



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 Beacom
- Commissioner Miskowiak
- Commissioner Rice
- Commissioner Schuler

AGENDA

CITY PLAN COMMISSION

Date and Time:	May 6, 2024 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 895 5229 0403
			Passcode: 693069
			<u>By Computer:</u>
			https://us02web.zoom.us/j/89552290403?pwd=Y2hpK0J3M1RPbUpINFd2S2F
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on:

2. Report of the April 1, 2024 meeting of the City Plan Commission.
3. Public Hearing and action on a request from Zach Brocken, representing North Reserve Property Group LLC, for a conditional use permit to construct five single-family homes on an unaddressed parcel bounded by Reserve Street North and Bluebell Lane (Parcel ID 281240820140150), consistent with Ch. 23.01(14)(f) & Ch. 23.02(1)(g)(16)(f).
4. A request from Bailey Voigt, representing St Peter Parish, for a sign variance to install a freestanding sign exceeding maximum height requirements on the property located at 800 Fourth Avenue (Parcel ID 281240829302701), consistent with Ch. 25.14.
5. A request from the City of Stevens Point for a preliminary subdivision plat review of a

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.

planned subdivision on the property located at 5498 Golla Road (Parcel ID 281240826400500), consistent with Ch. 20.05(1).

6. A request from the City of Stevens Point to grant an electric underground easement to the Wisconsin Public Service Corporation for the property located at 601 Mason Street (Parcel ID 281230805200016).
7. Consideration of a hammerhead design for the Walker Street reconstruction project.
8. Consideration of road alterations for the segment of Prairie Street between Bliss Avenue and Mason Street, with retention of City right-of-way.
9. Consideration on the extension of public utilities for the development of the Forest Creek Subdivision.
10. Director's Report.

Closing Section:

11. Adjourn



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Members

- Mayor Wiza
- Alderperson Kneebone
- Commissioner Arntsen
- Commissioner Beacom
- Commissioner Cooper
- Commissioner Rice
- Commissioner Schuler

MINUTES

CITY PLAN COMMISSION

Date April 1, 2024
and 6:00 PM
Time:

Location: Community Room
933 Michigan Avenue, Stevens Point, WI

OR

Zoom Teleconferencing

Meeting ID: 868 2851 6657

Passcode: 566364

By Computer:

<https://us02web.zoom.us/j/86828516657?pwd=SXlWSDVhdGhzK0ZPOGFIZkxo>

By Phone: +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

- Called to order at 6:02 PM.
- Present: Arnsten, Beacom, Cooper, Kneebone, Rice, Schuler, Wiza
- Absent: None.

Discussion and Possible Action on:

2. Report of the March 4, 2024 meeting of the City Plan Commission.

- Commissioner Cooper Moves Approval.
- Commissioner Arnsten seconds
 - No further discussion.
- Vote: unanimous approval.

3. Public Hearing and action on a request from Courtney Klang, representing 209 Division Street LLC, for a conditional use permit to operate a non-owner-occupied tourist rooming house on the property located at 209 Division Street (Parcel ID 281240829400203), consistent with Ch. 23.02(2)(a)(3)(o).

- Background information presented by Zoning Administrator Kuhn. Staff recommends approval of the application with the listed conditions. Initial comments and questions presented by commissioners.
 - Commissioner Beacom requests and receives additional information about the project.
- Public hearing opened:
 - Andrea Olson, 410 Franklin Street, speaks in opposition to the request.
- Public hearing is closed.
- Commissioner Cooper Moves Approval with staff-recommended conditions.
- Commissioner Arnsten seconds.
- Discussion: Commissioner Schuler requests that the unit numbers of the short term rental units be listed within the conditions, which can be added. Commissioner Beacom inquires about ability to deny the request. Alder Kneebone requests that tourist rooming house policy be reviewed. Commissioner Arnsten requests additional information regarding the necessity of permitting tourist rooming houses and quantity of them within a larger development. Commissioner Schuler adds comments regarding city-wide economic development policy as it relates to tourist rooming houses. Mayor Wiza recommends postponing action on this item to further discuss broad policy about tax incentivized development. Commissioner Rice requests additional information about licensing. Attorney Beveridge points out that the application must be reviewed under the policies in place when application was received.

- Wiza makes an amendment that the application be set in review for one year.
 - Commissioner Rice seconds.
 - Commissioner Beacom inquires about review process and precedent; Director Kernosky clarifies. Commissioner Schuler requests policy discussion take place at subsequent meetings.
 - Vote: unanimous approval of amendment.
 - Further discussion on amended motion: Alder Kneebone comments on competition of short term rentals.
 - Vote on amended motion: unanimous approval.
4. Public Hearing and action on a request from Wayne Bushman, representing Sunrise Pointe Ventures, LLC, for a conditional use permit to construct self-service storage buildings on the property located at 5001 Joerns Drive (Parcel ID 281230802200042), consistent with Ch. 23.01(14)(f).
- Background information presented by Zoning Administrator Kuhn. Staff recommends approval with the conditions listed in the presentation. Initial comments and questions presented by commissioners.
 - Commissioner Rice requests additional information regarding the storage unit size and purpose of the units.
 - Public hearing opened:
 - No comments from the public.
 - Public hearing closed.
 - Commissioner Arnsten Moves approval of the request with staff recommended conditions.
 - Commissioner Beacom seconds.
 - No further discussion.
 - Vote: unanimous approval.
5. Public Hearing and action on a request from the City of Stevens Point for a preliminary subdivision plat review of a planned subdivision on the property located at 5498 Golla Road (Parcel ID 281240826400500), consistent with Ch. 20.05(1).
- Background information presented by Director Kernosky, and reminds the commission that design will be reviewed in response to feedback from this body. Staff recommends approval. Initial comments and questions presented by commissioners.
 - Mayor Wiza requests information about permanence of easement and access to the maintain the drainage ditch.
 - Public hearing opened:
 - Written comments by Nick & Dianne Sommers taken for public record.

- Elizabeth Zurawski, 1515 Country Club Dr, speaks in opposition to subdivision plat due to lack of notice to trustees of an adjacent property and several environmental and cultural concerns.
- Mike Splinter, 1475 Torun Rd, speaks in opposition to the preliminary subdivision plat.
- Nick Somers, 292 Maple Bluff Rd, speaks in opposition to the subdivision plat due to concerns about maintaining the drainage ditch and the potential impact to homes and homeowners in the region.
- Jim DeWeerd, 5364 Duncan Dr, speaks in opposition to the preliminary subdivision plat.
- Benjamin Witucki, 5485 Golla Rd, speaks in opposition to the preliminary plat and shares concerns regarding the impression and feel of the neighborhood, safety on Golla Rd, and access to green spaces/playground.
- Monica Zurawski Heizman, 8570 Greenway Blvd. Apt #213, Middleton, WI, trustee of adjacent lot, shares concerns about the Lost Creek maintenance and notification of trustees, and speaks in opposition to the subdivision plat.
- Audrey Roberts, 511 Leonard St, speaks in opposition to the subdivision plat due to the size of the lots and concerns over annexation.
- Jim Anderson 305 Maple Bluff Rd, speaks in opposition to the subdivision plat due to the difference in lot sizes in the adjacent neighborhoods and home sizes.
- Brody Rice, 111 Maple Bluff Rd, shares concerns about safety in the existing neighborhood and what the additional population may add to safety concerns.
- Dan Johnson, 5772 Regent St, speaks in opposition to the subdivision plat due to concerns of affordability, population density, and lack of benefit to tax payers. Requests information about taxpayer need.
- Amy Anderson, 319 Maple Bluff Rd, speaks in opposition to the subdivision plat for environmental concerns, safety, proper use of resources, representation.
- Dayna Van Order, 420 Maple Bluff Rd, speaks in opposition to the subdivision plat, emphasizing concerns previously mentioned, including safety. Requesting information on traffic assessments, if any have been performed.
- Dave Wilz, 1909 Mary's Dr, speaks in opposition to the project citing concerns from the Town of Hull, including the drainage district, compatible size and use to adjacent properties.
- Jan Way, 1203 Wilshire Dr, speaks in opposition to the subdivision plat citing the lack of intergovernmental planning on the property.
- Shayne Schenermann, 5664 Regent St, speaks in opposition to the subdivision plat for environmental concerns and the impact to Lost Creek as a Class I trout stream.

- Jon Houtman, 506 Leonard St, speaks in opposition to the subdivision plat for safety and water concerns.
- Andrea Olson, 410 Franklin St, speaks in favor of the subdivision plat, referencing housing density in other portions of the city, potential for increases in pedestrian safety, and the need for housing identified in the Housing Taskforce. Requests completion of water impact analysis, and the unanimous zoning.
- Eric Anderson, 318 Maple Bluff Rd, speaks in opposition to the subdivision plat due to the density and size of the lots.
- Diane Somers, 292 Maple Bluff Rd, speaks in opposition to the subdivision plat due to lack of notification.
- Mark Fritchie, 553 Helen Ln, Town of Hull, speaks in opposition to the subdivision plat regarding the extension of right-of-way to connect to Maple Bluff Road.
- Steve Tatro, 595 Lost Creek Ln, speaks in opposition to the subdivision plat and the residential impact to school population served by Bannach Elementary School, and the maintenance concerns of Lost Creek.
- Ernie Neuenfeldt, 601 N Maple Bluff Ct, speaks in opposition to the subdivision plat and the traffic impact to Bannach Elementary School and detrimental impact to property values.
- Tom Schultz, 5679 Jurgella Ln, speaks in opposition to the subdivision plat referencing concerns previously stated in the public hearing and inadequacy of the 20' easement for clearing/maintenance of Lost Creek.
- Lindsey (last name not provided) - 5486 Jurgella Ln, speaks in opposition to the subdivision plat via Zoom chat.

5 minute recess taken at 7:45pm; public hearing reconvenes at 7:50pm

- Kim Golla Welle (unaddressed) submits comments online in opposition to project, referencing previous property owners' wishes for the property as green space.
- Trevor Roark, 601 Washington Ave, speaks in opposition to the subdivision plat for financial and environmental concerns. Requests further information about the property tax generated to pay for the replacement of infrastructure.
- Public hearing closed.
- Mayor Wiza responds to public comments. Commissioner Beacom states the plan is not in a state to be approved, citing need for additional green space and sensitivity to the many concerns presented by the public to the original subdivision plat.
- Commissioner Beacom moves to refer the subdivision plat to staff for revisions.
- Alder Kneebone seconds.
- Discussion: Commissioner Arnsten requests that additional green space be included

and design sensitively to provide access to the drainage ditch and a potential green corridor; requests copies of drainage easements. Director Kernosky requests clear directive from the Commission. Alder Kneebone references the need for a variety of housing and the existence of green space adjacent to the subdivision plat. Commissioner Rice notes the complexity of the road structure and balance of infrastructure costs and residential density; requests design that minimizes complexity of the road design and historical maintenance of the Lost Creek; requests clarification of the safety concerns/limitations presented by residents and possible benefits proposed by City staff. Commissioner Schuler requests that the returned plan be another preliminary subdivision plat.

- Vote: Unanimous approval. **No subsequent action required by Common Council at this time.**

6. A request from the City of Stevens Point to dedicate an unaddressed parcel bounded by Maria Drive (Parcel ID 281240829300305) for right-of-way purposes.

- Background information presented by Director Kernosky. Staff recommends acceptance of the resolution. Initial comments and questions presented by commissioners.
- Public hearing opened:
 - Trevor Roark, 601 Washington Ave, speaks in support of the right-of-way dedication.
- Commissioner Cooper Moves Approval.
- Alder Kneebone seconds.
 - No further discussion.
- Vote: unanimous approval.

7. Director's Report.

- Director Kernosky provides Director's report.

Closing Section:

8. Adjourn:

- Adjournment at 8:39PM.

1515 Country Club Drive
Stevens Point WI 54481

Is this part of the FERC project because it is a tributary of the Wisconsin River?

- Has there been an Archeological Assessment done on the property?
- Has there been an Environmental Assessment or Environmental Impact statement on this property?
- Is the Lost Creek a navigatable waterway? What is the exact number of wetlands impacted. Where is the mitigation? Do you have DNR permits and Army Corps of Engineer permits?

There may be Native American artifact
Historical Society - Harrison monument is one of our
There are protected insects and
amphibians in the Lost Creek
300 years old
Go to b. →

A We are objecting to this meeting today for failure of proper notice to the Trustees of the the adjacent land to the projected subdivision at Golla Road, 46 Acres # 020240826 - at one of the Trustees on Brillo 020240826 - 01.02

B We are not waiving our objection for an opportunity to speak. Go to 1.

In coordination with the LWRM
Land Water Resource Management
Federal and State grants from the 10 yr plan ~~was~~ were drafted

in 2019 and approved in 2020
failure to comply with guidelines
will result in returning the fund
that Portage County has received

Zurawski Woodlot

Parcel ID 020240826-04

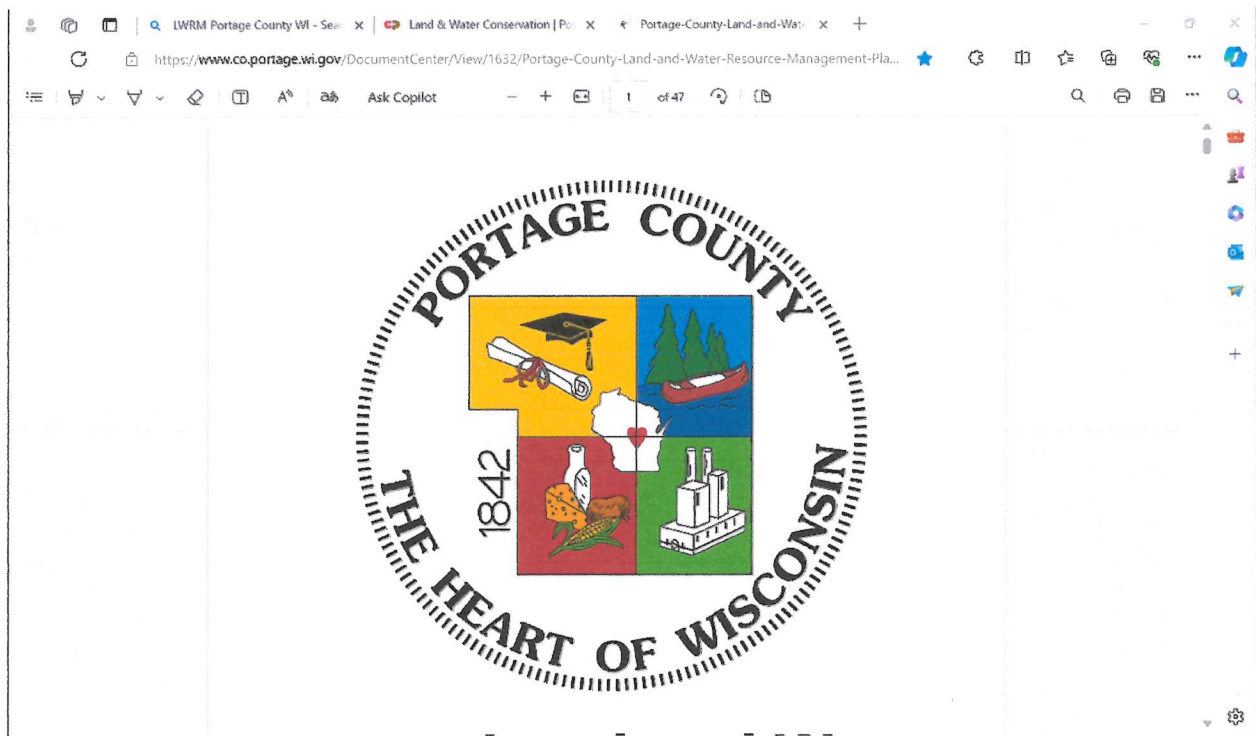
Parcel ID 02024826-01.02

My name is Monica Zurawski Heizman. I live at 8570 Greenway Blvd. apt #213, Middleton, WI 53562. Upon my father's death October 13, 2023, I have become a land owner in Portage Country, Town of Hull. It was brought to my attention that a grant was given to improve Country Club Drive by having a bike/walking path and road renewal project. Information was given about the 33 feet eminent domain from the middle of Country Club drive breeching $\frac{1}{2}$ acre of the 11+acres owned by The Zurawski Trust to which I am a beneficiary. Information was also gleaned that in 1950 part of our land was designated as "dedicated right of Way" by the Town of Hull regarding Country Club Drive. The 11+ acres on Country Club drive was part of a 40 acre purchase by my Grandfather. Through Eminent Domain 29 acres were taken to put in the 10/51 interchange completed in the early 70s. Trying to reference what the "Dedicated Right Of Way" proposal information that was on the Country Club Drive property I became aware of the April 1st posting regarding the new subdivision on Brilowski yesterday. I subsequently starting reading and watching the planning commission meetings from March 6th of 2023 to present. I watched the allocation meeting of the Anderson parcel of 24 acres purchased by Stevens Point for \$450,000. I

have read the proposal of the 70+ houses to be built in the new Forrest Creek subdivision. I was alarmed that the home lots are going to come right to the start of our woodlot over Lost Creek. Lost Creek enters our property in three locations. The Lost Creek Wetlands start in Stockton and the waterway travels through our property to the Plover River. Lost Creek is designated as a Class I Brook Trout waterway. We were told we could not cut trees 50 feet from the Creek to follow laws regarding easement of rivers and creeks. I saw a line item: “provision 3” in the ‘Forrest Creek proposal of the easement to lost creek and its maintenance’, but have no information on what that means. I walked along the creek yesterday and saw three waterbirds on the creek. I saw deer paths to the creek. I looked up the Land and Water Resource Management information regarding the waterways in Portage County. One of the concerns of the draft was “loss of Habitat”, “Decline in groundwater quality due to factors of Urban Development”, “Increase surface water Pollution”, “Increase need to Protect Marginal lands, wetlands, and Wildlife Habitats”, to name a few. The draft of those concerns was approved December 17th, 2019. Chapter 92 of WI Stat. says that every county in WI has to make a 10 yr. plan for the land, waterways, and habitat and that was done and accepted in 2020. I want to know what the impact statement is from the LWRM regarding Lost Creek. Was there an impact study done? Were the provisions followed from the LWRM guidelines? While walking the woodlot on Brilowski yesterday, neighbors stopped and chatted. I walked

to a neighbor across the street to talk about this new development. I was told flyers were posted on doors and car windshields alerting people on Brilowski about this very meeting today. We didn't receive a single notice. I heard about plans to put in a culvert and fill in Lost Creek to increase lot sizes of this new subdivision. I am against filling in Lost Creek. What about the three locations of Lost Creek that is on our property? The city of Stevens Point have aldermen and representation, we do not. We need time to research our rights to easement of Lost Creek, The impact of Habitat to our woodlot, and the eminent domain access of our woodlot to the utility work that runs along our property. We have a Trust Attorney, and if need be we will start litigation regarding our rights as landowners on Brilowski. We have a Harrison Monument on our land and want to research the significance of this, it could be up to 300 years old. We may need to contact the Historical Society for further information. Mind you, this is what I have researched in the last 24 hours, I am sure there is more to learn and understand. To conclude, Stevens Point has purchased the land adjacent to our property; however, the impact of loosing Lost Creek is something our family objects. We have lost 29 acres for Stevens Point Development, we seem to have property dedicated without our knowledge from the 1950s and Now we are going to loose a Creek to Urban development. The Zurawski^{have} has assumed loss due to expansion and the betterment of Stevens Point. We do not want to loose the Creek that travels on our land. We ask for you to vote NO

until the proper impact statements and guidelines are adhered to and the permits received from the DNR for the Lost Creek waterway. If you vote YES to approve this proposal we will be left with no other choice than to seek litigation. We are one of the largest private land holders on Brilowski. Not getting notification of this proposal feels like an intentional oversight. In less than 24 hrs to this meeting is not enough time to know what we don't know. We will act accordingly to protect our land and waterways on that land. Thank you for your time and consideration in this matter.



AND POSSIBLE REMEDIAL BMPS			
meetings and assist with their educational work plan.			
NRCS			
*Bold print Actions are priorities			
44			
GOAL VII: PROVIDE ACCURATE INFORMATION ABOUT NATURAL RESOURCES TO ALL CUSTOMERS			
OBJECTIVES	ACTIONS*	MANAGEMENT TEAM	MEASUREMENT TOOLS
A. ENHANCE AND MAINTAIN A COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) TO REPORT ACTIVITIES, ACCOMPLISHMENTS, RESOURCE PROTECTION STATUS AND COMPLIANCE WITH NR 151	1. Cooperate with other agencies to develop and maintain County GIS.	P&Z LWCD DNR NRCS	As requested
	2. Secure funds to hire technical staff to develop and maintain GIS.	P&Z LWCD	Secure funding to hire 1 additional staff
	3. Publish conservation data through County internet mapping application.	LWCD P&Z	1 layer/year
B. PROMOTE YOUTH EDUCATION PROGRAMS	1. Promote and provide access to Stewardship Week materials to educators and youth leaders.	LWCD	10 educators/youth leaders
	2. Promote and provide scholarships for youth conservation camps.	LWCD	2 scholarships
	3. Coordinate Conservation Poster and Speaking contests.	LWCD	30 participants
	4. Maintain website with youth education programs.	LWCD	As needed
	5. Provide classroom learning opportunities.	LWCD	100 students
*Bold print Actions are priorities			
Rev. 2019			

GOAL IV: PROTECT AND RESTORE LAKES, RIVERS, SHORELANDS, WETLANDS, AND UPLANDS FOR WILDLIFE HABITAT, WATER QUALITY, AND RECREATIONAL USE			
OBJECTIVES	ACTIONS*	MANAGEMENT TEAM	MEASUREMENT TOOLS
A. PROTECT, RESTORE, AND ENHANCE LAKES, RIVERS, SHORELANDS, WETLANDS, AND UPLANDS	1. Identify funding sources available to Portage County and the LWCD and implement and monitor BMP's to protect natural resources.	LWCD NRCS P&Z FWS	5 practices/year
	2. Implement and monitor lake management plans.	LWCD NRCS P&Z	5 plans/year
	3. Work to control invasive aquatic and terrestrial species.	LWCD Parks Dept RC&D DNR Weed Commissioner Highway Dept.	100 sites mapped/year 100 sites treated/year
	4. Work to eradicate noxious species.		
	5. Assist State Agencies with implementation of performance standards and prohibitions.	LWCD DNR	5 certifications/year
	6. Provide technical and financial assistance to meet State NPS pollution prohibitions and performance standards.	LWCD NRCS	60 parcels/year
B. INFORMATION AND EDUCATION OBJECTIVE: WORK WITH PORTAGE COUNTY AND OTHER INTERESTED PARTIES TO PUBLICIZE PORTAGE COUNTY'S PLAN TO RESTORE AND ENHANCE PROTECTED AREAS	1. Provide technical information for a media program to the County, UWEX, and other organizations on the importance of wetlands, greenspace and pollinator habitat.	UWEX P&Z LWCD	5 press releases/year
	2. Implement public education efforts on the importance of wetlands, greenspace and pollinator habitat.	UWEX P&Z LWCD	20 contacts/year
	3. Encourage voluntary compliance with agricultural performance standards and prohibition.	LWCD DNR	20 contacts/year
*Bold print Actions are priorities			

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GOAL III: IMPROVE AWARENESS OF THE IMPACTS THAT INCREASED DEVELOPMENT AND UNPLANNED GROWTH CAN HAVE ON NATURAL RESOURCES IN RURAL AREAS

OBJECTIVES	ACTIONS*	MANAGEMENT TEAM	MEASUREMENT TOOLS
A. PROVIDE TECHNICAL INFORMATION ON EFFECTS THAT SPRAWL DEVELOPMENT HAS ON RURAL AREAS	1. Encourage rural landowners to investigate options (i.e. Farmland Preservation Program, Ag Enterprise Areas, Purchase of Development Rights, Conservation Easements, etc.) to protect open space while still allowing for financial gain on their property.	P&Z LWCD	1 landowner/year
	2. Administer nonmetallic mine program.	P&Z LWCD	25 permits/year

*Bold print Actions are priorities

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Appendix E.

Work Plan

GOAL I: IMPROVE WATER QUALITY AND QUANTITY DUE TO URBAN FACTORS

OBJECTIVES	ACTIONS*	MANAGEMENT TEAM	MEASUREMENT TOOLS
A. PARTICIPATE IN THE IMPLEMENTATION OF THE GROUNDWATER MANAGEMENT PLAN	1. The Land and Water Conservation Division (LWCD) will participate as needed in the Groundwater Citizens Advisory Committee (GCAC).	P&Z LWCD GCAC	2 meetings/year
	2. Secure funds to hire staff to develop, map, and prioritize a comprehensive list of factors contributing to the decline in groundwater quality from urban related land uses and implement Best Management Practices (BMPs) to correct them.	P&Z LWCD GCAC	Hire 1 additional staff
B. INFORMATION AND EDUCATION OBJECTIVE: INCREASE THE PUBLICS AND LOCAL ELECTED OFFICIALS' UNDERSTANDING AND AWARENESS OF ISSUES RELATED TO URBAN IMPACTS ON WATER QUALITY	1. Provide technical information as needed.	P&Z GCAC LWCD	As requested
	2. Implement demonstration projects to educate the public on water quality issues.	P&Z GCAC LWCD	1 project/5 years
C. ASSIST PLANNING AND ZONING DEPARTMENT (P&Z) WITH PERMIT REVIEW	1. Review construction site erosion control, stormwater, and subdivision plans for water quality and quantity impacts.	P&Z LWCD	50 plans/year

*Bold print Actions are priorities

Were these guidelines implemented?

Example → * Federal & State grants RETURNED
1.4 million Dollars for River Walk
from green circle to Ben's Lane
behind Target East Side - ~~urban~~
could be returned if LWRM not adhered to.

Goal I For LWRM 10 yr
approved plan for Portage county.

→ improve water Quality and
Quantity due to urban factors

Goal III

Improve awareness of the impact
that increase development & unplanned
growth can have on natural resources

Goal IV

Protect Restore Lakes River
Shorelands, Wetlands, and upland
for Wildlife Habitat, water Quality,
and Recreational use

This is in response to the city's proposed Forest Creek subdivision. We have two major concerns. – 1) protection of the drainage ditch, referred to as Forest Creek. _2) general traffic safety, in particular, the safety of the 24 lots with their driveways facing Golla Road.

The concern of the drainage ditch is great because it drains excess water all the way from the Ellis and Polonia hills through 3000-4000 acres of farmland ditches, from the land north of Hwy 10, from homes of Eastwood and Jurgella subdivisions and others along the way. The need for the ditch is greatest during a spring thaw when there are large amount of snow. Then the water is gushing through the Golla land, (proposed subdivision0 working under Maple Bluff Road into the conservancy of 53 acres ending in the Plover River. The connection of ditches have to be maintained almost annually since grass, bushes, and trees grow in them and restrict the waterflow. They are maintained by the members of the Stockton, Hull, & Drainage District, with backhoes, large mowers and large equipment.

There is a recorded drainage easement over the entire Golla land in the Portage County Register of Deeds which provides for the "Drainage District members to enter (the land) to construct, enlarge, repair, and rebuild and perpetually maintain, the drainage ditch." This needs to be addressed and considered in this development.

As for road safety, the design of the subdivision is unsafe because having vehicles of driveways of 24 lots back on to a well -used, narrow Golla Road, both by vehicles and walkers is unsafe. The 48'wide x 100' long lots seem more appropriate for mobile homes, Where will people park? They will not bring an added quality to the neighborhood, in fact, they will lower the value of the homes in the area. You still can have affordable

homes with a better lot design and you should consider beautification of the area and for your city. This is very short sighted. This is a recipe for a blighted area.

Also, the fact that 20% of this green space will turn into roads and utilities is not environmentally sound. Why is it necessary for Evelyn's Court to adjoin Maple Bluff Road next to the drainage ditch, causing more pollution? A lot there instead would be a better choice. There would be a road going in front and behind those nice homes.

This plan appears to jam as many lots here to pay for roads and utilities will cost over \$2M. Let's do it quick so few realize what is happening, never informing neighbors of the plan and never caring about appearance, safety and value to the city. We together can do a better growth of Stevens Point.

Thank you for your concern, Nick and Dianne Somers

292 Maple Bluff Road, SP 715=340-7098

i

Mike Wiza

From: stacey anderson <renee-x-5@hotmail.com>
Sent: Monday, April 1, 2024 3:00 PM
To: Mike Wiza
Subject: Forest Creek Subdivision

My husband and I will be unable to attend tonight's meeting in reference to the Forest Creek Subdivision, however, I do want you to know that the plans to build in this area are a true travesty!!! My husband and I relocated to this area almost 3 years ago from Madison. We chose this area because we were able to purchase an amazing home from Dale and Annette Schuh, with whom I am certain that you are familiar with. The main reason we chose this area was to ESCAPE the ridiculousness of Madison - houses being stacked on top of one another, along with the issues that go along with such residential areas - traffic, higher taxes, environment and crime. Not only since we have moved here, our taxes have gone up and the area surrounding us will be diminished. How can you be able to sleep at night knowing that you are ruining the beautiful area that we chose to live in just so that you and your city council are able to line your pockets due to greed as well as lack of respect for the people that have chosen to live in this area? You OBVIOUSLY have ZERO respect for the residents that live here. Stevens Point has become a disgusting downtown area, due to the homeless issue and crime (the park isn't even enjoyable due to homeless creepy people taking over the cabana areas meant for family get-togethers) as well. I get an email every week it seems of a sex offender moving in and out of the area. I am not really sure as to how you are able to keep your seat as mayor with this much disregard for the people in your community. I hope that this email will not be taken lightly, and that maybe you might possibly actually have a soul as to make a better decision for our area, rather than destroy it with the future building of the subdivision.

Stacey Anderson

Adam Kuhn

From: Adam Kuhn
Sent: Tuesday, April 9, 2024 12:45 PM
To: Adam Kuhn
Subject: FW: bantr - Steven Point - Requirements for Airbnb Approval

From: Adam Kuhn
Sent: Friday, April 5, 2024 7:31 AM
To: Courtney Klang <courtney@bantrliving.com>; Maria Mohr <mmohr@stevenspoint.com>
Cc: Haven Udvari-Solner <haven@bantrliving.com>; Austin Lokre <austin@bantrliving.com>; Loren De Lonay <ldelonay@stevenspoint.com>; Ximena Christianson <XChristianson@stevenspoint.com>; rolly <rolly@lokre.com>
Subject: RE: bantr - Steven Point - Requirements for Airbnb Approval

Thanks, Courtney. We will remove this request from the Council agenda on 04/15.

Best,

Adam Kuhn, AICP
Associate Planner/Zoning Administrator
City of Stevens Point
1515 Strong's Avenue
Stevens Point, WI 54481
akuhn@stevenspoint.com
(o) 715-342-4158

From: Courtney Klang <courtney@bantrliving.com>
Sent: Thursday, April 4, 2024 3:41 PM
To: Maria Mohr <mmohr@stevenspoint.com>
Cc: Haven Udvari-Solner <haven@bantrliving.com>; Adam Kuhn <akuhn@stevenspoint.com>; Austin Lokre <austin@bantrliving.com>; Loren De Lonay <ldelonay@stevenspoint.com>; Ximena Christianson <XChristianson@stevenspoint.com>; rolly <rolly@lokre.com>
Subject: Re: bantr - Steven Point - Requirements for Airbnb Approval

Hello,
I would like to withdraw our application.
Take care,

Courtney Klang

Property Manager - Stevens Point
Social Media & Communications Manager
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Administrative Staff Report

Construct Multiple Single-Family Homes

Reserve Street North

May 6, 2024

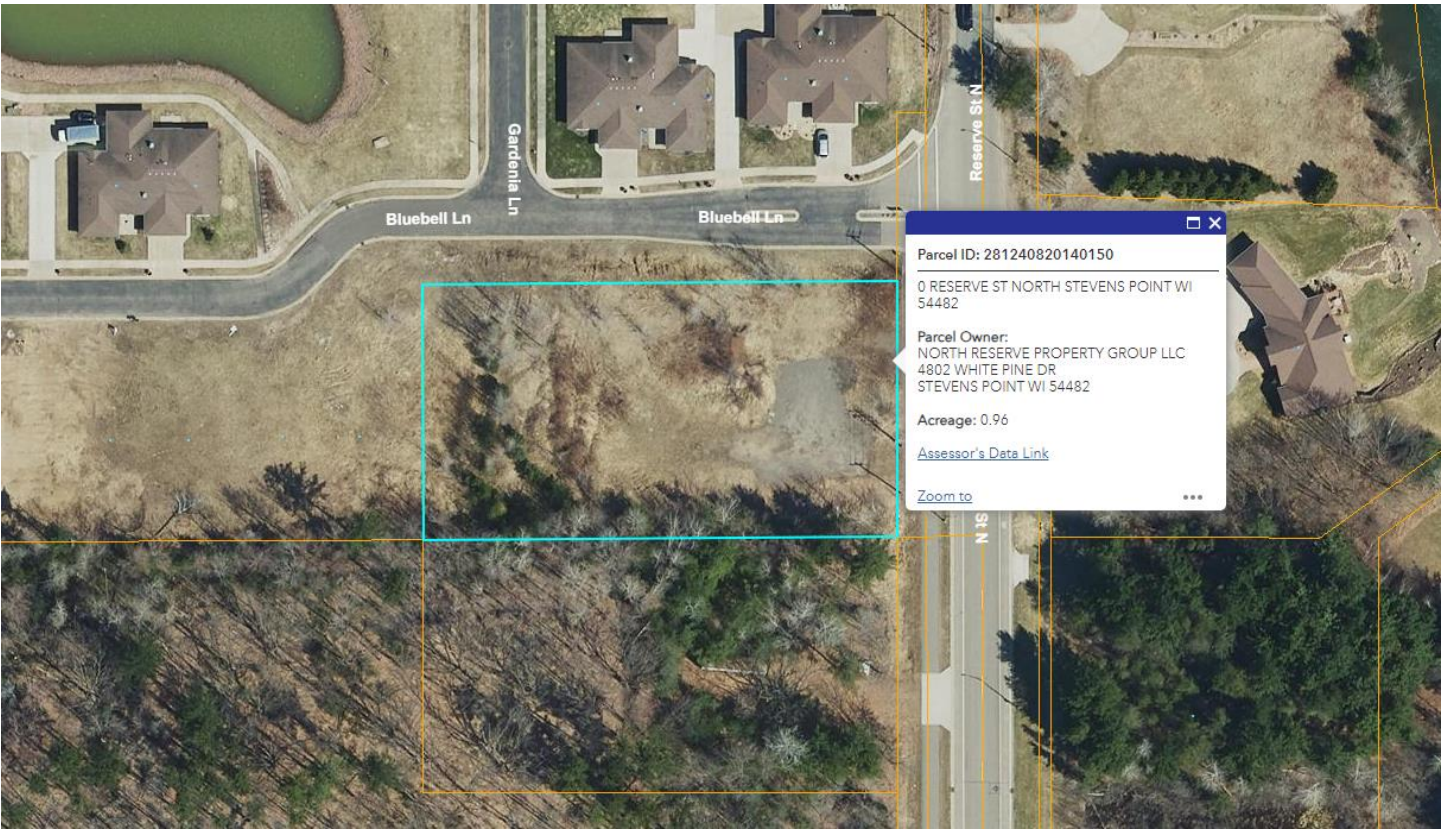


Department of Community
Development

Applicant(s): - Zach Brocken, representing North Reserve Property Group LLC Staff: - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281240820140150 Zone(s): "B-4" Commercial Master Plan: - Multi-Family Residential Council District: - District 11 Ald. Morrow Lot Information: - Frontage: 150 ft. - Depth: 280 ft. - Lot Size: 41,948 sq. ft. (0.963 ac.) Current Use: - Undeveloped Applicable Regulations: 23.01(14)(f) 23.02(1)(g)(16)(f)	Request - Public Hearing and action on a request from Zach Brocken, representing North Reserve Property Group LLC, for a conditional use permit to construct five single-family homes on an unaddressed parcel bounded by Reserve Street North and Bluebell Lane (Parcel ID 281240820140150), consistent with Ch. 23.01(14)(f) & Ch. 23.02(1)(g)(16)(f). Attachment(s) - Application - Plans Findings of Fact - The applicant is requesting to construct five single-family homes on the subject property. - Each building is proposed to be 2,160 sq ft in size. - A shared driveway off of Reserve Street North is proposed to service the proposed development. - The subject property is zoned "B-4" Commercial. Within the "B-4" District, single-family residential uses are a conditional use. - No more than one main building can be situated on one zoning lot, except for when the Plan Commission approves the measure through a conditional use permit. - The Plan Commission and Common Council may attach additional conditions onto this request as necessary. Staff Recommendation Approve the request for a conditional use permit to construct five single-family homes on an unaddressed parcel bounded by Reserve Street North and Bluebell Lane (Parcel ID 281240820140150), subject to the following conditions: - An erosion control permit shall be obtained prior to receiving a building permit. - A delineation of the subject property for wetlands shall occur. The report shall be reviewed and approved by City staff prior to receiving a building permit. - The proposed trash enclosure shall have appropriate screening to screen its view from surrounding properties, subject to the review and approval of the Zoning Administrator.
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	4. One additional fire hydrant shall be installed on the property, subject to the review and approval of the City Fire Marshal. 5. A turnaround area shall be constructed on the private driveway, subject to the review and approval of the City Fire Marshal. 6. A landscaping plan shall be submitted, subject to the review and approval of the Zoning Administrator. 7. The proposed stone façade on the front elevation on each duplex shall also be located on the east elevation of Building #5. 8. A building permit shall be obtained prior to the start of construction. 9. Staff shall have the ability to approve minor amendments to the plan submittal.
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Vicinity Map



Background

Overview: The applicant is requesting a conditional use permit to construct five single-family homes near the southwest corner of Reserve Street North and Bluebell Lane. Each building is proposed to be 2,160 square feet in size and would be serviced by a private driveway off of Reserve Street North. Each structure would have a concrete patio, at grade, situated to the south.

The subject property is zoned “B-4” Commercial. Within the “B-4” Commercial District, single-family residential uses are a conditional use. Additionally, no more than one main building can be situated on one zoning lot, except for when the Plan Commission approves the measure through a conditional use permit. Said requirement is outlined below.

- (f) *More Than One Principal Building or Use on a Lot. Every building hereafter erected, converted, enlarged, or structurally altered shall be located on a zoning lot and there shall not be more than one main building on one zoning lot except that the Plan Commission may authorize more than one main building on one zoning lot if the proposal meets the conditional use standards contained in this ordinance.*

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

1. Setbacks.

The following are the setback requirements of the “B-4” Commercial District – 25’ of street setback, 5’ of side yard setback on each side and a rear yard setback of 10 feet. According to the submitted site plan, over 50 feet of setback is provided off of the north lot line, 25 feet off of Reserve Street North, 12 feet off of the west lot line and six feet off of the south lot line.

Lot Line	B-4 District Minimum Setback Requirements	Proposed Setbacks (Findings)
Street	25 ft	50+ ft off of Bluebell Lane; 25 ft off of Reserve Street North
Side	5 ft	6 ft
Rear	10 ft	12 ft

2. Density.

Within the “B-4” District, each single-family residential use requires a lot size of 7,000 sq ft. As five single-family homes are proposed on a lot that 41,948 sq ft in size, the proposed development meets density requirements.

3. Parking and Traffic Flow.

A shared driveway approximately 20 feet in width is proposed to provide access for these five structures. As the development is not considered an apartment or mixed-use facility, it is not subject to vehicular and bicycle parking requirements as outlined in the City’s Zoning Code.

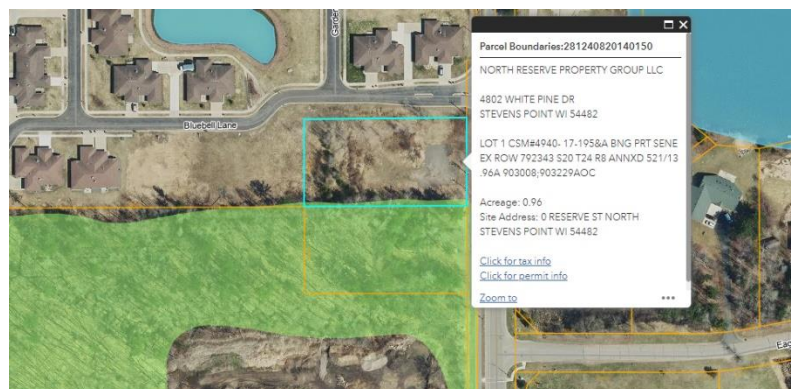
4. Utilities.

Utility connections exist off of Reserve Street North that can service the proposed development via the shared driveway.

5. Landscaping.

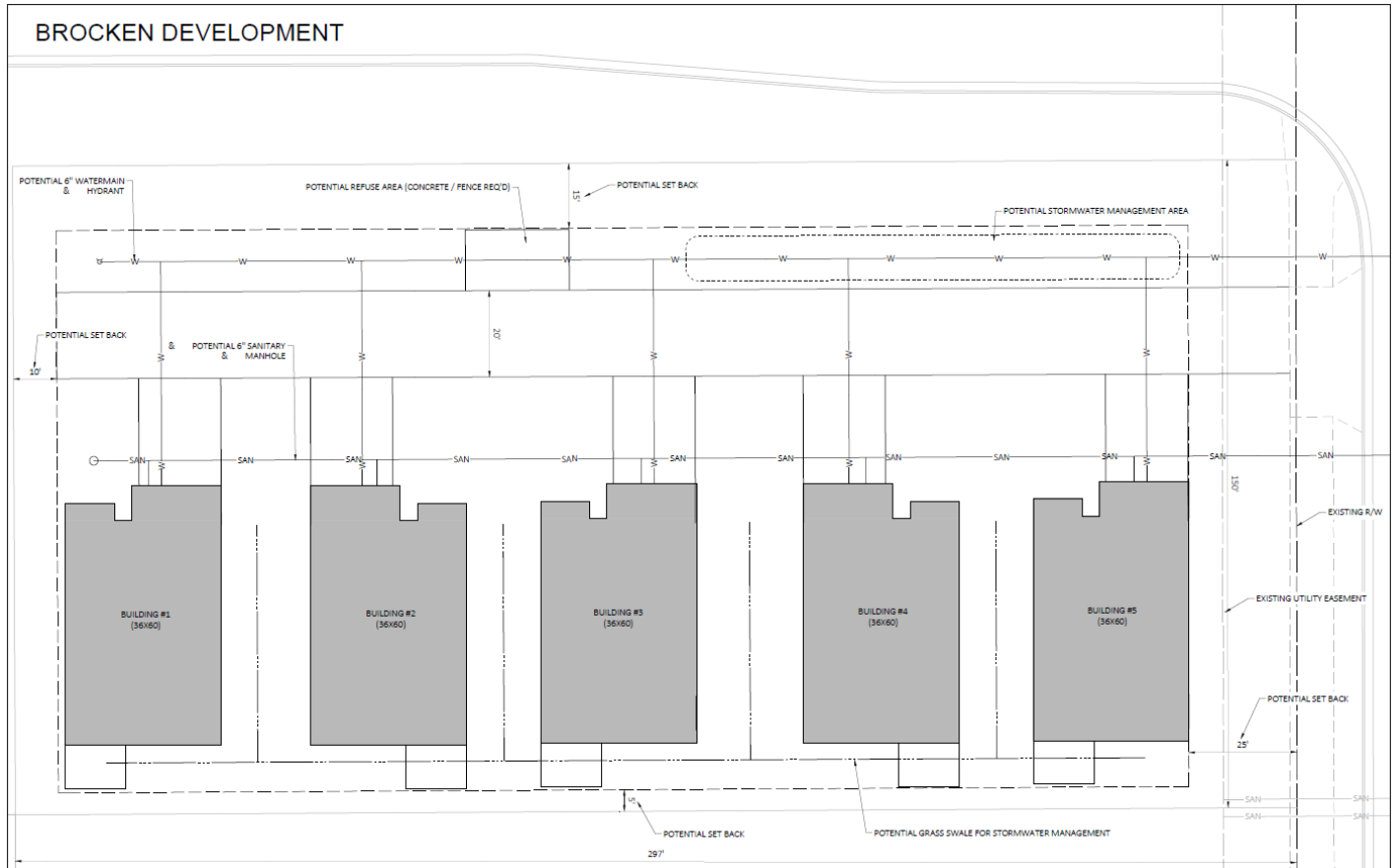
A landscaping plan has not been submitted for the proposed development. As a condition of approval to this request, the applicant is required to submit a landscaping plan that is consistent with applicable Zoning Code requirements.

6. Environmental Considerations.



Wetland Considerations

Per the Wisconsin DNR's 2015 wetland inventory, confirmed wetlands hug and potentially encroaches beyond the south lot line into the subject parcel. Given the close proximity of the patios to the south lot line, a wetland delineation of the subject property shall occur prior to being issued a building permit. City staff shall review the final report and recommend adjustments to the plan set, as necessary.



Proposed Site Plan

Standards of Review – Conditional Use Permit

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 use is consistent with the City's Comprehensive Plan and the existing surrounding uses are unlikely to be negatively impacted by the proposed development. The subject property has a 'multi-family residential' land use designation. While each proposed structure would occupy a single-family residential use, having five structures would provide a campus-like development pattern that is consistent with multi-family residential complexes.

A range of single-family residential uses exist to the east along Eagle Summit, while a denser condominium development exists to the north (i.e., Harmony Village). Undevelopable land exists to the south of the property, situated north of Interstate 39.

Findings: The "B-4" Commercial District allows for single-family dwellings via a conditional use permit. Whereas this request seeks to allow more than one single-family home on the parcel, providing single-family uses on this parcel is consistent with the land uses of neighboring parcels. Staff does not believe the proposed conditional

use permit with the conditions outlined above would be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

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

Analysis: Single-family residential uses are a conditional use within the “B-4” District. Constructing multiple single-family homes on the subject property would also require a conditional use permit.

Findings: Staff does not believe that this use is injurious to the use for the uses already permitted.

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.**

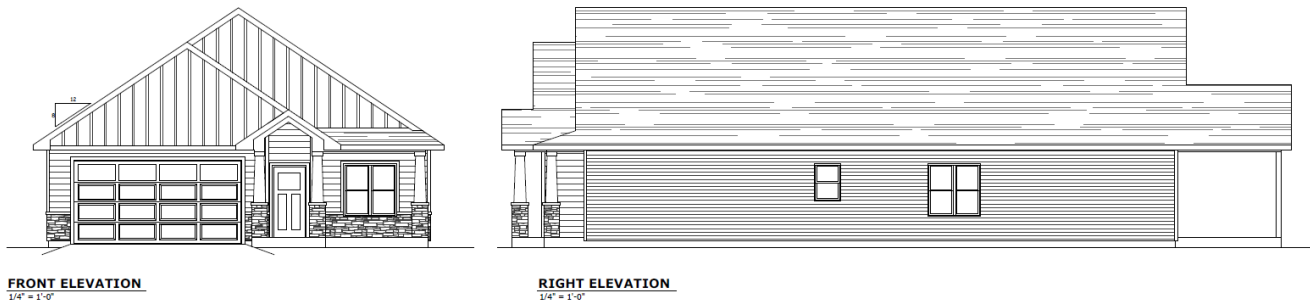
Analysis: The respective area is in an established and developed area of the city. The City’s Comprehensive Plan identifies this area for multi-family residential uses.

Findings: See standards one and two above. The applicant’s proposal will not impede on the normal and orderly development and improvement of the surrounding area.

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: The proposed structures are of a design compatible with other higher-density residential development in the city. A decorative stone façade is planned along the front elevation to provide aesthetic variation with siding enclosing the overhead doors. As a condition of approval, City staff are requesting that the same stone base is replicated along the east elevation of Building #5. The differences in roof pitch also creates a more uniform building height and better compliments similar residential development nearby.

Findings: This standard is met.



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

Analysis: A private driveway exists off of Reserve Street North that will provide access to nine of the ten duplexes. Utilities exist within the Reserve Street North Right-of-Way that can service the proposed

development. The area between the driveway and north lot line is identified for drainage and stormwater controls.

Findings: Staff believes that the existing private driveway is constructed in a way that can support both the proposed use.

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 development will be serviced by a private driveway off of Reserve Street North. The private driveway will not cause any alignment issues with adjacent properties, nor will it cause significant issues with ingress and egress due to it utilizing an existing apron within the Reserve Street Right-of-Way.

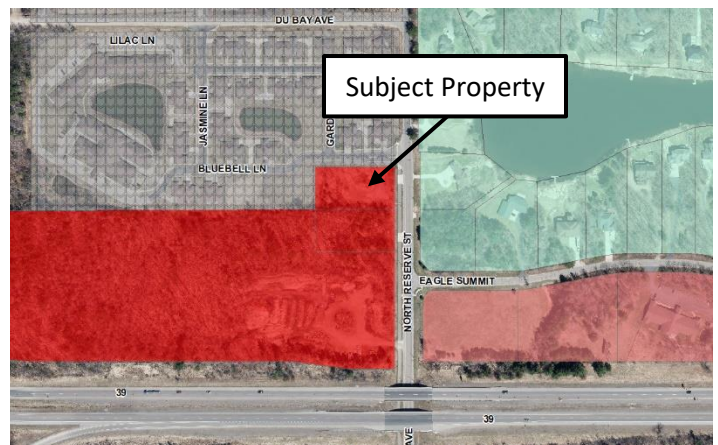
Findings: Based on the configuration of the proposed driveway, along with the low intensity of traffic expected, staff believes that this standard is met.

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 for multi-family residential uses. The property is zoned "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."



Future Land Use



Findings: The proposed development is consistent with providing a higher-intensity residential land use and is located along a street that can handle the slight increase in traffic that would occur as a result of this development.

- 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 application is seeking to construct more than one principal building on a lot, which is subject to approval through conditional use. Additionally, having a single-family residential land use on the subject property is a component of this conditional use permit request. Key land use requirements outlined in the 'background' section above are met with the proposed development.

Findings: The regulations of the district are met for this proposal provided that the conditions tied to this request are fulfilled.

- 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: Approximately five housing units will be created under this proposal. The proposed use is less dense than other residential uses within the near vicinity (e.g., Harmony Village).

Findings: Five additional housing units 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 services systems of the community. This standard is met.

- 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: Five residential buildings are planned to be constructed on the lot. While the proposed use is not considered multi-family residential use, the view from Reserve Street North will be the side elevation of the fifth structure. A trash enclosure is proposed near the north lot line adjacent to Bluebell Lane. As a condition, staff is requesting that additional details be provided pertaining to screening material for this enclosure.

Findings: This standard is met.

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

Analysis: Vehicular access is proposed off Reserve Street North utilizing an existing driveway apron.

Findings: Staff believes that access is adequate.

- 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: The property has water and sewer connections up to the right-of-way. Appropriate water connections for the proposed development have been planned as part of the plan review.

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: Refuse storage is proposed near the north lot line. Please see the comment above regarding the screening condition.

Findings: This standard is met.

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

Analysis: Outside of light coming from the buildings, no additional lighting that impacts the surrounding neighborhood is proposed.

Findings: Lighting would be provided by the building.

- 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: While the proposed development is not of multi-family use, the applicant must submit a landscaping permit that is consistent with the regulations of the Zoning Code to ensure a more harmonious residential development.

Findings: This standard is met provided that a landscaping plan is submitted and approved.

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 to a standard above, a condition can be applied to the permit to address the concern and grant the permit.

Site 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		Contact Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		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		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		
Designated Future Land Use Category		Current Use of Property
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)		
How will the proposed development reinforce the existing or planned character of the neighborhood? (Use additional pages if necessary)		

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

Current Zoning Surrounding Subject Property

North:		South:	
East:		West:	

Current Land Use Surrounding Subject Property

North:		South:	
East:		West:	

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
			

From: noreply@civicplus.com
To: [Adam Kuhn](#)
Subject: Online Form Submittal: Contact Alderperson - District 11
Date: Tuesday, April 2, 2024 4:40:58 PM

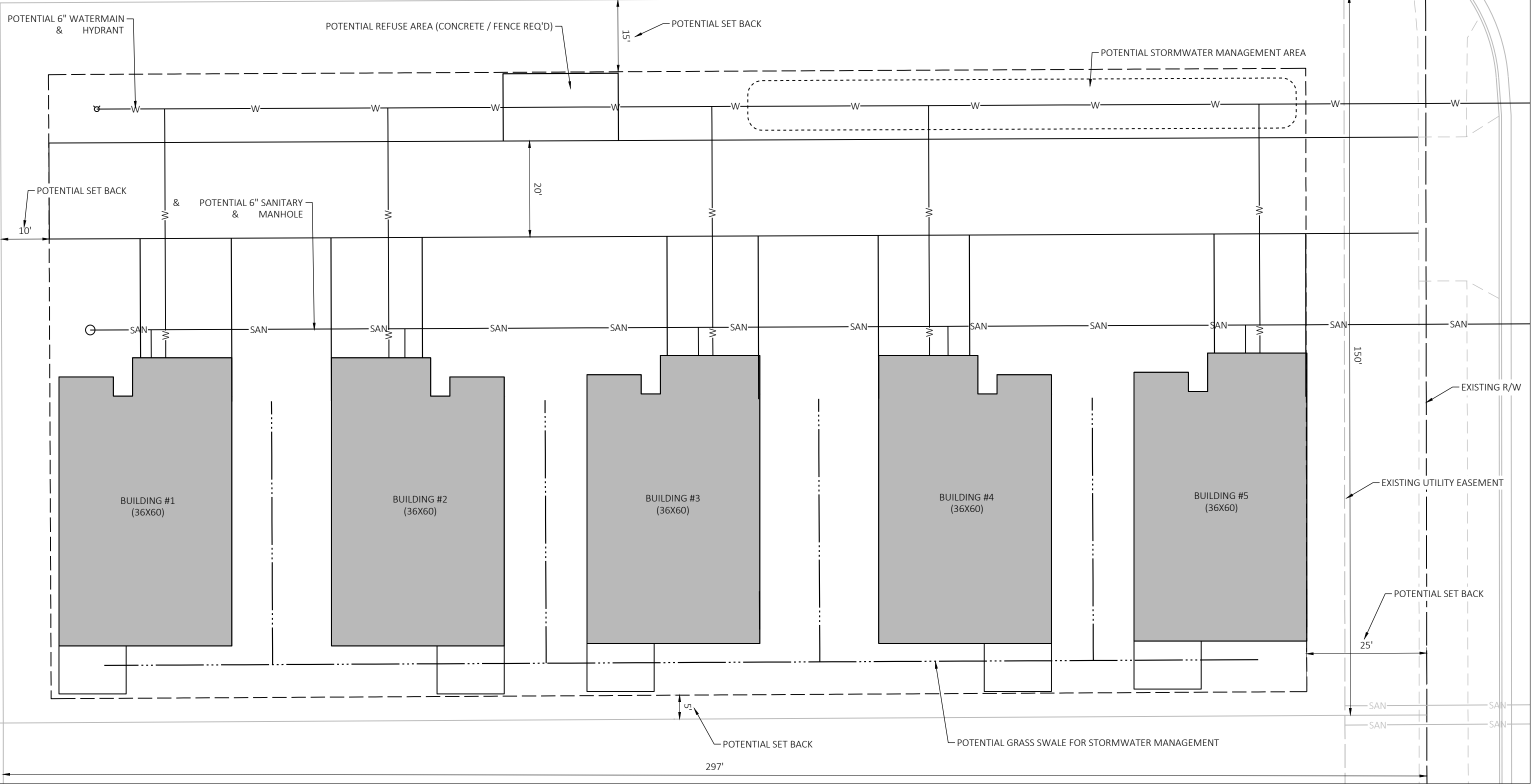
Contact Alderperson - District 11

First and Last Name:	Zach Brocken
Street Address:	PO Box 1002
City	Stevens Point (change City, State, and/or Zip as needed)
State:	WI
Zip:	54481
Phone Number:	7155708004
Email Address:	zbrocken1@gmail.com
Please enter your questions or comments below:	Good Afternoon Mr. Morrow, I would like to take this opportunity to inform you of my plans to develop the property located on the Southwest Corner of Bluebell and North Reserve St known as parcel #281-24-0820140150. The strategy of this project is to Build-to-Rent (BTR) five dwellings and hold long term. Each independent dwelling will be 2160 SF with attached garage, zero threshold entries and finishes similar an upscale single-family home. Please provide an email for additional preliminary site plans and home designs. Development Timeline: Phase 1- Construct two independent dwelling structures. March 1st, 2024- June 1st, 2024 • Design, Engineering, Permits, Land Prepared to Shovel Ready. June 1st, 2024- April 1st, 2025 • Phase 1 construction in process. May 1st, 2025 • Occupancy Issued- Phase 1 Complete Phase 2- Construct three independent dwelling structures. June 1st, 2025-June 1st, 2026 • Phase 2 construction in process. July 1st, 2026 • Occupancy Issued- Phase 2 Complete

BROCKEN DEVELOPMENT



BROCKEN DEVELOPMENT





DESIGNER: L. JOHNSON	 DrexelTeam.com		HOME #1 ZB APARTMENTS LLC STEVENS POINT		COPYRIGHT © 2024 COPYRIGHTED ARCHITECTURAL DRAWING. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY ANY MEANS, IN ANY FORM OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DREXEL TEAM LLC. THIS DRAWING IS THE PROPERTY OF DREXEL TEAM LLC AND IS TO BE USED ONLY FOR THE PROJECT AND DATE OF THESE PLANS AND THE FUTURE. ALTHOUGH EVERY EFFORT WILL BE MADE TO ENSURE THE ACCURACY OF THE INFORMATION, PLANS AND DECISIONS THAT YOU MAKE BASED ON THESE PLANS ARE YOUR RESPONSIBILITY. DREXEL TEAM LLC ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS. CHANGES OR ADDITIONS MUST BE REQUESTED DURING REPRESENTATION OR BEFORE ACCEPTANCE.		
SCALE: 1/4" = 1'-0"							
SHEET NO. A1							
PROJECT NO. R24-102-M					PRELIMINARY PLAN REVISONS REVISONS BID PLAN	T1 T2 T3 T4	01/18/2024 01/29/2024 02/12/2024 02/21/2024

FIRST FLOOR AREA	1601 SF
<u>TOTAL AREA</u>	<u>1601 SF</u>
GARAGE FLOOR AREA	480 SF

FIRST FLOOR AREA	1601 SF
<u>TOTAL AREA</u>	<u>1601 SF</u>
GARAGE FLOOR AREA	480 SF

$$1/4'' = 1'-0''$$

NEW HOME PLAN SPECIFICATIONS

FOUNDATION INFORMATION

- HOUSE FOUNDATION**
6" x 4'-0" POURED CONCRETE WALL
- GARAGE FOUNDATION**
8" x 4'-0" POURED CONCRETE WALL
- PORCH/PATIO FOUNDATION (UNCAVEXATED)**
6" x 4'-0" POURED CONCRETE WALL (MIN. 4'-0" TALL)
- WALL THICKNESS FOR REPRESENTATION ONLY-
MASON/CONTRACTOR TO VERIFY
- FINAL WALL/POST FOOTING SIZE AND DEPTH
DETERMINED BY CONTRACTOR
- MASON TO LOCATE PLASTERERS AND SIZE FOOTINGS PER
DRAWING
- WINDOWS/DOORS TO BE SET IN CONCRETE WALL- MAKE
R.O. 3" BIGGER IN WIDTH AND HEIGHT
- BOSSING CONCRETE TO SIT ON MIN. 16" x 8" CONT.
CONCRETE FOOTINGS, STUDS @ 16" O.C.

WALL INFORMATION

- STUDS @ 16" O.C. (UNLESS NOTED/SHOWN OTHERWISE)
- HOUSE EXTERIOR**
FIRST FLOOR WALL HEIGHT: 2' x 6 x 9' 1/8"
(UNLESS NOTED/SHOWN OTHERWISE)
- HOUSE INTERIOR**
FIRST FLOOR WALL HEIGHT: 2' x 4 x 9' 1/8"
(UNLESS NOTED/SHOWN OTHERWISE)
- GARAGE**
WALL HEIGHT: 2' x 4 x 9' 1/8"
(UNLESS NOTED/SHOWN OTHERWISE)

FLOOR SYSTEMS

- BASEMENT**
N/A CONCRETE SLAB
- FIRST FLOOR**
4" CONCRETE SLAB
- STANDARD LOADING (PER SQ. FT.)
10" LVL, 15' DL
- ADDITIONAL LOADING (PER SQ. FT.) (WHEN APPLICABLE)
13" DL FOR TILE FLOOR
13" DL FOR GYPSUM (1.5" THICK)
20" DL FOR FIREPLACE/ACE/HEARTH
25" DL FOR GRANITE/QUARTZ
- DEFLECTION: LL=1/480, TL=1/360
DURATION OF LOAD: 1.00%

ROOF SYSTEMS

- ENGINEERED WOOD TRUSSES @ 24" O.C.
DESIGNED FOR: ZONE 2
- STD. LOADING (PER SQ. FT.)
30# T/CLL, 10# T/CED, 10# BCDL
- DEFLECTION: LL=1/240, TL=1/180
DURATION OF LOAD: 1.15%

HEADERS

- STANDARD HEADER
ALL HEADERS NOT LABELED AS LVL TO BE MIN. (2) 2x10'S
FOUNDER FOR ON-SITE (UNLESS VALUE ENGINEERED FOR
OFF-SITE CONSTRUCTION)
- TOP OF WINDOW & O.S.
FIRST FLOOR @ 6'-11 3/8" ABOVE SUBFLOOR
(UNLESS NOTED OTHERWISE)
- MINIMUM OF (2) SHOULDER STUDS AT EACH END
FOR ALL OPENINGS & CLOSURES LARGER

GENERAL INFORMATION

- ALL DIMENSIONS ARE TO THE ROUGH STUD (UNLESS
NOTED OTHERWISE)
- 2X6 WALLS=5 1/2", 2X4 WALLS=3 1/2"
- ALL DIMENSIONS ARE TO OUTSIDE OF FOUNDATION
WALLS/ROCK LEADS
- GENERAL CONTRACTOR TO LOCATE THE FOLLOWING
ITEMS IN THE FOUNDATION (WHEN APPLICABLE)
FLOOR DRAINS, ELECTRIC SERVICES, WATER HEATER,
SUMP PIT + PUMP, FURNACE, GAS/LV LINE, BASEMENT,
WINDOWS, ETC.
- ACTUAL STEPS IN FOUNDATION WALLS AND LOCATION OF
WALLS/ROCK LEADS TO BE DETERMINED ON-SITE BY GENERAL
CONTRACTOR
- DECK FRAMING SPECIFICATION TO MEET OR EXCEED
REQUIREMENTS DEFINED WITHIN "APPENDIX B" OF THE WFI
- ALL CABINET LAYOUTS ARE CONCEPTUAL-CONSULT
CABINET DESIGNER FOR EXACT SIZES AND LOCATIONS OF
CABINETS, APPLIANCES, AND WINDOWS
- ALL DIMENSIONS ARE 6'-0" UNLESS NOTED/SHOWN
OTHERWISE

BID PLAN - FOR BIDDING PURPOSES ONLY

HOME #1

ZB APARTMENTS LLC

STEVENS POINT

[illegible]



FOUNDATION INFORMATION

HOUSE FOUNDATION
8" x 4'-0" POURED CONCRETE WALL

GARAGE FOUNDATION
8" x 4'-0" POURED CONCRETE WALL

PORCH/PATIO FOUNDATION (UNEXCAVATED)
6" x 4'-0" POURED CONCRETE WALL (MIN. 4'-0" TALL)

WALL THICKNESS FOR REPRESENTATION ONLY.
MASON CONTRACTOR TO VERIFY

FINAL WALL/POST FOOTING SIZE AND DEPTH DETERMINED BY CONTRACTOR

MASON TO LOCATE PLASTERERS AND SIZE FOOTINGS PER CONTRACTOR CONDITIONS

WINDOWS/DOORS TO BE SET IN CONCRETE WALL- MAKE R.O. 3" BIGGER IN WIDTH AND HEIGHT

CONCRETE WALLS TO SIT ON MIN. 16" x 8" CONCT. CONCRETE FOOTINGS; STUDS @ 16" O.C.

WALL INFORMATION

STUDS @ 16" O.C. (UNLESS NOTED/SHOWN OTHERWISE)

HOUSE EXTERIOR
FIRST FLOOR WALL HEIGHT: 2 x 6 x 9' 1 1/8"
(UNLESS NOTED/SHOWN OTHERWISE)

HOUSE INTERIOR
FIRST FLOOR WALL HEIGHT: 2 x 4 x 9' 1 1/8"
(UNLESS NOTED/SHOWN OTHERWISE)

GARAGE
WALL HEIGHT: 2 x 4 x 9' 1 1/8"
(UNLESS NOTED/SHOWN OTHERWISE)

FLOOR SYSTEMS

BASEMENT
N/A CONCRETE SLAB

FIRST FLOOR
4" CONCRETE SLAB

STANDARD LOADING (PER SQ. FT.)
40' LL, 15' DL

ADDITIONAL LOADING (PER SQ. FT.) (WHEN APPLICABLE)
10" DL. FOR TILE FLOOR
13" DL. FOR GYP. FLOOR (1.5" THICK)
40" DL. FOR FIBRECEMENT FACE/HEARTH
25" DL. FOR GRANITE/QUARTZ

DEFLECTION: LL=L/480, TL=L/360

DURATION OF LOAD: 1.00%

ROOF SYSTEMS

ENGINEERED WOOD TRUSSES @24" O.C.
DESIGNED FOR: ZONE 2

STD. LOADING (PER SQ. FT.)
30# TCDL, 10# TCDD, 10# BCDL

DEFLECTION: LL=L/240, TL=L/180

DURATION OF LOAD: 1.15%

HEADERS

STANDARD HEADER

ALL HEADERS NOT LABELED AS LVL. TO BE MIN. (2) 2x10

HEADER FOR ON-SITE (UNLESS VALUE ENGINEERED FOR OFF-SITE CONSTRUCTION)

R.O.P. WINDOW

FIRST FLOOR @ 6'-11 3/8" ABOVE SUBFLOOR (UNLESS NOTED/SHOWN OTHERWISE)

MINIMUM OF (2) SHOULDER STUDS AT EACH END

5'-0" ALL OPENINGS (2'-0" AND LARGER)

GENERAL INFORMATION

ALL DIMENSIONS ARE TO THE ROUGH STUD (UNLESS NOTED OTHERWISE)

2X6 WALLS IS 1/2", 2X4 WALLS IS 3/4"

ALL DIMENSIONS ARE TO OUTSIDE OF FOUNDATION

W/S/BR/L/END

GENERAL CONTRACTOR TO LOCATE THE FOLLOWING ITEMS IN THE FOUNDATION (WHEN APPLICABLE)
FLOOR DRAINS, ELECTRICAL SERVICES, WATER HEATER, SUMP PUMP, FURNACE, GAS/P/LINE, BASEMENT, WINDOWS, ETC.

ACTUAL STEPS IN FOUNDATION WALLS AND LOCATION OF WALLS SHALL BE DETERMINED ON-SITE BY GENERAL CONTRACTOR

DECK FRAMING SPECIFICATION TO MEET OR EXCEED REQUIREMENTS DEFINED WITHIN "APPENDIX B" OF THE W/MA

ALL CABINET LAYOUTS ARE CONCEPTUAL-CONSULT CABINET DESIGNER FOR EXACT SIZES AND LOCATIONS OF CABINETS, APPLIANCES, AND WINDOWS

ALL DOOR SWEPTS ARE 6'-8" UNLESS NOTED/SHOWN OTHERWISE

DrexelTM
DrexelTeam.com

ZB APARTMENTS LLC

STEVENS POINT

	01/18/2024	ITJ
1. PRELIMINARY PLAN		
2. REVISIONS		
3. REVISIONS		
4. BID PLAN		
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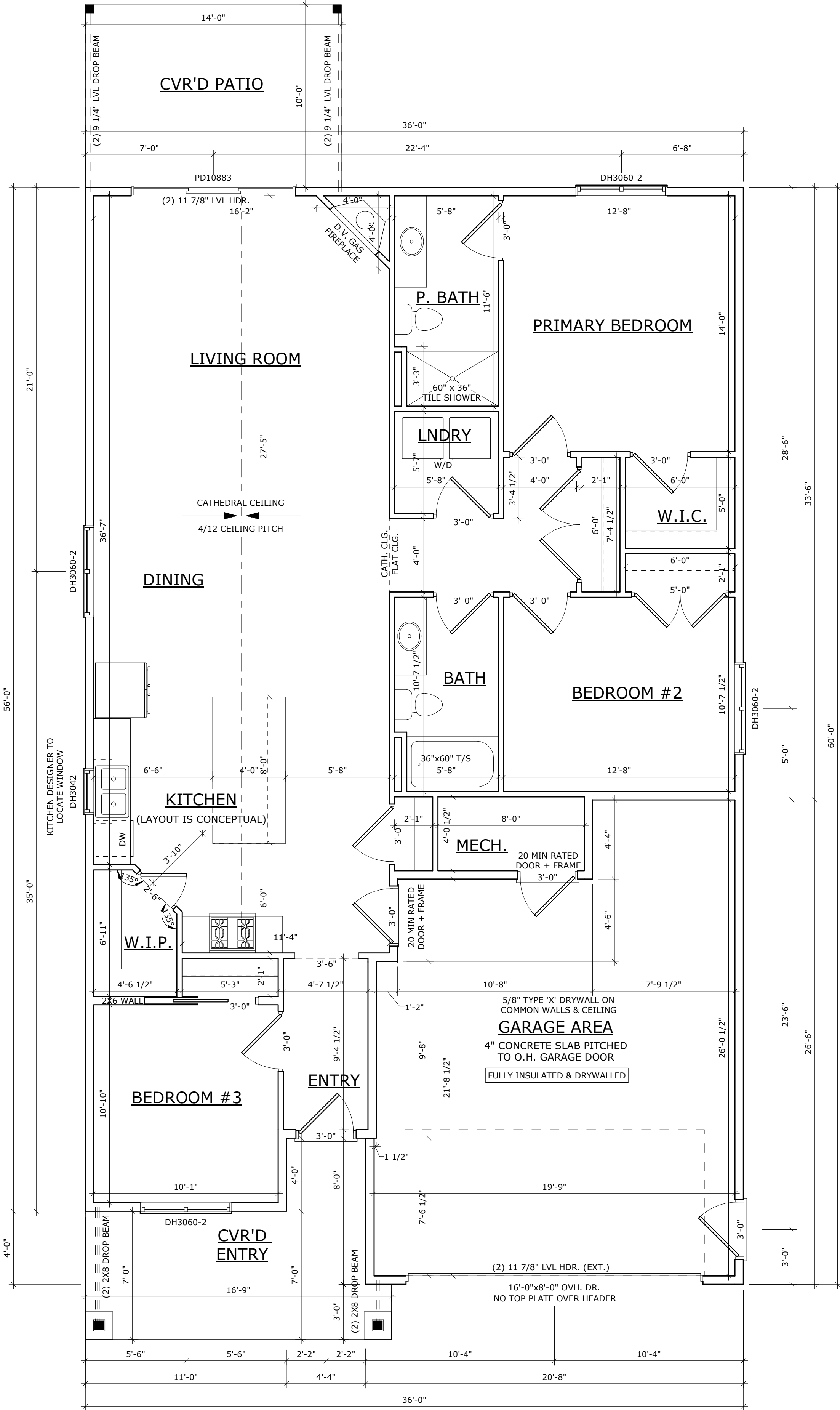
FIRST FLOOR AREA	1601 SF
<u>TOTAL AREA</u>	<u>1601 SF</u>
GARAGE FLOOR AREA	480 SF



FIRST FLOOR AREA	1601 SF
<u>TOTAL AREA</u>	<u>1601 SF</u>
GARAGE FLOOR AREA	480 SF

BID PLAN - FOR BIDDING PURPOSES ONLY

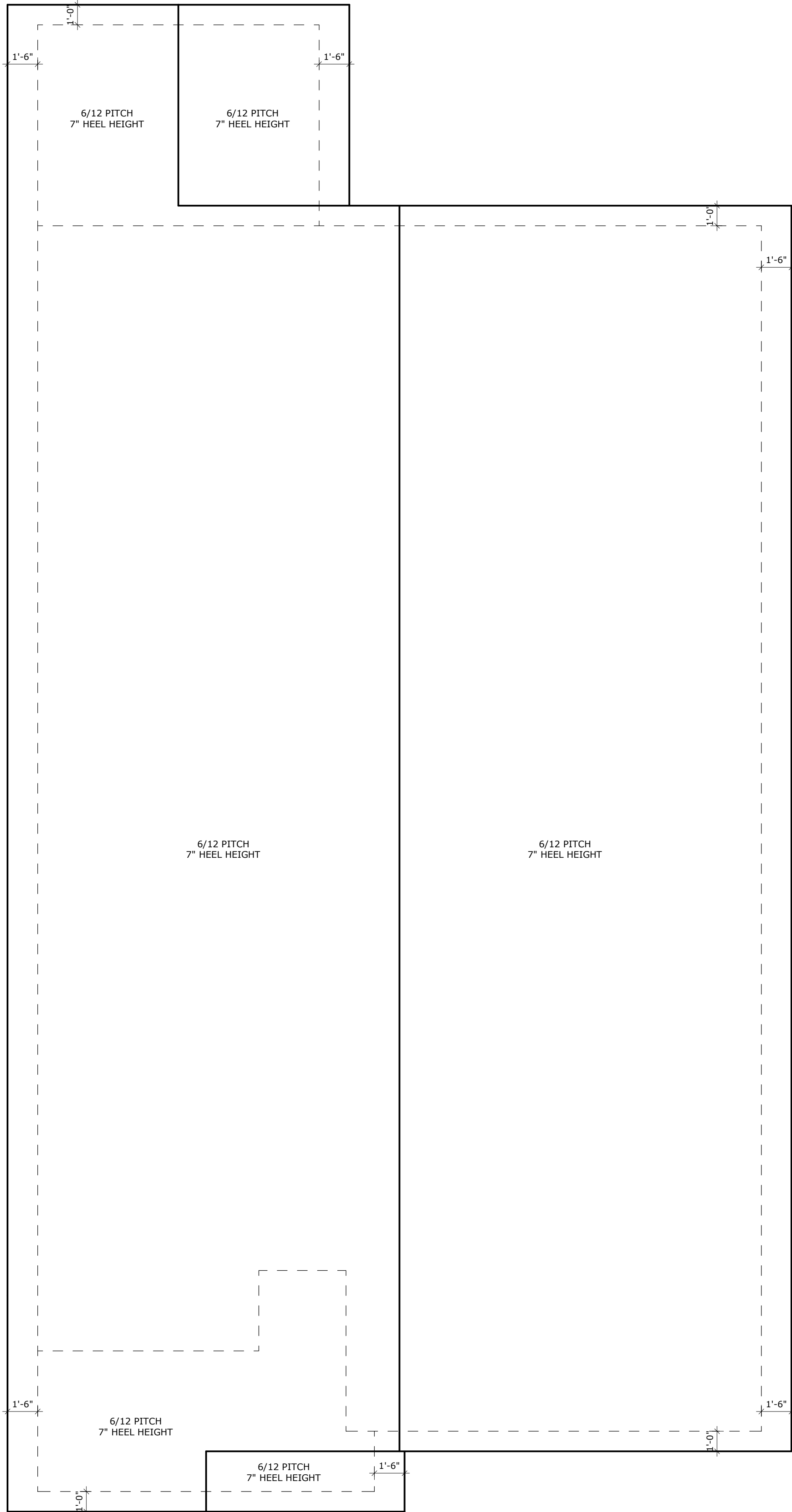
DESIGNER: J. JOHNSON SCALE: 1/4" = 1'-0" SHEET NO: A1 PROJECT NO: R24-102-M		HOME #2 ZB APARTMENTS LLC STEVENS POINT	COPYRIGHT © 2024 COPYRIGHTED DESIGN. BUILDING SUPPLY, LLC IS THE SOLE PROPRIETOR OF THIS DOCUMENT. IT IS PART OF THESE DOCUMENTS THAT THE BUILDING SUPPLY, LLC HAS RESERVED ALL RIGHTS IN AND TO THESE PLANS IN THE FUTURE.	PRELIMINARY PLAN	01/18/2024	ITJ
				REVISIONS		
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FIRST FLOOR PLAN

1/4" = 1'-0"

FIRST FLOOR AREA	1601 SF
TOTAL AREA	1601 SF
GARAGE FLOOR AREA	480 SF



ROOF PLAN

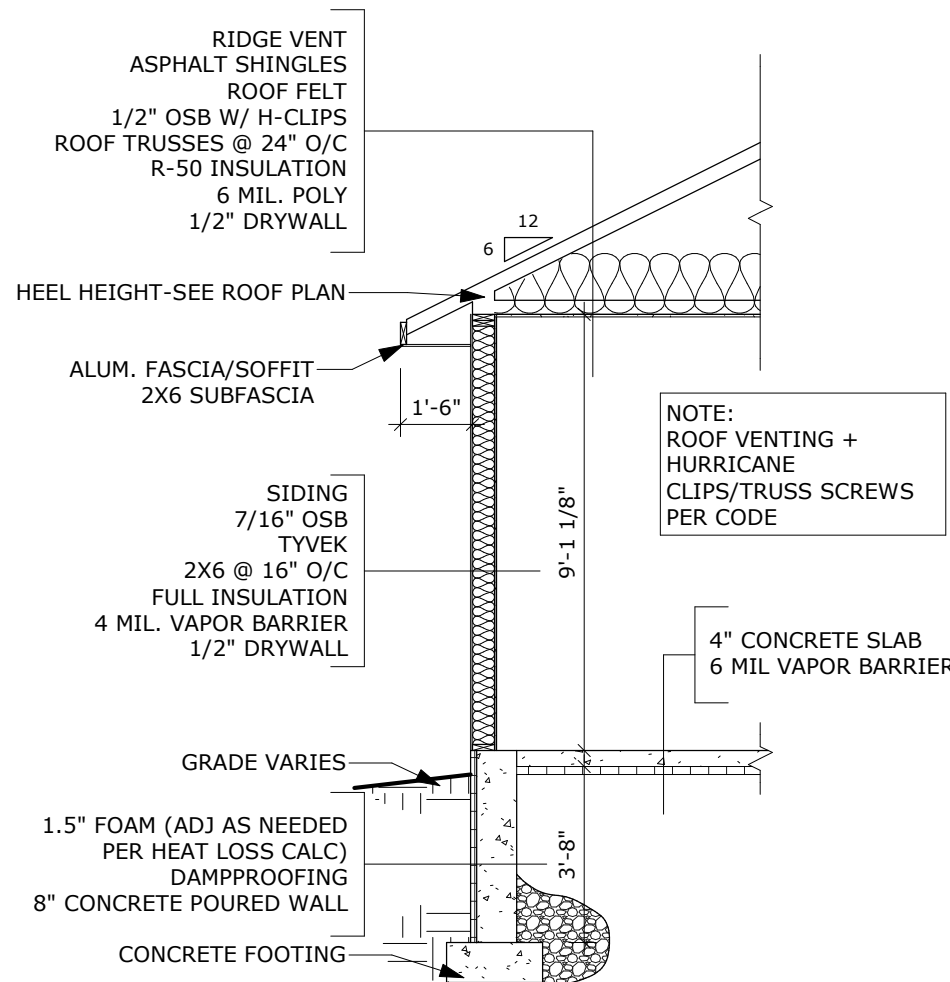
1/4" = 1'-0"

NEW HOME PLAN SPECIFICATIONS			
FOUNDATION INFORMATION			
• HOUSE FOUNDATION			
8" x 4'-0" POURED CONCRETE WALL			
• GARAGE FOUNDATION			
8" x 4'-0" POURED CONCRETE WALL			
• PORCH/PATIO FOUNDATION (UNEXCAVATED)			
6" x 4'-0" POURED CONCRETE WALL (MIN. 4'-0" TALL)			
• WALL THICKNESS FOR REPRESENTATION ONLY- MASON/CONTRACTOR TO VERIFY			
• FINAL WALL/POST FOOTING SIZE AND DEPTH DETERMINED BY CONTRACTOR			
• MASON TO LOCATE PILASTERS AND SIZE FOOTINGS PER CODE AND SOIL CONDITIONS			
• WINDOW/DOORS TO BE SET IN CONCRETE WALL- MAKE R.O. 3" BIGGER IN WIDTH AND HEIGHT			
• BEARING WALLS TO SIT ON MIN. 16" X 8" CONT. CONCRETE FOOTINGS, STUDS @ 16" O.C.			
WALL INFORMATION			
• STUDS @ 16" O.C. (UNLESS NOTED/SHOWN OTHERWISE)			
• HOUSE EXTERIOR			
FIRST FLOOR WALL HEIGHT: 2 x 6 x 9' 1 1/8" (UNLESS NOTED/SHOWN OTHERWISE)			
• HOUSE INTERIOR			
FIRST FLOOR WALL HEIGHT: 2 x 4 x 9' 1 1/8" (UNLESS NOTED/SHOWN OTHERWISE)			
• GARAGE			
WALL HEIGHT: 2 x 4 x 9'-1 1/8" (UNLESS NOTED/SHOWN OTHERWISE)			
FLOOR SYSTEMS			
• BASEMENT			
N/A CONCRETE SLAB			
• FIRST FLOOR			
4" CONCRETE SLAB			
• STANDARD LOADING (PER SQ. FT.)			
40' LL, 15' DL			
• ADDITIONAL LOADING (PER SQ. FT.) (WHEN APPLICABLE)			
10' DL FOR TILE FLOOR			
13' DL FOR GYPCRETE (1.5" THICK)			
20' DL FOR FIREPLACE FACE/HEARTH			
25' DL FOR GRANITE/QUARTZ			
• DEFLECTION: LL=L/480, TL=L/360			
• DURATION OF LOAD: 1.00%			
ROOF SYSTEMS			
• ENGINEERED WOOD TRUSSES @24" O.C.			
DESIGNED FOR: ZONE 2			
• STD. LOADING (PER SQ. FT.)			
30# TCELL, 10# TCDL, 10# BCDL			
• DEFLECTION: LL=L/240, TL=L/180			
• DURATION OF LOAD: 1.15%			
HEADERS			
• STANDARD HEADER			
ALL HEADERS NOT LABELED AS LVL TO BE MIN. (2) 2x10'S HEADER FOR ON-SITE (UNLESS VALUE ENGINEERED FOR OFF-SITE CONSTRUCTION)			
• TOP OF WINDOW R.O.S.			
FIRST FLOOR @ 6'-11 3/8" ABOVE SUBFLOOR (UNLESS NOTED/SHOWN OTHERWISE)			
• MINIMUM OF (2) SHOULDER STUDS AT EACH END FOR ALL OPENINGS 6'-0" AND LARGER			
GENERAL INFORMATION			
• ALL DIMENSIONS ARE TO THE ROUGH STUD (UNLESS NOTED OTHERWISE)			
2X6 WALLS=5 1/2", 2X4 WALLS = 3 1/2"			
• ALL DIMENSIONS ARE TO OUTSIDE OF FOUNDATION WALLS/BRICK LEDGES			
• GENERAL CONTRACTOR TO LOCATE THE FOLLOWING ITEMS IN THE FOUNDATION (WHEN APPLICABLE)			
FLOOR DRAINS, ELECTRIC SERVICES, WATER HEATER, SUMP PIT + PUMP, FURNACE, GAS/LP LINE, BASEMENT, WINDOWS,ETC.			
• ACTUAL STEPS IN FOUNDATION WALLS AND LOCATION OF WINDOW WELLS TO BE DETERMINED ON-SITE BY GENERAL CONTRACTOR			
• DECK FRAMING SPECIFICATION TO MEET OR EXCEED REQUIREMENTS DEFINED WITHIN "APPENDIX B" OF THE WI UNIFORM DWELLING			
• ALL CABINET LAYOUTS ARE CONCEPTUAL-CONSULT CABINET DESIGNER FOR EXACT SIZES AND LOCATIONS OF CABINETS, APPLIANCES, AND WINDOWS			
• ALL DOOR HEIGHTS ARE 6'-8" UNLESS NOTED/SHOWN OTHERWISE			

BID PLAN - FOR BIDDING PURPOSES ONLY

DESIGNER: L. JOHNSON		PROJECT NO: R24-102-M	
SCALE: 1/4" = 1'-0"		SHEET NO: A2	
 Drexel TM DrexelTeam.com		ZB APARTMENTS LLC	
HOME #2		STEVENS POINT	
COPYRIGHT © 2024		PRELIMINARY PLAN	
CONTRACT CHANGE RELATING SUPPORT IS		REVISIONS	
REPLACEMENT BY ANY MEANS ALL OR ANY		REVISIONS	
PORTIONS OF THIS DRAWING ARE HEREBY		REVISIONS	
EXPRESSLY WRITTEN PERMISSION OF DREXEL		BID PLAN	
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Drexel
DrexelTeam.com


$$1/4'' = 1'-0''$$

FOUNDATION INFORMATION

- **HOUSE FOUNDATION**
 - 8" x 4'-0" POURED CONCRETE WALL
- **GARAGE FOUNDATION**
 - 8" x 4'-0" POURED CONCRETE WALL
- **PORCH/PATIO FOUNDATION (UNEXCAVATED)**
 - 6" x 4'-0" POURED CONCRETE WALL (MIN. 4'-0" TALL)
- **WALL THICKNESS FOR REPRESENTATION ONLY**
 - MASON CONSTRUCTION
- **FINAL WALL/POST FOOTING SIZE AND DEPTH DETERMINED BY CONTRACTOR**
- **MASONRY CONSTRUCTION**
 - FOOTING SIZE AND SIZE FOOTINGS PER CODE AND SOIL CONDITIONS
- **WINDOWS/DOORS TO BE SET IN CONCRETE WALL- MAKE**
 - 3" BIGGER IN WIDTH AND HEIGHT
- **BEARING WALLS TO SIT ON MIN. 16" x 8" CONCRETE FOOTINGS STUDS @ 16" O.C.**
- **WALL INFORMATION**
 - STUDS @ 16" O.C. (UNLESS NOTED/SHOWN OTHERWISE)
 - WALL TEXTURE:
 - FIRST FLOOR WALL HEIGHT: 2 x 6 x 9' 1 1/8" (UNLESS NOTED/SHOWN OTHERWISE)
- **WALLS INTERIOR**
 - FIRST FLOOR WALL HEIGHT: 2 x 4 x 9' 1 1/8" (UNLESS NOTED/SHOWN OTHERWISE)
- **GARAGE**
 - WALL HEIGHT: 2 x 4 x 9'-1 1/8" (UNLESS NOTED/SHOWN OTHERWISE)

FLOOR SYSTEMS

- **BASEMENT**
 - N/A CONCRETE SLAB
 - **FIRST FLOOR**
 - 4" CONCRETE SLAB
 - STANDARD LOADING (PER SQ. FT.)
 - 10" LL, 15" DL
 - ADDITIONAL LOADING (PER SQ. FT.) (WHEN APPLICABLE)
 - 10" DL FOR TILE FLOOR
 - 13" DL FOR GYMTILE (1.5" THICK)
 - 20" DL FOR FIREPLACE/CEILING/HEARTH
 - 25" DL FOR GRANITE/QUARTZ
 - DEFLECTION: LL=1/480, TL=1/360
 - DURATION OF LOAD: 1.00%
- **ROOF SYSTEMS**
 - ENGINEERED WOOD TRUSSES @24" O.C.
 - DESIGNED FOR: ZONE 2
 - STD. LOADING (PER SQ. FT.)
 - 30# TCDL, 10# TCDL, 10# BCDL
 - DEFLECTION: LL=1/240, TL=1/180
 - DURATION OF LOAD: 1.15%

HEADERS

- STANDARD HEADER
- ALL HEADERS NOT LABELED AS LVL TO BE MIN. (2) 2x10" HEADER FOR ON-SITE (UNLESS VALUE ENGINEERED FOR OFF-SITE CONSTRUCTION)
- TOP OF WINDOW R.O.S.
- FIRST FLOOR @ 6'-11 3/8" ABOVE SUBFLOOR (UNLESS NOTED/SHOWN OTHERWISE)
- MINIMUM OF (2) SHOULDER STUDS AT EACH END FOR ALL OPENINGS 6'-0" AND LARGER

GENERAL INFORMATION

- ALL DIMENSIONS ARE TO THE ROUGH STUD (UNLESS NOTED OTHERWISE)
 - 2X6 WALLS= 1 1/2" 2X4 WALLS= 3 1/2"
- ALL DIMENSIONS ARE TO OUTSIDE OF FOUNDATION WALLS/BRICK LEDGES
- GENERAL CONTRACTOR TO LOCATE THE FOLLOWING ITEMS IN THE FOUNDATION (WHEN APPLICABLE)
 - FLOOR DRAINS, ELECTRIC SERVICES, WATER HEATER, SUMP PUMP + PUMP, FURNACE, GAS/LP LINE, BASEMENT, WINDOWS, ETC.
- ACCEPT STEPS IN FOUNDATION WALLS AND LOCATION OF WINDOW WELLS TO BE DETERMINED ON-SITE BY GENERAL CONTRACTOR
- DECK FRAMING SPECIFICATION TO MEET OR EXCEED REQUIREMENTS DEFINED WITHIN "APPENDIX B" OF THE WELLS UNIT
- ALL CABINET LAYOUTS ARE CONCEPTUAL-CONSULT CABINET DESIGNER FOR EXACT SIZES AND LOCATIONS OF CABINETS, APPLIANCES, AND WINDOWS
- ALL CABINET HEIGHTS ARE 6'-8" UNLESS NOTED/SHOWN OTHERWISE

$$1/4'' = 1'-0''$$

FIRST FLOOR AREA	1601 SF
<u>TOTAL AREA</u>	<u>1601 SF</u>
GARAGE FLOOR AREA	480 SF

DESIGNER: L. JOHNSON		 DrexelTeam.com		HOME #2		COPYRIGHT © 2024 COMPLETE FOR ARCHITECTS USE ONLY. THIS DOCUMENT IS THE PROPERTY OF THESE ARCHITECTS AND SHALL NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THESE ARCHITECTS. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT SHALL BE PROSECUTED TO THE FULL EXTENT OF THE LAW. ALTHOUGH EVERY EFFORT WILL BE MADE BY THESE ARCHITECTS TO PREPARE PLANS AND CHECKING THEM FOR ACCURACY, ALL RESPONSIBILITY TO DISCOVER ALL DETAILS AND OMISSIONS AND TO CORRECT ANY CHANGES OR INADEQUACIES REQUIRED DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE OWNER OR HIS/HERS REPRESENTATIVE FOR CONSTRUCTION.		A	PRELIMINARY PLAN	01/18/2024	ITJ
SCALE: 1/4" = 1'-0"								A	REVISIONS	01/29/2024	ITJ
SHEET NO: A3	PROJECT NO: R24-102-M	ZB APARTMENTS LLC		STEVENS POINT				A	REVISIONS	02/12/2024	ITJ
								A	BID PLAN	02/21/2024	ITJ

Administrative Staff Report

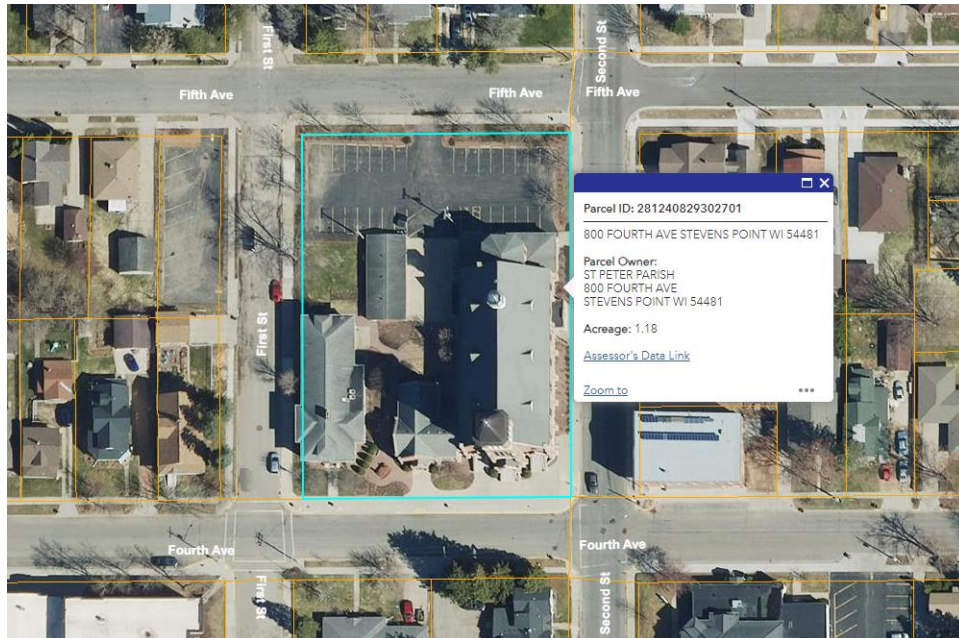
Sign Variance
St Peter Parish
800 Fourth Avenue
May 6, 2024



**Department of Community
Development**

Applicant(s): - Bailey Voigt, representing St Peter Parish Staff: - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281240829302701 Zone(s): "R-3" Single- and Two-Family Residential Master Plan: - Institutional / Government Council District: - District 4 Ald. Broderick Lot Information: - Frontage: 918 ft. - Depth: 264 ft. - Lot Size: 51,480 sq. ft. (1.182 ac.) Current Use: - Religious Institution Applicable Regulations: 25.14	Request - A request from Bailey Voigt, representing St Peter Parish, for a sign variance to install a freestanding sign exceeding maximum height requirements on the property located at 800 Fourth Avenue (Parcel ID 281240829302701), consistent with Ch. 25.14. Attachment(s) - Application - Plans Findings of Fact - The applicant is requesting to install a new freestanding sign near the southeast corner of the property. - The proposed sign would be six feet in height. - The subject property is zoned "R-3" Single- and Two-Family Residential. Within the "R-3" District, non-residential uses are permitted one freestanding sign at a maximum height of five feet and maximum size of 20 sq ft. - A variance is required to allow for the installation of the freestanding sign at its proposed height. - The Plan Commission and Common Council may provide additional requirements to the proposal as presented. Staff Recommendation Approve the request for a sign variance to install a freestanding sign exceeding maximum height requirements on the property located at 800 Fourth Avenue (Parcel ID 281240829302701), subject to the following conditions: - A building permit shall be obtained prior to the start of construction. - Staff shall have the ability to approve minor amendments to the project plan.
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Vicinity Map



Background

Overview: St. Peter Parish is requesting to install a new freestanding sign near the southeast corner of the property at a height of six feet. Currently, one freestanding sign is located near the southeast corner of the property within a planter. The proposed freestanding sign would be located at the same location.

The subject property is zoned "R-3" Single- and Two-Family Residential. Within the "R-3" District, non-residential uses are permitted one freestanding sign at a maximum height of five feet and maximum size of 20 sq ft. As the proposed sign would exceed maximum height allowances for freestanding signs in the "R-3" District, the applicant is requesting a variance pursuant to the review standards found below.

(5) SIGN REGULATIONS FOR THE "R-LD", "R-1", "R-2" AND "R-3" RESIDENTIAL ZONING DISTRICTS

B. HEIGHT LIMITATIONS

Freestanding signs shall be limited to five feet in height.

E. REQUIREMENTS FOR NON-RESIDENTIAL IDENTIFICATION SIGNS

1. One freestanding identification sign, not to exceed 20 square feet in area, is allowed for churches, schools, hospitals, sanitariums, clubs, libraries or similar public and institutional uses and one freestanding identification sign not to exceed 60 square feet in area is allowed for national and state armed services and national guard purposes. Such sign shall be for the purpose of displaying the name of the institution and its activities or services. Such sign may be illuminated, but not flashing

Standards of Review – Sign Variance

In obtaining a permit, the applicant may submit an appeal to the Common Council for a variance from certain requirements of this ordinance. The Plan Commission shall provide a recommendation to the Common Council when a variance is requested. A variance may be granted by the Common Council where the literal application of the ordinance would create a substantial hardship for the sign user and the following criteria are met:

1. **A literal application of the ordinance would result in a demonstrated practical difficulty or unnecessary hardship to the property.**

Analysis: The intent of the proposed freestanding sign is to better identify timespans for mass during each day of the week. Given the amount of pedestrian and bicycle traffic that exists along Second Street and Fourth Avenue, the applicant is requesting a slightly taller freestanding sign so that it would be compatible with these transportation users, along with vehicular traffic within the area.

Findings: The City's Sign Code permits larger freestanding signs for religious institutions within the "R-3" Single- and Two-Family Residence District – however, it does not provide a similar exception for height standards. As most know, the height of most freestanding signs are directly correlated with the total square footage of the sign. While this is admittedly a lapse in how the City's Sign Code is written, the applicant is requesting a sign variance due to 1.) the timeline sought to erect this sign and 2.) that other religious institutions have received similar sign variances to install a freestanding sign. Given the need to properly display an identification sign to drivers, bicyclists and pedestrians, staff feels that allowing the freestanding sign would meet this standard.

2. **The granting of the requested variance would not be detrimental to the property owners in the vicinity.**

Analysis: The subject property is adjacent to a mix of land uses – including single-family homes, duplexes, commercial establishments, and institutional uses.

Findings: While the surrounding area is predominately zoned "R-3" Single- and Two-Family Residential, it does provide a variety of non-residential uses. Having a slightly taller sign would, in my opinion, not negatively affect surrounding uses given these non-residential uses, along with the fact that Second Street has a higher street classification than the adjacent residential streets.

3. **Hardship caused the sign user under a literal interpretation of the ordinance is due to conditions unique to that property and does not apply generally to the city.**

Analysis: Variances should always be the last option, and other options were discussed with the applicant that meet Sign Code requirements. For example, discussions were had to install a wall sign on the building to achieve the visibility considerations discussed above. While a wall sign could conceivably be installed on the building (albeit having less visibility), it was recommended against going this route due to the historic nature of the church. The structure, through an intensive survey that took place in 2011, found that it was eligible for listing on the National Register of Historic Places. Installing a wall sign on the structure would negatively impact this classification and could hinder prospects to be a nationally recognized site.

Findings: Due to the factors mentioned above, staff believes that this standard is met. Lastly, it should be noted that the subject property is completely bounded by streets. This occurrence exists for about a handful of parcels within the city, which adds to the unique characteristic of the property.

4. The granting of the variance would not be contrary to the general objectives of this ordinance.

Analysis: The purpose of these sign regulations are to: encourage the effective use of signs as a means of communication in the City of Stevens Point; to maintain and enhance the beauty and unique character and enhance the aesthetic environment of the city by eliminating visual blight; to enhance the city's ability to attract sources of economic development and growth; to protect pedestrians and motorists of the city from damage or injury caused or partially attributable to the distractions and obstructions which are hereby declared to be caused by improperly sized or situated signs; to minimize the possible adverse effect of signs on nearby public and private property; to promote the public safety, welfare and convenience, and enjoyment of travel and the free flow of traffic within the city; and to provide a uniform sign ordinance between the City of Stevens Point, Village of Plover and Portage County.

Findings: The proposed sign is in a location that best communicates the location of the St Peter Parish. Furthermore, the allowance of a taller freestanding sign would likely not detract from the property or neighborhood, primarily due to the commercial nature in this area of Second Street. Based on the findings above, the granting of a variance to allow for an additional freestanding sign would not be generally contrary to the general objectives of the City Sign Code.



APPLICATION FOR A SIGN VARIANCE

(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				Sign Variance (check all that apply)	Height ☐	Size ☐	Quantity ☐ Other ☐

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☐)	
Applicant Name	Bailey Voigt Bushman Sign	Contact Name	
Address	4925 Coxe Dr.	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	715-341-4942	Telephone	
Fax		Fax	
Email	baileyb@bushmanelectric.com	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name	St Peter's Church	Owner's Name	
Address	800 4th Ave	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	Gary Glodowski 715-	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
Legal Description of Subject Property		
Current Use of Property		
Current Zoning of Property		
Will adhering to the Sign Ordinance create a demonstrated practical difficulty or unnecessary hardship to the property? Please provide a detailed description of your request and reasoning with your answer. (Use additional pages if necessary)		
The existing monument sign has an overall height of 7'6" to curb height. The new sign should be the same as the existing sign in overall height to look proportionate in the planter space and with the architecture of the building (very tall) Ordinance only allows 5' height from curb height. Planter would need to be eliminated completely to meet this height requirement		

Would the granting of the variance be materially detrimental to the property owners in the vicinity? Please provide a detailed narrative and reasoning with your answer. (Use additional pages if necessary)

The new sign would not be any taller than the existing sign ~~and~~ in overall height so there would not be a noticeable difference to adjacent property owners.

Does the property have unique property characteristics that cause a hardship to the sign user under a literal interpretation of the Sign Ordinance? If yes, please describe the unique property characteristics. (Use additional pages if necessary)

The Scale and height of building + proximity of sign to the building in the planter space should have a sign that is slightly more vertical (taller vs. wider) to fit aesthetically into the space

Would the granting of this variance be contrary to the general objectives of the Sign Ordinance? Please provide a detailed narrative and reasoning with your answer. (Use additional pages if necessary)

No, because the existing sign is currently at the height that we would install the new sign to be. See Example of sign at St Paul Lutheran church. This sign falls under same ordinance and we would like to match proportions of this sign. Were not reusing existing pillars. (so not grandfathered in.)

Current Zoning Surrounding Subject Property

North:		South:	
East:		West:	

Current Land Use Surrounding Subject Property

North:		South:	
East:		West:	

EXHIBITS

Letter to District Alderperson	☐	Additional Exhibits If Any:
Map / Site Plan (designating location of the sign(s))	☐	
Sign Rendering(s) (includes sign dimensions, size & graphics)	☐	

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
	4-23-24		

48"W

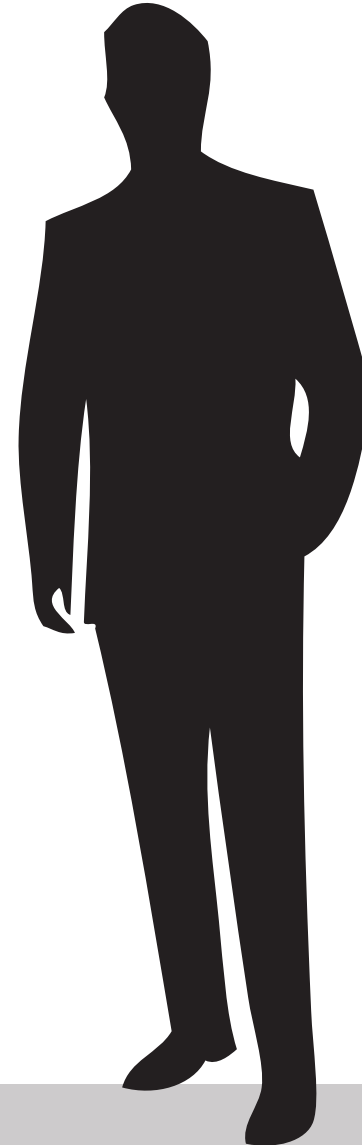


60"H

12"
base height

planter wall

sidewalk



ST PAUL LUTHERAN CHURCH SIGN

ORIGINAL SIGN



UPDATED SIGN



ST PETER'S CHURCH SIGN EXISTING VS. PROPOSED





TO: City Plan Commission

FROM: Ryan Kernosky, Director of Community Development

DATE: May 6, 2024

RE: **Preliminary Plat Review – Forest Creek Subdivision**

Commissioners –

Last month the Plan Commission held a public hearing for a Preliminary Plat of the Forest Creek Subdivision. Twenty-five members of the public spoke regarding the plat and expressed concern over several items. The Commission also expressed concern over the following:

- 1) Density
- 2) Lost Creek Maintenance
- 3) Greenspace & Parkland
- 4) Pedestrian/Bicycle safety
- 5) School District Capacity

City staff worked with Gremmer & Associates to address many of these concerns. I’ve outlined the changes from the April Plat to the Plat before you this evening.

Density

	April Plat	May Plat
Single-Family Parcel	52	46
Zero Lot Line Parcel	20	14
Total	72	60
Density Per Acre	2.92 units/acre	2.43 units/acre

To accommodate the planned outlot (discussed in the next section), City staff shifted the unnamed road 35’ south from the April Plat to the May Plat, this caused ‘compression’ with several lots on the southside of the unnamed road, and resulted in the loss of six zero lot line units. Additionally, there was concern over the number of potential driveways on Golla Road – as a result, the City reduced the number of single-family parcels from 18 to 11. There were also some minor lot changes to accommodate larger lots throughout, as requested by the neighborhood and plan

commission. In general, the single-family parcels are larger than previously proposed, and the zero-lot-line parcels are smaller than previously proposed.

Lost Creek Maintenance

Several members of the public spoke concerning the existing Lost Creek and the ability for an existing group to access the creek for maintenance if needed. The City is proposing two outlots that are ~65' from the centerline of the creek, 15' larger than what was originally requested by the Attorney representing the easement grantors had originally requested. This allows for adequate access to the creek for maintenance, and also allows the City to construct a pedestrian path along the southside of the creek bank to address pedestrian/bicycle concerns. With the proposed Joe Street extending to the north lot line, expanding the outlot along Maple Bluff Rd, and continued access off of Brilowski Rd, there should be adequate access to ensure the spirit of the easement is met.

Green Space & Parkland

With the creation of the outlots and the establishment of the pedestrian path along the southside of the creek bank, the area will be preserved as natural green space as requested by the neighborhood. The City could dedicate this as park land, or we could create a conservation easement over the outlots to ensure conservation in perpetuity for the neighborhood. By having the pedestrian path, this allows the public easier access to Lost Creek and the natural amenities that exist in the area.

Pedestrian and Bicycle Safety

As mentioned previously, a planned pedestrian path along the southside of the creek bank is planned. Additionally, easements are created along Brilowski Road for a future pedestrian path. The City will also install sidewalks along the northside of Golla Road for the neighborhood to use for walking.

School District Capacity

The Plan Commission inquired whether or not the school district has capacity to take on additional students in the district. In short, the District does not have immediate concerns about capacity. If families move into the development, a wide range of ages and educational needs will occur. If the development is completed over five years, as expected, there will be no capacity issues.

Conclusion

There is no formal public hearing this evening, as that requirement has been met. I believe that the City has addressed the concerns of the neighborhood and would encourage the commission to recommend approval as presented. Please reach out with any questions.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

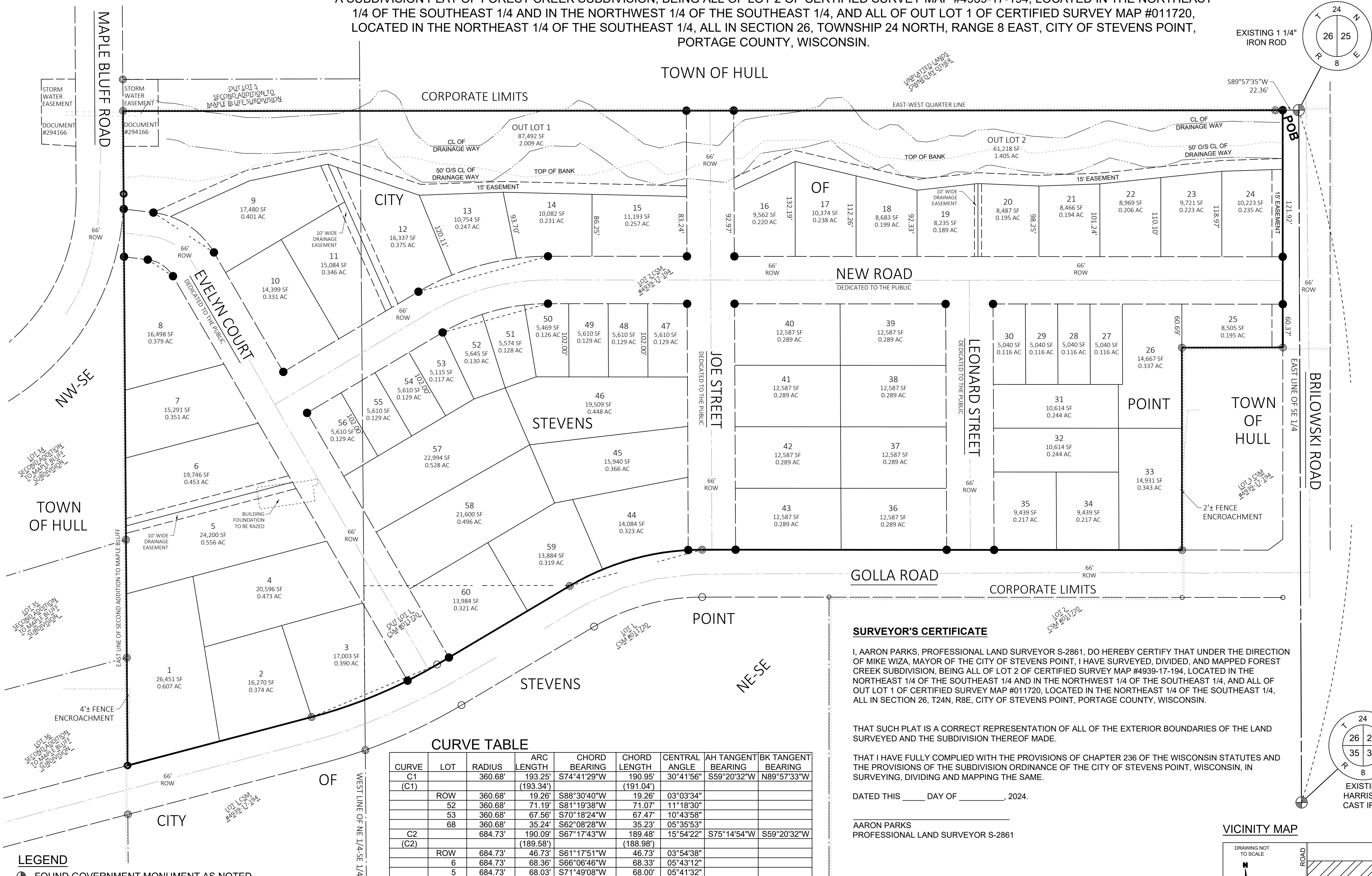
Department of Administration

PRELIMINARY PLAT OF FOREST CREEK SUBDIVISION

A SUBDIVISION PLAT OF FOREST CREEK SUBDIVISION, BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP #4939-17-194, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, AND ALL OF OUT LOT 1 OF CERTIFIED SURVEY MAP #011720, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 26, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

I, _____, Director of Public Works for the City of Stevens Point, Wisconsin, do hereby certify that the preliminary plat has met the formal requisite of Wis. Stats. Ch. 236 as amended.

Date: _____



LEGEND

- FOUND GOVERNMENT MONUMENT AS NOTED
- EXISTING 3/4" REBAR
- EXISTING 1 1/4" REBAR
- EXISTING 1 1/4" O.D. IRON PIPE
- EXISTING 2 1/4" O.D. IRON PIPE
- SET 1 1/4" X 18" REBAR, WEIGHING 4.30 LBS/LIN FT
- ALL OTHER LOT CORNERS SET WITH A 1 1/4" OD X 18" IRON PIPE WEIGHING 1.68 LBS/LIN FT
- () RECORDED DISTANCE FROM PREVIOUS INSTRUMENT

CURVE TABLE									
CURVE	LOT	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	AH TANGENT BEARING	BK TANGENT BEARING	
C1		360.68'	193.25'	S74°41'29"W	190.95'	30°41'56"	S59°20'32"W	N89°57'33"W	
(C1)			(193.34')		(191.04')				
	ROW	360.68'	19.26'	S88°30'40"W	19.26'	03°03'34"			
	52	360.68'	71.19'	S81°19'38"W	71.07'	11°18'30"			
	53	360.68'	67.56'	S70°18'24"W	67.47'	10°43'58"			
	68	360.68'	35.24'	S62°08'28"W	35.23'	05°35'53"			
C2		684.73'	190.09'	S67°17'43"W	189.48'	15°54'22"	S75°14'54"W	S59°20'32"W	
(C2)			(189.58')		(188.98')				
	ROW	684.73'	46.73'	S61°17'51"W	46.73'	03°54'38"			
	6	684.73'	68.36'	S66°06'46"W	68.33'	05°43'12"			
	5	684.73'	68.03'	S71°49'08"W	68.00'	05°41'32"			
	4	684.73'	6.97'	S74°57'24"W	6.97'	00°34'59"			
C3		47.00'	43.53'	S56°39'20"E	41.99'	53°04'01"	S30°07'20"E	S83°11'21"E	
C4		113.00'	104.66'	N56°39'20"W	100.96'	53°04'01"	N83°11'21"W	N30°07'20"W	
	12	113.00'	60.31'	N45°24'39"W	59.59'	30°34'38"			
	OL 1	113.00'	44.35'	N71°56'39"W	44.07'	22°29'23"			
C5		393.00'	210.73'	S74°40'45"W	208.22'	30°43'25"	S59°19'03"W	N89°57'33"W	
	16	393.00'	159.10'	S78°26'35"W	158.02'	23°11'45"			
	15	393.00'	51.63'	S63°04'53"W	51.60'	07°31'39"			
C6		327.00'	175.35'	S74°40'45"W	173.25'	30°43'24"	S59°19'03"W	N89°57'33"W	
	59	327.00'	39.33'	S86°35'43"W	39.31'	06°53'29"			
	60	327.00'	67.86'	S77°12'17"W	67.74'	11°53'23"			
	61	327.00'	68.16'	S65°17'19"W	68.03'	11°56'32"			

SURVEYOR'S CERTIFICATE

I, AARON PARKS, PROFESSIONAL LAND SURVEYOR S-2861, DO HEREBY CERTIFY THAT UNDER THE DIRECTION OF MIKE WIZA, MAYOR OF THE CITY OF STEVENS POINT, I HAVE SURVEYED, DIVIDED, AND MAPPED FOREST CREEK SUBDIVISION, BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP #4939-17-194, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, AND ALL OF OUT LOT 1 OF CERTIFIED SURVEY MAP #011720, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 26, T24N, R8E, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE CITY OF STEVENS POINT, WISCONSIN, IN SURVEYING, DIVIDING AND MAPPING THE SAME.

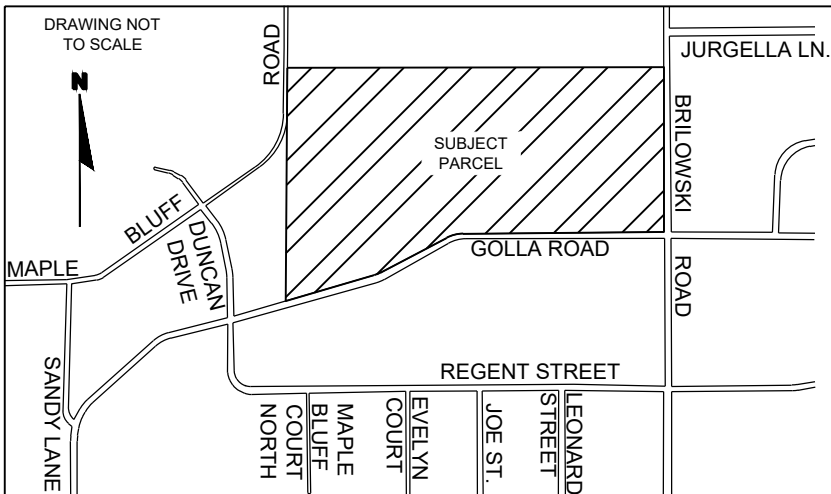
DATED THIS ____ DAY OF _____, 2024.

AARON PARKS
PROFESSIONAL LAND SURVEYOR S-2861

GREMMER & ASSOCIATES, INC.
CONSULTING ENGINEERS
Stevens Point - Fond du Lac

PREPARED BY:
AARON PARKS, PLS #2861
GREMMER & ASSOCIATES, INC.
120 WILSHIRE BLVD. NORTH
STEVENS POINT, WI 54481
PHONE (715)341-4363

VICINITY MAP



SHEET 1 OF 2 SHEETS



MEMORANDUM

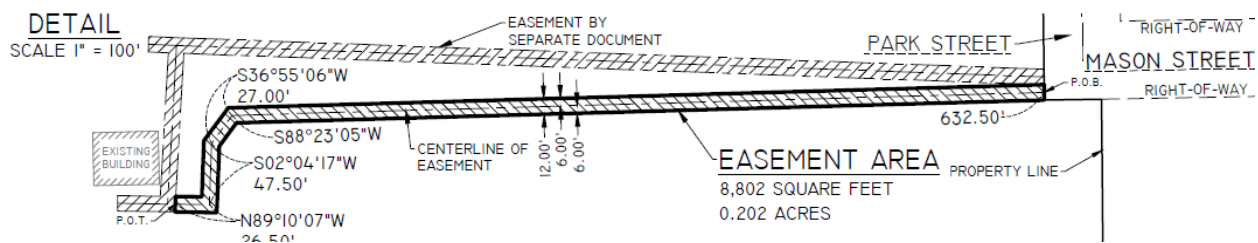
To: Plan Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: May 6, 2024

RE: **Electric Underground Easement – 601 Mason St**

Background: In preparation for future road construction, the Wisconsin Public Service Corporation has been working with the City's Public Works Department to obtain an easement for rebuilding the electric facilities underneath the driveway connecting Mason Street with the City's Wastewater Treatment Plant. A visual of the easement location is shown below:



Consistent with §62.23(5), this request is before the Commission for review. Staff would recommend approval.

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.

3319536

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 Government Lot 1 of Section 5, Township 23 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

Tax Parcel Identification Number (PIN)

281-23-0805200016

- 1. Purpose: ELECTRIC UNDERGROUND** - 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 switch-fuse units, 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 as deemed necessary by Grantee, all to transmit electric energy, signals, television and telecommunication services, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed 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 _____
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, to me known to be the Grantor(s) who executed the foregoing instrument on behalf of said Grantor(s) and acknowledged the same

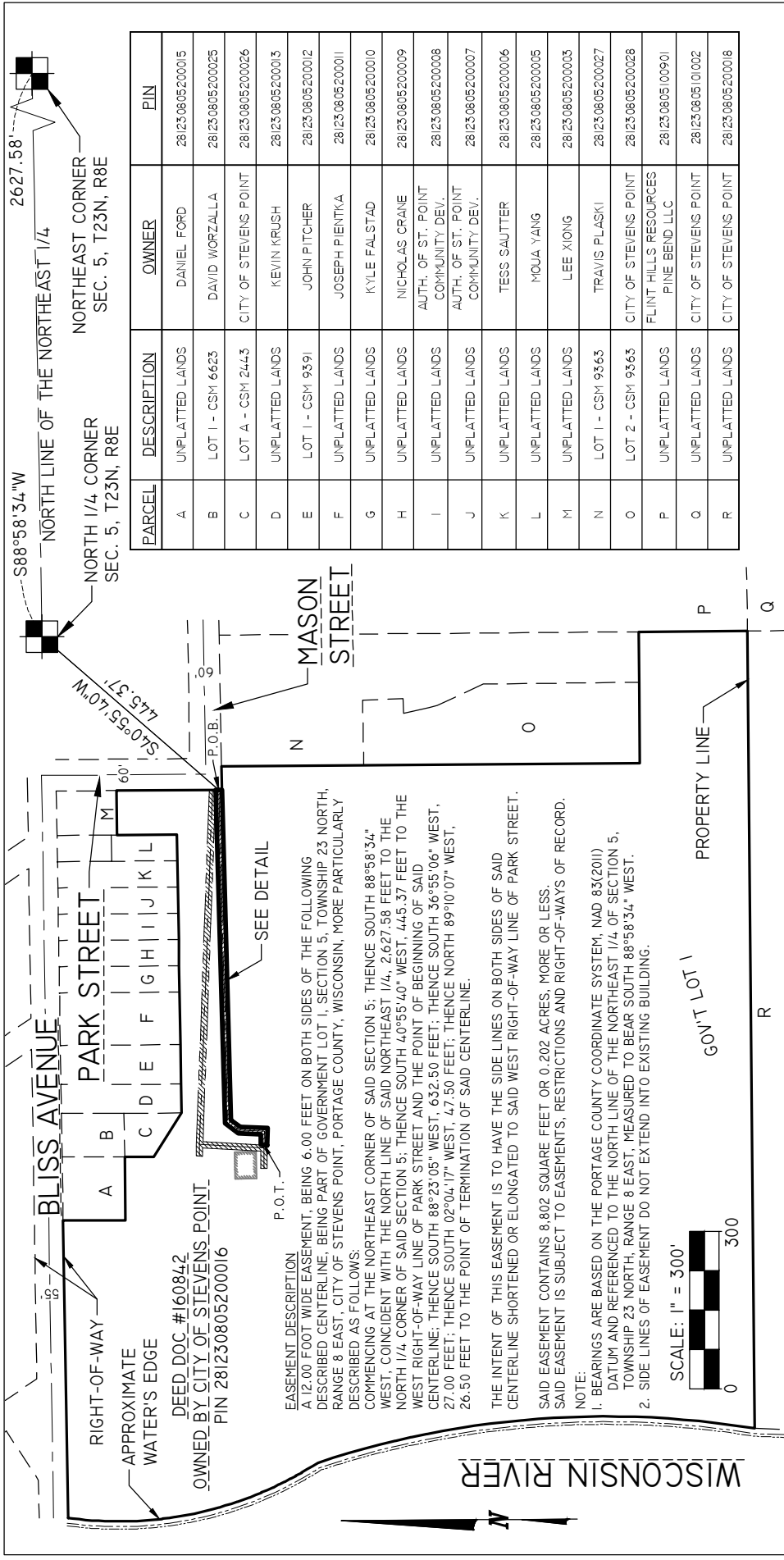
Sign Name

Print Name

Notary Public, State of
My Commission expires: _____

This instrument drafted by: Philip Paradies _____
Wisconsin Public Service Corporation

REMS Entity ID	WR Number	Document ID	REMS Formatted Number
1476532	WMIS-3405823	3319536	INT11-476-532

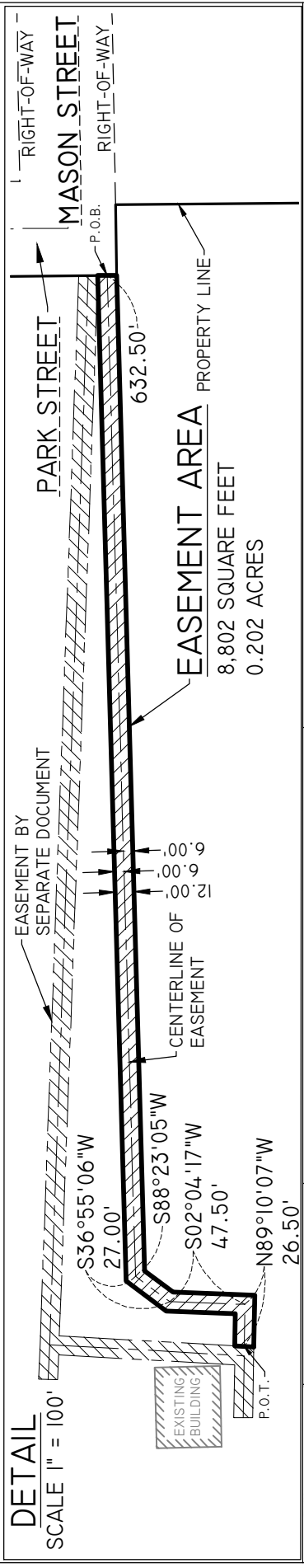
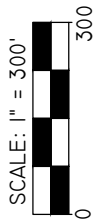


PARCEL	DESCRIPTION	OWNER	PIN
A	UNPLATTED LANDS	DANIEL FORD	281230805200015
B	LOT 1 - CSM 6623	DAVID WORZALLA	281230805200025
C	LOT A - CSM 2443	CITY OF STEVENS POINT	281230805200026
D	UNPLATTED LANDS	KEVIN KRUSH	281230805200013
E	LOT 1 - CSM 9391	JOHN PITCHER	281230805200012
F	UNPLATTED LANDS	JOSEPH PIENKA	281230805200011
G	UNPLATTED LANDS	KYLE FALSTAD	281230805200010
H	UNPLATTED LANDS	NICHOLAS CRANE	281230805200009
I	UNPLATTED LANDS	AUTH. OF ST. POINT COMMUNITY DEV.	281230805200008
J	UNPLATTED LANDS	AUTH. OF ST. POINT COMMUNITY DEV.	281230805200007
K	UNPLATTED LANDS	TESS SAUTTER	281230805200006
L	UNPLATTED LANDS	MOJIA YANG	281230805200005
M	UNPLATTED LANDS	LEE XIONG	281230805200003
N	LOT 1 - CSM 9363	TRAVIS PLASKI	281230805200027
O	LOT 2 - CSM 9363	CITY OF STEVENS POINT	281230805200028
P	UNPLATTED LANDS	FLINT HILLS RESOURCES PINE BEND LLC	28123080500901
Q	UNPLATTED LANDS	CITY OF STEVENS POINT	281230805101002
R	UNPLATTED LANDS	CITY OF STEVENS POINT	281230805200018

EASEMENT DESCRIPTION
A 12.00 FOOT WIDE EASEMENT, BEING 6.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE; BEING PART OF GOVERNMENT LOT 1, SECTION 5, TOWNSHIP 23 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE SOUTH 88°58'34" WEST, COINCIDENT WITH THE NORTH LINE OF SAID NORTHEAST 1/4, 2627.58 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 5; THENCE SOUTH 40°55'40" WEST, 445.37 FEET TO THE WEST RIGHT-OF-WAY LINE OF PARK STREET AND THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE SOUTH 88°23'05" WEST, 632.50 FEET; THENCE SOUTH 36°55'06" WEST, 27.00 FEET; THENCE SOUTH 02°04'17" WEST, 47.50 FEET; THENCE NORTH 89°10'07" WEST, 26.50 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE.

THE INTENT OF THIS EASEMENT IS TO HAVE THE SIDE LINES ON BOTH SIDES OF SAID CENTERLINE SHORTENED OR ELONGATED TO SAID WEST RIGHT-OF-WAY LINE OF PARK STREET. SAID EASEMENT CONTAINS 8.802 SQUARE FEET OR 0.202 ACRES, MORE OR LESS. SAID EASEMENT IS SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAYS OF RECORD.

NOTE:
1. BEARINGS ARE BASED ON THE PORTAGE COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 23 NORTH, RANGE 8 EAST, MEASURED TO BEAR SOUTH 88°58'34" WEST.
2. SIDE LINES OF EASEMENT DO NOT EXTEND INTO EXISTING BUILDING.





Wisconsin Public Service
CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

SEC. 5, T23N, R8E
CITY OF STEVENS POINT
PORTAGE COUNTY

WPS EASEMENT: EXHIBIT "A"
REI PROJECT NO. 11525
WR NUMBER 3405823

DOCUMENT ID# : 3319536
DRAWN BY: JAF
DATE: 4-24-2024

REI Engineering, INC.



TO: City Plan Commission

FROM: Ryan Kernosky, Director of Community Development

DATE: May 6, 2024

RE: **Consideration of a hammerhead design for the Walker Street reconstruction project**

Commissioners –

WI Stats. §62.23(5) states that:

*(5) Matters referred to city plan commission. The council, or other public body or officer of the city having final authority thereon, shall refer to the city plan commission, for its consideration and report before final action is taken by the council, public body or officer, the following matters: The location and architectural design of any public building; the location of any statue or other memorial; **the location, acceptance, extension, alteration, vacation, abandonment, change of use, sale, acquisition of land for or lease of land for any street, alley or other public way, park, playground, airport, area for parking vehicles, or other memorial or public grounds; the location, extension, abandonment or authorization for any public utility whether publicly or privately owned; all plats of lands in the city or within the territory over which the city is given platting jurisdiction by ch. 236; the location, character and extent or acquisition, leasing or sale of lands for public or semipublic housing, slum clearance, relief of congestion, or vacation camps for children; and the amendment or repeal of any ordinance adopted pursuant to this section. Unless such report is made within 30 days, or such longer period as may be stipulated by the common council, the council or other public body or officer, may take final action without it.***

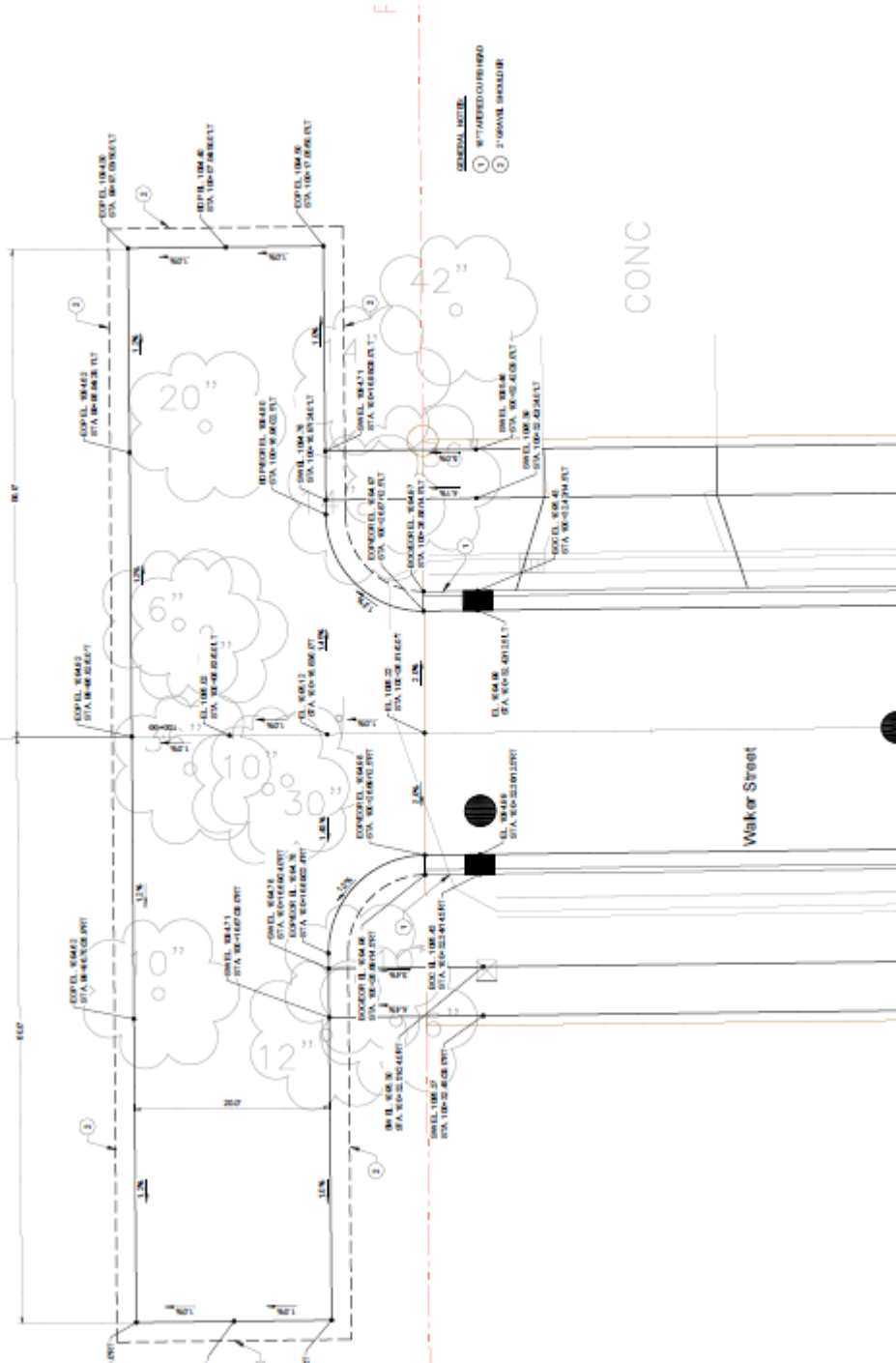
As part of the 2024 Northside reconstruction project, the west end of Walker Street is expected to be designed as a hammerhead for the purposes of fire/EMS turn around in the event of an emergency. Currently, the road simply dead ends at the end of Walker Street before the Bukolt Park property line.

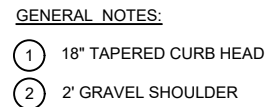


As part of the reconstruction on several north-side streets, the hammer head is proposed and meets all requirements of the Fire Department, Public Works Department, the Community Development Department. Said hammer head is on the next page.

Because of how 62.23(5) is worded, it's appropriate to have the plan commission review and approve this change. Staff recommends approval as presented. Please reach out with any questions.

Exhibit





**2024 STREET IMPROVEMENTS - NORTHSIDE
CITY OF STEVENS POINT
PORTAGE COUNTY, WISCONSIN**



STRAND
ASSOCIATES®

SHEET
67



TO: City Plan Commission

FROM: Ryan Kernosky, Director of Community Development

DATE: May 6, 2024

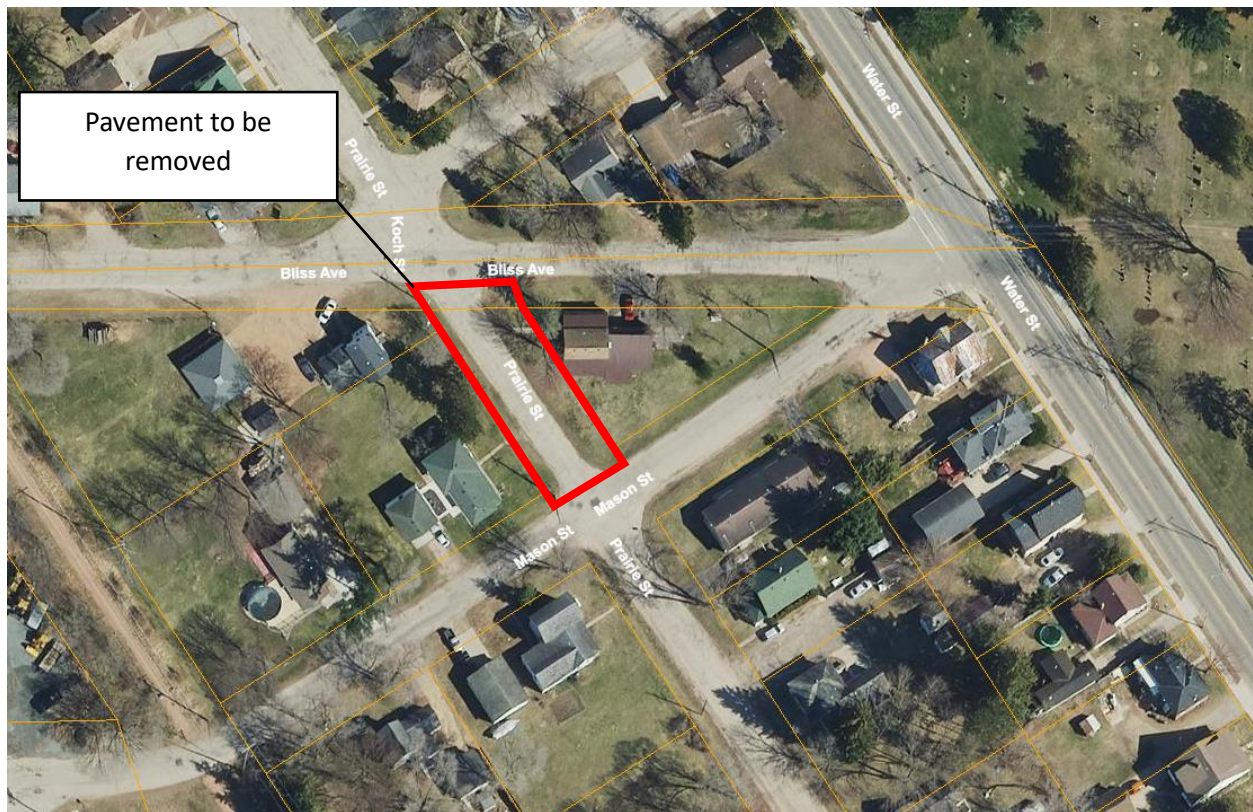
RE: **Consideration of road alterations for the segment of Prairie Street between Bliss Avenue and Mason Street, with retention of City right-of-way**

Commissioners –

WI Stats. §62.23(5) states that:

*(5) Matters referred to city plan commission. The council, or other public body or officer of the city having final authority thereon, shall refer to the city plan commission, for its consideration and report before final action is taken by the council, public body or officer, the following matters: The location and architectural design of any public building; the location of any statue or other memorial; **the location, acceptance, extension, alteration, vacation, abandonment, change of use, sale, acquisition of land for or lease of land for any street, alley or other public way, park, playground, airport, area for parking vehicles, or other memorial or public grounds; the location, extension, abandonment or authorization for any public utility whether publicly or privately owned; all plats of lands in the city or within the territory over which the city is given platting jurisdiction by ch. 236; the location, character and extent or acquisition, leasing or sale of lands for public or semipublic housing, slum clearance, relief of congestion, or vacation camps for children; and the amendment or repeal of any ordinance adopted pursuant to this section. Unless such report is made within 30 days, or such longer period as may be stipulated by the common council, the council or other public body or officer, may take final action without it.***

As part of the 2024 Southside road project, City Engineering has reviewed the opportunities to reduce the amount of pavement that exists within the City. As a result, they have proposed to remove Prairie Street between Bliss Avenue and Mason Street as part of this project. A visual is on the next page.



Although the City is removing the pavement, the street right of way will remain.

Because of how 62.23(5) is worded, it's appropriate to have the plan commission review and approve this change. Staff recommends approval as presented. Please reach out with any questions.



TO: City Plan Commission

FROM: Ryan Kernosky, Director of Community Development

DATE: May 6, 2024

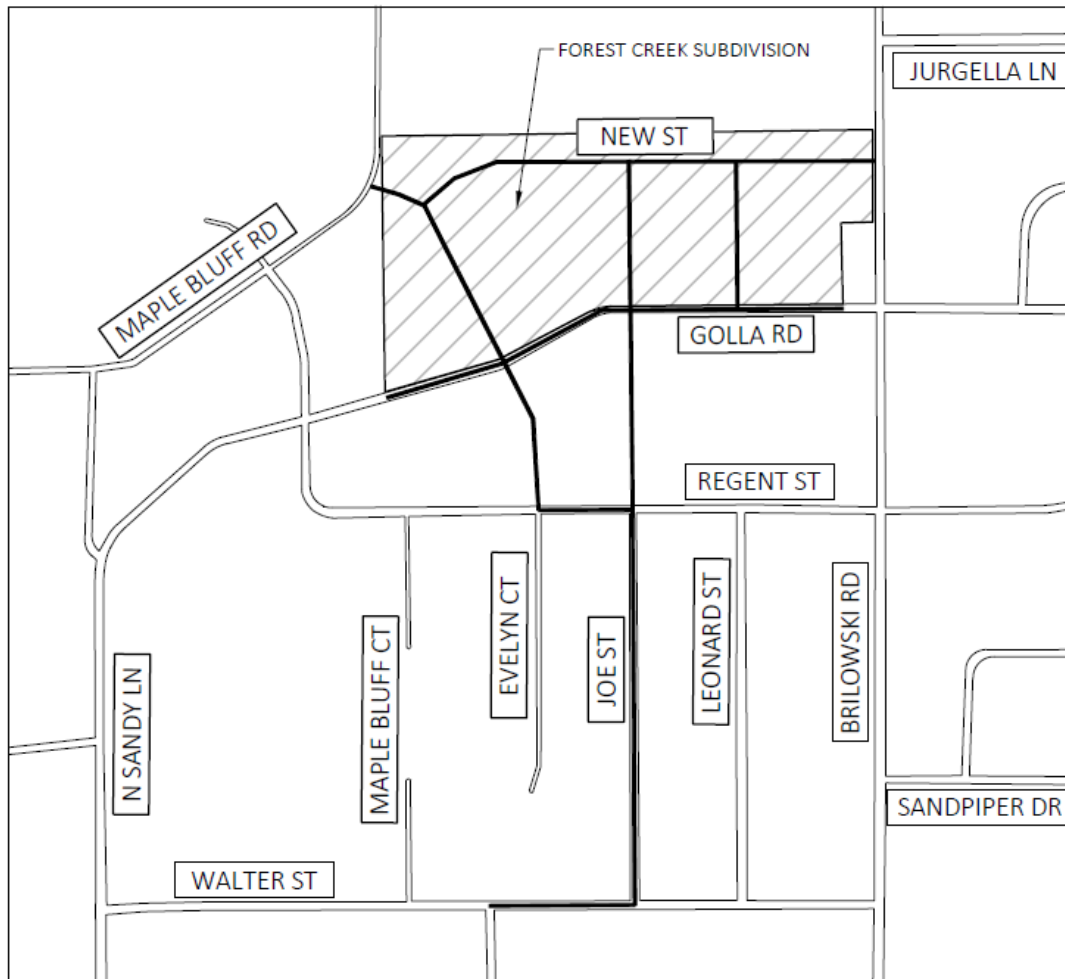
RE: **Consideration on the extension of public utilities for the development of the Forest Creek Subdivision**

Commissioners –

WI Stats. §62.23(5) states that:

*(5) **Matters referred to city plan commission.** The council, or other public body or officer of the city having final authority thereon, shall refer to the city plan commission, for its consideration and report before final action is taken by the council, public body or officer, the following matters: The location and architectural design of any public building; the location of any statue or other memorial; the location, acceptance, extension, alteration, vacation, abandonment, change of use, sale, acquisition of land for or lease of land for any street, alley or other public way, park, playground, airport, area for parking vehicles, or other memorial or public grounds; **the location, extension, abandonment or authorization for any public utility whether publicly or privately owned**; all plats of lands in the city or within the territory over which the city is given platting jurisdiction by ch. 236; the location, character and extent or acquisition, leasing or sale of lands for public or semipublic housing, slum clearance, relief of congestion, or vacation camps for children; and the amendment or repeal of any ordinance adopted pursuant to this section. Unless such report is made within 30 days, or such longer period as may be stipulated by the common council, the council or other public body or officer, may take final action without it.*

As the City moves forward with the development of the Forest Creek Subdivision, it's important to review the location and extension of the public utilities as part of this project. The location of the plat, coupled with the extension of those utilities is included on a map on the next page.



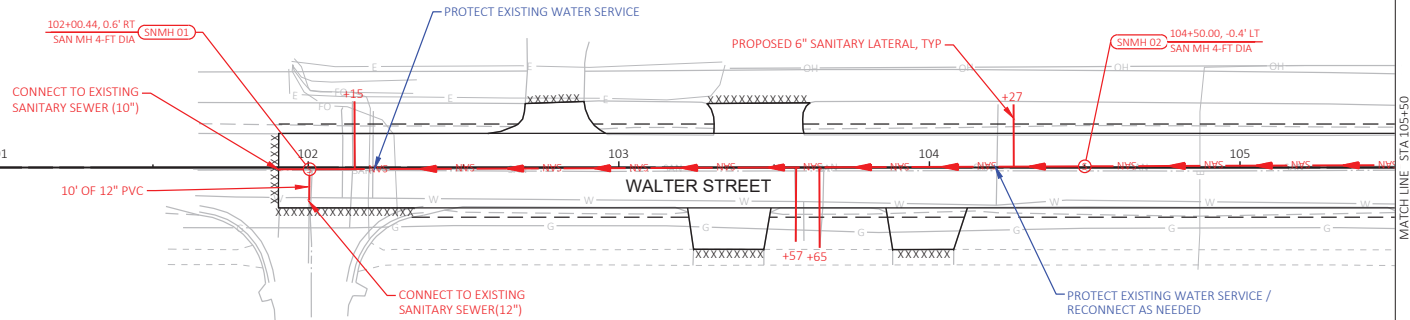
Sanitary Sewer Extension

Because of planned capacity needs in the future, namely north and east of Brilowski Rd, the City is installing a 12" PVC sanitary pipe from Walter Street (at Wildwood Dr intersection), east to Joe Street, and north to the unnamed street in the Forest Creek Subdivision – this is also called a ‘deep sewer pipe’ as it plays into the overall distribution system. All other sanitary pipe will be between 8" and 10" as typical in this style of development within Regent Street, Evelyn Ct, Leonard St, and the unnamed street on the northside of the development.

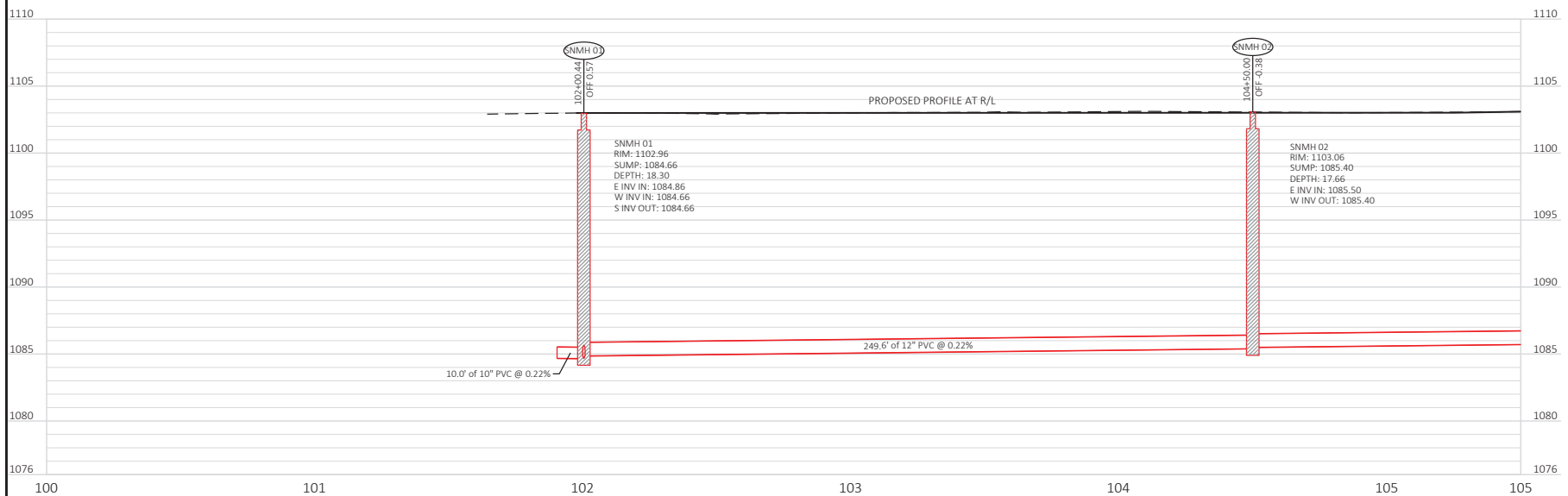
Water Extension

Similar to the sanitary sewer extension, planned future capacity for water distribution results in a 12" watermain up north on Joe Street, and extension east and west on Golla Road. The other water mains in this area will be 8" and in the proposed Forest Creek Subdivision and the expected subdivision to the area south of Golla Road.

Because of how 62.23(5) is worded, it's appropriate to have the plan commission review and approve this sanitary and water extension. Staff recommends approval as presented. Please reach out with any questions.



NOTES:
 CONTRACTOR SHALL VERIFY DEPTHS OF PROPOSED SANITARY MAIN AND SANITARY LATERALS TO AVOID CONFLICTS WITH PROPOSED WATER MAIN AND WATER SERVICES.
 SANITARY AND WATER LATERALS LOCATIONS CAN BE REVISED BY ENGINEER IN FIELD.
 INSTALL INSULATION WHEN SANITARY SEWER / SANITARY LATERALS CROSS WATER MAIN / WATER LATERALS WITH LESS THAN 2' OF SEPARATION.



PROJECT NO: 24-11

CITY OF STEVENS POINT

FOREST CREEK SUBDIVISION

UTILITY PLAN: WALTER STREET

SHEET 34

E

FILE NAME: P:\PROJECTS_CURRENT\PORTAGE\STEVENS POINT, CITY OF\2023 FOREST CREEK SUBDIVISION\ACAD\SHEETS\PLAN\023001_UP\023001_UP.DWG
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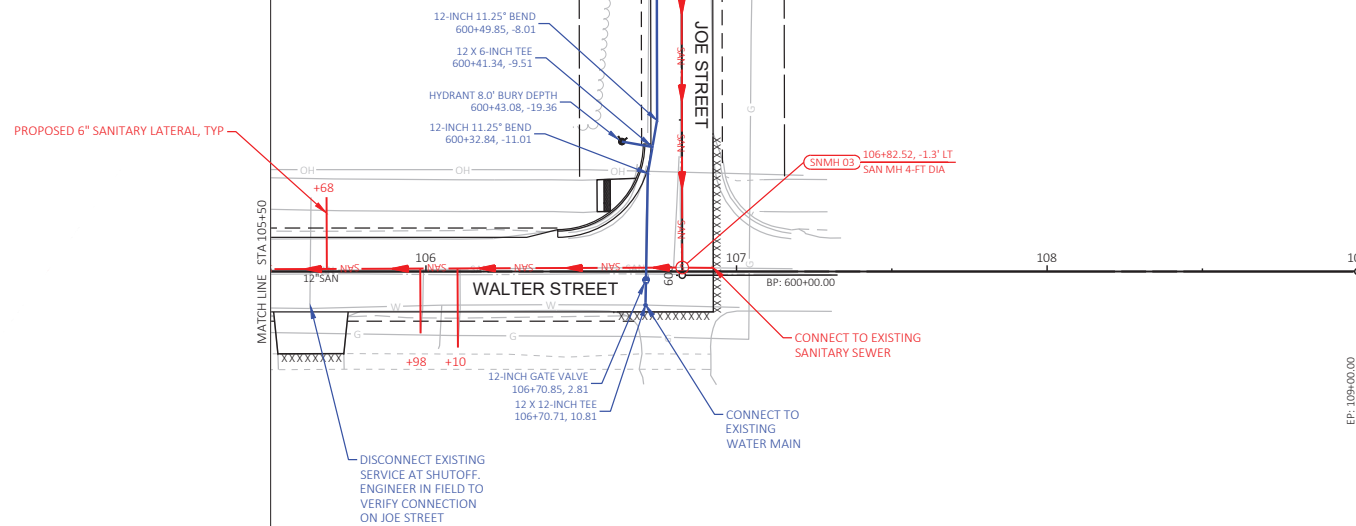
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PLOT BY: DEXTER KAETTERHENRY

PLOT NAME:

PLOT SCALE: 1 IN=40 FT

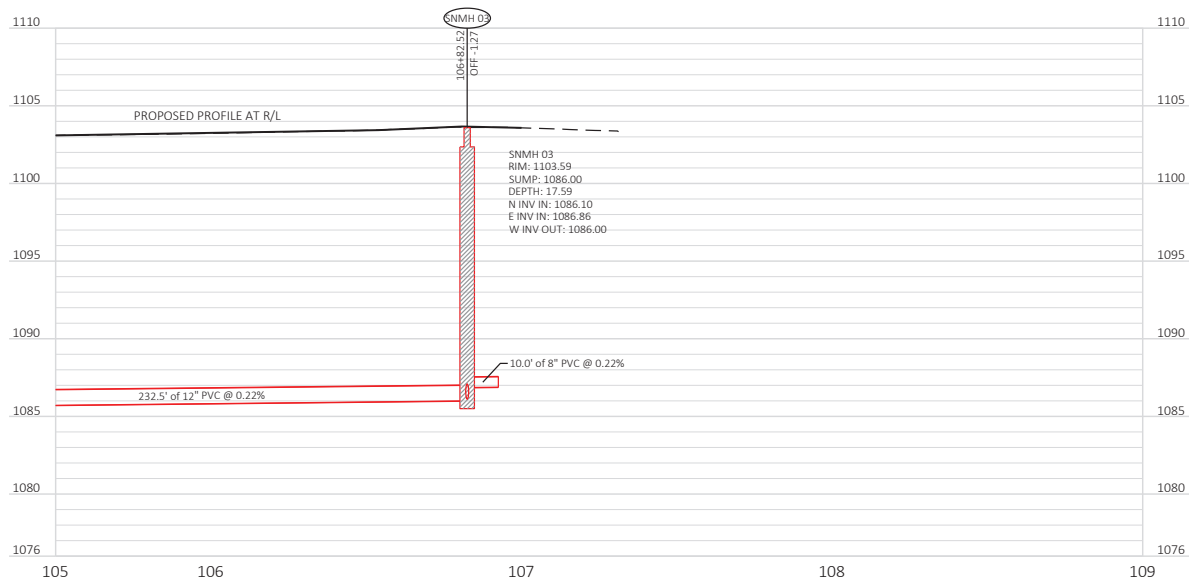
WISDOT/CADD5 SHEET 44



NOTES:
CONTRACTOR SHALL VERIFY DEPTHS OF PROPOSED SANITARY MAIN AND SANITARY LATERALS TO AVOID CONFLICTS WITH PROPOSED WATER MAIN AND WATER SERVICES.

SANITARY AND WATER LATERALS LOCATIONS CAN BE REVISED BY ENGINEER IN FIELD.

INSTALL INSULATION WHEN SANITARY SEWER / SANITARY LATERALS CROSS WATER MAIN / WATER LATERALS WITH LESS THAN 2' OF SEPARATION.



PROJECT NO: 24-01

CITY OF STEVENS POINT

FOREST CREEK SUBDIVISION

UTILITY PLAN: WALTER STREET

SHEET 35

E

FILE NAME : P:\PROJECTS_CURRENT\PORTAGE\STEVENS POINT, CITY OF\2023 FOREST CREEK SUBDIVISION\ACAD\SHEETS PLAN\023001_UP\023002_UP.DWG
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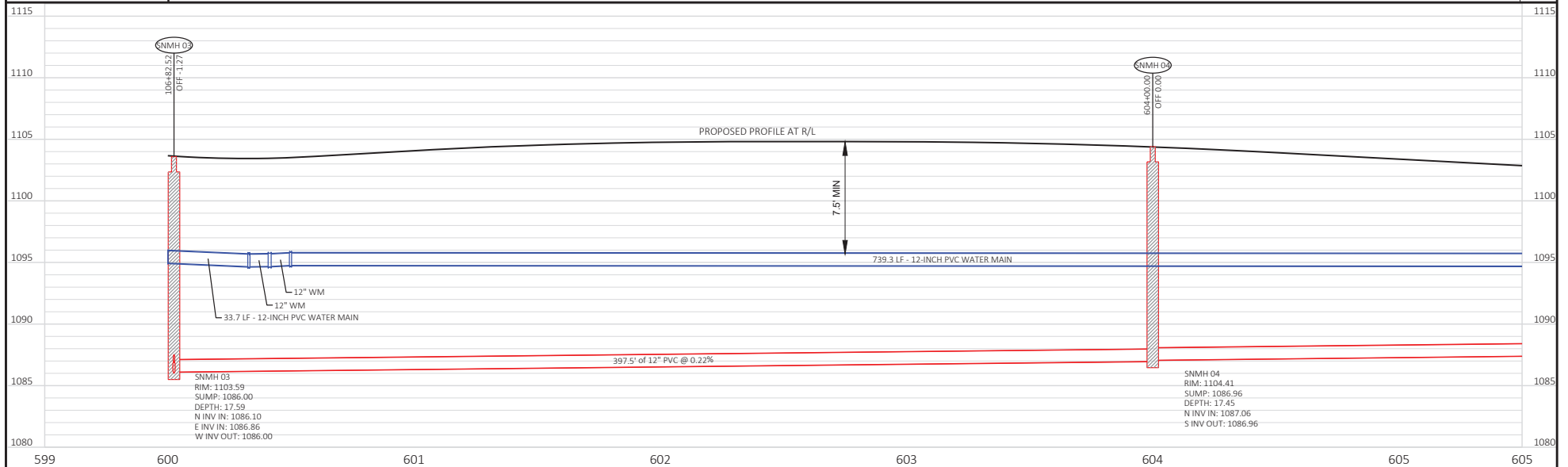
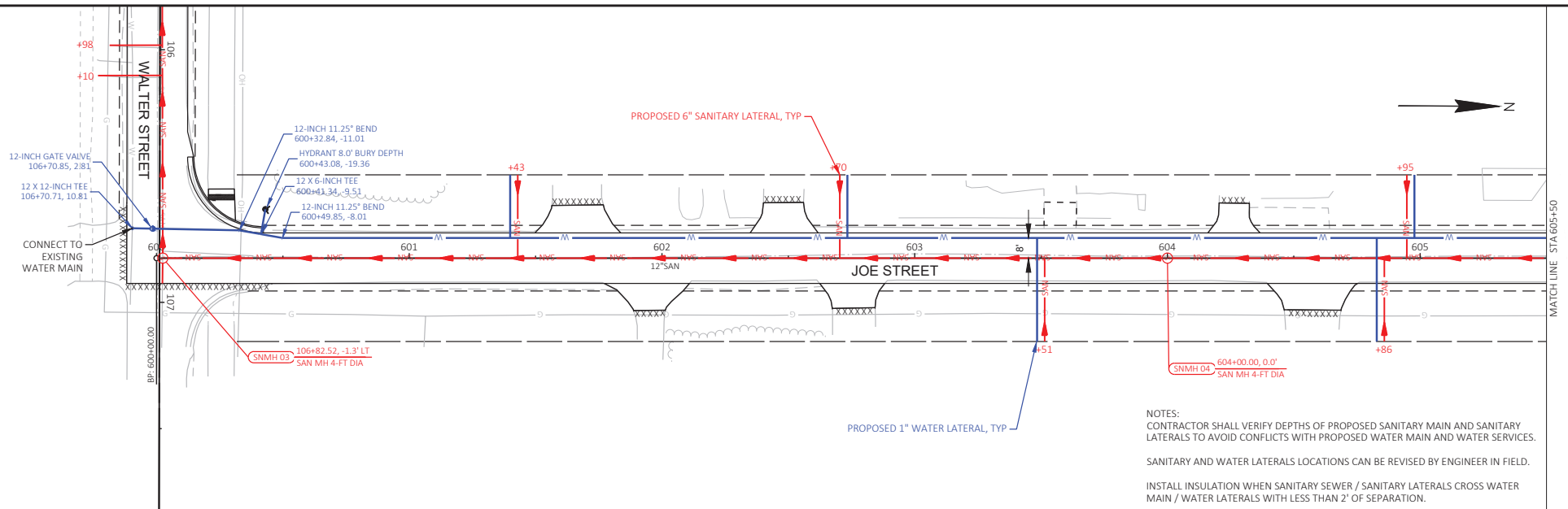
PLOT NAME :

PLOT SCALE : 1 IN=40 FT

WISDOT/CADD5 SHEET 44

2

2



PROJECT NO: 24-11

CITY OF STEVENS POINT

FOREST CREEK SUBDIVISION

UTILITY PLAN: JOE STREET

SHEET 36

E

FILE NAME: P:\PROJECTS_CURRENT\PORTAGE\STEVENS POINT, CITY OF\2023 FOREST CREEK SUBDIVISION\ACAD\SHEETS PLAN\023001_UP\023001_UP.DWG
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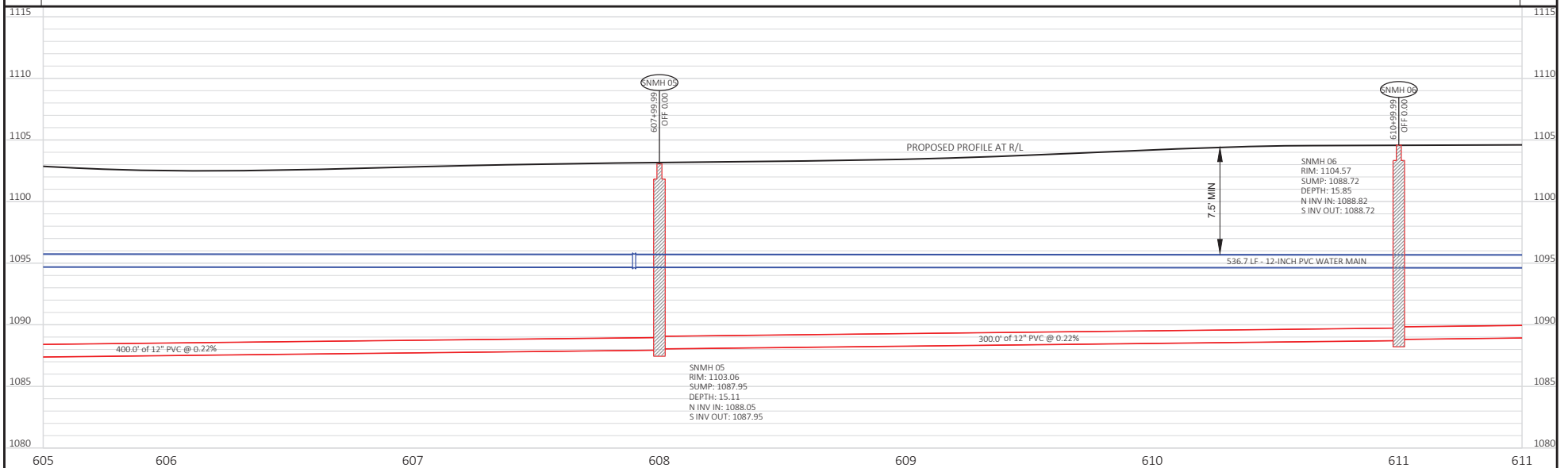
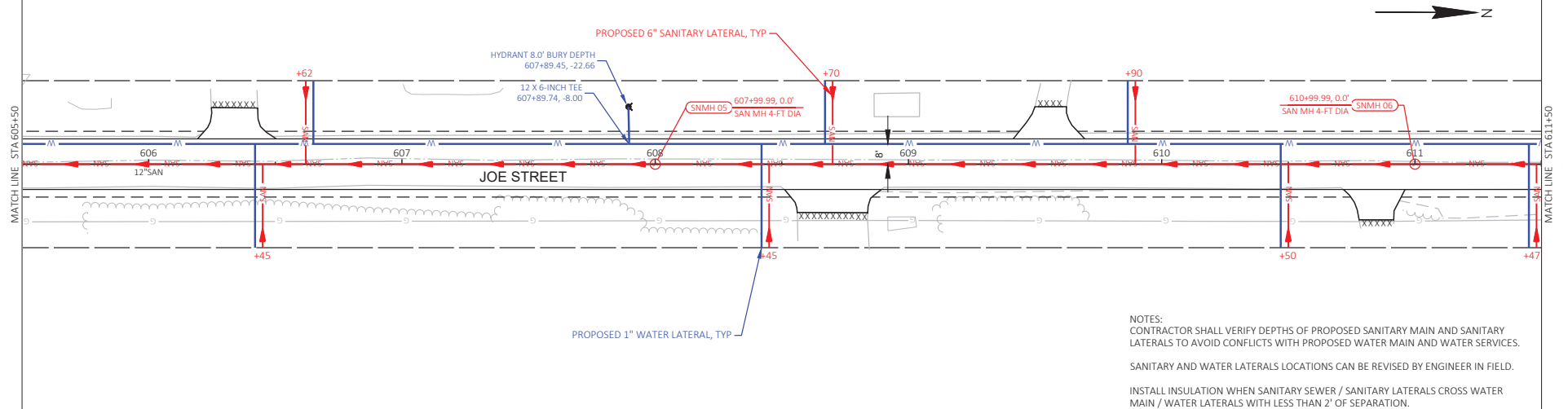
PLOT DATE: 2/15/2024 11:46 PM

PLOT BY: DEXTER KAETTERHENRY

PLOT NAME:

PLOT SCALE: 1 IN=40 FT

WISDOT/CADDSS SHEET 44



PROJECT NO: 24-11

CITY OF STEVENS POINT

FOREST CREEK SUBDIVISION

UTILITY PLAN: JOE STREET

SHEET 37

E

FILE NAME: P:\PROJECTS_CURRENT\PORTAGE\STEVENS POINT, CITY OF\2023 FOREST CREEK SUBDIVISION\ACAD\SHETS PLAN\023001_UP\023001_UP.DWG
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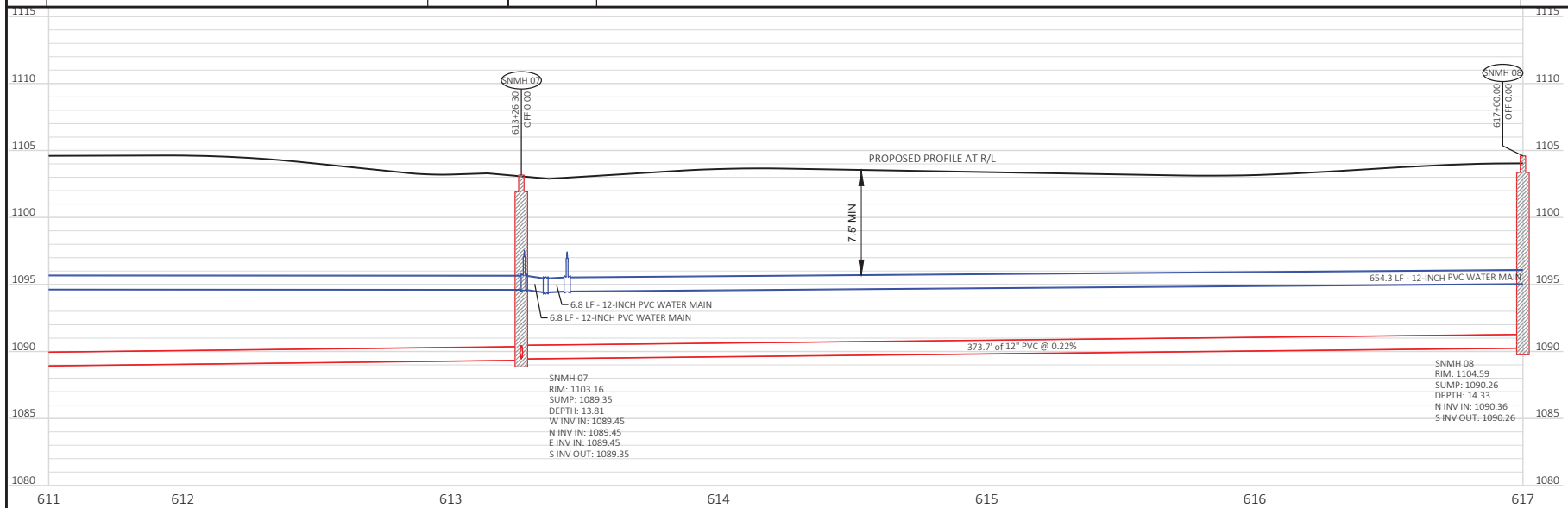
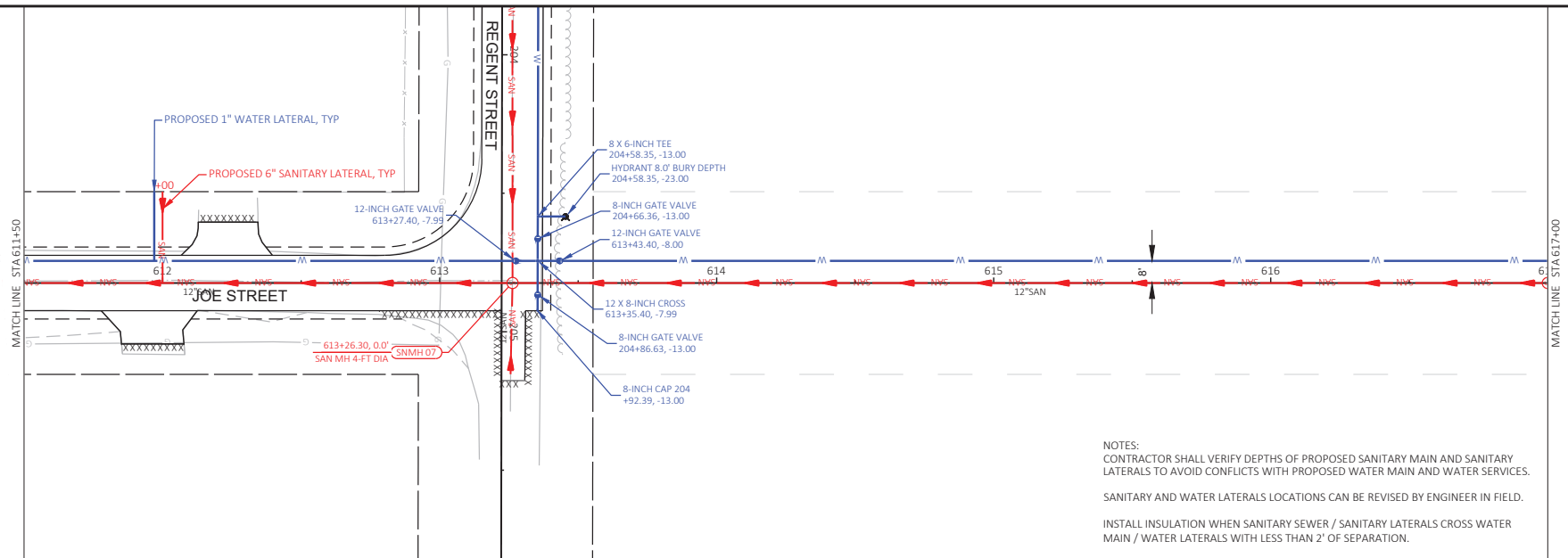
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PLOT SCALE: 1 IN=40 FT

WISDOT/CADDIS SHEET 44

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2



PROJECT NO: 24-11

CITY OF STEVENS POINT

FOREST CREEK SUBDIVISION

UTILITY PLAN: JOE STREET

SHEET 38

E

FILE NAME : P:\PROJECTS_CURRENT\PORTAGE\STEVENS POINT, CITY OF\2023 FOREST CREEK SUBDIVISION\ACAD\SHEETS PLAN\023001_UP\023001_UP.DWG
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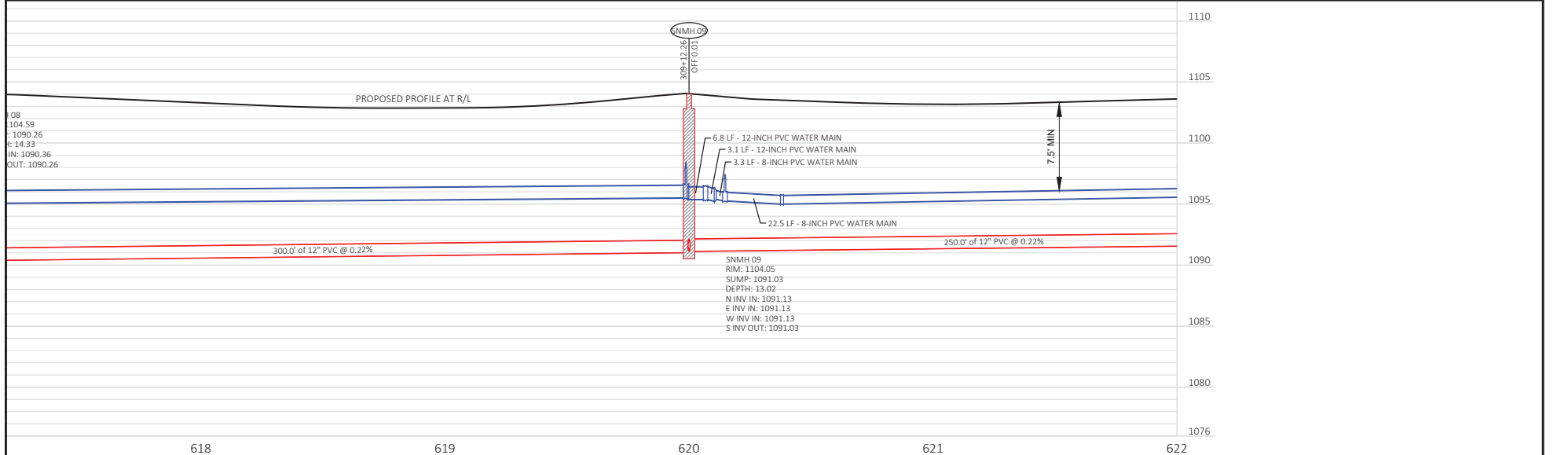
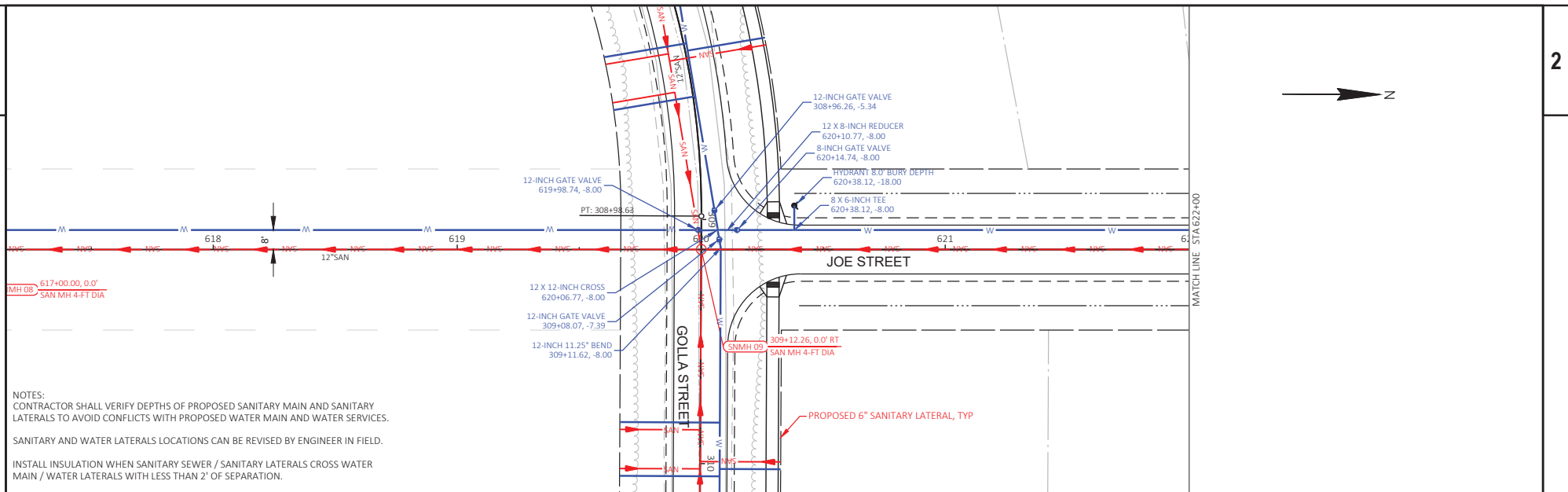
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PLOT SCALE : 1 IN=40 FT

WISDOT/CADDIS SHEET 44

2

2



PROJECT NO: 24-11

CITY OF STEVENS POINT

FOREST CREEK SUBDIVISION

UTILITY PLAN: JOE STREET

SHEET

39

E

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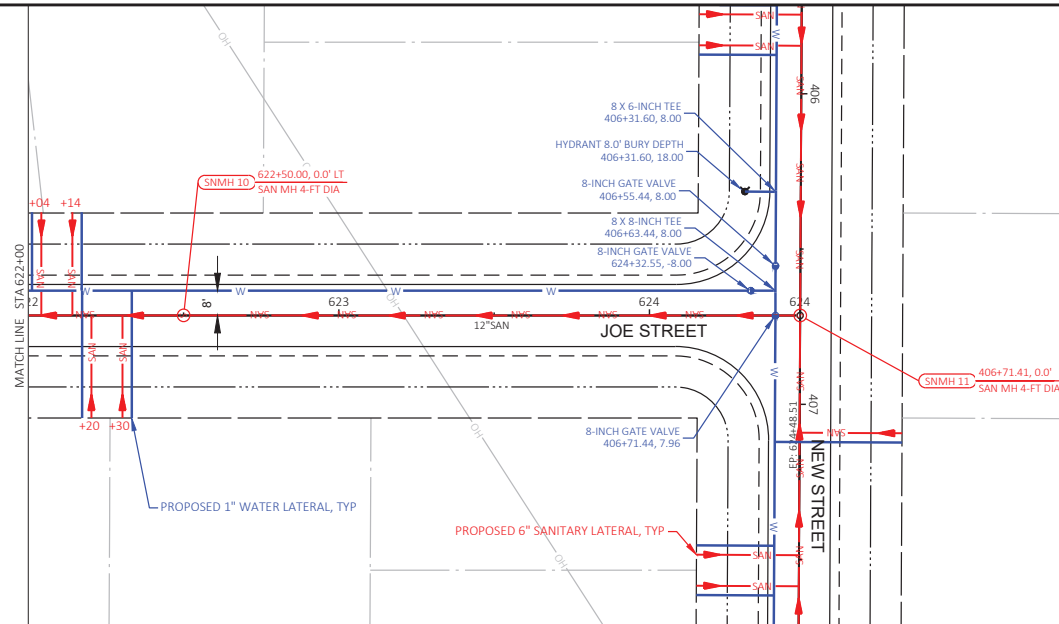
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WISDOT/CADD5 SHEET 44

2

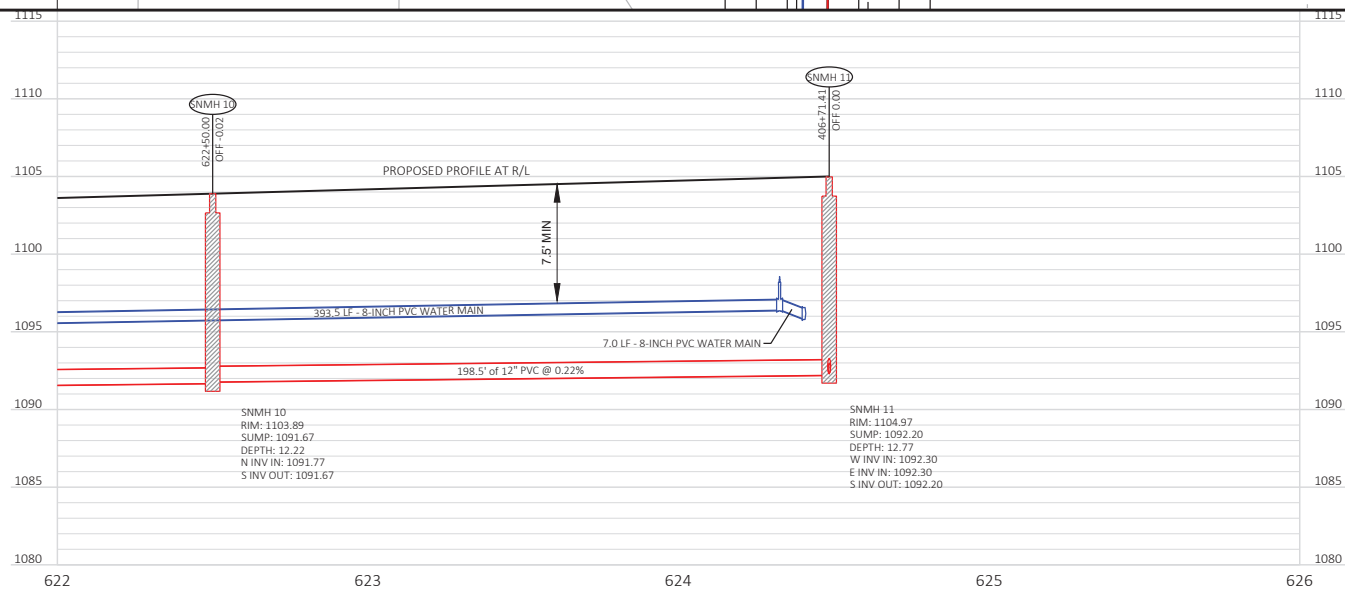
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NOTES:
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PROJECT NO: 24-11

CITY OF STEVENS POINT

FOREST CREEK SUBDIVISION

UTILITY PLAN: JOE STREET

SHEET 40

E

FILE NAME : P:\PROJECTS_CURRENT\PORTAGE\STEVENS POINT, CITY OF\2023 FOREST CREEK SUBDIVISION\ACAD\SHEETS\PLAN\023001_UP\023001_UP.DWG
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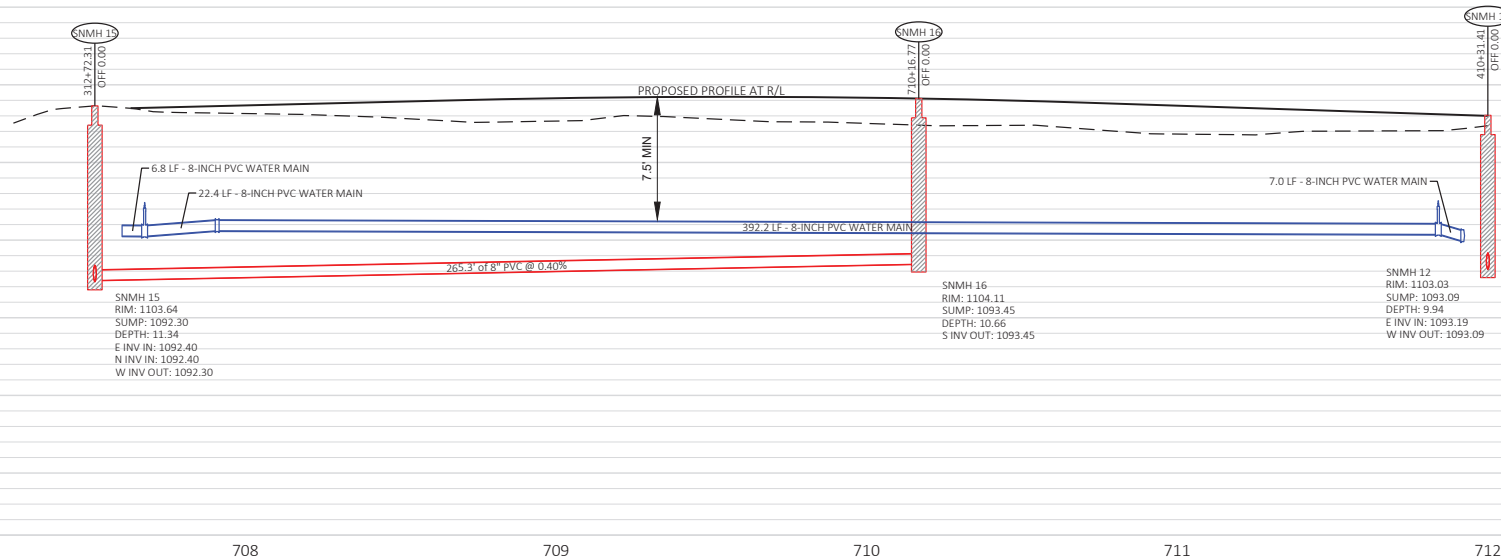
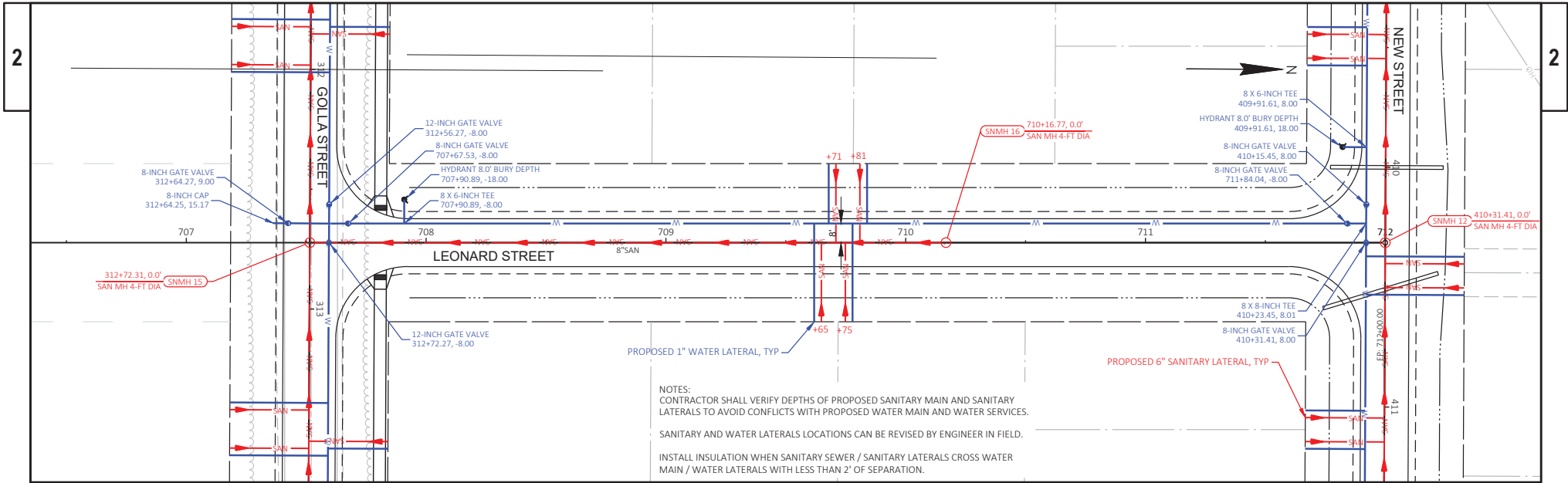
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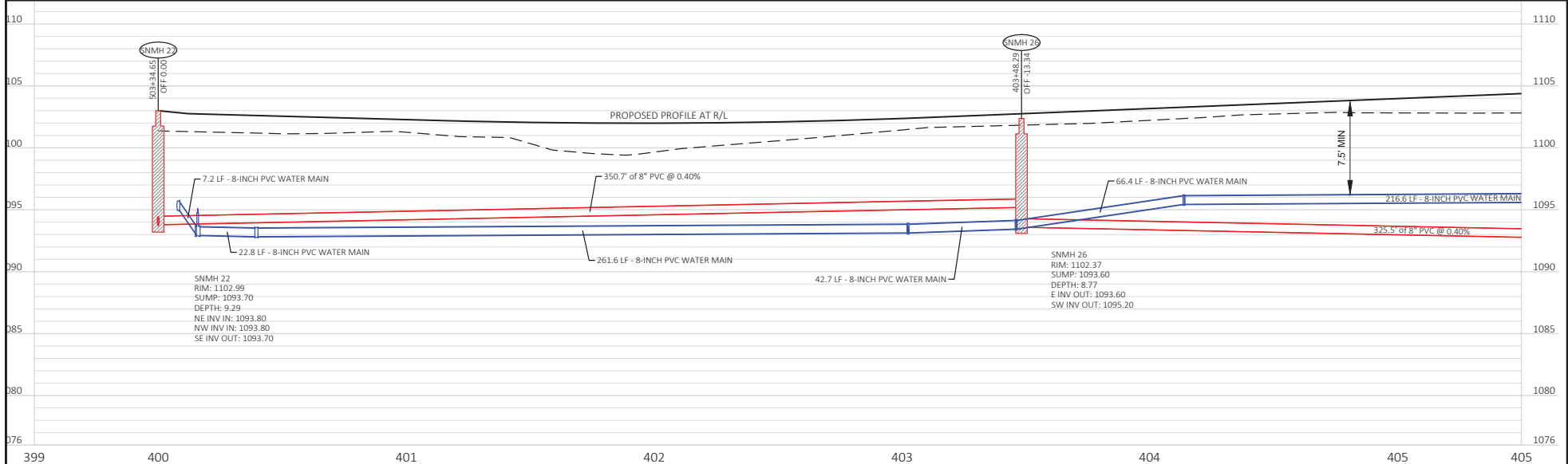
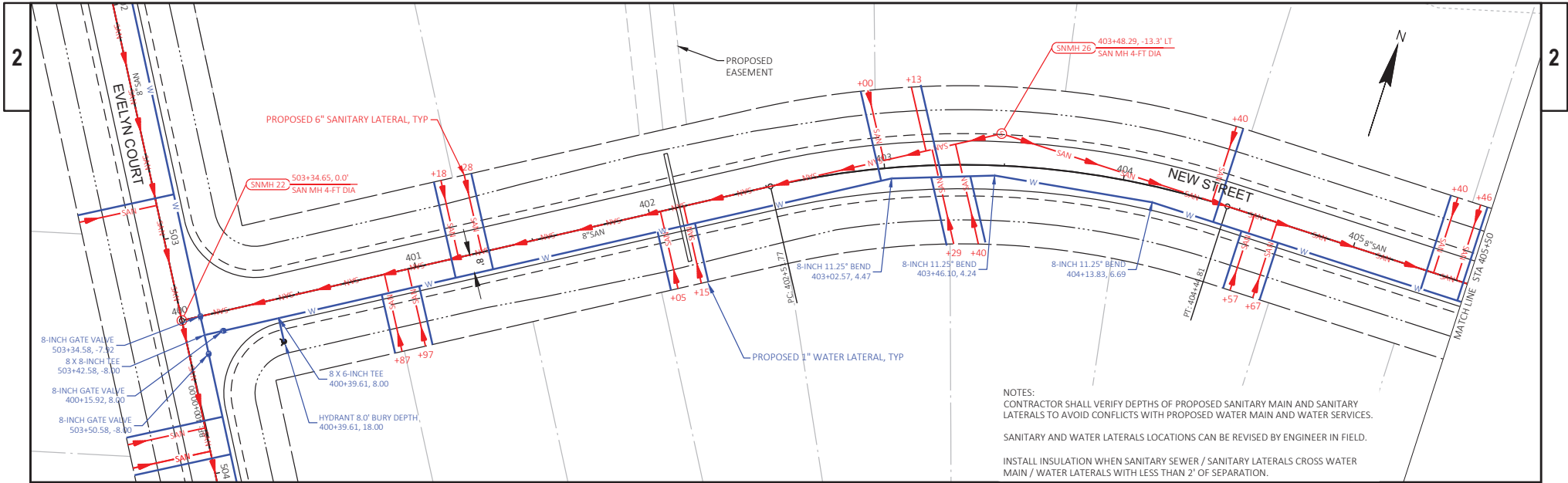
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PLOT NAME :

PLOT SCALE : 1 IN=40 FT

WISDOT/CADD5 SHEET 44

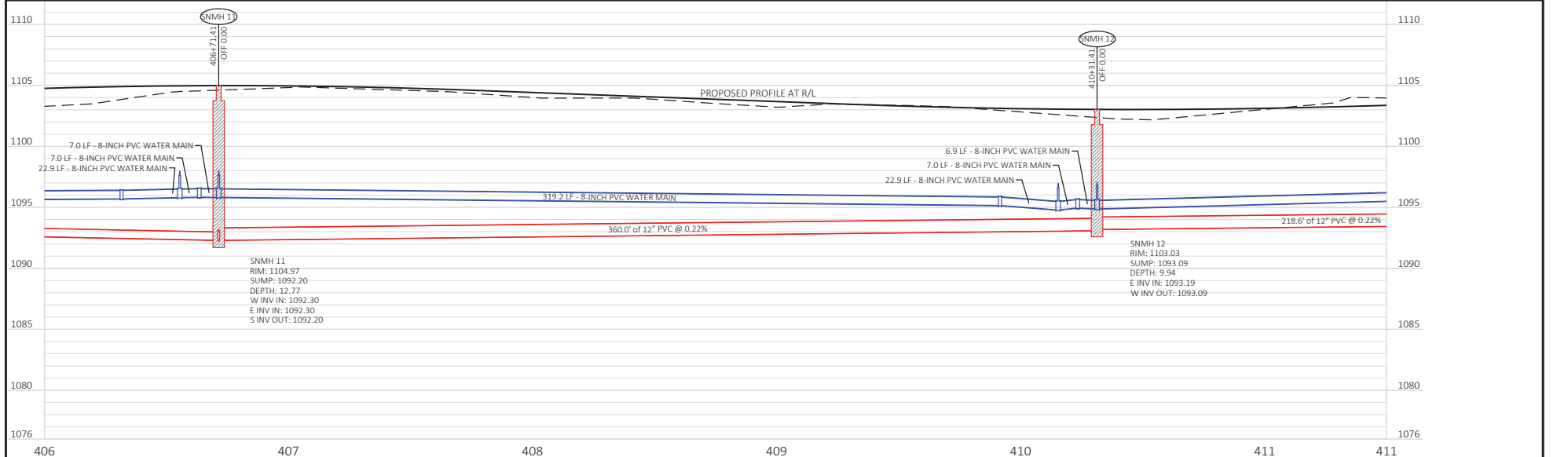
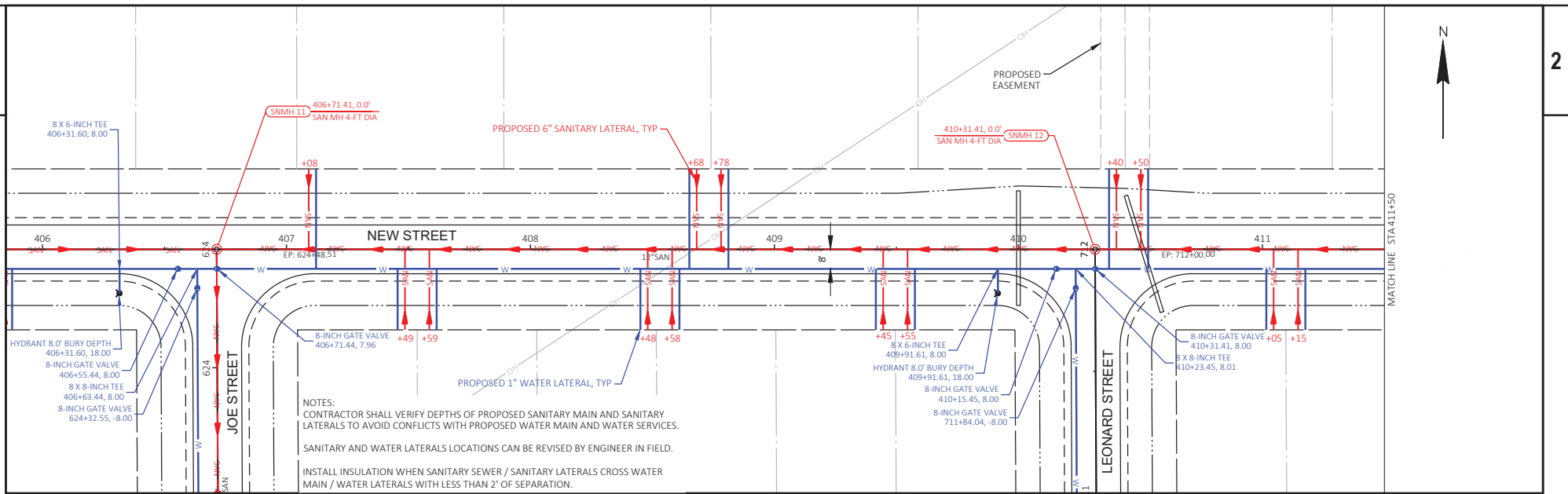




PROJECT NO: 24-11		CITY OF STEVENS POINT	FOREST CREEK SUBDIVISION	UTILITY PLAN: NEW STREET	SHEET 42	E
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LAYOUT NAME: 11						

2

2



PROJECT NO: 24-11

CITY OF STEVENS POINT

FOREST CREEK SUBDIVISION

UTILITY PLAN: NEW STREET

SHEET 43

E

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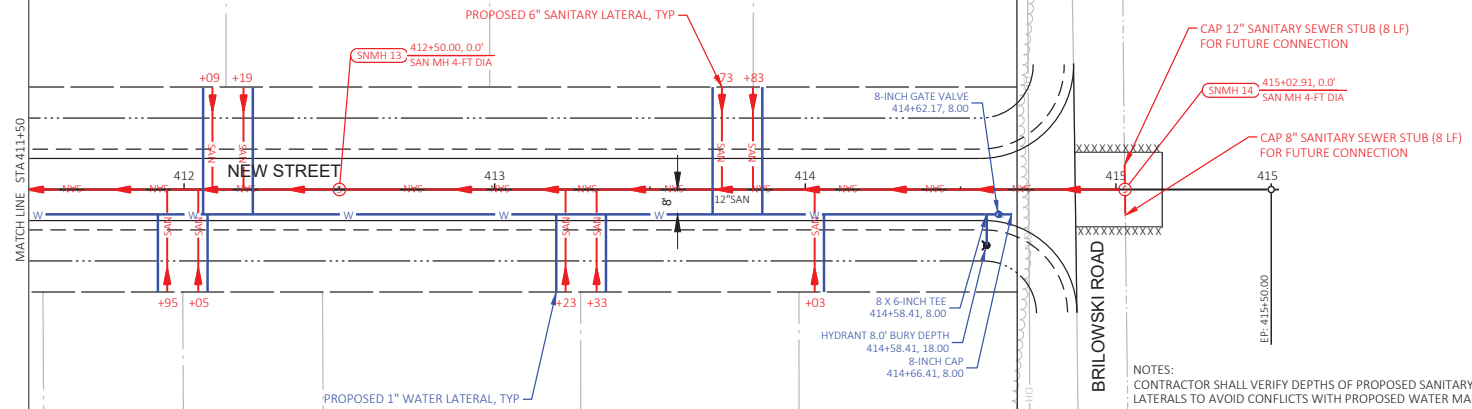
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PLOT BY: DEXTER KAETTERHENRY

PLOT NAME:

PLOT SCALE: 1 IN=40 FT

WISDOT/CADDIS SHEET 44

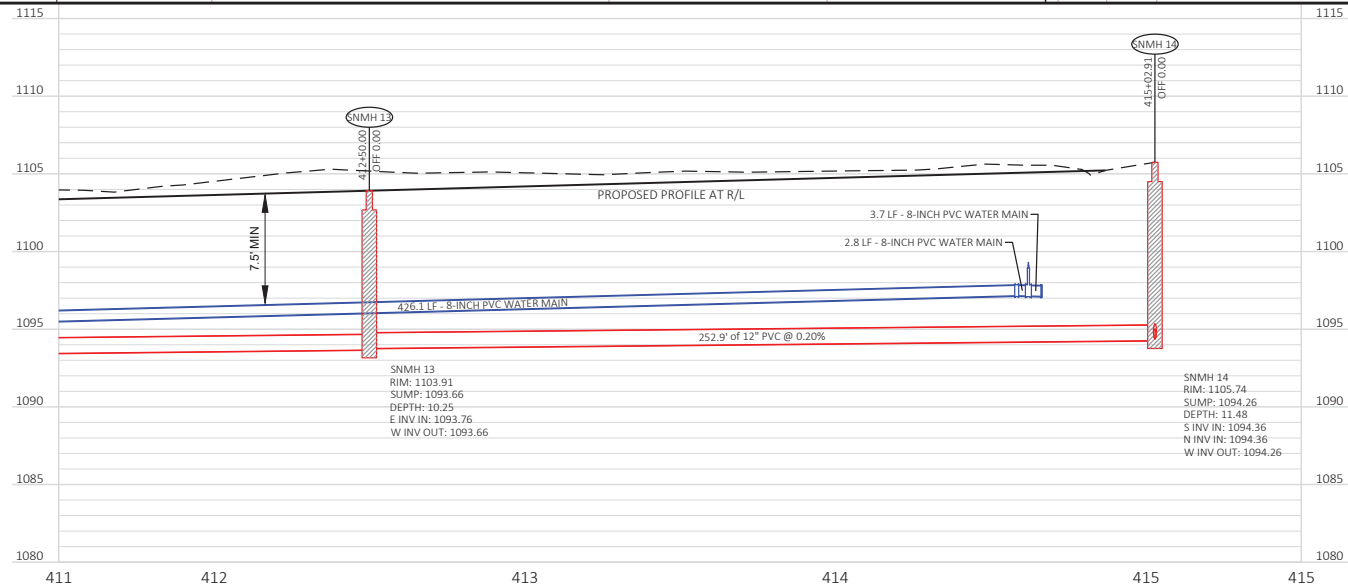


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PROJECT NO: 24-11

CITY OF STEVENS POINT

FOREST CREEK SUBDIVISION

UTILITY PLAN: NEW STREET

SHEET 44

E

FILE NAME: P:\PROJECTS_CURRENT\PORTAGE\STEVENS POINT, CITY OF\2023 FOREST CREEK SUBDIVISION\ACAD\SHEETS PLAN\023001_UP\023001_UP.DWG
LAYOUT NAME - 13

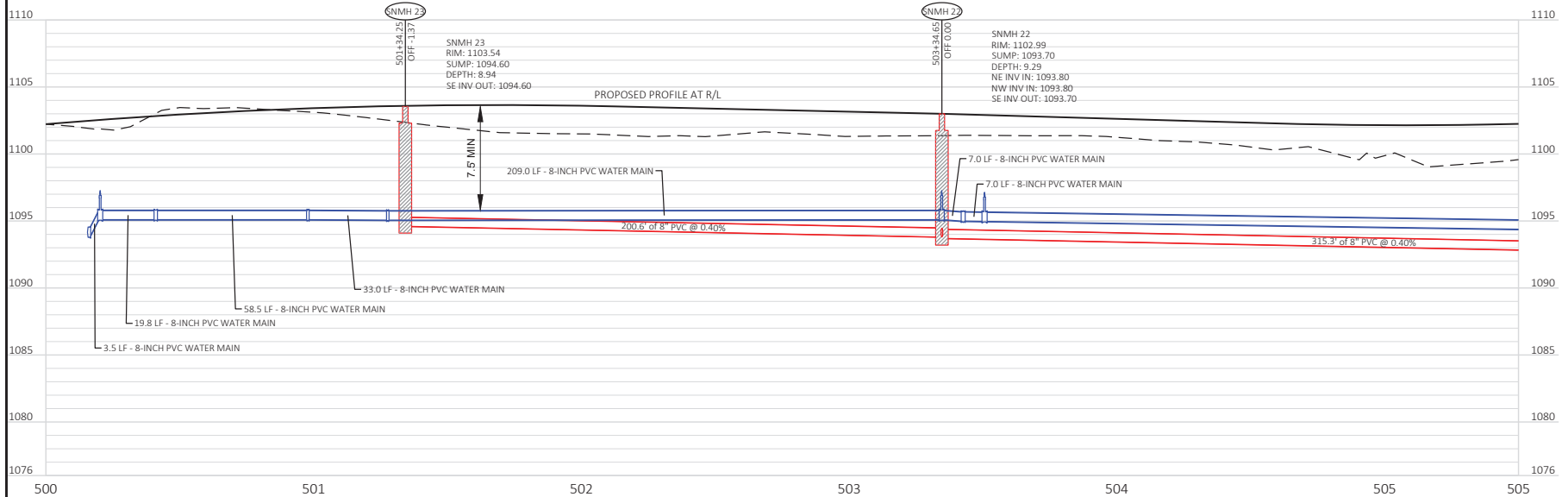
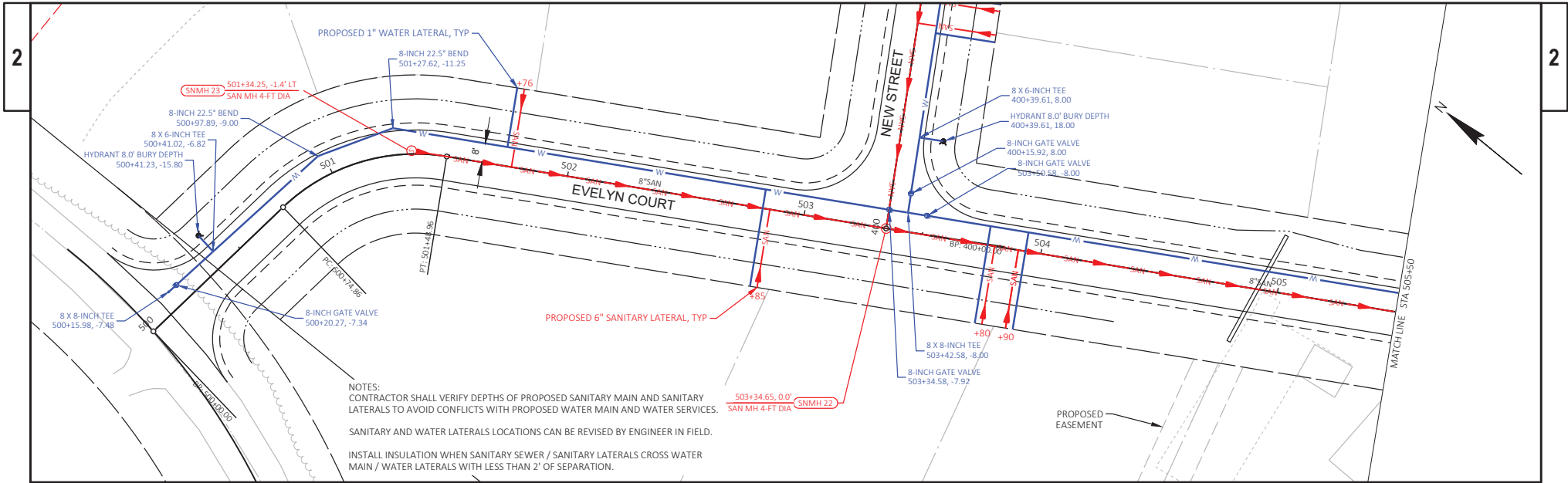
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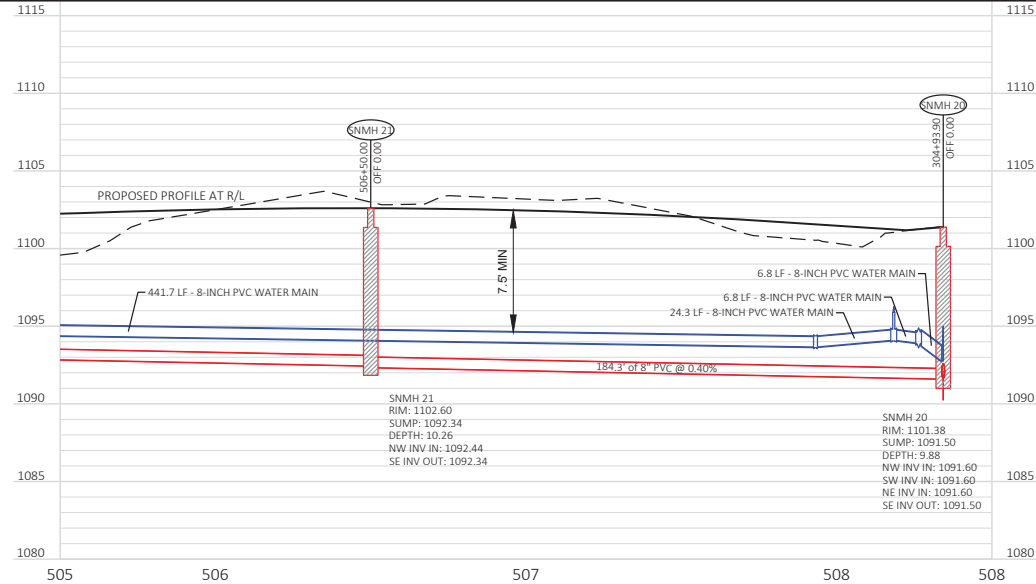
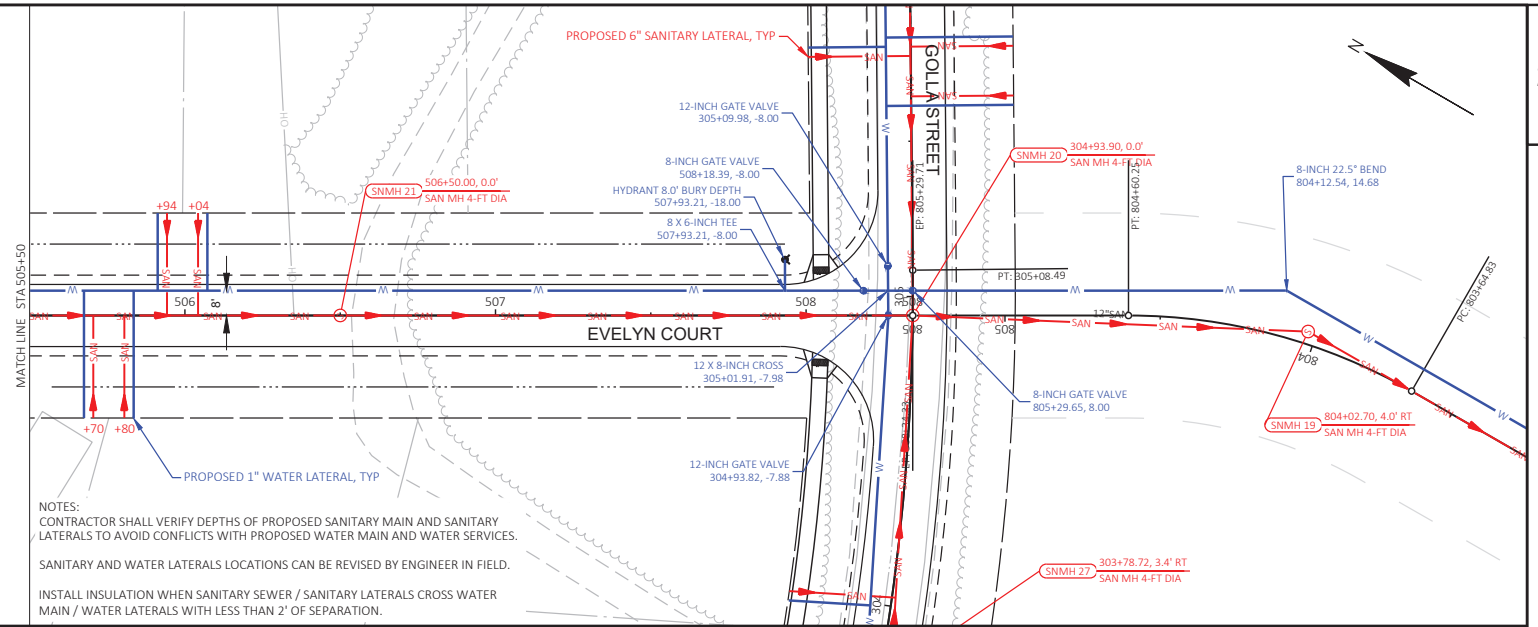
PLOT SCALE: 1 IN=40 FT

WISDOT/CADD5 SHEET 44



PROJECT NO: 24-11	CITY OF STEVENS POINT	FOREST CREEK SUBDIVISION	UTILITY PLAN: EVELYN COURT	SHEET 45	E
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 PLOT BY: DEXTER KAETTERHENRY
 PLOT NAME:
 PLOT SCALE: 1 IN=40 FT
 WISDOT/CADDIS SHEET 44



PROJECT NO: 24-11

CITY OF STEVENS POINT

FOREST CREEK SUBDIVISION

UTILITY PLAN: EVELYN COURT

SHEET 46

E

FILE NAME: P:\PROJECTS_CURRENT\PORTAGE\STEVENS POINT, CITY OF\2023 FOREST CREEK SUBDIVISION\ACAD\SHETS PLAN\023001_UP\023001_UP.DWG
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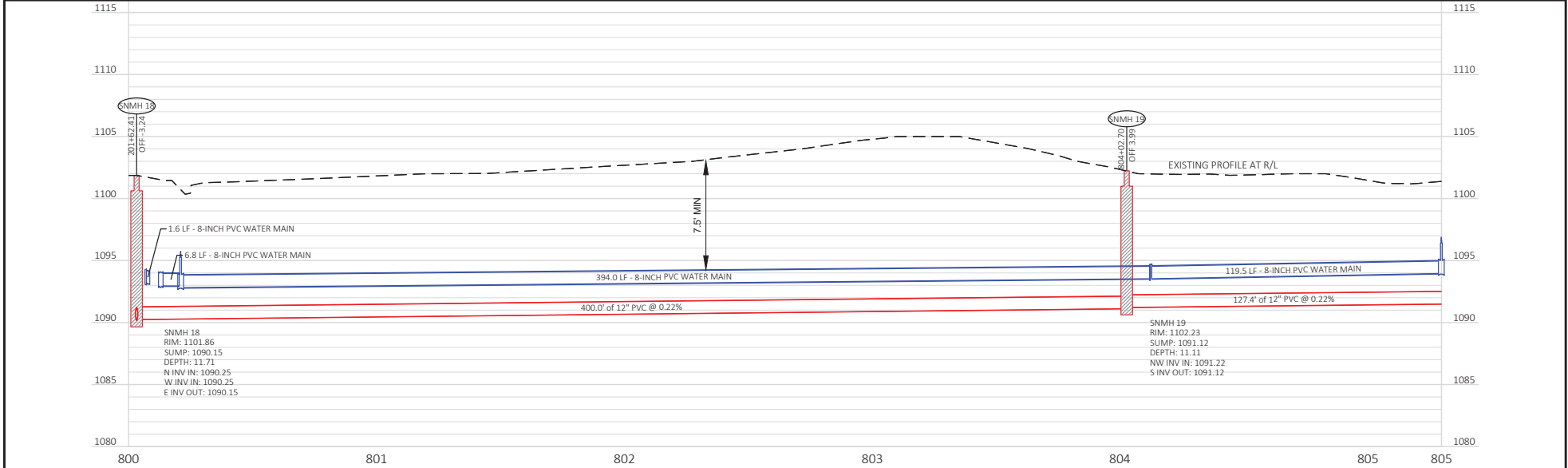
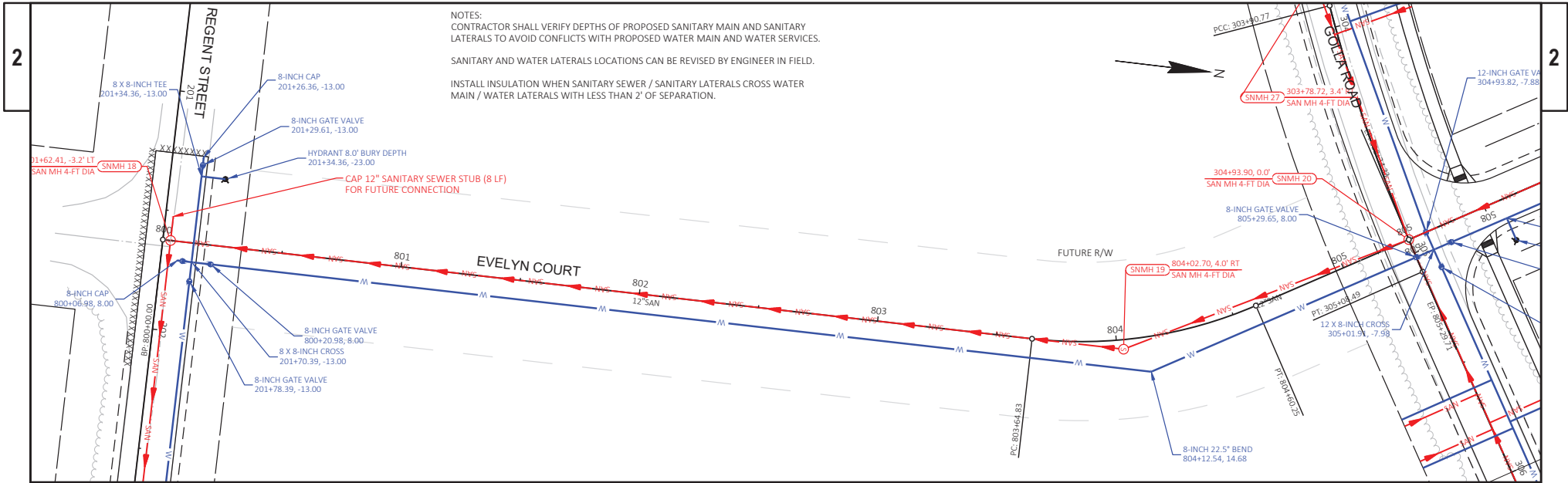
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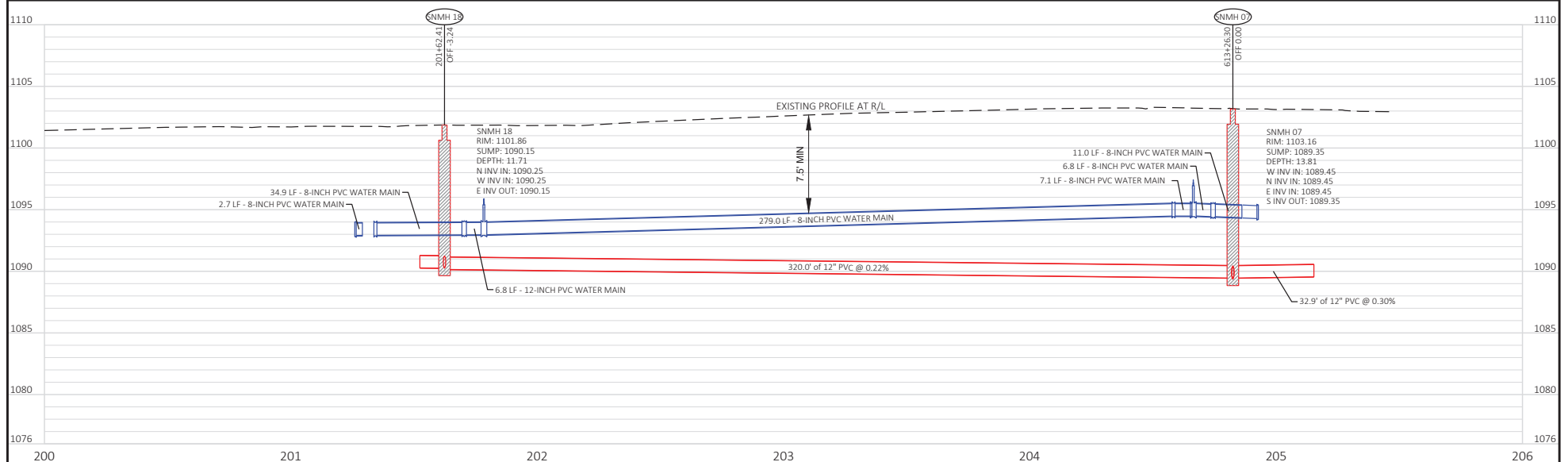
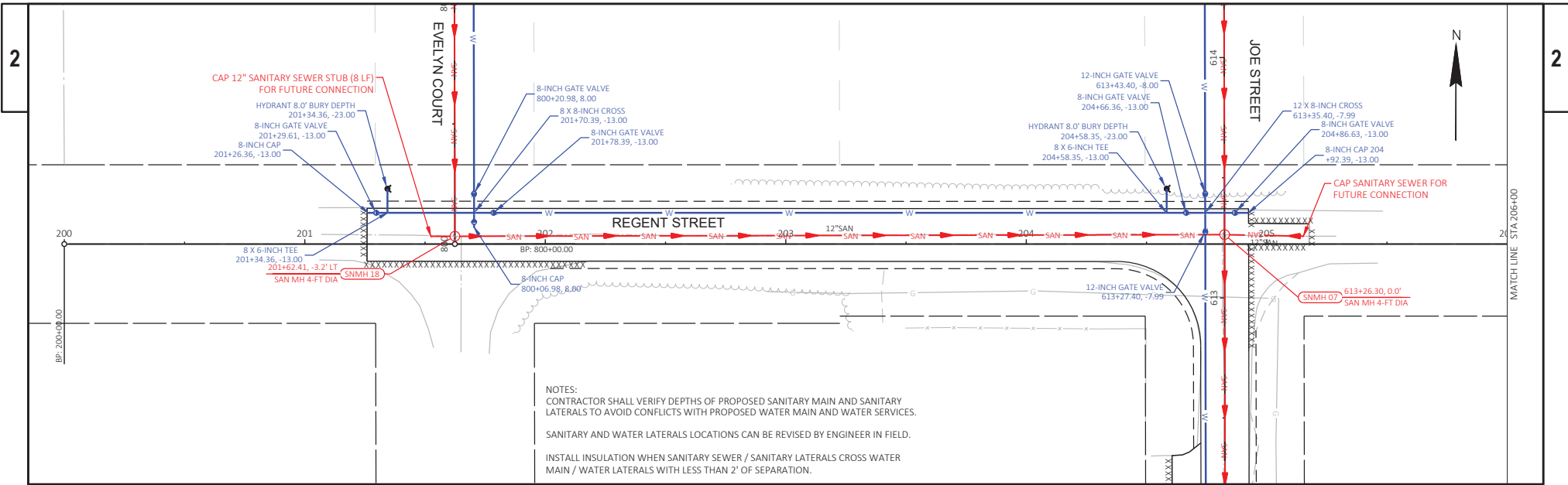
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WISDOT/CADD5 SHEET 44



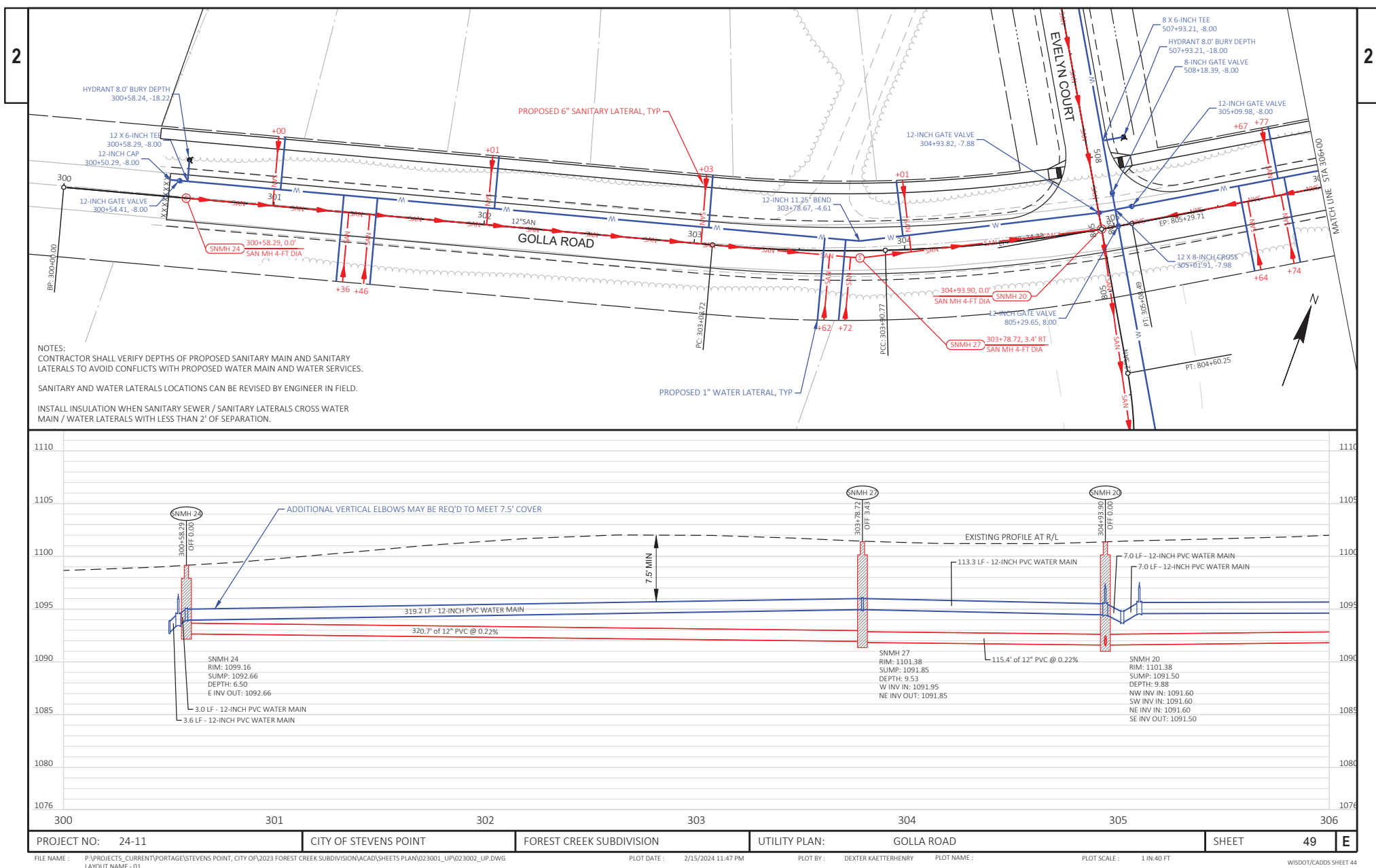
PROJECT NO: 24-11	CITY OF STEVENS POINT	FOREST CREEK SUBDIVISION	UTILITY PLAN: EVELYN COURT	SHEET 47	E
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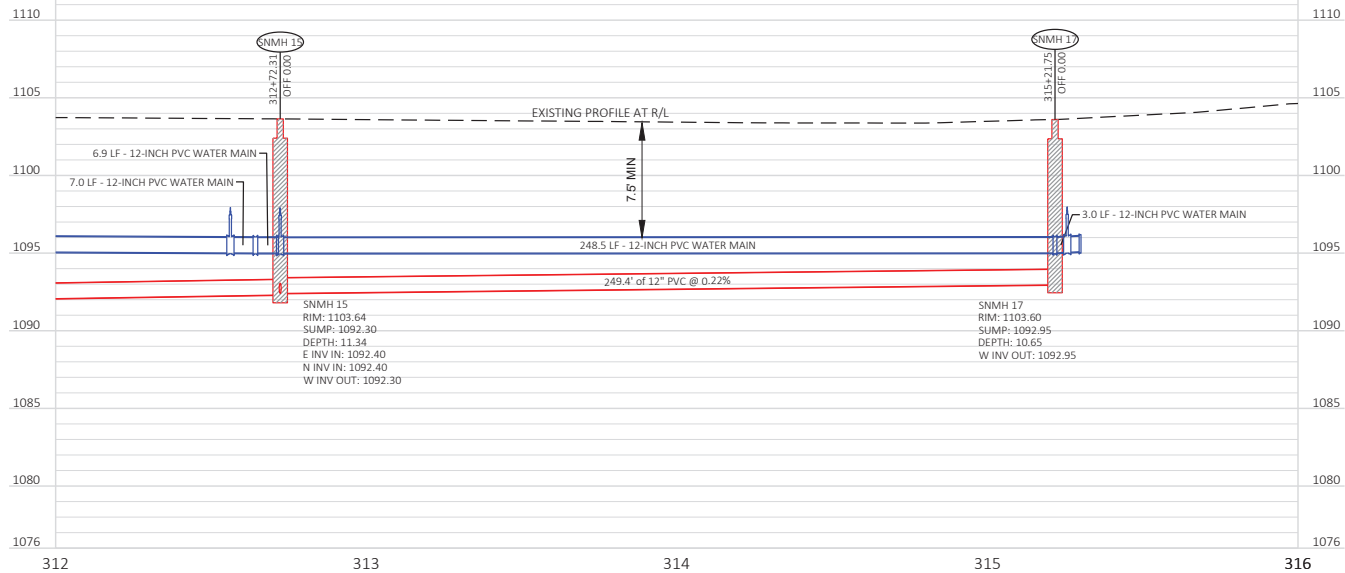
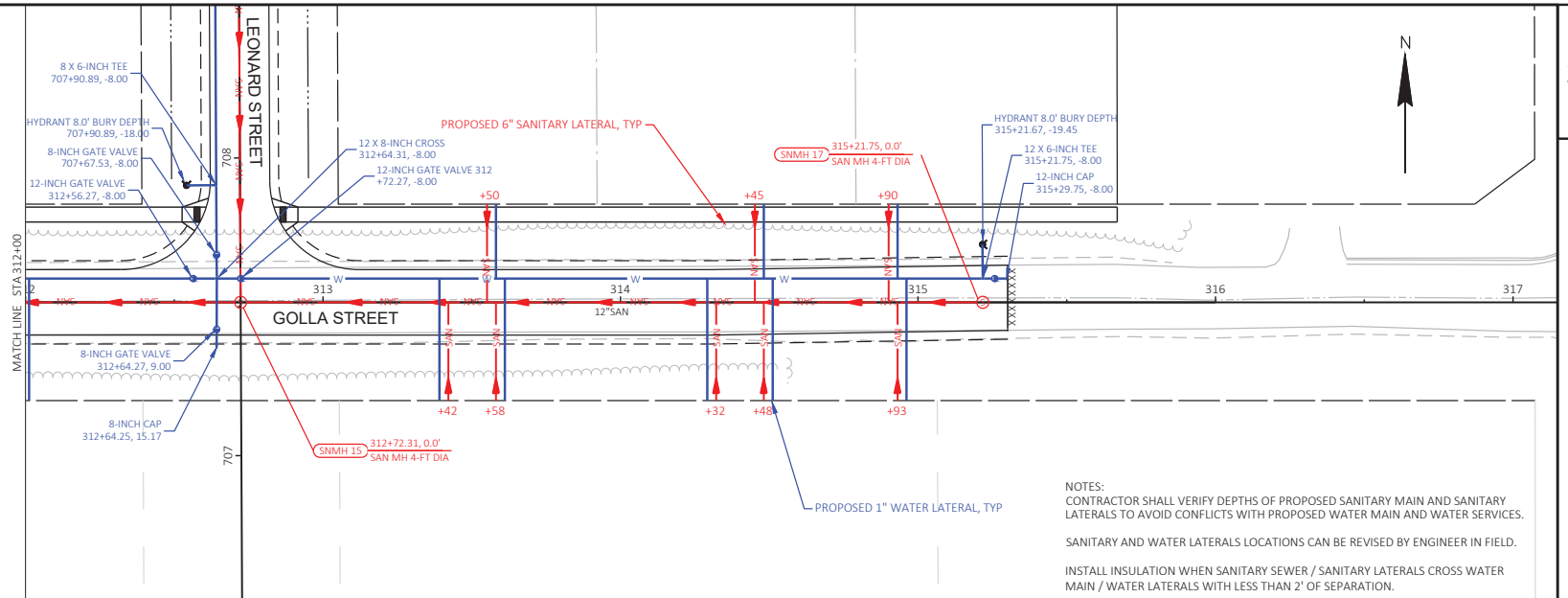
PROJECT NO: 24-11	CITY OF STEVENS POINT	FOREST CREEK SUBDIVISION	UTILITY PLAN: REGENT STREET	SHEET 48	E
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FILE NAME: P:\PROJECTS_CURRENT\PORTAGE\STEVENS POINT, CITY OF\2023 FOREST CREEK SUBDIVISION\ACAD\SHETS PLAN\023001_UP\023002_UP.DWG PLOT DATE: 2/15/2024 11:47 PM PLOT BY: DEXTER KAETTERHENRY PLOT NAME: WISDOT/CADD5 SHEET 44



2

2



PROJECT NO: 24-11

CITY OF STEVENS POINT

FOREST CREEK SUBDIVISION

UTILITY PLAN:

GOLLA ROAD

SHEET

51

E

FILE NAME : P:\PROJECTS_CURRENT\PORTAGE\STEVENS POINT, CITY OF\2023 FOREST CREEK SUBDIVISION\ACAD\SHETS PLAN\023001_UP\023002_UP.DWG
LAYOUT NAME - 03

PLOT DATE : 2/15/2024 11:47 PM

PLOT BY : DEXTER KAETTERHENRY

PLOT NAME :

PLOT SCALE : 1 IN=40 FT

WISDOT/CADDIS SHEET 44