one ingress/egress location is proposed, the fact that it allows two lanes of exit reduces the likelihood of traffic congestion onto Highway 66. Similarly, given the length of the driveway from Highway 66 to the closest parking lot (approximately 150' to the right-of-way), staff believes access in and out of the site is appropriate.

7. The proposed use is not contrary to the objectives of any duly adopted

land use plan for the City of Stevens Point and any of its components.



Analysis: The City's 2005 Comprehensive Plan Future Land Use Map has identified this property as Commercial/Office/Multi-Family. As stated earlier in this staff report, the subject property is zoned as "B-4" Commercial. According to the City's Zoning Code, the "B-4" District "is established to provide for retail, commercial, office, service and apartment uses in areas of good accessibility along arterial streets consistent with the City's Comprehensive Plan. This district is primarily intended to accommodate general commercial uses requiring on-site parking and arterial access."

ADD FUTURE LAND USE MAP AND SURROUNDING AREAS HERE.

Findings: The proposed tank size meets the intent of the "B-4" District as Marshfield Clinic is considered a service use that is located on an arterial street (i.e., Highway 66) that allows for adequate accessibility into and out of the property. Second, given the proposal meets the intended use of the City's Zoning Map and Future Land Use Map, staff believes the proposed use acts as a buffer between the heavy commercial uses west of Interstate 39 and the lower density residential and conservation uses east of Interstate 39. Finally, as mentioned earlier, the additional regulations in place due to the project's location within the Wellhead Protection Overlay District B that allows enough safeguards to prevent any detrimental impacts to surrounding properties.

8. The use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

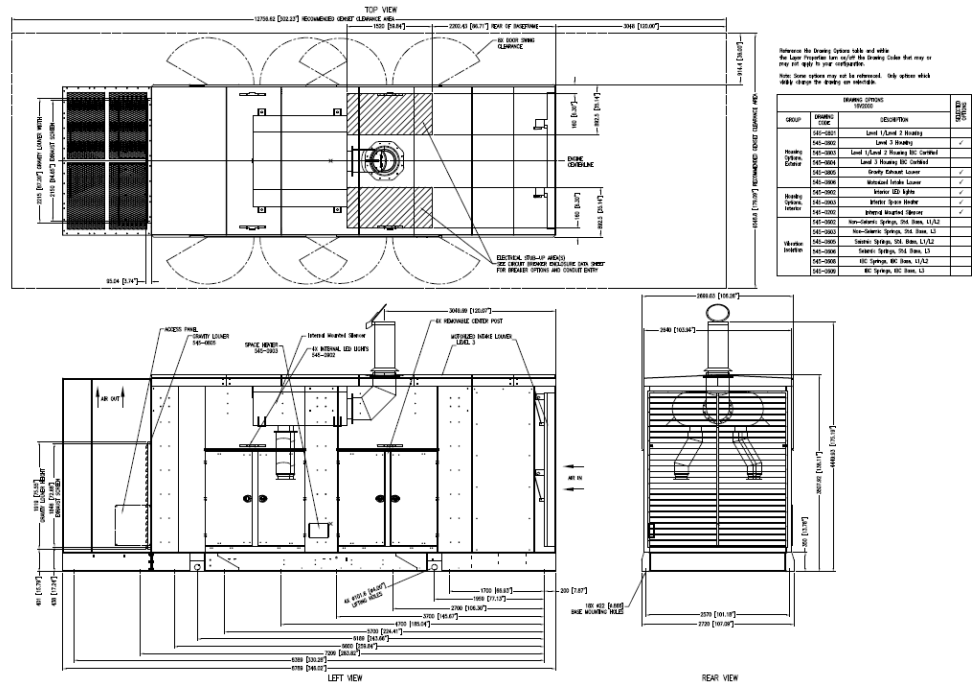
Analysis: The conditional use permit is asking to allow for two above-ground petroleum product storage tanks to be installed on the subject property at a storage capacity of 2,200 gallons each.

Findings: The regulations of the "B-4" Commercial District are met provided the conditional use permit is allowed. Please refer to the site details above in the "background" section and the attached plans.

9. The proposal will not result in an over-concentration of high density living facilities in one area so as to result in a substantial or undue adverse effect on the neighborhood, on the school system, and the social and protective systems of the community.

Analysis: N/A

Findings: N/A



10. Principal – Applications for exclusive multi-family residential uses: The view from the street should maintain a residential character. The view should not be dominated by the building and not by garages, parking, mechanical equipment, garbage containers, or other storage.

Analysis: N/A

Findings: N/A

11. Access to the site shall be safe.

Analysis: Vehicular access if off of Highway 66. Pedestrian and bicycle access does not occur off of Highway 66—unsurprising given the roadway is considered an arterial street.

Findings: This standard is met.

12. There shall be adequate utilities to serve the site.

- a. The Public Works Director, Police Chief and Fire Chief shall determine whether there is adequate sanitary sewer, portable water, storm drainage, street capacity, emergency access, public protection services, and other utilities to serve the proposed development. They shall review the plan to ensure safety and access for safety vehicles.

Analysis: Utility connections exist to support the generator and tank installation. Given the conditions attached to this request that dictates how the tanks are installed and what features it possesses, staff believes that adequate utilities serve the site.

Findings: This standard is met.

13. The privacy of the neighboring development and the proposed development shall be maintained as much as practical. Guidelines:

a. Mechanical equipment including refuse storage shall be screened from neighboring properties.

Analysis: An existing utility yard is located on the site with no screening present. The generators and tanks are proposed to be located within the utility yard.

Findings: As a condition to the previous conditional use request, the applicant shall submit details on the proposed screening of the utility yard, meeting applicable screening requirements within the City's Zoning Code and to be reviewed by Community Development staff. If refuse storage is increased or if mechanical equipment usage is increased, the applicant shall screen the refuse containers meeting applicable City regulations and keep equipment on the roof if able.

b. Lighting shall be located to minimize intrusion onto neighboring properties.

Analysis: Additional lighting is not projected as part of this request.

Findings: This standard is met.

c. Sources of noise shall be located in a manner that minimizes impact to neighboring properties.

Analysis: The use will be operating within the confines of the building and property.

Findings: The use should not create excessive noise.

14. Principal – Applications for exclusive multi-family residential uses. Landscaping shall be provided or existing landscape elements shall be preserved to maintain a sense of residential character, define boundaries, and to enhance the sense of enclosure and privacy.

Analysis: N/A

Findings: N/A

Based on the findings above, staff would recommend approval of the conditional use permit with the conditions outlined on pages one and two. Please keep in mind that recent State legislation has placed limitations on local jurisdictions regarding the denial of conditional use permits. Conditional use permits shall be reviewed by a means to permit a use under certain conditions applied to the use or property. For example, if a concern is raised regarding to a standard above, a condition can be applied to the permit to address the concern and grant the permit.

Photos





APPLICATION FOR A CONDITIONAL USE PERMIT

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications if Any				Assigned Case Manager			
Pre-Application Conference Date				Conditional Use Permit Request	Use ☐	Amend ☐	

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☒)	
Applicant Name	Marshfield Clinic (James Lynn - Vice President of Facilities Services)	Contact Name	
Address	1000 N. Oak Ave	Address	
City, State, Zip	Marshfield, WI 54449	City, State, Zip	
Telephone	Office: 715-389-3123; Cell: 303-406-8348	Telephone	
Fax	715-387-9339	Fax	
Email	lynn.james@marshfieldclinic.org	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? ☒)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name		Owner's Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email	lynn.james@marshfieldclinic.org	Email	lynn.james@marshfieldclinic.org

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
4100 State Hwy 66 - Parcel #281240822340017		
Legal Description of Subject Property		
LOT 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP #9607, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 22, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT AND TOWN OF HULL, PORTAGE COUNTY, WISCONSIN.		
Designated Future Land Use Category		Current Use of Property
Clinic/Hospital		Clinic
Explain the land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)		
As part of a previous Conditional Use Permit approval, the use of the property will be Clinic and Hospital. This Conditional Use request is to install two 2,200 gallon above ground diesel fuel tanks, to run their new generators, serving the new hospital addition, and the existing Clinic, within a Wellhead Protection Area 'B' Zone. Based on healthcare guidelines the design must provide 24 hours of run time. When multiplied by the generator's fuel burn rate per hour, it was determined that a 2,200 gallon tank was required for each generator to operate the building if utility power were to be lost.		

How will the proposed development reinforce the existing or planned character of the neighborhood? (Use additional pages if necessary)			
The respective area is in an established and developed area of the City and has been used as a hospital/clinic for several years.			
Outline steps that will be taken to reduce any negative impacts on adjacent property. (Use additional pages if necessary)			
The tanks are built with the following protections to reduce negative impacts to the adjacent property: -Double-walled tank with internal leak sensors to alert 24/7 maintenance staff of any leaks. -Five gallon spill box to reduce chances of spills during fueling. -Overfill protection valves. -Local audible and visional alarms to alert fuel providers of any issues during fueling. -Alarms for leaks, overfills, etc. are to be programmed to the building automation system to alert owner's facility staff for rapid response.			
Current Zoning Surrounding Subject Property			
North:	A4 General Agriculture (Town of Hull)	South:	NA
East:	Commercial	West:	NA
Current Land Use Surrounding Subject Property			
North:	Johns Lake	South:	Highway 66
East:	Vacant	West:	Interstate 39

EXHIBITS

Owner Information Sheet	☒	Additional Exhibits If Any:
Letter to District Alderperson	☒	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	☒	
Site Plan (designating primary, side, and service street frontages)	☒	
Building Elevations	☐	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	☒	
Street Plan with Cross-sections	☐	
Utility Plan	☐	
Landscape Plan (including any equivalent alternative landscaping requests)	☐	
Stormwater Plan	☐	
Outdoor Lighting Plan (location of fixtures, illumination levels)	☐	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner(s)	Date
 James Lynn (June 4, 2021 15:42 CDT)			



Point of Beginning

4941 Kirschling Court, Stevens Point, WI 54481
1497 6th Street - Suite C, Green Bay, WI 54304
1261 W Main Street - Suite 102, Sun Prairie, WI 53590

May 28, 2021

City of Stevens Point
Attn: Alderman Thomas Leek
1515 Strongs Avenue
Stevens Point, WI 54481

RE: Marshfield Clinic - Project Notice

Mr. Leek,

Marshfield Clinic is proposing to install two 2,200 gallon above ground diesel fuel tanks, to run their new generators, serving the new hospital addition, and the existing Clinic. The site is located at 4100 State Highway 66. The site is located within Wellhead Protection Area 'B'.

If you have any questions, please feel free to contact me.

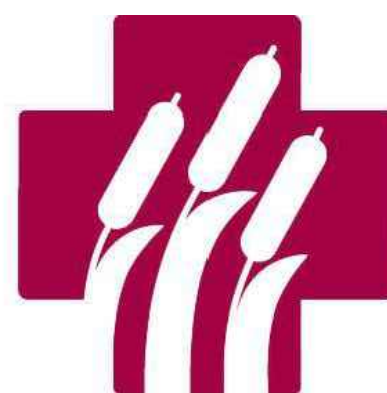
Sincerely,

James Lundberg, P.E.
Director of Engineering
Point of Beginning, Inc.

STRUCTURAL ENGINEER

HGA
420 NORTH 5TH STREET
SUITE 100
MINNEAPOLIS, MINNESOTA 55401
612-758-4000MECHANICAL/ELECTRICAL/
PLUMBING ENGINEERDUNHAM
50 SOUTH SIXTH STREET
SUITE 1100
MINNEAPOLIS, MINNESOTA 55402
612-465-7550

CIVIL ENGINEER

POINT OF BEGINNING, INC
4941 KIRSCHLING CT
STEVENS POINT,
WISCONSIN 54481
715-344-9999Point of Beginning
Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)MARSHFIELD CLINIC
STEVENS POINT
CENTER
HOSPITAL ADDITION4100 WI-86
STEVENS POINT,
WISCONSIN 54482

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
5. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
6. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
7. PRIOR TO STARTING WORK, VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
8. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
9. PROVIDE PROPER BARRICADES, SIGNS, AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
10. SIDEWALK JOINTS SHALL BE INSTALLED AS INDICATED OR AS APPROVED BY THE CONSTRUCTION MANAGER.
11. ALL CONCRETE SAWCUTS SHALL BE AT AN EXISTING JOINT.
12. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED, FERTILIZED, AND CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

PAVEMENT HATCH PATTERNS:

PROPOSED HEAVY DUTY ASPHALT PAVEMENT		1 C600
PROPOSED STANDARD DUTY ASPHALT PAVEMENT		1 C600
PROPOSED CONCRETE PAVEMENT		2 C600
PROPOSED REINFORCED CONCRETE PAVEMENT		2 C600
PROPOSED PEDESTRIAN CONCRETE PAVEMENT W/ SNOW MELT SYSTEM		3 C600
PROPOSED VEHICULAR CONCRETE PAVEMENT W/ SNOW MELT SYSTEM		7 C600
MOBILE UNIT PAD		8 C600
6" DENSE GRADED BASE		8 C600

KEYNOTES:

1. EXISTING CONCRETE WALK TO REMAIN
2. 18" CONCRETE CURB & GUTTER
3. 10" CURB TAPER SECTION
4. ADA PARKING STALL
5. PARKING LOT STRIPING
6. INSTALL NEW OR SALVAGED ADA PARKING SIGN
7. INSTALL VAN ACCESSIBLE PARKING SIGN
8. INSTALL 'NO-PARKING' SIGN
9. 18" CONCRETE CURB & GUTTER (REJECT)
10. GENERATOR ON SLAB (SEE STRUCTURAL SHEET (S501))
11. THICKENED EDGE WALK
12. EXISTING TREE TO REMAIN
13. PROPOSED DUMPSTER AREA
14. MATCH EXISTING CONCRETE CURB & GUTTER
15. CONCRETE BOLLARD
16. 2 HR RATED CMU FIREWALL (SEE STRUCTURAL SHEET (S501))
17. 6" CHAINLINK FENCE
18. PROPOSED HELI-PAD LOCATION
19. CURB CUT FOR STORMWATER OUTLET
20. PROPOSED LIGHT POLE (SEE ELECTRICAL)
21. 4' PEDESTRIAN GATE
22. 3' PEDESTRIAN GATE
23. 5' WIDE DOUBLE GATE
24. MOBILE UNIT PAD
25. RETAINING WALL WITH RAILING (SEE ARCHITECTURAL)
26. DETECTABLE WARNING STRIP
27. STOP BAR PAVEMENT STRIPING
28. DECONTAMINATION TANK LOCATION
29. TRANSFORMER (SEE ELECTRICAL)
30. CONNECTION CABINET (SEE ELECTRICAL)
31. MEDIUM RIP RAP
32. PROPOSED BIKE RACK LOCATION
33. GAS METER WALL (SEE STRUCTURAL)
34. PROPOSED FEATURE WALL, TBD
35. 6" THICK CONCRETE SLAB W/ #4 REBAR 18" O.C. BOTH WAYS

NO.	DESCRIPTION	DATE
CCD-05		05/20/21
SI-04		04/20/21
CCD-02		01/14/21
CCD-01		12/23/20

HGA NO: 2879-004-01

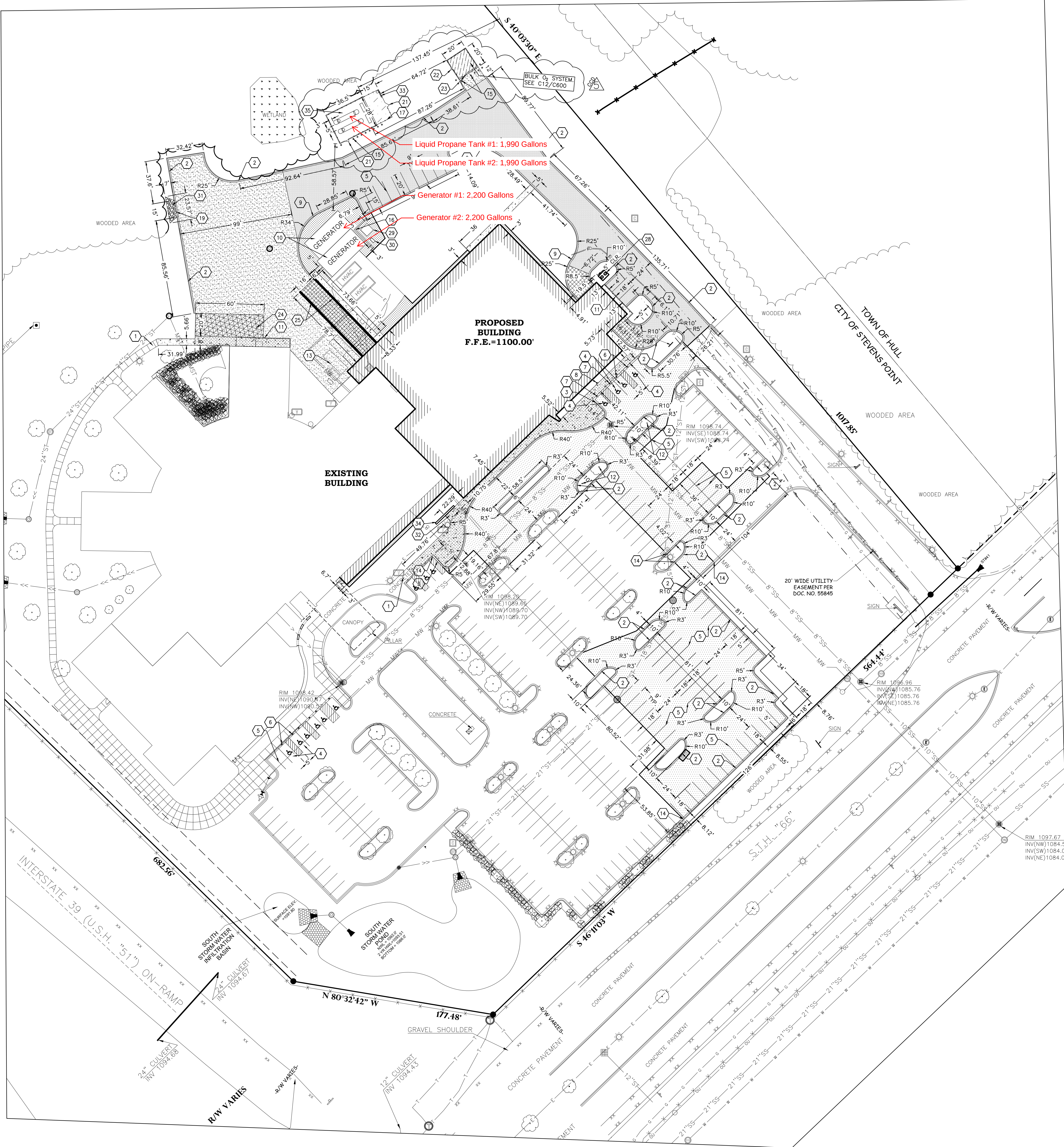
LAYOUT
PLAN

DATE: DECEMBER 23, 2020

CONSTRUCTION PACKAGE - 01

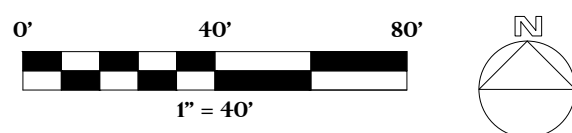
C-200

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UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREON IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.



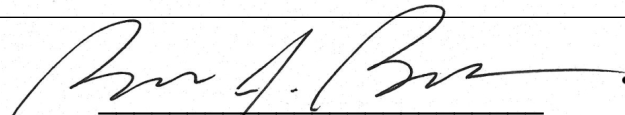


UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
2021 MODEL YEAR
CERTIFICATE OF CONFORMITY
WITH THE CLEAN AIR ACT

OFFICE OF TRANSPORTATION
AND AIR QUALITY
ANN ARBOR, MICHIGAN 48105

Certificate Issued To: MTU America, Inc.
(U.S. Manufacturer or Importer)
Certificate Number: MMDDL40.1GNR-005

Effective Date:
12/07/2020
Expiration Date:
12/31/2021


Byron J. Bunker, Division Director
Compliance Division

Issue Date:
12/07/2020
Revision Date:
N/A

Model Year: 2021
Manufacturer Type: Original Engine Manufacturer
Engine Family: MMDDL40.1GNR

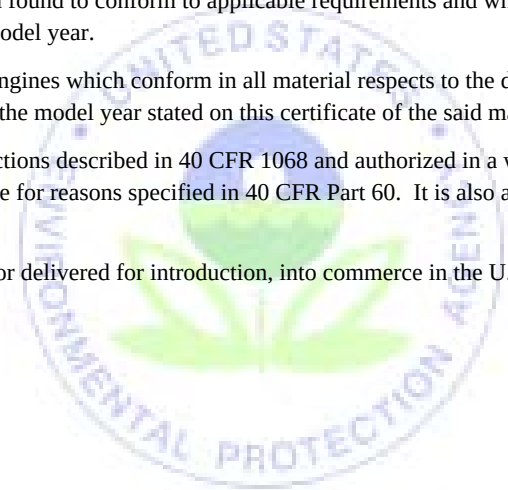
Mobile/Stationary Indicator: Stationary
Emissions Power Category: 560<kW<=2237
Fuel Type: Diesel
After Treatment Devices: No After Treatment Devices Installed
Non-after Treatment Devices: Electronic Control

Pursuant to Section 111 and Section 213 of the Clean Air Act (42 U.S.C. sections 7411 and 7547) and 40 CFR Part 60, and subject to the terms and conditions prescribed in those provisions, this certificate of conformity is hereby issued with respect to the test engines which have been found to conform to applicable requirements and which represent the following engines, by engine family, more fully described in the documentation required by 40 CFR Part 60 and produced in the stated model year.

This certificate of conformity covers only those new compression-ignition engines which conform in all material respects to the design specifications that applied to those engines described in the documentation required by 40 CFR Part 60 and which are produced during the model year stated on this certificate of the said manufacturer, as defined in 40 CFR Part 60.

It is a term of this certificate that the manufacturer shall consent to all inspections described in 40 CFR 1068 and authorized in a warrant or court order. Failure to comply with the requirements of such a warrant or court order may lead to revocation or suspension of this certificate for reasons specified in 40 CFR Part 60. It is also a term of this certificate that this certificate may be revoked or suspended or rendered void *ab initio* for other reasons specified in 40 CFR Part 60.

This certificate does not cover engines sold, offered for sale, or introduced, or delivered for introduction, into commerce in the U.S. prior to the effective date of the certificate.



CERTIFICATE OF COMPLIANCE

Certificate Number 20190516-AU3559
Report Reference AU3559-20190510
Issue Date 2019-MAY-16

Issued to: MTU America Inc
100 Power Dr
Mankato MN 56001-4790

**This certificate confirms that
representative samples of** ENGINE GENERATORS
See addednum page

Have been investigated by UL in accordance with the
Standard(s) indicated on this Certificate.

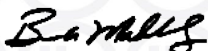
Standard(s) for Safety: UL 2200 - Safety for Stationary Engine Generators
CAN/CSA C22.2 No. 100-14 - Motors and Generators

Additional Information: See the UL Online Certifications Directory at
<https://iq.ulprospector.com> for additional information.

This *Certificate of Compliance* does not provide authorization to apply the UL Mark. Only the UL Follow-Up Services Procedure provides authorization to apply the UL Mark.

Only those products bearing the UL Mark should be considered as being UL Certified and covered under UL's Follow-Up Services.

Look for the UL Certification Mark on the product.



Bruce Mahrenholz, Director North American Certification Program
UL LLC

Any information and documentation involving UL Mark services are provided on behalf of UL LLC (UL) or any authorized licensee of UL. For questions, please contact a local UL Customer Service Representative at <http://ul.com/aboutul/locations/>



CERTIFICATE OF COMPLIANCE

Certificate Number 20190516-AU3559
Report Reference AU3559-20190510
Issue Date 2019-MAY-16

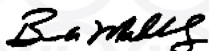
This is to certify that representative samples of the product as specified on this certificate were tested according to the current UL requirements.

USL, CNL - Stationary engine generator assemblies, Diesel Fueled, for outdoor use and indoor use, models as follows:

Nomenclature: Example: Model 12V2000 DS750

12	V	2000		D	S	750
I	II	III	Space	IV	V	VI

I	Number of Engine Cylinders: 12 - 12 Cylinders 16 - 16 Cylinders
II	Cylinder Arrangement: R - In-line V - V-Block
III	MTU engine series: 2000 - Series 2000 Space
IV	Fuel Type: D- Diesel
V	Equipment Type: S - System - Engine Generator Set
VI	Nominal Standby Power Node: 750 - 1250 kW



Bruce Mahrenholz, Director North American Certification Program
UL LLC

Any information and documentation involving UL Mark services are provided on behalf of UL LLC (UL) or any authorized licensee of UL. For questions, please contact a local UL Customer Service Representative at <http://ul.com/aboutul/locations/>



BILL OF MATERIALS

MTU ONSITE ENERGY D1000D6S GENSET

GENERATOR: 1000kW, 1250kVA, 1504 Amps

VOLTAGE: 277/480v, 3-Phase

ENGINE: MTU 16V2000 Series Diesel Tier 2, 60 Hz, 1800 RPM

ALTERNATOR: 130 Degree Rise, Permanent Magnet Generator

Features Included:

Isochronous Governor + / - .25%

UL2200, 130 Degree Rise Alternator, Strip Heater

Basler Digital Voltage Regulator

2 Year / 3,000 Hour Standby Limited Warranty

CONTROL PANEL: Basler DGC-3000 Control Panel

The Digital Genset Controller utilizes microprocessor based technology to provide a versatile system for genset control, protection, monitoring and event logging. Ethernet Card, Modbus, 4 Relay Board.

REMOTE ANNUNCIATOR PANEL: Basler 16 Light, NFPA-110 Alarm Panel

REMOTE EMERGENCY STOP BUTTON: Mushroom-style, resettable

COOLING SYSTEM: Unit Mounted Radiator, 50 Degree Rise

CIRCUIT BREAKER: 80% Rated, 1-2000 Amps, 1-1600 Amps, 1-400 Amps LSI, DC Shunt Trip, GFI, Auxiliary Contacts

BATTERY: 4-8D Exide Lead-Acid 24 Volt Batteries, Acid-resistant rack

BLOCK HEATER: 208v 1 phase, 9,000 Watts, Mounted and Wired

VIBRATION ISOLATION: Vibration Pads, Integral Vibration Isolators

BATTERY CHARGER: NRG, 24 Volt, 10 Amps, mounted and wired AC & DC

MUFFLER: Hospital Grade Muffler, Mounted Internally

GENERATOR ENCLOSURE: 130 MPH Wind-rated, Sound Attenuated, Weather Proof Enclosure includes bolt together sheet metal enclosure constructed with 14-gauge material, lockable hinged doors, keyed alike, a fixed storm proof air intake louver and expanded metal air discharge, 72 dBA at 23 feet at 100% load. 1.5" anti-hygroscopic sound foam installed, intake and exhaust air plenums, motorized intake and gravity exhaust dampers, space heater, LED lights, enclosure distribution panel for accessories, convenience outlet.

SUB-BASE TANK: UL-142, Double-walled, 2,200 Gallons, 24 Hours at 100% load. Included Accessories: Emergency Pressure Relief Vent Cap Set, High Fuel Float Switch and Alarms, Low Fuel Float Switch and Alarms, Critical Low Fuel Shutdown Float Switch. Extended Vents, Spill Fill Box, WI Comm 10.

DIESEL GENERATOR SET

MTU 16V2000 DS1000

1000 kWe / 60 Hz / Standby
208 - 4160V

Reference MTU 16V2000 DS1000 (900 kWe) for Prime Rating Technical Data



SYSTEM RATINGS

Standby

Voltage (L-L)	208V**	240V**	380V	480V**	600V**	4160V
Phase	3	3	3	3	3	3
PF	0.8	0.8	0.8	0.8	0.8	0.8
Hz	60	60	60	60	60	60
kW	1000	1000	1000	1000	1000	1000
kVA	1250	1250	1250	1250	1250	1250
Amps	3470	3007	1899	1504	1203	173
skVA@30%						
Voltage Dip	2475	2475	2310	2830	3625	2270
Generator Model*	LSA 50.2 M6	LSA 50.2 M6	LSA 50.2 S4	LSA 49.1 L11	LSA 50.2 M6	LS 50.2 VL7
Temp Rise	130 °C/40 °C	130 °C/40 °C	130 °C/40 °C	130 °C/40 °C	130 °C/40 °C	130 °C/40 °C
Connection	12 LEAD WYE	12 LEAD DELTA	6 LEAD WYE	6 LEAD WYE	6 LEAD WYE	6 LEAD WYE

* Consult the factory for alternate configuration.

** UL 2200 Offered

CERTIFICATIONS AND STANDARDS

// Emissions – EPA Tier 2 Certified

// Generator set is designed and manufactured
in facilities certified to standards ISO 9001:2008 and
ISO 14001:2004

// Seismic Certification – Optional
– IBC Certification

// UL 2200 / CSA – Optional
– UL 2200 Listed
– CSA Certified

// Performance Assurance Certification (PAC)

- Generator Set Tested to ISO 8528-5 for Transient Response
- Verified product design, quality and performance integrity
- All engine systems are prototype and factory tested

// Power Rating

- Accepts Rated Load in One Step Per NFPA 110
- Permissible average power output during 24 hours of operation is approved up to 85%.

STANDARD FEATURES*

- // MTU Onsite Energy is a single source supplier
- // Global Product Support
- // 2 Year Standard Warranty
- // 16V 2000 Diesel Engine
 - 35.7 Liter Displacement
 - Electronic Unit Pump Injection
 - 4-Cycle
- // Complete Range of Accessories

- // Generator
 - Brushless, Rotating Field Generator
 - 2/3 Pitch Windings
 - AREP supply to regulator
 - 300% Short Circuit Capability
- // Digital Control Panel(s)
 - UL Recognized, CSA Certified, NFPA 110
 - Complete System Metering
 - LCD Display
- // Cooling System
 - Integral Set-Mounted
 - Engine Driven Fan

STANDARD EQUIPMENT*

// Engine

Air Cleaners
 Oil Pump
 Oil Drain Extension & S/O Valve
 Full Flow Oil Filter
 Closed Crankcase Ventilation
 Jacket Water Pump
 Inter Cooler Water Pump
 Thermostats
 Blower Fan & Fan Drive
 Radiator - Unit Mounted
 Electric Starting Motor - 24V
 Governor - Electronic Isochronous
 Base - Structural Steel
 SAE Flywheel & Bell Housing
 Charging Alternator - 24V
 Battery Rack & Cables
 Flexible Fuel Connectors
 Flexible Exhaust Connection
 EPA Certified Engine

// Generator

NEMA MG1, IEEE and ANSI standards compliance for temperature rise and motor starting
 Sustained short circuit current of up to 300% of the rated current for up to 10 seconds
 Self-Ventilated and Drip-Proof
 Superior Voltage Waveform
 Digital, Solid State, Volts-per-Hertz Regulator

No Load to Full Load Regulation
 Brushless Alternator with Brushless Pilot Exciter
 4 Pole, Rotating Field
 130 °C Maximum Standby Temperature Rise
 1 Bearing, Sealed
 Flexible Coupling
 Full Amortisseur Windings
 125% Rotor Balancing
 3-Phase Voltage Sensing
 ±0.25% Voltage Regulation
 100% of Rated Load - One Step
 5% Maximum Total Harmonic Distortion

// Digital Control Panel(s)

Digital Metering
 Engine Parameters
 Generator Protection Functions
 Engine Protection
 CANBus ECU Communications
 Windows®-Based Software
 Multilingual Capability
 Remote Communications to RDP-110 Remote Annunciator
 Programmable Input and Output Contacts
 UL Recognized, CSA Certified, CE Approved
 Event Recording
 IP 54 Front Panel Rating with Integrated Gasket
 NFPA110 Compatible

* Represents standard product only. Consult Factory/MTU Onsite Energy Distributor for additional configurations.

APPLICATION DATA

// Engine

Manufacturer	MTU
Model	16V 2000 G86S
Type	4-Cycle
Arrangement	16-V
Displacement: L (in ³)	35.7 (2,179)
Bore: cm (in)	13.5 (5.3)
Stroke: cm (in)	15.6 (6.1)
Compression Ratio	16:1
Rated RPM	1,800
Engine Governor	Electronic Isochronous (ADEC)
Maximum Power: kWm (bhp)	1,371 (1,839)
Speed Regulation	±0.25%
Air Cleaner	Dry

// Liquid Capacity (Lubrication)

Total Oil System: L (gal)	114 (30.1)
Engine Jacket Water Capacity: L (gal)	70 (18.5)
After Cooler Water Capacity: L (gal)	25 (6.6)
System Coolant Capacity: L (gal)	188 (50)

// Electrical

Electric Volts DC	24
Cold Cranking Amps Under -17.8 °C (0 °F)	2,800

// Fuel System

Fuel Supply Connection Size	#12 JIC 37° Male
Fuel Return Connection Size	#12 JIC 37° Male
Maximum Fuel Lift: m (ft)	5 (16)
Recommended Fuel	Diesel #2
Total Fuel Flow: L/hr (gal/hr)	1,500 (396)

// Fuel Consumption

At 100% of Power Rating: L/hr (gal/hr)	276 (73)
At 75% of Power Rating: L/hr (gal/hr)	211 (56)
At 50% of Power Rating: L/hr (gal/hr)	146 (38)

// Cooling - Radiator System

Ambient Capacity of Radiator: °C (°F)	50 (122)
Maximum Restriction of Cooling Air, Intake, and Discharge Side of Rad.: kPa (in. H ₂ O)	0.12 (0.5)
Water Pump Capacity: L/min (gpm)	783 (207)
After Cooler Pump Capacity: L/min (gpm)	258 (68)
Heat Rejection to Coolant: kW (BTUM)	510 (29,003)
Heat Rejection to After Cooler: kW (BTUM)	345 (19,620)
Heat Radiated to Ambient: kW (BTUM)	91 (5,289)
Fan Power: kW (hp)	49 (65.7)

// Air Requirements

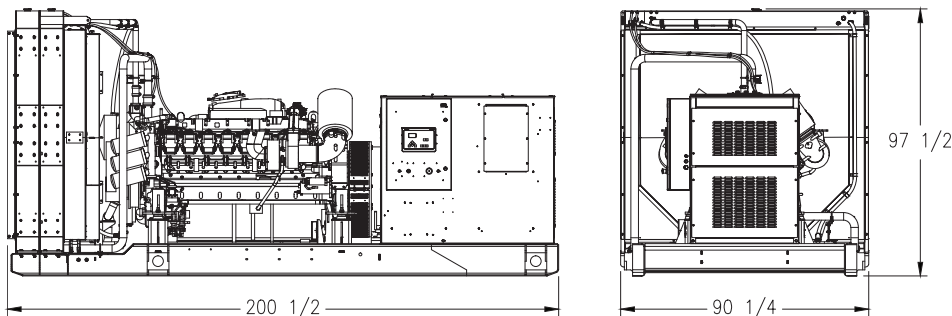
Aspirating: *m ³ /min (SCFM)	108 (3,814)
Air Flow Required for Rad.	
Cooled Unit: *m ³ /min (SCFM)	1,709 (60,350)
Remote Cooled Applications; Air Flow Required for Dissipation of Radiated Gen-set Heat for a Max of 25 °F Rise: *m ³ /min (SCFM)	338 (11,925)

* Air density = 1.184 kg/m³ (0.0739 lbm/ft³)

// Exhaust System

Gas Temp. (Stack): °C (°F)	535 (995)
Gas Volume at Stack	
Temp: m ³ /min (CFM)	312 (11,018)
Maximum Allowable Back Pressure: kPa (in. H ₂ O)	8.5 (34.1)

WEIGHTS AND DIMENSIONS



Drawing above for illustration purposes only, based on standard open power 480 volt generator set. Lengths may vary with other voltages. Do not use for installation design. See website for unit specific template drawings.

System	Dimensions (L x W x H)	Weight (less tank)
Open Power Unit (OPU)	5,093 x 2,292 x 2,477 mm (200.5 x 90.3 x 97.5 in)	8,525 kg (18,795 lb)

Weights and dimensions are based on open power units and are estimates only. Consult the factory for accurate weights and dimensions for your specific generator set.

SOUND DATA

Unit Type	Standby Full Load
Level 0: Open Power Unit dB(A)	95.1

Sound data is provided at 7 m (23 ft). Generator set tested in accordance with ISO 8528-10 and with infinite exhaust.

EMISSIONS DATA

NO _x + NMHC	CO	PM
5.88	0.01	0.01

All units are in g/hp-hr and shown at 100% load (not comparable to EPA weighted cycle values). Emission levels of the engine may vary with ambient temperature, barometric pressure, humidity, fuel type and quality, installation parameters, measuring instrumentation, etc. The data was obtained in compliance with US EPA regulations. The weighted cycle value (not shown) from each engine is guaranteed to be within the US EPA Standards.

RATING DEFINITIONS AND CONDITIONS

- // Standby ratings apply to installations served by a reliable utility source. The standby rating is applicable to varying loads for the duration of a power outage. No overload capability for this rating. Ratings are in accordance with ISO 8528-1, ISO 3046-1, BS 5514, and AS 2789. Average load factor: ≤ 85%.
- // Deration Factor:
 - Altitude:** Consult your local MTU Onsite Energy Power Generation Distributor for altitude derations.
 - Temperature:** Consult your local MTU Onsite Energy Power Generation Distributor for temperature derations.

C/F = Consult Factory/MTU Onsite Energy Distributor
 N/A = Not Available



MTU ONSITE ENERGY ENCLOSURES

HIGHLIGHTS

- // Flexibility to meet site requirements
- // Double doors create accessibility
- // Secure locking doors
- // Steel or aluminum construction
- // Sound attenuation options
- // UL2200 Listed
- // Durable exterior
- // Factory assembled and installed
- // Rodent proof construction
- // High retention gloss paint
- // Full line of accessories
- // ISO 9001 : 2008

A Tognum Group Company

MTU Onsite Energy / 100 Power Drive / Mankato / Minnesota 56001
Phone 507 625 7973 / Fax 507 625 2968 / Toll Free 800 325 5450

www.mtu-online.com



DEPENDABLE POWER SOLUTIONS. IT'S ALL WE DO.

MTU Onsite Energy's durable enclosure designs offer quality construction that will withstand the elements. Enclosure flexibility supports a variety of applications and industry specifications. MTU Onsite Energy offers multiple packaging levels that work to reduce noise levels, protect, and conceal the engine generator set.

Weather Proof Enclosure (WPE)

- // Protects the generator set and components from the elements and reduces noise levels.
- // Modular design.



Crystal Quiet Enclosure (CQE)

- // Designed specifically to meet dBa and wind requirements.
- // Sound attenuated polyether polyurethane foam 1.5" of 2.15 lbs/c³, meets UL94 flame resistance.
- // Interior mounted silencer.
- // Available on 30 – 500 kW models.



Ultra Quiet Enclosure (UQE)

- // Similar design to CQE with further dBa reduction for larger generator sets.
- // Controlled air intake louvers with top flow ventilation.
- // Vertical air flow design reduces generator space.
- // Bird screen.
- // Available on 600 kW - 2 MW models.



Optional Enclosure Features

- // UL listed fuel tanks
- // Fixed, motorized or gravity louvers
- // Scoops
- // Rain cap
- // Storm collar
- // Interior lighting
- // Electrical package
- // Stainless steel
- // Custom paint color

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MTU Onsite Energy / 100 Power Drive / Mankato / Minnesota 56001
Phone 507 625 7973 / Fax 507 625 2968 / Toll Free 800 325 5450

www.mtu-online.com

04-09





MTU ONSITE ENERGY FUEL TANKS

MTU Onsite Energy offers a 24, 48, and 72 hour storage fuel tanks to support the operation of your diesel engine generator set. The fuel tanks offer structural and mechanical integrity for engine generator set top mounting. Day tanks ranging from 10 to 200 gallons (37 to 757 liters) offer standby storage. Heavy gauge steel and non-corrosive paint protect the exterior of the sub base and day tanks. All fuel tanks are are designed and manufactured to meet the UL142 and NFPA above ground standards.

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DEPENDABLE POWER SOLUTIONS. IT'S ALL WE DO.

FUEL TANKS

MTU Onsite Energy sub base fuel tanks utilize a reinforced steel channel support system to provide an immediate fuel source directly beneath an engine generator set. Our tanks are designed to your generator set's specifications and made with quality workmanship and durable material. All tanks meet UL142 and NFPA above ground standards.

Sub base Features

- // Pressure tested at 3 to 5 psi.
- // Baffles are designed to separate hot fuel return by engine from cooler fuel supplied to engine.
- // Rupture basins are contained within the sub base skid, eliminating oversized construction.
- // Identical generator set rail mounting to match the tank is provided for easy installation.
- // Tanks are finish painted gloss black.
- // Unit mounted and plumbed or loose for field installation.
- // Scalable to meet local code requirements.

Sub base Options

- // High and low fuel level and rupture basin alarms.
- // Fuel tank heaters.
- // Five gallon spill/fill box.

Day Tank Features

- // 10 to 200 gallon containment.
- // 2 GPM high lift gear pump.
- // Interior rust inhibitor coated with gray finish paint.
- // ECM System 2000 Plus control.
- // Five gallon spill/fill box

Day Tank Options

- // Double wall basin rated at 150%.
- // Fuel strainers.
- // Hand pumps.
- // Weather proof motor cover.
- // AC Solenoid Valves.
- // Pressure relief vents.



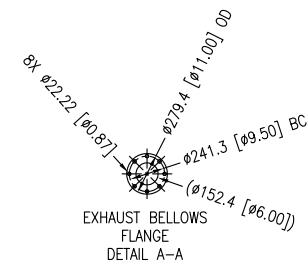
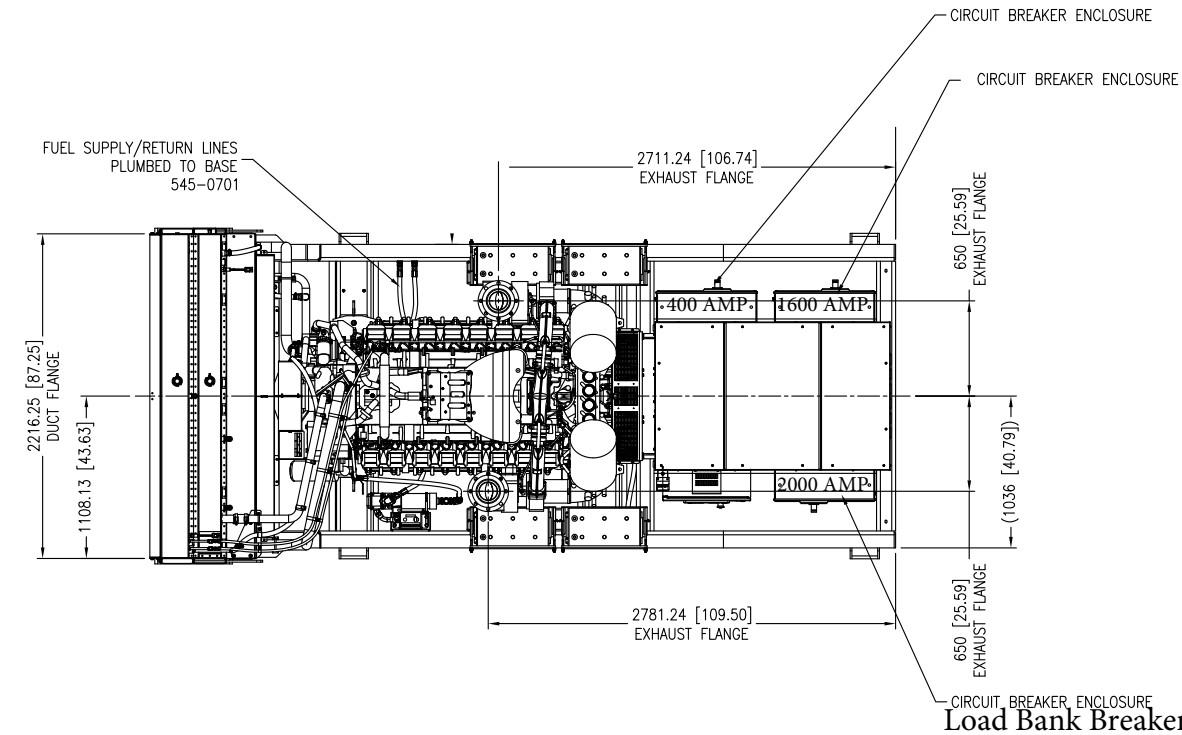
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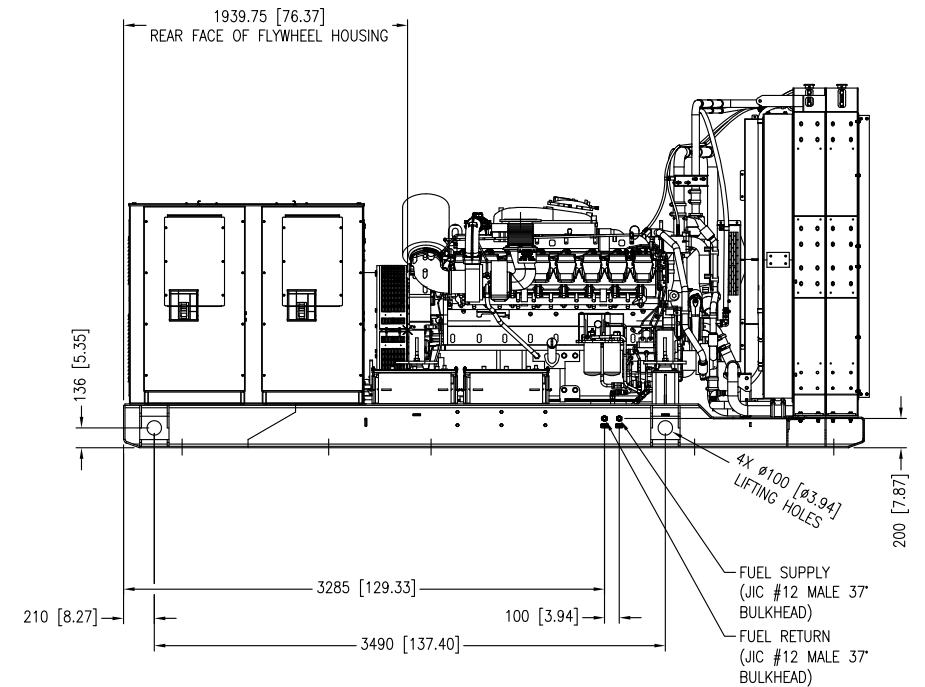
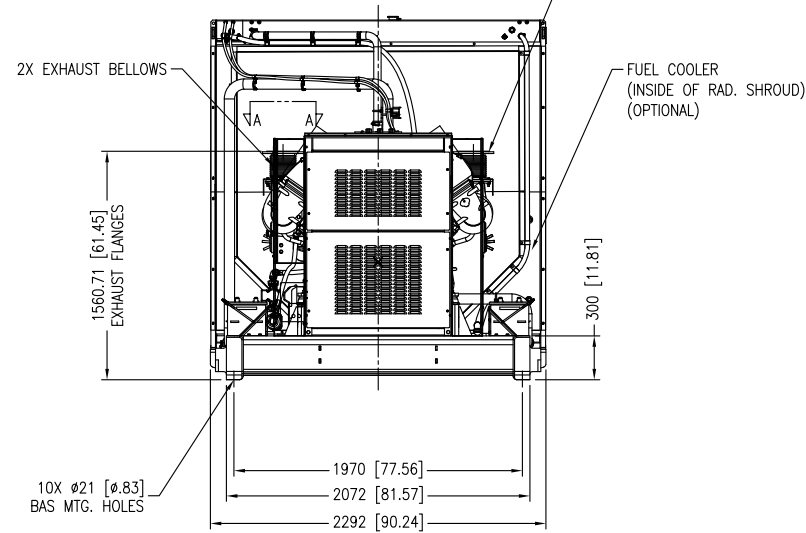
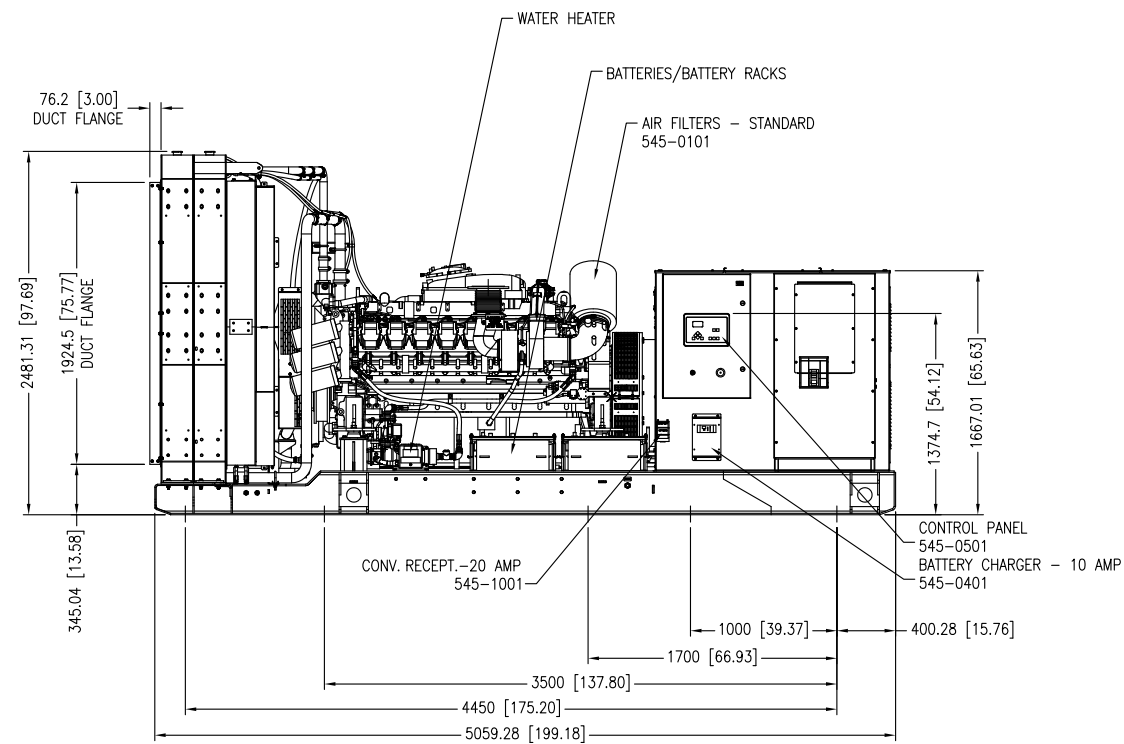
www.mtu-online.com

04-09





EXHAUST BELLOWS (STANDARD) OUTLET FLANGE: 6" ANSI
MTU SUPPLIED SILENCERS (OPTIONAL) INLET FLANGE: 10" ANSI



B	2020-06-22	ADDED EXHAUST FLANGE CALL-OUTS
A	2020-04-15	UPDATED TITLE BLOCK
REVISION	DATE	DESCRIPTION

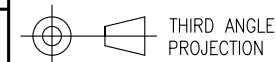


A Rolls-Royce
solution

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APPLICABLE MODELS:

MTU 16V2000 DS1000
MTU 16V2000 DS1250



DRAWN TO SCALE
DIMENSIONS: MM [INCH]

DATE CREATED:

2017-08-28

DIMENSIONAL LAYOUT

DESCRIPTION:

1000-1250kW Genset, OPU, Std. Base

ENGINE:

MTU 16V2000G06TB

DRAWING NUMBER:

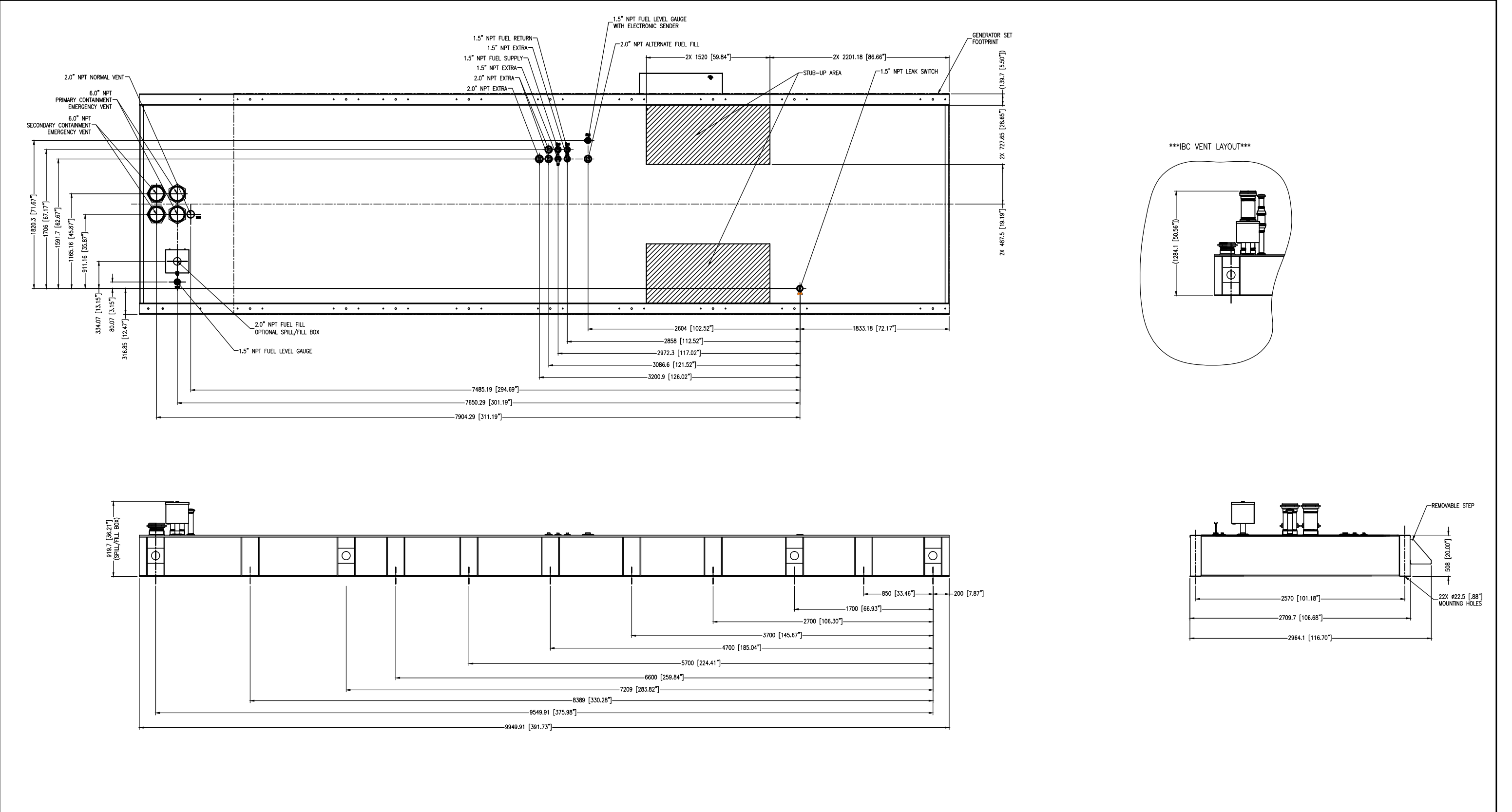
XZ54500100021

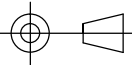
WEIGHT (MIN-MAX):

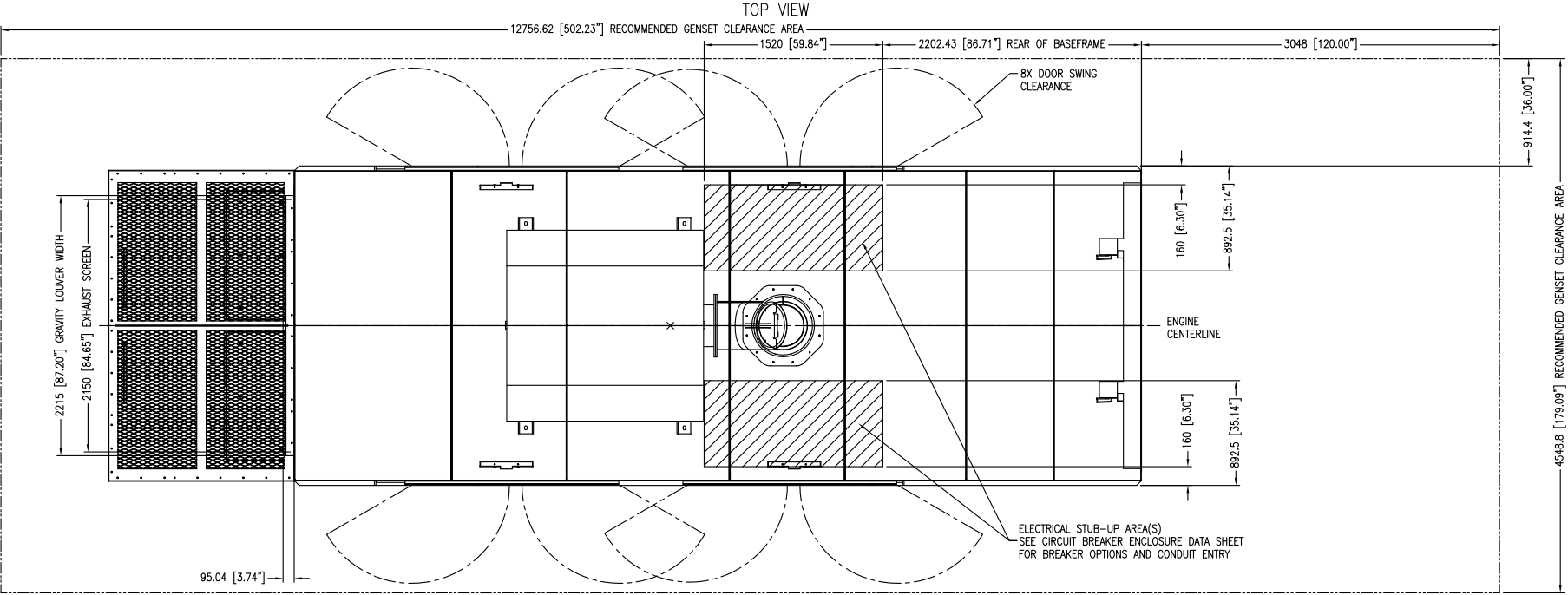
8242-10791 KG
18171-23790 LB

SHEET:

1 of 2



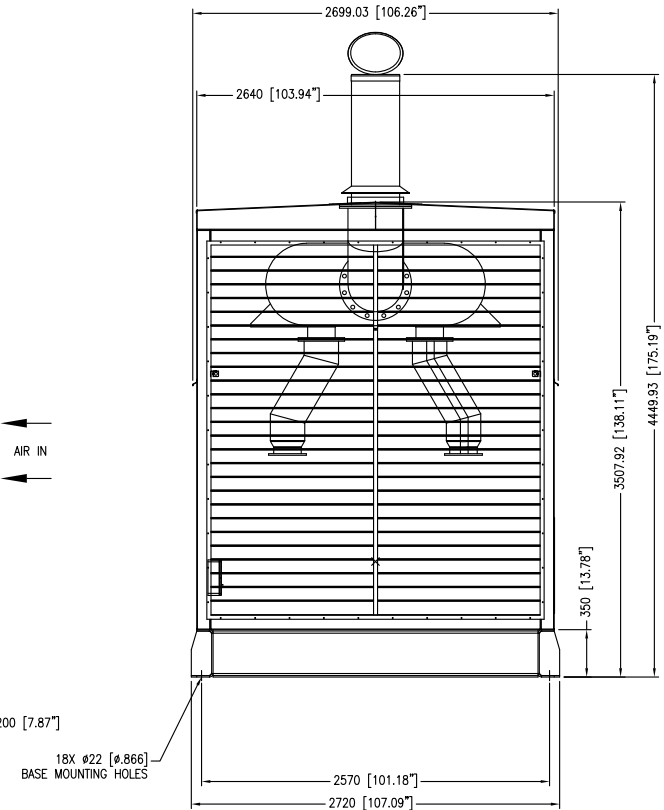
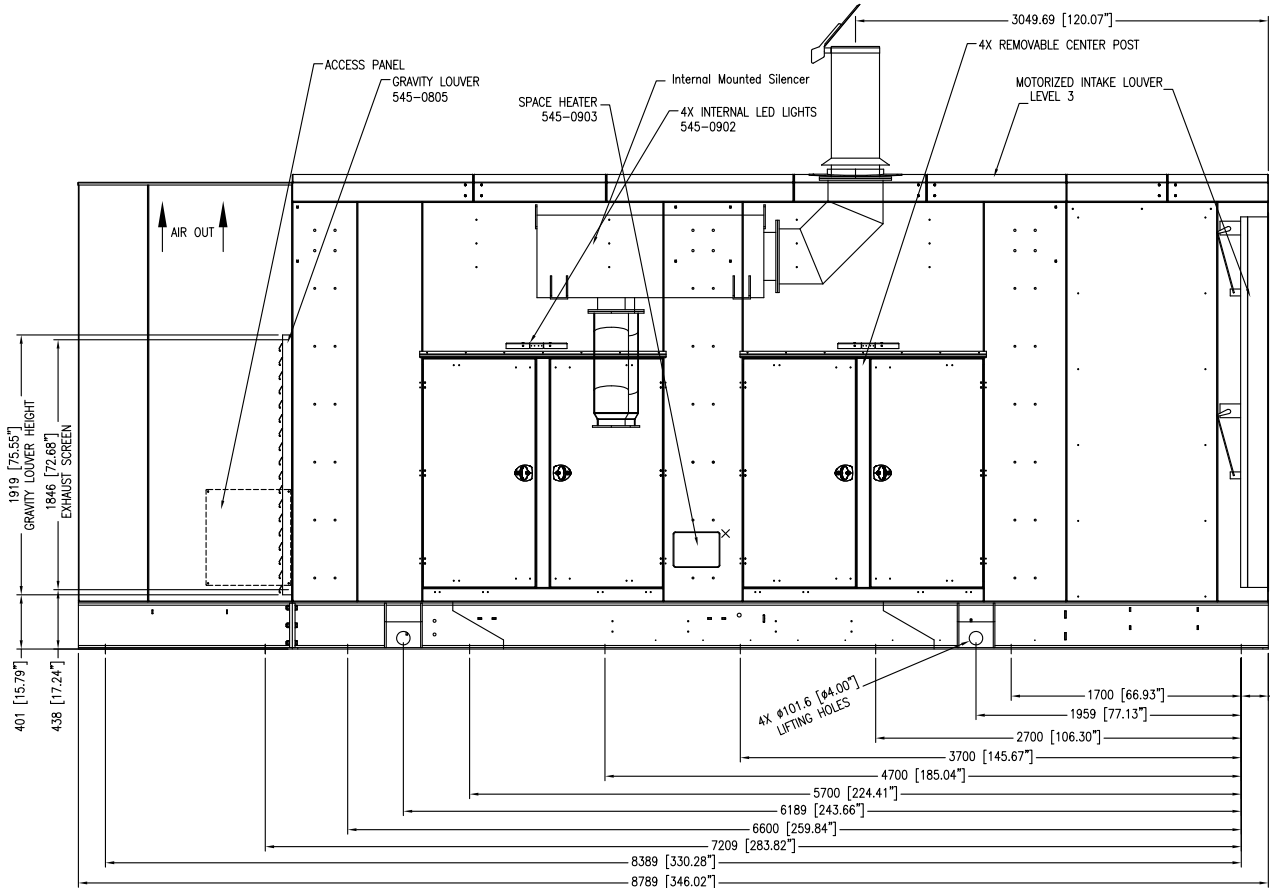
			 THIS DRAWING IS PROPERTY OF MTU ONSITE ENERGY CORPORATION AND CANNOT BE USED EXCEPT IN CONNECTION WITH MTU ONSITE ENERGY CORPORATION POWER GENERATION PROJECTS. ANY THIRD PARTY MODIFICATION MAY VOID THIS DRAWING. MTU ONSITE ENERGY CORPORATION RESERVES ALL RIGHTS OF THIS DRAWING.	APPLICABLE MODELS: MTU 16V2000 DS1000 MTU 16V2000 DS1250	THIRD ANGLE PROJECTION	DIMENSIONAL LAYOUT	
						DESCRIPTION: 1000-1250kW 24Hr 2200Gal Narrow Flng Tank	
						DRAWN TO SCALE DIMENSIONS: MM [INCH]	ENGINE: MTU, 16V2000
						DATE CREATED: 2017-08-25	DRAWING NUMBER: XZ54500100027
REVISION	DATE	DESCRIPTION					WEIGHT (MIN-MAX): 4363 KG 9620 LB SHEET: 10 of 21



Reference the Drawing Options table and within the Layer Properties turn on/off the Drawing Codes that may or may not apply to your configuration.

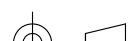
Note: Some options may not be referenced. Only options which visibly change the drawing are selectable.

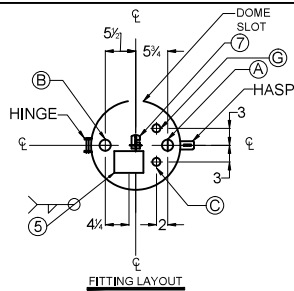
DRAWING OPTIONS 16V2000			SELECTED OPTIONS
GROUP	DRAWING CODE	DESCRIPTION	
Housing Options, Exterior	545-0801	Level 1/Level 2 Housing	
	545-0802	Level 3 Housing	✓
	545-0803	Level 1/Level 2 Housing IBC Certified	
	545-0804	Level 3 Housing IBC Certified	
	545-0805	Gravity Exhaust Louver	✓
	545-0806	Motorized Intake Louver	✓
Housing Options, Interior	545-0902	Interior LED lights	✓
	545-0903	Interior Space Heater	✓
	545-0202	Internal Mounted Silencer	✓
Vibration Isolation	545-0602	Non-Seismic Springs, Std. Base, L1/L2	
	545-0603	Non-Seismic Springs, Std. Base, L3	
	545-0605	Seismic Springs, Std. Base, L1/L2	
	545-0606	Seismic Springs, Std. Base, L3	
	545-0608	IBC Springs, IBC Base, L1/L2	
	545-0609	IBC Springs, IBC Base, L3	



LEFT VIEW

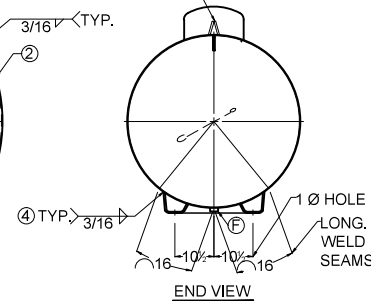
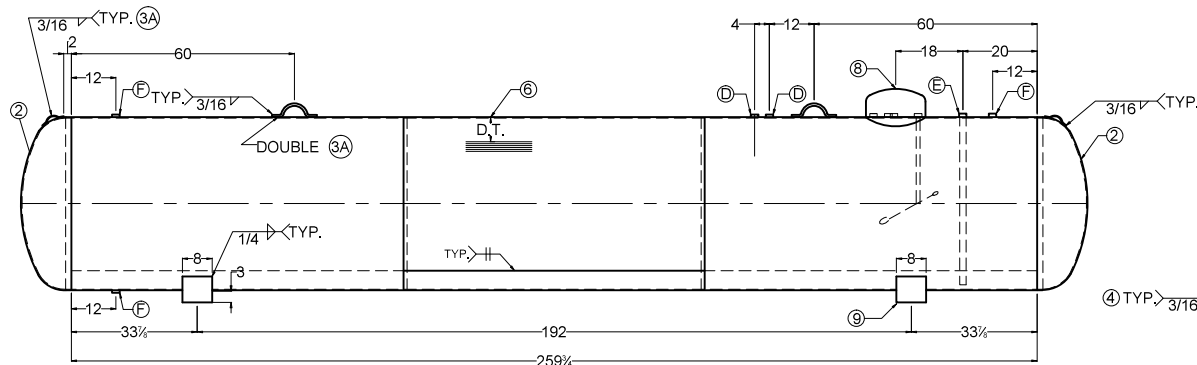
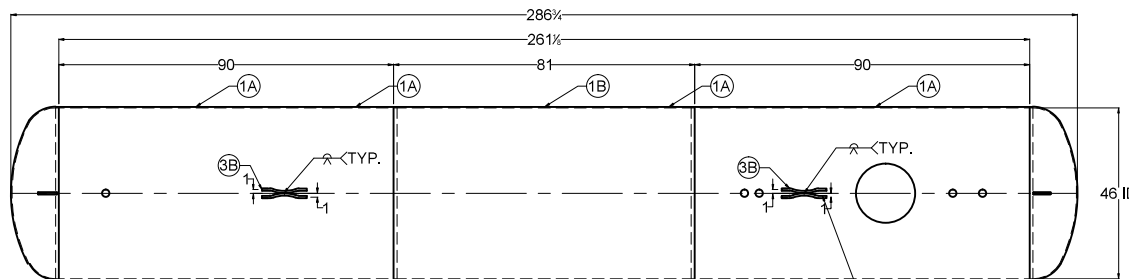
REAR VIEW

			 A Rolls-Royce solution ALL INDUSTRIAL PROPERTY RIGHTS RESERVED. DISCLOSURE, REPRODUCTION OR USE FOR ANY OTHER PURPOSE IS PROHIBITED UNLESS OUR EXPRESS PERMISSION HAS BEEN GIVEN. ANY INFRINGEMENT RESULTS IN LIABILITY TO PAY DAMAGES.	APPLICABLE MODELS: MTU 16V2000 DS1000 MTU 16V2000 DS1250	THIRD ANGLE PROJECTION	DIMENSIONAL LAYOUT		
						DESCRIPTION: 1000–1250 kW Genset, Housing		
						ENGINE: MTU, 16V2000	WEIGHT (MIN–MAX): 10942–18036 KG 24123–39763 LB	
						DRAWING NUMBER: XZ54500100026	SHEET: 1 of 1	
A	2020–04–15	UPDATED TITLE BLOCK						
REVISION	DATE	DESCRIPTION						



ADDITIONAL NOTES:

- BOLT HOLES TO STRADDLE NATURAL CENTER LINES.
- VESSEL TO BE THOROUGHLY CLEANED.
- ALL OPENINGS CLOSED FOR SHIPMENT.
- LIFTING LUGS FOR TARE WEIGHT ONLY.



PN: 0119831X

MARK	QTY.	SIZE	TYPE	FITTINGS		SERVICE	MARK	QTY.	DESCRIPTION	DWG. NO.
				SHERWOOD	REGO					
A	1	1	XH FLG.	SOLIBB TAYLOR - TA240A - TOP MOUNT		FLOAT GAUGE	1A	2	SHELL - 0.271" X 92" X 145 9/16" - SA455	
B	1	1 1/4	XH FLG.	PVE623C	7579T	FILL VALVE	1B	1	SHELL - 0.271" X 81" X 145 9/16" - SA455	
C	1	3/4	XH FLG.	PVE2033CLDB	7556RS12.0	MULTI-VALVE	2	2	HEADS - 46" I.D. X 0.269" ELLIPTICAL - SA455	
D	2	1 1/4	XH FLG.	REGO 88850T WITH 1 1/4" COUPLINGS		RELIEF VALVE	3A	2	LIFTING LUGS 1/2" SQ.	D - 2
E	1	1 1/4	XH FLG.	VIEWAC TUBE	PV5137	CHEK-LOK	3A	4	LIFTING LUGS 5/8" Ø	D-2 & D-14
F	3	1 1/4	XH FLG.		7591U	COUPLING & HEX HEAD PLUG DRAIN	4	4	TANK LEGS	D - 14
G	1	3/4	XH FLG.			VAPOR PLUGGED	5	1	DATA PLATE	
							6	1	DIP TUBE LENGTH = 13.0" FOR 80 % @ 40° F	
							7	1	REGULATOR BRACKET	D - 10
							8	1	DOME	D - 4

REV.	BY:	DESCRIPTION	DATE:
0	wlo	ORIGINAL ISSUE	12/12/08
1	wlo	UPDATE TO NARROW PLATE	12/28/10
2	BTS	3 PLATE SHELL AND NEW DATA PLATE	03/06/14

	SER. NO.	* []	
	CERTIFIED BY: QUALITY STEEL CORPORATION CLEVELAND, MS - FREMONT, OHIO - WEST JORDAN, UTAH		
	MAX. ALLOW. WORK. PRESS.	250 PSI	AT 400 ° F.
	M.D.M.T.	-20 ° F.	AT 250 PSI
	YEAR BUILT	201	
	SER. NO.	*	
	LENGTH	286.75 IN.	OUTSIDE DIA. 46.5 IN.
	HEAD THK.	.269 IN.	SHELL THK. .271 IN.
	ABOVE GROUND TYPE	BS-AP	SURFACE AREA. 294 SQ. FT.
	HEAD D.R.	2:1	WATER CAPACITY 1990 GALLONS
THIS CONTAINER SHALL NOT CONTAIN A PRODUCT HAVING A VAPOR PRESSURE IN EXCESS OF 215 PSIG AT 100°F. DIP TUBE LENGTH - 80% FULL AT 40°F, D.T. = 13.0 IN.			

DATA PLATE DETAIL

GENERAL NOTES:

1. LIFTING LUGS DESIGNED FOR TOTAL LIFTING WEIGHT OF 6000#
2. TOTAL EMPTY WEIGHT IS 3516#.
3. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED.
4. COMPLETE TANK DRIED TO REMOVE ALL MOISTURE.
5. ALL WEIGHTS AND CAPACITIES ARE APPROXIMATE
6. EXTERIOR OF TANK TO BE GRIT BLASTED.
7. PAINT PER SHOP ORDER.
8. VACUUM PURGE TANK.
9. DIMENSIONS ARE SUBJECT TO CHANGE WITH OUT NOTICE. (NON-PRESSURE RETAINING COMPONENTS ONLY)
10. THREADS OF ALL FITTINGS TO BE COATED WITH COMPOUND SUITABLE FOR USE WITH PROPANE GAS.
11. FLOAT GAUGE TO BE INSTALLED WITH FLOAT ARM 45 ° OFF LONGITUDINAL CENTERLINE OF TANK.

GENERAL SPECIFICATIONS

WATER CAPACITY (GALLONS)	1990
ALLOWABLE WORKING PRESSURE (PSIG)	250
JOINT EFFICIENCY:	ASME UW-51 LONG SEAM 100 %
	ASME UW-52 HEAD TO SHELL 100%
HYDROSTATIC TEST PRESSURE (PSIG)	325
SURFACE AREA (SQ. FT.)	294
RELIEF VALVE SETTING (PSIG)	250
RELIEF DISCHARGE RATE - (CFM REQ'D.)	5670
CODE:	ASME SECTION VIII DIV. I
STANDARDS:	NFPA Standard No. 58

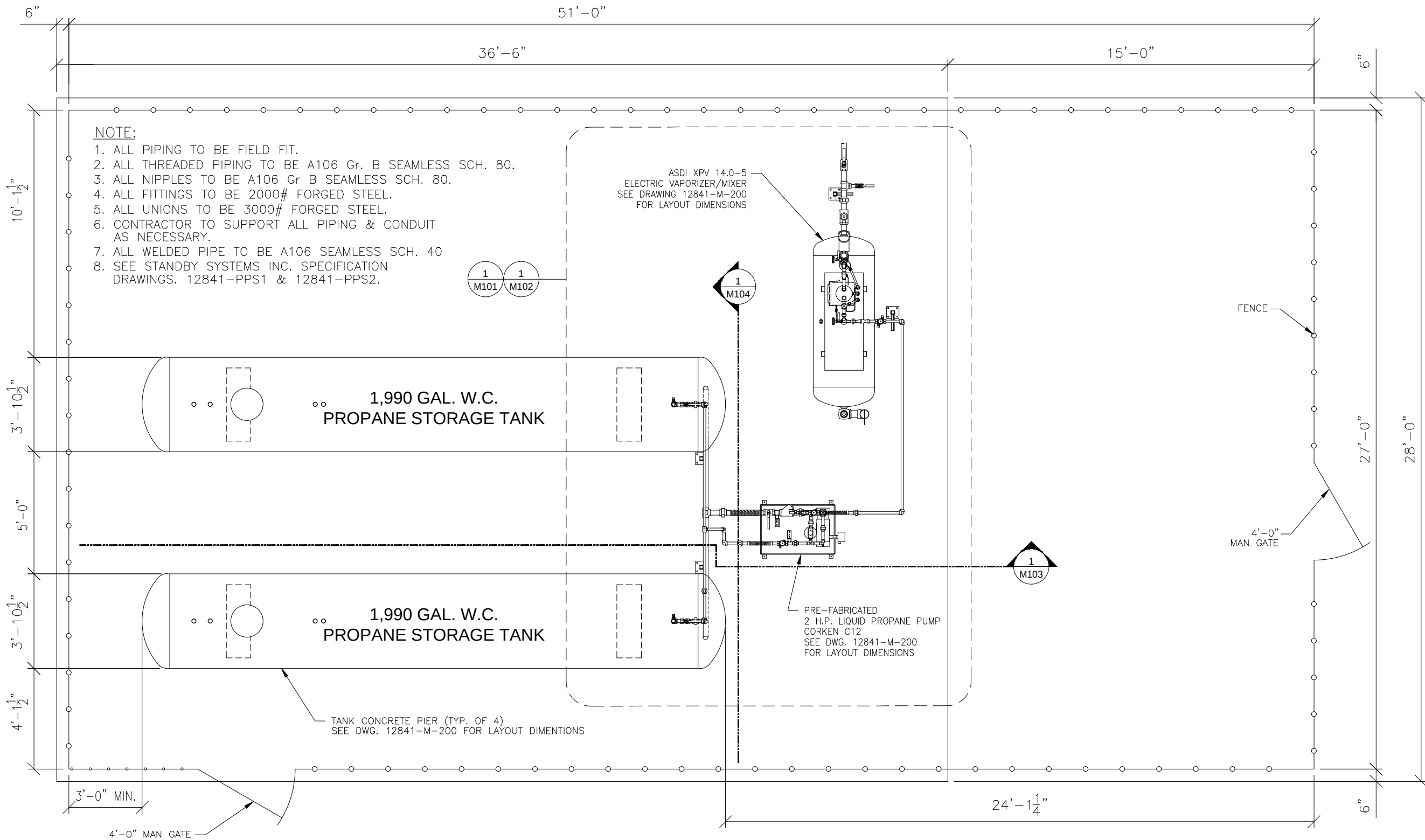
MATERIAL SPECS.:

COUPLINGS	SA-105
TANK FLANGES	SA-105
ADAPTOR	SA-105

1990 W.G. ABOVEGROUND
PROPANE TANK TYPE BS - AP

QUALITY STEEL CORPORATION

DATE:	12/12/08	DRAWN BY:	wlo	APPROVED BY:	wlo	REVISION:	2	DRAWING No.:	LP - 1990 BF
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1 PLAN VIEW-SYSTEM LAYOUT
100 SCALE: NONE

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Marshfield Clinic

Stevens Point, WI

2	REVISED DIMENSIONS	5/24/2021
1	FOR SUBMITTAL	4/14/2021
No.	Revision/Issue	Date

Standby Systems inc.

1313 Plymouth Avenue North
Minneapolis, Minnesota 55411-4065
Phone: 612-721-4473
Fax: 612-724-8434

Title PLAN VIEW, SYSTEM LAYOUT PROPANE-AIR SYSTEM	
Drawn By TEL	Date 4/12/2021
Approved By	Date

Project No. 12841	Drawing No. 12841-M-100
Date Plotted 5/24/2021	Sheet 1 OF 1
Scale NONE	

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Administrative Staff Report

Conditional Use Permit

Construct a Medical Clinic
Portage County Business Park
July 6, 2021

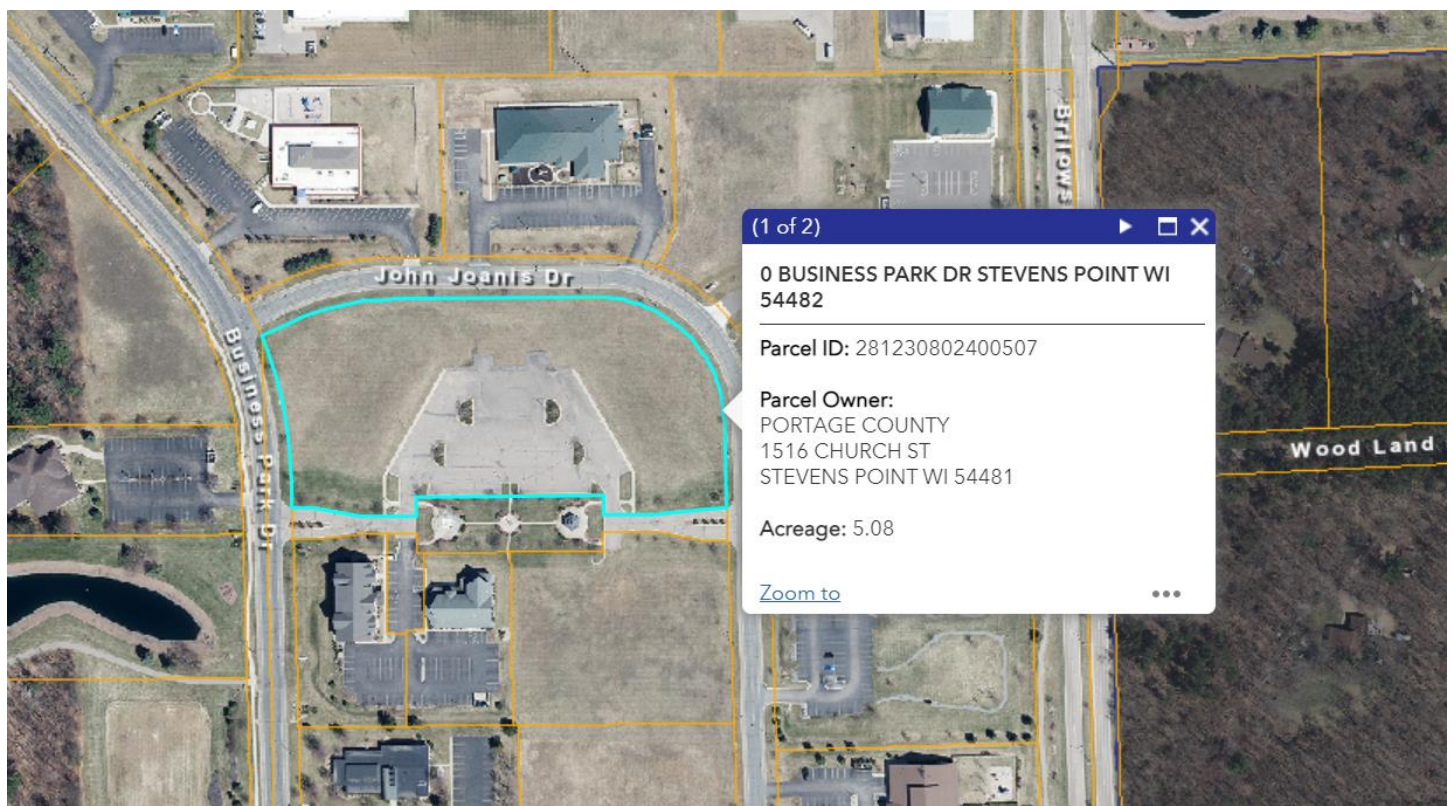


**Department of Community
Development**

Applicant(s): - Sheldon Oppermann Staff: - Ryan Kernosky, Director rkernosky@stevenspoint.com - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281230802400507 Zone(s): "M-1" Light Industrial Master Plan: - Business Park Council District: - District 6 Ald. Slowinski Lot Information: - Frontage: 1,273.96 ft. - Depth: 695 ft. - Lot Size: 221,127 sq. ft. (5.076 ac.) Current Use: - Undeveloped Applicable Regulations: 23.02(3)(a)(3)(a)	Request - Public Hearing and action on a request from Sheldon Oppermann for a conditional use permit to construct a medical clinic at an unaddressed parcel off of Business Park Drive (Parcel ID 281230802400507), consistent with Ch. 23.02(3)(a)(3)(a). Attachment(s) - Application - Plans Findings of Fact - The applicant is seeking to construct a 14,700 sq ft building on an partially developed lot off of Business Park Drive. - The proposed building will include eight pre/post operation rooms, nine exam rooms, two procedure rooms and associated office space. - Ambulatory services are planned as part of the medical clinic. - Existing parking stalls within the subject parcel is proposed to be used for the medical clinic. An additional parking lot is planned to be constructed to the west of the proposed building. - Hospitals are a conditional use within the "M-1" Light Industrial District. 49 parking stalls are required on the subject property, with 129 stalls proposed to be offered. No development shall provide more than 150% of the required parking unless approved by the Common Council. - The Plan Commission may attach additional conditions on this request as necessary. Staff Recommendation Approve the conditional use permit to construct a medical clinic at an unaddressed parcel off of Business Park Drive (Parcel ID 281230802400507), subject to the following conditions: - A fire hydrant shall be installed on the property within 150 feet of existing Fire Department connections. If a private hydrant is proposed, it shall be reviewed and inspected by the Fire Department prior to installation. - The proposed building shall be equipped with a fire sprinkler system, subject to the review and approval of the Fire Department.
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	3. A Knox box shall be installed within the subject property, subject to the review and approval of the Fire Department. 4. Clearview and spacing requirements shall be met when installing landscaping within the property. 5. Eight bicycle parking spaces shall be provided on the subject property, subject to the review and approval of Community Development staff meeting bicycle parking standards. 6. The applicant shall adhere to applicable deed restrictions and protective covenants administered in the Portage County Business Park, subject to the review and approval of the Portage County Department of Planning & Zoning. 7. Building and erosion control permits shall be obtained prior to the start of construction. 8. Developer shall add additional sidewalks to connect to existing pedestrian infrastructure along Business Park Drive as reviewed and approved by City staff. 9. Staff shall have the ability to approve minor amendments to the approved site plan.
--	---

Vicinity Map



Background

The applicant is requesting a conditional use permit to construct a one-story medical clinic within the Portage County Business Park. The subject property is currently undeveloped and is uniquely bounded by street frontages to the north, east and west (i.e., Business Park Drive to the west and John Joannis Drive to the north and east). With access off of both

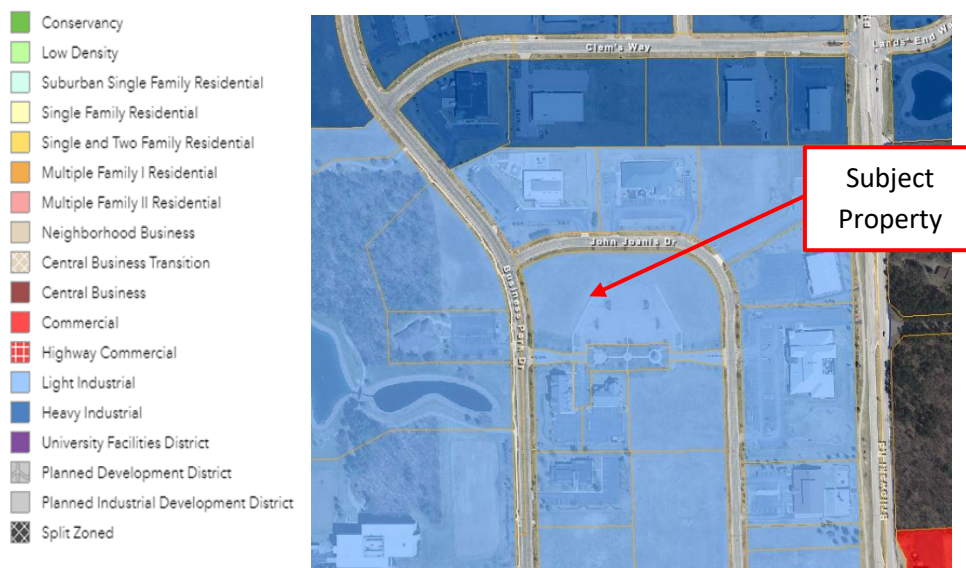
street frontages using existing driveways, the proposed building will accommodate pre/post operation rooms, exam rooms, procedure rooms and associated office space that is approximately 14,700 sq ft in size. Approximately 129 parking stalls along the eastern, western and southern perimeter of the proposed building. Please note that an existing parking lot is located on the subject property and accounts for roughly two thirds of the parking stalls proposed for the use. As will be discussed later in this report, the applicant is seeking to provide more parking stalls than what is allowed in the City’s Zoning Code. Specifically, the applicant is requesting 263% more parking stalls than what is required for the medical clinic use. Although the Zoning Code allows for applicants to provide parking stalls up to 150% of what is required without any special approvals, requesting above 150% requires the Plan Commission and Common Council’s approval.

Besides meeting applicable City regulations for the proposed development, the subject property’s location within the Portage County Business Park requires compliance with the Business Park’s Deed Restrictions and Protective Covenants. The applicant has been working with staff from the Portage County Planning & Zoning Department on ensuring all restrictions and covenants are fulfilled. Lastly, the subject property is zoned “M-1” Light Industrial. The medical clinic use, while also accommodating ambulance services, are a conditional use within the “M-1” Light Industrial District. The request is described in the following section.

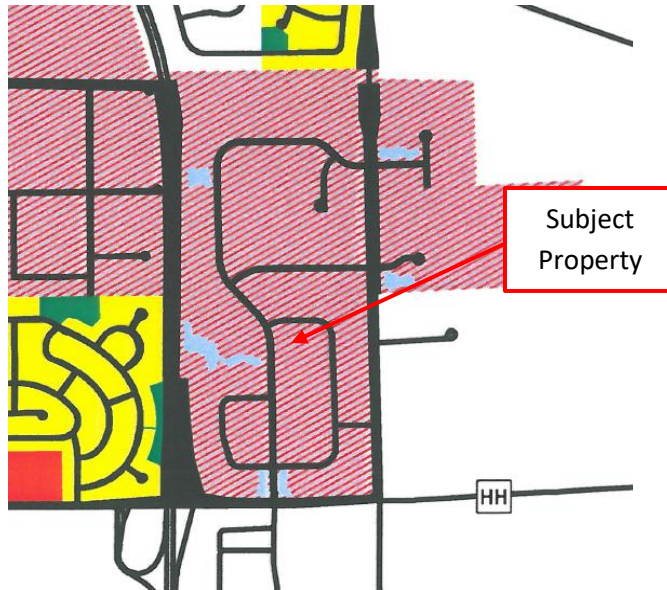
Ch. 23.02(1)(e)(3) Conditional Uses

(j) Hospitals and accessory uses

Surrounding Zoning & Comprehensive Planning



Future Land Use

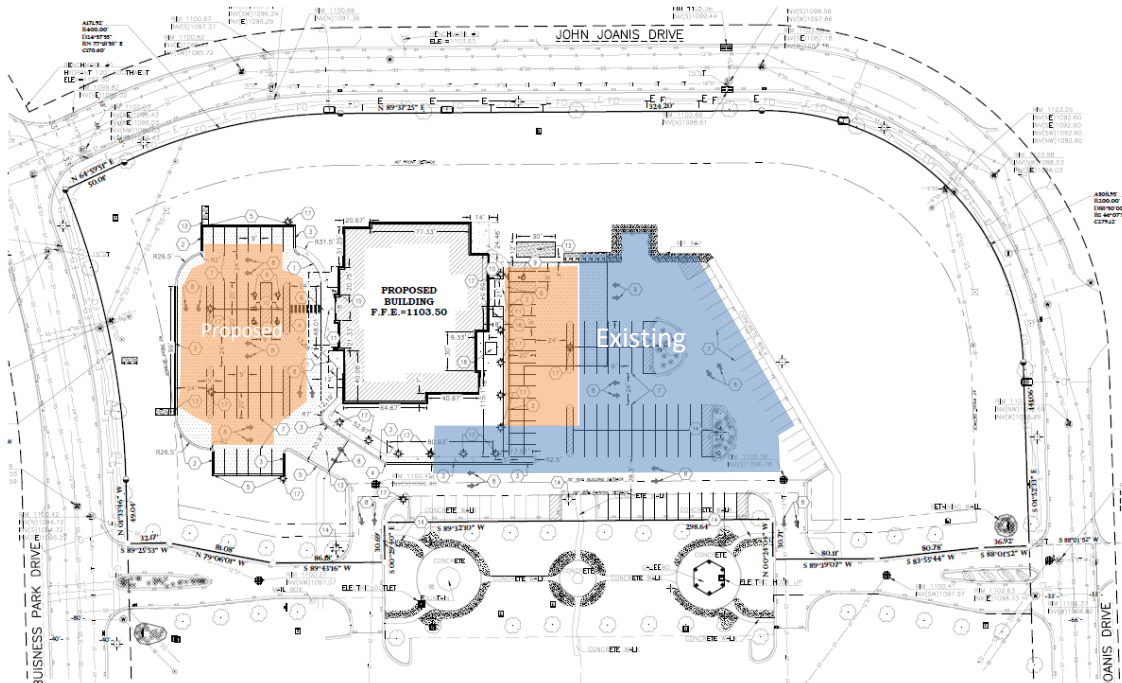


Further development details have been provided below and are summarized throughout this report.

1. Setbacks.

The following are the setback requirements in the “M-1” Light Industrial District—30’ street setback, 10’ side yard setback and 20’ rear yard setback. The location of the proposed structure meets the 30’ street setback off of Business Park Drive and John Joanis Drive. Please note that the building and pavement setbacks shown above are the respective setback requirements stated within the Business Park’s Deed Restrictions and Protective Covenants.

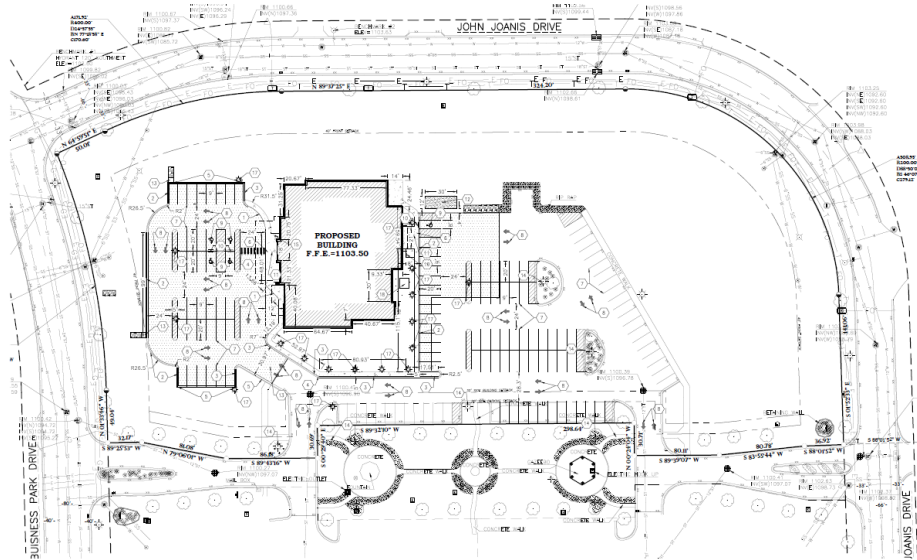
2. Parking.



129 parking stalls are provided. Based on the gross floor area proposed (14,700 sq ft) and the parking count ratio required (one stall for every 300 sq ft of floor area provided), a minimum of 49 parking stalls are required. As stated earlier, applicants can provide parking up to 150% of what is required (74 stalls for this request) and is

permitted by right. With the applicant providing roughly 263% of the parking stalls that are required, Plan Commission and Common Council authorization is needed and is part of this conditional use request. All other parking lot requirements (e.g., handicap accessible stalls provided, stall dimensions, access aisle widths, etc.) are met with this proposal. Additionally, eight bicycle parking spaces are required on the subject property due to the number of parking stalls offered on the property. The applicant shall work with City staff in ensuring that bicycle parking facilities are designed and located based on the standards of the Zoning Code.

It should be noted that several of the proposed parking stalls already exist as part of the development site. When the Portage County Business Park was developed in the late 1990's – this parking lot was constructed to be part of the center of the park (adjacent water features and a gazebo are along the southside of the proposed development area). Below is a further explanation of the existing and proposed parking stalls:



3. Landscaping.

A landscaping plan has been submitted by the applicant and is subject to the review and approval of the Portage County Planning & Zoning Department. Please note that modifications in canopy trees spacing along the western parking lot is needed to meet spacing requirements.

4. Fire prevention and suppression.

Access to and within the subject is appropriate for fire and emergency response vehicles. A fire hydrant is required to be installed within 150' of existing Fire Department connections. Should a private fire hydrant be installed, the hydrant shall be reviewed and inspected by the City Fire Department.

5. Stormwater management.

One stormwater infiltration basin is proposed along the northern property line abutting John Joanis Drive. A stormwater bio-infiltration basin is proposed northwest of the proposed building near the intersection of Business Park Drive and John Joanis Drive. Both stormwater basins shall meet applicable City and County stormwater requirements

6. Signage.

A maximum of two signs are allowed per Business Park Deed Restrictions and Protective Covenants. The applicant is working with Portage County staff in ensuring signage requirements are met.

7. Lighting.

A lighting plan has been provided by the applicant. Light intensity averages 1.4 footcandles throughout the site. Based on the lighting provided, applicable City and County lighting standards are met.

Standards of Review – Site Plan Review

1. **The establishment, maintenance, or operation of the use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.**

Analysis: The proposed structure is approximately 14,700 sq ft in size at one story in height.

Findings: The applicant is seeking to construct a medical clinic within the Portage County Business Park. While medical clinics are considered more of an intense use, staff does not believe the proposed conditional use permit would be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare in part due to the types of surrounding uses. As the subject property is located within the Portage County Business Park, the applicant is also subject to the requirements of the Business Park's Deed Restrictions and Protective Covenants. With increased City and County regulatory review, staff believes that the applicant's proposal meets the standard.

2. **The use will not be injurious to the use and for the purpose already permitted, nor substantially diminish and impair property values.**

Analysis: According to the City's Comprehensive Plan, the Portage County Business Park is intended to "provide for industrial, commercial and residential development in a 'campus' like setting."

As medical clinics are a commercial use that provides in-person services to patients, staff believes that the proposed use meets the intent of the Business Park. Additionally, this request is similar to other types of establishments existing in the Business Park, such as its land use (e.g., Aspirus) and lot intensity (e.g., Heartland Hospice Serving Central Wisconsin). By having compatible land uses and use intensities within the Business Park, staff believes that this request preserves the 'campus-like' feel as requested in the City's Comprehensive Plan.



Findings: The site plan and proposed development should not injure the use or uses of adjacent properties. Given the proposal to construct a medical clinic in the Portage County Business Park, additional safeguards are presented to ensure it does not result in a detriment to neighboring properties.

3. **The establishment of the use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

Analysis: The respective area is in an established and developed area within the Portage County Business Park of the City and has been underdeveloped for several years.

Findings: See standards one and two above. The subject property adjoins parcels that are zoned “M-1” Light Industrial and designed as a business park within the City’s Future Land Use Map.

Medical clinics and similar hospital uses are a conditional use within the “M-1” Light Industrial District. Building and pavement setbacks as required by the City and County are both met with this request. To accommodate the proposed development and corresponding stormwater basins, necessary utility infrastructure is planned. Lastly, as restrictions and covenants in the Business Park regulate the architectural appeal of the proposed structure, the construction and overall appearance of the proposed clinic will be compatible to other buildings within the Business Park.

4. **The exterior architectural appeal and function plan of any proposed structure will not be variance with either the exterior architectural appeal and function plan, and scale of the structures already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district so as to result in a substantial or undue adverse effect on the neighborhood.**

Analysis: Windows plan a predominant role on the building’s façades. As shown in the renderings attached, large sun windows span the west and south façade of the building (the primary entrance to the building). Two large awnings are attached to the west façade to not only provide shade and shelter at the pick-up/drop-off location, but also creates more variation in the height of the building. Additionally, variation in paint color proposed (i.e., brown, black and cream) and façade material (i.e., brick and siding) provides contrast and accentuates the awnings and black window trim.

Findings: This standard is met.

5. **Adequate utilities, access roads, drainage and/or facilities have been, or are being, provided.**



Analysis: Utilities

exist along adjoining right-of-ways that can support the proposed development and stormwater basins. Existing road infrastructure is appropriately sized to handle additional vehicular and bicycle traffic. Sidewalks are located along the westside of Business Park Drive and within the internal center of the park. Pedestrian traffic may have to utilize the access driveway off of Business Park Drive in order to access pedestrian accommodations. The Plan Commission may want to include the installation of a sidewalk from the proposed parking area to Business Park Drive to help safely accommodate possible pedestrian traffic in the area.

Findings: This standard is met.

6. **Adequate measures have been, or will be taken, to provide ingress and egress so designed to minimize traffic congestion in the public streets.**

Analysis: The respective area is in an established area of the City with appropriate vehicular and bicycle access off of Business Park Drive and John Joanis Drive. Two access points are proposed (off of Business Park Drive and John Joanis Drive) using existing driveways leading to the water fountains abutting the subject property to the south. As stated earlier, existing parking stalls located on the subject property are planned to service the proposed use.

Findings: With two access points proposed, staff believes that access in and out of the site is appropriate.

7. **The proposed use is not contrary to the objectives of any duly adopted land use plan for the City of Stevens Point and any of its components.**

Analysis: The City's 2005 Comprehensive Plan Future Land Use Map has identified this property as part of a designated business park. The subject property is also zoned "M-1" Light Industrial. According to the City's Zoning Code, the "M-1" Light Industrial District is established to "provide for those manufacturing or other industrial uses having the least obnoxious nuisance affects and having a lower intensity of activity as compared with permitted uses of the "M-2" Heavy Industrial District. It is intended that the "M-1" district be located as a buffer between heavy manufacturing uses and commercial or high density residential uses or at other locations all consistent with the use planning principles, industrial location standards, and the City Comprehensive Plan and policies."

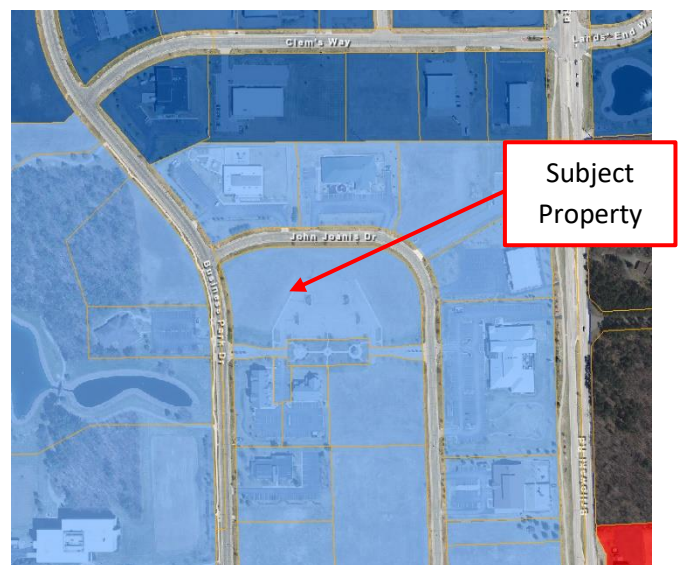
Findings: The proposed use meets the intent of the "M-1" District as it is considered an allowed use within the zoning district (via a conditional use permit) that generally has a lesser intensity than other allowed uses within the "M-2" Heavy Industrial District. Additionally, as restrictions and covenants in the Business Park regulate the construction and overall appearance of the proposed clinic, it will be compatible to other buildings within the Business Park.

8. **The use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.**

Analysis: The conditional use permit is asking to allow for a 14,700 sq ft medical clinic on the subject property with associated parking spaces exceeding the amount that is permitted by right in the City's Zoning Code.

Findings: The regulations of the "M-1" Light Industrial District are met for the

proposed development provided the conditional use permit is allowed. Please refer to the site details above in the "background" section and the attached plans.



9. The proposal will not result in an over-concentration of high density living facilities in one area so as to result in a substantial or undue adverse effect on the neighborhood, on the school system, and the social and protective systems of the community.

Analysis: N/A

Findings: N/A

10. **Principal – Applications for exclusive multi-family residential uses:** The view from the street should maintain a residential character. The view should not be dominated by the building and not by garages, parking, mechanical equipment, garbage containers, or other storage.

Analysis: N/A

Findings: N/A

11. **Access to the site shall be safe.**

Analysis: Vehicular access is off of Business Park Drive and John Joanis Drive. Sidewalk access exists off of Business Park Drive, while unprotected bicycle lanes are located throughout the Portage County Business Park.

Findings: This standard is met.

12. **There shall be adequate utilities to serve the site.**

- a. **The Public Works Director, Police Chief and Fire Chief shall determine whether there is adequate sanitary sewer, portable water, storm drainage, street capacity, emergency access, public protection services, and other utilities to serve the proposed development. They shall review the plan to ensure safety and access for safety vehicles.**

Analysis: Utilities exist along adjoining right-of-ways that can support the proposed development and stormwater basins. With two access points proposed each off of different street frontages, staff believes that access and internal traffic within the subject property will not negatively impact surrounding uses.

Findings: This standard is met.

13. **The privacy of the neighboring development and the proposed development shall be maintained as much as practical. Guidelines:**

- a. **Mechanical equipment including refuse storage shall be screened from neighboring properties.**

Analysis: A concrete generator pad is proposed to the east of the proposed building and will be screened from public view by planting various shrubs and tall grasses.

Findings: This standard is met.

b. Lighting shall be located to minimize intrusion onto neighboring properties.

Analysis: Additional lighting is planned as part of parking lot improvements within the subject property. Light intensity averages 1.4 footcandles throughout the site. Based on the lighting provided, applicable City and County lighting standards are met.

Findings: This standard is met.

c. Sources of noise shall be located in a manner that minimizes impact to neighboring properties.

Analysis: The use will be operating within the confines of the building and property.

Findings: The use should not create excessive noise.

14. Principal – Applications for exclusive multi-family residential uses. Landscaping shall be provided or existing landscape elements shall be preserved to maintain a sense of residential character, define boundaries, and to enhance the sense of enclosure and privacy.

Analysis: N/A

Findings: N/A

Based on the findings above, staff would recommend approval of the conditional use permit with the conditions outlined on page one and two. Please keep in mind that recent State legislation has placed limitations on local jurisdictions regarding the denial of conditional use permits. Conditional use permits shall be reviewed by a means to permit a use under certain conditions applied to the use or property. For example, if a concern is raised regarding to a standard above, a condition can be applied to the permit to address the concern and grant the permit.

Photos







City of Stevens Point
Community Development Department

1515 Strongs Avenue, Stevens Point, WI 54481
P: (715) 346-1567 F: (715) 346-1498
communitydevelopment@stevenspoint.com
<http://stevenspoint.com>

APPLICATION FOR A CONDITIONAL USE PERMIT

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications if Any				Assigned Case Manager			
Pre-Application Conference Date				Conditional Use Permit Request	Use ☐	Amend ☐	

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☒)	
Applicant Name	Sheldon Oppermann	Contact Name	
Address	500 Third Street, Suite 800	Address	
City, State, Zip	Wausau, WI 54402	City, State, Zip	
Telephone	715-845-8234	Telephone	
Fax		Fax	
Email	soppermann@mzattys.com	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name	Portage County	Owner's Name	
Address	1516 Church Street	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
281230802400507		
Legal Description of Subject Property		
BEING LOT 1 OF CERTIFIED SURVEY MAP #9071, LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 23 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.		
Designated Future Land Use Category		Current Use of Property
Business Park		Vacant
Explain the land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)		
The project proposes to construct a medical clinic facility on an existing vacant lot. Construction is tentatively targeted to begin in the August 2021.		

How will the proposed development reinforce the existing or planned character of the neighborhood? (Use additional pages if necessary)

The existing neighborhood consists of commercial businesses and medical/dental facilities that share similar characteristics of the development being proposed.

Outline steps that will be taken to reduce any negative impacts on adjacent property. (Use additional pages if necessary)

Wisconsin DNR Best Management Practices (BMP'S) will be implemented.

Current Zoning Surrounding Subject Property

North:	M-1 Light Industrial	South:	M-1 Light Industrial
East:	M-1 Light Industrial	West:	M-1 Light Industrial

Current Land Use Surrounding Subject Property

North:	Daycare	South:	Multiple Commercial Uses
East:	Gym and Bike Shop	West:	Dental Clinic

EXHIBITS

Owner Information Sheet	☒	Additional Exhibits If Any:
Letter to District Alderperson	☒	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	☒	
Site Plan (designating primary, side, and service street frontages)	☒	
Building Elevations	☒	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	☒	
Street Plan with Cross-sections	☐	
Utility Plan	☒	
Landscape Plan (including any equivalent alternative landscaping requests)	☒	
Stormwater Plan	☒	
Outdoor Lighting Plan (location of fixtures, illumination levels)	☒	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	6/9/2021		



4941 Kirschling Court, Stevens Point, WI 54481
1497 6th Street - Suite C, Green Bay, WI 54304
1261 W Main Street - Suite 102, Sun Prairie, WI 53590

June 8, 2021

City of Stevens Point
Attn: Alderman Jeremy Slowinski
1515 Strongs Avenue
Stevens Point, WI 54481

RE: Proposed Clinic - Project Notice

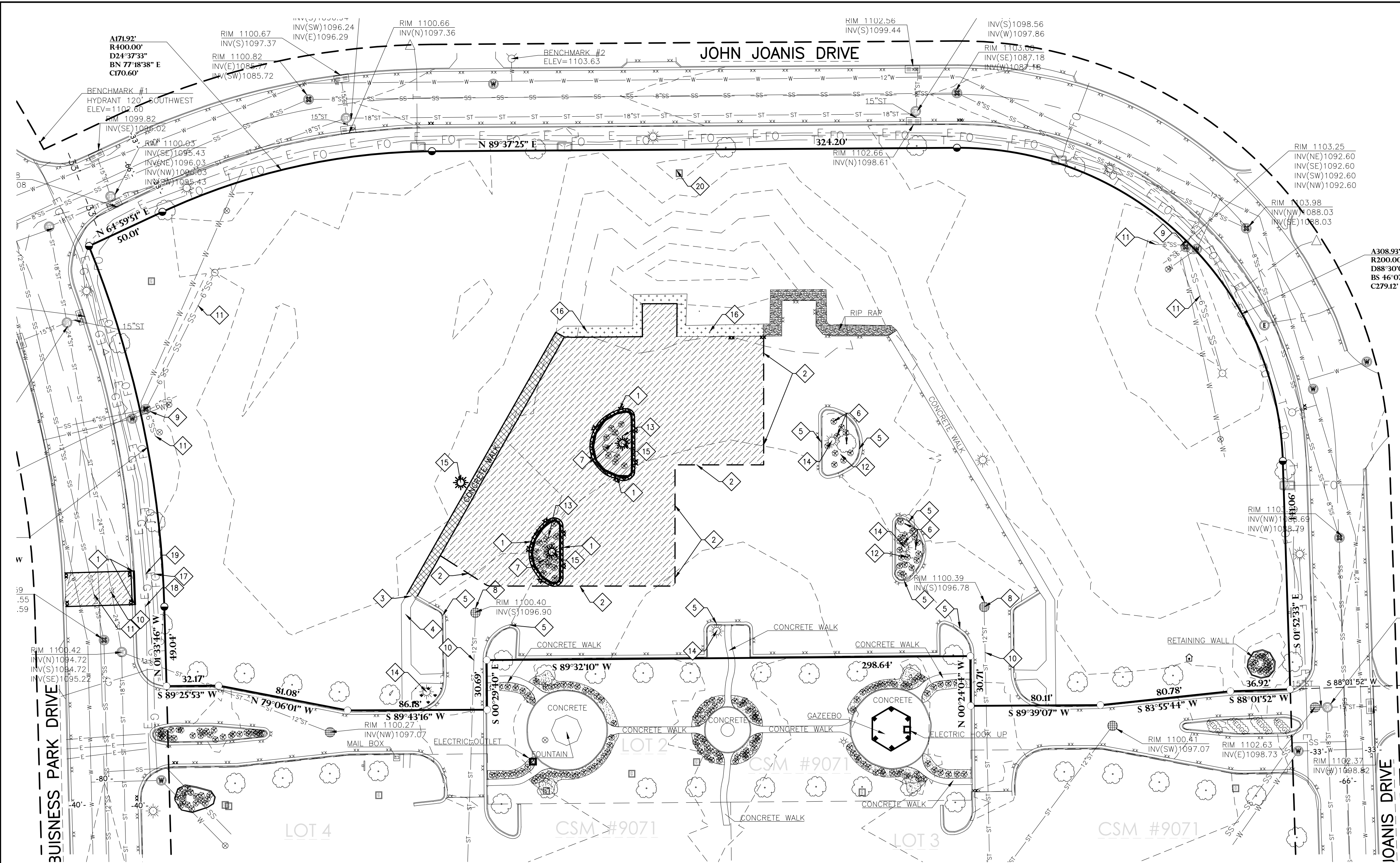
Dear Mr. Slowinski,

Our client is proposing to construct a clinic on the parcel located on the southwest corner of John Joanis Drive and Business Park Drive. The proposed development consists of an approximately 15,000 square foot building footprint with associated parking lots.

If you have any questions, please feel free to contact me.

Sincerely,

Melissa Kluck, PLA
Point of Beginning, Inc.



UTILITY DISCLAIMER:

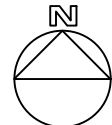
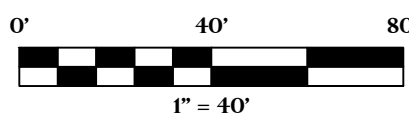
THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. NO POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

BENCHMARK:

ELEVATIONS BASED ON DATUM RECEIVED FROM THE CITY OF STEVENS POINT ENGINEERING DEPARTMENT.

BENCHMARK #1
PUMPER SPOUT OF HYDRANT, LOCATED ON THE WEST SIDE OF BUSINESS PARK DRIVE, AT THE JOHN JOANIS DRIVE INTERSECTION.
ELEVATION = 1102.60

BENCHMARK #2
PUMPER SPOUT OF HYDRANT, LOCATED ON THE NORTH SIDE OF JOHN JOANIS DRIVE, FIRST HYDRANT EAST OF BUSINESS PARK DRIVE.
ELEVATION = 1103.63



GENERAL NOTES:

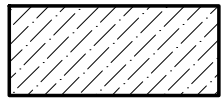
- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
- INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION, IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
- BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
- COORDINATE WITH THE OWNER AND LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING UTILITIES ON SITE PRIOR TO THE START OF WORK.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
- IF STRIPPED TOPSOIL IS STOCKPILED ON SITE, SILT FENCE SHALL BE INSTALLED AROUND THE BASE OF THE STOCKPILE TO PREVENT SEDIMENT TRANSPORT.
- PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.
- MAINTAIN TRAFFIC CIRCULATION TO ALL RETAIL AND COMMERCIAL BUILDINGS SHOWN ON THIS DOCUMENT. COORDINATE ALL WORK WITH SAID BUSINESSES.
- MAINTAIN AND PROTECT ALL VEGETATION NOT NOTED FOR REMOVAL.

KEYNOTES:

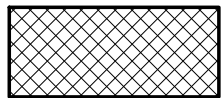
- SAWCUT & REMOVE EXISTING CONCRETE CURBING
- SAWCUT EXISTING BITUMINOUS PAVEMENT
- SAWCUT EXISTING CONCRETE WALK
- MAINTAIN EXISTING CONCRETE WALK
- MAINTAIN EXISTING CONCRETE CURBING
- MAINTAIN EXISTING TREE/VEGETATION
- CLEAR & GRUB EXISTING TREE
- MAINTAIN EXISTING STORM SEWER STRUCTURE
- MAINTAIN EXISTING SANITARY SEWER STRUCTURE
- MAINTAIN EXISTING STORM SEWER PIPE
- MAINTAIN EXISTING SANITARY SEWER PIPE
- MAINTAIN EXISTING LANDSCAPE AREA: TREES, SHRUBS, MULCH AND FILTER FABRIC-- VERIFY WITH LANDSCAPE PLAN
- REMOVE EXISTING LANDSCAPE AREA: SHRUBS, MULCH AND FILTER FABRIC
- MAINTAIN EXISTING POWER/LIGHT POLE
- REMOVE EXISTING POWER/LIGHT POLE COORDINATE REMOVAL/RELOCATION OF ELECTRICAL TRANSFORMER WITH ELECTRIC COMPANY
- REMOVE RIP RAP
- MAINTAIN & PROTECT EXISTING FIBER OPTIC LINE
- MAINTAIN & PROTECT EXISTING ELECTRICAL LINE
- MAINTAIN & PROTECT EXISTING GAS LINE
- ADJUST EXISTING CONTROL VALVE BOX TO PROPOSED FINISH GRADE ELEVATION.

DEMOLITION HATCH PATTERNS:

BITUMINOUS REMOVAL

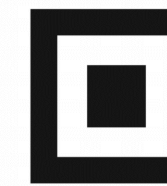


CONCRETE REMOVAL



CIVIL SHEET INDEX:

- C100 DEMOLITION PLAN
- C101 LAYOUT PLAN
- C102 GRADING PLAN
- C103 EROSION CONTROL PLAN
- C104 UTILITY PLAN
- C105 DETAILS
- C106 DETAILS
- L100 LANDSCAPE PLAN
- L101 IRRIGATION PLAN



Revision	Description	Date



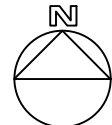
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ELEVATIONS BASED ON DATUM RECEIVED FROM THE CITY OF
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BENCHMARK #1
PUMPER SPOUT OF HYDRANT, LOCATED ON THE WEST SIDE OF
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ELEVATION = 1102.60

BENCHMARK #2
PUMPER SPOUT OF HYDRANT, LOCATED ON THE NORTH SIDE OF
JOHN JOANIS DRIVE, FIRST HYDRANT EAST OF BUISNESS PARK DRIVE.
ELEVATION = 1103.63



1. CONTACT DIGGER'S HOTLINE _____ WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. SEE SHEET C103 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
7. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
8. PRIOR TO STARTING WORK, VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
9. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
10. PROVIDE PROPER BARRIERS, SIGNS, AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
11. SIDEWALK JOINTS SHALL BE INSTALLED AS INDICATED OR AS APPROVED BY THE CONSTRUCTION MANAGER.
12. ALL CONCRETE SAWCUTS SHALL BE AT AN EXISTING JOINT.
13. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDDED, FERTILIZED, AND CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

1. THICKENED EDGE WALK ————— 4
C105
2. 18" STANDARD CURB ————— 3
C105
3. 18" STANDARD CURB (REJECT) ————— 3
C105
4. CROSSWALK STRIPING ————— 7
C105
5. 18" ROLL CURB & GUTTER ————— 3
C105
6. ADA DETECTABLE WARNING FIELD
7. PARKING LOT STRIPING ————— 5
C105
8. DIRECTIONAL ARROW ————— 6
C105
9. ADA PARKING STALL ————— 6
C105
10. ADA PARKING SIGN ————— 5
C105
11. ADA ACCESS ROUTE
12. CONCRETE GENERATOR PAD ————— 2
C105
13. CONCRETE FLUME ————— 8
C105

PROPOSED 3.5" ASPHALTIC CONCRETE PAVEMENT W/8" BASE COURSE		
PROPOSED 4" CONCRETE PAVEMENT		
PROPOSED 6" REINFORCED CONCRETE PAVEMENT		
PROPOSED PEDESTRIAN CONCRETE PAVEMENT W/SNOW MELT SYSTEM		
REMOVE EXISTING ASPHALT PAVEMENT—REPLACE WITH ASPHALT PAVEMENT & BASE COURSE TO MATCH EXISTING PAVEMENT SECTION		

	PROPOSED	
	TOTAL AREA	% OF LOT AREA
TOTAL AREA OF BUILDING	14,700 SQ. FT.	7%
TOTAL AREA OF ASPHALT/ CONCRETE	73,639 SQ. FT.	33%
TOTAL AREA OF GREEN SPACE	132,946 SQ. FT.	60%
TOTAL LOT AREA	221,285 SQ. FT.	5.08 acres

STEVENS POINT PARKING ZONING REQUIREMENT FOR CLINIC	1 SPACE PER 300 SQ. FT.
TOTAL AREA GROSS FLOOR AREA	14,700 SQ. FT.
NUMBER OF SPACES REQUIRED	49
TOTAL PARKING SPACES	129

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 1103.50 EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
3. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
4. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
5. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
6. SEE SHEET C103 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
7. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE/DIR CONTRACT.
8. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
9. PROVIDE RIP RAP AT ALL CULVERT ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
10. INSTALL WISDOT TYPE HR FILTER FABRIC BENEATH UNDER RIP RAP.
11. THE LOCAL TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
12. THE ENGINEERED SOIL SHALL NOT BE PLACED IN THE BIORETENTION AREAS UNTIL THE SURROUNDING DRAINAGE AREA HAS BEEN FULLY STABILIZED. ALL CONSTRUCTION SITE SEDIMENT SHALL BE REMOVED FROM THE SUBGRADE OF THE BIORETENTION AREA PRIOR TO PLACEMENT OF THE ENGINEERED SOIL.
13. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
14. THE LOCAL MUNICIPALITY SHALL BE REQUIRED TO PROVIDE TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY.
15. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
16. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
17. GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.

EXISTING CONTOUR	
PROPOSED CONTOUR	
PROPOSED SPOT ELEVATION	
PROPOSED TOP OF CURB ELEVATION	
PROPOSED FLOW LINE ELEVATION	
PROPOSED MATCH ELEVATION (CONTRACTOR TO VERIFY)	
PROPOSED ENDWALL INVERT ELEVATION	
PROPOSED BIO-INFILTRATION BASIN	
PROPOSED INFILTRATION BASIN	
PROPOSED ENDWALL STRUCTURE WITH RIP RAP	

THE LOCATIONS, DEPTHS, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS, SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DEPTHS, AND LOCATIONS, AND/OR RECORDS AND THEFTERS' INFORMATION, AND/OR AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND TYPES OF UTILITIES BE RECHECKED BY THE CONTRACTOR. THE INFORMATION IS APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THEFTERS' INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE UTILITIES SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON IN GENERAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE UTILITIES SHOWN HEREON BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. NO POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON. THE INFORMATION IS NOT GUARANTEED TO BE COMPLETELY ACCURATE, AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

ELEVATIONS BASED ON DATUM RECEIVED FROM THE CITY OF STEVENS POINT ENGINEERING DEPARTMENT.

BENCHMARK #1
PUMPER SPOUT OF HYDRANT, LOCATED ON THE WEST SIDE OF
BUSINESS PARK DRIVE, AT THE JOHN JOANIS DRIVE INTERSECTION.
ELEVATION = 1102.60

BENCHMARK #2
PUMPER SPOUT OF HYDRANT, LOCATED ON THE NORTH SIDE OF
JOHN JOANIS DRIVE, FIRST HYDRANT EAST OF BUSINESS PARK DRIVE
ELEVATION = 1103.63

NOTES:

SECTION VIEW

1. INSTALL ENGINEERED MEAN ONLY AFTER SITE PAVING HAS OCCURRED AND TURF AREAS HAVE BEEN ESTABLISHED WITH VEGETATION.
2. NO MECHANICAL COMPACTION SHALL BE USED DURING ENGINEERED MEAN INSTALLATION (INCLUDING ENGINEERING TREES).
3. ENGINEERED MEAN SHALL BE INSTALLED IN 6" LIFTS AND SPRINKLER WATERED (TO SIMULATE RAINFALL) AT EACH LIFT TO ACHIEVE SETTLEMENT. ALTERNATIVELY, ENGINEERED MEAN MAY BE PLACED IN 6 INCH LIFTS WITHOUT WATERING AND FINISHED GRADE PLACED 3 INCHES ABOVE THE PLAN ELEVATION TO ACCOUNT FOR SETTLEMENT.
4. ENGINEERED MEAN COMPOSITION--THE SOIL SHALL BE ENGINEERED TO THE FOLLOWING SPECIFICATIONS:
 - A. THE PLANTING MIXTURE SHALL CONSIST OF A MIXTURE OF 70 TO 85% SAND AND 15 TO 30% COMPOST; BY VOLUME. SPECIAL ATTENTION SHOULD BE GIVEN TO PLANT SELECTION WHEN THE PERCENTAGE OF SAND EXCEEDS 75%.
 - B. NOTE: THIS MIXTURE MEETS THE EQUIVALENT LEVEL OF PROTECTION AS DETERMINED BY DNR.
 - C. THE SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:
 - 1. USDA COARSE SAND (02 - 04 inches)
 - 2. ASTM C33 (FINE AGGREGATE CONCRETE SAND)
 - 3. WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 201.2.5.3.4. (FINE AGGREGATE CONCRETE SAND) 2005 EDITION, OR AN EQUIVALENT AS APPROVED BY THE DISTRICT ENGINEERING AUTHORITY. THE PREFERRED SAND COMPONENT CONSISTS OF MOSTLY SiO2, BUT SAND CONSISTING OF DOLOMITE OR CALCIUM CARBONATE MAY ALSO BE USED. MANUFACTURE SAND OR STONE DUST IS NOT ALLOWED. THE SAND SHALL BE WASHED AND DRAINED TO REMOVE CLAY AND FINE PARTICLES.
 - D. THE COMPOST COMPONENT SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATION S100, COMPOST.
5. THE ENGINEERED SOIL MIX SHALL HAVE NO FREE ROOTS, STUMPS, LOGS, BRUSH OR OTHER MATERIAL WHICH IN DIRECT CONTACT WITH THE PLANTING MIX SHALL BE MIXED INTO THE PLANTING SOIL THAT MAY BE HARMFUL TO PLANT GROWTH OR PROVE A HINDRANCE TO PLANTING OR MAINTENANCE.
6. THE ENGINEERED SOIL MIX SHALL HAVE A PH BETWEEN 5.5 AND 6.5.
7. THE ENGINEERED SOIL MIX SHALL HAVE ADEQUATE NUTRIENT CONTENT TO MEET PLANT GROWTH REQUIREMENTS.

PLAN VIEW

PLANT CLUSTER	SIZE	TOTAL PLUGS
A	PLUG	100
B	PLUG	200
C	PLUG	100

[illegible]

A-LIATRIS PYCNOSTACHYA	PRAIRIE BLAZINGSTAR
B-RUDBECKIA SUBTOMENTOSA	SWEET BROWN-EYED SUSAN
C-ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER

**1 PLUG FOR EVERY 2 SQUARE FEET

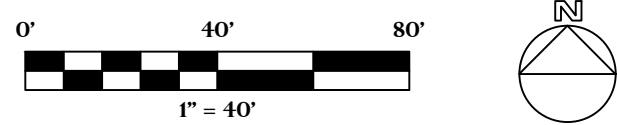
PLAN VIEW

PLANT CLUSTER	SIZE	TOTAL PLUGS
A	PLUG	100
B	PLUG	165
C	PLUG	100

BOTANICAL NAME	COMMON NAME
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A—LIATRIS PYCNOSTACHYA	PRAIRIE BLAZINGSTAR
B—RUDBECKIA SUBTOMENTOSA	SWEET BROWN-EYED SUSAN
C—ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER

**1 PLUG FOR EVERY 2 SQUARE FEET





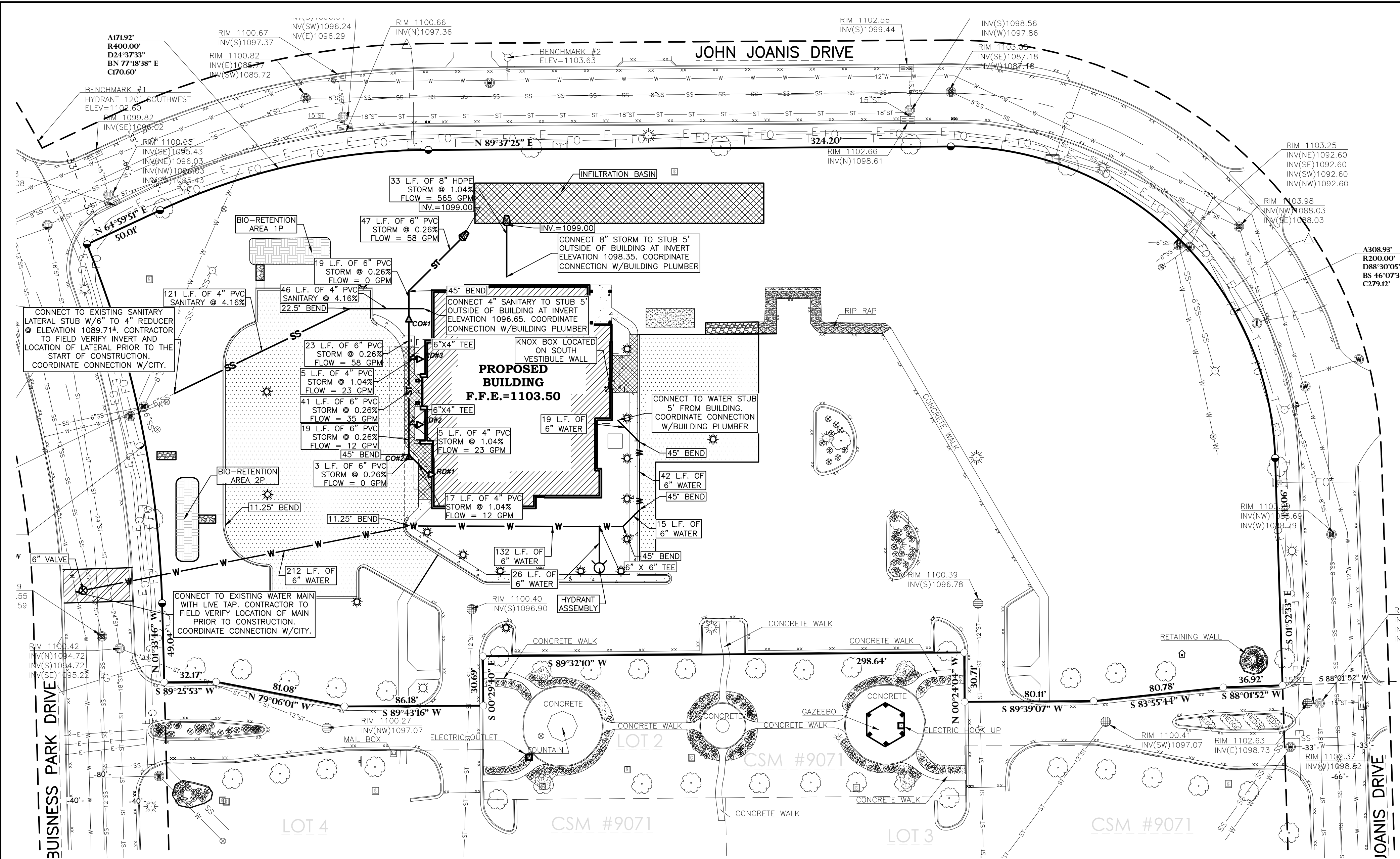
1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
3. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
4. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
5. CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
6. OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
7. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
8. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
9. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
10. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
11. IF TEMPORARY EROSION CONTROL ELEMENTS REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
12. IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH WI DNR TECHNICAL STANDARD 1061 TO PREVENT SEDIMENT DISCHARGE TO THE MAXIMUM EXTENT PRACTICABLE.
13. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
14. INSTALL WISDOT TYPE HR FILTER FABRIC BENEATH UNDER RIP RAP.
15. IF TOPSOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOWFALL OR GROUND FREEZE.
16. PROVIDE RIP RAP AT ALL STORM ENDWALLS TO PREVENT WASHOUT AND EROSION.
17. SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
18. SILT FENCE SHALL BE INSTALLED AROUND THE BIORETENTION AREA IMMEDIATELY FOLLOWING INSTALLATION OF THE ENGINEERED SOIL TO PROTECT IT FROM SILT CONTAMINATION.
19. THE ENGINEERED SOIL SHALL NOT BE PLACED IN THE BIORETENTION AREAS UNTIL THE SURROUNDING DRAINAGE AREA HAS BEEN FULLY STABILIZED. ALL CONSTRUCTION SITE SEDIMENT SHALL BE REMOVED FROM THE SUBGRADE OF THE BIORETENTION AREA PRIOR TO PLACEMENT OF THE ENGINEERED SOIL.
20. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.

EROSION CONTROL LEGEND:

EXISTING CONTOUR		
PROPOSED CONTOUR		
PROPOSED SILT FENCE		
PROPOSED INLET PROTECTION		
EROSION CONTROL BLANKET		
ROCK CONSTRUCTION ENTRANCE		
WISDOT MEDIUM RIP RAP W/TYPE HR FABRIC PLACED BENEATH		

EROSION CONTROL SEQUENCING:

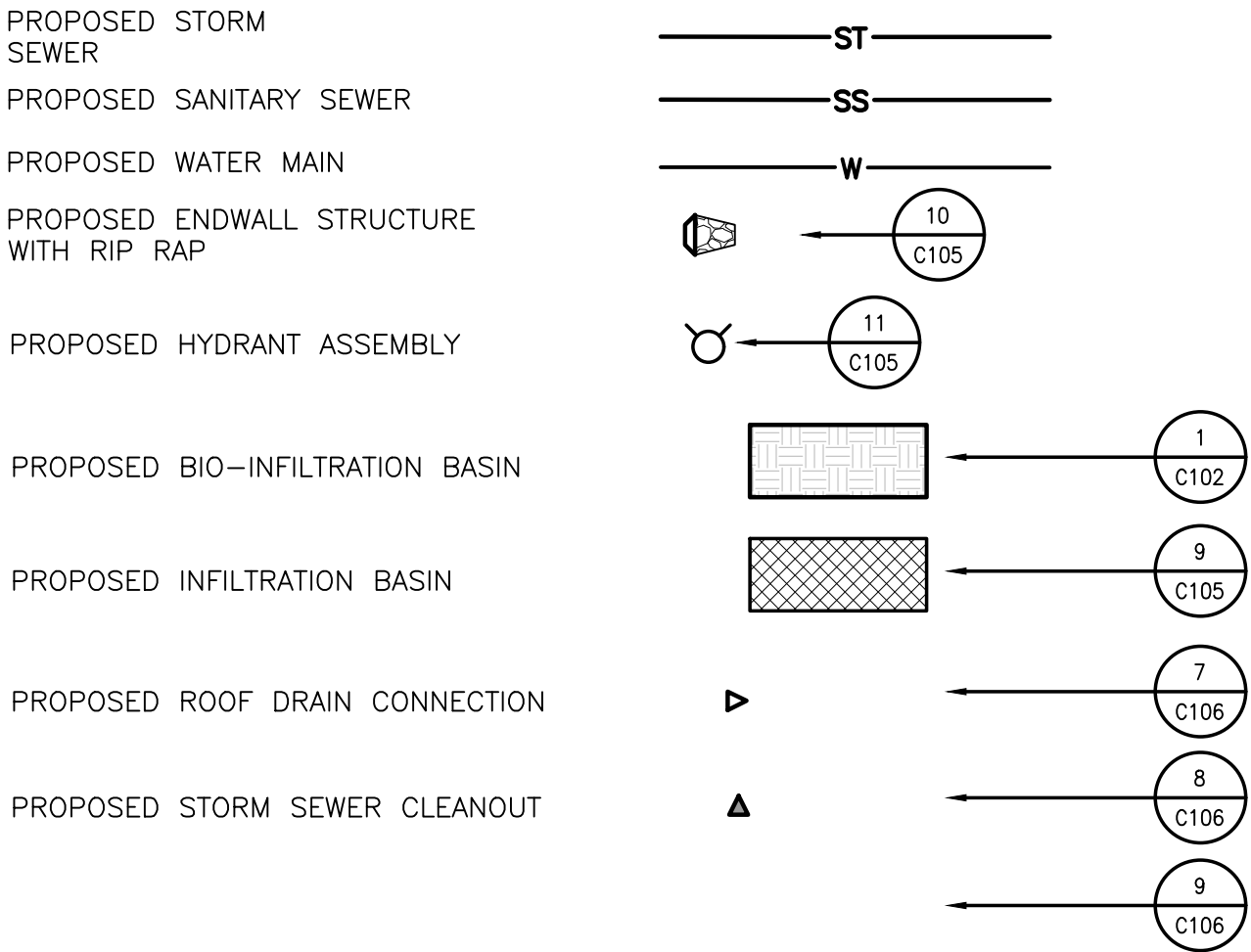
1. INSTALL PERIMETER EROSION CONTROL
2. EXCAVATE A TEMPORARY SEDIMENT TRAP AT THE PROPOSED BIO-RETENTION AREA IN ACCORDANCE WITH DNR TECHNICAL STANDARD 1063
- 2.1. SEDIMENT TRAP BOTTOM BASIN ELEVATION SHALL BE 1098.00.
- 2.2. INSTALL STONE OUTLET/OVERFLOW WEIR PER DETAIL 3/C106.
- 2.3. EXCAVATE SWALES TO THE BASINS TO DIRECT AND MAXIMIZE STORMWATER RUNOFF TO THIS BASIN DURING CONSTRUCTION
3. BEGIN DEMOLITION
4. BEGIN ROUGH GRADING AND UTILITY INSTALLATION
5. DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
6. TEMPORARY STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 90 CALENDAR DAYS.
7. TEMPORARY STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING ACTIVITIES CEASE AND FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE.
8. PER GENERAL NOTE #19, THE SEDIMENT TRAP SHALL BE RECONSTRUCTED INTO THE PROPOSED BIO-RETENTION AREA AFTER THE SURROUNDING AREA HAS BEEN FULLY STABILIZED.
- 8.1. ANY CONSTRUCTION SITE SEDIMENT BUILD UP SHALL BE REMOVED FROM THE PROPOSED BIO-RETENTION BASIN BEFORE EXCAVATION TO THE FINAL DEPTH AND INSTALLATION OF THE ENGINEERED SOIL.
9. IF DISTURBED AREAS SUBJECT TO WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.



GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
4. REFER TO THE PROPOSED BUILDING MECHANICAL/PLUMBING PLANS TO VERIFY EXACT CONNECTION LOCATIONS AND SIZES OF PROPOSED SANITARY SEWER AND WATER LATERALS.
5. COORDINATE ALL UTILITY WORK WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
6. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE LOCAL MUNICIPALITY.
7. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
8. THE PROPOSED WATER MAIN SHALL HAVE A MINIMUM COVER OF 7'-6" TO THE TOP OF PIPE FROM PROPOSED FINISHED GRADE. SEE SHEET C102 FOR PROPOSED FINISHED GRADE.
9. THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY, AND PRIOR TO CONNECTING SANITARY SEWER AND WATER LATERALS TO THE PUBLIC MAINS.
10. THE MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES, IF NEEDED.
11. PROVIDE RIP RAP AT ALL STORM ENDWALLS TO PREVENT WASHOUT AND EROSION.
12. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH PROPOSED RIP RAP.

UTILITY LEGEND:



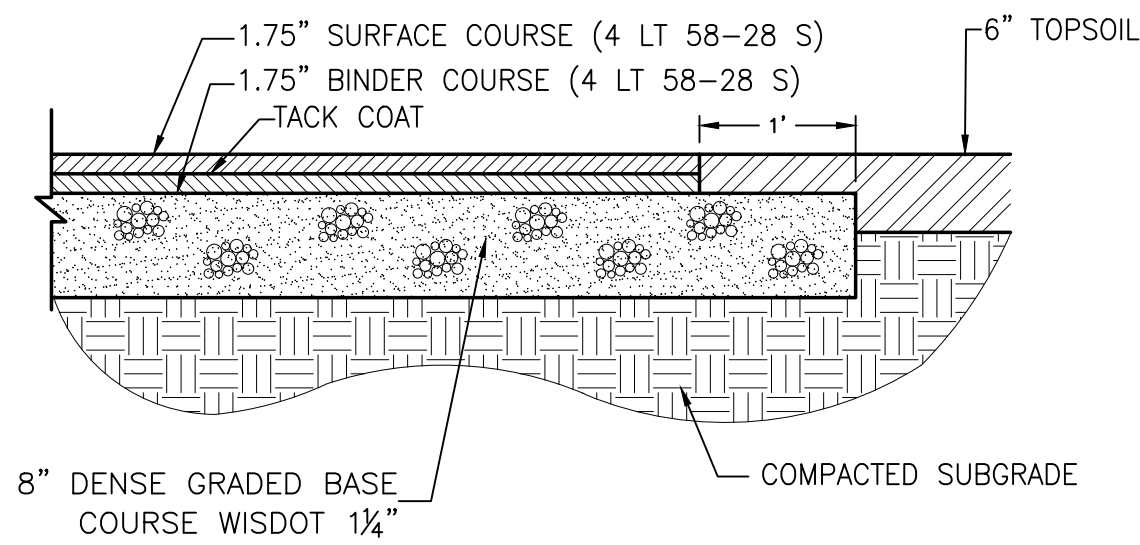
CLEAN OUT SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
CO#1	RIM = 1102.78 INV (S) = 1099.26 INV (N) = 1099.26
CO#2	RIM = 1103.26 INV (N) = 1099.48

ROOF DRAIN SCHEDULE:

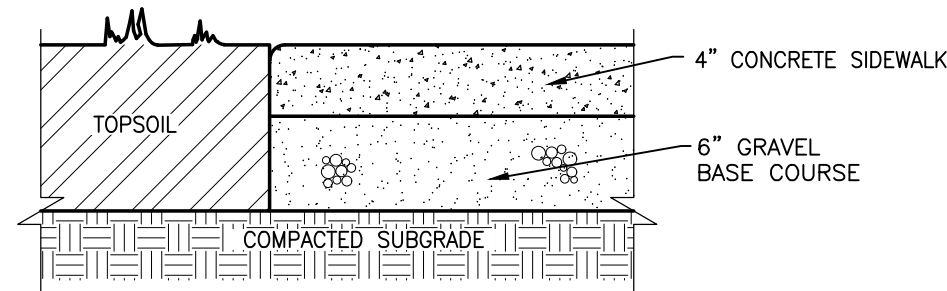
STRUCTURE #	STRUCTURE DETAILS
RD#1	RIM = 1103.46 INV (NW) = 1099.66
RD#2	RIM = 1103.41 INV (W) = 1099.64
RD#3	RIM = 1103.37 INV (W) = 1099.54

Revision	Description	Date

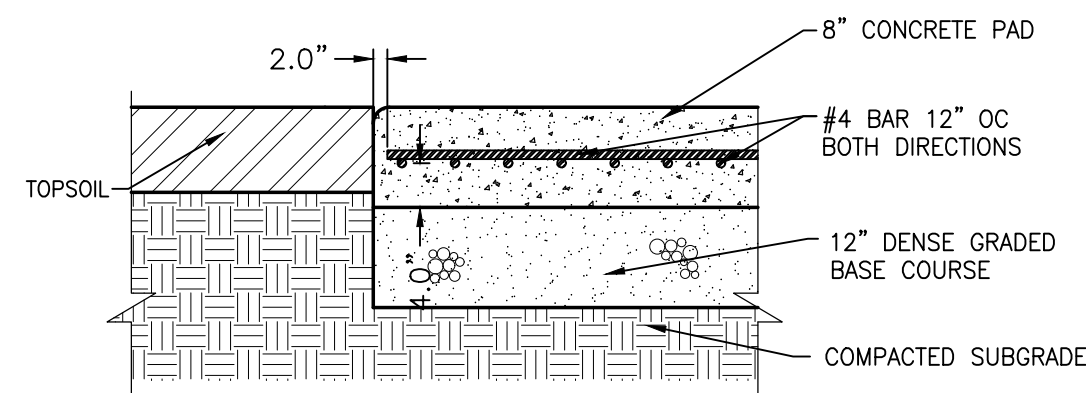


ASPHALT PAVEMENT

1
C105

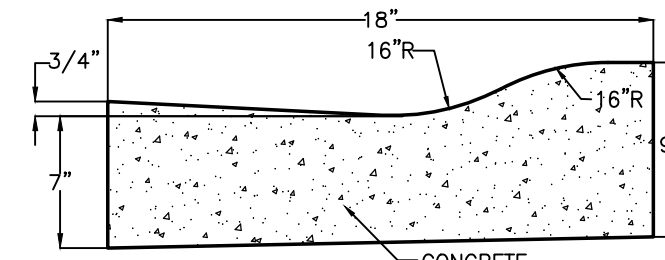


4" CONCRETE

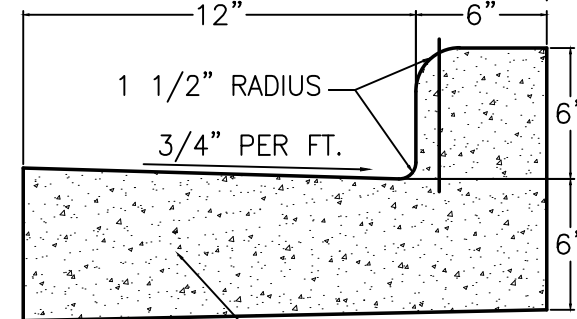


NOTES:
*INSTALL 12" x 16" WINDOW UNDER GENERATOR FOR UTILITIES VERIFY LOCATION AND DIMENSION OF WINDOW WITH MANUFACTURER
*SEE SHEET C101 FOR LOCATION.

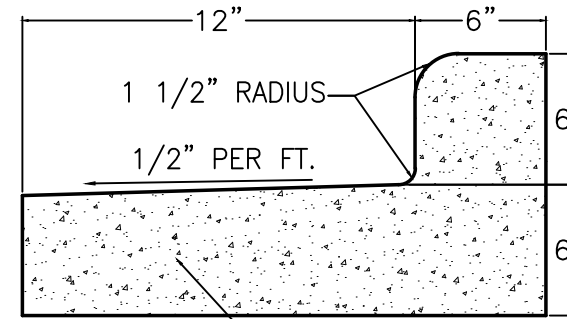
GENERATOR PAD



18" ROLLOVER CURB



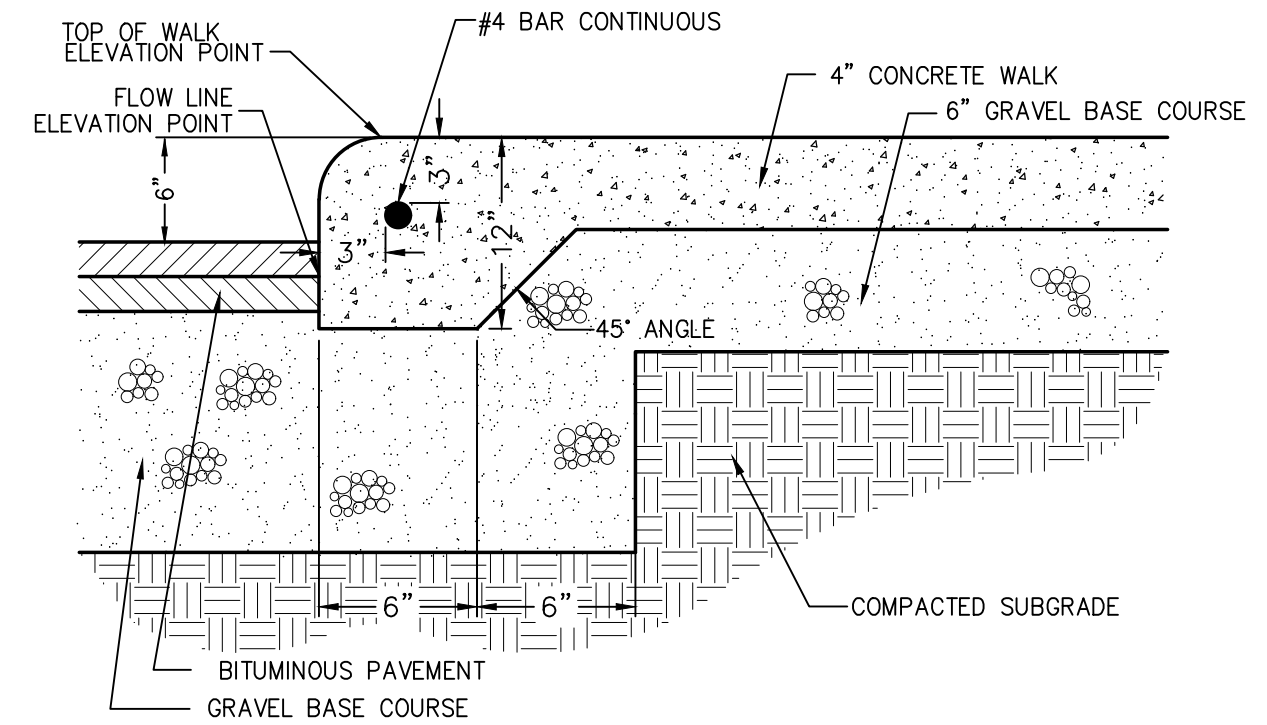
STANDARD CURB



REJECT CURB

CONCRETE CURB

3
C105

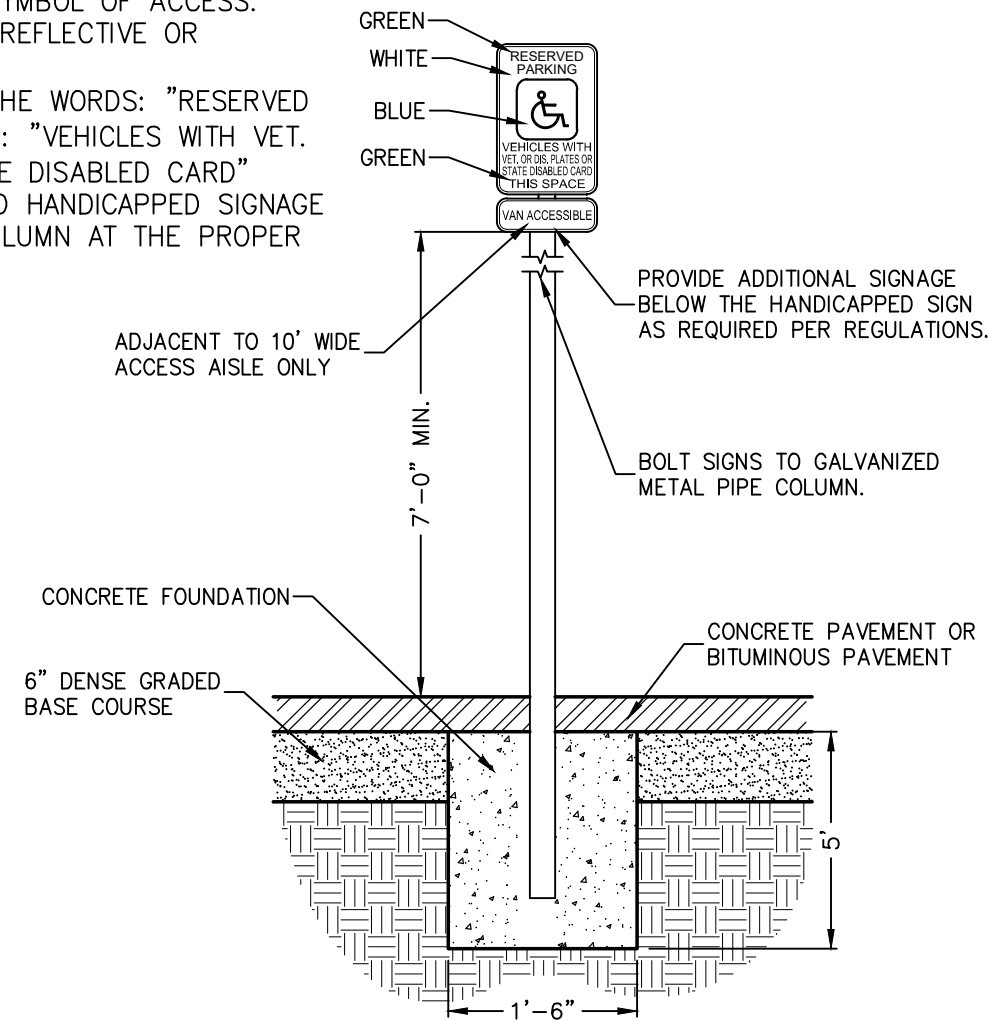


THICKENED EDGE WALK

4
C105

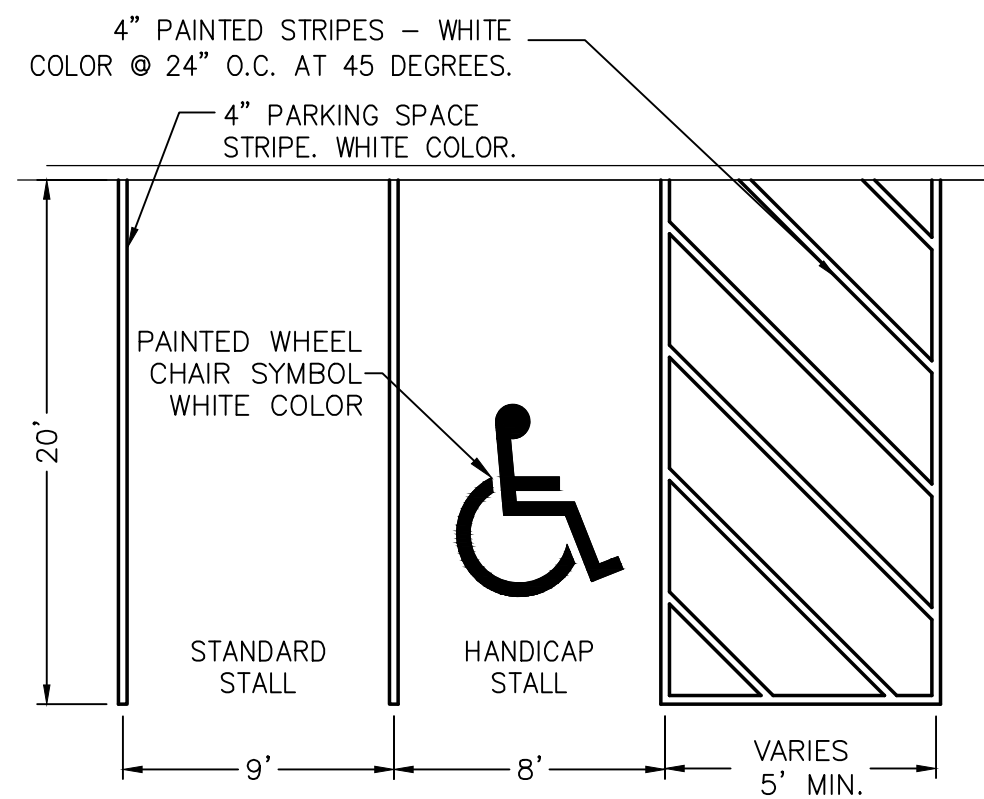
NOTES:

1. THE SIGN MUST BE A WHITE RECTANGLE WITH LONGER DIMEN. VERT.; HAVING A GREEN MESSAGE AND A BLUE AND WHITE SYMBOL OF ACCESS.
2. THE SIGN MAY EITHER BE REFLECTIVE OR NON-REFLECTIVE
3. THE SIGN MUST INCLUDE THE WORDS: "RESERVED PARKING" AND THE WORDS: "VEHICLES WITH VET. OR DIS. PLATES OR STATE DISABLED CARD"
4. STANDARD STATE APPROVED HANDICAPPED SIGNAGE INSTALLED ON A METAL COLUMN AT THE PROPER HEIGHT REQUIRED.



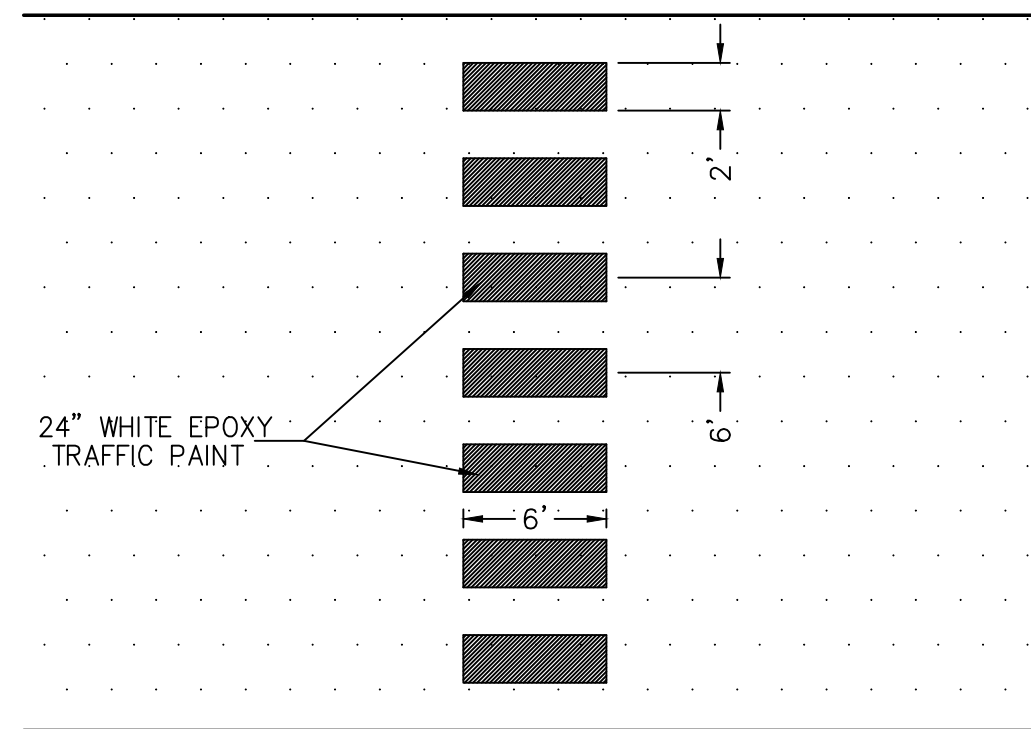
ADA PARKING SIGN

5
C105



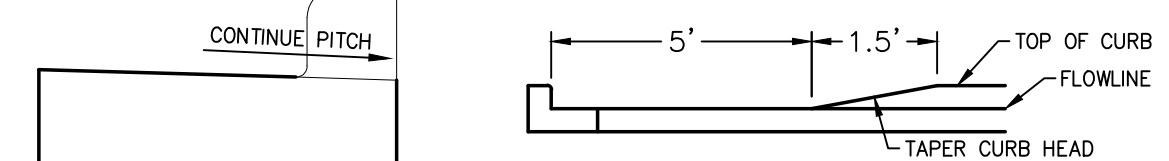
PARKING LOT STRIPING

6
C105



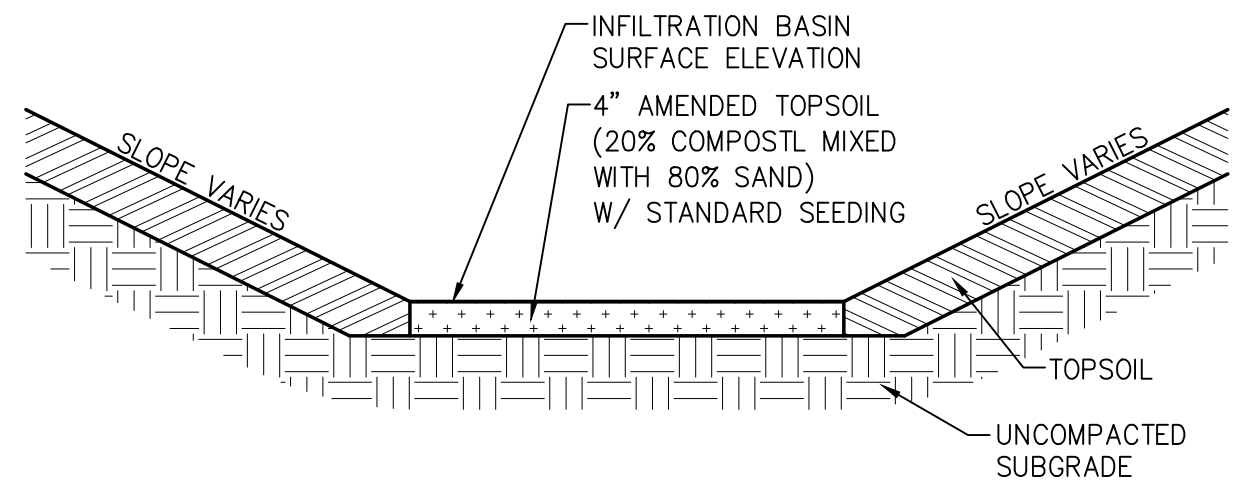
CROSSWALK STRIPING

7
C105



5' CURB OPENING/
CONCRETE FLUME

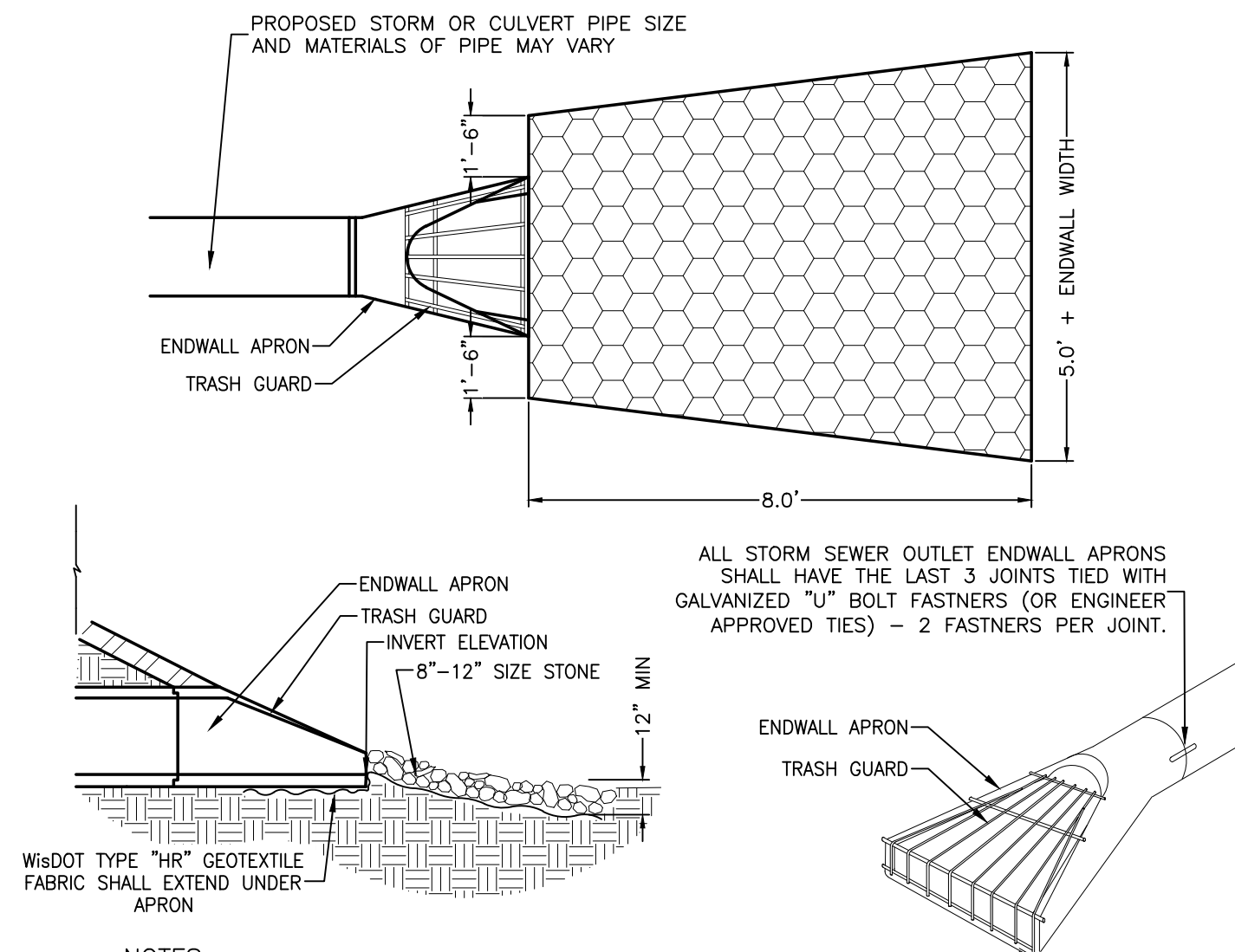
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- NOTES:
1. DO NOT COMPACT SOILS WITHIN THE INFILTRATION BASIN, AS THIS MAY REDUCE SOIL INFILTRATION PERFORMANCE.
 2. IF COMPACTION DOES OCCUR, DISK THE TOP 6 INCHES OF SOIL.
 3. UPON COMPLETION OF GRADING THE INFILTRATION BASINS, A CONSTRUCTION FENCE SHALL BE PLACED AROUND THE PERIMETER TO PREVENT CONSTRUCTION TRAFFIC.

INFILTRATION BASIN

9
C105

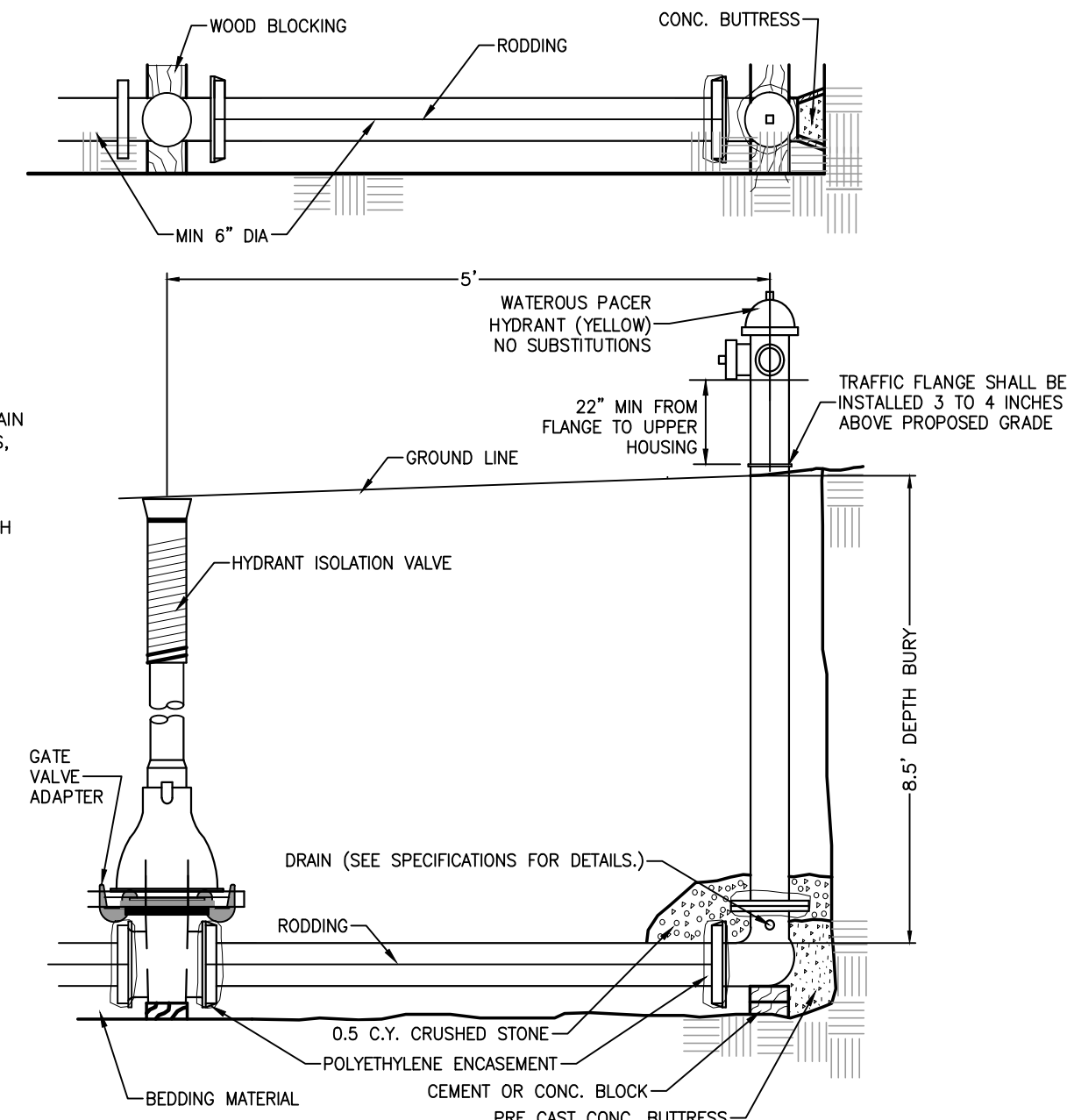


- NOTES:
1. ENDWALL APRON SHALL BE PLACED LEVEL WITH THE TOP OF THE STONE.
 2. PLACE FILTER FABRIC BENEATH THE PROPOSED STONE.
 3. ALL ENDWALLS SHALL HAVE A TRASH GUARD

ENDWALL STRUCTURE

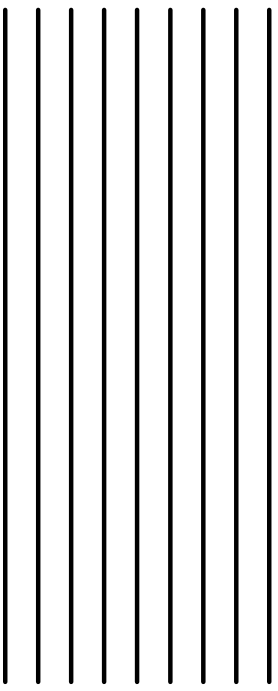
10
C105

- NOTES:
- A. GENERAL:
1. COMPLY WITH AWWA C502
 2. HYDRANTS SHALL BE PAINTED YELLOW BY THE MANUFACTURER TO MATCH THE COLORS SELECTED BY OWNER.
 3. MATCH THE HYDRANTS GENERALLY INSTALLED IN THE OWNER'S WATER SYSTEM.
 4. ACCEPTABLE MANUFACTURERS:
a. WATEROUS PACER, NO SUBSTITUTIONS
- B. MATERIALS:
1. PROVIDE COMPRESSION TYPE WITH A 5-1/4" MINIMUM SIZE MAIN VALVE ASSEMBLY, O-RING SEALS, TWO 2-1/2" HOSE NOZZLES, AND A 4-1/4" PUMPER NOZZLE WITH NATIONAL STANDARD THREADS, A NATIONAL STANDARD OPERATING NUT, AND AN ABOVE GROUND BREAK FLANGE.
 2. PROVIDE A 6" AUXILIARY RESILIENT SEAT TYPE GATE VALVE WITH RESTRAINED TYPE JOINTING OR BITUMINOUS COATED METAL TIE RODS BETWEEN THE VALVES AND THE TEE FITTINGS.
 3. PROVIDE VALVE BOXES WITH COVER MARKED WITH THE WORD "WATER".
a. BITUMINOUS COATED CARBON STEEL VALVE EXTENSION STEMS AND 2" SQUARE OPERATING NUTS 2 INCHES BELOW COVER
 4. PROVIDE VALVE BOX STABILIZERS ON ALL HYDRANT AUXILIARY VALVES.
a. ACCEPTABLE MANUFACTURER:
i. ALBERICO
ii. AMERICAN
iii. ADAPTOR, INC.
OR EQUAL
 5. HYDRANT MARKER:
i. PROVIDE RODON HYDRA FINDER FLAGS FOR ALL HYDRANTS.

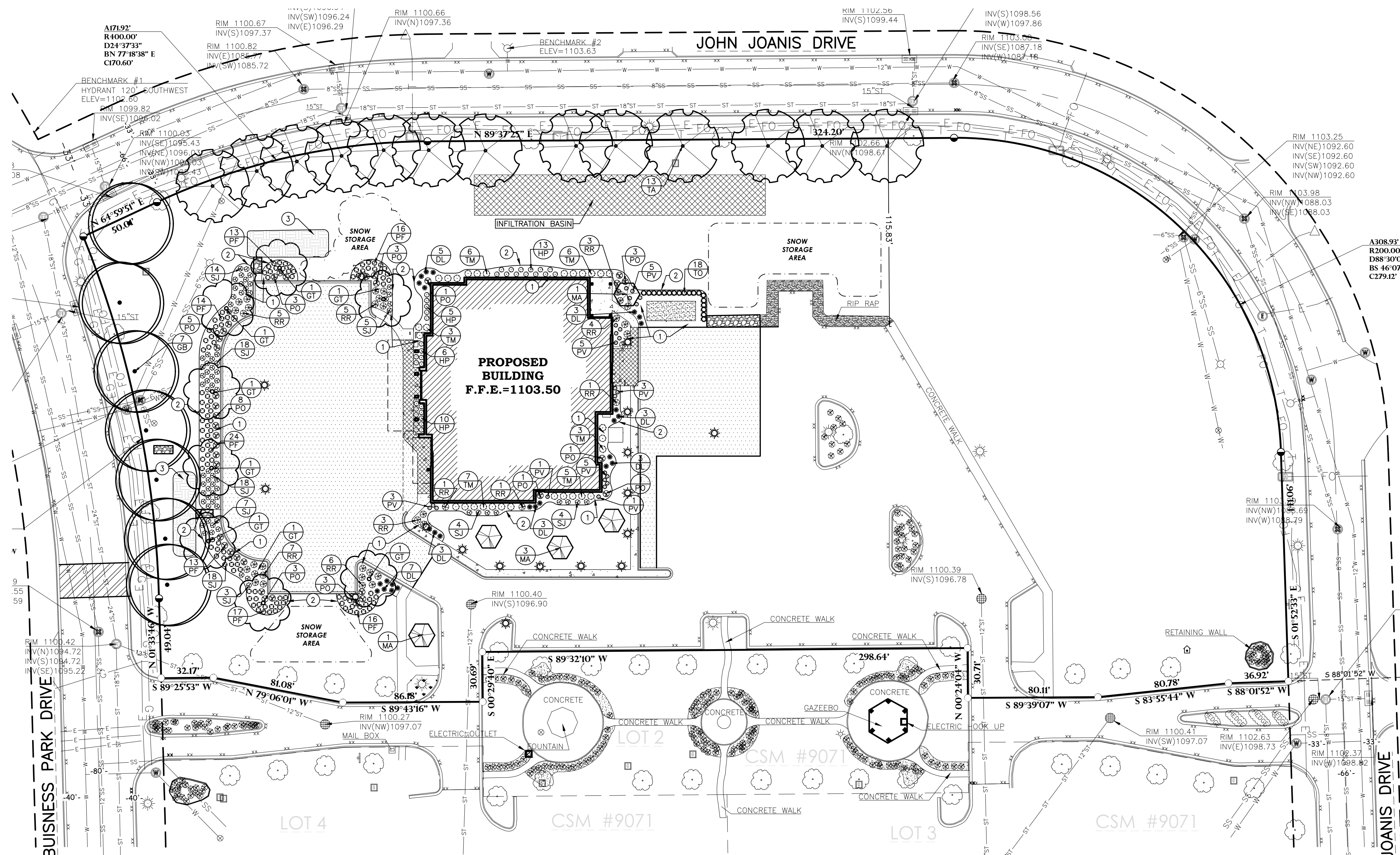


HYDRANT ASSEMBLY

11
C105







UTILITY DISCLAIMER:

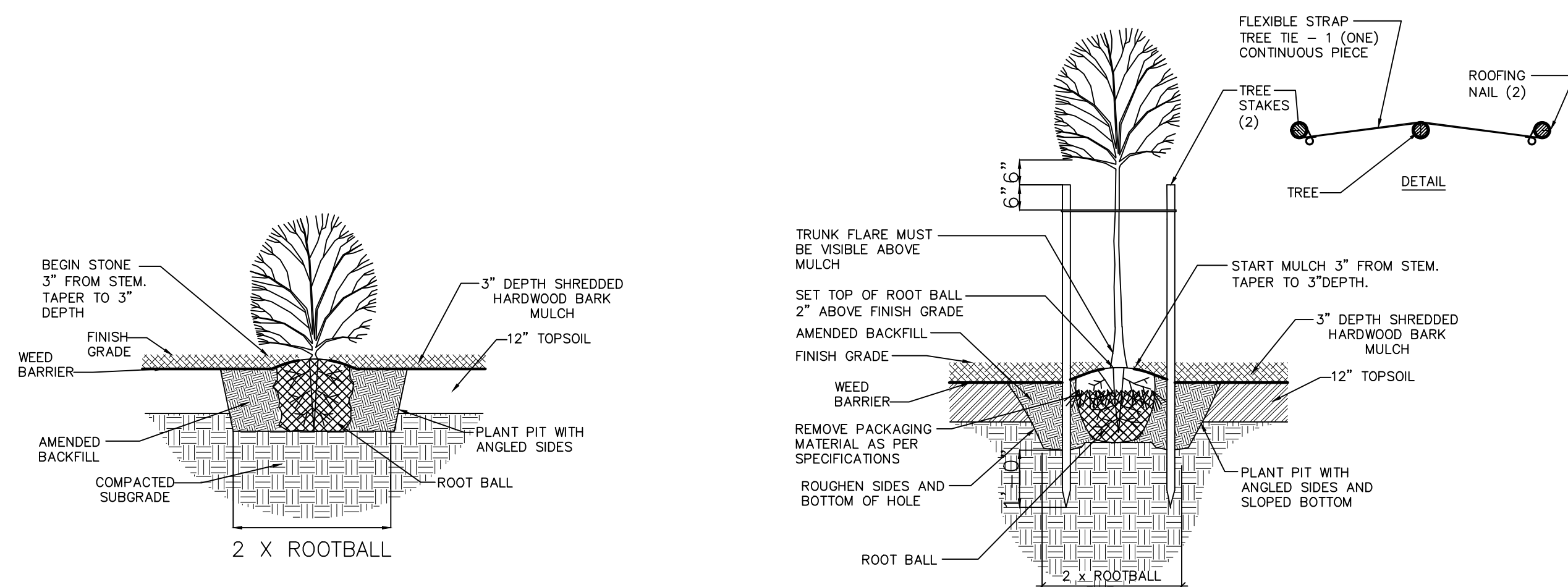
THE LOCATIONS, DEPTHS, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS, SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DEPTHS, AND LOCATIONS, AND/OR RECORDS AND THEFTERS' INFORMATION, AND/OR AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND TYPES OF UTILITIES BE RECHECKED BY THE CONTRACTOR. THE INFORMATION IS APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THEFTERS' INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE UTILITIES SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON IN GENERAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE UTILITIES SHOWN HEREON BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. NO POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON. THE INFORMATION IS NOT GUARANTEED TO BE COMPLETELY ACCURATE, AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

BENCHMARK:

ELEVATIONS BASED ON DATUM RECEIVED FROM THE CITY OF
STEVENS POINT ENGINEERING DEPARTMENT.

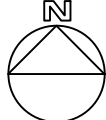
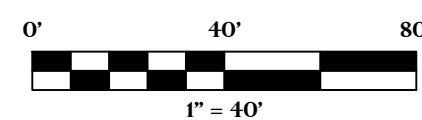
BENCHMARK #1
PUMPER SPOUT OF HYDRANT, LOCATED ON THE WEST SIDE OF
BUISNESS PARK DRIVE, AT THE JOHN JOANIS DRIVE INTERSECTION.
ELEVATION = 1102.60

BENCHMARK #2
PUMPER SPOUT OF HYDRANT, LOCATED ON THE NORTH SIDE OF
JOHN JOANIS DRIVE, FIRST HYDRANT EAST OF BUSINESS PARK DRIVE
ELEVATION = 1103.63



SHRUB PLANTING DETAIL

TREE PLANTING & STAKING



GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS; LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
3. SEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION.
4. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
5. ALL PLANTING SHALL BE SET WITH A MINIMUM OF THREE STAKES.
6. ALL TREES IN THE TURF AREA SHALL HAVE A 3' DIAMETER CIRCLE OF 4" DEPTH SHREDDED HARDWOOD BARK MULCH.
7. 3" DEPTH OF 1-1/2" DIAMETER STONE MULCH SHALL BE PLACED IN ALL SHRUB PLANTING BEDS. STONE FOR LANDSCAPE BEDS TO BE NATURALLY ROUNDED AND WASHED, GRADUATION FROM 1" TO 1-1/2" MAXIMUM, RIVER ROCK, OR APPROVED EQUIV.
8. CURV-RITE LANDSCAPE EDGING (SERIES 3000, 3/16" X 3", W/MILL FINISH) OR APPROVED EQUIV SHALL BE PLACED AROUND ALL LANDSCAPE BEDS.
9. NEWLY WEED BARRIER-20 YEAR SHALL BE PLACED BENEATH ALL LANDSCAPE STONE IN PLANTING AREAS.
10. PRE-EMERGENT HERBICIDE SHALL BE PLACED BENEATH ALL LANDSCAPE STONE.
11. IN-GROUND AUTOMATED IRRIGATION SHALL BE INSTALLED IN ALL PROPOSED GENERAL LANDSCAPE AREAS. COORDINATE ALL PLANT INSTALLATION WITH THE IRRIGATION CONTRACTOR.
12. COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.
13. ALL LAWN AREAS WITHIN THE PARCEL SHALL BE MOWED AND MAINTAINED ON A REGULAR BASIS PER THE PORTAGE COUNTY BUSINESS PARK COVENANTS.

PLANTING SCHEDULE:

TALL TREES		INSTALLATION SIZE		SIZE AT MATURITY	QUANTITY	
SYMBOLS	BOTANICAL NAME	COMMON NAME	CONT.	CAL.		
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	B&B	2.5" CAL.	35-50" X W 7	
GT	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE THORNTLESS HONEYLOCUST	B&B	2.5" CAL.	35-45" X 25-35" W 8	
MA	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	B&B	1.5" CAL.	20-25" X 15-20" W 4	
TA	TELIA AMERICANA 'REDMOND'	REDMOND LINDEN	B&B	2.5" CAL.	50-70" X 30-45" W 13	
LOW DECIDUOUS SHRUBS						
SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE	INSTALLATION SIZE MIN. HEIGHT	SIZE AT MATURITY	QUANTITY
DL	DIERVILLA LONICERA	NORTHERN BUSH HONEYSUCKLE	CONT.	24"	2-3' X 2-4" W	28
HP	HYDRANGEA PANCULATA 'BOBO'	BOBO PANICLE HYDRANGEA	CONT.	24"	2.5-3' X 3-4" W	35
PF	POTENTILLA FRUTICOSA 'GOLD STAR'	GOLD STAR POTENTILLA	CONT.	24"	2' X 3" W	113
PO	PHYSCALOPUS HILICULATUS 'SMPOW'	TINY WHITE MINIBARB	CONT.	24"	3-4' X W 37	
RS	ROSA RUBRA 'METOWANE'	ROUGE STAR RASPBERRY	CONT.	24"	3-4' X 1-5" W	35
SI	SPIREA JAPONICA 'SNISUMIF'	DOUBLE FLYING RED SPIREA	CONT.	24"	2-3' X W	53
TM	TAXUS X MEDIA 'DENSIFORMIS'	DEENSE SPREADING WEN	CONT.	24"	3-4' X 4-6" W	31
TH	THUJA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP ARBORVITAE	B&B	MIN. 3' HT.	5-7" X 2-3" W	18
GRASSES						
SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE		SIZE AT MATURITY	QUANTITY
PV	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#2	POT	3' X 2-3" W	24

**LANDSCAPE REQUIREMENTS-
PORTAGE COUNTY:**

REQUIREMENT: 1 TREE SHALL BE PLANTED PER EVERY 40 LINEAL FEET OF STREET FRONTAGE

780 L.F. OF STREET FRONTAGE/40 = 20 TREES REQUIRED

PROPOSED: 20 TREES

REQUIREMENT: MINIMUM OF 1 FOUNDATION PLANT FOR EVERY 36" OF BUILDING FACADE
FACING THE STREET SHALL BE PLACED AROUND THE FOUNDATION OF THE BUILDING.
388 L.F. OF BUILDING FACADE/3' = 130 FOUNDATION PLANTS REQUIRED.

PROPOSED: 130 FOUNDATION PLANTS

**LANDSCAPE REQUIREMENTS-
CITY OF STEVENS POINT:**

REQUIREMENT: ADD TREES AT MINIMUM RATE 1 CANOPY TREE PER 50 LINEAL FEET PARKING LOT PERIMETER.

365 L.F. OF PARKING PERIMETER/50 = 8 REQUIRED

PROPOSED: 8 TREES

PARKING LOT PERIMETER LANDSCAPING REQUIREMENT: ADD SHRUBS AT RATE 1
FOR EVERY 15' S.F. OF LANDSCAPED AREA.
3,650 S.F. LANDSCAPED AREA/15 = 244 SHRUBS REQUIRED

PROPOSED: 248 SHRUBS

KEYNOTES:

- ① LANDSCAPE STONE--SEE GENERAL NOTES #7, 9, & 10
- ② LANDSCAPE EDGING, TYP.-- SEE GENERAL NOTE #8
- ③ BIO--INFILTRATION AREA-- TO BE PLANTED W/PLANT PLUGS CONTAINING NATIVE PLAS SPECIES AT RATE OF 1 PER EVERY 2 SQUARE FOOT.

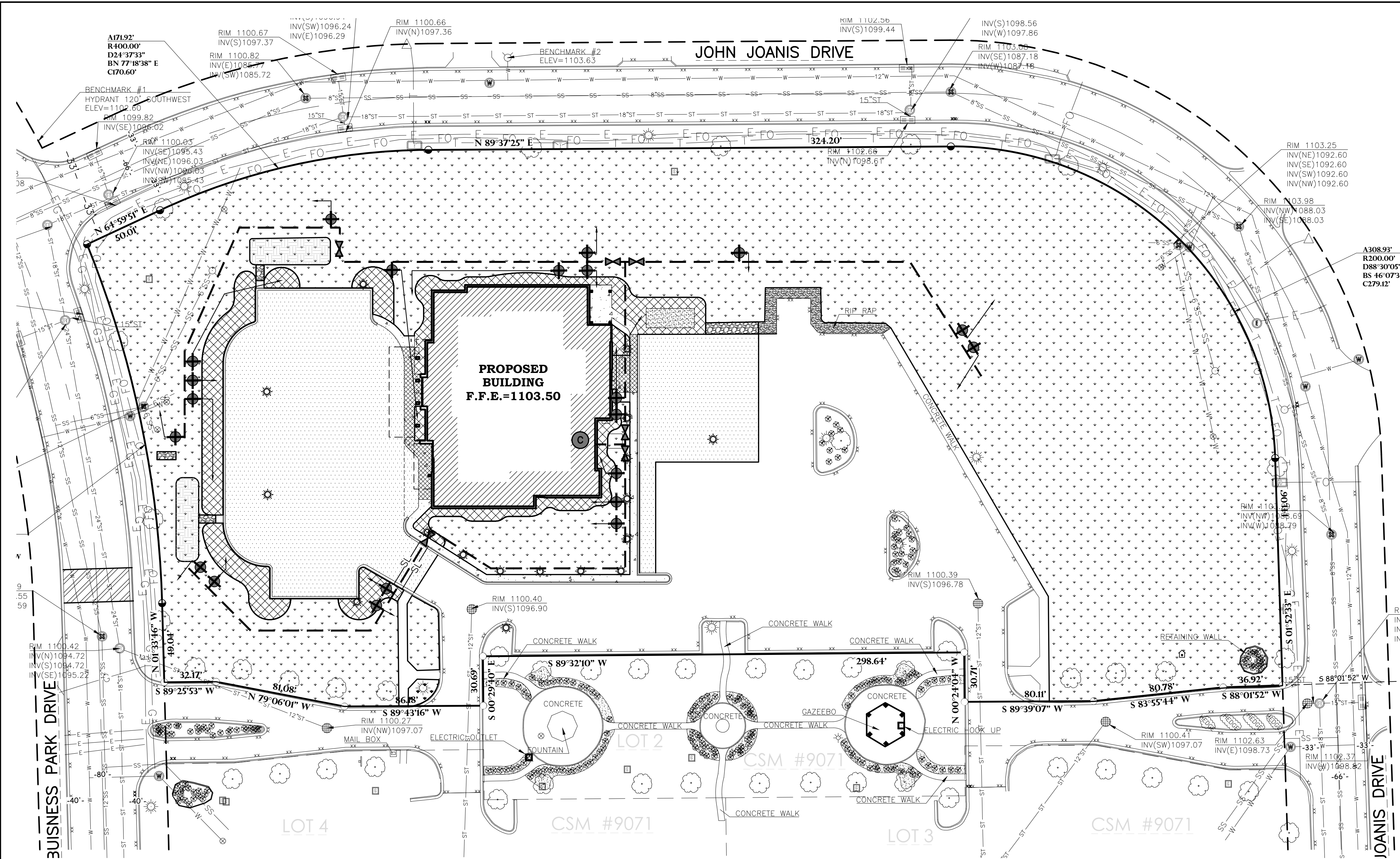
NEW CLINIC:

WISCONSIN

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Date:
07/08/2021
Project No.
7562
Sheet:

L100



GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- MAINTAIN ALL CODES REQUIRED BY LOCAL AND STATE AUTHORITIES.
- ALL TRENCHES SHALL BE WIDE ENOUGH TO ACCOMMODATE A MINIMUM OF 2" BETWEEN PIPE AND TRENCH WALL.
- ALL LATERAL PIPING SIZING SHALL BE AS STATED PER PLAN.
- BURY LATERAL LINES WITH A MINIMUM 12" OF COVER. MAIN LINES SHALL HAVE A MINIMUM COVER OF 18" COVER.
- INSTALL ALL PIPING AND FITTINGS USING GLUE AND THRUST BLOCKING METHODS CONSISTENT WITH MANUFACTURER'S RECOMMENDATIONS.
- CAP OR PLUG ALL OPENINGS AS SOON AS LINES ARE INSTALLED TO PREVENT DEBRIS ENTERING LINES.
- THOROUGHLY FLUSH ALL LINES PRIOR TO THE OPERATION OF SPRINKLER HEADS.
- INSTALL ALL WIRES A MINIMUM OF 10" BELOW FINISH GRADE. SPLICES ARE NOT ALLOWED IN THE TRENCH.
- THE IRRIGATION SYSTEM SHALL BE TESTED AT OPERATING PRESSURE AND HELD FOR A MINIMUM 4 HOURS. REPAIR ALL LEAKS AND RETEST AFTER CURING.
- UPON COMPLETION OF PRESSURE LINE TESTING, COMPLETE ASSEMBLY OF ALL EQUIPMENT AND SPRINKLERS FOR PROPER DISTRIBUTION.
- PROVIDE "AS BUILT DRAWINGS" IF IRRIGATION SYSTEM IS INSTALLED ALTERNATELY IN FIELD AS THAN PER DESIGN.
- ALL IRRIGATION LINES AND WIRING SHALL BE INSTALLED THROUGH SLEEVES WHEN CROSSING ANY HARDSURFACE AREAS.
- ALL VALVES SHALL BE WIRED INDIVIDUALLY AT THE CONTROLLER.
- ALL GASKETED PRESSURE PIPES AND FITTINGS SHALL BE THRUST BLOCKED. NO CONCRETE PREFORMED BLOCKS WITH BE ALLOWED.
- IRRIGATION CONTRACTOR SHALL COORDINATE ON SITE OPERATIONS WITH SITE CONTRACTOR PRIOR TO INSTALLATION. IRRIGATION CONTRACTOR SHALL BE AWARE OF ALL UNDERGROUND UTILITIES AND THEIR LOCATIONS PRIOR TO START OF TRENCHING/INSTALLATION.
- ALL BIDDERS SUBMITTING A BID SHALL VISIT THE CONSTRUCTION SITE AND REVIEW EXISTING CONDITIONS PRIOR TO SUBMISSION OF BIDS.
- PLOWING/ PULLING OF LATERAL LINES IS ACCEPTABLE IF SITE CONDITIONS ALLOW CONTRACTOR. METHODS OF INSTALLATION SHALL BE SUBMITTED TO CONSTRUCTION MANAGER PRIOR TO START OF IRRIGATION INSTALLATION.
- IRRIGATION CONTRACTOR SHALL SUBMIT ALL IRRIGATION CHANGES TO CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
- IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE AND VOLUME AT CONNECTION POINT PRIOR TO INSTALLATION. IRRIGATION CONTRACTOR SHALL REPORT TO THE CONSTRUCTION MANAGER IF THEY DEEM THE WATER SUPPLY IS INADEQUATE TO RUN PROPOSED IRRIGATION SYSTEM EFFICIENTLY.
- ALL DESIGN INFORMATION SHOWN IS BASED ON SPECIFICATIONS AS PROVIDED FROM RAINBIRD OR HUNTER BASED IRRIGATION PRODUCTS. CONTRACTOR MAY SUBSTITUTE EQUALLY APPROVED PRODUCTS PRIOR TO INSTALLATION.
- ALL TURF IRRIGATION HEADS LOCATED ADJACENT TO HARD SURFACE AREAS SHALL BE INSTALLED WITHIN 6" OF PROPOSED EDGES.
- INSTALL DRIP LINES IN ALL LANDSCAPE MULCH BEDS PRESENT PER MANUFACTURER'S SPECIFICATIONS.

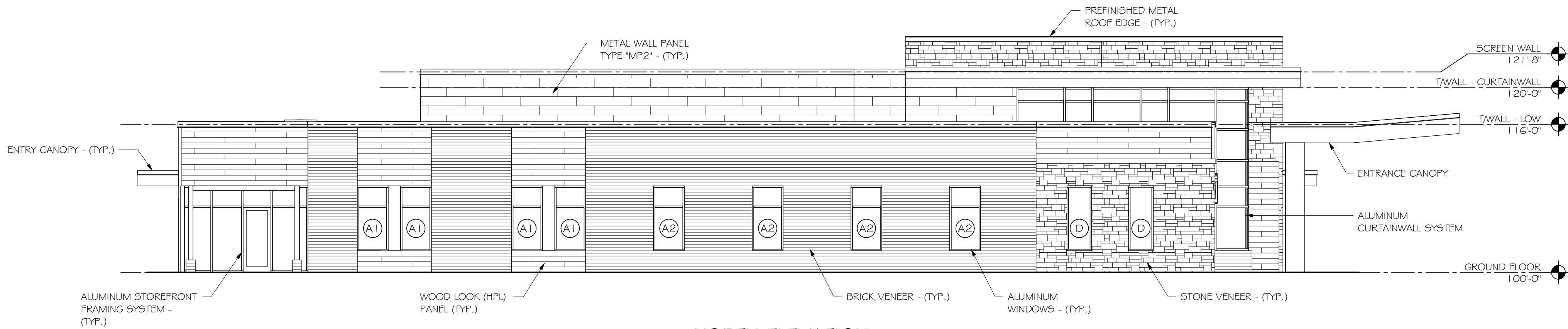
IRRIGATION LEGEND

- HUNTER I-20-04 ADJUSTABLE GEAR DRIVE SPRINKLER AREA
- HUNTER PRO-SPRAY ADJUSTABLE SPRAY HEAD AREA
- RAIN BIRD 200 PGA CONTROL VALVE OR HUNTER ICV 201G-FS CONTROL VALVE
- SDR21 PVC MAIN LINE
- SL IRRIGATION SLEEVE, SIZE PER PLAN
- 100PSI POLY LATERAL LINE
- HUNTER CONTROLLER
- CHECK VALVE

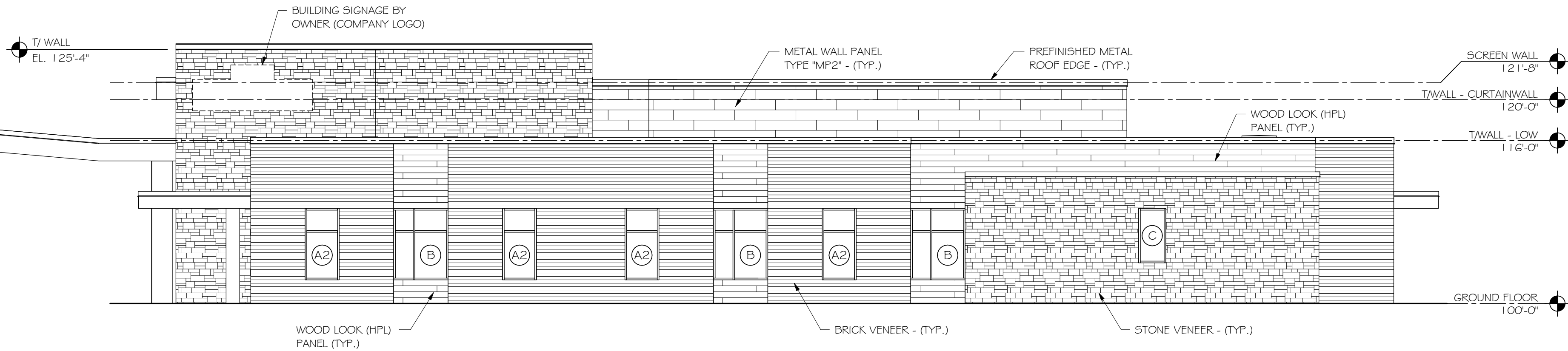
EQUIPMENT NOTES

- ALL PVC PIPE/ LATERAL FITTINGS SHALL BE SOLVENT WELD AS REQUIRED.
- AREAS SHOWN ARE SCHEMATIC AND DEPICTED OUTSIDE APPLICABLE LIMITS FOR EASE OF PLAN READING. INSTALL IRRIGATION LINES AS DEEMED APPROPRIATE IN THE FIELD.

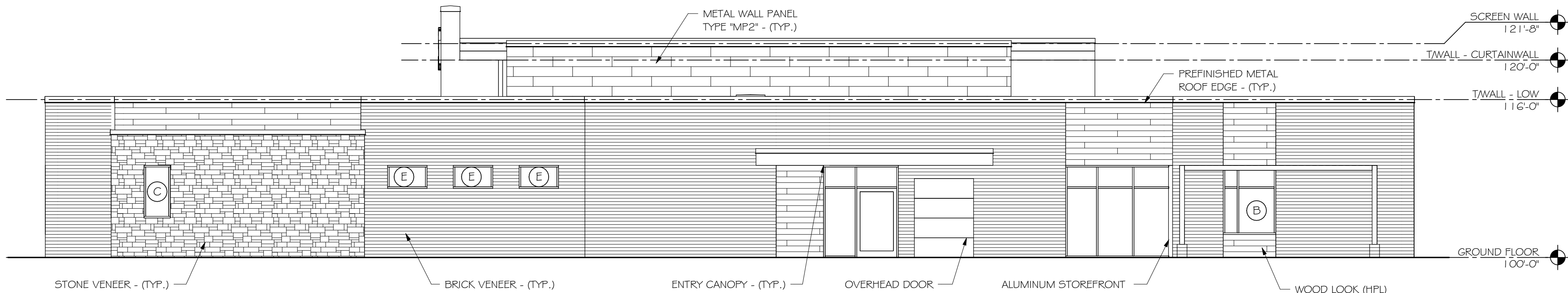
SCALE VERIFICATION		
1" = 40' AT FULL SCALE		
Revision	Description	Date



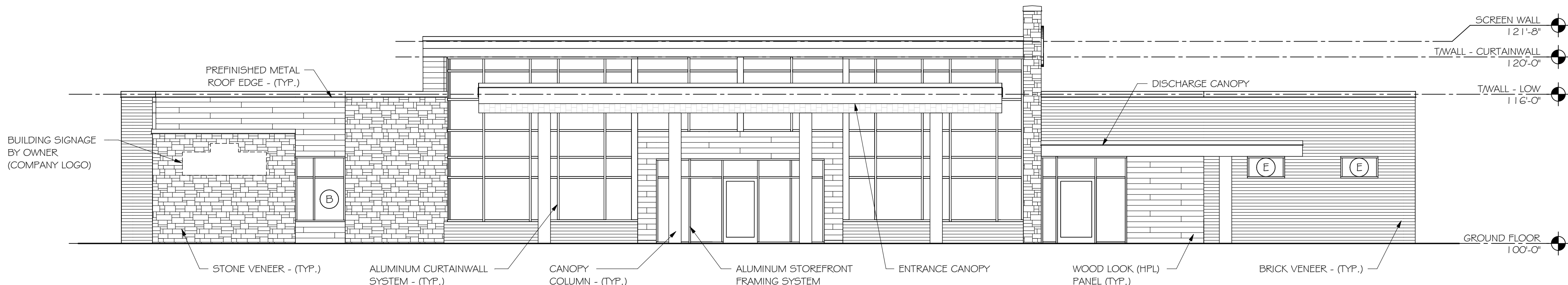
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

PRELIMINARY

SCALE VERIFICATION	
1" AT FULL SCALE	
	Date
	Description
	Revision



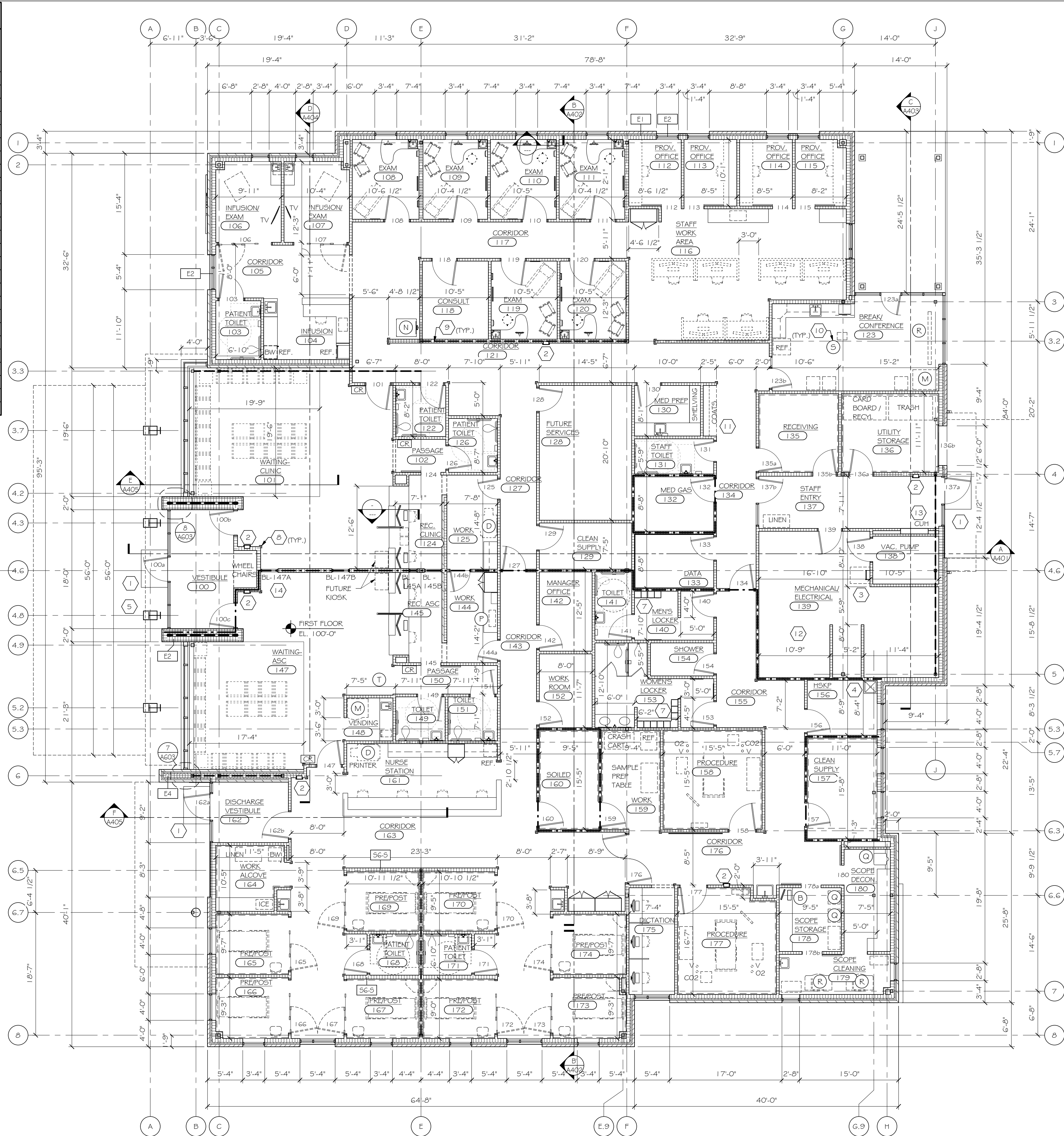
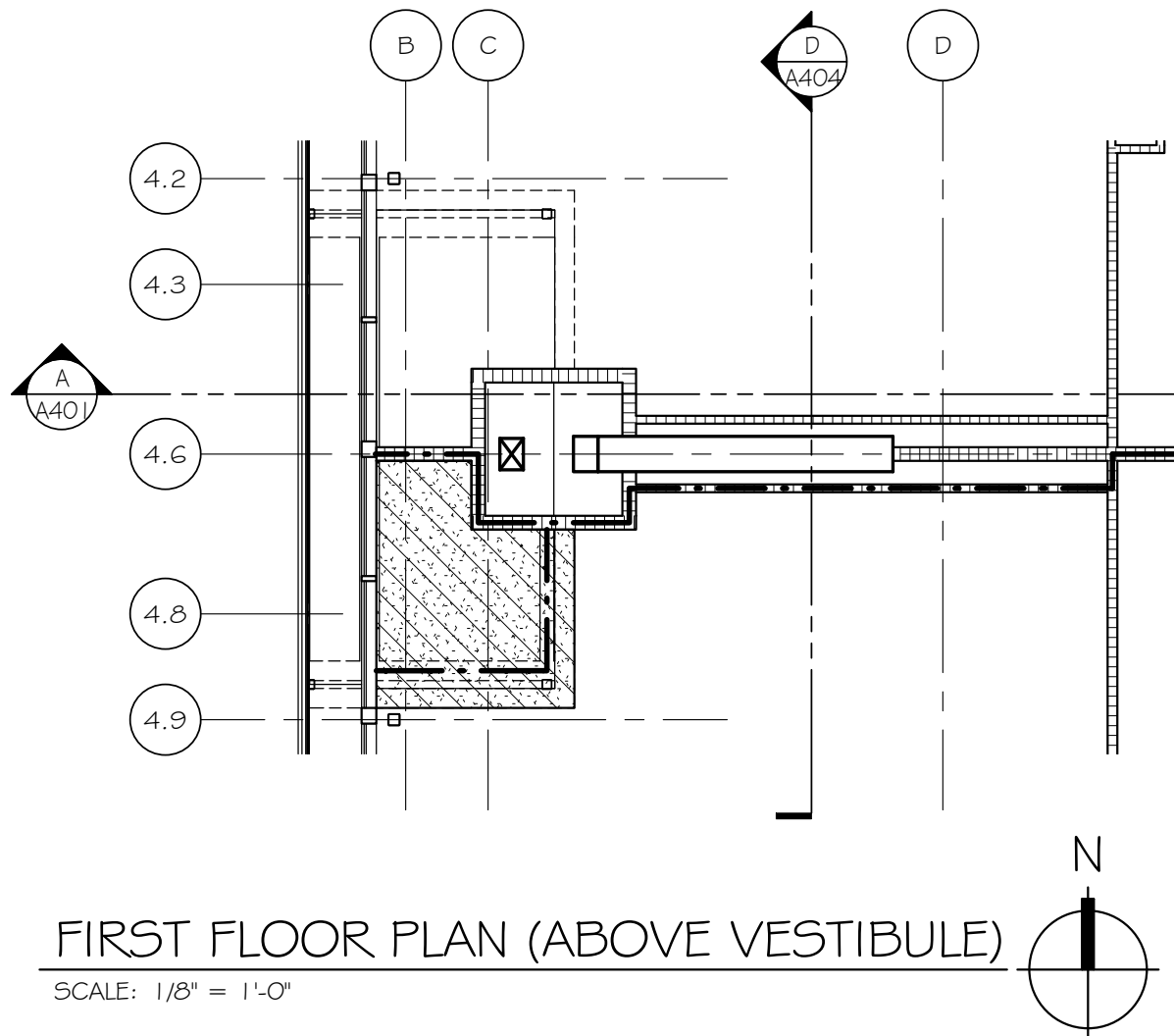
SOUTHWEST VIEW







EQUIPMENT LIST (X)								
MARK	DESCRIPTION	POWER	DATA	WATER SUPPLY	DRAIN	GAS	VENT	OWNER PROVIDED
A	FUTURE KIOSK (24" x 24")	X	X					X
B	COMPUTER	X	X					X
C	PRINTER (SMALL)	X	X					X
D	PRINTER (FULL SIZE)	X						X
E	REFRIGERATOR (SMALL)	X						X
F	REFRIGERATOR (MEDICAL)	X	X					X
G	REFRIGERATOR (LARGE)	X						X
H	BLANKET WARMER	X						X
J	ICE MAKER	X	X	X	X			X
K	TV	X	X					X
L	CRASH CART	X						X
M	VENDING - SODA	X						X
N	IN-FLOOR SCALE	X	X					X
P	POSTAGE METER	X						X
Q	SCOPE CABINET	X	X	X	X			X
R	PROJECTOR SCREEN - CEILING	X						X
S	VIDEO PROJECTOR - CEILING	X	X					X
T	BISTRO TOUCH - COFFEE	X		X				X
U								
V								
W								
X								
Y								
Z								
AA								
BB								

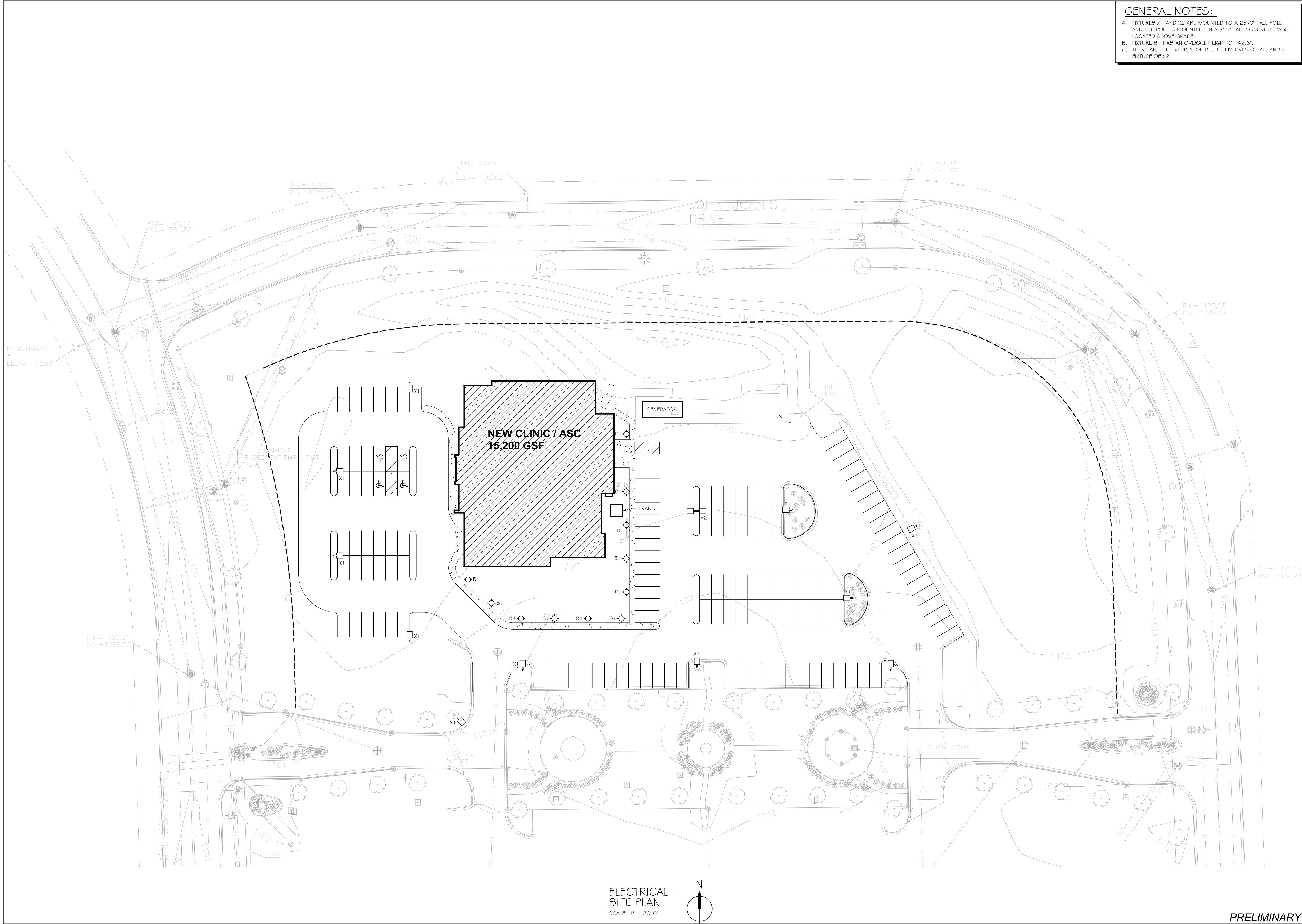


PARTITION LEGEND	
	GYPSUM BOARD ON METAL STUDS AT 16" O.C.
	FACE BRICK
	4" STONE VENEER
	1-HOUR FIRE RATED WALL
NOTE: FOR BRACING TOP OF NON-LOAD BEARING WALLS, SEE X/AXXX, X/AXXX, X/AXXX	

GENERAL NOTES:	
A.	SEE SHEETS A701 - A703 FOR ENLARGED TOILET ROOM PLANS, TOILET ROOM AND CASEWORK ELEVATIONS.
B.	LOCATE INTERIOR MOVEMENT JOINTS IN GYPSUM BOARD PER SPECIFICATIONS.
C.	SEE EXTERIOR ELEVATION FOR LOCATION OF MOVEMENT JOINTS (M.J.'s) IN EXTERIOR WALL CONSTRUCTION.
D.	FLOOR DRAIN (FD), HUB DRAIN (HD) AND FLOOR CLEANOUT (FCO) LOCATIONS ARE APPROXIMATE. VERIFY EXACT LOCATIONS WITH MECHANICAL AND PLUMBING CONTRACTORS.
E.	PROVIDE MINIMUM CLEARANCES AT DOORS WITH CLOSERS PER 5/601.
F.	INDICATES CARD READER LOCATION.
G.	INDICATES PUSH BUTTON CONTROL FOR POWER DOOR OPERATOR.
H.	INDICATES POWER DOOR OPERATOR.

PLAN NOTES: (X)	
1	CONCRETE STOOP - SEE STRUCTURAL DRAWINGS.
2	SEMI-RECESSED FIRE EXTINGUISHER CABINET. TOP OF CABINET TO BE AT 5'4" MAX.
3	ROOF ACCESS HATCH AND LADDER - SEE X/AX.
4	PROVIDE 4'-0" HIGH FRP WALL PANEL BEHIND MOP BASIN. EXTEND OUT 4'-0" FROM CORNER IN EACH DIRECTION.
5	LOCATION OF KNOX BOX. CONFIRM EXACT LOCATION AND SIZE WITH AHJ BEFORE PROVIDING UNIT.
7	12" WIDE x 12" DEEP TWO TIER PLASTIC LAMINATE LOCKERS ON WOOD BASE - SEE ELEVATION ON SHEET A701.
8	4'-0" HIGH CORNER GUARD.
9	DASHED LINE INDICATES BRACED FRAME - SEE STRUCTURAL DRAWINGS.
10	INDICATES EQUIPMENT PROVIDED BY OWNER - SEE EQUIPMENT LIST THIS SHEET.
11	COAT RACK - INSTALL 4'-0" OF COAT RACK AT 48" A.F.F., REMAINDER AT 60" A.F.F.
12	DIAGONAL HATCHING INDICATES REQUIRED SAFETY ZONE FOR ELECTRICAL PANELS AND EQUIPMENT.
13	HVAC UNIT - SEE HVAC DRAWINGS.
14	NUMBER INDICATES BORROWED LITE - SEE SHEET A602.

Revision	Description	Date



GENERAL NOTES:

A. FIXTURES X1 AND X2 ARE MOUNTED TO A 25'-0" TALL POLE AND THE POLE IS MOUNTED ON A 2'-0" TALL CONCRETE BASE LOCATED ABOVE GRADE.

B. FIXTURE B1 HAS AN OVERALL HEIGHT OF 42.3'.

C. THERE ARE 11 FIXTURES OF B1, 11 FIXTURES OF X1, AND 1 FIXTURE OF X2.

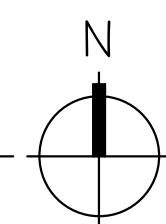
Revision	Description	Date

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Administrative Staff Report

Site Plan Review

Construct a Pet Wash Facility Fleet Farm

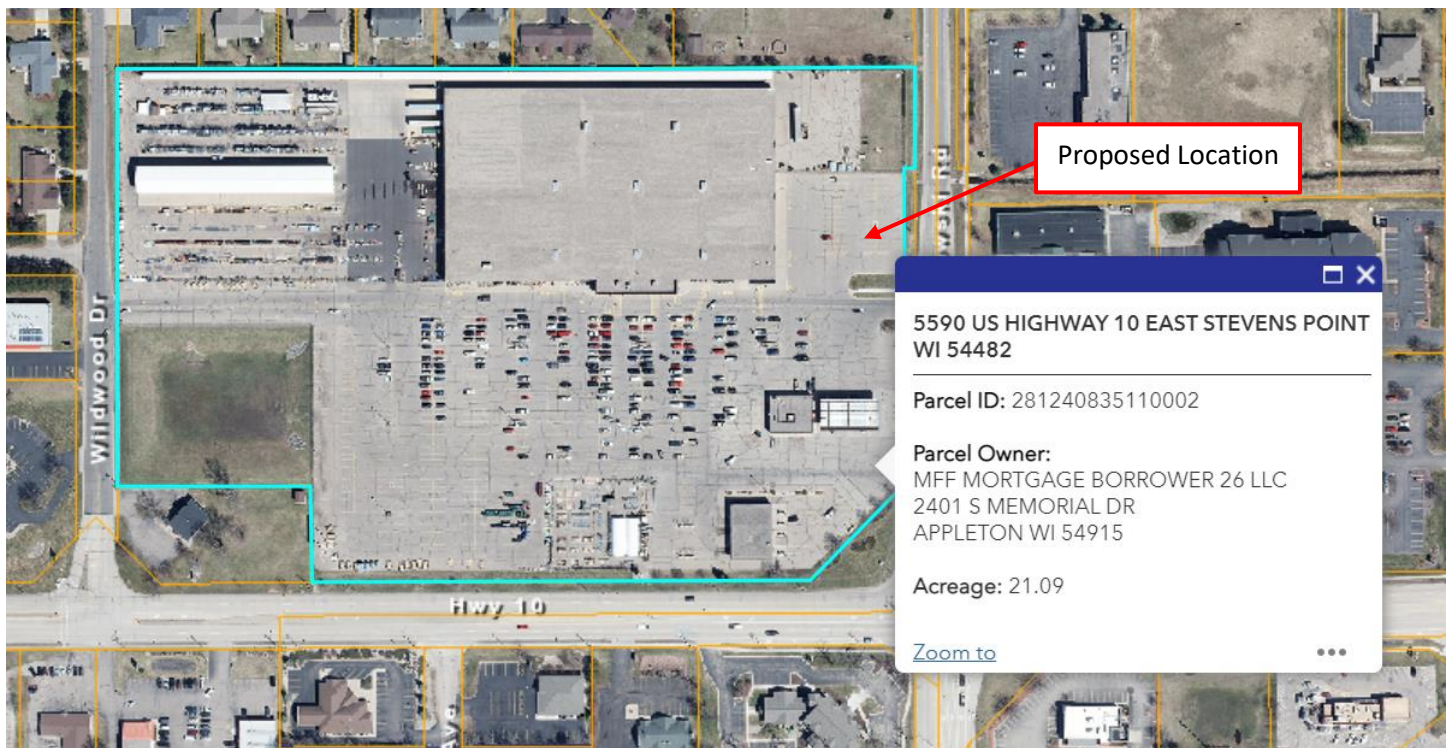
5590 Highway 10 East
July 6, 2021



Department of Community
Development

Applicant(s): - Chris Lowry Staff: - Ryan Kernosky, Director rkernosky@stevenspoint.com - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281240835110002 Zone(s): "B-5" Highway Commercial Master Plan: - Commercial Council District: - District 7 Ald. Kneebone Lot Information: - Frontage: 1,625 ft. - Depth: 630 ft. - Lot Size: 918,614 sq. ft. (21.088 ac.) Current Use: - Retail Applicable Regulations: 23.02 (2)(e)(4)	Request - Request from Chris Lowry for a Site Plan Review to construct a pet bathing facility at 5590 Highway 10 East (Parcel ID 281240835110002), consistent with Ch. 23.02(2)(e)(4) Attachment(s) - Application - Plans Findings of Fact - The applicant is seeking to construct a pet wash station within the parking lot at 5590 Highway 10 East. - The property is developed and utilized as a retail establishment with associated parking spaces and a car wash facility. - The subject property is zoned "B-5" Highway Commercial. - No building permit shall be issued for a new use in the "B-5" Highway Commercial District unless a Site Plan Review is reviewed and approved by the Plan Commission and Common Council. - The Plan Commission and Common Council may attach additional conditions onto this request as necessary. Staff Recommendation Approve the Site Plan Review to construct a pet bathing facility at 5590 Highway 10 East (Parcel ID 281240835110002), subject to the following conditions: - Bollards shall be installed along the perimeter of the structure, subject to the review and approval of Community Development staff. - Utility connections to support the structure shall be reviewed and approved by the Utilities Department meeting applicable utility infrastructure requirements. - The structure shall be set back a minimum of 25 feet from the Brilowski Road Right-of-Way. - The applicant shall obtain a building permit prior to the start of construction. - Staff shall have the ability to approve minor amendments to the approved site plan.
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Vicinity Map



Background

The applicant is requesting a site plan review to construct a pet bathing facility within the Fleet Farm parking lot adjacent to Brilowski Road. According to the applicant, the structure is approximately 100 sq ft in size and is planned to be anchored to the existing asphalt. Inside the structure contains a seating area where people can bathe their pets using shampoo and soap products located inside. A vacuum, treat vending machine and an associated mechanical room is also located within the structure. Individuals who wish to utilize the facility can pay by the minute using a vending machine located on the exterior of the structure. The structure will be in operation year-round and an electric hot water heater is planned to be installed to ensure water piping remains operational during winter months. Additionally, new water and sewer connections are planned off of Brilowski Road. The applicant is working with the Utilities Department in ensuring applicable requirements are met when installing utility connections.

As shown below, the structure is proposed to utilize two existing parking stalls located in the parking lot directly east of the Fleet Farm structure (located near the automotive center). City staff have been working with the applicant for several weeks to ensure that the structure is in an appropriate location that does not interfere with traffic circulation within and outside of the Fleet Farm property. The structure is proposed to maintain the required 25' setback off of Brilowski Road and ensure that the structure does not reduce the width of the parking lot aisle. Due to the structure's



location within an existing parking lot, bollards are proposed along its perimeter to better separate the facility with adjoining parking stalls.

The City's Zoning Code requires the following regarding development along Highway 10 East and within the "B-5" Highway Commercial District:

Chapter 23.02(2)

e) "B-5" Highway Commercial

5) Site Plan

Review. In addition to the standards contained in this and other City ordinances, no building or zoning permit shall be issued for a new use or renovation of any part of an existing use in this Highway Commercial District until the Common Council has approved the site plan for the proposed use. This requirement is adopted to protect the health, safety, and welfare of the citizens of the City and the property owners, to protect the safety of the users of the adjacent highway and the users of the commercial sites of this district, to protect pedestrians, and to protect property values. Site plan review shall include but not be limited to review of compliance with highway access safety considerations, reduction of access points along the highway, alignment of access points directly or almost directly across from each other consistent with the adopted Highway Access Plan, the sharing of drive access points between adjacent properties, provisions for access easements necessary to implement the access plan, parking lot layout, joint parking provisions, building setback and entrance/service drive positioning, internal traffic circulation, and compliance with all standards contained in City ordinances.

The site plan shall first be reviewed by the Plan Commission. The Common Council may affirm, affirm with modification, or reject the recommendation of the Plan Commission. If the Plan Commission fails to act upon the request of any applicant within 45 days of the submission of the application, the request may be taken directly to the Common Council without benefit of recommendation by the Plan Commission. The Plan Commission may modify the provision contained in this ordinance if, in their opinion, the policies contained in this ordinance are met.



Standards of Review

1. Highway Access.

Analysis: No additional access points are proposed on the subject property as part of the proposed development. Currently, access into the subject property exists off of Wildwood Drive and Brilowski Road. Given that the pet washing facility will be located in the northeast corner of the property, a majority of traffic anticipated to come from and disperse to Brilowski Road.

Findings: A two-way access point exists off of Brilowski Road to the proposed pet washing facility. Although only one lane exists entering and exiting the property from Brilowski Road, staff believes that the proposed use should not significantly increase traffic into the subject property.

2. Parking Lot Layout and Traffic Circulation.

Analysis: Approximately two existing parking stalls are planned to be used to accommodate the proposed pet washing facility. Although the proposed use is not

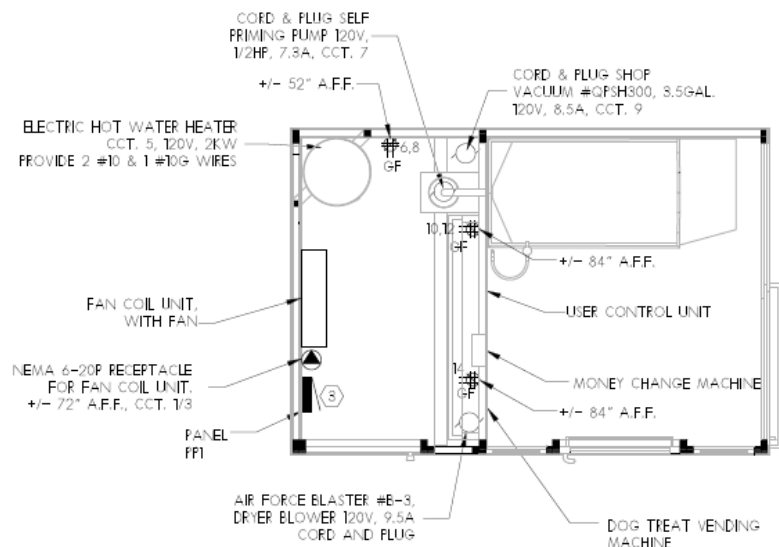


creating additional parking stalls, the City's Zoning Code allows for the shared use of parking stalls by more than one land use. Given the abundance of parking stalls already offered on the subject property, along with the anticipated parking demand with the proposed use, staff is supportive of no additional parking stalls being created with this request.

Besides stall count requirements, the City's Zoning Code places additional regulations on how parking lots are constructed. Such examples include minimum aisle widths, stall dimensional requirements, buffering requirements, etc. Based on the proposed location of the pet wash station, staff believes that applicable parking lot requirements are met. As the proposed structure would be located within an existing parking lot aisle, staff would recommend that bollards are place along the four corners of the structure to better provide separation between the proposed use and nearby parking stalls.

For several weeks, the applicant has been working with City staff in determining the appropriate location for the structure within the parking lot.

While other locations were discussed, staff believes that traffic circulation would be least impaired by having the structure at its proposed location. By having the proposed structure near the north lot line, the existing parking lot configuration not planned to change outside of the removal of two parking stalls. Additionally, the demand for parking stalls at the northeast corner of the property is arguably less than available parking closer to Highway 10.



Findings: This standard is met.

3. Compliance with City Ordinances.

Analysis: A proposed location of the pet washing station has been provided by the applicant. Given the extent of land disturbance anticipated with the proposed use, a landscaping, lighting and stormwater plan are not required.

Findings: As discussed earlier, the proposed structure meets the setback requirements of the “B-5” Highway Commercial District and the parking lot layout requirements as outlined in the City’s Zoning Code. This request has also been reviewed by the Utilities Department and Inspections Department with applicable conditions tied to this review.

Given the above findings, staff would recommend approving the Site Plan Review subject to the conditions outlined within page one.

Photos







APPLICATION FOR A SITE PLAN REVIEW

(Pre-Application Conference is Required for Major and Minor Site Plan Reviews)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications (if any)				Assigned Case Manager			
Pre-Application Conference Date				Minor Site Plan	☐	Major Site Plan	☐

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☐)	
Applicant Name	All Paws Pet Wash	Contact Name	Chris Lowry
Address	PO Box 22	Address	PO Box 22
City, State, Zip	Eau Claire WI. 54702	City, State, Zip	Eau Claire WI. 54702
Telephone	(877) 880-6056	Telephone	(715) 492-6672
Fax		Fax	
Email	www.allpawspetwash.com	Email	clowry@allpawspetwash.com

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name	Fleet Farm	Owner's Name	
Address	5590 US-10 E	Address	
City, State, Zip	Stevens Point WI. 54482	City, State, Zip	
Telephone	(920) 731-8121 ex. 2103	Telephone	
Fax		Fax	
Email	Dan.Hamilton@fleetfarm.com	Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
Legal Description of Subject Property		
Area of Subject Property (Acres/Sq Ft)		
21.09 acres 918,000 sq'		
Current Zoning District(s)		
B5 Highway Commercial District		

Designated Future Land Use Category	Current Use of Property	Proposed Use of Property
Commercial / Office / Multi Family	Commercial / Retail	Commercial / Retail

Describe land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)

All Paws Pet Wash & Fleet Farm would like to install a self-serve pet wash at 5590 US 10 E. in Stevens Point. Location would be Near the east entrance off Fleet Farm from Brilowski Rd. The Unit is 8'x13' and would meet the 25' setback requirement for Brilowski Rd. This unit will not impede traffic or day to day operation of the store. The pet wash will meet all Building Requirements and is ADA/ETL compliant. All Paws Pet Wash would like to start site work as soon as possible to bring in utilities water/electric/sewer. Once site work is complete and the unit is delivered and inspection is passed the Unit will be hooked up to utilities and ready for use. We would like to move forward as ap on this project.

Current Zoning Surrounding Subject Property

North:	R1 - R3	South:	→ SAME
East:	B5 Highway Commercial	West:	→

Current Land Use Surrounding Subject Property

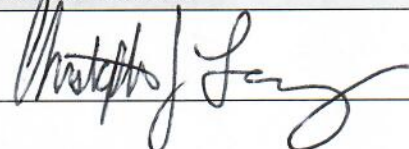
North:	Single - 2 Family Residential	South:	→ SAME
East:	Commercial	West:	→

EXHIBITS

Owner Information Sheet	☐	Additional Exhibits If Any (List):
Letter to District Alderperson	☐	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	☐	
Site Plan (designating primary, side, and service street frontages)	☐	
Building Elevations	☐	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	☐	
Street Plan with Cross-sections	☐	
Utility Plan	☐	
Landscape Plan (including any equivalent alternative landscaping requests)	☐	
Stormwater Plan	☐	
Outdoor Lighting Plan (location of fixtures, illumination levels)	☐	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	6/15/2021		

AJ Peterman
Deputy General Counsel
Fleet Farm Group LLC
2401 S. Memorial Drive
Appleton, Wisconsin 54915

920-225-8935 (Direct)
aj.peterman@fleetfarm.com

June 7, 2021

APPW Franchising, LLC
Keith Caldwell, Manager
2110 Cameron Street
Eau Claire, WI 54703

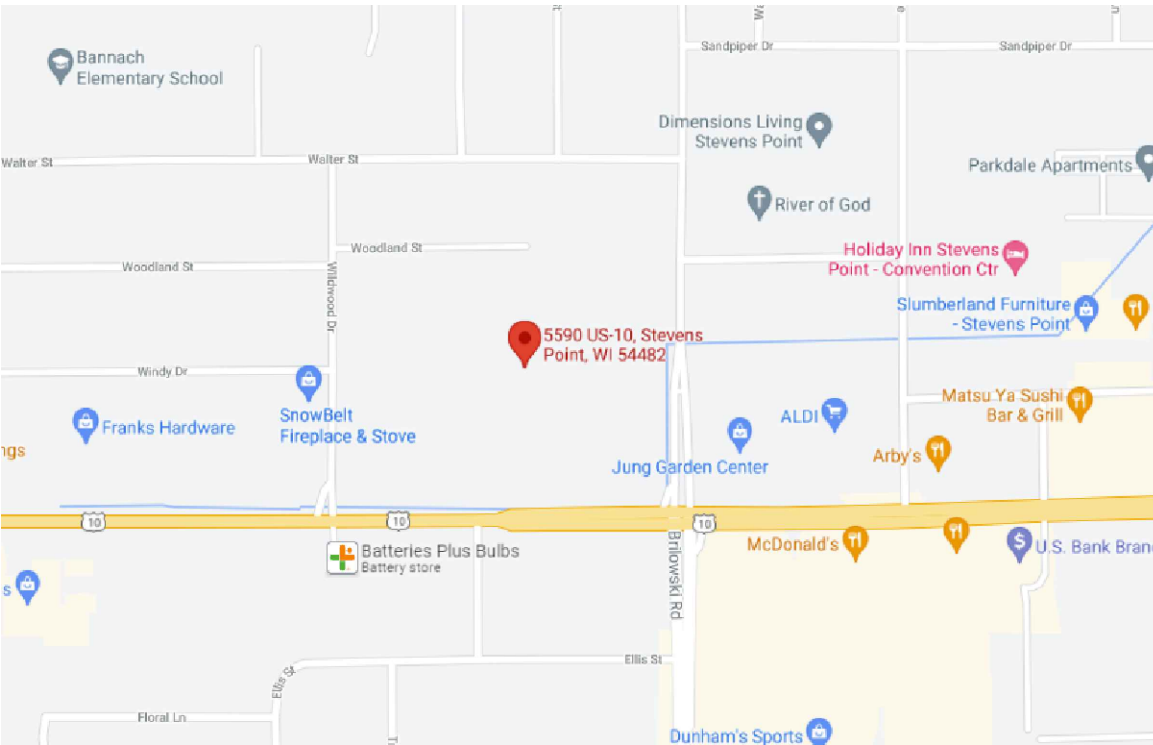
Dear Mr. Caldwell,

This letter is to provide you with Fleet Farm Group LLC's consent to install All Paws pet washing stations at the Fleet Farm located at 5590 HWY 10 E, Stevens Point, WI 54482 per the terms of our Agreement.

Please contact me if you have any questions or need additional information.

Best,





MAP VIEW

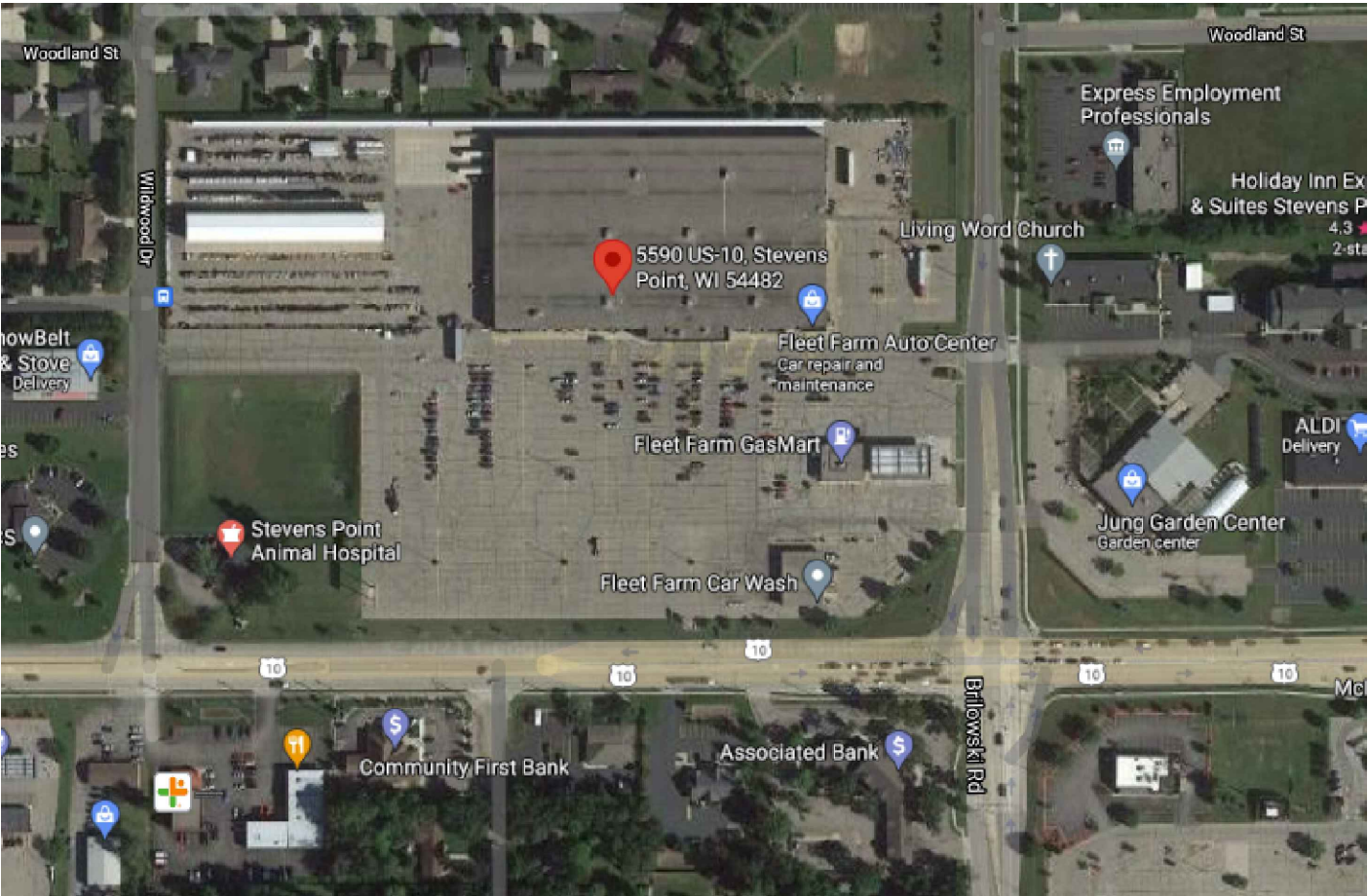
THIS WORK SHALL CONFORM TO THE FOLLOWING CODES IN EFFECT BUT NOT LIMITED TO THE FOLLOWING:

THIS WORK SHALL CONFORM TO THE FOLLOWING CODES IN EFFECT BUT NOT LIMITED TO THE FOLLOWING:

- 2015 edition of the International Building Code
- 2015 edition of the International Energy Conservation Code
- 2015 edition of the international Fuel Gas Code
- 2015 edition of the International Mechanical Code
- 2019 edition of the Wisconsin Electrical Code

THIS NOTE APPLIES TO ALL SHEETS

THE PROFESSIONAL ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHER'S FAILURE TO OBTAIN AND OR/ FOLLOW THE PROFESSIONAL ENGINEER GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE ALLEGED. BUILDINGS TO BE CONSTRUCTED IN FULL CONFORMANCE WITH ALL APPLICABLE CODES AND RESTRICTIONS. PROFESSIONAL ENGINEER TO BE NOTIFIED PRIOR TO CONSTRUCTION IN THE EVENT OF CODE REVISION OR CHANGES.



AERIAL VIEW

DRAWING INDEX:	
SITE	CODE BLOCK AND WORK LOCATION
S-1	FLOOR PLANS AND GENERAL NOTES
S-2	ROOF PLANS
S-3.1	EXTERIOR ELEVATIONS
S-3.2	BUILDING SECTIONS
S-4.1	WALL SECTIONS
E-1.1	ELECTRICAL PLAN
E-2.1	PANEL SCHEDULE AND SYMBOL LEGEND
E-3.1	ELECTRICAL NOTES
P-1.1	PLUMBING PLAN
P-1.2	PIPING DIAGRAM
P-1.3	PIPING DIAGRAM - FLIP TUB STYLE



PROFESSIONAL SEAL

WISCONSIN
ILDEFONSO GONZALEZ
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SAINT CHARLES, MO
05-26-2021

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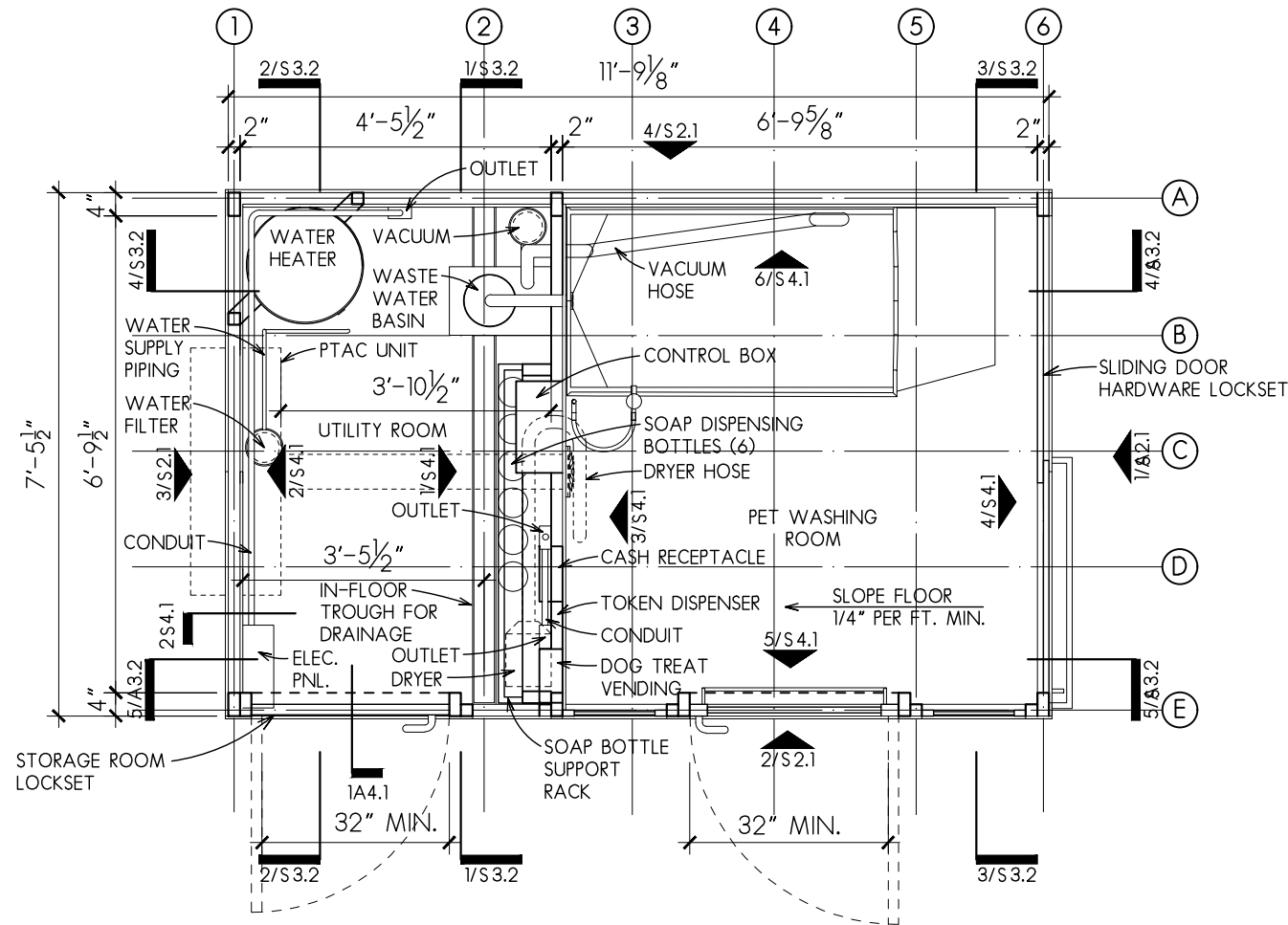
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5590 HIGHWAY 10E
STEVENS POINT, WI, 54482

REVISION: -
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DATE: -
REVISION: -
DATE: -
ISSUE DATE: 5/24/21

CAD FILE: 2105049
DRAWN BY: CC
CHECKED BY: ALG
DESIGNED BY: ALG

SHEET TITLE:
CODE BLOCK
WORK LOCATION

SHEET NUMBER:
SITEPLAN



2 FLOOR PLAN
SCALE: 3/8" = 1'-0"

GENERAL NOTES

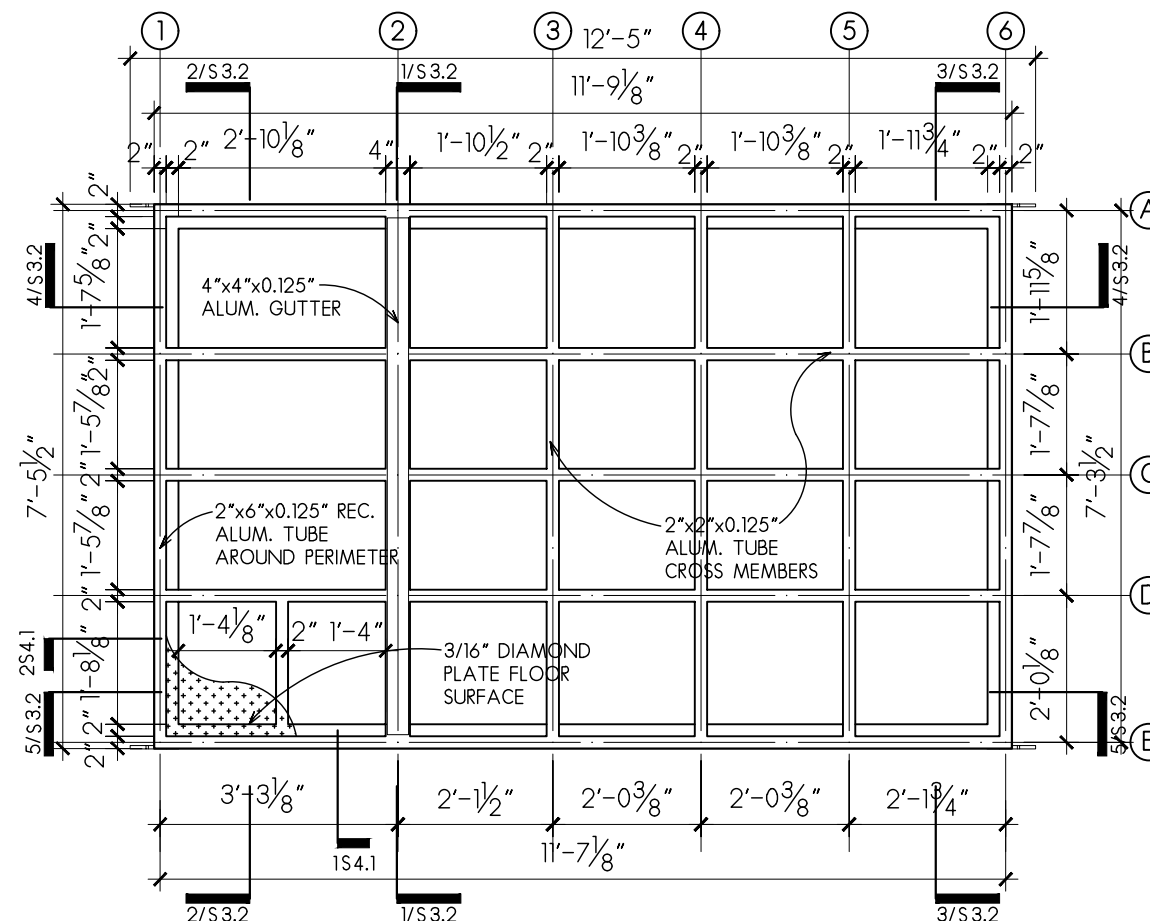
PET WASH FRAMING
BASE PERIMETER IS COMPRISED OF 2"x6"x0.125" WALL RECTANGULAR ALUMINUM TUBE WITH A 2"x4"x0.125" RECTANGULAR TUBING CROSS MEMBERS BASE. THIS INCORPORATES A 4"x4"x0.125" ALUMINUM GUTTER AND A 3/16" ALUMINUM DIAMOND PLATE FLOOR SURFACE. CROSS MEMBERS AND GUTTER ARE WELDED INTO A ONE PIECE GRID. THE DIAMOND PLATE FLOOR IS WELDED TO THE ONE PIECE ALUMINUM TUBE GRID.

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ROOF RAFTER/COLUMN IS A 2"x4"x0.125" RECTANGULAR TUBE WELDED AT THE EVE AND RIDGE FORMING A COLUMN RAFTER FRAME. THESE FRAMES ARE WELDED TO A BASE. THE PURLINS IN THE ROOF AND WALLS ARE 2"x2"x0.125" SQUARE TUBES. ALL TUBES ARE WELDED TO THE RAFTER/COLUMN FRAMES. THE INTERIOR WALLS ARE 2"x2"x0.125" SQUARE TUBES AND INCLUDE WELDED BRACKETS AND TABS TO FACILITATE MOUNTING MECHANICAL EQUIPMENT. ENTIRE PET WASH IS WELDED INTO A SINGLE STRUCTURE.

STANDARD ALUMINUM EXTRUSIONS ARE 6063-T52 - TENSILE STRENGTH 27,000 PSI

ALL EXPOSED STRUCTURAL ALUMINUM IS POWDER COATED. 2" CLOSE CELL FOAM INSULATION IS USED IN THE ROOF WALLS AND FLOOR. THE EXTERIOR WALLS AND ROOF ARE 10MM PVC PANELS. THE INTERIOR CEILING AND WASH BAYS ARE 10 MM PVC PANELS. THE INTERIOR SIDE OF THE EXTERIOR WALL IS 10 MM PVC PANELS. THE EQUIPMENT DOOR IS A STEEL DOOR. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE - MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED. THE BALANCE OF THE WALL GLAZING IN THE WASH BAY IS TEMPERED SAFETY GLASS.

STRUCTURAL DESIGN BASED ON ASCE 7-10 FOR 50 PSF GROUND SNOW LOAD AND 105 MPH WIND LOAD, EXPOSURE C, RISK CATEGORY I



1 FLOOR FRAMING PLAN
SCALE: 3/8" = 1'-0"



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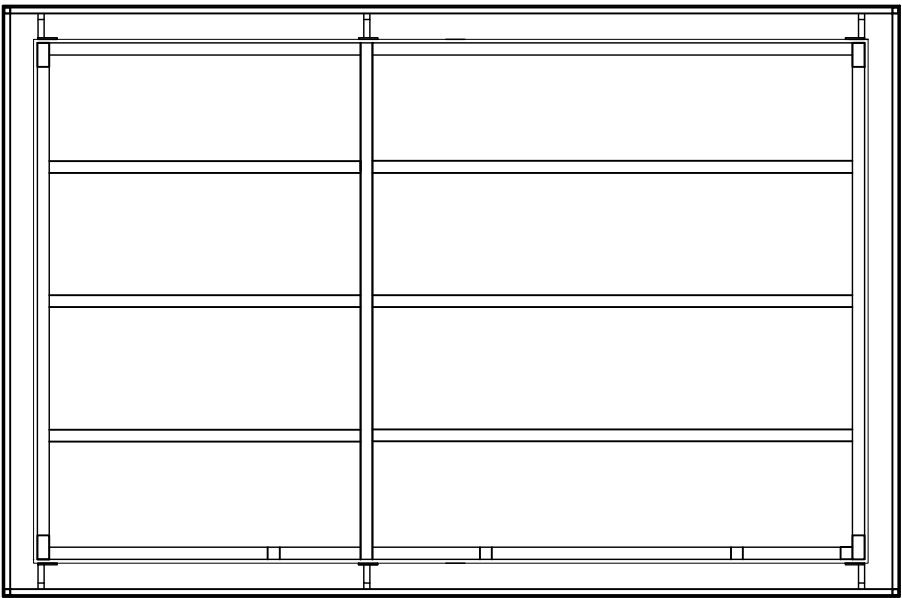
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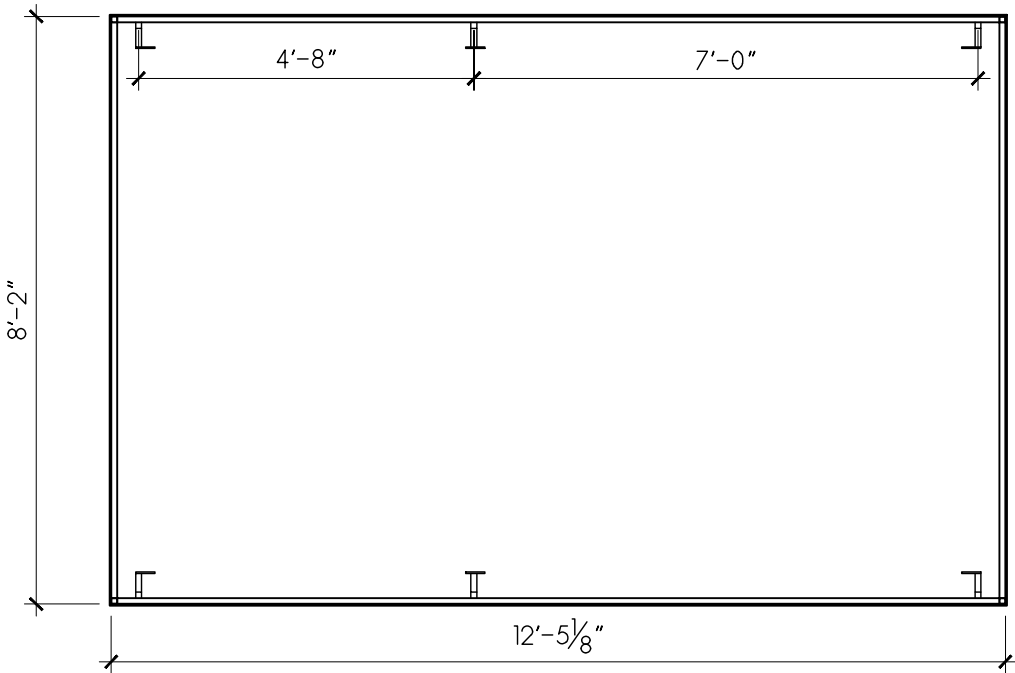
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FLOOR PLANS AND
GENERAL NOTES

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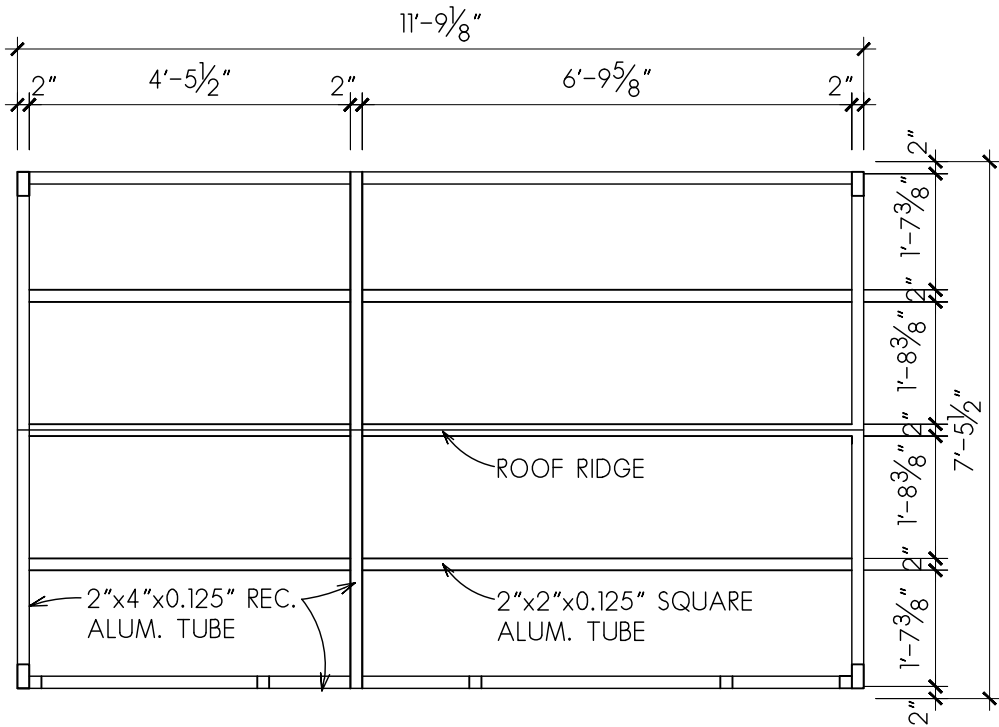
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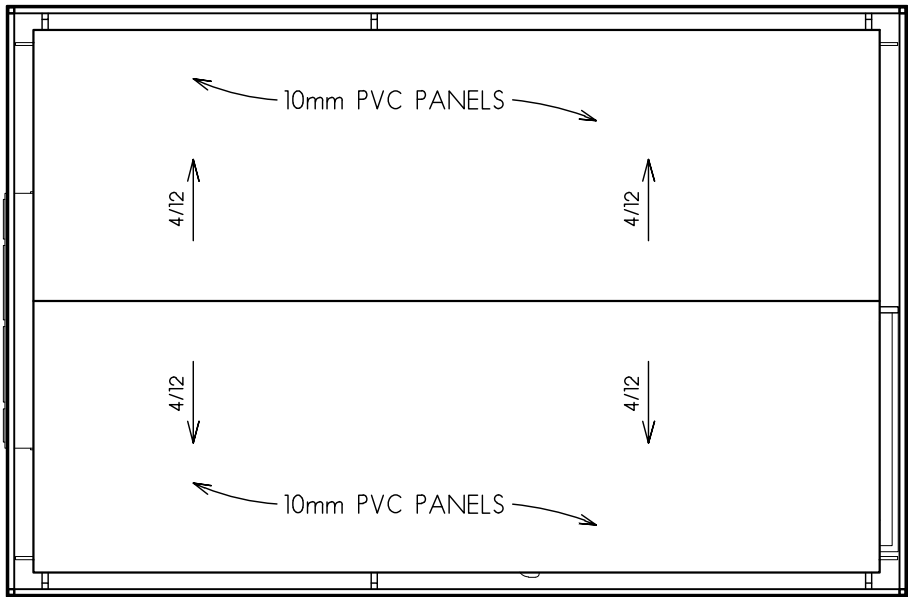
4 ROOF FRAMING PLAN w/ FASCIA
SCALE: 3/8" = 1'-0"



3 OPTIONAL FASCIA FRAMING
SCALE: 3/8" = 1'-0"



2 ROOF FRAMING PLAN
SCALE: 3/8" = 1'-0"



1 ROOF PLAN
SCALE: 3/8" = 1'-0"



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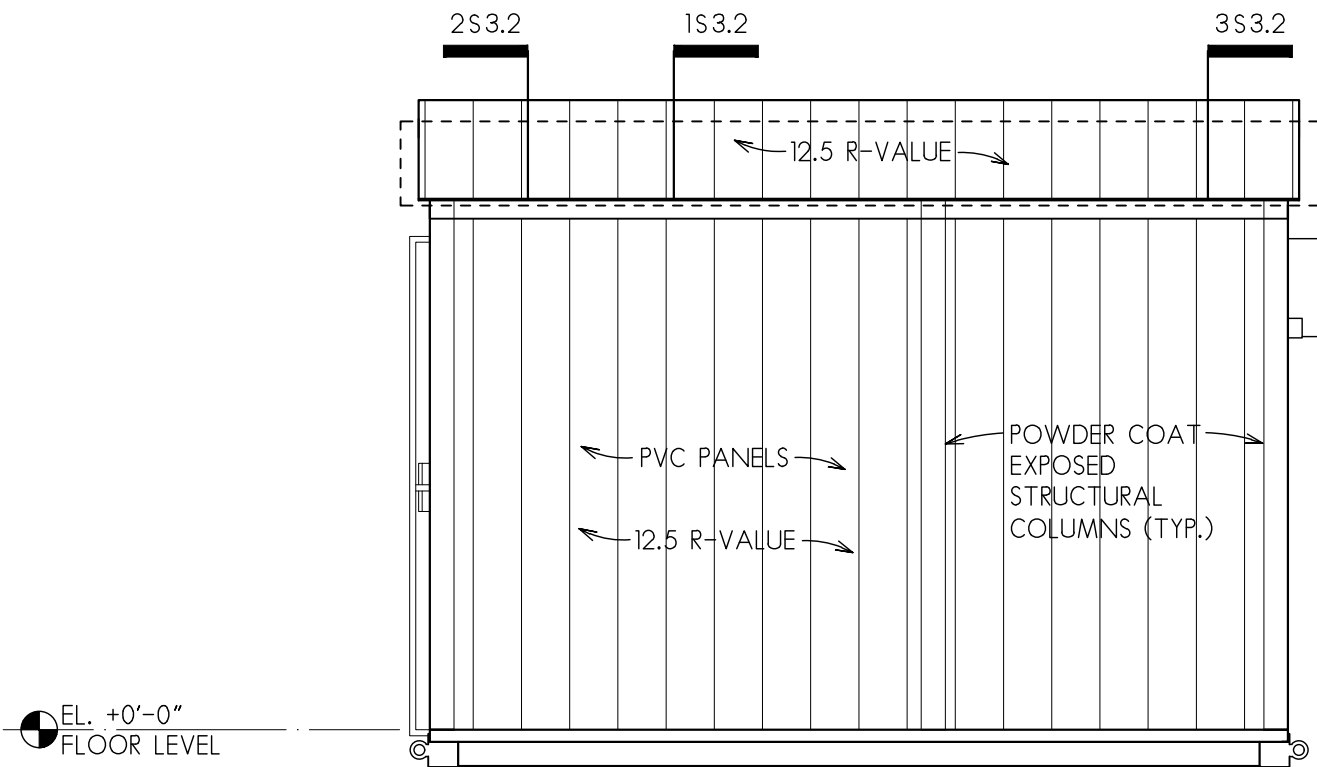
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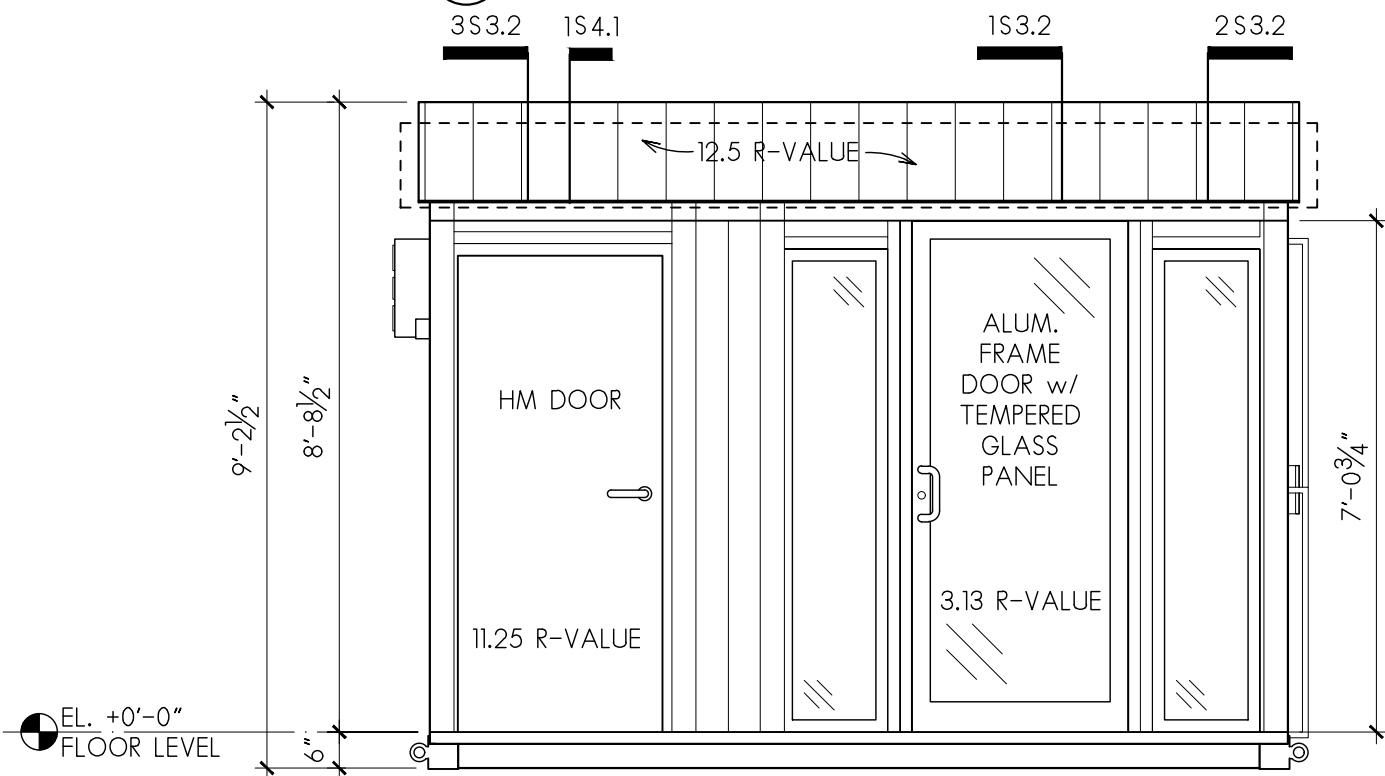
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ROOF PLANS

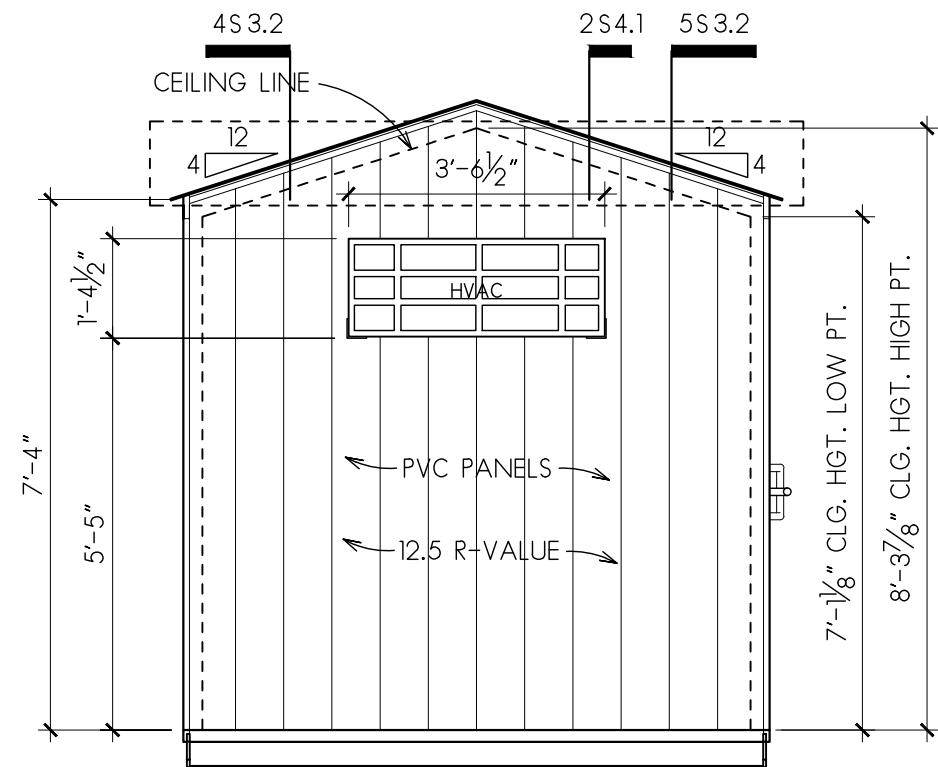
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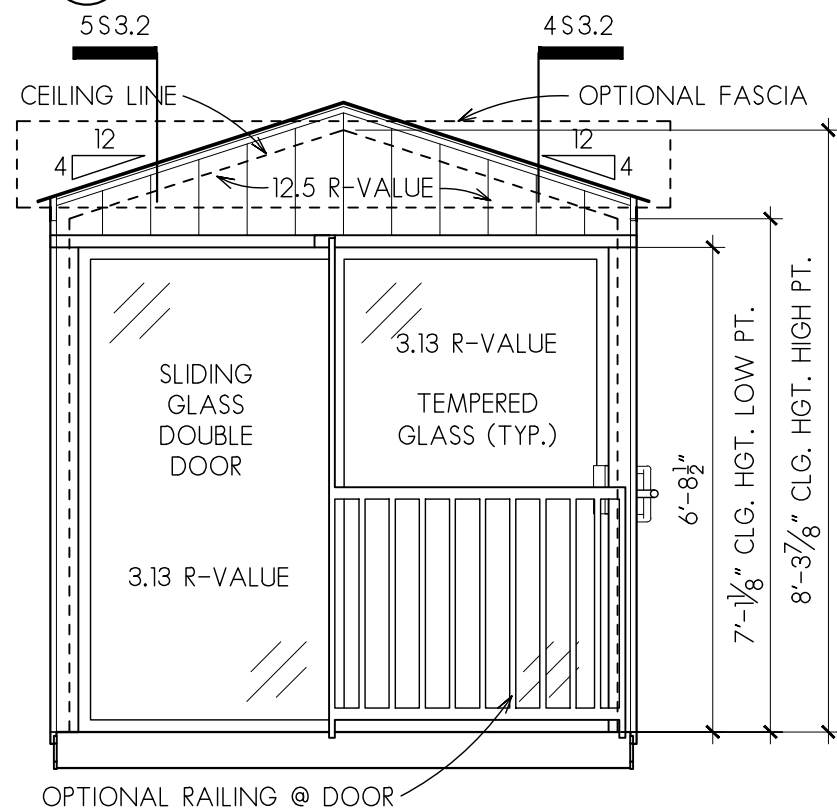
4 REAR ELEVATION
SCALE: 3/8" = 1'-0"



2 FRONT ELEVATION
SCALE: 3/8" = 1'-0"



3 RIGHT SIDE ELEVATION
SCALE: 3/8" = 1'-0"



1 LEFT SIDE ELEVATION
SCALE: 3/8" = 1'-0"



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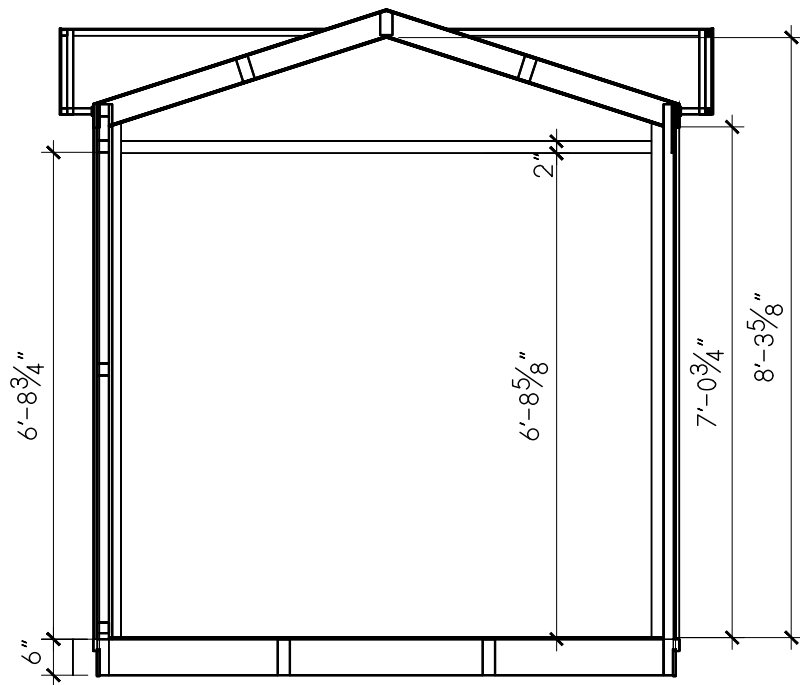
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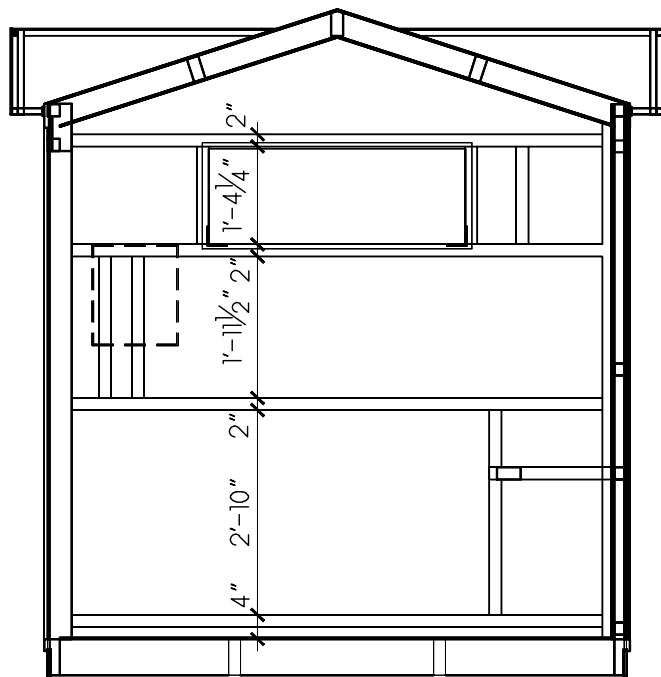
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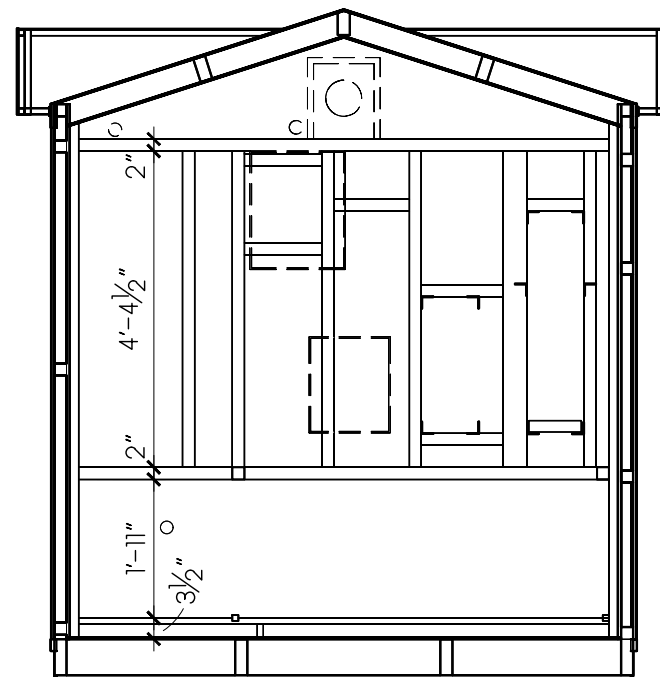
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S-3.1



3 BUILDING SECTION
SCALE: 3/8" = 1'-0"

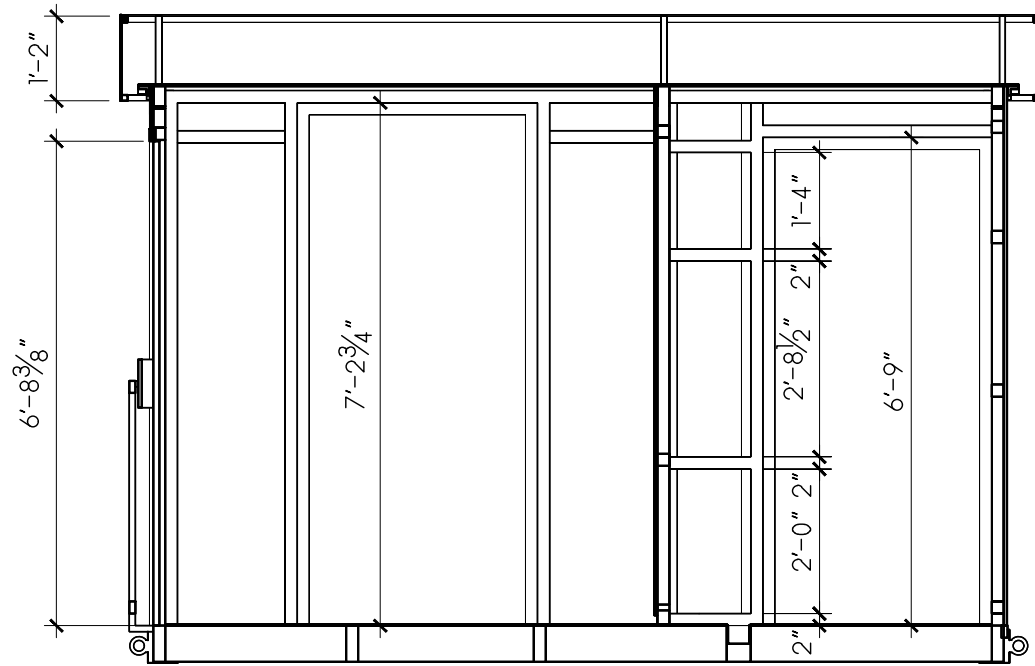


2 BUILDING SECTION
SCALE: 3/8" = 1'-0"

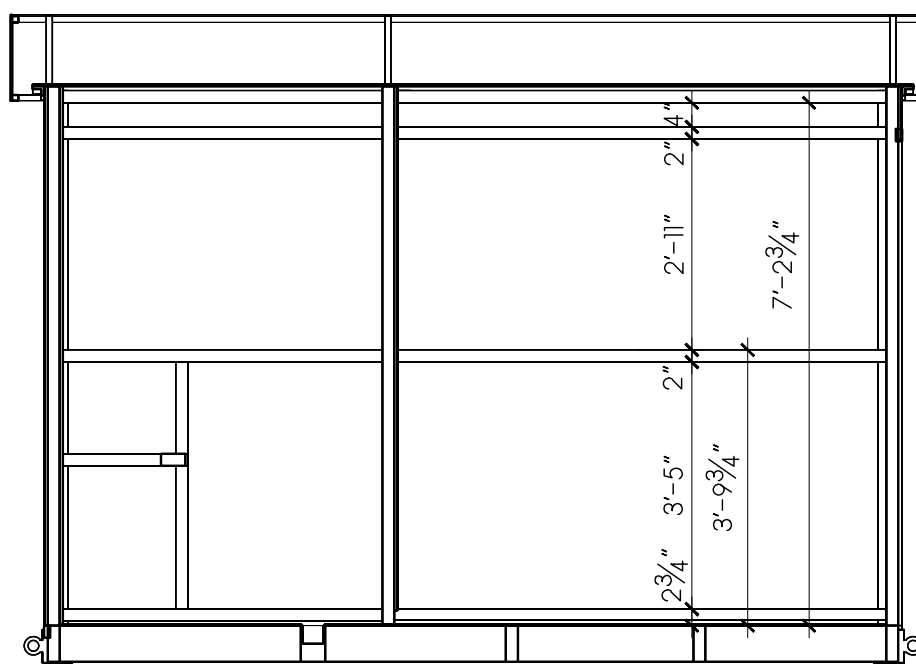


1 BUILDING SECTION
SCALE: 3/8" = 1'-0"

NOTE: INTERIOR EQUIPMENT DELETED OR SHOWN AS DASHED LINES FOR CLARITY



5 BUILDING SECTION
SCALE: 3/8" = 1'-0"



4 BUILDING SECTION
SCALE: 3/8" = 1'-0"



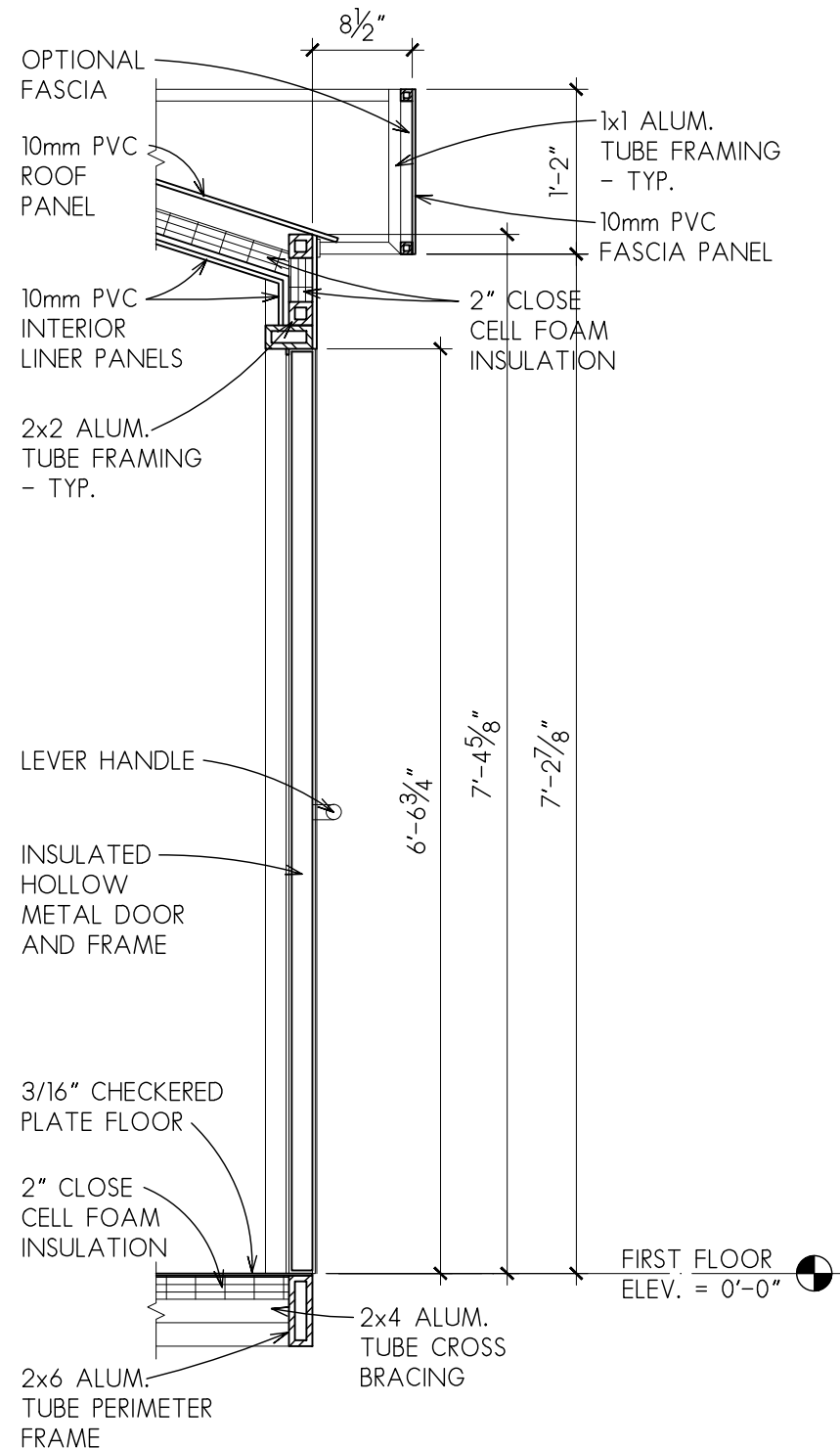
PROFESSIONAL SEAL
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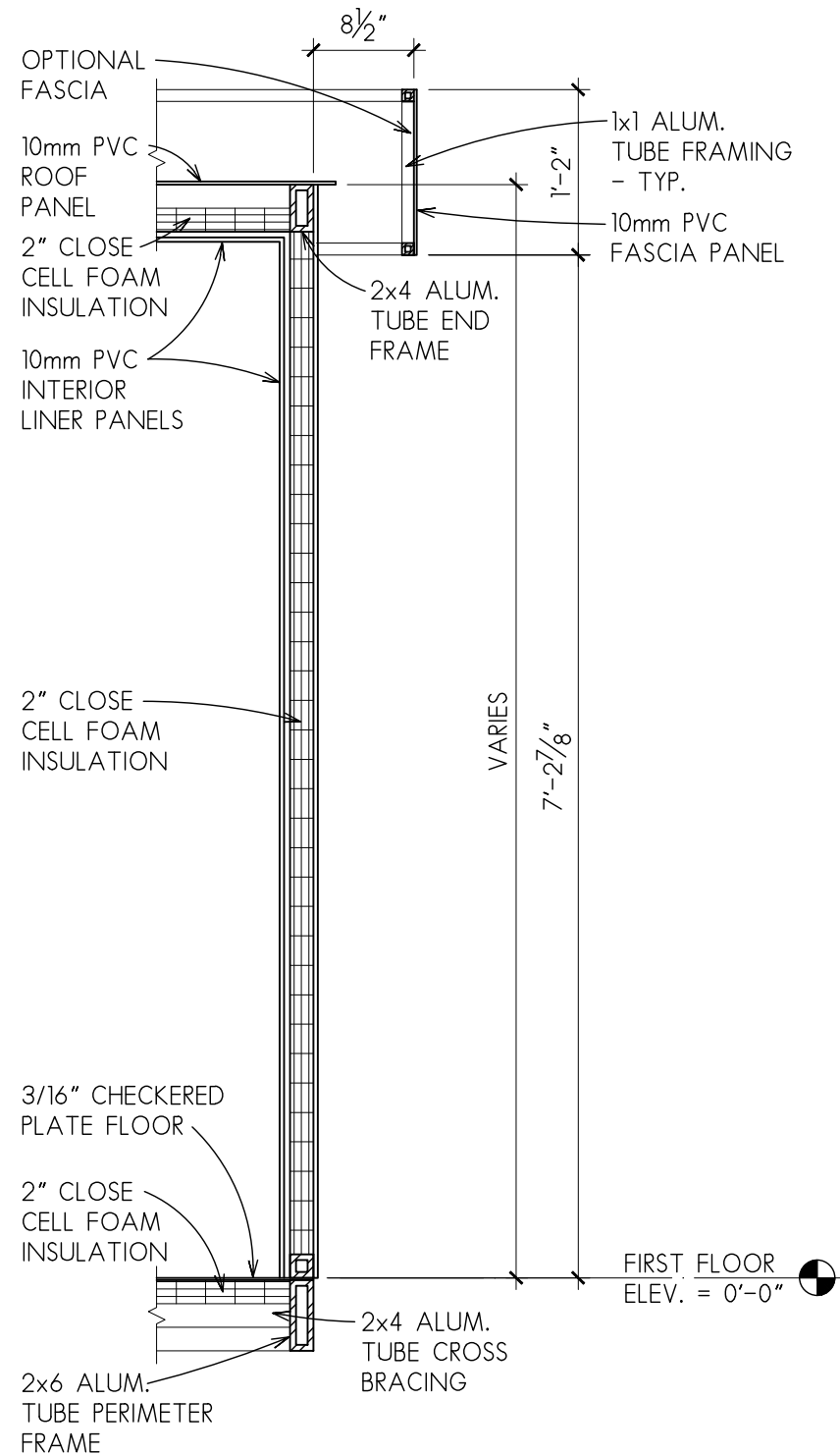
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DATE:	-
ISSUE DATE:	5/24/21
CAD FILE:	2105049
DRAWN BY:	CC
CHECKED BY:	ALG
DESIGNED BY:	ALG

SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
S-3.2



1 WALL SECTION
SCALE: 3/4" = 1'-0"



2 WALL SECTION
SCALE: 3/4" = 1'-0"

GENERAL NOTES

PET WASH FRAMING

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STRUCTURAL DESIGN BASED ON ASCE 7-10 FOR 50 PSF GROUND SNOW LOAD AND 105 MPH WIND LOAD, EXPOSURE C, RISK CATEGORY I



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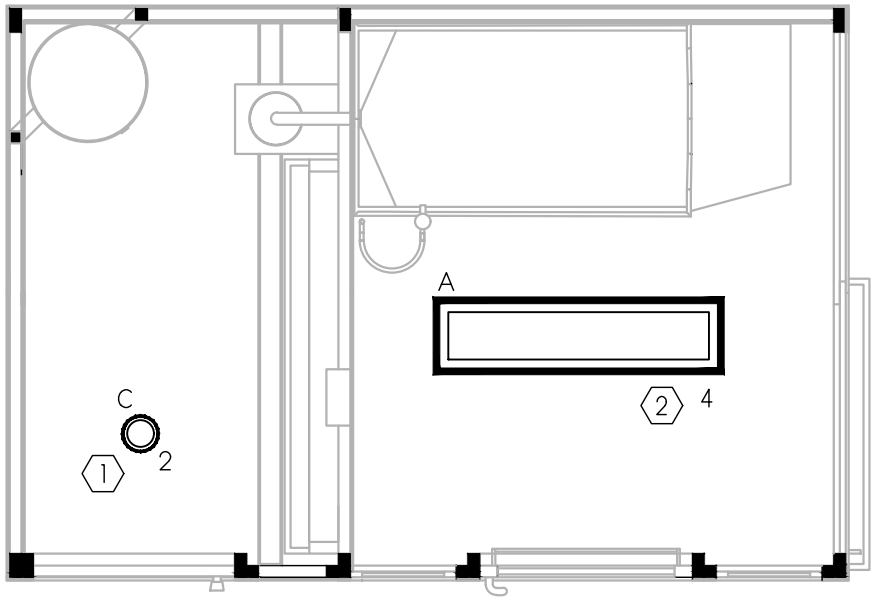
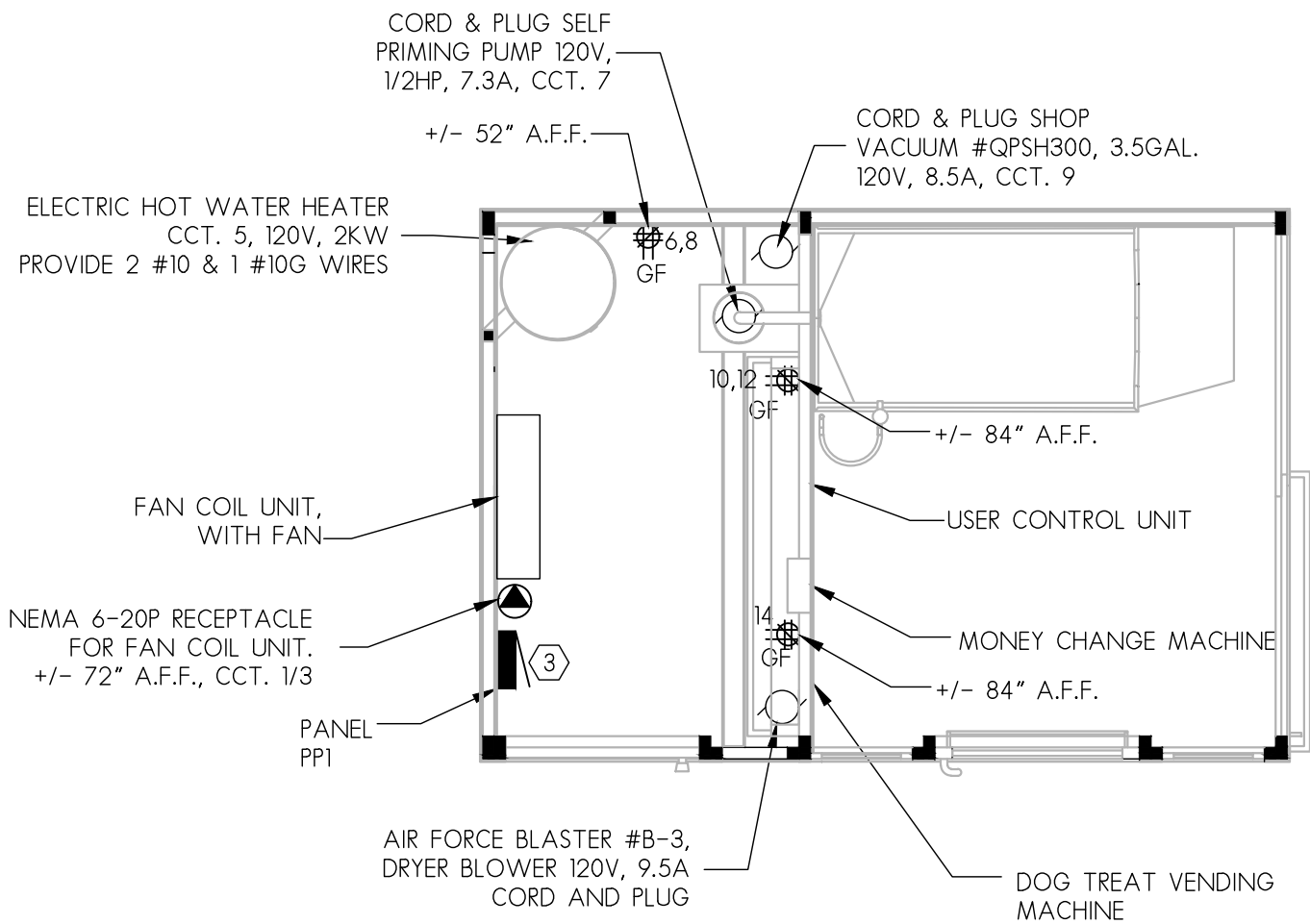
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REVISION: -
DATE: -
ISSUE DATE: 5/24/21

CAD FILE: 2105049
DRAWN BY: CG
CHECKED BY: ALG
DESIGNED BY: ALG

SHEET TITLE:
WALL SECTIONS

SHEET NUMBER:
S-4.1



- KEYED NOTES:
- 1 PORCELAIN SOCKET WITH PULL CHAIN.
 - 2 LITHONIA DMW 232 MVOLT GEB10 IS WITH DUST AND MOISTURE RESISTANT.
 - 3 POWER TO PANEL TO BE PROVIDED PER LOCAL CODE AND PROJECT CONDITION.



PROFESSIONAL SEAL

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E-40670-6
SAINT CHARLES, MO

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CAD FILE: 2105049
DRAWN BY: CG
CHECKED BY: ALG
DESIGNED BY: ALG

SHEET TITLE:
ELECTRICAL PLAN

SHEET NUMBER:
E-1.1

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

KEYED NOTES:

1 PANEL SHALL HAVE MAXIMUM OF 20 POLES

ELECTRICAL SYMBOLS

WALL FLOOR POKE ABOVE
BOX THROUGH COUNTER

QUADPLEX RECEPTACLE
DUPLEX RECEPTACLE

ADJACENT LETTERS IN THE SYMBOLS ABOVE INDICATE THE FOLLOWING:
"GF" RECEPTACLE HAS GROUND FAULT CIRCUIT INTERRUPTER
"WP" RECEPTACLE HAS WATERPROOF COVER
"XX" RECEPTACLE CIRCUIT NUMBER
MANUAL MOTOR CONTROL
"XX" CIRCUIT NUMBER

FLUORESCENT LIGHTING FIXTURE. SIZE AND TYPE AS INDICATED ON SCHEDULE.

INCANDESCENT, FLUORESCENT OR HID LIGHTING FIXTURE. SIZE AND TYPE AS INDICATED ON SCHEDULE.

MOTOR - SEE SCHEDULE, 'XX' INDICATES TAG

SURFACE MOUNTED NORMAL BRANCH CIRCUIT PANELBOARD

SPECIAL RECEPTACLE

PANEL NAME / NUMBER:		VOLTAGE L-L: 240		PHASE: 1		IER (AMPS): 10kA				
PP1		VOLTAGE L-N: 120		WIRE: 3		BUS RATING (AMPS): 50				
		MAIN BREAKER: 50 AMPS				ENCLOSURE: NEMA 1				
		MAIN LUG ONLY: AMPS				MOUNTING: Surface				
CKT NO.	LOAD DESCRIPTION	LOAD CRITERIA	BKR		BKR	LOAD CRITERIA	LOAD DESCRIPTION	CKT NO.		
		DEM VA	AMPS	P Ø	AMPS	P VA	DEM			
1	Fan Coil Unit	C 1,600	20/2	2 L1	20	1 50	C	Equipment Room Lights	2	
3		C 1,600		2 L2	20	1 60	C	Wash Bay Lights	4	
5	Hot Water Heater	C 2,000	30	1 L1	20	1 180	R	Receptacles	6	
7	Self Priming Pump	M 900	20	1 L2	20	1 180	R	Receptacles	8	
9	Shop Vacuum		1,020	20	1 L1				10	
11	Air Force Blster		1,140	20	1 L2	30	1 180	R	Receptacles	12
13	Spare				L1					14
15	Spare				L2	20	1 180	R	Receptacles	16
17	Spare				L1					18
19	Spare				L2					20
		PHASE L1 CONNECTED: 4,850 VA		PHASE L1: 40 AMPS		NOTES: 1.				
		PHASE L2 CONNECTED: 4,240 VA		PHASE L2: 35 AMPS						
		TOTAL CONNECTED: 9,090 VA		AT: 240 = 38 AMPS						
DEM		CONTINUOUS LOADS (+25%) (PER NEC 210-20a): 2,600 VA								
C		LARGEST MOTOR LOAD (+25%) (PER NEC 430-24): 225 VA								
M		RECEPTACLE LOADS (PER NEC 220-13): 0 VA								
R		KITCHEN LOADS (PER NEC 220-20): 0 VA								
K										
		TOTAL DEMAND: 11,915 VA		AT: 240 = 50 AMPS						



PROFESSIONAL SEAL
ILDEFONSO GONZALEZ
E-40670-6
SAINT CHARLES, MO
05-26-2021
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ALG@DDTECEENGINEERING.COM

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STEVENS POINT, WI, 54482

REVISION: -
DATE: -
REVISION: -
DATE: -
REVISION: -
DATE: -
ISSUE DATE: 5/24/21

CAD FILE: 2105049
DRAWN BY: CG
CHECKED BY: ALG
DESIGNED BY: ALG

SHEET TITLE:
PANEL SCHEDULE AND
SYMBOL LEGEND

SHEET NUMBER:
E-2.1

ELECTRICAL SPECIFICATIONS

- THESE DRAWINGS ARE DIAGRAMMATIC AND SHOW GENERAL ARRANGEMENTS, SIZES, AND LOCATIONS OF EQUIPMENT. ALL EQUIPMENT SHALL BE INSTALLED COMPLETE WITH FURNISHING ALL REQUIRED COMPONENTS.
- ALL WORK INDICATED IS BASED UPON CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE AND IS SUBJECT TO LOCAL CODE INTERPRETATION AND IS CONFINED TO WITH–IN THE FOOTPRINT OF THE UNIT.

CONFORMANCE TO LOCAL CODE, AND ANY OTHER REQUIREMENTS APPLICABLE TO THIS PRODUCT SHALL BE THE RESPONSIBILITY OF THE END USER. THE END USER SHALL SUBMIT ALL REQUIRED DRAWINGS FOR APPROVAL TO ANY AGENCIES REQUIRING THEM AND OBTAIN NECESSARY PERMITS.

- ALL EQUIPMENT FURNISHED SHALL BE NEMA STANDARD, NEW, AND UL LISTED.
- UNLESS OTHERWISE SPECIFIED, THE MANUFACTURER SHALL FURNISH AND INSTALL CONDUIT, WIRING, AND DISCONNECTS FOR ALL ELECTRICALLY OPERATED EQUIPMENT, INCLUDING FINAL CONNECTIONS TO SAME WITH– IN THE FOOTPRINT OF THE UNIT. DICCONNECT IS NOT REQUIRED FOR PLUG IN EQUIPMENT
- ALL EMT CONDUIT FITTINGS SHALL BE COMPRESSION TYPE AS MANUFACTURED BY APPLETON, CROUSE– HINDS OR RACO.
- ALL CONDUCTORS SHALL BE COPPER TYPE THHN/THWN. MINIMUM SIZE #12 AWG. AS MANUFACTURED BY HATFIELD, COLLIER OR ANACONDA.
- LIGHT FIXTURE OUTLET BOXES SHALL BE A 4” OCTAGON BOX NOT LESS THAN 1–1/2” DEEP. TOGGLE SWITCH, RECEPTACLE OUTLET BOXES SHALL BE 4” SQUARE, NOT LESS THAN 1–1/2” DEEP. GARVIN DEVICE COVERS SHALL BE USED FOR EXPOSED JUNCTION BOX INSTALLATIONS. JUNCTION BOXES SHALL BE AS MANUFACTURED BY APPLETON, RACO OR STEEL CITY.
- CAST SWITCH, OUTLET AND JUNCTION BOXES OR CONDUIT FITTINGS SHALL BE USED IN ALL DAMP OR WET LOCATIONS. THEY SHALL HAVE THREADED HUBS AND GASKETED COVERS. THEY SHALL BE AS MANUFACTURED BY HOFFMAN, ADALET OR APPLETON.
- ALL LOCAL SWITCHES FOR CONTROL OF LIGHTING SHALL BE RATED 20 AMPERE, 277 VOLT A.C. TUMBLER TYPE AS FOLLOWS (COLOR AS SELECTED BY MANUFACTURER): SINGLE POLE HUBBELL #1221. ARROW HART AND P&S APPROVED EQUAL.
- SPECIFICATION GRADE DUPLEX RECEPTACLES SHALL BE 20 AMPERE, 125 VOLT 3 WIRE GROUNDING TYPE EQUAL TO HUBBELL 5362, A–H OR P&S APPROVED EQUAL. DEVICE COLOR AS SELECTED BY MANUFACTURER. G.F.I. RECEPTACLES SHALL BE EQUAL TO HUBBELL #GF5352. SPECIAL RECEPTACLES SHALL BE AS NOTED ON THE DRAWINGS.
- ALL PANELBOARD’S SHALL HAVE COPPER BUSSBARS AND SHALL BE AS MANUFACTURED BY I.T.E., SQUARE D OR WESTINGHOUSE. ALL CIRCUIT BREAKERS SHALL BE BOLT–ON. 15 AND 20 AMP SINGLE POLE BREAKERS SHALL BE RATED FOR SWITCHING DUTY.

MINIMUM U.L. LISTED INTERRUPTING RATINGS (RMS SYM. AMPS) SHALL BE AS FOLLOWS:

240 VOLT MAXIMUM BREAKERS

15–100 AMP = 10,000 AIC
110–225 AMP = 22,000 AIC

- LIGHT FIXTURES SHALL BE FURNISHED COMPLETE WITH LAMPS, LENSES, END CAPS, MOUNTING HARDWARE, ETC. TO PROVIDE A COMPLETE AND WORKING SYSTEM.
- THESE DRAWINGS ARE NOT SITE SPECIFIC NOR ARE THEY DESIGNED TO LOCAL CODE REQUIREMENTS BUT ENTAIL THE GENERAL DESIGN CONCEPT, COMPONENTS, INTENT AND SHALL BE MODIFIED FOR A SPECIFIC ORDER AND LOCAL CODE REQUIREMENTS.



PROFESSIONAL SEAL



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ISSUE DATE: 5/24/21

CAD FILE: 2105049
DRAWN BY: CC
CHECKED BY: ALG
DESIGNED BY: ALG

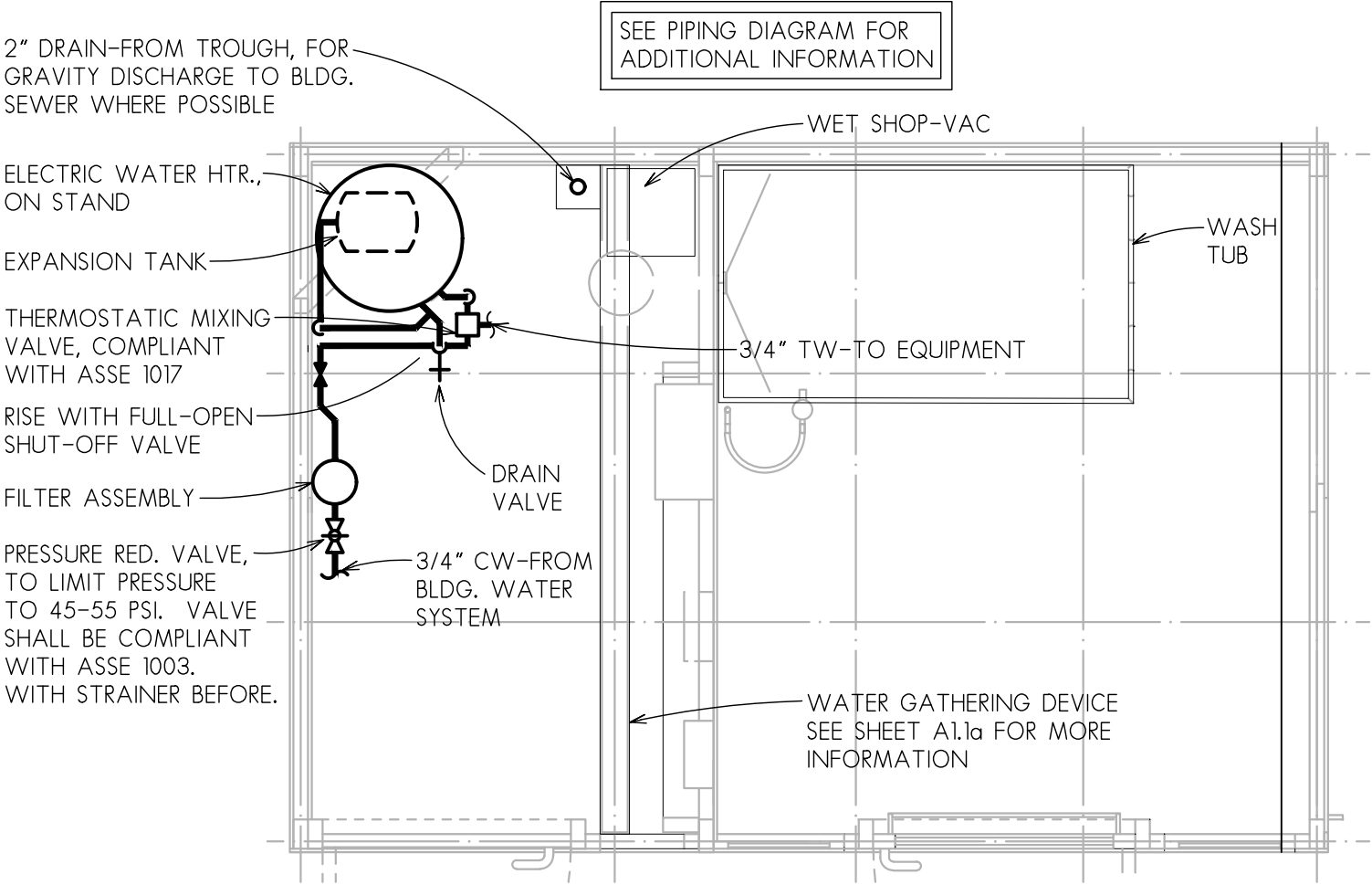
SHEET TITLE:
ELECTRICAL NOTES

SHEET NUMBER:

E-3.1

PLUMBING SYMBOLS	
SYMBOL	DESCRIPTION
	PIPE TURNED UP
	PIPE TURNED DOWN
	SHUT-OFF VALVE
	PRESSURE REDUCING VALVE

PLUMBING ABBREVIATIONS	
MARK	DESCRIPTION
CW	COLD WATER
HW	HOT WATER
TW	TEMPERED WATER



- NOTES:**
1. END USER SHALL BE RESPONSIBLE FOR CONNECTING SYSTEM WATER SUPPLY AND SANITARY SEWER TO BUILDING WATER AND SANITARY SEWER SYSTEMS.
 2. ALL WATER PIPING SHALL BE PEX MATERIAL COMPLIANT WITH STANDARDS OF ASTM F 876; ASTM F 877; CSA B 137.5.
 3. ALL WASTE AND VENT PIPING SHALL BE SCH. 40 PVC COMPLIANT WITH STANDARDS OF ASTM D 2665; ASTM F 891; ASTM F 1488; CSA B 181.2.

SCALE: 1/2" = 1'-0"



PROFESSIONAL SEAL

ILDEFONSO GONZALEZ
E-40670-6
SAINT CHARLES, MO

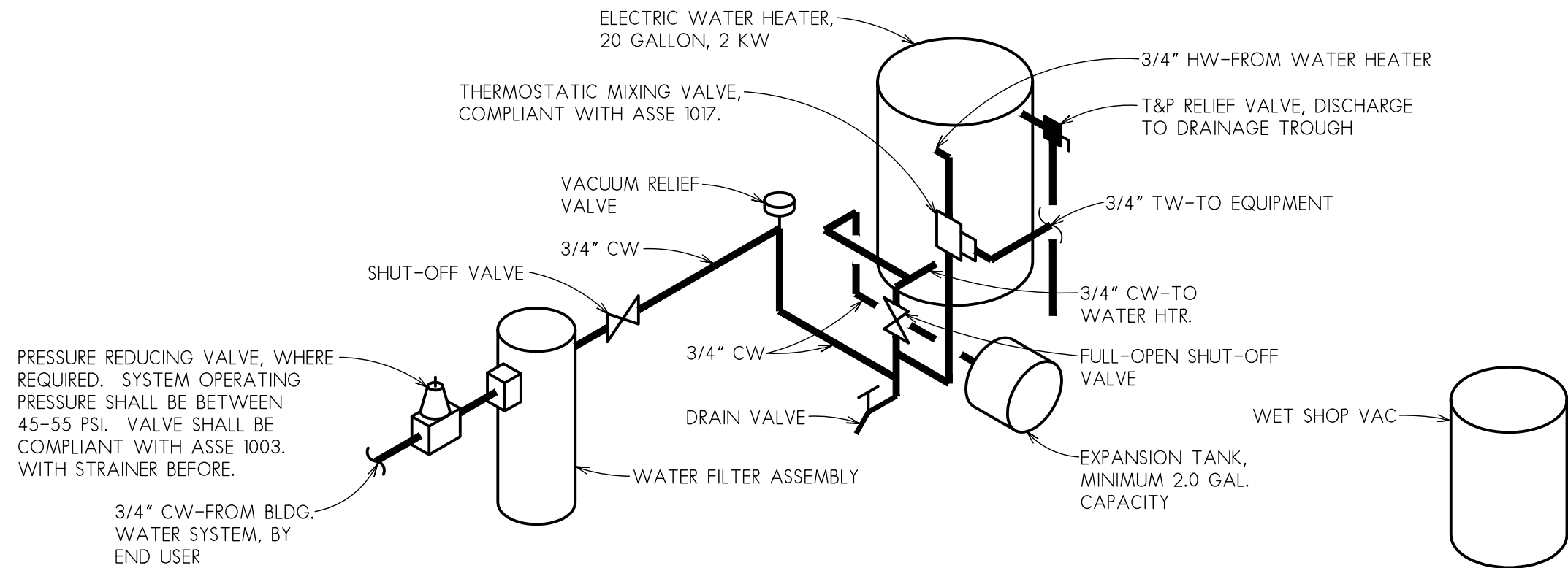
05-26-2021

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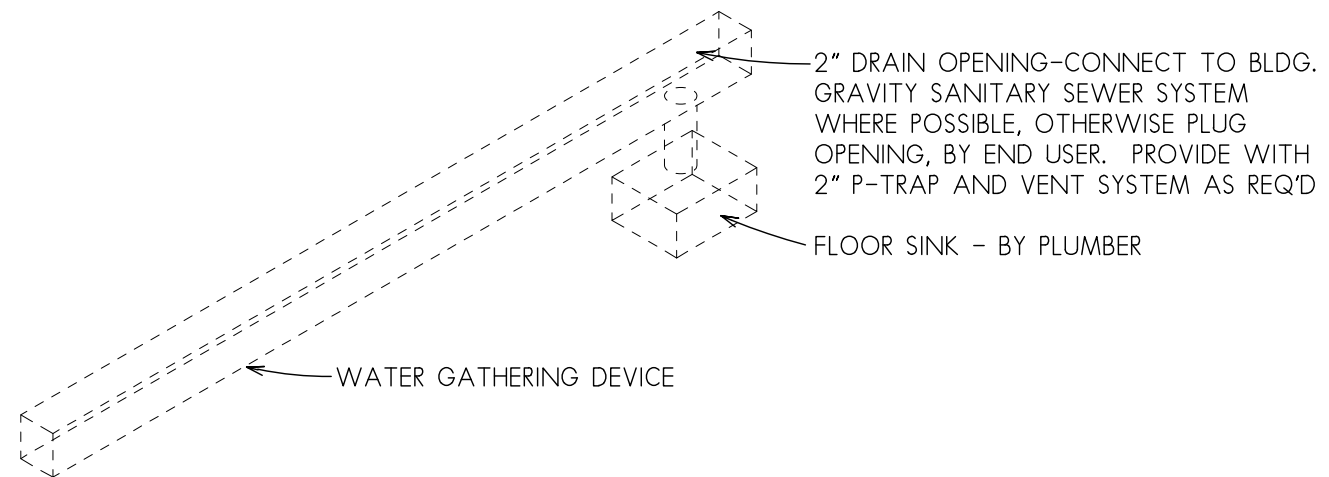
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5590 HIGHWAY 10E
STEVENS POINT, WI, 54482

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DATE: -	
ISSUE DATE: 5/24/21	
CAD FILE: 2105049	
DRAWN BY: PMJ	
CHECKED BY: ALG	
DESIGNED BY: ALG	
SHEET TITLE:	
PLUMBING PLAN	

SHEET NUMBER:
P-1.1



- NOTES:**
1. END USER SHALL BE RESPONSIBLE FOR CONNECTING SYSTEM WATER SUPPLY AND SANITARY SEWER TO BUILDING WATER AND SANITARY SEWER SYSTEMS.
 2. ALL WATER PIPING SHALL BE PEX MATERIAL COMPLIANT WITH STANDARDS OF ASTM F 876; ASTM F 877; CSA B 137.5.
 3. ALL WASTE AND VENT PIPING SHALL BE SCH. 40 PVC COMPLIANT WITH STANDARDS OF ASTM D 2665; ASTM F 891; ASTM F 1488; CSA B 181.2.



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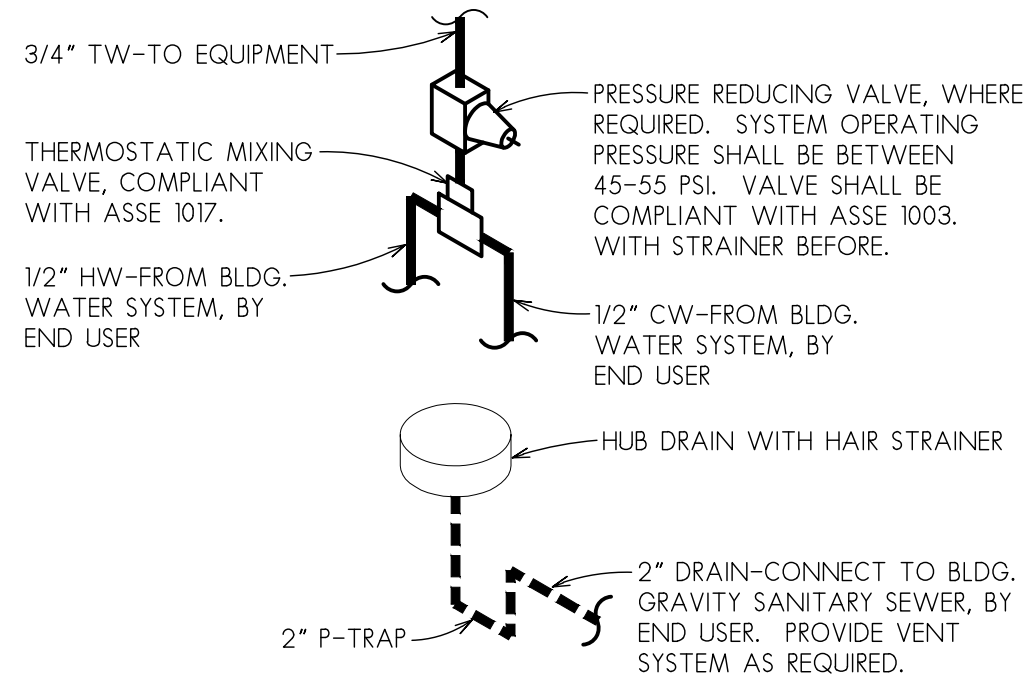
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DATE: -
ISSUE DATE: 5/24/21

CAD FILE: 2105049
DRAWN BY: PMJ
CHECKED BY: ALG
DESIGNED BY: ALG

SHEET TITLE:
PIPING DIAGRAM

SHEET NUMBER:
P-1.2



NOTES:

1. END USER SHALL BE RESPONSIBLE FOR CONNECTING SYSTEM WATER SUPPLY AND SANITARY SEWER TO BUILDING WATER AND SANITARY SEWER SYSTEMS.
2. ALL WATER PIPING SHALL BE PEX MATERIAL COMPLIANT WITH STANDARDS OF ASTM F 876; ASTM F 877; CSA B 137.5.
3. ALL WASTE AND VENT PIPING SHALL BE SCH. 40 PVC COMPLIANT WITH STANDARDS OF ASTM D 2665; ASTM F 891; ASTM F 1488; CSA B 181.2.

PIPING DIAGRAM-FLIP TUB STYLE

NO SCALE



PROFESSIONAL SEAL



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DESIGNED BY: ALG

SHEET TITLE:
PIPING DIAGRAM
FLIP TUB STYLE

SHEET NUMBER:
P-1.3



MEMORANDUM

To: Plan Commission

From: Adam Kuhn, Associate Planner / Zoning Administrator

CC: Ryan Kernosky, Director of Community Development

Date: July 6, 2021

RE: Request from the City of Stevens Point to Grant a Gas Easement and an Electric Underground and Overhead Easement to the Wisconsin Public Service Corporation within Municipal Parking Lot 7 (Parcel ID 281240832201905)

Background: The City of Stevens Point is requesting to grant a Gas Easement and an Electric Underground and Overhead Easement to Wisconsin Public Service within municipal parking lot seven. The purpose of the easement is to allow the City to install and maintain two Tesla 2nd Generation Electric Wall Charging Stations within this parking lot. . The easement area is approximately 144 square feet in size and is located near the northern property line.

As the request entails the City granting an easement to the Wisconsin Public Service Corporation, it must be reviewed by the Plan Commission with a recommendation made to the Common Council.

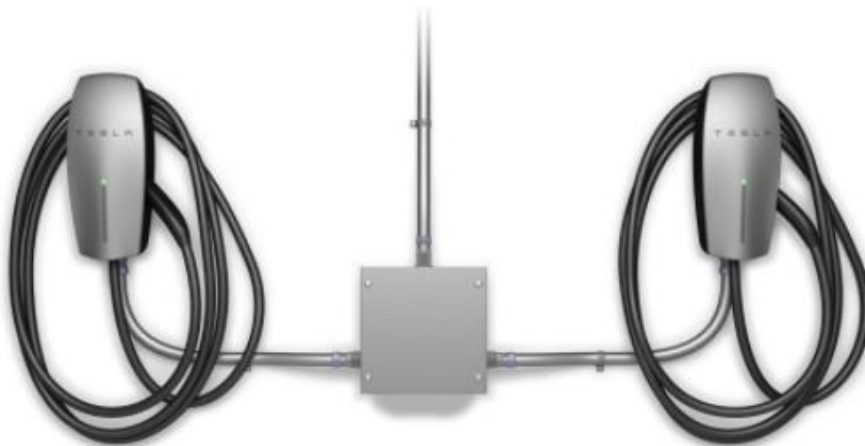
Staff Recommendation: Staff recommend **APPROVAL** as presented.

www.stevenspoint.com

Open Records Rider: The City of Stevens Point is subject to Wisconsin Statutes relating to public records. Communication, such as this document, sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City communication should presume that the communications are subject to release upon request, and to state record retention requirements.



Power sharing with multiple Wall Connectors



ELECTRIC UNDERGROUND AND OVERHEAD & GAS
EASEMENT

THIS INDENTURE is made this _____ day of _____, by and between **City of Stevens Point, a municipal corporation**, ("Grantor") and **WISCONSIN PUBLIC SERVICE CORPORATION**, a Wisconsin Corporation, along with its successors and assigns (collectively, "Grantee") for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, owner of land, hereby grants and warrants to, Grantee, a permanent easement upon, within, beneath, over and across a part of Grantor's land hereinafter referred to as "easement area" more particularly described as follows:

Part of the North Half of Lots 7 & 8 of Block 11 of the recorded plat of Strong, Ellis, & Other's Addition to the City of Stevens Point, Wisconsin, being part of Government Lot 2 of Section 32, Township 24 North, Range 8 East, **City of Stevens Point, County of Portage, State of Wisconsin**, as shown on the **attached Exhibit "A"**.

Return to:
Wisconsin Public Service Corp.
Real Estate Dept.
P.O. Box 19001
Green Bay, WI 54307-9001

Parcel Identification Number (PIN)
281240832201905

1. **Purpose: ELECTRIC UNDERGROUND AND OVERHEAD & GAS** - The purpose of this easement is to construct, install, operate, maintain repair, replace and extend underground utility facilities, conduit and cables, electric pad-mounted transformers, manhole, electric pad-mounted vacuum fault interrupter, concrete slabs, power pedestals, riser equipment, terminals and markers, together with all necessary and appurtenant equipment under and above ground, and to construct, erect, operate, maintain and replace overhead utility facilities, including a line of poles, together with the necessary conductors, anchors, guy wires, underground cable, pedestals, riser equipment and all other appurtenant equipment above ground, as well as pipeline or pipelines with valves, tieovers, main laterals and service laterals, together with all necessary and appurtenant equipment under and above ground, including cathodic protection apparatus used for corrosion control, as deemed necessary by Grantee, for the transmission and distribution of electric energy, signals, television and telecommunications services, natural gas and all by-products thereof, or any liquids, gases, or substances which can or may be transported or distributed through a pipeline, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed by Grantee whenever it decides it is necessary so as not to interfere with Grantee's use of the easement area.
2. **Access:** Grantee shall have the right to enter on and across any of the Grantor's property outside of the easement area as may be reasonably necessary to gain access to the easement area and as may be reasonably necessary for the construction, installation, operation, maintenance, inspection, removal or replacement of the Grantee's facilities.
3. **Buildings or Other Structures:** Grantor agrees that no structures will be erected in the easement area or in such close proximity to Grantee's facilities as to create a violation of all applicable State of Wisconsin electric and gas codes or any amendments thereto.

4. **Elevation:** Grantor agrees that the elevation of the ground surface existing as of the date of the initial installation of Grantee's facilities within the easement area will not be altered by more than 4 inches without the written consent of Grantee.
5. **Restoration:** Grantee agrees to restore or cause to have restored Grantor's land, as nearly as is reasonably possible, to the condition existing prior to such entry by Grantee or its agents. This restoration, however, does not apply to any trees, bushes, branches or roots which may interfere with Grantee's use of the easement area.
6. **Exercise of Rights:** It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until sometime in the future, and that none of the rights herein granted shall be lost by non-use.
7. **Binding on Future Parties:** This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.
8. **Easement Review:** Grantor acknowledges receipt of materials which describe Grantor's rights and options in the easement negotiation process and furthermore acknowledges that Grantor has had at least 5 days to review this easement document *or* voluntarily waives the five day review period.

[REMAINDER OF PAGE LEFT BLANK]

WITNESS the hand and seal of the Grantor the day and year first above written.

City of Stevens Point, a municipal corporation

Corporate Name

Sign Name

Print name & title

Sign Name

Print name & title

STATE OF _____)
COUNTY OF _____)SS

This instrument was acknowledged before me this _____ day of _____, _____, by the above-named _____

City of Stevens Point, a municipal corporation, to me known to be the Grantor(s) who executed the foregoing instrument on behalf of said Grantor(s) and acknowledged the same

Sign Name _____
Print Name _____

Notary Public, State of _____
My Commission expires: _____

This instrument drafted by: Katherine Troudt
Wisconsin Public Service Corporation

Date	County	Municipality	Site Address	Parcel Identification Number
June 22, 2021	Portage	City of Stevens Point	Second St	281240832201905
Real Estate No.	WPSC District	WR#	WR Type	I/O
1057978	Stevens Point-64	3269402	ECA	22500001EC

EXHIBIT "A"

CLARK ST.

NW CORNER
SECTION 32

SECOND ST.

BLOCK 11

STRONG, ELLIS & OTHER'S ADD.

1

2

3

4

P/L

L2

L1

L3

L4

R/W

P.O.B.

LINE	BEARING	DISTANCE
L1	N 01°31'05" E	12.00'
L2	S 88°28'55" E	12.00'
L3	S 01°31'05" W	12.00'
L4	N 88°28'55" W	12.00'

8

7

6

5

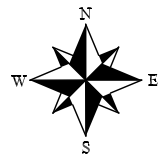
PIN: 281240832201905

CITY OF STEVENS POINT

EASEMENT AREA
144.00Sq. Ft.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE
PORTAGE COUNTY COORDINATE
SYSTEM



W1/4 CORNER
SECTION 32

PROPERTY ADDRESS: SECOND ST.

(C)/(T)/COUNTY: STEVENS POINT, PORTAGE CO.

RE NO.: 1057978

WR NO.: 3269402

CLS JOB NO.: 21-106

DRAFTED BY: KDC

REVIEWED BY: DDC

DATE: 6/22/21

SHEET 1 OF 2

CALLAWAY LAND SURVEYING

340 SECOND ST. NORTH

STEVENS POINT, WI 54481

OFFICE 715-345-6962 MOBILE 715-347-LAND

EMAIL kelly@callawaylandsurveying.com

0 50 100



WPS

Wisconsin Public Service

2830 S. ASHLAND AVE.

P.O. Box 19001

Green Bay, WI 54307-9001

Phone: 800-450-7260

EXHIBIT "A"

EASEMENT DESCRIPTION

Part of the North Half of Lots 7 & 8 of Block 11 of the recorded plat of Strong, Ellis & Other's Addition to the City of Stevens Point, being part of the Government Lot 2 of Section 32, Township 24 North, Range 8 East, City of Stevens Point, County of Portage, State of Wisconsin. Described as follows:

Commencing at the NW corner of Section 32; thence S00°14'35"W, along the West line of Section 32, 2706.74 feet to the W1/4 corner of said Section 32; thence N48°12'47"E, 1560.39 feet to the Point of Beginning; thence N01°31'05"E, 12.00 feet to the North line of Lots 7 & 8 of Block 11 of Strong, Ellis & Other's Addition to the City of Stevens Point; thence S88°28'55"E, along said North line, 12.00 feet; thence S01°31'05"W, 12.00 feet; thence N88°28'55"W, 12.00 feet to the Point of Beginning.

LINE	BEARING	DISTANCE
L1	N 01°31'05" E	12.00'
L2	S 88°28'55" E	12.00'
L3	S 01°31'05" W	12.00'
L4	N 88°28'55" W	12.00'

LEGEND

 = GOVERNMENT CORNER
R/W = RIGHT OF WAY
P/L = PROPERTY LINE
P.O.B. = POINT OF BEGINNING
P.O.T. = POINT OF TERMINATION
 = EASEMENT AREA

GRANTOR

CITY OF STEVENS POINT
1515 STRONGS AVE.
STEVENS POINT, WI 54482

GRANTEE

WISCONSIN PUBLIC SERVICE CORP.
REAL ESTATE DEPT.
P.O. BOX 19001
GREEN BAY, WI 54307-9001

PROPERTY ADDRESS:	SECOND ST.
(C)/(T)/COUNTY:	STEVENS POINT, PORTAGE CO.
RE NO.:	1057978
WR NO.:	3269402
CLS JOB NO.:	21-106
DRAFTED BY:	KDC
REVIEWED BY:	DDC
DATE:	6/22/21
	SHEET 2 OF 2

CALLAWAY LAND SURVEYING
340 SECOND ST. NORTH
STEVENS POINT, WI 54481
OFFICE 715-345-6962 MOBILE 715-347-LAND
EMAIL kelly@callawaylandsurveying.com

0 50 100



Wisconsin Public Service
2830 S. ASHLAND AVE.
P.O. Box 19001
Green Bay, WI 54307-9001
Phone: 800-450-7260

Community Development Report - February 2021

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees	
Single Family	-	-	-	-	
Multi-Family	-	-	-	-	
Commercial/Industrial	-	-	-	-	
Additions or Alterations	# of Permits	Declared Valuation		Fees	
Residential	32	\$268,226.00		\$2,692.76	
Commercial	12	\$234,818.86		\$1,397.73	
Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
44	\$503,044.86	\$4,090.49	139	\$4,601,508.86	\$20,011.93

2020	171	\$2,688,343.13	\$25,566.33
2019	124	\$2,641,107.67	\$22,190.21
2018	140	\$4,568,839.54	\$49,801.25

Violation Report

New Code Cases	
Abandoned Vehicle on Property	1
Construction Work Without Permits	1
Debris on Property	1
Exterior Violations on House	0
Garbage - Bulk Waste at Curb Early	1
Improper Signage	0
Interior Housing Violations	0
Snow & Ice Removal - Sidewalk	0
Tall Grass or Noxious Weeds	21
Trash Containers Improperly Stored	0
Trash/Litter	0
Unsanitary/Unsafe Conditions	0
Vacant Building/Home	0
Vehicle Parked on Grass	1
Vision Obstruction in Roadway or Intersection	0
Zoning Violations	0
Total Violations / Total Service Fees Billed	26 \$100

Community Development Report - March 2021

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees	
Single Family	1	3200 Water St, #14	\$70,230.00	\$883.00	
Multi-Family	-	-	-	-	
Commercial/Industrial	1	4100 HWY 66 - Marshfield Addition (PLB)	\$1,370,049.00	\$1,973.80	
Additions or Alterations	# of Permits	Declared Valuation		Fees	
Residential	97	\$674,992.61		\$7,235.93	
Commercial	36	\$1,508,263.01		\$10,339.67	
Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
135	\$3,623,534.62	\$20,432.40	274	\$8,225,043.48	\$40,444.33

2020	254	\$5,525,102.98	\$43,531.80
2019	201	\$4,352,879.34	\$38,061.24
2018	233	\$15,090,787.79	\$124,774.16

Violation Report

New Code Cases	
Abandoned Vehicle on Property	2
Construction Work Without Permits	5
Debris on Property	28
Exterior Violations on House	5
Garbage - Bulk Waste at Curb Early	2
Improper Signage	1
Interior Housing Violations	2
Snow & Ice Removal - Sidewalk	2
Tall Grass or Noxious Weeds	0
Trash Containers Improperly Stored	0
Trash/Litter	0
Unsanitary/Unsafe Conditions	1
Vacant Building/Home	0
Vehicle Parked on Grass	24
Vision Obstruction in Roadway or Intersection	0
Zoning Violations	0
Total Violations / Total Service Fees Billed	72 \$1,150

Community Development Report - April 2021

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees		
Single Family	-	-	-	-		
Two-Family	1	3812/3814 Doolittle Dr	\$350,000.00	\$2,015.00		
Multi-Family	-	-	-	-		
Commercial/Industrial	-	-	-	-		
Additions or Alterations	# of Permits	Declared Valuation		Fees		
Residential	131	\$917,370.83		\$8,148.08		
Commercial	28	\$699,209.00		\$6,558.99		
Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees	
160	\$1,966,579.83	\$16,722.07	434	\$10,191,623.31	\$57,166.40	
			2020	365	\$30,830,185.49	\$85,411.76
			2019	348	\$41,608,553.78	\$171,620.56
			2018	342	\$21,016,418.92	\$160,962.22

Violation Report

New Code Cases		
Abandoned Vehicle on Property	3	
Construction Work Without Permits	3	
Debris on Property	24	
Exterior Violations on House	2	
Garbage - Bulk Waste at Curb Early	0	
Improper Signage	0	
Interior Housing Violations	1	
Snow & Ice Removal - Sidewalk	0	
Tall Grass or Noxious Weeds	171	*
Trash Containers Improperly Stored	1	
Trash/Litter	0	
Unsanitary/Unsafe Conditions	0	
Vacant Building/Home	1	
Vehicle Parked on Grass	13	
Vision Obstruction in Roadway or Intersection	0	
Zoning Violations	2	
Total Violations / Total Service Fees Billed		221 \$700

* No Mow May had 252 total, but registration was entered as a case for tracking. All complied properties had their Report A Concern case Closed-Remedied.

Community Development Report - May 2021

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees
Single Family	-	-	-	-
Two-Family	-	-	-	-
Multi-Family	-	-	-	-
Commercial/Industrial	1	4100 HWY 66 - Marshfield Clinic Addition (HVAC)	\$3,342,817.00	\$1,973.80
	1	4912 CTY Rd HH - Disher Office Addition	\$155,000.00	\$795.00
Additions or Alterations	# of Permits	Declared Valuation		Fees
Residential	102	\$652,178.77		\$6,107.61
Commercial	37	\$5,126,669.53		\$45,164.27 *

Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
141	\$9,276,665.30	\$54,040.68	575	\$19,468,288.61	\$111,207.08
			2020	496	\$38,298,345.23
			2019	521	\$51,764,648.14
			2018	487	\$29,758,677.46
					\$124,814.57
					\$211,354.24
					\$196,439.61

* Values included for school improvements (McKinley, Ben Franklin, Madison, Jefferson)

Violation Report

New Code Cases	
Abandoned Vehicle on Property	4
Construction Work Without Permits	0
Debris on Property	41
Exterior Violations on House	4
Garbage - Bulk Waste at Curb Early	0
Improper Signage	0
Interior Housing Violations	1
Snow & Ice Removal - Sidewalk	0
Tall Grass or Noxious Weeds	171 *
Trash Containers Improperly Stored	0
Trash/Litter	0
Unsanitary/Unsafe Conditions	0
Vacant Building/Home	0
Vehicle Parked on Grass	3
Vision Obstruction in Roadway or Intersection	0
Zoning Violations	2
Total Violations / Total Service Fees Billed	226 \$950

* No Mow May had 252 total, but registration was entered as a case for tracking. All complied properties had their Report A Concern case Closed-Remedied.

Community Development Report - June 2021

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees		
Single Family	-	-	-	-		
Two-Family	-	-	-	-		
Multi-Family	-	-	-	-		
Commercial/Industrial	-	-	-	-		
Additions or Alterations	# of Permits	Declared Valuation		Fees		
Residential	98	\$607,310.85		\$5,927.59		
Commercial	32	\$382,152.00		\$5,008.96		
Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees	
130	\$989,462.85	\$10,936.55	705	\$20,457,751.46	\$122,143.63	
			2020	643	\$85,865,187.97	\$180,091.65
			2019	658	\$56,077,248.20	\$240,135.58
			2018	615	\$32,057,326.46	\$223,426.16

Violation Report

New Code Cases		
Abandoned Vehicle on Property	7	
Construction Work Without Permits	2	
Debris on Property	34	
Exterior Violations on House	1	
Garbage - Bulk Waste at Curb Early	0	
Improper Signage	0	
Interior Housing Violations	1	
Snow & Ice Removal - Sidewalk	0	
Tall Grass or Noxious Weeds	52	
Trash Containers Improperly Stored	2	
Trash/Litter	2	
Unsanitary/Unsafe Conditions	0	
Vacant Building/Home	0	
Vehicle Parked on Grass	8	
Vision Obstruction in Roadway or Intersection	1	
Zoning Violations	0	
Total Violations / Total Service Fees Billed	110	\$900



MEMORANDUM

To: Plan Commission

From: Ryan Kernosky, Director of Community Development

Date: July 6, 2021

RE: **Monthly Director's Report**

Development Updates:

Point Motel/Lokre Development: The Point Motel is vacant. The developer is currently finishing environmental remediation (asbestos) and will be razing the structure in the coming weeks.

Northside Yard (1017 Third St): Framing is under construction for building two (SE corner of the building). The first disbursement of the CDI grant has occurred, second disbursement will occur in the coming months.

Sentry Insurance Boutique Hotel: A Final Inspection is near, many of the finishes are still being finalized.

Delta Dental Corporate Headquarters: The building is framed out. HVAC and electrical work is currently under construction.

Lineage Logistics: Waiting final inspection of the office, temporary occupancy was issued for the warehouse portion of the building.

Wanta Live/Work: No additional information.

Doolittle Drive Duplex Development: Under Construction.

Convent Development: Developer was awarded ~\$1.4M in WHEDA Housing Tax Credits for the first phase of the project (convent and three townhomes). City staff is working with developer on the CDBG application for ~\$1M in assistance in purchasing the property.

Fox Theatre: Demo permit has been issued for interior demo. The Marquee has been removed.

Marshfield Clinic Addition: Framing is complete. Project is ongoing.

Special Projects Updates:

Targeted Area Master Plan – Downtown: City staff has worked with Vandewalle on an alternative plan to the WPS Superfund site. While the plan has been completed for a few months, we've been hopeful that we are going to be able to present the information in-person. Additionally, staff has provided the amended plan to Verso for their review of compliance with FIRC regulations.

Strategic Planning: The City's Strategic Planning Core Team and the consultant continue to work on the makings of this document. While the plan is nearly ready for public consumption, Department Heads will be the next group to review the document for additional buy-in before the document goes public.

Downtown Business Improvement District: Staff had been working on this project with the Downtown Business Alliance. At this time, this project is at a standstill.

City Comprehensive Plan & Zoning Code Update: The City's Comprehensive Plan is complete, but unadopted. City staff has asked Portage County Planning & Zoning to review the document for consistency. Once the City's Strategic Plan is completed, staff will work to compare the City's Comprehensive Plan with the City's Strategic Plan to ensure that those two documents are working together before final adoption. Once those two documents are finalized, staff will begin working on the Zoning Code Update to codify the recommendations made in the aforementioned planning documents.

WEDC Idle Sites Grant: MSTC and City staff have submitted a grant for the proposed Advanced Manufacturing Training Facility off of Coye Drive. The grant could award up to \$250,000 to the City and MSTC for site preparation and construction.

Housing Taskforce: This committee has been formed. Conversations and meeting should be occurring shortly.

Public Policy Updates:

Accessory Dwelling Unit Code Amendment: The Council has opted to table a decision on the ADU/ACU code update to gather additional input. City staff has asked Alders to host listening sessions to gather additional feedback, which should occur this summer.

Principal Structure Housing Size Minimums: Staff has researched what other communities have as housing minimums in similar zoning codes. We will likely have a document for consideration/discussion in a 2021 Plan Commission meeting.

Economic Development Updates:

2021 Construction Numbers: State-wide it appears that 2021 commercial/industrial construction will be significantly down from 2019/2020. Almost all of the slow-down indicates this is due to the COVID pandemic and the uncertainties of the future of the economy.

Stevens Point Home Sales: Through May 2021 year over year median home sale prices have been ~\$172,000. The housing market continues to be competitive due to the lack of inventory. 42% of homes sold year over year have sold above the listing price. There has been some indication that demand is being reduced due to the competitive pricing and low inventory, which may indicate a price-correction for housing in sight.

Other Updates:

Edgewater Manor Relocation Coordinator: There are 28 residents remaining at Edgewater who do not have relocation plans at this time.