



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:	April 7, 2025 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 878 4882 2545
			Passcode: 771157
			<u>By Computer:</u>
			https://us02web.zoom.us/j/87848822545?pwd=hLK607jY3JuJChpjagAE5e2
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on:

2. Report of the March 3, 2025 meeting of the City Plan Commission.
3. Public Hearing and action on a request from Adam Sandstrom, representing FFH Holdings, LLC, to amend the Stevens Point Comprehensive Plan. Said request amends the future land use designation of an unaddressed parcel bounded by Hoover Road and Heffron Street (Parcel ID 281230803140102) from 'Commercial/Office/Multi-Family' to 'Residential.'
4. Public Hearing and action on a request from Adam Sandstrom, representing FFH Holdings, LLC, to rezone an unaddressed parcel bounded by Hoover Road and Heffron Street (Parcel ID 281230803140102) from the "M-1" Light Industrial District to the "R-3" Single- and Two-Family Residence District.

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.

5. Public Hearing and action on a request from Adam Sandstrom, representing FFH Holdings, LLC, for a final subdivision plat review of a proposed subdivision on an unaddressed parcel bounded by Hoover Road and Heffron Street (Parcel ID 281230803140102), consistent with Ch. 20.05(2).
6. Public Hearing and action on a request from Michael Bieniek, representing FERRELLGAS LP, for a conditional use permit to construct a wireless communication tower on the property located at 3315 Wayne Street (Parcel ID 281240833402402), consistent with Ch. 23.02(4)(d)(3).
7. A request from Daniel Von Ebers, representing John Parker Development LLC, for a site plan review to construct a parking garage addition and surface parking lots on the property located at 1501 North Point Drive (Parcel ID 281240829120015), consistent with Ch. 23.02(2)(f)(5)(b).
8. Discussion only: Zoning Code rewrite.
9. January - February 2025 Monthly Reports.
10. Director's Report.

Closing Section:

11. Adjourn



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Members

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

MINUTES

CITY PLAN COMMISSION

Date and Time:	March 3, 2025 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 861 0519 6416
			Passcode: 221390
			<u>By Computer:</u>
			https://us02web.zoom.us/j/86105196416?pwd=fP9SCVbdlcY56gomjS2lZv
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

- Meeting called to order at 6:00PM.
- Members Present: Mayor Wiza, Alder Kneebone, Commissioners Arntsen, Beacom, Rice, Schuler
- Members Excused: Commissioner Miskowiak

Discussion and Possible Action on:

2. Report of the February 3, 2025 meeting of the City Plan Commission.

- Motion: Arntsen moves approval of the report of the February 3, 2025 meeting of the City Plan Commission.
- Second: Rice seconds the motion.
- Discussion: None.
- Vote: Unanimous approval

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

3. Public Hearing and action on a request from Adam Sandstrom, representing FFH Holdings, LLC, for a preliminary subdivision plat review of a proposed subdivision on an unaddressed parcel bounded by Hoover Road and Heffron Street (Parcel ID 281230803140102), consistent with Ch. 20.05(1).
- Background: Associate Planner Kuhn presents background information regarding the proposed subdivision. Lot width would be more than double the minimum lot width of the R3 district, being over 12,000 sq ft in size. Kuhn presents additional amendments that would need to occur to approve the project, including an amendment to the comprehensive plan and zoning of the parcel. Staff recommends approval of the preliminary subdivision plat conditioned on the approval of rezoning and comprehensive plan amendment.
 - Discussion:
 - Schuler asks to clarify the width of the right of way dedication, and possibility for emergency vehicle access. Kuhn and Wiza answer the right of way is planned to be 20' in width.
 - Public Hearing:
 - Steve Sawyer, 3117 Dunegan Drive, shares concerns of the proposed subdivision plat, citing the community's conservation reputation, and, if any development were to happen, the neighborhood's preference for single family home construction. Development should consider preservation of the woods in the area, citing the need for public space in the review.
 - Jean Livingston, 3001 Dunegan Drive, presents petition from the residents of Dunegan Drive that they would prefer the development of the area solely for single-family homes, and to request the applicant to preserve as many trees as possible. Petition is included in the report.
 - Nick Butz, 2917 Dunegan Drive, shares concern for the loss of urban wildlife if the development were to take place.
 - Cynthia Forster, 2933 Dunegan Drive, emphasizes the desire of residents to see single-family residential development of the subject parcel.
 - Sam Lang, Alder District 9, 1547 Strongs Avenue, questions the review of the subdivision plat given the age of the comprehensive plan.
 - Response to public hearing:
 - Kuhn answers that he is unsure of any conversations from the previous property owner regarding and the applicant regarding the parcels use for conservation; the official rezone request has not yet come forward, but rezoning to R3 would offer more flexibility for the developer. Kuhn cites transition of the intensity of use between the industrial park and residential subdivision would be desirable. Kuhn defers to applicant regarding the sale of lots to nearby neighbors, and for examples of recent construction the applicant has performed.
 - Atty Beveridge affirms that the age of a comprehensive plan does not remove its validity.
 - Schuler comments on the concerns of tree preservation and the potential to address the preservation of future trees in the zoning code rewrite; Schuler asks about the requirements to preserve open space. Kuhn provides the commission the process for providing open space or a payment in lieu of dedication of public space.
 - Beacom responds to the concern about conservation and the community's need for more housing.

- Arntsen asks for clarification about the difference between a duplex and zero-lot line homes.
 - Rice responds to the current zoning of the parcel, the recent market demand for residential development, and the transition of intensity between residential and industrial as appropriate.
 - Motion: Rice moves approval of the preliminary subdivision plat with staff recommendations as presented.
 - Second: Schuler seconds the motion.
 - Discussion: No further discussion.
 - Vote:
 - Yes: Arntsen, Schuler, Beacom, Rice, Wiza.
 - No: Kneebone.
 - Motion passes, 5-1.
4. A request from the City of Stevens Point to approve a right-of-way plat and relocation order as part of the north segment Business 51 reconstruction project.
- Background: Director Beduhn provides background on the right-of-way plat and relocation order for the commission.
 - Discussion:
 - Wiza asks about the potential impact of postponing. Beduhn responds that postponing would be detrimental to the project given the projects time constraints.
 - Schuler asks for clarification about the presence of errors. Beduhn clarifies that some details within tables are incorrect, but the design schematics are correct. Changes may still come between this phase and the next. All schedules should be correct. Mistakes could be corrected when presented later to Board of Public Works and Common Council.
 - Arntsen asks for clarification regarding the details of the maps.
 - Motion: Schuler moves to recommend approval of the right-of-way plat and relocation order of the north segment Business 51 reconstruction project to Common Council.
 - Second: Kneebone seconds the motion.
 - Discussion: No further discussion.
 - Vote:
 - Yes: Arntsen, Beacom, Rice, Schuler, Kneebone.
 - No: Wiza.
 - Motion passes, 5-1.
5. A request from the City of Stevens Point to approve a right-of-way plat and relocation order as part of the south segment Business 51 reconstruction project.
- Background: Director Beduhn reaffirms that the time constraint on this portion of the project is notable.
 - Discussion:
 - Wiza asks if errors are present in this request as well; Beduhn affirms AECOM was not clear in which errors still exist in the included tables, but should not impact the project.
 - Beacom asks if there is a gap between the two segments; Beduhn and Wiza confirm.

- Motion: Beacom moves to recommend approval of the right-of-way plat and relocation order as part of the south segment Business 51 reconstruction project to Common Council.
 - Second: Rice seconds the motion.
 - Vote:
 - Yes: Arntsen, Beacom, Rice, Schuler, Kneebone.
 - No: Wiza
 - Motion passes, 5-1.
6. Presentation on agreements with the Village of Park Ridge, with possible recommendations on ordinance amendments to Chapter 13 and a future water use agreement with the Village.
- Background: Director Lemke provides background information regarding the agreements between the City of Stevens Point and Village of Park Ridge and the City's water service limits listed in Chapter 13. Lemke presents proposed phases for serving the current geography of the Village with water mains for service, and two options to proceed:
 - Option 1 – to not allow extension of water main for any purpose.
 - Option 2 – to allow extension of water main with some or all of the following:
 - Amend Chapter 13 to change the water service area to add allowable service only to the proposed main extension area.
 - Establish agreement language that all infrastructure is built to city specifications
 - No more infrastructure is placed until a consolidation agreement is in place.
 - A trigger mechanism exists for the connection to water, which could be: immediate connection of residents using non-conforming wells, no construction of new wells, and all parcels adjacent to the proposed main connect within 10 years.
 - Discussion:
 - Wiza asks for clarification on the requirement to hook into existing utilities.
 - Steve Menzel, 512 Sunset Avenue, President of the Village of Park Ridge, shares that the Village has acquired grant assistance for several of the future phases of water main extension and highlights the sewer surcharge to Park Ridge residents and relationship to the Stevens Point Fire Department. Menzel cites the requirement to add hydrants from the fire protection agreement, which does require extension of water mains.
 - Beacom asks for clarification about the ongoing cost of maintaining water service; Lemke answers that infrastructure is replaced by way of fees, and the average density of the Village is similar to that of Stevens Point, and exposure would be limited if residents were hooked up to the utility.
 - Schuler comments on the difficulty to make a decision on direction.
 - Lemke comments that it is common for the larger utility provider to provide service outside of the municipality.
 - Motion: Wiza moves to recommend amendment of Chapter 13 to allow extension of water mains in the Village of Park Ridge subject to the conditions included in the presentation, including:
 - All infrastructure shall be built to City specifications;

- No more infrastructure beyond this first phase is installed until a consolidation agreement is in place;
 - Residents adjacent to the water main that have non-conforming wells must connect immediately;
 - No new wells may be constructed on properties adjacent to the water main;
 - All properties adjacent to the proposed main shall connect within 10 years.
 - Second: Arntsen seconds the motion
 - Discussion:
 - Alder Guthrie, District 2, asks that the agreement take into consideration the future costs of replacing and maintaining the infrastructure.
 - Alder Christianson, District 1, cites requirements from projects in other communities to connect to installed utilities, and proposes the commission consider revising the sunset clause to close at 5 years.
 - Schuler comments on the inability to know or predict if the project will be financially negative, neutral, or positive to the City.
 - Alder Kneebone comments on the need to maintain a high level of fire prevention services and ability to connect to City sewer and water.
 - Arntsen questions the requirement that no further water mains may be installed but rescinds after discussion.
 - Vote:
 - Yes: Arntsen, Rice, Kneebone, Wiza
 - No: Beacom, Schuler
 - Motion passes, 4-2.
7. Discussion only: Zoning Code rewrite.
- Background: Associate Planner Kuhn presents update regarding the Zoning Code rewrite, his process for updating the Plan Commission, and request for the commissioners to be prepared for an analysis of review standards to be discussed in May. Director Kivela comments on expectations for commissioners.
 - Discussion:
 - Arntsen asks if these meetings will be comparable to previous neighborhood planning sessions. Kuhn clarifies.
 - Kneebone applauds staff.
8. October - December 2024 Monthly Reports.
- Background: Director Kivela included monthly reports in the agenda packet, provides no additional report.
 - Discussion: None.
9. Director's Report.
- Background: Director Kivela shares a verbal recount of the report, including the sale of Forest Creek subdivision parcels, and a reminder that revisions to the City's comprehensive plan process will be made.
 - Discussion:
 - Beacom asks for clarification on the space used within City Hall for City services. Wiza, Kivela confirm that the space used for City Services is roughly 20,000 square feet and is not adequate.

Closing Section:

10. Adjourn

- Meeting adjourned at 7:55PM

SIGN IN SHEET

PLEASE PRINT LEGIBLY

FAILURE TO PRINT LEGIBLY MAY RESULT IN MISS SPELLED NAMES ON OFFICAL RECORD OF MEETING MINUTES.

NAME:

ADDRESS:

STEVE MENZEL	512 SUNSET AVE., STEVENS AR.
Sally news	2925 Dungen SP
Harvey Jr news	↓ ↓ ↓
Jean Livingston	3001 Dungen SP
Marc Christianson	1641 Clert
LARA Broderick	433 Wadleigh st.
Cynthia Forster	2933 Dungen Dr.
Tom Forster	← →
Adm Santsam	1157 Ulsken Dr
Russ Renner	3009 Dungen Dr SP
Gingell Keymer	1816 Lincoln / Dist #3
Sam Lang	1547 Strongs Ave. Dist. #9

PLEASE RETURN TO SECRETARY, THANK YOU.

Summer 2024

To: Stevens Point Committee Development Department
Building Permits and Inspections

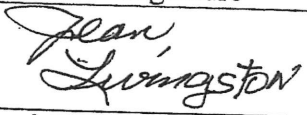
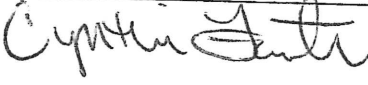
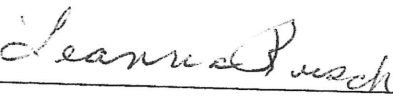
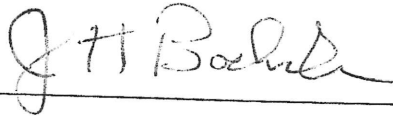
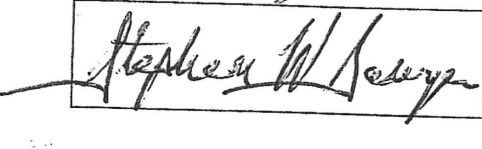
Subject: Building Permits (see attached map)

Several homeowners have attended the meetings regarding the Comprehensive Plan for the SE Area of Stevens Point, led by Chris Klesmith. The following signatures address the process of granting building permits on the vacant section of land noted in the attached map and discussed in the Comprehensive Plan. We have the following two concerns that we hope you will take into consideration when the city grants building permits for the land indicated on the attached map:

(1) As homeowners in the area, we feel the most appropriate use of this land would be single-family residences since Dunegan Drive, Heffron Street, Lampman Drive, and Heritage all consist of single family homes (see map). We feel that our reasons are important to maintain the integrity and community feel of our single-family neighborhood.

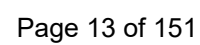
(2) This particular land contains significant trees, adding beauty to our neighborhood and to the city. Even the planning commission noted this and suggested these trees remain. We suggest that the building permits granted also consider keeping these trees.

For questions regarding these concerns, feel free to contact Tom/Cindy Forster @ 715-310-0139 or Jeanne Livingston @ 715-544-4343.

Signature	Print name & email	Street Address
	Jeanne Livingston jeannelivingston@gmail.com	3001 Dunegan
	Cynthia Forster forster.c@att.net	2933 Dunegan Dr.
		3016 Dunegan Dr
		3100 DUNEGAN DR.
	Marlene Spletzer mspletzer71@gmail.com	3108 Dunegan Dr
	Stephen Sawyer stephen.sawyer.law@gmail.com	3117 Dunegan Dr.

Julie Sawyer	Julie Sawyer Julie.sawyer@live.com	3117 Dunegan Dr.
Maurine Miller	MAUREEN Miller bobandveens@gmail.com Miller m	4717 Hefron St.
Joan Boeklein	JOAN Boeklein ssmew@msn.com	3100 Dunegan Dr.
Harvey F. Mews	Harvey F. Mews Jr	2925 Dunegan Dr.
Sally L. Mews	Sally L. Mews meyer.lydsays@gmail.com	2925 Dunegan Dr.
Lindsay Meyer	Lindsay S. Meyer	3000 Dunegan Dr.
Patrick Meyer	meyer.patrickj@gmail.com Patrick Meyer	3000 Dunegan Dr.
Nanci Mortimer	DMortimer@ gmail.com	2916 Dunegan
DAVID Mortimer	NJMort@gmail.com	2916 Dunegan Dr.
Ella Mortimer	2916 Dunegan Dr ellamariemortimer@gmail.com	Elaina Mortimer
Nikolas Butz	nik.butz@gmail.com Nikolous Butz	2914 Dunegan Dr.
Brianne Haga	briannasue15@outlook.com	2909 Dunegan Dr
Nick Haga	" Nick Haga "	" "
Patrick Lawrence	Patrick Lawrence pdlawren@asu.edu	3008 Dunegan dr.
Evelyn D. Evans	EVELYN D. EVANS	3116 Dunegan dr.

Megan Lawrence	Megan Lawrence megan-lawrence@hotmail.com	3008 Dunegan Dr.
Jennifer Stupar	Jennifer Stupar jbstupar@charter.net	2924 Dunegan Dr
Janet Reimer	Janet Reimer janandruss76@gmail.com	3009 Dunegan Dr
Russell Reimer	Russell Reimer janandruss76@gmail.com	3009 Dunegan Dr
Rebecca Reimer	Rebecca Reimer beckyreimer@charter.net	2908 Dunegan Dr



Administrative Staff Report

Final Subdivision Plat Review Comprehensive Plan Amendment

Rezone

Hoover Road and Heffron Street
April 7, 2025



Department of Community
Development

Applicant(s): - Adam Sandstrom, representing FFH Holdings LLC Staff: - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281230803140102 Zone(s): "M-1" Light Industrial Master Plan: - Commercial/Office/Multi-Family Council District: - District 6 – Ald. Steinmetz Lot Information: 17 lots Current Use: - Vacant Applicable Regulations: - Ch. 20.05(1)	Request - Public Hearing and action on a request from Adam Sandstrom, representing FFH Holdings, LLC, to amend the Stevens Point Comprehensive Plan. Said request amends the future land use designation of an unaddressed parcel bounded by Hoover Road and Heffron Street (Parcel ID 281230803140102) from 'Commercial/Office/Multi-Family' to 'Residential.' - Public Hearing and action on a request from Adam Sandstrom, representing FFH Holdings, LLC, to rezone an unaddressed parcel bounded by Hoover Road and Heffron Street (Parcel ID 281230803140102) from the "M-1" Light Industrial District to the "R-3" Single- and Two-Family Residence District. - Public Hearing and action on a request from Adam Sandstrom, representing FFH Holdings, LLC, for a final subdivision plat review of a proposed subdivision on an unaddressed parcel bounded by Hoover Road and Heffron Street (Parcel ID 281230803140102), consistent with Ch. 20.05(1). Attachment(s) - Application - Plat Findings of Fact - As part of a potential real estate transaction, the applicant is requesting to subdivide the subject property into 17 lots. - Duplexes are proposed to be constructed on the 17 created lots. Sufficient lot width is proposed to allow for zero-lot-line development should interest arise in the future. - Most of the proposed lots are slightly over 12,000 square feet in size, with the remaining three being 15,000 sq ft and 20,000 sq ft in size. - Access to the proposed lots would be off of a new public street that will terminate into a cul-de-sac. - The subject property is zoned "M-1" Light Industrial with a 'Commercial/Office/Multi-Family' designation within the City's Comprehensive Plan. A rezoning of the subject property to the "R-3" Single- and Two-Family Residence District and a Future Land Use Map designation of 'Residential' is proposed. - The creation of five or more lots requires the Common Council to approve both a preliminary plat review and a final plat review.
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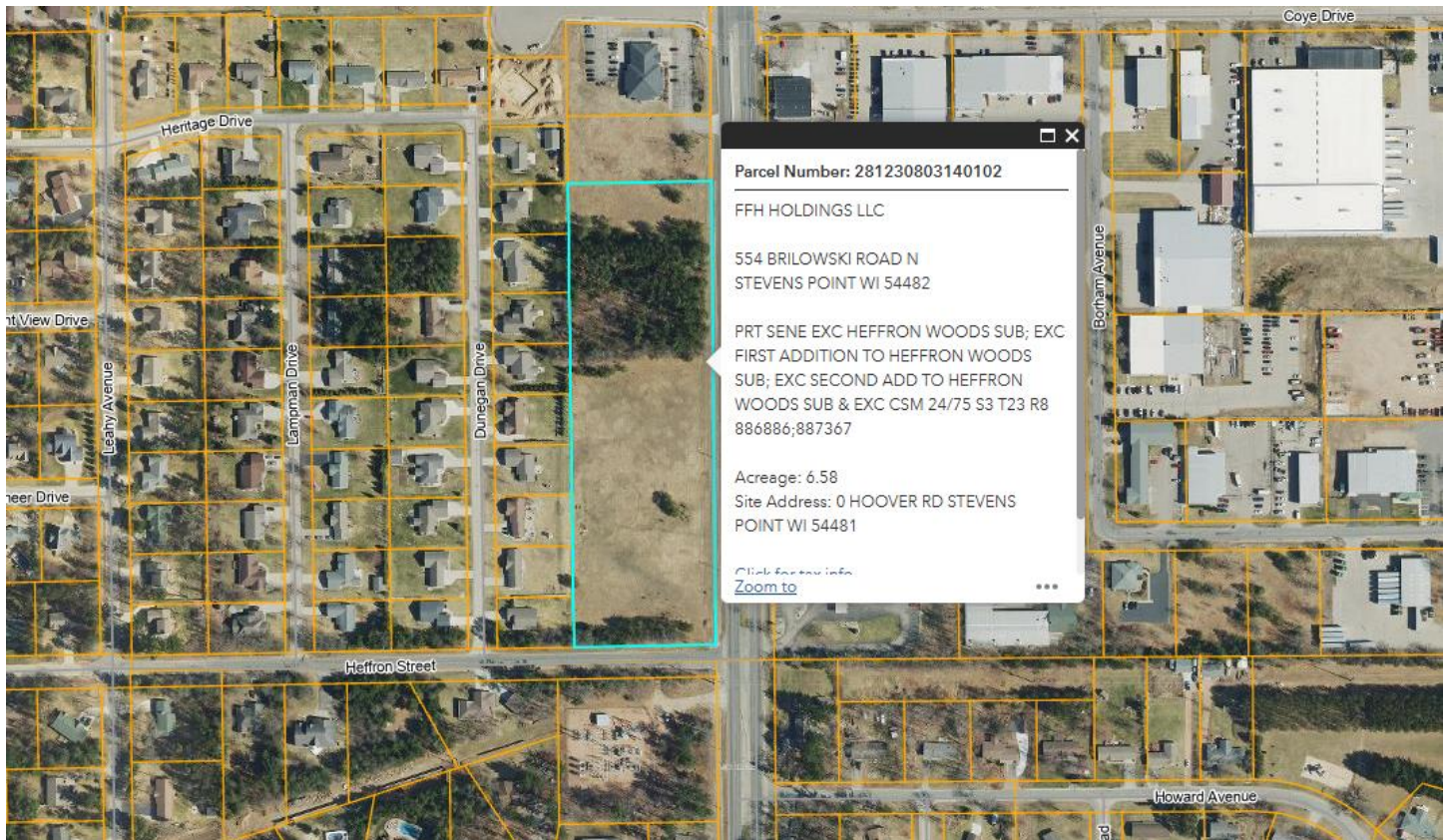
Staff Recommendation

Approve the request to amend the Stevens Point Comprehensive Plan. Said request amends the future land use designation of an unaddressed parcel bounded by Hoover Road and Heffron Street (Parcel ID 281230803140102) from 'Commercial/Office/Multi-Family' to 'Residential.'

Approve the request to rezone an unaddressed parcel bounded by Hoover Road and Heffron Street (Parcel ID 281230803140102) from the "M-1" Light Industrial District to the "R-3" Single- and Two-Family Residence District.

Approve the final subdivision plat review of a proposed subdivision on an unaddressed parcel bounded by Hoover Road and Heffron Street (Parcel ID 281230803140102).

Vicinity Map



Background

The applicant is requesting a final subdivision plat review for a proposed 17-lot subdivision on the subject property. Most of the proposed lots would be roughly 12,000 square feet in size. Lots 1, 10 & 17 would be slightly larger – 15,095, 19,969 & 14,989 square feet, respectively. According to the applicant, the proposal is to construct duplexes on each of the proposed lots. Please note that if the final subdivision plat is approved, the duplexes will be constructed in a manner that could be split into a zero-lot-line duplex. As will be discussed later in this report, adequate lot width is proposed for the 17 lots under the proposed zoning designation to allow for zero-lot-line duplexes to exist.

Access: Last month, the Plan Commission reviewed a conceptual plat of the proposed subdivision. While the number of proposed lots did not change between the conceptual and preliminary plats, one change is to replace the proposed

private driveway with a public street. The City's Subdivision Ordinance allows lots to front *either* a public or private street, and in a number of cases, private driveways are necessary to facilitate infill development. Previous examples where infill development occurred using private driveways include the duplex developments off of Doolittle Drive, Patch Street, North Point Drive, and the commercial development along U.S. Highway 10 East containing Scooters Coffee and Tsunami Car Wash.

Ultimately, utilizing a public street or private driveway for this proposed subdivision has benefits and drawbacks. A benefit of utilizing a private driveway for this subdivision is that it maximizes the amount of buildable area. With a public street, the City's Subdivision Ordinance requires cul-de-sacs to be 110' in diameter to meet a sufficient turning radius for City plow trucks and recycling trucks. A benefit of utilizing a public street for this subdivision is that it reduces the need for some private utility agreements and the need for establishing a homeowners association to handle the long-term maintenance of private infrastructure. For this proposed subdivision, either a public street or private driveway would have been doable. After back-and-forth conversations with the applicant, he has elected to propose a public street – with consent obtained by the City's Public Works Director.

Lastly, some explanation is beneficial as to why a cul-de-sac is recommended over having a road connection onto Hoover Road. Within transportation planning, it is a common principle that for development pads abutting two or more streets, access to said development area must be off of the street with a lower road classification. Hoover Road is considered a minor arterial road, while Heffron Street is a collector street. In layman's terms, collector streets have a lower road classification than arterial streets, resulting in access being prioritized off of Heffron Street for this proposed subdivision. Beyond that, as Hoover Road may see additional traffic should further development within the Industrial Park occur, traffic circulating towards Hoover Road should be prioritized at specific intersections – Heffron Street being one of them.

Utilities: A new water main is proposed within Starling Court, the new public street proposed as part of this subdivision. The new water main would provide service to a new fire hydrant situated on the northern half of the subject property, as well as providing utility connections through laterals for the lots west of Starling Court. Water and sanitary laterals are proposed from existing connections off of Hoover Road to service the lots east of Starling Court. Due to using water and sanitary laterals off of the Hoover Road Right-of-Way, utility easements are proposed along both side lot lines for lots 12 & 16.

Zoning and Land Use: The subject property is zoned "M-1" Light Industrial, which allows duplexes and zero-lot-line homes via a conditional use permit. As single- and two-family residential uses does not meet the intent statement of the "M-1" District, the applicant is requesting a zoning map amendment of the subject property from the "M-1" District to the "R-3" Single- and Two-Family Residence District. It is my perspective that having the subject property be zoned with a "R-3" District designation provides the best land use transition from the more suburban single-family lots to the west with the industrial land uses to the east of Hoover Road. With the proposed lots being slightly more dense (~12,000 sq ft compared to the ~17,000 sq ft lots along Dunegan Drive), this gradual increase in land use intensity would be achieved.

Within the "R-3" District, duplexes are allowed on lots at least 8,000 sq ft in size. As the smallest lots being proposed are slightly more than 12,000 sq ft in size, minimum density requirements for the "R-3" District would be met. Additionally, the "R-3" District requires lots to be at least 45 ft in width. The proposed lots in this subdivision greatly exceed 45 ft, and are more than double what is required to facilitate potential zero-lot-line development if demand exists in the future.

As Plan Commissioners know, any rezoning of property must be consistent with the City's Comprehensive Plan. The subject property presently has a future land use designation of 'Commercial/Office/Multi-Family.' This future land use designation would be in conflict with the proposed subdivision. As such, the applicant is requesting an amendment to the City's Comprehensive Plan to change the future land use designation of the subject property from

‘Commercial/Office/Multi-Family’ to ‘Residential.’

Please note that the ‘Residential’ designation allows for single-family, duplex, and zero-lot-line developments, which would be consistent with the proposed subdivision.

In March, the Common Council reviewed and approved the preliminary subdivision plat that Plan Commissioners reviewed. No additional changes to the subdivision plat were requested by the Council

Standards of Review – Future Land Use Amendment

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

Analysis: The subject property is designated as ‘Commercial/Office/Multi-Family’ on the City’s Future Land Use Map.

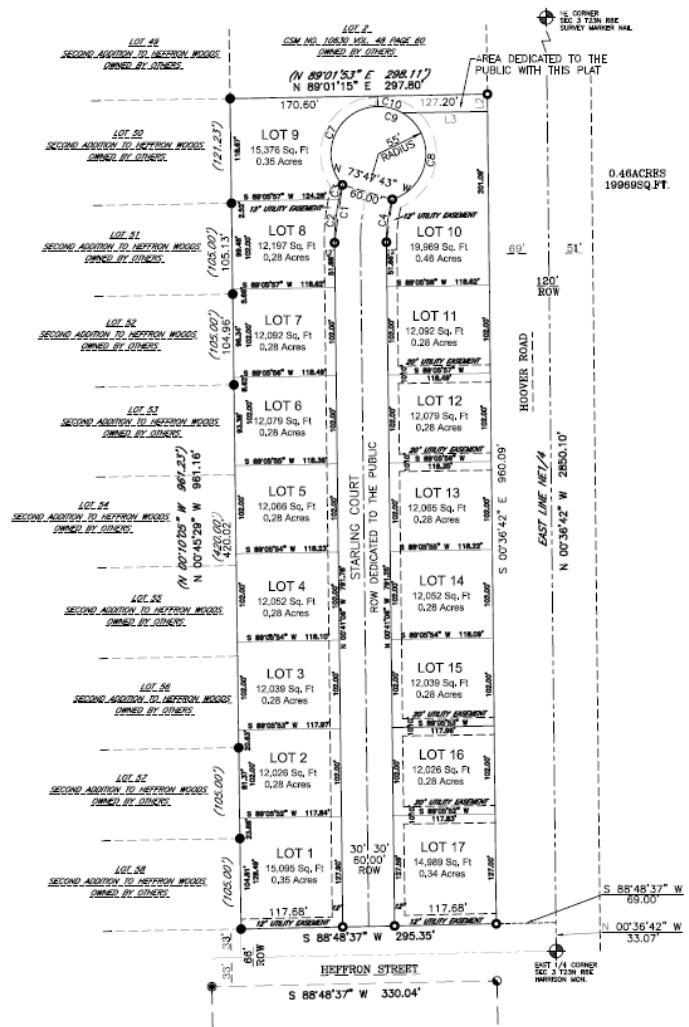
Findings: Although the future land use plan is an integral component of the City’s Comprehensive Plan, other components of the plan need to be taken into consideration. By amending the Future Land Use Map, it allows for the careful enhancement of residential neighborhoods given the groundwater depth challenges. For example, while the subject property could be developed with commercial, office and multi-family land uses within the “M-1” Light Industrial District, the fact remains that it would still create land use conflicts with the adjacent single-family lots to the west. As such, allowing for a range of single- and two-family residential land uses within the subject parcel provides a better transition in residential land use intensity when approaching Hoover Road and the Stevens Point Industrial Park.

Select goals of the City’s Comprehensive Plan are outlined below. Staff believes that the proposed future land use amendment is appropriate and consistent with the intent of the Comprehensive Plan.

Chapter 8 – Land Use Element

Goal A – Provide a balance of land uses to serve existing and future residents of the City, as well as non-residents, that allows for a strong economy and maintains the high quality of life that Stevens Point residents currently enjoy.

Objective A1 – Minimize conflicts between adjacent land uses. Encourage redevelopment and new development that is consistent and compatible with



Proposed Final Subdivision Plat

surrounding areas in buildable vacant areas and areas that may be annexed into the City.

Objective A2 – The City Plan Commission and City Common Council should periodically compare the ratio of residential, commercial and industrial land uses within Stevens Point with City goals, objectives and policies to keep preferred ratios in place. Actions should be taken to encourage change in land uses that do not keep pace with the adopted goals.

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

Analysis: The proposed amendment from ‘Commercial/Office/Multi-Family’ to ‘Residential’ provides a land use that has not historically been allowed on the subject property. The proposed amendment provides a pathway for allowing a range of low- to medium-density housing options that are adjacent to lower-density housing development to the west.

Findings: The amendment is consistent with the surrounding land uses. Single-family residential uses exist to the west, which serves as a more appropriate neighbor to duplex and zero lot line residential uses.

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

Analysis: The subject parcel exists on the fringe of single-family residential and industrial land uses. Single-family residential uses exist to the west, while industrial land uses exist to the north, east and south.

Findings: The subject property, while slightly smaller than the residential lots to the west, is generally consistent with the development pattern of this residential neighborhood. Staff believes that the proposed subdivision plat best ensures that adverse impacts on adjacent lots will not occur, when compared to other development opportunities that are allowed under the current zoning designation of the property.

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

Analysis: Please see above about the planned street and utility infrastructure as part of the proposed subdivision.

Findings: Adding one public street as part of the proposed subdivision will not an adverse impact on public facilities and services. The proposed development arguably has a lower density and land use intensity when compared to other commercial and multi-family developments that could occur on the subject property, both of which would require more public services.

Standards of Review – Rezone

1. Minimum performance standards are met with the proposed district.

Analysis: Performance standards for the “R-3” Single- and Two-Family Residence District are identified below:

“R-3” SINGLE AND TWO FAMILY RESIDENCE DISTRICT:

USE	LOT AREA AND DENSITY	LOT WIDTH	HEIGHT OF STRUCTURE	SIDE YARD	STREET SETBACK	REAR YARD	PARKING	AREA OF STRUCTURE	MIN. BLDG. WIDTH
Permitted Uses	1 family/lot 1 unit/lot, provided lot is 4,000 sq. ft.	45 ft.	Not over 35 ft. Nor over 2 ½ stories	Minimum of 7 ½' on each side for buildings not over 2 ½ stories	25 ft. On corner lots with 50' of frontage and less, street setback 25' and 20'	Not less than 20% of lot depth, but not less than 15 ft. And need not exceed 30 ft.	Per 23.01(14)'	900 sq. Ft.	18 ft.
Single Family Dwellings									
Two Family Dwellings	2 attached units per lot provided lot is 8,000 sq. ft.								
Zero Lot Line - Common wall	1 family/lot 1 unit/lot provided lot is 4,000 sq. ft.								
All other permitted uses	5,000 sq. Ft.		35 ft.	15 ft.		30 ft.		0	
Conditional Uses:									
Single Family Zero Lot Line Dwellings	1 family/lot 1 unit/lot provided lot is 4,000 sq. ft.	45 ft	Not over 35 ft. Nor over 2 ½ stories	Per. 23.02(e)4.a -		Not less than 20% of lot depth, but not less than 15 ft. And need not exceed 30 ft.			
All other conditional uses	As set by Plan Commission and City Council								

Findings: Within the “R-3” District, duplexes are allowed on lots at least 8,000 sq ft in size. As the smallest lots being proposed are slightly more than 12,000 sq ft in size, minimum density requirements for the “R-3” District would be met. Additionally, the “R-3” District requires lots to be at least 45 ft in width. The proposed lots in this subdivision greatly exceed 45 ft, and are more than double what is required to facilitate potential zero-lot-line development if demand exists in the future.

2. The change in zoning is consistent with the City’s Comprehensive Plan.

Analysis: Please see the above section pertaining to the request to amend the City’s Future Land Use Map.

Findings: Staff believes that this standard is met provided that the Future Land Use Map is amended to reflect a ‘Residential’ designation for the subject parcel. If the Future Land Use Map amendment is not approved, this rezoning request should be rejected.

3. The change in zoning will not create adjacent incompatible uses.

Analysis: The subject parcel exists next to residential uses to the west and industrial uses to the north, east and south. Residential uses are zoned “R-1” Suburban Single-Family Residential, while adjacent industrial uses are zoned “M-1” Light Industrial.

“R-1” Suburban Single-Family Residential District

This district is established to provide the population density and used primarily for single family living, which is expected to accommodate the numerous residential developments already at the density of this district, and this district would accommodate other housing not on City sewer. This district is to be located consistent with the City's Comprehensive Plan.

“M-1” Light Industrial District

This district is established to provide for those manufacturing or other industrial uses having the least obnoxious nuisance affects and having a lower intensity of activity as compared with permitted uses of the "M-2" Heavy Industrial District. It is intended that the "M-1" district be located as a buffer between heavy manufacturing uses and commercial or high density residential uses or at other locations all consistent with the use planning principles, industrial location standards, and the City Comprehensive Plan and policies.

Findings: Given the intent of the above district, surrounding uses, lots and other land use features, a rezoning to “R-3” Single- and Two-Family Residential does not interfere with the existing land uses and future land use planning of the area.

Standards of Review – Final Plat

A preliminary plat or final plat of any major or minor subdivision in the City of Stevens Point or in the extraterritorial area shall not be approved unless the Plan Commission and the Common Council determine that adequate public facilities and public services are available to support and service the area of the proposed subdivision, unless the City finds the major or minor plat are in an area not likely to be included in the City’s future growth zone. In considering the questions of adequacy of public facilities and public services as set forth above, the Plan Commission and Common Council shall consider but not be limited to:

1. The nature, extent and size of the proposed subdivision and its impact in terms of the estimated increase in population expected to result.

Analysis: The subject property is approximately 6.58 acres in size and includes 17 lots that are proposed for duplex development. Excluding the proposed public street, roughly six acres of land is allocated for residential

development. The total density of the proposed subdivision is 5.67 units/acre (excluding right-of-way), which is slightly more than the residential streets west of the subject property. As mentioned earlier, it is advantageous to have a slightly denser development here to have a better transition in land use intensity running west to east in this area.

Findings: US Census household size in Stevens Point is 2.10 persons per household. If the subdivision was 100% occupied, we could expect an additional 76 persons to reside in the proposed subdivision. The City's 2023 estimated population was 25,752 persons. With the proposed subdivision, a .29% population increase could be reasonably expected. Existing public infrastructure, along with the new street, utilities and fire hydrant, can reasonably handle this type of increase.

2. **The present or projected state of development likely to result when said subdivision is developed with projected densities as anticipated by adopted area Comprehensive Plans and currently approved subdivisions in the immediate vicinity of the proposed subdivision.**

Analysis: The proposed subdivision provides medium-density residential development on the southeast end of the city.

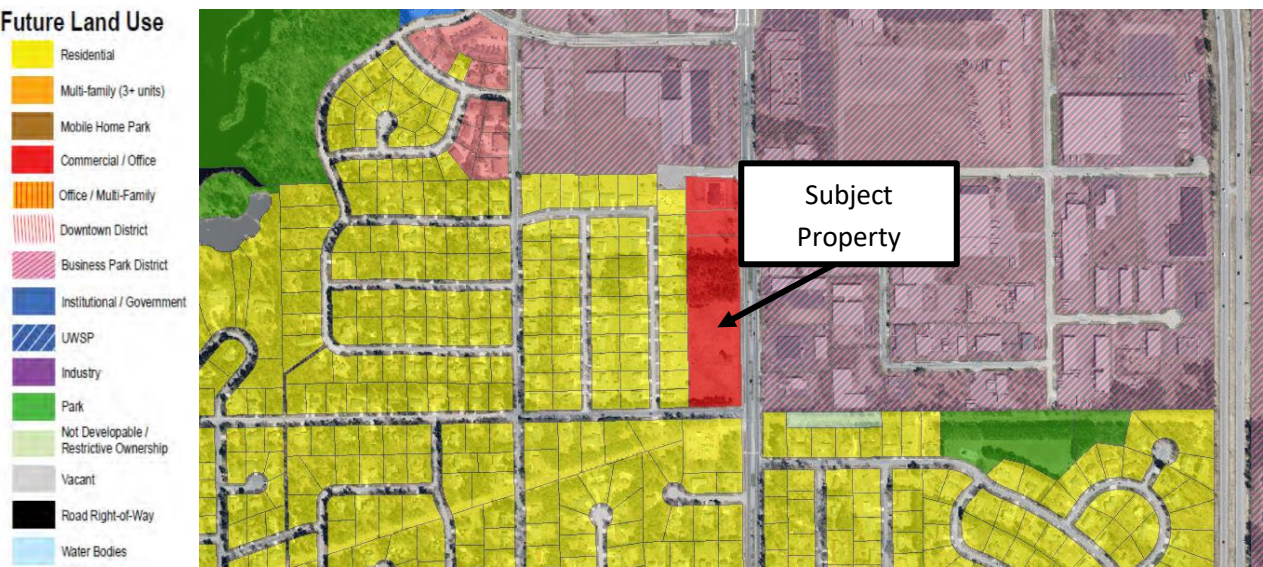
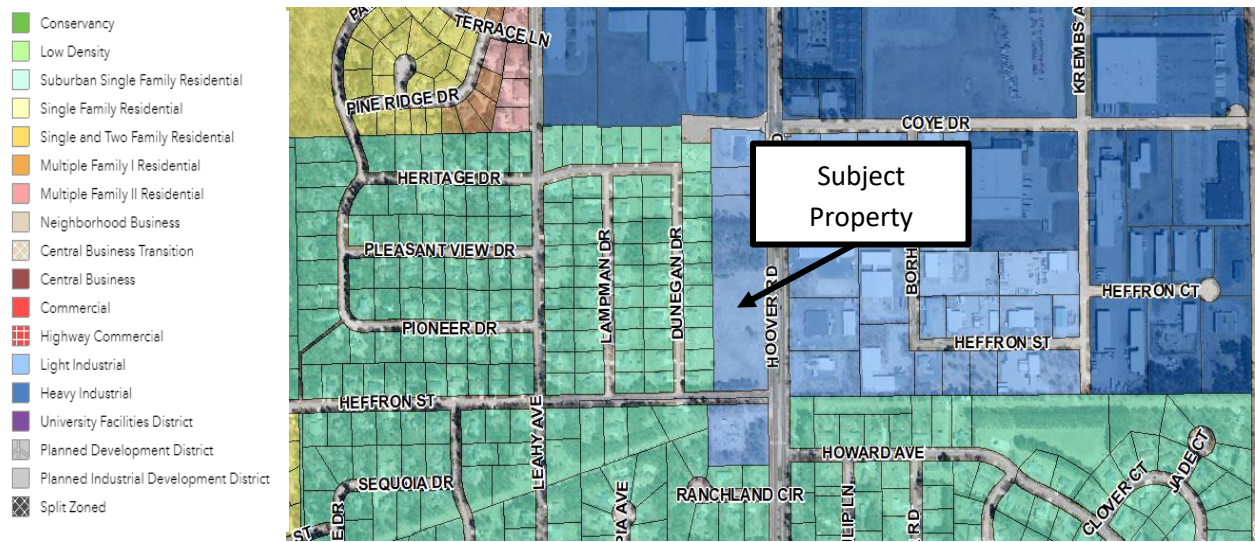
Findings: Long-term cost for the City does exist with the proposed subdivision having access via a public street. Given the tax revenues tied to this development, staff believes that sufficient lot density exists so that revenues are on par with expected expenditures.

3. **The avoidance of expenditures of public funds necessitated by the proposed subdivision which are not in adopted capital or operating budgets. For subdivisions in the City of Stevens Point, the applicant shall furnish data requested by the Director of Public Works, Water Utility Manager, Traffic Engineer and Director of Planning and Development who will coordinate statements of adequacy for transportation, storm sewer, sanitary sewer, water service, fire and police protection, parks, open space, and recreation and school facilities for the Plan Commission and the Common Council.**

Analysis: The City will not be constructing Starling Court, nor the proposed multi-use path connection between Hoover Road and the cul-de-sac. Rather, the construction of that infrastructure, along with proposed water and sewer laterals, will be financed and constructed by the applicant. Therefore, up-front City expenditures for this proposed subdivision is expected to be minimal. Additional long-term expenditures in maintenance costs for the street and multi-use path are anticipated, however such expenditures will be financed by the additional tax revenue coming from 17 duplexes.

Findings: Estimated infrastructure costs, projected property tax revenue, and utility users provide sufficient financial capacity for the subdivision over the life of the proposed infrastructure.

Exhibits





City of Stevens Point
Community Development Department

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

APPLICATION FOR AN ORDINANCE / CODE AMENDMENT

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications if Any				Assigned Case Manager			
Pre-Application Conference Date				Ordinance Chapter / Section			

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☒)	
Applicant Name	Adam Sandstrom	Contact Name	
Address	1197 Wilshire Dr	Address	
City, State, Zip	Stevens Point WI 54482	City, State, Zip	
Telephone	7156300151	Telephone	
Fax		Fax	
Email	constructionamllc@gmail.com	Email	

OWNERSHIP INFORMATION

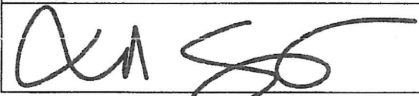
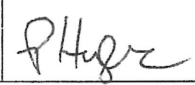
PROPERTY OWNER 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name	FFH Holdings LLC	Owner's Name	
Address	554 Brilowski Rd	Address	
City, State, Zip	Stevens Point WI 54482	City, State, Zip	
Telephone	7153407773	Telephone	
Fax		Fax	
Email	ryanhyer@gmail.com	Email	

ORDINANCE AMENDMENT SUMMARY

Describe the requested ordinance amendment change	
amend the future land use designation from Commercial/Office to Residential Multi Family	
Describe the reason for the requested change in the ordinance	
to build residential housing instead of industrial	
How is the proposed ordinance amendment consistent with the comprehensive plan?	Does the proposed ordinance amendment represent a new policy or revision of existing policy?
it gives a buffer from residential to west and industrial to the east	revision

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
	3/7/2025		3-7-2025



City of Stevens Point
Community Development Department

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

APPLICATION FOR A ZONING MAP AMENDMENT - REZONING

(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							

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☐)	
Applicant Name	Adam Sandstrom	Contact Name	
Address	1197 Wilshire Dr	Address	
City, State, Zip	Stevens Point WI 54482	City, State, Zip	
Telephone	7156300151	Telephone	
Fax		Fax	
Email	constructionamllc@gmail.com	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name	FFH Holdings LLC	Owner's Name	
Address	554 Brilowski Rd	Address	
City, State, Zip	Stevens Point WI 54482	City, State, Zip	
Telephone	7153407773	Telephone	
Fax		Fax	
Email	ryanhyer@gmail.com	Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]			
Parcel 1		Parcel 2	
281-23-0803140102			
Parcel 3			
Legal Description of Subject Property			
PRT SENE EXC HEFFRON WOODS SUB; EXC FIRST ADDITION TO HEFFRON WOODS SUB; EXC SECOND ADD TO HEFFRON WOODS SUB & EXC CSM 24/75 S3 T23 R8 886886;887367			
Area of Subject Property (Acres/Sq Ft)		Area of Requested Rezoning (Acres/Sq Ft)	
6.58		6.58	
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property	
R3 Multi Family	Vacant	R3 Multi Family	
Current Zone District		Proposed Zone District	
M1 light industrial		R3	

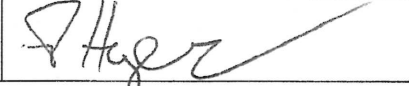
Reason for the zone change request			
to build R3 multi family housing			
Land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)			
17 building multi family subdivision			
Current Zoning Surrounding Subject Property			
North:	M1	South:	M1
East:	M1	West:	R4
Current Land Use Surrounding Subject Property			
North:	M1	South:	M1
East:	M1	West:	R4
Is the proposed zoning map amendment consistent with the Comprehensive Plan? If so how?			
yes, it creates a buffer from residential the west to the industrial to the east			

EXHIBITS

Owner Information Sheet	☐	Additional Exhibits If Any:
Letter to District Alderperson	☐	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	☐	

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
	3/7/2025		3-7-2025



APPLICATION FOR SUBDIVISION APPROVAL

(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				Major Subdivision	☐	Minor Subdivision	☐

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☒)	
Applicant Name	Adam Sandstrom	Contact Name	
Address	1197 Wilshire Dr	Address	
City, State, Zip	Stevens Point WI 54482	City, State, Zip	
Telephone	7156300151	Telephone	
Fax		Fax	
Email	constructionamlc@gmail.com	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? ☒)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name	FFH Holdings LLC	Owner's Name	
Address	554 Brilowski Rd	Address	
City, State, Zip	Stevens Point WI 54482	City, State, Zip	
Telephone	7153407773	Telephone	
Fax		Fax	
Email	ryanhyer@gmail.com	Email	

PROJECT SUMMARY

Subdivision Name	Heffron Woods		Former Subdivision Name (if any)	
Area of Subject Property (Acres/Sq Ft)	6.58		Proposed Number of Lots	10 17
Project Address:	0 Hoover Rd Stevens Point WI 54481			
Parcel 1 – Assessor's Parcel ID Number	Parcel 2 – Assessor's Parcel ID Number (if needed)	Parcel 3 – Assessor's Parcel ID Number (if needed)		
281-23-0803140102				
Current Use of Subject Property	vacant land			
Proposed Use of Subject Property	multi family residential			
Designated Future Land Use Category	Current Zone District(s)			
R3 Multi Family	M1 light industrial			
Is there an associated request for a Zoning Map Amendment? If yes provide the application Number?				
Number of Residential Units Proposed	Proposed Gross Residential Density	Commercial Space Proposed Sq. Ft.		
0	0	0		
Common Open Space Proposed Sq. Ft.	Primary Open Space Designations (Cluster)	Secondary Open Space Designation (Cluster)		
0	0	0		

Source of Utilities: city		Streets Created or Extended as part of Subdivision? If Yes What Types?	
Water	city	Sewer	city
		private driveway	
Number of Each Type of Building and Individual Units		Proposed Density (Units/Acre)	
Single-Family House			
Attached House (duplex)		18 buildings 36 units	
Row House (Number of Units)			
Apartment (Number of Units)			
Commercial Building			
Mixed Use Building (number of residential units)			
Industrial Building			
Civic Building / Institutional			
Open Lot			
Describe land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)			

Build 17 proposed multi-family dwellings

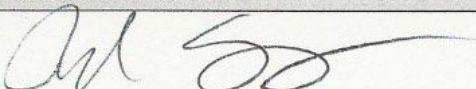
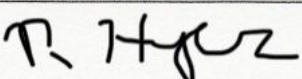
Current Zoning Surrounding Subject Property			
North:	R8	South:	R8
East:	Industrial	West:	R8
Current Land Use Surrounding Subject Property			
North:	R8	South:	R8
East:	Industrial	West:	R8

EXHIBITS (MAJOR SUBDIVISION)

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

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
	2/19/25		2-27-25

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.

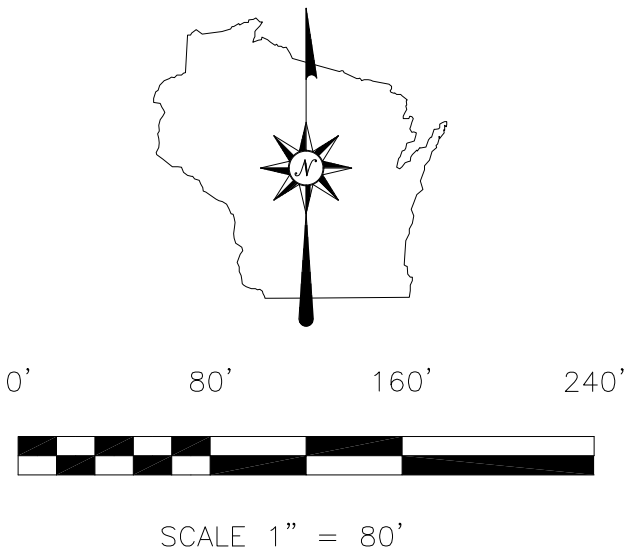
Certified _____, 20____

Department of Administration

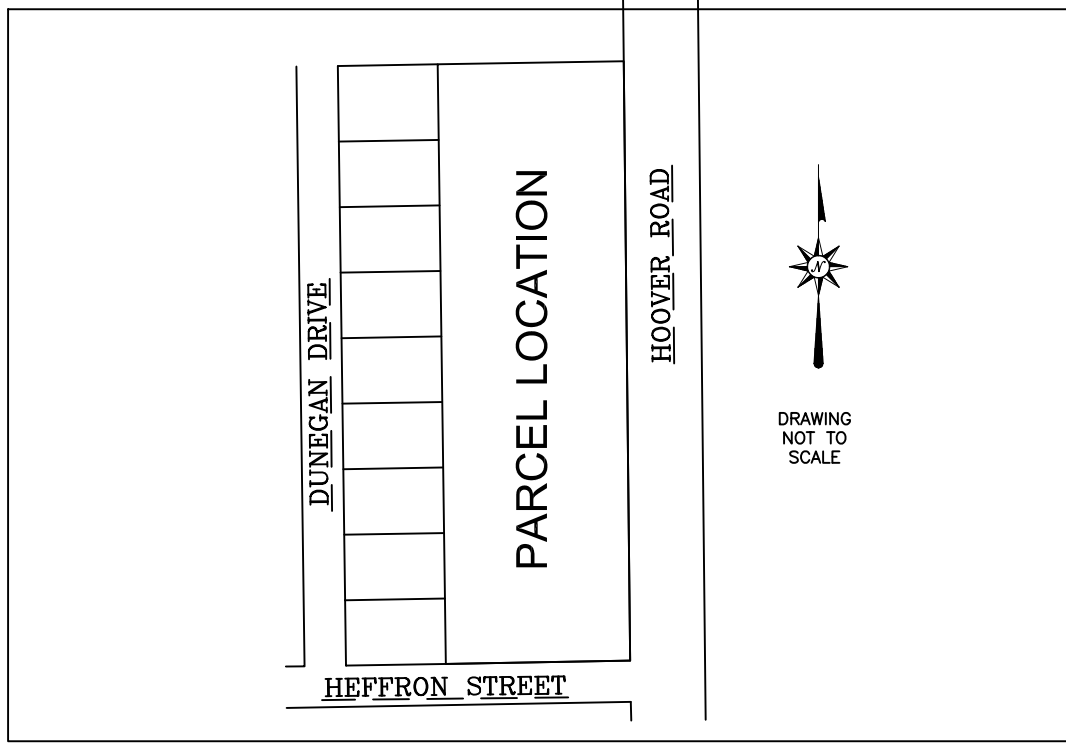


SANDSTROM SUBDIVISION

A SUBDIVISION BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 3, TOWNSHIP 23 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.



VICINITY MAP



LOCATED IN THE SE1/4 OF THE NE1/4, SECTION 3 TOWNSHIP 23 NORTH RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTRY, WISCONSIN.

BASE FOR BEARING

BASE FOR BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER 1/4 OF SEC. 3 T23N R8E, CITY OF STEVENS POINT, PORTAGE COUNTRY, WISCONSIN. ASSUMED TO BEAR N 00°36'42" W

NOTES

- 12' UTILITY EASEMENT IS PARALLEL TO RIGHT OF WAY LINES, LINES SHALL LENGTHEN AND SHORTEN TO PROVIDE CONTINUITY.
- 20' UTILITY EASEMENT IS PARALLEL TO AND LYING 10' EACH SIDE OF THE LOT LINES

LEGEND

- CONTROL POINT
- 3/4" IRON BAR FOUND
- 1" IRON PIPE FOUND
- 1" IRON ROD FOUND
- 1 1/4" X 18" 4.30lbs/ft REBAR SET
- () RECORDED AS
- GOVERNMENT CORNER LOCATION

ALL OTHER LOT CORNERS SET WITH A 3/4" X 18" REBAR 1.50lbs/ft.

DEVELOPER

AM CONSTRUCTION LLC
1197 WILSHIRE DRIVE
STEVENS POINT, WI 54482

SURVEYOR

DARREN KRZANOWSKI, PLS #2663
RETTLER CORPORATION
3317 BUSINESS PARK DRIVE
STEVENS POINT, WI 54482
PHONE (715)341-2633
FAX (715)341-0431

REVISION DATE:

SHEET 1 OF 2 SHEETS

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3317 Business Park Drive, Stevens Point, WI 54482
Phone (715) 341-2633 Fax (715) 341-0431
email: info@rettlco.com, web: www.rettlco.com

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°58'45" W	12.00'
L2	S 00°36'42" E	20.00'
L3	N 89°01'15" E	98.54'

CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	230.00'	67.80'	67.55'	N 07°45'36" E	16°53'23.00"
C2	230.00'	50.54'	50.44'	N 05°36'38" E	12°35'27.24"
C3	230.00'	17.26'	17.25'	N 14°03'20" E	4°17'55.76"
C4	170.00'	50.11'	49.93'	N 07°45'36" E	16°53'23.00"
C7	55.00'	124.58'	99.61'	N 24°09'10" E	129°47'03.81"
C8	55.00'	127.52'	100.82'	S 06°43'36" W	132°50'41.70"
C9	55.00'	282.11'	60.00'	S 73°47'43" E	293°53'18.74"
C10	55.00'	30.01'	29.64'	S 75°19'31" E	31°15'33.23"

UTILITY EASEMENTS

NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF s. 236.32 OF THE REVISED WISCONSIN STATUTES. UTILITY EASEMENTS ARE HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREAS. THE UTILITY EASEMENT INCLUDES THE RIGHT OF THE UTILITY TO TRIM OR REMOVE ANY OR ALL TREES WITHIN THE EASEMENT WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE OF THE UTILITY.

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



SANDSTROM SUBDIVISION

A SUBDIVISION PLAT OF SANDSTROM SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 23 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

AM CONSTRUCTION, LLC, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED, AS REPRESENTED ON THIS PLAT.

AM CONSTRUCTION, LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY s.236.10 OR s.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

STATE OF WISCONSIN-DEPARTMENT OF ADMINISTRATION
CITY OF STEVENS POINT

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS _____ DAY OF _____, 2025.

IN THE PRESENCE OF:

SIGNED _____
ADAM SANDSTROM, OWNER

SIGNED _____
MICHAEL STANDSTROM, OWNER

STATE OF WISCONSIN)
PORTAGE COUNTY)SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025.
AM CONSTRUCTION, LLC,
REPRESENTED BY ADAM SANDSTROM AND MICHAEL SANDSTROM,
TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC _____ MY COMISSION EXPIRES _____

CONSENT OF CORPORATE MORTGAGEE

NICOLET NATIONAL BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING OF THE LAND DESCRIBED ON STARLING COURT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATION OF AM CONSTRUCTION, LLC, OWNER.

IN WITNESS WHEREOF, THE SAID NICOLET NATIONAL BANK HAS CAUSED THESE PRESENT TO BE SIGNED BY _____, AND ITS CORPORATE SEAL TO BE HEREUNTO

AFFIXED THIS _____ DAY OF _____, 2025.

IN THE PRESENCE OF:

NICOLET NATIONAL BANK (SEAL)

SIGNED _____
NAME:
TITLE:

STATE OF WISCONSIN)
PORTAGE COUNTY) SS
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, _____ OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT OF SAID CORPORATION, AND ACKNOWLEDGE THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, PORTAGE COUNTY, WISCONSIN _____

NOTES

1. 12' AND 20' UTILITY EASEMENTS ARE PARALLEL TO RIGHT OF WAY LINES AND LOT LINES, LINES SHALL LENGTHEN AND SHORTEN TO PROVIDE CONTINUITY.

COMMON COUNCIL APPROVAL CERTIFICATE

THE FOREGOING SUBDIVISION PLAT, SANDSTROM SUBDIVISION, HAS BEEN SUBMITTED TO THE CITY OF STEVENS POINT COMMON COUNCIL, AM CONSTRUCTION OWNER, IS HEREBY APPROVED BY THE COMMON COUNCIL.

THIS _____ DAY OF _____, 2025

MIKE WIZA, MAYOR

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE CITY COMMON COUNCIL.

KARI YENTER, CITY CLERK

CITY CLERK'S CERTIFICATE

STATE OF WISCONSIN)
COUNTY OF PORTAGE) SS

I, KARI YENTER, BEING THE DULY ELECTED, QUALIFIED AND ACTING CLERK OF THE CITY OF STEVENS POINT, DO HEREBY CERTIFY THAT COPIES OF SANDSTROM SUBDIVISION WERE FORWARDED ON THE _____ DAY OF _____, 2025, AS REQUIRED BY S.236.12 (4) AND THAT NO OBJECTIONS TO THE PLAT HAVE BEEN FILED WITHIN THE 20-DAY LIMIT SET BY SUB. (3) OR, IF FILED, HAVE BEEN MET.

_____ DAY OF _____, 2025

KARI YENTER, CITY CLERK

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY AM CONSTRUCTION, LLC, GRANTORS, TO

TDS METROCOM, GRANTEE, AND
AT&T TELECOMMUNICATIONS, GRANTEE, AND
WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, GRANTEE, AND
CHARTER COMMUNICATIONS OPERATING LLC, GRANTEE

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL GAS, TELEPHONE AND CABLE TV FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THER PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS, WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES, NATURAL GAS FACILITIES, OR TELEPHONE AND CABLE TV FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. STRUCTURES SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN SIX INCHES WITHOUT WRITTEN CONSENT OF GRANTEES. THIS UTILITY EASEMENT PROVISION DOES NOT PREVENT OR PROHIBIT OTHERS FROM UTILIZING OR CROSSING THE UTILITY EASEMENT AS THE UTILITY EASEMENT(S) ARE NON-EXCLUSIVE.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

SURVEYOR

DARREN KRZANOWSKI PLS#2663
RETTLER CORPORATION
3317 BUSINESS PARK DRIVE
STEVENS POINT, WI 54482
PHONE (715) 341-2633
FAX (715) 341-0431

THIS INSTRUMENT WAS DRAWN AND
DRAFTED BY: DARREN KRZANOWSKI

DEVELOPER

AM CONSTRUCTION, LLC
1197 WILSHIRE DRIVE
STEVENS POINT, WI 54482

REVISION DATE:

SHEET 2 OF 2 SHEETS

SURVEYOR'S CERTIFICATE

I, DARREN KRZANOWSKI, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF AM CONSTRUCTION, LLC, I HAVE SURVEYED, DIVIDED AND MAPPED THE FOLLOWING DESCRIBED PARCEL OF LAND.

A PARCEL OF LAND CONTAINING 284.891 SQUARE FEET OR 6.54 ACRES, LOCATED IN SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 23 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 3; THENCE N 00°36'42" W ALONG THE EAST LINE OF THE NORTHEAST QUARTER 33.07 FEET; THENCE S 88°48'37" W 89.00 FEET TO THE WEST LINE OF HOOVER ROAD AND THE POINT OF BEGINNINGS; THENCE CONTINUING S 88°48'37" W ALONG THE NORTH LINE OF HEFFRON STREET 295.35 FEET TO THE SOUTHEAST CORNER OF SECOND ADDITION TO HEFFRON WOODS; THENCE N 00°45'29" W ALONG THE EAST LINE OF SECOND ADDITION TO HEFFRON WOODS 961.16 FEET TO THE SOUTHWEST CORNER OF LOT 2, PORTAGE COUNTY CERTIFIED SURVEY MAP NUMBER 10630 VOLUME 48 PAGE 60; THENCE N 89°01'15" E ALONG THE SOUTH LINE OF LOT 2, PORTAGE COUNTY CERTIFIED SURVEY MAP NUMBER 10630 VOLUME 48 PAGE 60 297.80 FEET TO THE WEST LINE OF HOOVER ROAD; THENCE S 00°36'42" E ALONG THE WEST LINE OF HOOVER ROAD 960.09 FEET TO THE POINT OF BEGINNING.

THAT I HAVE COMPLIED FULLY WITH THE CURRENT PROVISIONS OF CHAPTER 236 AND CHAPTER A-67 OF THE REVISED WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE CITY OF STEVENS POINT IN SURVEYING, DIVIDING, AND MAPPING.

THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED.

CERTIFIED THIS _____ DAY OF _____, 2025.

SIGNED: _____
DARREN KRZANOWSKI PLS #2663

COUNTY TREASURER CERTIFICATE

I, PAMELA R. PRZYBELSKI, PORTAGE COUNTY TREASURER, DO HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF

THIS _____ DAY OF _____, 2025, AFFECTING THE PLAT OF "SANDSTROM SUBDIVISION."

SIGNED _____
PAMELA R. PRZYBELSKI, COUNTY TREASURER

CITY TREASURER CERTIFICATE

I, COREY LADICK, CITY OF STEVENS POINT TREASURER, DO HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF

THIS _____ DAY OF _____, 2025, AFFECTING THE PLAT OF "SANDSTROM SUBDIVISION."

SIGNED _____
COREY LADICK, CITY COMPTROLLER/TREASURER

RETTLER CORPORATION, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, MODIFICATION, USAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF RETTLER CORPORATION, INC.
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Administrative Staff Report

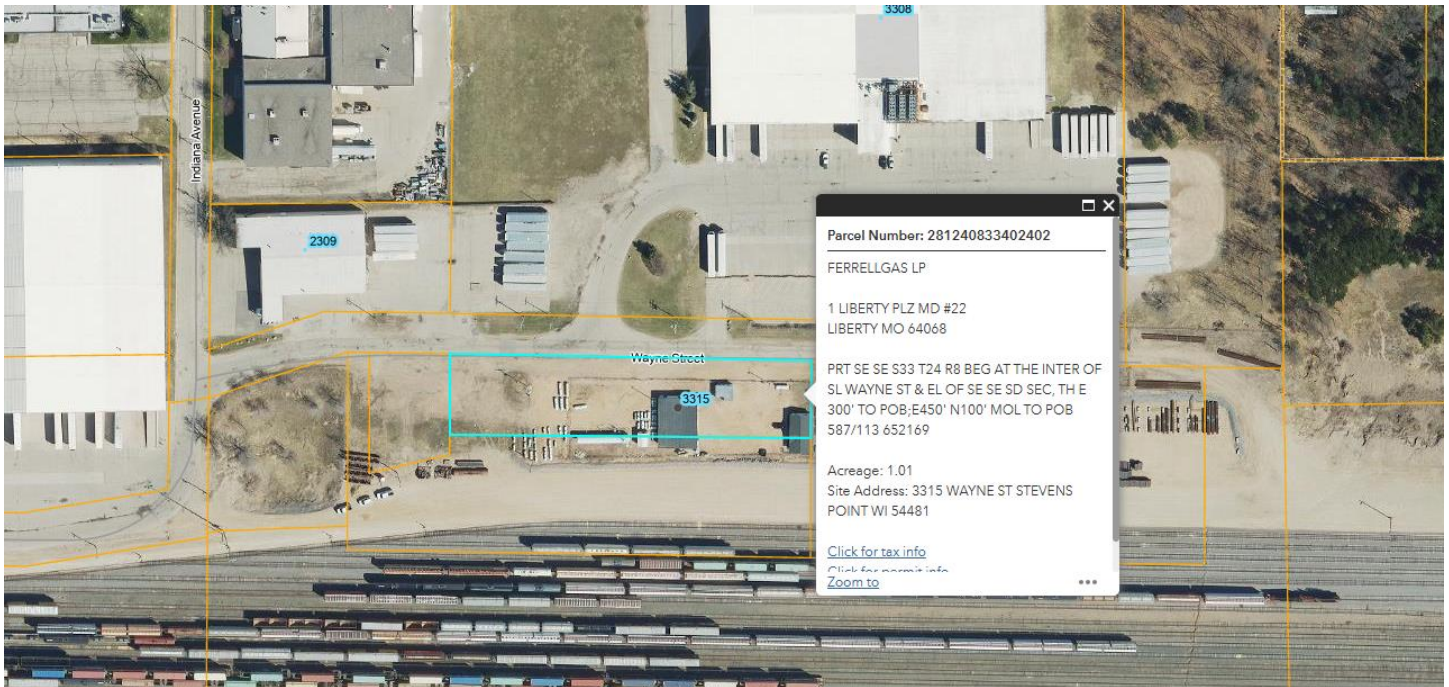
Construct a Cell Tower
3315 Wayne Street
April 7, 2025



**Department of Community
Development**

Applicant(s): - Michael Bieniek, representing FERRELGAS LP Staff: - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281240833402402 Zone(s): "M-2" Heavy Industrial Master Plan: - Industry Council District: - District 7 Ald. Kneebone Current Use: - Liquid petroleum storage Applicable Regulations: 23.02(4)(d)(3)	Request - Public Hearing and action on a request from Michael Bieniek, representing FERRELGAS LP, for a conditional use permit to construct a wireless communication tower on the property located at 3315 Wayne Street (Parcel ID 281240833402402), consistent with Ch. 23.02(4)(d)(3). Attachment(s) - Application - Plans Findings of Fact - A cell tower 175 feet in height is proposed on the subject property. - The proposed cell tower is intended for AT&T Mobility and the Union Pacific Railroad, with the facility also being available for use by wireless carriers. - The cell tower will take up a 50 ft by 50 ft area located in the center of the property. - Constructing new cell towers is a conditional use within all City zoning districts. Staff Recommendation Approve the request for a conditional use permit to construct a wireless communication tower on the property located at 3315 Wayne Street (Parcel ID 281240833402402), subject to the following conditions: - A building permit and right-of-way permit shall be obtained prior to the start of construction. - The proposed gravel driveway shall meet minimum design standards as outlined in Section 23.01(17)(e)(2)(h)(iii) of the City's Zoning Code. - 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 a cell tower at 3315 Wayne Street. The proposed cell tower will stand 175 feet in height and will have a base of 50 feet by 50 feet. The proposed tower will be located more in the center of the property, and will be serviced by a gravel driveway with access off of Wayne Street. AT&T Mobility and the Union Pacific Railroad are the primary beneficiaries of the proposed tower; however, the facility will also be available for use by wireless carriers.

As Plan Commissioners recall when amending our Wireless Communication Towers Ordinance last year, the State of Wisconsin placed significant limitations on a municipality's ability to regulate cell towers. While municipalities cannot outright prohibit cell towers on all land in their jurisdiction, it can place some forms of regulatory control for new cell towers. One such measure commonly used among municipalities, Stevens Point included, is requiring a conditional use permit to be granted for new cell towers and substantial modifications onto an existing tower. With this request entailing the construction of a new cell tower, a conditional use permit is required.

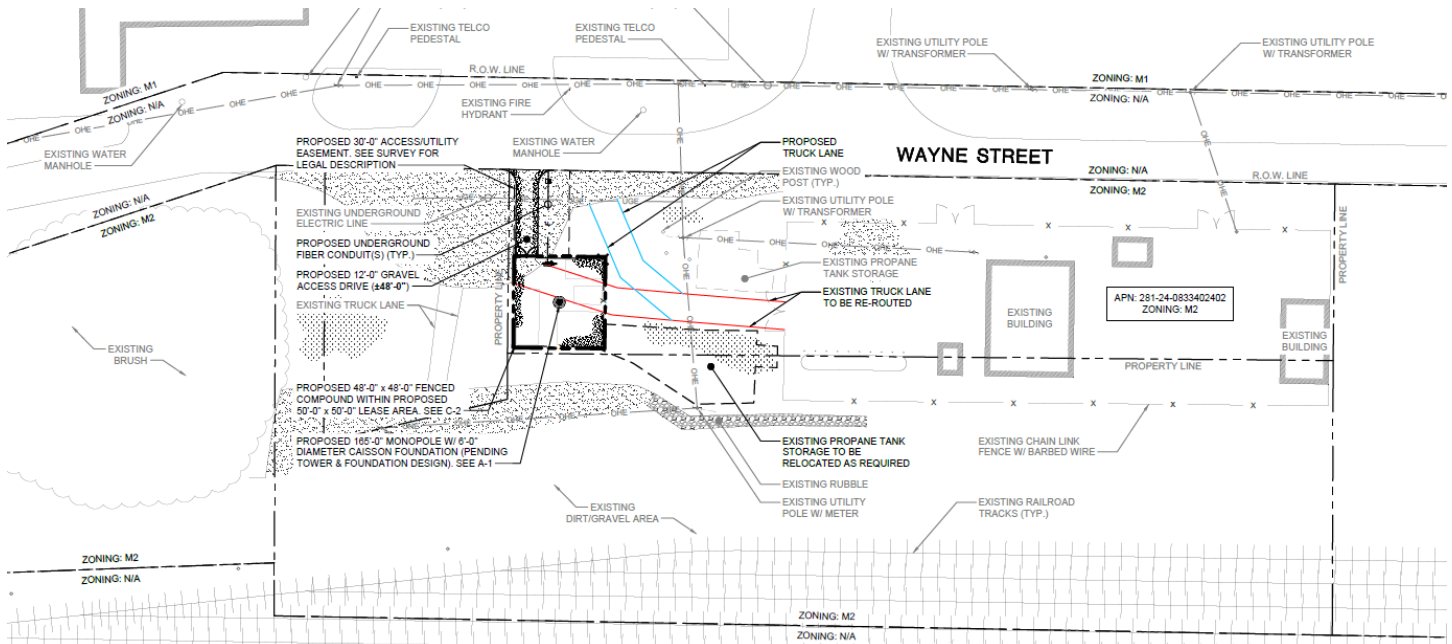
Standards of Review – Conditional Use Permit

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 use. The subject property is designated for industrial uses, and cell towers are commonly located in areas that are identified for industrial development due to minimizing impacts on residential and environmentally sensitive areas.

Findings: The intention behind the proposed cell tower, in part, is to assist the Union Pacific Railroad through its day-to-day functions. As such, staff believes that the subject property is appropriate for this type of request

given its proximity to the railroad. Additionally, the location of the proposed tower is adequately set back from residential uses and other areas that experience a congregation of people – reducing any negative impacts that the proposed project will have.



Proposed Site Plan

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

Analysis: Constructing cell towers are a conditional use within the “M-2” District.

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 industrial 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 tower will stand 175’ in height and will be enclosed by fencing. The top of the tower will include a lightning rod and several carrier antennas.

Findings: The architectural appeal of proposed tower is consistent with other cell towers that have been constructed within and outside of city limits.

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

Analysis: A gravel driveway is proposed off of Wayne Street. As a condition of approval, the gravel driveway will have to be constructed meeting minimum design standards as outlined in the City's Zoning Code. With minimum impervious surfacing being present on the subject property, appropriate drainage exists on-site. Utility infrastructure exists within the street right-of-way to support the proposed tower.

Findings: This standard is met.

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

Analysis: The proposed structure will be serviced by one access point off of Wayne Street. As access to the tower will be closed to the public, additional traffic generation is not anticipated as part of this development.

Findings: 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 industrial

land uses. The property is zoned "M-2" Light Industrial. According to the City's Zoning Code, the "M-2" District is established "to provide for those manufacturing or other industrial uses having more obnoxious or nuisance effects than the "M-1" Light Industrial District and

having a greater intensity of manufacturing, processing, employment, traffic and other related activities. It is intended that the "M-2" district generally be located distant from non-manufacturing uses: that it be buffered by the "M-1" district or by major highways, rivers, open space, or high intensity commercial uses, and that all "M-2" districts be located consistent with the City's Comprehensive Plan.

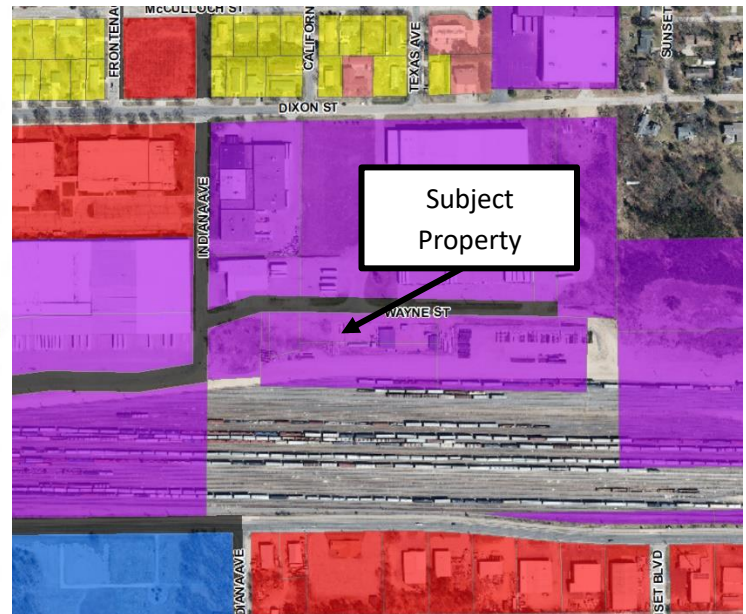


Findings: The proposed development is consistent with providing an industrial land use that is separated a considerable distance from residential homes to the north.

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 a cell tower on the subject property.

Future Land Use



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: N/A

Findings: N/A

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

Analysis: N/A

Findings: N/A

11. Access to the site shall be safe.

Analysis: Vehicular access exists off of Wayne Street.

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: Access into the property is of sufficient size for emergency personnel to coordinate with relevant parties should a situation arise. As mentioned above, appropriate drainage exists on-site.

Findings: This standard is met.

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

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

Analysis: The proposed tower will be enclosed by fencing.

Findings: This standard is met.

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

Analysis: Light will be provided at the top of the tower as required by the Federal Aviation Administration. This light is not anticipated to be intrusive to nearby properties.

Findings: This standard is met.

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

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

Findings: The use should not create excessive noise.

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

Analysis: N/A

Findings: N/A

Based on the findings above, staff would recommend approval of the conditional use permit with the conditions outlined on page one. 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.



**APPLICATION FOR CONDITIONAL USE PERMIT APPROVAL FOR
THE WIRELESS COMMUNICATION TOWER AT**

**3315 WAYNE STREET
STEVENS POINT, WI 54481
PARCEL NUMBER: 2408.33.4024.02**

**CITYSWITCH II-A, LLC SITE NAME / # – STEVENS POINT WIC003
AT&T FA NUMBER - 13119161**

Table of Contents

1. Letter of Application
2. Application Materials
3. Site Data Sheet
4. Legal Description
5. Narrative Overview
6. Section 66.0404 WI State Statute Standards
7. Section 23.01.19 Conditional Use Permit Standards
8. Section 23.02.d Wireless Communication Tower Standards
9. Sworn Affidavit
10. FAA Determination Letter
11. Economic Burden Affidavit
12. Fall Zone Certification
13. Carrier RF Propagation Maps
14. Site Plan

Letter of Application

March 3, 2025

Mr. Adam Kuhn
Associate Planner / Zoning
1515 Strongs Avenue
Stevens Point, WI 54481

RE: Proposed CitySwitch II-A, LLC Communications Facility – Stevens Point / WIC003
3315 Wayne Street
Stevens Point, WI 54481
PIN: 2408.33.4024.02

Dear Mr. Kuhn:

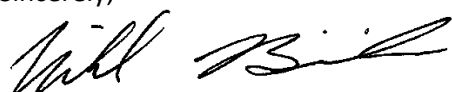
LCC Telecom Services, on behalf of the applicant, CitySwitch II-A, LLC ("CitySwitch"), has finalized an agreement with the property owners of the site referenced above to develop and construct a wireless communication facility for AT&T Mobility and the Union Pacific Railroad. The proposed facility will also be available for use by wireless carriers. The proposed shared use facility is designed to house the equipment necessary to provide clear and uninterrupted wireless telecommunications services to the residents and visitors of the City of Stevens Point and surrounding areas.

The proposed wireless communications support structure is being erected to initially accommodate the equipment of AT&T Mobility. This mobile service support structure is being proposed pursuant to Section 66.0404 of the Wisconsin State Statutes and Sections 2301.19 and 23.02.4.d. of the City of Stevens Point Zoning Ordinance. A Conditional Use Permit is required for the siting and construction of any new wireless communications support structure and facility. The proposed facility will consist of a 165'-0" tall monopole tower with a 10'-0" lightning rod for a total height of 175'-0", to be located within a 50'-0" x 50'-0" ground area. The proposed tower will be erected, owned, and operated by CitySwitch. CitySwitch has a commitment with AT&T Mobility, a wireless services provider, for this site. Additionally, the facility will be available for collocation to other wireless providers.

On behalf of the applicant CitySwitch, LCC Telecom Services has submitted all required documentation for the proposed tower, in accordance with Section 66.0404 of the Wisconsin State Statutes, and Sections 2301.19 and 23.02.4.d. of the City of Stevens Point Zoning Ordinance for this application to be deemed complete. Should you have any questions please feel free to contact me. I look forward to working with

you during the review and approval process. CitySwitch looks forward to helping provide the City of Stevens Point with improved wireless coverage.

Sincerely,



Michael Bieniek
Zoning Director
LCC Telecom Services
10700 Higgins Road, Suite 240
Rosemont, IL 60018
mbieniek@lcctelecom.com
Cell – (847) 287-1156
Fax – (847) 608-1299

Application Materials



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	CitySwitch II-A, LLC (lessee)	Contact Name	Michael Bieniek, AICP - Agent
Address	1900 Century Place NE, Suite 320	Address	10700 W. Higgins Road, Suite 240
City, State, Zip	Atlanta, GA 30345	City, State, Zip	Rosemont, IL 60018
Telephone	404-857-0858	Telephone	847-287-1156
Fax		Fax	847-608-1299
Email	info@cityswitch.com	Email	mbieniek@lcctelecom.com

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name	Ferrell Gas LP	Owner's Name	
Address	1 Liberty Plaza	Address	
City, State, Zip	Liberty, MO 64068	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
2408.33.4024.02		
Legal Description of Subject Property		
See attached exhibit book		
Designated Future Land Use Category		Current Use of Property
Industrial		Propane tank storage yard
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)		
CitySwitch is proposing to erect a 165'-0" monopole tower with a 10'-0" lightning rod for a total height of 175'-0" and telecommunications equipment to be located within a 50'-0" x 50'-0" ground area. AT&T Mobility will be the anchor tenant on the proposed mobile service support structure.		
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)

The proposed wireless communication facility will have a positive impact of the public health, safety, morals, comfort and general welfare of the area. With the vast majority of the public reliant on wireless communication it has become essential in emergency situations for first responders. Additionally, enhanced wireless communication is important for everyday life for residents and businesses in the area. Additionally, the application is for a monopole tower which has a lesser visual impact as all cabling will be within the tower.

Current Zoning Surrounding Subject Property M-2, Heavy Manufacturing District

North:	M-1, Light Industrial District	South:	Unzoned (railroad)
East:	M-2, Heavy Manufacturing District	West:	M-2, Heavy Manufacturing District

Current Land Use Surrounding Subject Property Propane Tank Storage Yard

North:	Manufacturing	South:	Railroad Yard
East:	Manufacturing	West:	Manufacturing

EXHIBITS

Owner Information Sheet	☒	Additional Exhibits If Any: Affidavit of Need from AT&T Mobility Propagation Maps Fall Zone Letter Exhibit Book
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
	3/3/25	N/a, lease allows for application	

Site Data Sheet

Applicant:	CitySwitch II-A, LLC 1900 Century Place NE Suite 320 Atlanta, GA 30345
Authorized Agent:	Michael Bieniek, AICP LCC Telecom Services 10700 Higgins Road Suite 240 Rosemont, IL 60018
Tower Owner:	CitySwitch II-A, LLC 1900 Century Place NE Suite 320 Atlanta, GA 30345
Applicant's Interest in the Property:	Leasehold
Property Owner:	Ferrell Gas LP 1 Liberty Plaza Liberty, MO 64068
Address of Property:	3315 Wayne Street Stevens Point, WI 54481
Parcel Number:	PIN: 2408.33.4024.02
Request:	Application for a Conditional Use Permit and any other approvals or permits necessary to erect a 165'-0" monopole tower with a 10'-0" lightning rod for a total height of 175'-0" and telecommunications equipment to be located within a 50'-0" x 50'-0" ground area.

Legal Description

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 8 EAST, AT STEVENS POINT, PORTAGE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT ON INTERSECTION OF THE EAST LINE OF THE WEST 300 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33 AND THE SOUTH LINE OF WAYNE STREET; THENCE EASTERLY ALONG SAID SOUTH LINE A DISTANCE OF 450 FEET; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 750 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33 A DISTANCE OF 96 FEET, MORE OR LESS, TO A LINE THAT LIES PARALLEL WITH AND 10 FEET NORMALLY DISTANT NORTHERLY FROM THE CENTERLINE OF THE NORTHERLY MOST SPUR TRACK OF WISCONSIN CENTRAL LTD.; THENCE WESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 450 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 300 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 100 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TAX ID: 2408.33.4024.02

BEING THE SAME PROPERTY CONVEYED TO FERRELLGAS, L.P., A DELAWARE LIMITED PARTNERSHIP, GRANTEE, FROM FERRELLGAS, L.P., A DELAWARE LIMITED PARTNERSHIP, AS SUCCESSOR IN INTEREST TO MAPCO GAS PRODUCTS, INCORPORATED, GRANTOR, BY WARRANTY DEED RECORDED 02/24/2004, AS DOCUMENT NO. 652169, OF THE PORTAGE COUNTY RECORDS.

Narrative Overview

CitySwitch seeks approval for a Conditional Use Permit (“CUP”), and any other permits or approvals necessary in order to install a wireless communications facility on property located at 3315 Wayne Street, Stevens Point, WI 54481. CitySwitch proposes to erect this tower and will be offering it as a shared facility to AT&T Mobility, and any other communication carriers that have a need for a facility in this area. CitySwitch submits this application in accordance with Section 66.0404 of the Wisconsin State Statutes, and Sections 2301.19 and 23.02.4.d. of the City of Stevens Point Zoning Ordinance seeking a CUP the siting and construction of a new wireless communication facility.

The proposed site is located in the M-2, Heavy Manufacturing District. Pursuant to Sections 92519.02(d) of the Code, Wireless Communication Facilities are allowed in this district with Conditional Use Permit approval. The property is improved with a propane storage tank yard, adjacent to Union Pacific Railroad lines to the south and other industrial businesses to the east, north and west.

The wireless communications facility that CitySwitch is proposing to install on the property for Union Pacific and AT&T is necessary to provide critical communications for the railroad line and uninterrupted AT&T wireless services to the residents and visitors of Stevens Point and the surrounding area, including wireless telephone service, voice paging, messaging and wireless internet and broadband data transmission. All registered wireless providers’ technology operate at various radio frequency bands allocated by the FCC as part of their license.

Wireless systems operate on a grid system where overlapping cells mesh together, forming a seamless network. No single site can function as a stand-alone entity as each site is interconnected, forming the network. The technical criteria for establishing cell sites are very exacting as to the location and height. The proposed site at 3315 Wayne Street, Stevens Point, WI 54481 is within the geographic area deemed necessary by radio frequency engineers for the anchor wireless telecommunications providers to provide uninterrupted services.

In accordance with Sections 92402.01 and 92405.01 of the Code, CitySwitch is submitting this application to install a new Communications Facility. The proposed new communications

facility will consist of a 165'-0" tall monopole tower with a 10'-0" lightning rod for a total height of 170'-0" to be located within a 50'-0" x 50'-0" ground area.

After the initial construction, the facility is unstaffed and will only require service technicians, in a pick-up/van sized vehicle, to visit the site approximately once per month. Access will be provided via an easement with the proposed access entry point off Wayne Street. The only utilities required to service the facility are power and fiber. The site is entirely self-monitored through a sophisticated alarm system which is connected to a main switch station. The system alerts personnel to any equipment malfunction or breach of security. Additionally, there is no impact on local utilities such as water and sanitation, as they are not used at the site.

In accordance with FCC regulations, the mobile service facility will not interfere with any form of communications, including but not limited to, land-line phones, cable and satellite television and radio broadcasts. Wireless technology has become a vital part of emergency services, aiding local residents and motorists in a variety of situations, thus helping to protect the general public's health, safety and welfare. The proposed communications facility at this site will further enhance goals of providing the most reliable wireless coverage possible in this area.

The proposed communications facility will be designed and constructed to meet all applicable governmental and industry safety standards. Specifically, CitySwitch will comply with all FCC and FAA rules and regulations regarding construction requirements and technical standards. RF emissions are subject to the exclusive jurisdiction of the FCC, and the proposed facility will comply with the FCC's RF emission standards.. Any height, lighting or marking issues are also subject to the exclusive jurisdiction of the FAA, and the proposed facility will comply with the FAA's requirements for height, lighting, and marking.

LCC Telecom Services, on behalf of CitySwitch, look forward to working with the City of Stevens Point to bring the benefits of the proposed improved wireless services to the area. The addition of the facility will ensure improved communications and the best uninterrupted wireless services for the residents of Stevens Point. This application addresses all standards of Section 66.0404 of the Wisconsin State Statutes and Sections 2301.19 and 23.02.4.d. of the City of Stevens Point Zoning Ordinance and satisfies the requirements of that section.

Section 66.0404 WI State Statute Standards

The 2013 Biennial Budget Act (Act 20) modified the regulatory powers of local governments in regard to applications for mobile service facilities and support structures. The law was enacted to impose consistent statewide standards regarding the regulation of placement of mobile service facilities and support structures. In order to achieve this consistency, the state statute preempts local ordinances to the extent that they are inconsistent with the statute.

The proposed facility is governed by Wis. Stat. § 66.0404 of the Wisconsin Statutes, entitled “Mobile Tower Siting Regulations”. The submittal requirements of this statute have also been codified in the Kronenwetter Zoning Ordinance. The proposed facility meets the requirements of §66.0404.

Application Requirements - Wis. Stat. § 66.0404(2)(b)(1-6).

§66.0404(2)(b) of the state statute sets out specific requirements and timelines for an application to construct a new mobile service support structure. These requirements are defined by Wis. Stat. § 66.0404(2)(b)(1-6), and identify six categories of information that may be required to constitute a complete application for a substantial modification or a new site. In this case, five of the six categories are required based on the site type as a new mobile service facility and support structure and the other category is not required.

The following information is required under the statute in order for an application to be complete. The statute requirement is listed below in bold, with the compliant document or information identified or outlined below the requirement.

1. The name and business address of, and the contact individual for, the applicant. Wis. Stat. § 66.0404(2)(b)(1).

The applicant is CitySwitch II-A, LLC. Michael Bieniek, of LCC Telecom Services is the agent of and contact individual for CitySwitch. His business address is 10700 W. Higgins Road, Suite 240 Rosemont, IL 60018.

2. The location of the proposed or affected support structure. Wis. Stat. § 66.0404(2)(b)(2).

A support structure is defined in Wis. Stat. §66.0404(1)(l) as “a freestanding structure that is designed to support a mobile service facility”. In this case, the proposed support structure is a 165’-0” tall monopole tower with a 10’-0” lightning rod for a total height of 175’-0”.

The proposed tower is a monopole design located in an industrial adjacent to railroad right-of-way. The support structure will be located within an equipment compound as defined in Wis. Stat. §66.0404(1)(h). This fenced lease area is part of a larger parent parcel

at the above address. The support structure location is depicted on the site plans that have been submitted as part of this application.

The support structure will be located within an equipment compound as defined in Wis. Stat. §66.0404(1)(h). This fenced lease area is part of a larger parent parcel at the above address. The support structure location is depicted on the site plans that have been submitted as part of this application.

3. The location of the proposed mobile service facility. Wis. Stat. § 66.0404(2)(b)(3).

A mobile service facility is defined in Wis. Stat. §66.0404(1)(l) as “a set of equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and associated equipment, that is necessary to provide mobile service to a discreet geographic area.” In this case, the equipment consists of base station equipment, along with antennas, transmitters, receivers, power supplies, cabling and associated equipment. All the equipment is necessary to operate the facility.

The proposed tower is a monopole design located in an industrial area adjacent to the railroad right-of-way at 3315 Wayne Street, Street Point, WI 54481 (PIN 2408.33.4024.02). The support structure will be located within an equipment compound as defined in Wis. Stat. §66.0404(1)(h). This fenced lease area is part of a larger parent parcel at the above address. The support structure location is depicted on the site plans that have been submitted as part of this application. The mobile service facility will be located within an equipment compound as defined in Wis. Stat. §66.0404(1)(h). This fenced lease parcel is part of a larger parent parcel at the above address. The location of the mobile service facility is depicted on the site plans that have been submitted as part of this application.

4. If the application is to substantially modify an existing support structure, a construction plan which describes the proposed modifications to the support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling and related equipment associated with the proposed modifications. Wis. Stat. § 66.0404(2)(b)(4).

Wis. Stat. §66.0404(2)(b)(4) applies only to substantial modification applications. Substantial modifications apply only to the modification of existing sites and not to the construction of a new site. Accordingly, this information is not required for this application.

5. A construction plan which describes the proposed mobile service support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment to be placed on or around the new mobile service support structure. Wis. Stat. § 66.0404(2)(b)(5).

The construction plan required for a new mobile service support structure and facility under Wis. Stat. §66.0404(2)(b)(4) has been submitted as part of this application. The construction plan includes all the elements required under the state statute.

6. An explanation as to why the applicant chose the proposed location and why the applicant did not choose collocation, including a sworn statement from an individual who has responsibility over the placement of the mobile service support structure attesting that collocation within the applicant's search ring would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or is economically burdensome to the mobile service provider. Wis. Stat. § 66.0404(2)(b)(6).

A sworn statement as described above from AT&T Mobility (with whom CitySwitch has a commitment) has been attached to this application for the proposed mobile support structure to be located at 3315 Wayne Street, Stevens Point, WI 54481 (PIN 2408.33.4024.02).

Section 23.01.19 Conditional Use Permit Standards

The Application for review by the City of Stevens Point Plan Commission and Common Council is for a Conditional Use Permit to erect a new wireless communications facility. The Plan Commission and Common Council must consider the following Conditional Use Permit standards in their deliberation on the proposed tower.

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

The establishment , maintenance, or operation of proposed wireless communication facility will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare. To the contrary, the proposed wireless communication facility will have a positive impact of the public health, safety, morals, comfort and general welfare of the area. With the vast majority of the public reliant on wireless communication it has become essential in emergency situations for first responders. Additionally, enhanced wireless communication is important for everyday life for residents and businesses in the area.

- 2) That the use will not be injurious to the use and for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood;

The proposed wireless communication facility will not be injurious to the use and for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood. Enhanced wireless communications will have a positive effect of property values in the area. The proposed site is in an M-2, Heavy Manufacturing district. The surrounding area is comprised mostly of other industrial or manufacturing uses. These businesses rely on robust coverage in order to service customers. Therefore, enhance wireless coverage will improve the value of property values in the area.

- 3) That 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;

The establishment of the proposed wireless communications facility will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The subject parcel is zoned M-2, Heavy Manufacturing District as is the majority of the surrounding area. As stated above, enhanced wireless communications will be a benefit to the area and will support the normal and orderly development of the area for all uses permitted in the M-2, Heavy Manufacturing District.

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

The exterior architectural appeal and functional plan of any proposed wireless communication facility will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district, as to result in a substantial or undue adverse effect on the neighborhood. The proposed facility will consist of a 165'-0" galvanized metal monopole tower with a 10'-0" lightning rod for a total overall height of 175'-0" along with support cabinets all to be located within a 50'-0" x 50'-0" lease parcel which will be surrounded by a 6'-0" fence with three strands of barbed-wire for security. The proposed tower facility will be in context with the surrounding area which includes industrial buildings to the north and a railroad yard to the south. There will be no adverse effect on the neighborhood.

- 5) That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided;

Adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided to the site. The only utilities required for a wireless telecommunications facility are power and fiber, which are both readily available to the site. There will be no drainage or other facilities necessary for the operation of the site. Access to the site will be off of Wayne Street, directly north of the site. A 30' wide access and utility easement has been secured as part of the lease agreement. The power and fiber will be within this easement, along 12' wide gravel access road which will be installed from Wayne Street to the leased parcel.

- 6) That adequate measures have been, or will be, taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

Measures have been, or will be, taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. As stated above, access to the site will be off of Wayne Street, directly north of the site. A 12' wide gravel access road which will be installed from Wayne Street to the leased parcel. The site is unstaffed and will be visited by a technician in a SUV sized vehicle approximately one time per month, therefore there will be no traffic congestion in the public streets.

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

The proposed use is not contrary to the objectives of any duly adopted land use plan for the City of Stevens Point, any of its components, and/or its environs. Although not considered a public utility, wireless telecommunications are as essential as roads and infrastructure for residents of Stevens Point. The goals of the land use plan speaks about ensuring the necessary infrastructure is available. Section 4.3.A.2 Community Facilities Inventory states: *"Today's police vehicles are equipped with laptop computers that have the capability to wirelessly transmit and receive data, reports and messages, using the internet to conduct driver and vehicle records checks."* AT&T has a service called FirstNet which is set up to support local first responders, therefore enhanced wireless services will meet this goal.

- 8) That 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.

The proposed wireless communications facility, in all other respects, conform to Section 66.0404 of the Wisconsin State Statutes and Sections 2301.19 and 23.02.4.d. of the City of Stevens Point Zoning Ordinance and any other applicable regulations of the M-2, Heavy Manufacturing District.

Section 23.02.d Wireless Communication Towers Standards

The Application for review by the City of Stevens Point Plan Commission and Common Council shall include the following items.

Applications for a conditional use permit and building permit, as applicable, must be completed by any applicant and submitted to the Zoning Administrator along with the application fee. The application submittal shall include the following:

- a) The name, business address and contact individual for the property owner and application.
- b) The location of the proposed or modified wireless communication tower.
- c) The location of the proposed mobile service facility.
- d) For the construction of a new wireless communication tower, an applicant shall provide:
 - 1) A construction plan that describes the new tower and facilities.
 - 2) An explanation as to why the applicant chose the proposed location and why the applicant did not choose collocation, including a sworn statement attesting to one of the following regarding collocation within the area in which the applicant needs to site the new facilities:
 - a) Collocation would not result in the same mobile service functionality, coverage, and capacity.
 - b) Collocation is technically infeasible.
 - c) Collocation is economically burdensome to the mobile service provider.

All of the above required information has been provided within this exhibit book, including but not limited to, an overall narrative, site drawings and a sworn statement from AT&T Mobility detailing the need for the proposed site.

- e) For Class 1 Collocations, if the application is to substantially modify an existing wireless communication tower, a construction plan which describes the proposed modifications to the support structure and the equipment and network components.
- f) For Class 2 Collocations, the application shall include the name and business address of and contact individual for the applicant, the location of the affected tower, and location of the proposed facilities.

The application is for a new wireless communication facility, not an upgrade to an existing tower and/or facility, therefore this provision does not apply.

7) Application Response.

A determination of completeness shall be completed by the Zoning Administrator within ten days of the submittal date of the conditional use permit application and/or building permit application. If the Zoning Administrator finds that the application is incomplete, the Zoning Administrator shall notify the applicant in writing within ten days from the submittal of the permit application. The written notification shall specify in detail the required information that was incomplete. The applicant may resubmit an application as often as necessary until it is complete.

Within 90 days of receiving a complete conditional use permit application, the City shall:

- a) Review the application to determine whether it complies with Revised Municipal Code.
- b) Make a final decision whether to approve or disapprove the application.
- c) Notify the applicant in writing of its final decision.
- d) If the decision is to disapprove the application, a written notification shall be provided that includes substantial evidence to support that decision.

If the City fails to comply with the above requirements by the 90-day deadline, the application is considered approved, except that the political subdivision and the applicant may agree to extend the deadline.

The above provisions are related to the processing of the application, these are items the City of Stevens Point must adhere to in the review and processing of the application.

8) Height and Setback Requirements.

- a) Any new wireless communication tower that is constructed on or substantially modified on a parcel that allows for a single-family residence as a permitted use shall be set back from the lot lines a distance that equals or exceeds the height of the tower.
- b) Any new wireless communication tower that is constructed on or substantially modified on a parcel that is adjacent to a parcel that allows for a single-family residence as a permitted use shall be set back from the lot lines a distance that equals or exceeds the height of the tower.
- c) Any new wireless communication tower that is constructed on or substantially modified on a parcel that identifies a single-family residence as a conditional or prohibited use shall be set back from lot lines a distance equal to the setbacks of a principal building/structure pursuant to the underlying zoning district development standards. Setbacks may be reduced to a lesser specified agent if the applicant submits a report stamped by a Wisconsin Registered Professional Engineer that certifies that the wireless communication tower is designed and engineered to collapse upon failure within the lesser specified distance unless the City has and provides the applicant with substantial evidence that the engineering certification is flawed.

The proposed wireless telecommunications facility is located in an M-2, Heavy Manufacturing District and the adjoining properties are not zoned residential, therefore items a and b do not apply. Additionally, Section 66.0404 of the Wisconsin State Statutes does not allow municipalities to enforce such setbacks. Section 66.0404.(2).(g) states *"If an applicant provides a political subdivision with an engineering certification showing that a mobile service support structure, or an existing structure, is designed to collapse within a smaller area than the set back or fall zone area required in a zoning ordinance, that zoning ordinance does not apply to such a structure unless the political subdivision provides the applicant with substantial evidence that the engineering certification is flawed."* This provision mirrors the second portion of item #3 above. Section 66.0404.(4).(r) goes one step further, stating that a municipality may not, *"Impose a setback or fall zone requirement for a mobile service support structure that is different from a requirement that is imposed on other types of commercial structures."* The application materials include a certified fall zone letter from the tower manufacturer, Sabre Industries, stating the tower is designed with a fall radius of 24'. The proposed tower is designed to fall within the fenced compound in the unlikely event of a failure. Based on the above, the proposed tower will meet the required setbacks for this site.

FAA Determination Letter



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2024-AGL-16656-OE

Issued Date: 02/12/2025

Leslie Lindeman
Palm-Tech Consulting, LLC
11365 Little Bear Way
Boca Raton, FL 33428

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower Stevens Point
Location:	Stevens Point, WI
Latitude:	44-30-49.84N NAD 83
Longitude:	89-33-12.01W
Heights:	1090 feet site elevation (SE) 170 feet above ground level (AGL) 1260 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

Any height exceeding 170 feet above ground level (1260 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation.

This determination expires on 08/12/2026 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact Justin Hetland, at (847) 294-8084, or justin.hetland@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2024-AGL-16656-OE.

Signature Control No: 641079284-647226356

(DNE)

Julie A. Morgan

Manager, Obstruction Evaluation Group

Attachment(s)

Additional Information
Frequency Data
Map(s)

cc: FCC

Part 77 authorizes the FAA to evaluate a structure or object's potential electromagnetic effects on air navigation, communication facilities, and other surveillance systems. It also authorizes study of impact on arrival, departure, and en route procedures for aircraft operating under visual or instrument flight rules, as well as the impact on airport traffic capacity at existing public use airports. Broadcast in the 3.7 to 3.98 GHz frequency (5G C band) currently causes errors in certain aircraft radio altimeters and the FAA has determined they cannot be relied upon to perform their intended function when experiencing interference from wireless broadband operations in the 5G C band. The FAA has adopted Airworthiness Directives for all transport and commuter category aircraft equipped with radio altimeters that prohibit certain operations when in the presence of 5G C band

This determination of no hazard is based upon those mitigations implemented by the FAA and operators of transport and commuter category aircraft, and helicopters operating in the vicinity of your proposed location. It is also based on telecommunication industry and FAA collaboration on acceptable power levels and other parameters as reflected in the FAA 5G C band evaluation process.

The FAA 5G C band compatibility evaluation is a data analytics system used by FAA to evaluate operational hazards related to aircraft design. The FAA 5G C band compatibility evaluation process refers to the process in which the telecommunication companies and the FAA have set parameters, such as power output, locations, frequencies, and tilt angles for antenna that mitigate the hazard to aviation. As the telecommunication companies and FAA refine the tools and methodology, the allowable frequencies and power levels may change in the FAA 5G C band compatibility evaluation process. Therefore, your proposal will not have a substantial adverse effect on the safe and efficient use of the navigable airspace by aircraft provided the equipment and emissions are in compliance with the parameters established through the FAA 5G C band compatibility evaluation process.

Any future changes that are not consistent with the parameters listed in the FAA 5G C band compatibility evaluation process will void this determination of no hazard.

Frequency Data for ASN 2024-AGL-16656-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	2000	W
614	698	MHz	1000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W
3700	3980	MHz	1640	W





Sworn Affidavit

AFFIDAVIT
SWORN STATEMENT OF NEED FOR A NEW WIRELESS COMMUNICATIONS
FACILITY IN SUPPORT OF NEW TOWER CONSTRUCTION

STATE OF WI)
)
COUNTY OF Portage)

The undersigned, Mack Ohnsted, being first duly sworn on oath, deposes and states as follows:

1. My name is Mack Ohnsted and I am employed by AT&T Mobility as a SENIOR RAN DESIGN ENGINEER. My job duties include, among other things, responsibility, and oversight of AT&T Mobility's wireless network. This includes oversight of the newly proposed wireless communications support structure and related equipment at the address of 3315 Wayne Street, Stevens Point, WI 54481, with a property parcel ID number of 2408.33.4024.02, and Lat/Long coordinates of 44.513844, -89.553336 (the "New Tower Location").

2. This Sworn Statement is made pursuant to Section 66.0404(2)(6) of the Wisconsin State Statutes.

3. I make and submit this Sworn Statement in support of the accompanying application and supplement documents for the request of zoning approval submitted by applicant LCC Telecom Services, and pursuant to which CitySwitch proposes to develop and construct a monopole tower on behalf of AT&T Mobility at 3315 Wayne Street, Stevens Point, WI 54481, as described above and depicted on the site plans submitted along with the application.

4. CitySwitch is in the business of, among other things, developing, constructing, and operating wireless communication support structures (a/k/a telecommunications towers or cell towers) and leasing space on those structures and facilities to wireless carriers such as AT&T Mobility. Relevant to the present application, AT&T Mobility and CitySwitch desire that CitySwitch develop and build the referenced tower and lease space thereupon to AT&T Mobility as part of improving AT&T Mobility's wireless telecommunications network in the City of Stevens Point.

5. AT&T Mobility is improving and upgrading its network's wireless coverage and capacity in the City of Stevens Point to provide the needed improvement to signal strength,

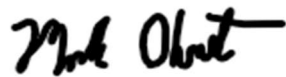
in-building penetration, and reliable, high-speed wireless data capability. In order to accomplish these objectives, AT&T Mobility and CitySwitch are proposing the new mobile support structure tower and related telecommunications site at 3315 Wayne Street, Stevens Point, WI 54481.

6. The proposed wireless communication support structure at 3315 Wayne Street, Stevens Point, WI 54481 is a necessary infrastructure addition and will become an integral part of AT&T Mobility's wireless network. The primary functions of the proposed site are to provide enhanced, reliable wireless coverage and additional capacity which will help ensure seamless wireless data capabilities and connectivity to AT&T Mobility's customers in the area. Without this site, the signal strength and data capacity in the area will not be adequate for a reliable network. As consumption of data services surge, the importance of this site also surges.

7. There is an existing structure located at 3701 Patch Street, Stevens Point, WI 54481, owned by American Tower Corporation. This existing tower is a 168'-0" "flagpole tower" 0.28 miles southeast of the proposed CitySwitch tower. A coverage objective for this new site build is to provide coverage for the University of Wisconsin-Stevens Point and this new tower build will provide better coverage to the campus than the existing flagpole.

8. Co-locating on any other existing structure would not provide the required wireless coverage, signal strength, or data speeds to the coverage objective and intended areas, the proposed new wireless communication support structure is necessary to provide the coverage and capacity required for a fully functioning wireless network.

Dated this 03 day of March, 2025.

X 

Mack Ohnsted
AT&T Senior RAN Engineer

Fall Zone Certification

January 9, 2025

Tim Cook
CitySwitch
3715 Northside Parkway NW
Suite 1-200 (Building 100, Suite 200)
Atlanta, GA 30327

RE: 165' Sabre Monopole for Stevens Point, WI

Dear Mr. Cook,

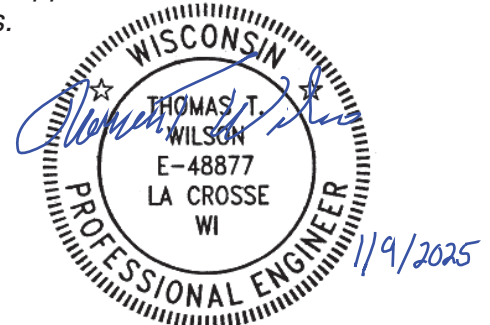
Upon receipt of order, we propose to design and supply a monopole for the above referenced project for a Ultimate Wind Speed of 106 mph with no ice and 50 mph + 1.5" ice, Risk Category II, Exposure Category C and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures, Antennas and Small Wind Turbine Support Structures".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. This would effectively result in a fall radius less than or equal to 24 feet. *Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Industries.*

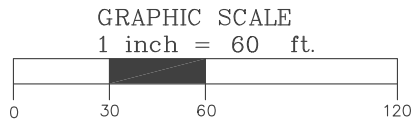
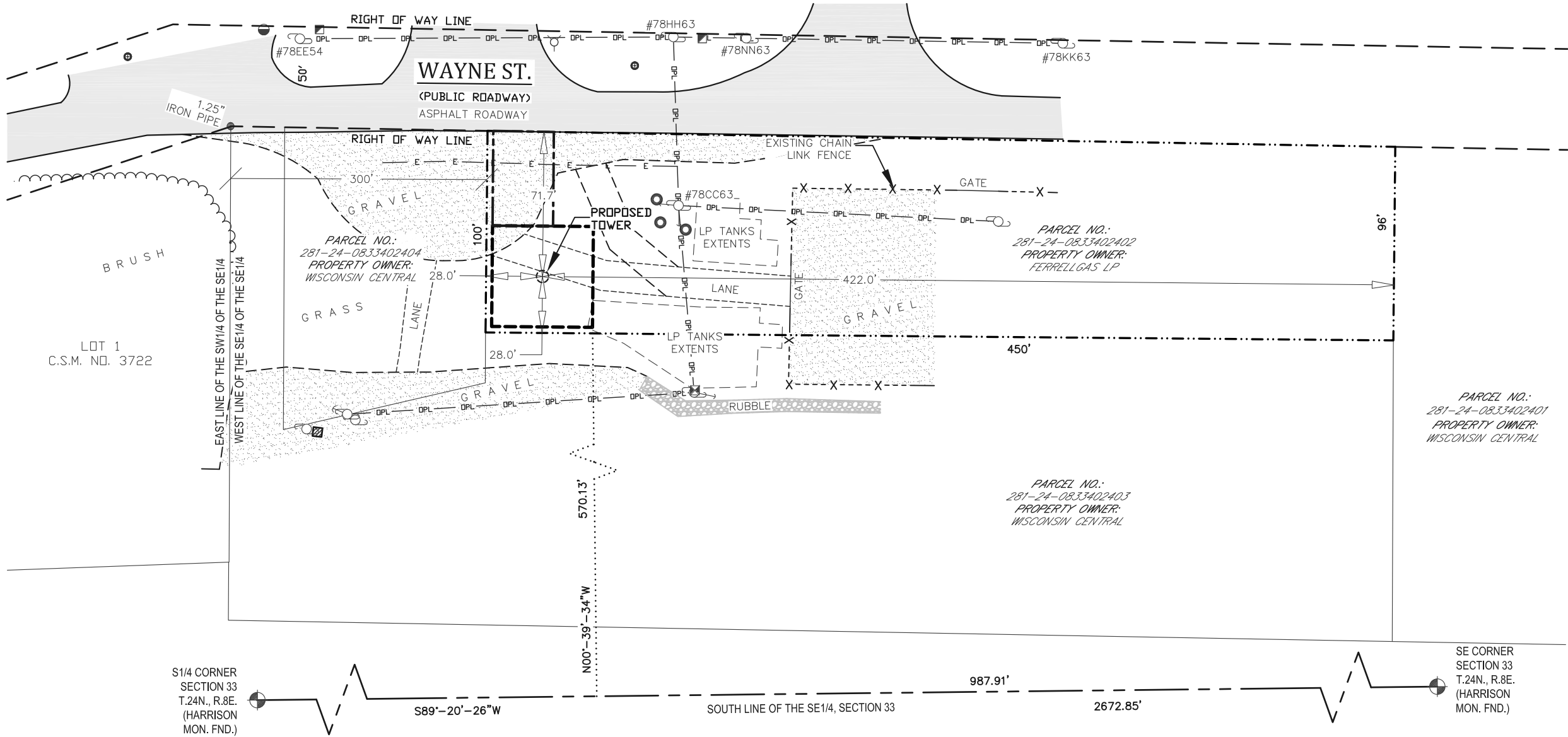
Sincerely,

Thomas T. Wilson, P.E.
Design Engineer



Carrier RF Propagation Maps

Site Plan



—LEGEND—

- = 1" IRON PIPE FOUND
- ⊙ = COUNTY MONUMENT FOUND
- = WOOD POST
- ⊕ = FIRE HYDRANT
- ⊗ = WATER MANHOLE
- ⦿ = MANHOLE
- ⦿ = TELEPHONE PEDESTAL
- ⦿ = ELECTRIC METER
- ⦿ = EXISTING POWER POLE
- = EXISTING GUY ANCHOR
- E — E — = BURIED ELECTRIC
- OPL — OPL — = OVERHEAD ELECTRIC
- - - X - - - = CHAINLINK FENCE
- = PROPERTY LINE

BEARINGS REFERENCED TO THE PORTAGE COUNTY COORDINATE SYSTEM AND THE SOUTH LINE OF THE SE1/4, SECTION 33, T.24N., R.8E., WHICH BEARS: S89°-20'-26"W

CALL DIGGERS HOTLINE TOLL FREE 1(800)242-8511 OPERATES 24 HOURS A DAY 365 DAYS A YEAR



SURVEYOR'S CERTIFICATE

I, Craig A. Keach, Professional Land Surveyor of Meridian Surveying, LLC., certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this _____ day of _____, 2024.

WISCONSIN PROFESSIONAL LAND SURVEYOR
Craig A. Keach, S-2333

SURVEYED FOR: GEOLINE SURVEYING INC.

GEOLINE
SURVEYING, INC.

13430 NW 104th Terrace, Suite A
Alachua, FL 32615
Office: (386) 418-0500
Fax: (386) 462-9986

SURVEYED FOR:

CITYSWITCH

1900 Century Place NE, Suite 320
Atlanta, GA 30345
OFFICE: (404) 857-0858

MERIDIAN
SURVEYING, LLC

N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME:
STEVENS POINT

SITE NUMBER:
XX

SITE ADDRESS:
3315 WAYNE ST
STEVENS POINT, WI 54481

PROPERTY OWNER:
FERRELLGAS LP
1 LIBERTY PLZ MD #22
LIBERTY, MO 64068

PARCEL NO.: 281-24-0833402402

ZONED: M2

DEED REFERENCE: DOC. NO. 652169

LEASE EXHIBIT
FOR
CITY SWITCH

BEING A PART OF THE SE1/4 OF THE SE1/4, SECTION 33, T.24N., R.8E., CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	10-29-24	Added Lease & Easement	KR
1	8-26-24	Preliminary Survey	KR

DRAWN BY: KR	FIELD WORK DATE: 8-23-24
CHECKED BY: C.A.K.	FIELD BOOK: X
JOB NO.: 15578	SHEET 1 OF 3

LEASE AREA PREMISES

Being a part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Thirty-Three (33), Township Twenty-Four (24) North, Range Eight (8) East, City of Stevens Point, Portage County, Wisconsin containing 2,500 square feet (0.057 acres) of land and being described by:

Commencing at the Southeast Corner of said Section 33; thence S89°-20'-26”W 987.91 feet along the south line of the SE1/4 of said Section 33; thence N00°-39'-34”W 570.13 feet to the point of beginning; thence N89°-29'-52”W 50.00 feet; thence N00°-30'-08”E 50.00 feet; thence S89°-29'-52”E 50.00 feet; thence S00°-30'-08”W 50.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

30' WIDE ACCESS & UTILITY EASEMENT

Being a part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Thirty-Three (33), Township Twenty-Four (24) North, Range Eight (8) East, City of Stevens Point, Portage County, Wisconsin containing 1,405 square feet (0.032 acres) of land and being described by:

Commencing at the Southeast Corner of said Section 33; thence S89°-20'-26”W 987.91 feet along the south line of the SE1/4 of said Section 33; thence N00°-39'-34”W 570.13 feet; thence N89°-29'-52”W 50.00 feet; thence N00°-30'-08”E 50.00 feet to the point of beginning; thence continue N00°-30'-08”E 46.97 feet to a point on the south right of way line of Wayne Street; thence S88°-59'-18”E 30.00 feet along said south right of way line; thence S00°-30'-08”W 46.71 feet; thence N89°-29'-52”W 30.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

SURVEYED FOR: GEOLINE SURVEYING INC.

**GEOLINE
SURVEYING, INC.**

13430 NW 104th Terrace, Suite A
Alachua, FL 32615
Office:(386) 418-0500
Fax:(386) 462-9986

SURVEYED FOR:

CITY SWITCH

1900 Century Place NE, Suite 320
Atlanta, GA 30345
OFFICE: (404) 857-0858

MERIDIAN
SURVEYING, LLC

N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME:
STEVENS POINT

SITE NUMBER:
XX

SITE ADDRESS:
**3315 WAYNE ST
STEVENS POINT, WI 54481**

PROPERTY OWNER:
FERRELLGAS LP
1 LIBERTY PLZ MD #22
LIBERTY, MO 64068

PARCEL NO.: 281-24-0833402402

ZONED: M2

DEED REFERENCE: DOC. NO. 652169

LEASE EXHIBIT
FOR
CITY SWITCH

BEING A PART OF THE SE1/4 OF THE
SE1/4, SECTION 33, T.24N., R.8E., CITY
OF STEVENS POINT, PORTAGE COUNTY,
WISCONSIN

2	10-29-24	Added Lease & Easement	KR
1	8-26-24	Preliminary Survey	KR
NO.	DATE	DESCRIPTION	BY

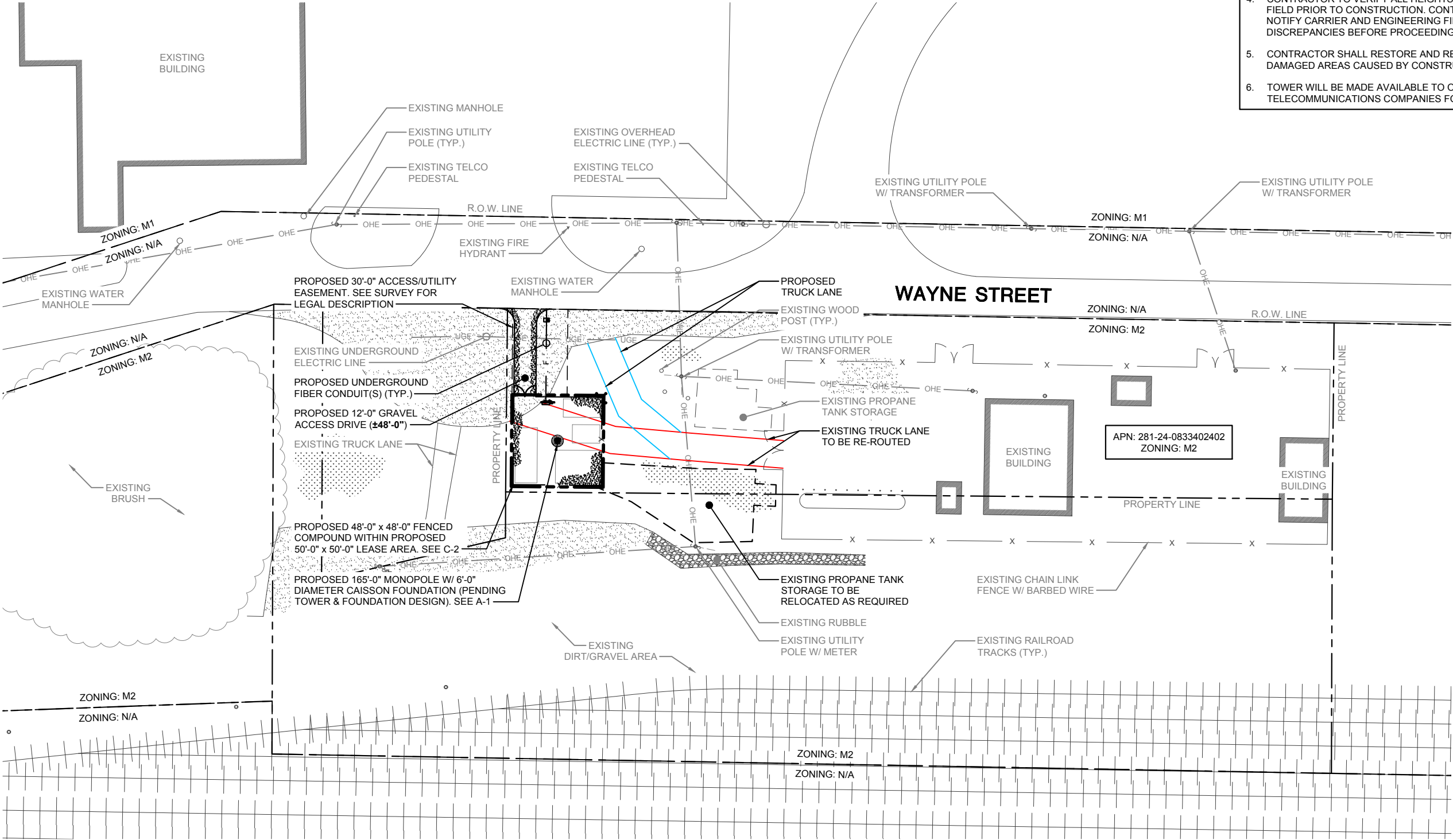
DRAWN BY: KR	FIELD WORK DATE: 8-23-24
CHECKED BY: C.A.K.	FIELD BOOK: X
JOB NO.: 15578	SHEET 3 OF 3

ZONING INFORMATION		
JURISDICTION: CITY OF STEVENS POINT		
ZONING: M2		
TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)		
DIRECTION	REQUIRED	PROPOSED
NORTH (FRONT)	T.B.D.	±71'-9"
SOUTH (REAR)	T.B.D.	±28'-0"
EAST (SIDE)	T.B.D.	±422'-0"
WEST (SIDE)	T.B.D.	±28'-0"
LOT AREA: ±1.01 ACRES		

NOTE:
THIS SITE PLAN IS BASED ON A SURVEY PROVIDED BY GEOLINE SURVEYING, INC., DATED 10/29/2024. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FLOOD NOTE:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", FIRM PANEL NO. 55097C0220D, DATE JULY 20, 2009, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREA OF MINIMAL FLOOD HAZARD".

- IMPORTANT SITE NOTES:
- CONTRACTOR WILL NOT START CONSTRUCTION UNTIL AFTER THEY HAVE RECEIVED THE PRE-CON PACKAGE AND HAVE A PRE-CON WALK WITH THE PROJECT MANAGER.
 - CONTRACTOR TO HIRE PUBLIC (811) AND PRIVATE LOCATING SERVICE IN ORDER TO LOCATE AND PROTECT ALL SUB-SURFACE UTILITIES. DO NOT SCALE OFF THESE PLANS FOR ANY BELOW GRADE UTILITIES.
 - CONTRACTOR SHALL VERIFY ALL EXISTING BURIED AND OVERHEAD UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL REPAIR ALL DAMAGED UTILITIES AT HIS OWN COST AND COORDINATE ANY REPAIRS WITH RESPECTIVE UTILITY COMPANY.
 - CONTRACTOR TO VERIFY ALL HEIGHTS AND AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CARRIER AND ENGINEERING FIRM OF ANY DISCREPANCIES BEFORE PROCEEDING.
 - CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION.
 - TOWER WILL BE MADE AVAILABLE TO OTHER TELECOMMUNICATIONS COMPANIES FOR COLLOCATION.



OVERALL SITE PLAN

SCALE: 1" = 60'-0"

1



WT GROUP
Engineering with Precision, Pace and Passion
2875 Pratum Avenue | Hoffman Estates, IL 60132
T: 224.293.6333 | F: 224.293.6444
wtgroup.com

WT Group
Engineering • Design • Consulting



STEVENS POINT
3315 WAYNE STREET
STEVENS POINT, WI 54481

EXPIRES: 07/31/26 SIGNED:

REVISIONS

REV.	ISSUED FOR	DATE	BY
1	ZONING	11/20/24	JTB

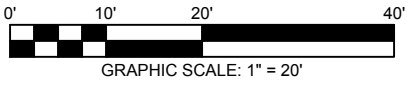
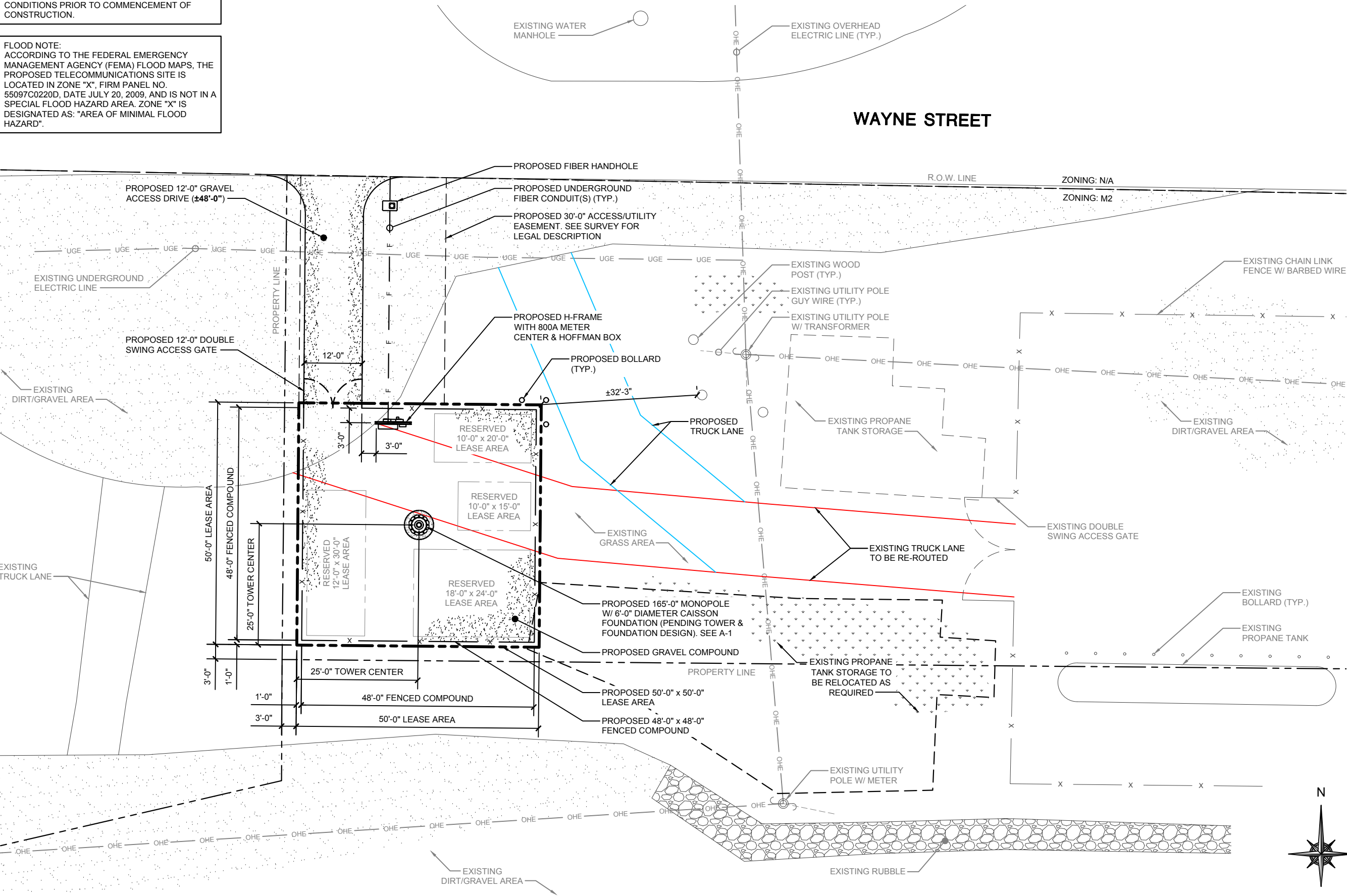
AQUATIC \ DESIGN & PROGRAM MANAGEMENT
CIVIL \ TELECOMMUNICATION \ MECHANICAL
PLUMBING \ ELECTRICAL \ LAND SURVEYING
ACCESSIBILITY CONSULTING \ STRUCTURAL



C-1

NOTE:
THIS SITE PLAN IS BASED ON A SURVEY PROVIDED BY GEOLINE SURVEYING, INC., DATED 10/29/2024. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FLOOD NOTE:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", FIRM PANEL NO. 55097C0220D, DATE JULY 20, 2009, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREA OF MINIMAL FLOOD HAZARD".



ENLARGED SITE PLAN

SCALE: 1" = 20'-0"



LCC

TELECOM SERVICES

2275 Prichard Avenue | Hoffman Estates, IL 60132

T: 224.293.6333 | F: 224.293.6444

wgroup.com

WT GROUP

Engineering with Precision, Pace and Passion

2275 Prichard Avenue | Hoffman Estates, IL 60132

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wgroup.com

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CITYSWITCH

STEVENS POINT

3315 WAYNE STREET

STEVENS POINT, WI 54481

EXPIRES: 07/31/26

SIGNED:

REVISIONS

REV.	ISSUED FOR	DATE	BY
1	ZONING	11/20/24	JTB

AQUATIC \ DESIGN & PROGRAM MANAGEMENT

CIVIL \ TELECOMMUNICATION \ MECHANICAL

PLUMBING \ ELECTRICAL \ LAND SURVEYING

ACCESSIBILITY CONSULTING \ STRUCTURAL

CHECK: JKR

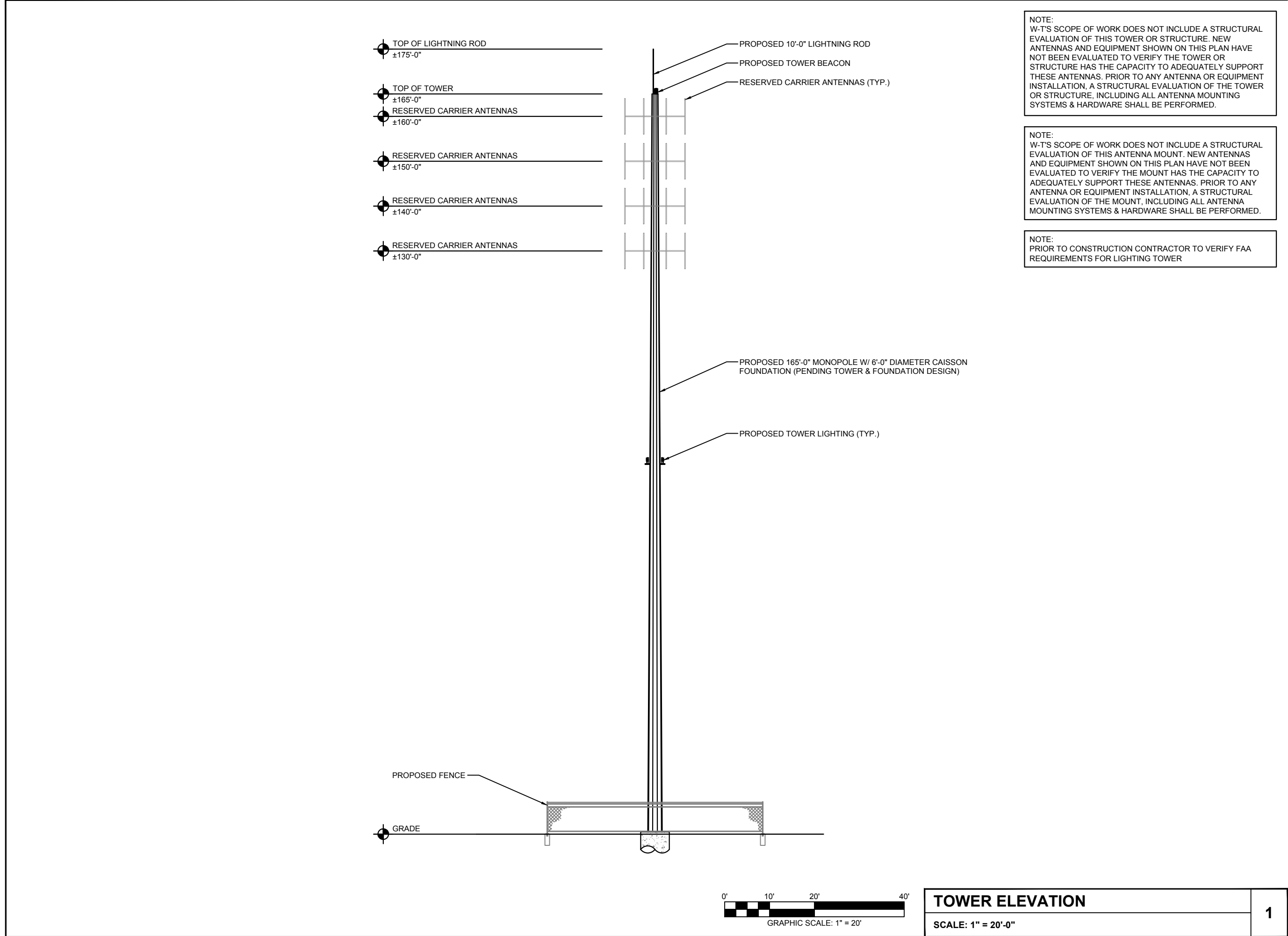
DRAWN: JTB

JOB: T2400355

C-2

ENLARGED SITE PLAN

Page 79 of 151



NOTE:
W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS & HARDWARE SHALL BE PERFORMED.

NOTE:
W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS ANTENNA MOUNT. NEW ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE MOUNT HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE MOUNT, INCLUDING ALL ANTENNA MOUNTING SYSTEMS & HARDWARE SHALL BE PERFORMED.

NOTE:
PRIOR TO CONSTRUCTION CONTRACTOR TO VERIFY FAA REQUIREMENTS FOR LIGHTING TOWER

LCC

TELECOM SERVICES

2025 North Lincoln Avenue
Suite 200
Plymouth, WI 53082
Phone: 262.777.4000
Fax: 262.777.4100

WT GROUP

Engineering with Precision, Pace and Passion

2875 Pratum Avenue | Hoffman Estates, IL 60132
T: 224.293.6333 | F: 224.293.6444
wtgroup.com

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CITY SWITCH

STEVENS POINT
3315 WAYNE STREET
STEVENS POINT, WI 54481

EXPIRES: 07/31/26 SIGNED:

REVISIONS			
REV.	ISSUED FOR	DATE	BY
1	ZONING	11/20/24	JTB

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PLUMBING \ ELECTRICAL \ LAND SURVEYING
ACCESSIBILITY CONSULTING \ STRUCTURAL

CHECK: JKR

DRAWN: JTB

JOB: T2400355

A-1

TOWER ELEVATION

Page 80 of 151

Adam Kuhn

From: Adam Kuhn
Sent: Friday, March 7, 2025 8:54 AM
To: Mike Bieniek
Cc: Andrew Beveridge
Subject: Determination of Completeness - Cell Tower at 3315 Wayne Street

Hi Mike –

Thanks again for sending over the application submittal for a new cell tower at 3315 Wayne Street on March 4, 2025. Consistent with Section 23.02(4)(d)(7) of the Stevens Point Zoning Ordinance, I am required to provide a determination of completeness within ten days of the submitting the conditional use permit application. Please treat this as official notice that I have reviewed the application submittal and have determined that minimum application requirements within Section 23.02(4) of the Stevens Point Zoning Ordinance and Wisconsin Statute 66.0404 are met.

Additionally, our Zoning Ordinance requires me to provide a written final decision as to approving or disapproving the application. This email serves as official notice that the application submittal meets minimum ordinance requirements within the Stevens Point Revised Municipal Code. As such, it is my intention to approve the application submittal, and to recommend approval of the conditional use permit request at the April 7, 2025 meeting of the City Plan Commission.

If you have any questions, please let me know.

Best,

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

Administrative Staff Report

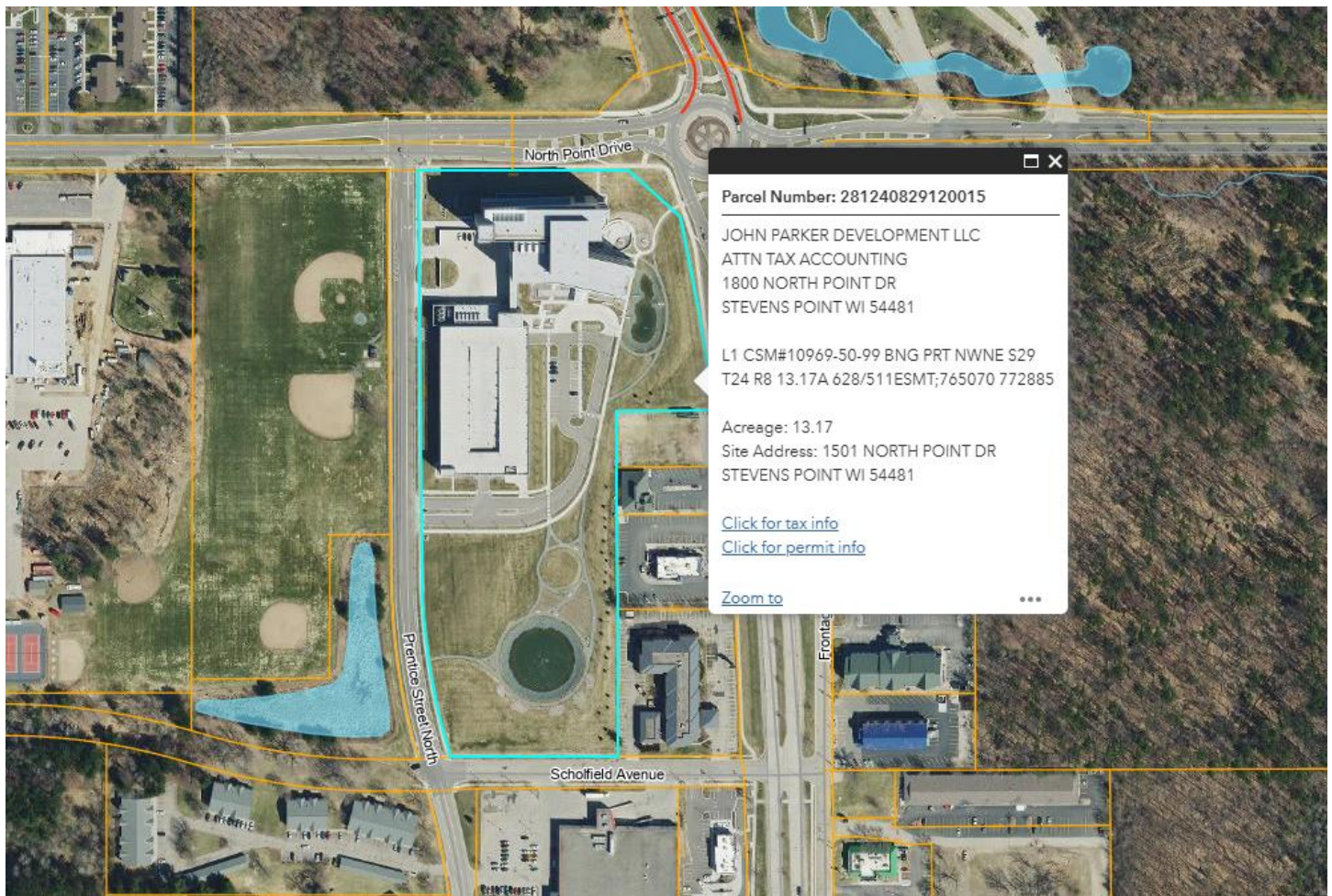


Department of Community
Development

Construct a Parking Garage Addition & Surface
Parking Lots
1501 North Point Drive
April 7, 2025

Applicant(s): - Daniel Von Ebers, representing John Parker Development LLC Staff: - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281240829120015 Zone(s): "B-4" Commercial District "B-TID5" Overlay District Master Plan: - Commercial/Office/Multi-Family Council District: - District 4 Ald. Broderick Current Use: - Office Applicable Regulations: 23.02(2)(f)(5)(b)	Request - A request from Daniel Von Ebers, representing John Parker Development LLC, for a site plan review to construct a parking garage addition and surface parking lots on the property located at 1501 North Point Drive (Parcel ID 281240829120015), consistent with Ch. 23.02(2)(f)(5)(b). Attachment(s) - Application - Plans Findings of Fact - Sentry Insurance is seeking to construct an addition onto their parking garage and add additional surface parking towards the southwest corner of the subject property. - The parking garage addition would be 70,000 sq ft in size and provide 290 parking stalls. - The additional surface parking areas would provide 130 stalls. - The subject property is located within the "B-TID5" Overlay District. Within the "B-TID5" Overlay District, building additions and changes in site design requires a site plan review. Staff Recommendation Approve the request for a site plan review to construct a parking garage addition and surface parking lots on the property located at 1501 North Point Drive (Parcel ID 281240829120015), subject to the following conditions: - A building and right-of-way permit shall be obtained prior to the start of construction. - Staff shall have the ability to approve minor amendments to the plan submittal.
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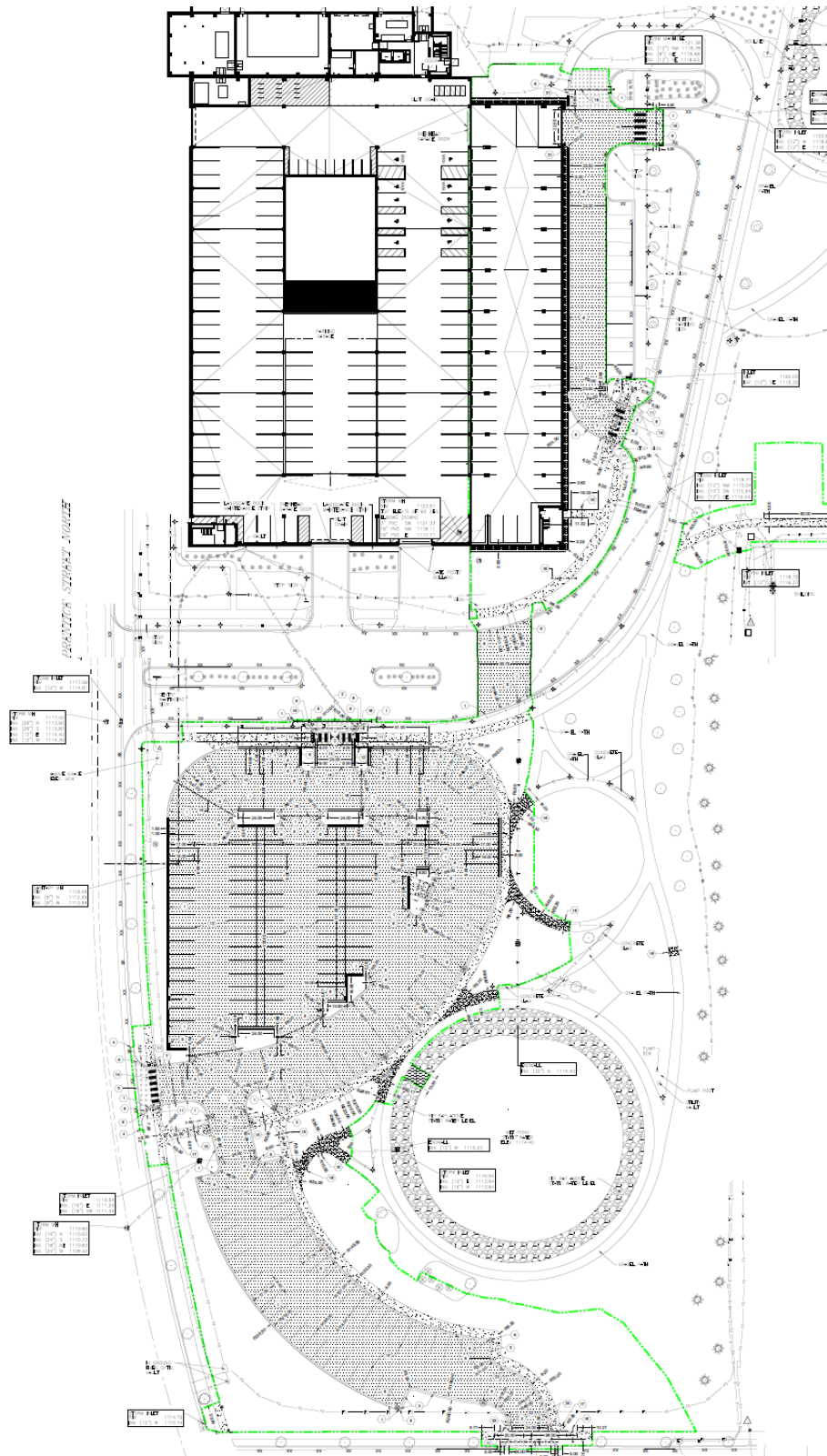
Vicinity Map



Background

Overview: Sentry Insurance is seeking to construct an addition onto their parking garage and add additional surface parking towards the southwest corner of the subject property. The parking garage addition would be 70,000 sq ft in size and provide 290 parking stalls. The additional surface parking areas would provide 130 stalls.

The subject property is located within the “B-TID5” Overlay District, which provides additional site and design standards for the development of land within Tax Incremental Financing District No. 5. Within the “B-TID5” Overlay District, building additions and changes in site design requires a site plan review. If the site plan review is approved, construction would begin towards the end of April and is anticipated to be completed by the end of this year.



Proposed Site Plan

Standards of Review – Site Plan Review

1. Buildings are aligned and close to the street. Buildings form the space of the street.

Analysis: The parking garage addition is set back 225 feet from Prentice Street North. With additional outlots lining Division Street North, the proposed addition is not adjacent to the street lot line – rather, it would abut the subject property's interior side yard lot line.

Findings: The proposed building addition would be opposite of Prentice Street North. Based on the characteristics of the subject property, the proposed addition would meet this standard.

2. Buildings oversee the street with active fronts as opposed to blank fronts. The first floor and upper floors should include windows as well as entrances. Wider entrances, door framing, canopies, and other techniques should be used to identify the entrance.

Analysis: The building addition would be four stories in height and matches the same height of the existing parking garage.

Findings: The proposed addition would possess the same architectural details as the existing parking garage. The primary façade materials are terra cotta screen panels with stone, aluminum curtainwall and precast concrete.

3. Property lines are physically defined by buildings or street walls.

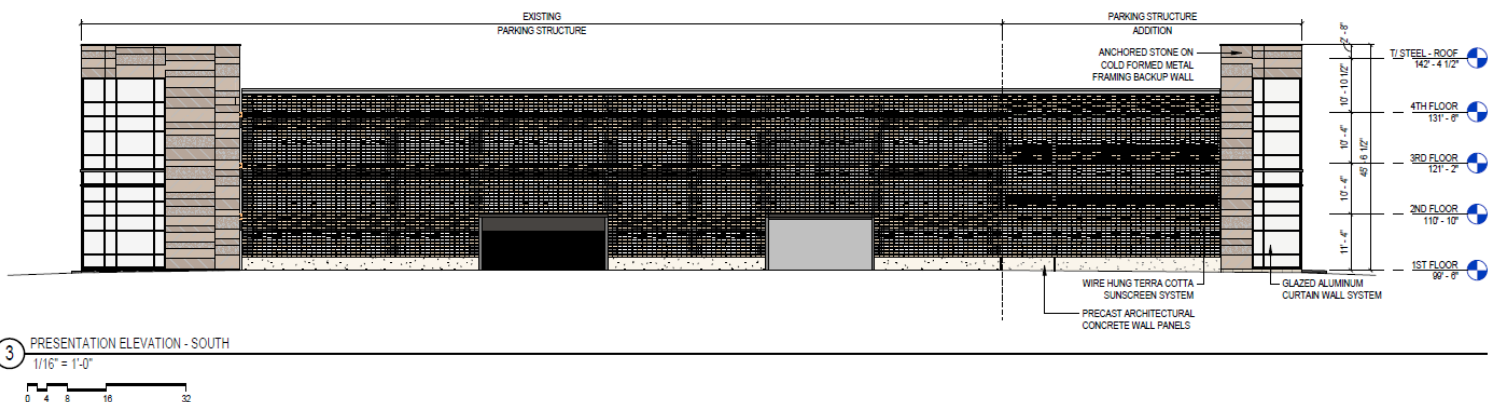
Analysis: Please see the commentary above in standard #1.

Findings: Staff believes that the orientation of proposed addition better accents the interior side lot line.

4. Building facades facing the street shall exhibit a high level of architectural design. In no case shall the front facade of the building consist of a blank wall or a series of garage doors. Windows should play a prominent role in the facade design. All building materials to be used shall express their specific properties. For example, heavier more permanent materials (masonry) support lighter materials (wood).

Analysis: The primary façade materials are terra cotta screen panels with stone, aluminum curtainwall and precast concrete.

Findings: Staff believes that the proposed façade materials are of high quality and exhibits an appropriate level of architectural design.



5. Two or more story buildings are preferred over one story buildings.

Analysis: The proposed addition is four stories in height.

Findings: This standard is met.

6. Landscaping shall be of high quality and installed at a rate that is appropriate that enhances the proposed site and surrounding properties.

Analysis: A variety of trees, flowers and grasses are located along the perimeter of the parking garage addition and additional surface parking areas. The proposed surface parking areas provides necessary terminal landscaped islands that ensures the overall site design is of high quality.

Findings: This standard is met.

7. Vehicle storage, garbage, and mechanical equipment are kept away from the street and screened from public view.

Analysis: Landscaped perimeter and terminal islands are uniquely positioned to shield parking areas from the street and adjoining properties. No new garbage enclosures and mechanical equipment is proposed as part of this development.

Findings: This standard is met.

8. Parking (not including on-street parking) should be away from the street and screened from public view.

Analysis: Landscaping is proposed along all parking areas and a landscaping plan has been submitted to City staff meeting applicable landscaping requirements.

Findings: This standard is met.

9. The building design is coordinated with the street space. The city may require the improvement of the streetscape adjacent to the property including installation of trees, paving, sidewalk, lighting, street furniture, etc. Street trees are limited to a list approved by the City Forester.

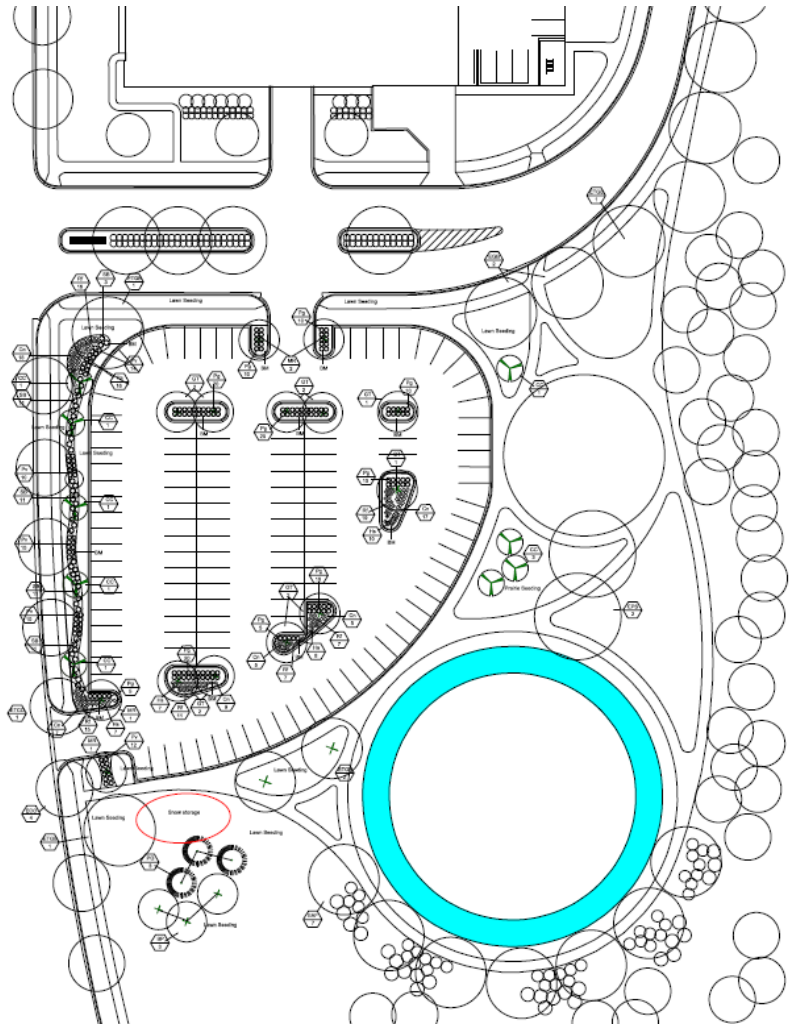
Analysis: Additional trees are proposed to be planted near Prentice Street North to better activate this corridor. Sidewalks and lighting already exists along Prentice Street North to ensure that the proposed parking locations coalesces with the street.

Findings: This standard is met.

10. **Safety:** Buildings should be close to the street but should acknowledge their neighboring building setbacks. Safety of entrances as well as vision around corners should be addressed in the review process.

Analysis: Sufficient access exists to and within the property for fire/EMS vehicles.

Findings: This standard is met.





APPLICATION FOR A SITE PLAN REVIEW

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

ADMINISTRATIVE SUMMARY (Staff Use Only)

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

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☐)	
Applicant Name	Daniel Von Ebers, Rettler Corp.	Contact Name	Ryan Barz, Rettler Corp.
Address	3317 Business Park Drive	Address	3317 Business Park Drive
City, State, Zip	Stevens Point, WI 54482	City, State, Zip	Stevens Point, WI 54482
Telephone	715-341-2633	Telephone	715-341-2633
Fax	715-341-0431	Fax	715-341-0431
Email	dvonebers@rettler.com	Email	rbarz@rettler.com

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name	Brian Kawlewski, Sentry Insurance	Owner's Name	
Address	1800 North Point Drive	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	715-346-7300	Telephone	
Fax		Fax	
Email	Brian.Kawlewski@sentry.com	Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
281-24-0829120015		
Legal Description of Subject Property		
Certified Survey Map for John Parker Development, LLC, Being All of Lot 1 of CSM #1455-5-213, All of Lot 1 and Parcel "A" of CSM #1456-5-214, All of Parcels "A" and "B" of CSM #2504-9-62, and Part of the Northwest 1/4 of the Northeast 1/4, All Being Part of the Northwest 1/4 of the Northeast 1/4 Section 29, Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin.		
Area of Subject Property (Acres/Sq Ft)		
13.174 Acres / 573,859.44 Sq Ft		
Current Zoning District(s)		
"B-4" Commercial District		

Designated Future Land Use Category	Current Use of Property	Proposed Use of Property
"B-4" Commercial District	"B-4" Commercial District	"B-4" Commercial District
Describe land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)		
The current and proposed use of property is commercial. The proposed development for this property is to construct an addition to the existing parking structure, as well as, construct surfacing parking lot(s) south of the parking structure. The anticipated start of construction is approximately End of April / Beginning of May, 2025. The anticipated end of construction is approximately End of December, 2025		
Current Zoning Surrounding Subject Property		
North:	"B-4" Commercial District	South: "B-4" Commercial District
East:	"B-4" Commercial District & "C" Conservancy District	West: "R-2" Single Family Residence District
Current Land Use Surrounding Subject Property United States		
North:	Wooded Property - Sentry Insurance	South: Grocery Store
East:	Hotel, Restaurant, Conservancy	West: School District Athletic Fields

EXHIBITS

Owner Information Sheet	☒	Additional Exhibits If Any (List):
Letter to District Alderperson	☒	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	☒	
Site Plan (designating primary, side, and service street frontages)	☐	
Building Elevations	☒	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	☒	
Street Plan with Cross-sections 1427 North Sky Line Drive	☐	
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
Daniel Von Ebers Digitally signed by Daniel Von Ebers DN: C=US, E=dvonebers@rettler.com, O=Rettiler Corp., CN=Daniel Von Ebers Date: 2025.03.26 11:09:07-05'00'	3/26/25		Mar 28, 2025



Brett Beversdorf
AVP – Aviation and Corporate Services
Brett.Beversdorf@sentry.com
715-346-8590 PHONE
715-340-7776 CELL

Monday, March 31, 2025

Alderson Lara Broderick
City of Stevens Point
1515 Strong's Ave.
Stevens Point, WI 54481

Dear Alderson Broderick,

I'm writing to inform you that Sentry Insurance Company "Sentry" has applied for a site plan review. Sentry's existing parking structure does not have enough parking stalls to support its Division Street Building located at 1501 North Point Drive Stevens Point, WI 54481 and is requesting to construct an addition to the existing 4-story, post tensioned, open parking structure of Type IB construction, as well as construct surfacing parking lot(s) south of the parking structure. Anticipated start of construction is end of April / beginning of May 2025 with the anticipated completion in December 2025.

The parking structure addition is approximately 70,000 SF in area and will provide +/- 290 parking stalls. The surface lot to the south will provide an additional +/- 130 parking stalls. Typical parking stall size is 9'-0" W x 18'-0" L. The primary façade materials are terra cotta screen panels with stone, aluminum curtainwall and precast concrete in select locations to match the existing parking structure

If you have any questions or would like to review the proposal in more detail with me or the project team, please feel free to contact me directly

A handwritten signature in black ink, appearing to read "Brett Beversdorf", with a stylized flourish at the end.

Brett Beversdorf

Sentry 1800 North Point Drive, Stevens Point, WI 54481

CONSTRUCTION DOCUMENTS

DIVISION ST PARKING STRUCTURE ADDITION

1501 NORTH POINT DRIVE
STEVENS POINT, WISCONSIN 54481

KAHLER SLATER PROJECT: 224017.00
FEBRUARY 25, 2025



GENERAL SHEET INDEX	
SHEET NUMBER	SHEET NAME
G000	COVER SHEET

CIVIL SHEET INDEX	
SHEET NUMBER	SHEET NAME
C100	EXISTING SITE PLAN
C200	SITE DEMOLITION PLAN - NORTH
C201	SITE DEMOLITION PLAN - SOUTH
C202	SITE DEMOLITION PLAN - SOUTH - ALTERNATE 02
C300	SITE LAYOUT PLAN - NORTH
C301	SITE LAYOUT PLAN - SOUTH
C302	SITE LAYOUT PLAN - SOUTH - ALTERNATE 02
C400	SITE GRADING & EROSION CONTROL PLAN - NORTH
C401	SITE GRADING & EROSION CONTROL PLAN - SOUTH
C402	SITE GRADING & EROSION CONTROL PLAN - SOUTH - ALTERNATE 02
C500	SITE UTILITY PLAN - SOUTH
C501	SITE UTILITY PLAN - SOUTH - ALTERNATE 02
C600	SITE CONSTRUCTION DETAILS
C601	SITE CONSTRUCTION DETAILS
C602	SITE CONSTRUCTION DETAILS

LANDSCAPE SHEET INDEX	
SHEET NUMBER	SHEET NAME
L100	LANDSCAPE PARKING RAMP
L101	LANDSCAPE PARKING LOT
L102	LANDSCAPE PARKING RAMP - ALTERNATE
L103	DETAILS
IRR100	IRRIGATION
IRR101	IRRIGATION - ALTERNATE

Kahler Slater
Sentry

Revisions

PLUMBING SHEET INDEX	
SHEET NUMBER	SHEET NAME
P000	PLUMBING LEGEND
P110	UNDERGROUND PLANS - PLUMBING
P111	1ST FLOOR PLAN - PLUMBING
P112	2ND FLOOR PLAN - PLUMBING
P113	3RD FLOOR PLAN - PLUMBING
P114	4TH FLOOR PLAN - PLUMBING
P401	PLUMBING RISER DIAGRAMS
P501	PLUMBING DETAILS AND SCHEDULES

ELECTRICAL SHEET INDEX	
SHEET NUMBER	SHEET NAME
E000	ELECTRICAL LEGEND
ED100	SITE DEMOLITION PLAN - ELECTRICAL
E100	OVERALL SITE PLAN - ELECTRICAL
E101	SITE PLAN - ELECTRICAL - NORTH
E102	SITE PLAN - ELECTRICAL - SOUTH
E103	SITE PLAN - ELECTRICAL - ALTERNATE
E111	1ST FLOOR PLAN - ELECTRICAL
E112	2ND FLOOR PLAN - ELECTRICAL
E113	3RD FLOOR PLAN - ELECTRICAL
E114	4TH FLOOR PLAN - ELECTRICAL
E401	ELECTRICAL DIAGRAMS
E501	ELECTRICAL DETAILS
E601	ELECTRICAL SCHEDULES
E701	ELECTRICAL PANEL SCHEDULES

CONSTRUCTION DOCUMENTS

Drawing Date
FEBRUARY 25, 2025

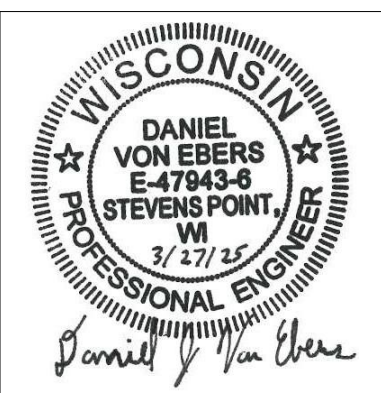
DIVISION ST PARKING
STRUCTURE ADDITION

1501 NORTH POINT DRIVE
STEVENS POINT, WISCONSIN 54481

Project No. SENTRY INSURANCE
224017.00

Sheet Title
COVER SHEET

ARCHITECT:
KAHLER SLATER, INC.
790 N WATER ST., SUITE 1700
MILWAUKEE, WI 53202
414.272.2000



CIVIL:
REITLER CORPORATION
3317 BUSINESS PARK DRIVE
STEVENS POINT, WI 54482
715.341.2633

LANDSCAPE:
SHALLOW'S NURSERY, INC.
8461 HERITAGE DR
MARSHFIELD, WI 54449
715.591.3478

STRUCTURAL:
PIERCE ENGINEERS
222 W WASHINGTON AVE., SUITE 650
MADISON, WI 53703
608.256.7304

FIRE PROTECTION:
ENP
1433 N WATER ST., SUITE 350
MILWAUKEE, WI 53202
414.221.0088

PLUMBING:
ENP
1433 N WATER ST., SUITE 350
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ELECTRICAL:
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Telephone 312.789.4516
Sheet No.
G000

○ LIGHT POLE	⚡ BURIED GAS
⚡ POWER POLE	☎ BURIED TELEPHONE
○ GUY	💧 WATERMAIN
Ⓢ ELECTRIC METER	📡 FIBER OPTICS
□ ELECTRICAL BOX	⚙ EDGE OF BITUMINOUS
Ⓜ ELECTRICAL OUTLETS	🔗 VENT PIPE
Ⓢ ELECTRIC METER	🏠 BIRHOUSE
Ⓢ GAS VALVE	🏀 BASKETBALL HOOP
△ TELEPHONE PEDESTAL	🚩 FLAG POLE
Ⓜ TELEPHONE MANHOLE	🚶 SIGN
Ⓢ SANITARY MANHOLE	🌳 DECIDUOUS TREE
Ⓜ WATER MANHOLE	🌲 CONIFEROUS TREE
Ⓢ STORM MANHOLE	🌳 BUSH/SHRUB
Ⓢ UTILITY MANHOLE	📏 CONTOUR LINE
Ⓢ CATCH BASIN	🎮 PLAY EQUIPMENT
Ⓢ CATCH BASIN	📏 VERTICAL PIPE
Ⓢ CATCH BASIN	🪑 BENCH
Ⓢ WATER VALVE	🪨 ROCKS
💧 HYDRANT	● CONTROL POINT
Ⓜ IRRIGATION BOX	● 3/4" IRON BAR FOUND
📦 MAILBOX	● 1" IRON PIPE FOUND
Ⓢ BOLLARD	● 1" IRON PIPE FOUND
Ⓢ BALL	● 2" IRON PIPE FOUND
Ⓢ SANITARY SEWER	⚠ CHISELED "X" FOUND
Ⓢ STORM SEWER	⚠ R/W CHANNEL FOUND
Ⓢ POWER OVERHEAD	🏠 GOVERNMENT CORNER
Ⓢ BURIED ELECTRIC	

THESE RECORD DRAWINGS HAVE BEEN PREPARED IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS-LOCATIONS ARE APPROXIMATE.

FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZES AND THEIR LOCATIONS

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON
MARKINGS BY DIGGERS HOTLINE. (TICKET# [#])

BEING LOT 1, CSM NO. 10969 VOL. 50 PAGE 99, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

PROJECT SITE ADDRESS:

1501 NORTH POINT DRIVE
STEVENS POINT, WI 54481

ELEVATIONS BASED ON NAVD 88 USING WISGEOID 18.

BENCHMARK# [#]

[EXAMPLE; TOP OF FIRE HYDRANT BURY BOLT LOCATED ON THE EAST SIDE OF
BLANK ROAD ± 50FT NORTH OF APARTMENT MAILBOXES.

ELEVATION: [#.00]

COORDINATE SYSTEM BASED ON: NAD83 (2011) WITH PORTAGE COUNTY
COORDINATES USING WISCORS

CP #20 CUT X
N: 209057.452
E: 165053.660
Z: 1121.72

CP #21 CUT X
N: 208647.016
E: 164899.793
Z: 1120.43

CP #22 CUT X
N: 208619.290
E: 164635.680
Z: 1117.58

Drawing Date
FEBRUARY 25, 2025

1501 NORTH POINT DRIVE
STEVENSON, WISCONSIN 54481

Project No.	SENTRY INSURANCE
224017.00	

Sheet Title

EXISTING
SITE PLAN

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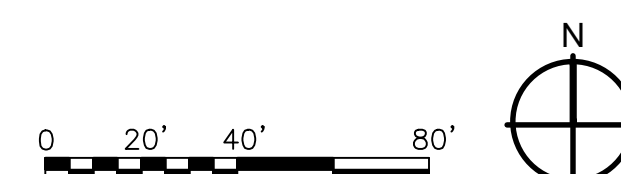
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Sheet No.
C100

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5741.58'	410.80'	410.71'	S 09°43'24" E	4°05'57.80"
C2	1367.14'	375.38'	374.20'	N 08°24'30" W	15°43'54.53"



GENERAL NOTES

1. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO START OF DEMOLITION/CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING PRIVATE UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
3. COORDINATE SITE CONSTRUCTION ACCESS WITH OWNER PRIOR TO START OF CONSTRUCTION.
4. STRIP ONLY THE TOPSOIL WITHIN THE PROJECT LIMITS THAT WILL BE DISTURBED DURING CONSTRUCTION.
5. REMOVE ANY ABANDONED UTILITIES WITHIN THE PROJECT LIMITS THAT INHIBIT CONSTRUCTION.
6. ALL CONTRACTORS SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE. ANY DISCREPANCIES FOUND ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT FOR REVIEW IMMEDIATELY UPON DISCOVERY.
7. ALL ITEMS TO BE REMOVED AND DISPOSED OF SHALL BE TAKEN FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
8. VERIFY ALL REMOVAL AND SALVAGE ITEMS WITH THE OWNER.
9. ALL ITEMS TO BE SALVAGED SHALL BE DELIVERED TO THE OWNER. COORDINATE DELIVERY WITH OWNER.
10. ALL AREAS AND SITE FEATURES DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO THE ORIGINAL CONDITION.

DEMOLITION LEGEND

- REMOVE EXISTING CURB & GUTTER
& BASE AGGREGATE DENSE
- REMOVE EXISTING CONCRETE
& BASE AGGREGATE DENSE
- REMOVE EXISTING ASPHALT
& BASE AGGREGATE DENSE
- REMOVE, SALVAGE & REINSTALL EXISTING POND RIP RAP
TO FACILITATE INSTALLATION OF NEW ENDWALL
(MAINTAIN & PROTECT EXISTING POND LINER)
- FULL DEPTH REMOVAL OF CRUSHED
AGGREGATE PATHWAY & GEOTEXTILE FABRIC
- REMOVE EXISTING LANDSCAPE ROCK
MAINTENANCE STRIP & EDGING
- CLEAR & GRUB EXISTING TREES & VEGETATION
REMOVE EXISTING BARK MULCH
- SAW CUT EXISTING PAVEMENT
(SAW CUT CONCRETE AT NEAREST JOINT)
OR CRUSHED AGGREGATE PATHWAY / RIP RAP REMOVAL LIMITS LINE
APPROX. CONSTRUCTION LIMITS
(BASE BID & ALTERNATE 02 BID)

DEMOLITION KEYNOTES

- A STRIP & STOCKPILE TOPSOIL
(COORDINATE LOCATION W/ OWNER)
- B SAW-CUT EXISTING PAVEMENT (SAWCUT AT NEAREST JOINT)
OR CRUSHED AGGREGATE PATHWAY / RIP RAP REMOVAL LIMITS LINE
- C REMOVE EXISTING CURB & GUTTER
- D REMOVE EXISTING STORM SEWER PIPE & STRUCTURES
(REMOVE, SALVAGE & REINSTALL EXISTING FRAME & CASTING)
- E REMOVE & SALVAGE EXISTING SIGN
(SEE SITE GRADING PLANS)
- F ADJUST RIM ELEVATION TO MATCH FINISH GRADE
(SEE SITE GRADING PLANS)
- G MAINTAIN & PROTECT EXISTING PARKING GARAGE & FOUNDATION
- H MAINTAIN & PROTECT EXISTING HARD SURFACE
- I MAINTAIN & PROTECT EXISTING CURB AND GUTTER
- J MAINTAIN & PROTECT EXISTING SIGN
- K MAINTAIN & PROTECT EXISTING FIBER OPTIC LINE
- L MAINTAIN & PROTECT EXISTING WATER & IRRIGATION UTILITY
- M MAINTAIN & PROTECT EXISTING SANITARY SEWER UTILITY
- N MAINTAIN & PROTECT EXISTING STORM SEWER UTILITY
(REMOVE EXISTING BARK / STONE MULCH AS NEEDED)
- O RELOCATED TREES, BUSHES & BOULDERS BY LANDSCAPE CONTRACTOR
(REMOVE EXISTING BARK / STONE MULCH AS NEEDED)
- P SEE IRRIGATION PLANS
- Q SEE ELECTRICAL PLANS
- R MAINTAIN & PROTECT EXISTING NATURAL GAS UTILITY
- S MAINTAIN & PROTECT EXISTING TREE

Revisions

CONSTRUCTION DOCUMENTS

Drawing Date
FEBRUARY 25, 2025

DIVISION ST PARKING STRUCTURE ADDITION

1501 NORTH POINT DRIVE
STEVENS POINT, WISCONSIN 54481

Project No. SENTRY INSURANCE
224017.00

SITE DEMOLITION PLAN - NORTH

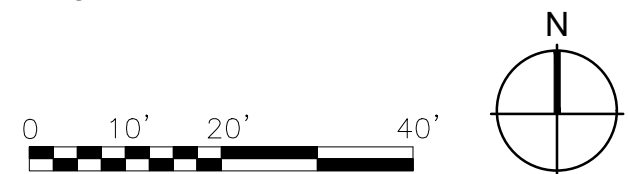
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Sheet No.
C200



1. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO START OF DEMOLITION/CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING PRIVATE UTILITIES PRIOR TO ANY CONSTRUCTION/DEMOLITION.
3. COORDINATE SITE CONSTRUCTION ACCESS WITH OWNER PRIOR TO START OF CONSTRUCTION.
4. STRIP ONLY THE TOPSOIL WITHIN THE PROJECT LIMITS THAT WILL BE DISTURBED DURING CONSTRUCTION.
5. REMOVE ANY ABANDONED UTILITIES WITHIN THE PROJECT LIMITS THAT INHIBIT CONSTRUCTION.
6. ALL CONTRACTORS SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE. ANY DISCREPANCIES FOUND ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT FOR REVIEW IMMEDIATELY UPON DISCOVERY.
7. ALL ITEMS TO BE REMOVED OR DISPOSED OF SHALL BE TAKEN FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
8. VERIFY ALL REMOVAL AND SALVAGE ITEMS WITH THE OWNER.
9. ALL ITEMS TO BE SALVAGED SHALL BE DELIVERED TO THE OWNER. RECORDING OF THE DELIVERY SHALL BE MAINTAINED.
10. ALL AREAS AND SITE FEATURES DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO THE ORIGINAL CONDITION.

REMOVE EXISTING CURB & GUTTER & BASE AGGREGATE DENSE	
REMOVE EXISTING CONCRETE & BASE AGGREGATE DENSE	
REMOVE EXISTING ASPHALT & BASE AGGREGATE DENSE	
REMOVE, SALVAGE & REINSTALL EXISTING POND RIP RAP TO FACILITATE INSTALLATION OF NEW ENDWALL (MAINTAIN & PROTECT EXISTING POND LINER)	
FULL DEPTH REMOVAL OF CRUSHED AGGREGATE PATHWAY & GEOTEXTILE FABRIC	
REMOVE EXISTING LANDSCAPE ROCK MAINTENANCE STRIP & EDGING	
CLEAR & GRUB EXISTING TREES & VEGETATION REMOVE EXISTING BARK MULCH	
SAW CUT EXISTING PAVEMENT (SAW CUT CONCRETE AT NEAREST JOINT) OR CURB CUT ALONG PATHWAY / RIP RAP REMOVAL LIMITS LINE	
APPROX. CONSTRUCTION LIMITS (BASE BID & ALTERNATE 02 BID)	

A	STRIP & STOCKPILE TOPSOIL (COORDINATE LOCATION W/ OWNER)
B	SAWCUT EXISTING PAVEMENT (SAWCUT AT NEAREST JOINT) OR CRUSHED AGGREGATE PATHWAY / RIP RAP REMOVAL LIMITS LINE
C	REMOVE EXISTING CURB & GUTTER
D	REMOVE EXISTING STORM SEWER PIPE & STRUCTURES (REMOVE, SALVAGE & REINSTALL EXISTING FRAME & CASTING)
E	REMOVE & SALVAGE EXISTING SIGN REMOVE CONCRETE FOOTING
F	ADJUST RIM ELEVATION TO MATCH FINISH GRADE (SEE SITE GRADING PLANS)
G	MAINTAIN & PROTECT EXISTING PARKING GARAGE & FOUNDATION
H	MAINTAIN & PROTECT EXISTING HARD SURFACE
I	MAINTAIN & PROTECT EXISTING CURB AND GUTTER
J	MAINTAIN & PROTECT EXISTING SIGN
K	MAINTAIN & PROTECT EXISTING FIBER OPTIC LINE
L	MAINTAIN & PROTECT EXISTING WATER & IRRIGATION UTILITY
M	MAINTAIN & PROTECT EXISTING SANITARY SEWER UTILITY
N	MAINTAIN & PROTECT EXISTING STORM SEWER UTILITY
O	RELOCATED TREES, BUSHES & BOULDERS BY LANDSCAPE CONTRACTOR (REMOVE EXISTING BARK / STONE MULCH AS NEEDED)
P	SEE IRRIGATION PLANS
Q	SEE ELECTRICAL PLANS
R	MAINTAIN & PROTECT EXISTING NATURAL GAS UTILITY
S	MAINTAIN & PROTECT EXISTING TREE

■ 3317 Business Park Drive, Stevens Point, WI 54482
Telephone: 715 - 341 - 2633, Fax: 715 - 341 - 0431
■ email: info@retlser.com, website: www.retlser.com

CONSTRUCTION DOCUMENTS

DIVISION ST PARKING STRUCTURE ADDITION

Sheet Title

**SITE DEMOLITION
PLAN - SOUTH**

Sheet No.
C201

GENERAL NOTES

1. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO START OF DEMOLITION/CONSTRUCTION.
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3. COORDINATE SITE CONSTRUCTION ACCESS WITH OWNER PRIOR TO START OF CONSTRUCTION.
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DEMOLITION LEGEND

- REMOVE EXISTING CURB & GUTTER
& BASE AGGREGATE DENSE
- REMOVE EXISTING CONCRETE
& BASE AGGREGATE DENSE
- REMOVE EXISTING ASPHALT
& BASE AGGREGATE DENSE
- REMOVE, SALVAGE & REINSTALL EXISTING POND RIP RAP
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- FULL DEPTH REMOVAL OF CRUSHED
AGGREGATE PATHWAY & GEOTEXTILE FABRIC
- REMOVE EXISTING LANDSCAPE ROCK
MAINTENANCE STRIP & EDGING
- CLEAR & GRUB EXISTING TREES & VEGETATION
REMOVE EXISTING BARK MULCH
- SAW CUT EXISTING PAVEMENT
(SAW CUT CONCRETE AT NEAREST JOINT) *****
OR CRUSHED AGGREGATE PATHWAY / RIP RAP REMOVAL LIMITS LINE
APPROX. CONSTRUCTION LIMITS
(BASE BID & ALTERNATE 02 BID)

DEMOLITION KEYNOTES

- A STRIP & STOCKPILE TOPSOIL
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REMOVE CONCRETE FOOTING
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Revisions

CONSTRUCTION DOCUMENTS

Drawing Date
FEBRUARY 25, 2025

DIVISION ST PARKING STRUCTURE ADDITION

1501 NORTH POINT DRIVE
STEVENS POINT, WISCONSIN 54481

Project No. SENTRY INSURANCE
224017.00

SITE DEMOLITION PLAN - SOUTH - ALTERNATE 02

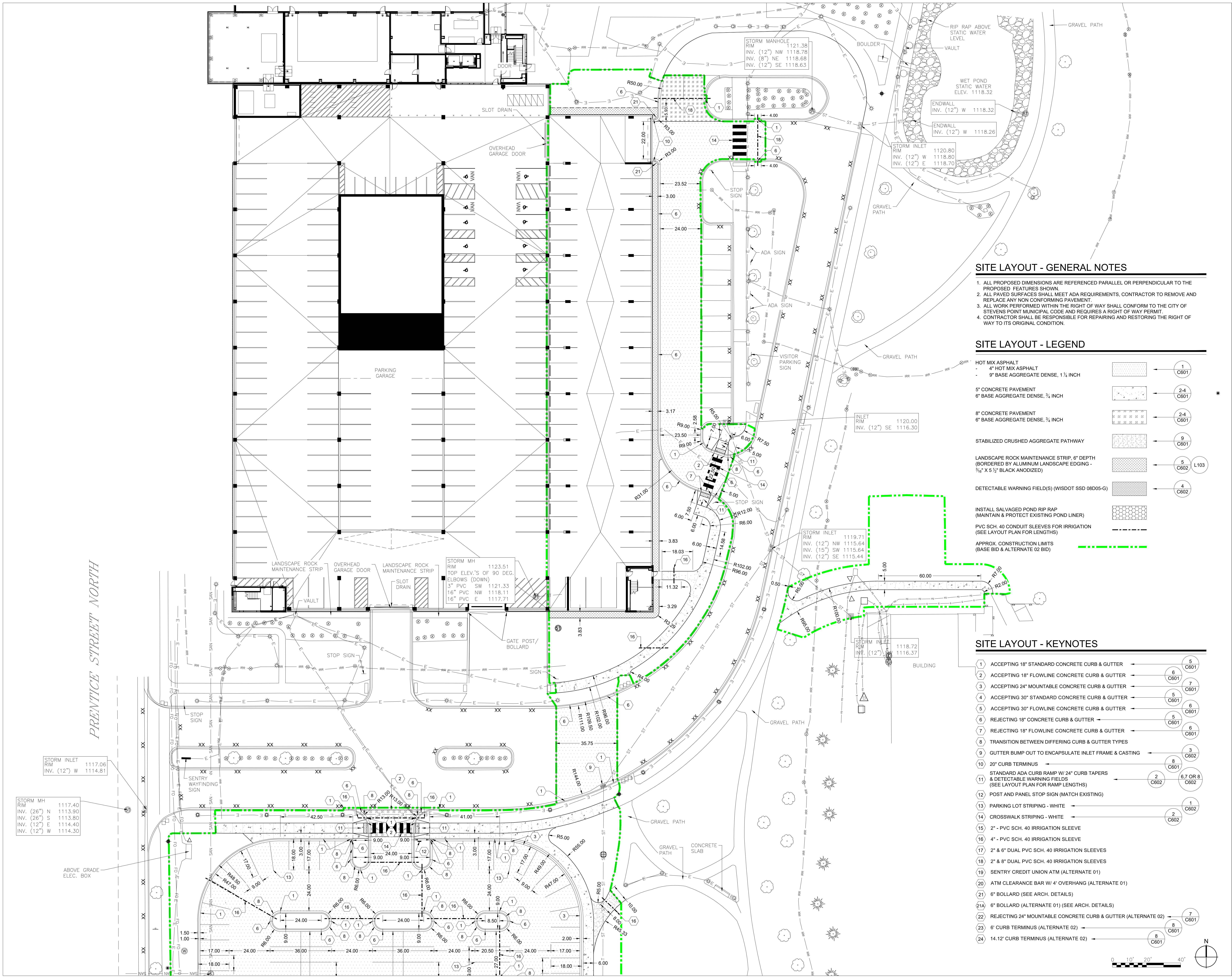
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Sheet No.
C202



Revisions

CONSTRUCTION DOCUMENTS

Drawing Date
FEBRUARY 25, 2025

DIVISION ST PARKING
STRUCTURE ADDITION

1501 NORTH POINT DRIVE
STEVENS POINT, WISCONSIN 54481

Project No. SENTRY INSURANCE
224017.00

SITE LAYOUT
PLAN - NORTH

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Telephone 312.789.4516

Sheet No.
C300

SITE LAYOUT - GENERAL NOTES

1. ALL PROPOSED DIMENSIONS ARE REFERENCED PARALLEL OR PERPENDICULAR TO THE PROPOSED FEATURES SHOWN.
2. ALL PAVED SURFACES SHALL MEET ADA REQUIREMENTS, CONTRACTOR TO REMOVE AND REPLACE ANY NON CONFORMING PAVEMENT.
3. ALL WORK PERFORMED WITHIN THE RIGHT OF WAY SHALL CONFORM TO THE CITY OF STEVENS POINT MUNICIPAL CODE AND REQUIRES A RIGHT OF WAY PERMIT.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND RESTORING THE RIGHT OF WAY TO ITS ORIGINAL CONDITION.

SITE LAYOUT - LEGEND

HOT MIX ASPHALT		1
- 4" HOT MIX ASPHALT		C601
- 9" BASE AGGREGATE DENSE, 1 1/4 INCH		
5" CONCRETE PAVEMENT		2-4
6" BASE AGGREGATE DENSE, 3/4 INCH		C601
8" CONCRETE PAVEMENT		2-4
6" BASE AGGREGATE DENSE, 3/4 INCH		C601
STABILIZED CRUSHED AGGREGATE PATHWAY		9
		C601
LANDSCAPE ROCK MAINTENANCE STRIP, 6" DEPTH (BORDERED BY ALUMINUM LANDSCAPE EDGING - 3/4" X 5 1/2" BLACK ANODIZED)		5
		C602 L103
DETECTABLE WARNING FIELD(S) (WISDOT SSD 08D05-G)		4
		C602
INSTALL SALVAGED POND RIP RAP (MAINTAIN & PROTECT EXISTING POND LINER)		
PVC SCH. 40 CONDUIT SLEEVES FOR IRRIGATION (SEE LAYOUT PLAN FOR LENGTHS)		
APPROX. CONSTRUCTION LIMITS (BASE BID & ALTERNATE 02 BID)		

SITE LAYOUT - KEYNOTES

1	ACCEPTING 18" STANDARD CONCRETE CURB & GUTTER	5
2	ACCEPTING 18" FLOWLINE CONCRETE CURB & GUTTER	C601
3	ACCEPTING 24" MOUNTABLE CONCRETE CURB & GUTTER	7
4	ACCEPTING 30" STANDARD CONCRETE CURB & GUTTER	C601
5	ACCEPTING 30" FLOWLINE CONCRETE CURB & GUTTER	6
6	REJECTING 18" CONCRETE CURB & GUTTER	C601
7	REJECTING 18" FLOWLINE CONCRETE CURB & GUTTER	6
8	TRANSITION BETWEEN DIFFERING CURB & GUTTER TYPES	C601
9	GUTTER BUMP OUT TO ENCAPSULATE INLET FRAME & CASTING	3
10	20" CURB TERMINUS	C602
11	STANDARD ADA CURB RAMP W/ 24" CURB TAPERS & DETECTABLE WARNING FIELDS (SEE LAYOUT PLAN FOR RAMP LENGTHS)	2
12	POST AND PANEL STOP SIGN (MATCH EXISTING)	6, 7 OR 8
13	PARKING LOT STRIPING - WHITE	C602
14	CROSSWALK STRIPING - WHITE	1
15	2" - PVC SCH. 40 IRRIGATION SLEEVE	C602
16	4" - PVC SCH. 40 IRRIGATION SLEEVE	
17	2" & 6" DUAL PVC SCH. 40 IRRIGATION SLEEVES	
18	2" & 8" DUAL PVC SCH. 40 IRRIGATION SLEEVES	
19	SENTRY CREDIT UNION ATM (ALTERNATE 01)	
20	ATM CLEARANCE BAR W/ 4' OVERHANG (ALTERNATE 01)	
21	6" BOLLARD (SEE ARCH. DETAILS)	
21A	6" BOLLARD (ALTERNATE 01) (SEE ARCH. DETAILS)	7
22	REJECTING 24" MOUNTABLE CONCRETE CURB & GUTTER (ALTERNATE 02)	C601
23	6" CURB TERMINUS (ALTERNATE 02)	8
24	14.12' CURB TERMINUS (ALTERNATE 02)	C601



CONSTRUCTION DOCUMENTS

Draw Date
FEBRUARY 25, 2025

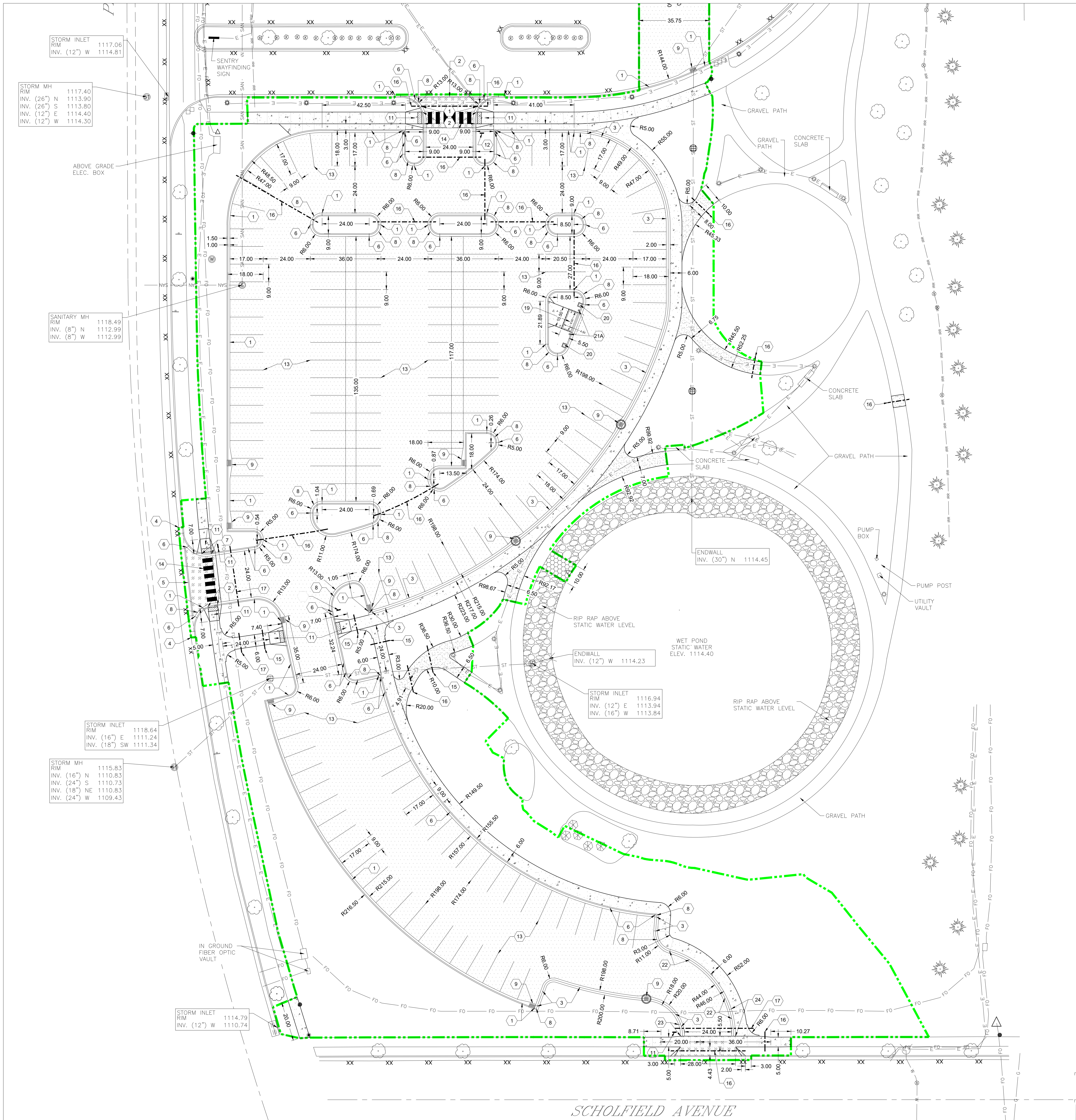
DIVISION ST PARKING
STRUCTURE ADDITION

1501 NORTH POINT DRIVE
STEVENS POINT, WISCONSIN 54481

Project No. SENTRY INSURANCE
224017.00

SITE LAYOUT
PLAN - SOUTH

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Telephone 312-789-4516
Sheet No.
C301



SITE LAYOUT - GENERAL NOTES

1. ALL PROPOSED DIMENSIONS ARE REFERENCED PARALLEL OR PERPENDICULAR TO THE PROPOSED FEATURES SHOWN.
2. ALL PAVED SURFACES SHALL MEET ADA REQUIREMENTS, CONTRACTOR TO REMOVE AND REPLACE ANY NON CONFORMING PAVEMENT.
3. ALL WORK PERFORMED WITHIN THE RIGHT OF WAY SHALL CONFORM TO THE CITY OF STEVENS POINT MUNICIPAL CODE AND REQUIRES A RIGHT OF WAY PERMIT.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND RESTORING THE RIGHT OF WAY TO ITS ORIGINAL CONDITION.

SITE LAYOUT - LEGEND

HOT MIX ASPHALT		1
- 4" HOT MIX ASPHALT		C601
- 9" BASE AGGREGATE DENSE, 1 1/4 INCH		
5" CONCRETE PAVEMENT		2-4
6" BASE AGGREGATE DENSE, 3/4 INCH		C601
8" CONCRETE PAVEMENT		2-4
6" BASE AGGREGATE DENSE, 3/4 INCH		C601
STABILIZED CRUSHED AGGREGATE PATHWAY		9
		C601
LANDSCAPE ROCK MAINTENANCE STRIP, 6" DEPTH (BORDERED BY ALUMINUM LANDSCAPE EDGING - 3/4" X 5 1/2" BLACK ANODIZED)		5
		C602 L103
DETECTABLE WARNING FIELD(S) (WISDOT SSD 08D05-G)		4
		C602
INSTALL SALVAGED POND RIP RAP (MAINTAIN & PROTECT EXISTING POND LINER)		
PVC SCH. 40 CONDUIT SLEEVES FOR IRRIGATION (SEE LAYOUT PLAN FOR LENGTHS)		
APPROX. CONSTRUCTION LIMITS (BASE BID & ALTERNATE 02 BID)		

SITE LAYOUT - KEYNOTES

1	ACCEPTING 18" STANDARD CONCRETE CURB & GUTTER	5
2	ACCEPTING 18" FLOWLINE CONCRETE CURB & GUTTER	C601
3	ACCEPTING 24" MOUNTABLE CONCRETE CURB & GUTTER	7
4	ACCEPTING 30" STANDARD CONCRETE CURB & GUTTER	C601
5	ACCEPTING 30" FLOWLINE CONCRETE CURB & GUTTER	5
6	REJECTING 18" CONCRETE CURB & GUTTER	C601
7	REJECTING 18" FLOWLINE CONCRETE CURB & GUTTER	5
8	TRANSITION BETWEEN DIFFERING CURB & GUTTER TYPES	C601
9	GUTTER BUMP OUT TO ENCAPSULATE INLET FRAME & CASTING	3
10	20" CURB TERMINUS	C602
11	STANDARD ADA CURB RAMP W/ 24" CURB TAPERS & DETECTABLE WARNING FIELDS (SEE LAYOUT PLAN FOR RAMP LENGTHS)	8
12	POST AND PANEL STOP SIGN (MATCH EXISTING)	6, 7 OR 8
13	PARKING LOT STRIPING - WHITE	C602
14	CROSSWALK STRIPING - WHITE	1
15	2" - PVC SCH. 40 IRRIGATION SLEEVE	C602
16	4" - PVC SCH. 40 IRRIGATION SLEEVE	
17	2" & 6" DUAL PVC SCH. 40 IRRIGATION SLEEVES	
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22	REJECTING 24" MOUNTABLE CONCRETE CURB & GUTTER (ALTERNATE 02)	7
23	6" CURB TERMINUS (ALTERNATE 02)	C601
24	14.12' CURB TERMINUS (ALTERNATE 02)	8

CONSTRUCTION DOCUMENTS

Drawing Date
FEBRUARY 25, 2025

DIVISION ST PARKING STRUCTURE ADDITION

1501 NORTH POINT DRIVE
STEVENS POINT, WISCONSIN 54481

Project No. SENTRY INSURANCE
224017.00

Sheet Title

SITE LAYOUT PLAN - SOUTH - ALTERNATE 02

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Sheet No.
C302

SITE GRADING AND EROSION CONTROL - GENERAL NOTES

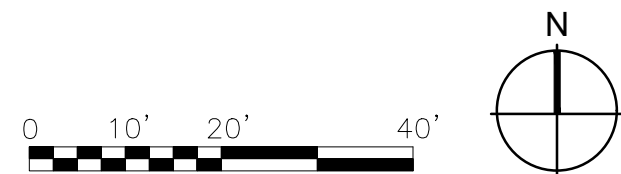
1. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE PROJECT MANAGER.
2. THE CONTRACTOR SHALL NOTIFY THE LOCAL GOVERNMENT EROSION CONTROL INSPECTOR AT LEAST 2 DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
3. THE SITE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL ELEMENTS IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND THE LOCAL GOVERNING AUTHORITIES REGULATIONS.
4. PLACE INLET PROTECTION UNDER THE PROPOSED AND EXISTING CATCH BASINS, MANHOLES, AND INLETS GRATES FOR THE DURATION OF CONSTRUCTION.
5. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
6. PLACE TEMPORARY SEED IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING. TEMPORARY SEED SHALL BE PLACED IN ACCORDANCE WITH SECTION 630 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
7. INSPECT ALL EROSION CONTROL ELEMENTS WEEKLY OR AFTER STORM EVENTS OF 1/2" OF RAIN OR GREATER AND DOCUMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF NATURAL RESOURCES.
8. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREA, INCLUDING SOIL STOCKPILES LEFT INACTIVE FOR MORE THAN 7 DAYS, SHALL AT A MINIMUM BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER METHODS APPROVED BY THE LOCAL GOVERNING AUTHORITY'S EROSION CONTROL INSPECTOR.
9. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. FLUSHING SHALL NOT BE ALLOWED.
10. ALL SEDIMENT LADEN WATER PUMPED FROM THE SITE SHALL BE TREATED BY A TEMPORARY SEDIMENT BASIN OR BE FILTERED BY OTHER APPROVED MEANS. WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS.
11. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF THE WORK DAY.
12. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AT THE CONCLUSION OF CONSTRUCTION AFTER STABILIZATION OF DISTURBED SOIL HAS OCCURRED.
13. ALL WASTE AND UNUSED BUILDING MATERIALS SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
14. SEED / FERTILIZE / AND CRIMP MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS AND WITHIN 3 WORKING DAYS OF FINAL GRADING, UNLESS NOTED AS SOD AS SHOWN ON LANDSCAPING PLANS.
15. ALL EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF GRASS IS ESTABLISHED IN ALL GENERAL LANDSCAPE AREAS, AND THEN REMOVED BY THE SITE CONTRACTOR.
16. IN THE CASE OF LATE SEASON AND WINTER CONSTRUCTION, RESTORATION/LANDSCAPING OF THE SITE SHALL OCCUR NO LATER THAN JUNE 1ST OF THE NEXT CONSTRUCTION SEASON. EROSION CONTROL MEASURES SHALL REMAIN INTACT UNTIL FINAL RESTORATION OF THE SITE IS COMPLETE. FABRIC INSIDE THE INLET AND CATCH BASIN GRATING SHALL BE REMOVED AS SOON AS FREEZING WEATHER OCCURS SO DRAINAGE IS NOT IMPAIRED THROUGHOUT THE WINTER MONTHS. ALL EROSION CONTROL PRACTICES REMOVED OR DAMAGED DUE TO WINTER WEATHER SHALL BE REPLACED IN THE SPRING IMMEDIATELY AFTER THE THAW.
17. MATCH GRADES ARE APPROXIMATE. CONTRACTOR TO VERIFY MATCH GRADES AND CONFIRM DESIGN INTENT PRIOR TO CONSTRUCTION OF FINISHED GRADES.

SITE GRADING AND EROSION CONTROL - LEGEND

PROPOSED WHOLE CONTOURS	1120.00
PROPOSED HALF CONTOURS	1120.50
EXISTING WHOLE CONTOURS	1120.00
EXISTING HALF CONTOURS	1120.50
PROPOSED SPOT ELEVATION	1120.00
MATCH EXISTING SPOT ELEVATION	M ±
PROPOSED ENDWALL INVERT ELEVATION	INV
PROPOSED BACK OF CURB	BC
PROPOSED FLOW LINE	FL
PROPOSED FLANGE	FLG
TEMPORARY TRACKING PAD	1 C600
CONCRETE WASHOUT AREA	2 C600
INLET PROTECTION	3 C602
SILT FENCE	4 C600
APPROX. CONSTRUCTION LIMITS (BASE BID & ALTERNATE 02 BID)	

CONSTRUCTION EROSION CONTROL SEQUENCE

CONSTRUCTION ACTIVITY	DATES	SCHEDULED CONTROL MEASURES
1. CONSTRUCTION ACCESS - CONSTRUCTION ENTRANCE, CONSTRUCTION ROUTES, AND EQUIPMENT PARKING AREAS.	4/28/25 - 5/2/25	FIRST LAND DISTURBING ACTIVITY - TRACKING PAD WILL BE CONSTRUCTED AT THE ENTRANCE(S) TO THE SITE. BARE AREAS USED FOR CONSTRUCTION STAGING/PARKING WILL BE STABILIZED WITH GRAVEL AS CONSTRUCTION TAKES PLACE.
2. SEDIMENT BARRIERS - SILT FENCE, SILT FENCE OUTLETS, INLET AND OUTLET PROTECTION.	4/29/25 - 5/6/25	INSTALL SILT FENCE AND SILT FENCE OUTLETS AT LOCATIONS INDICATED ON THE PLANS. INSTALL INLET PROTECTION UNITS IN EXISTING INLETS IMMEDIATELY AFTER PROJECT SITE IS ACCESSED.
3. RUNOFF CONTROL - RUNOFF IS LIMITED TO INTERIOR OF PROJECT.	4/29/25 - 12/31/25	INSTALL EROSION MAT, POLYMER BLOCKS AND ADDITIONAL PRACTICES OUTLINED ABOVE AS NECESSARY DURING GRADING. ESTABLISH AREAS FOR PREVENTING THE TRANSPORT OF CHEMICALS, CEMENT, AND OUT BUILDING COMPOUNDS INCLUDING WASH WATER FROM VEHICLES SUCH AS CONCRETE TRUCKS.
4. LAND CLEARING AND GRADING - SITE PREPARATION, CUTTING, FILLING, GRADING AND TOPSOIL STOCKPILES.	5/6/25 - 8/8/25	BEGIN MAJOR CLEARING AND GRADING AFTER PRINCIPAL EROSION CONTROL PRACTICES HAVE BEEN INSTALLED. CLEAR AND GRADE ONLY AS NEEDED. INSTALL ADDITIONAL MEASURES AS NECESSARY SUCH AS SILT FENCE OR SPRAYED POLYMER AROUND TOPSOIL STOCKPILES. AREAS WITHIN 90 FEET OF STATE WATER BODIES WILL BE STABILIZED WITH EROSION MATS. MARK TREES AND BUFFER AREAS FOR PRESERVATION.
5. RUNOFF CONVEYANCE SYSTEM - CONSTRUCT STORM SEWER SYSTEM.	5/27/25 - 6/24/25	INSTALL PRINCIPAL RUNOFF CONVEYANCE SYSTEM WITH RUNOFF CONTROL MEASURES. STABILIZE STORM DRAINS, INSTALL INLET AND OUTLET PROTECTION AS EARLY AS POSSIBLE.
6. SURFACE STABILIZATION - TEMPORARY AND PERMANENT SEEDING, AND MULCHING.	5/6/25 - 12/31/25	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS SITTING FOR 7 DAYS OR MORE.
7. LANDSCAPING AND FINAL STABILIZATION - TOPSOILING, TREES AND SHRUBS, PERMANENT SEEDING, MULCHING, SODDING, RIPRAP.	8/1/25 - 10/15/25	LAST CONSTRUCTION PHASE - STABILIZE ALL OPEN AREAS, INCLUDING BORROW AND SPOIL AREAS. REMOVE AND STABILIZE ALL TEMPORARY PRACTICES.
8. WINTER STABILIZATION - IN THE EVENT THE PROJECT IS NOT COMPLETED BEFORE NOVEMBER 2025		APPLY SPRAYED POLYMER AROUND STOCKPILES AND OPEN AREAS NOT YET STABILIZED. MONITOR PER SUPPLIER RECOMMENDATIONS. SEEDING - PERMANENT SEEDING IF DONE BEFORE SEPTEMBER 15; TEMPORARY SEEDING THEN RESEED IF DONE BETWEEN SEPTEMBER 15 AND OCTOBER 15; DORMANT SEED AFTER OCTOBER 15.



Revisions

CONSTRUCTION DOCUMENTS

Drawing Date
FEBRUARY 25, 2025

DIVISION ST PARKING STRUCTURE ADDITION

1501 NORTH POINT DRIVE
STEVENS POINT, WISCONSIN 54481

Project No. SENTRY INSURANCE
224017.00

SITE GRADING & EROSION CONTROL PLAN - NORTH

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Sheet No.
C400

SITE GRADING AND EROSION CONTROL - GENERAL NOTES

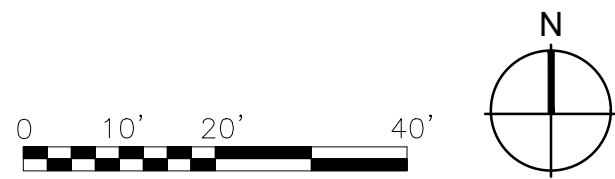
1. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE PROJECT MANAGER.
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3. THE SITE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL ELEMENTS IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND THE LOCAL GOVERNING AUTHORITIES REGULATIONS.
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PROPOSED HALF CONTOURS	1120.50
EXISTING WHOLE CONTOURS	1120.00
EXISTING HALF CONTOURS	1120.50
PROPOSED SPOT ELEVATION	1120.00
MATCH EXISTING SPOT ELEVATION	M ±
PROPOSED ENDWALL INVERT ELEVATION	INV
PROPOSED BACK OF CURB	BC
PROPOSED FLOW LINE	FL
PROPOSED FLANGE	FLG
TEMPORARY TRACKING PAD	1 C600
CONCRETE WASHOUT AREA	2 C600
INLET PROTECTION	3 C602
SILT FENCE	4 C600
APPROX. CONSTRUCTION LIMITS (BASE BID & ALTERNATE 02 BID)	

CONSTRUCTION EROSION CONTROL SEQUENCE

CONSTRUCTION ACTIVITY	DATES	SCHEDULED CONTROL MEASURES
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2. SEDIMENT BARRIERS - SILT FENCE, SILT FENCE OUTLETS, INLET AND OUTLET PROTECTION.	4/29/25 - 5/6/25	INSTALL SILT FENCE AND SILT FENCE OUTLETS AT LOCATIONS INDICATED ON THE PLANS. INSTALL INLET PROTECTION UNITS IN EXISTING INLETS IMMEDIATELY AFTER PROJECT SITE IS ACCESSED.
3. RUNOFF CONTROL - RUNOFF IS LIMITED TO INTERIOR OF PROJECT.	4/29/25 - 12/31/25	INSTALL EROSION MAT, POLYMER BLOCKS AND ADDITIONAL PRACTICES OUTLINED ABOVE AS NECESSARY DURING GRADING. ESTABLISH AREAS FOR PREVENTING THE TRANSPORT OF CHEMICALS, CEMENT, AND OUT BUILDING COMPOUNDS INCLUDING WASH WATER FROM VEHICLES SUCH AS CONCRETE TRUCKS.
4. LAND CLEARING AND GRADING - SITE PREPARATION, CUTTING, FILLING, GRADING AND TOPSOIL STOCKPILES.	5/6/25 - 8/8/25	BEGIN MAJOR CLEARING AND GRADING AFTER PRINCIPAL EROSION CONTROL PRACTICES HAVE BEEN INSTALLED. CLEAR AND GRADE ONLY AS NEEDED. INSTALL ADDITIONAL MEASURES AS NECESSARY SUCH AS SILT FENCE OR SPRAYED POLYMER AROUND TOPSOIL STOCKPILES. AREAS WITHIN 30 FEET OF STATE WATER BODIES WILL BE STABILIZED WITH EROSION MATS. MARK TREES AND BUFFER AREAS FOR PRESERVATION.
5. RUNOFF CONVEYANCE SYSTEM - CONSTRUCT STORM SEWER SYSTEM.	5/27/25 - 6/24/25	INSTALL PRINCIPAL RUNOFF CONVEYANCE SYSTEM WITH RUNOFF CONTROL MEASURES. STABILIZE STORM DRAINS, INSTALL INLET AND OUTLET PROTECTION AS EARLY AS POSSIBLE.
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8. WINTER STABILIZATION - IN THE EVENT THE PROJECT IS NOT COMPLETED BEFORE NOVEMBER 2025		APPLY SPRAYED POLYMER AROUND STOCKPILES AND OPEN AREAS NOT YET STABILIZED. MONITOR PER SUPPLIER RECOMMENDATIONS. SEEDING - PERMANENT SEEDING IF DONE BEFORE SEPTEMBER 15; TEMPORARY SEEDING THEN RESEED IF DONE BETWEEN SEPTEMBER 15 AND OCTOBER 15; DORMANT SEED AFTER OCTOBER 15.



CONSTRUCTION DOCUMENTS

Drawing Date
FEBRUARY 25, 2025

DIVISION ST PARKING STRUCTURE ADDITION

1501 NORTH POINT DRIVE
STEVENS POINT, WISCONSIN 54481

Project No. SENTRY INSURANCE
224017.00

SITE GRADING & EROSION CONTROL PLAN - SOUTH

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Sheet No.
C401

SITE GRADING AND EROSION CONTROL - GENERAL NOTES

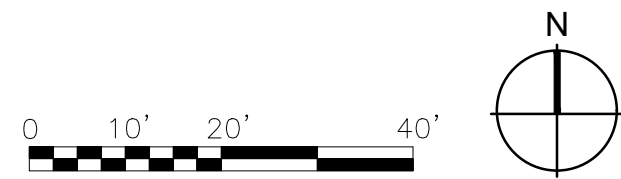
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4. PLACE INLET PROTECTION UNDER THE PROPOSED AND EXISTING CATCH BASINS, MANHOLES, AND INLETS GRATES FOR THE DURATION OF CONSTRUCTION.
5. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
6. PLACE TEMPORARY SEED IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING. TEMPORARY SEED SHALL BE PLACED IN ACCORDANCE WITH SECTION 630 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
7. INSPECT ALL EROSION CONTROL ELEMENTS WEEKLY OR AFTER STORM EVENTS OF 1/2" OF RAIN OR GREATER AND DOCUMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF NATURAL RESOURCES.
8. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREA, INCLUDING SOIL STOCKPILES LEFT INACTIVE FOR MORE THAN 7 DAYS, SHALL AT A MINIMUM BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER METHODS APPROVED BY THE LOCAL GOVERNING AUTHORITY'S EROSION CONTROL INSPECTOR.
9. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. FLUSHING SHALL NOT BE ALLOWED.
10. ALL SEDIMENT LADEN WATER PUMPED FROM THE SITE SHALL BE TREATED BY A TEMPORARY SEDIMENT BASIN OR BE FILTERED BY OTHER APPROVED MEANS. WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS.
11. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF THE WORK DAY.
12. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AT THE CONCLUSION OF CONSTRUCTION AFTER STABILIZATION OF DISTURBED SOIL HAS OCCURRED.
13. ALL WASTE AND UNUSED BUILDING MATERIALS SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
14. SEED / FERTILIZE / AND CRIMP MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS AND WITHIN 3 WORKING DAYS OF FINAL GRADING, UNLESS NOTED AS SHOWN ON LANDSCAPING PLANS.
15. ALL EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF GRASS IS ESTABLISHED IN ALL GENERAL LANDSCAPE AREAS, AND THEN REMOVED BY THE SITE CONTRACTOR.
16. IN THE CASE OF LATE SEASON AND WINTER CONSTRUCTION, RESTORATION/LANDSCAPING OF THE SITE SHALL OCCUR NO LATER THAN JUNE 1ST OF THE NEXT CONSTRUCTION SEASON. EROSION CONTROL MEASURES SHALL REMAIN INTACT UNTIL FINAL RESTORATION OF THE SITE IS COMPLETE. FABRIC INSIDE THE INLET AND CATCH BASIN GRATING SHALL BE REMOVED AS SOON AS FREEZING WEATHER OCCURS SO DRAINAGE IS NOT IMPAIRED THROUGHOUT THE WINTER MONTHS. ALL EROSION CONTROL PRACTICES REMOVED OR DAMAGED DUE TO WINTER WEATHER SHALL BE REPLACED IN THE SPRING IMMEDIATELY AFTER THE THAW.
17. MATCH GRADES ARE APPROXIMATE. CONTRACTOR TO VERIFY MATCH GRADES AND CONFIRM DESIGN INTENT PRIOR TO CONSTRUCTION OF FINISHED GRADES.

SITE GRADING AND EROSION CONTROL - LEGEND

PROPOSED WHOLE CONTOURS	1120.00
PROPOSED HALF CONTOURS	1120.50
EXISTING WHOLE CONTOURS	1120.00
EXISTING HALF CONTOURS	1120.50
PROPOSED SPOT ELEVATION	M ±
MATCH EXISTING SPOT ELEVATION	INV
PROPOSED ENDWALL INVERT ELEVATION	INV
PROPOSED BACK OF CURB	BC
PROPOSED FLOW LINE	FL
PROPOSED FLANGE	FLG
TEMPORARY TRACKING PAD	1 C600
CONCRETE WASHOUT AREA	2 C600
INLET PROTECTION	3 C602
SILT FENCE	4 C600
APPROX. CONSTRUCTION LIMITS (BASE BID & ALTERNATE 02 BID)	

CONSTRUCTION EROSION CONTROL SEQUENCE

CONSTRUCTION ACTIVITY	DATES	SCHEDULED CONTROL MEASURES
1. CONSTRUCTION ACCESS - CONSTRUCTION ENTRANCE, CONSTRUCTION ROUTES, AND EQUIPMENT PARKING AREAS.	4/28/25 5/2/25	FIRST LAND DISTURBING ACTIVITY - TRACKING PAD WILL BE CONSTRUCTED AT THE ENTRANCE(S) TO THE SITE. BARE AREAS USED FOR CONSTRUCTION STAGING/PARKING WILL BE STABILIZED WITH GRAVEL AS CONSTRUCTION TAKES PLACE.
2. SEDIMENT BARRIERS - SILT FENCE, SILT FENCE OUTLETS, INLET AND OUTLET PROTECTION.	4/29/25 5/6/25	INSTALL SILT FENCE AND SILT FENCE OUTLETS AT LOCATIONS INDICATED ON THE PLANS. INSTALL INLET PROTECTION UNITS IN EXISTING INLETS IMMEDIATELY AFTER PROJECT SITE IS ACCESSED.
3. RUNOFF CONTROL - RUNOFF IS LIMITED TO INTERIOR OF PROJECT.	4/29/25 12/31/25	INSTALL EROSION MAT, POLYMER BLOCKS AND ADDITIONAL PRACTICES OUTLINED ABOVE AS NECESSARY DURING GRADING. ESTABLISH AREAS FOR PREVENTING THE TRANSPORT OF CHEMICALS, CEMENT, AND OUT BUILDING COMPOUNDS INCLUDING WASH WATER FROM VEHICLES SUCH AS CONCRETE TRUCKS.
4. LAND CLEARING AND GRADING - SITE PREPARATION, CUTTING, FILLING, GRADING AND TOPSOIL STOCKPILES.	5/6/25 8/8/25	BEGIN MAJOR CLEARING AND GRADING AFTER PRINCIPAL EROSION CONTROL PRACTICES HAVE BEEN INSTALLED. CLEAR AND GRADE ONLY AS NEEDED. INSTALL ADDITIONAL MEASURES AS NECESSARY SUCH AS SILT FENCE OR SPRAYED POLYMER AROUND TOPSOIL STOCKPILES. AREAS WITHIN 30 FEET OF STATE WATER BODIES WILL BE STABILIZED WITH EROSION MATS. MARK TREES AND BUFFER AREAS FOR PRESERVATION.
5. RUNOFF CONVEYANCE SYSTEM - CONSTRUCT STORM SEWER SYSTEM.	5/27/25 6/24/25	INSTALL PRINCIPAL RUNOFF CONVEYANCE SYSTEM WITH RUNOFF CONTROL MEASURES. STABILIZE STORM DRAINS, INSTALL INLET AND OUTLET PROTECTION AS EARLY AS POSSIBLE.
6. SURFACE STABILIZATION - TEMPORARY AND PERMANENT SEEDING, AND MULCHING.	5/26/25 12/31/25	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS SITTING FOR 7 DAYS OR MORE.
7. LANDSCAPING AND FINAL STABILIZATION - TOPSOILING, TREES AND SHRUBS, PERMANENT SEEDING, MULCHING, SODDING, RIPRAP.	8/1/25 10/15/25	LAST CONSTRUCTION PHASE - STABILIZE ALL OPEN AREAS, INCLUDING BORROW AND SPOIL AREAS. REMOVE AND STABILIZE ALL TEMPORARY PRACTICES.
8. WINTER STABILIZATION - IN THE EVENT THE PROJECT IS NOT COMPLETED BEFORE NOVEMBER 2025		APPLY SPRAYED POLYMER AROUND STOCKPILES AND OPEN AREAS NOT YET STABILIZED. MONITOR PER SUPPLIER RECOMMENDATIONS. SEEDING - PERMANENT SEEDING IF DONE BEFORE SEPTEMBER 15; TEMPORARY SEEDING THEN RESEED IF DONE BETWEEN SEPTEMBER 15 AND OCTOBER 15; DORMANT SEED AFTER OCTOBER 15.



CONSTRUCTION DOCUMENTS

Drawing Date
FEBRUARY 25, 2025

DIVISION ST PARKING STRUCTURE ADDITION

1501 NORTH POINT DRIVE
STEVENS POINT, WISCONSIN 54481

Project No. SENTRY INSURANCE
224017.00

SITE GRADING & EROSION CONTROL PLAN - SOUTH - ALTERNATE 02

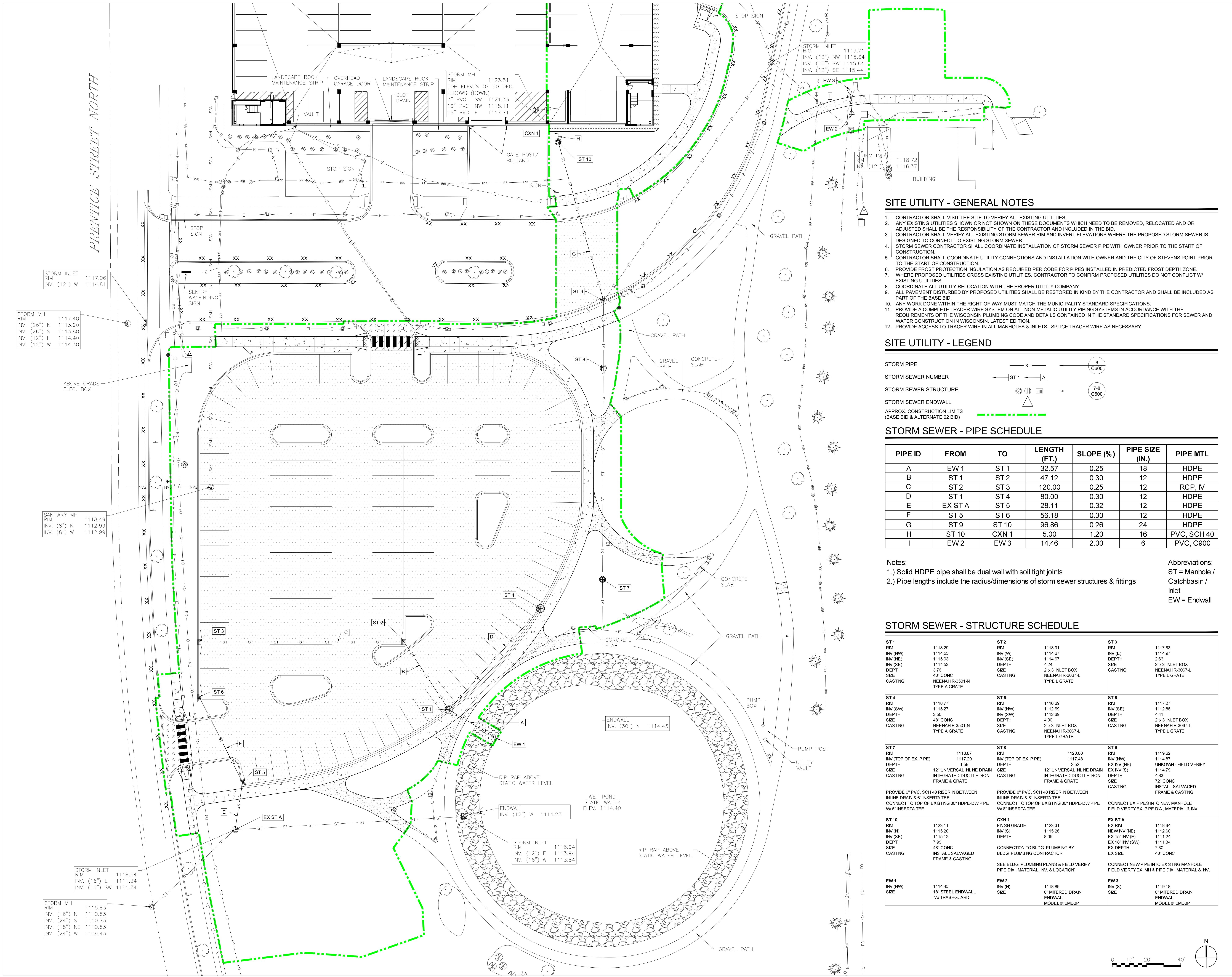
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CONSTRUCTION DOCUMENTS

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1501 NORTH POINT DRIVE
STEVENS POINT, WISCONSIN 54481

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SITE UTILITY PLAN
- SOUTH

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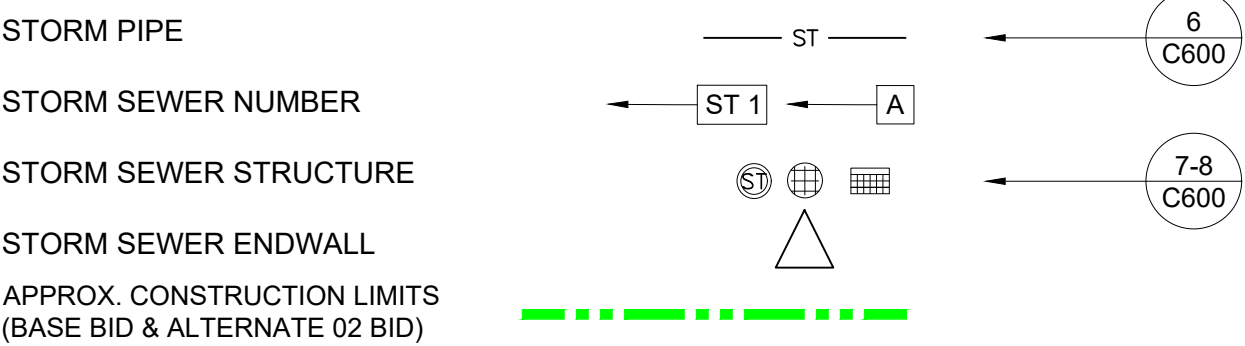
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Sheet No.
C500

SITE UTILITY - GENERAL NOTES

- CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL EXISTING UTILITIES.
- ANY EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE DOCUMENTS WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND INCLUDED IN THE BID.
- CONTRACTOR SHALL VERIFY ALL EXISTING STORM SEWER RIM AND INVERT ELEVATIONS WHERE THE PROPOSED STORM SEWER IS DESIGNED TO CONNECT TO EXISTING STORM SEWER.
- STORM SEWER CONTRACTOR SHALL COORDINATE INSTALLATION OF STORM SEWER PIPE WITH OWNER PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE UTILITY CONNECTIONS AND INSTALLATION WITH OWNER AND THE CITY OF GREEN BAY PRIOR TO THE START OF CONSTRUCTION.
- PROVIDE FROST PROTECTION INSULATION AS REQUIRED PER CODE FOR PIPES INSTALLED IN PREDICTED FROST DEPTH ZONE.
- WHERE PROPOSED UTILITIES CROSS EXISTING UTILITIES, CONTRACTOR TO CONFIRM PROPOSED UTILITIES DO NOT CONFLICT W/ EXISTING UTILITIES.
- COORDINATE ALL UTILITY RELOCATION WITH THE PROPER UTILITY COMPANY.
- ALL PAVEMENT DISTURBED BY PROPOSED UTILITIES SHALL BE RESTORED IN KIND BY THE CONTRACTOR AND SHALL BE INCLUDED AS PART OF THE BASE BID.
- ANY WORK DONE WITHIN THE RIGHT OF WAY MUST MATCH THE MUNICIPALITY STANDARD SPECIFICATIONS.
- PROVIDE A COMPLETE TRACER WIRE SYSTEM ON ALL NON-METALLIC UTILITY PIPING SYSTEMS IN ACCORDANCE WITH THE REQUIREMENTS OF THE WISCONSIN PLUMBING CODE AND DETAILS CONTAINED IN THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
- PROVIDE ACCESS TO TRACER WIRE IN ALL MANHOLES & INLETS. SPLICE TRACER WIRE AS NECESSARY.

SITE UTILITY - LEGEND



STORM SEWER - PIPE SCHEDULE

PIPE ID	FROM	TO	LENGTH (FT.)	SLOPE (%)	PIPE SIZE (IN.)	PIPE MTL
A	EW 1	ST 1	32.57	0.25	18	HDPE
B	ST 1	ST 2	47.12	0.30	12	HDPE
C	ST 2	ST 3	120.00	0.25	12	RCP, IV
D	ST 1	ST 4	80.00	0.30	12	HDPE
E	EX ST A	ST 5	30.48	0.30	12	HDPE
F	ST 5	ST 6	55.29	0.30	12	HDPE
G	ST 9	ST 10	96.86	0.26	24	HDPE
H	ST 10	CXN 1	5.00	1.20	16	PVC, SCH 40
I	EW 2	EW 3	14.46	2.00	6	PVC, C900
J	ST 5	ST 11	44.58	6.00	12	HDPE
K	EX ST A	ST 12	11.60	1.00	12	HDPE
L	EX ST B	ST 13	132.21	0.30	12	HDPE
M	ST 13	ST 14	58.38	0.30	12	HDPE

- Notes:
- Solid HDPE pipe shall be dual wall with soil tight joints
 - Pipe lengths include the radius/dimensions of storm sewer structures & fittings

Abbreviations:
ST = Manhole /
Catchbasin /
Inlet
EW = Endwall

STORM SEWER - STRUCTURE SCHEDULE

ST 1 RM INV (NW) INV (SE) DEPTH SIZE CASTING 1118.29 1114.53 1115.03 1114.53 3.76 48" CONC NEENAH R-3501-N TYPE A GRATE	ST 2 RM INV (W) INV (SE) DEPTH SIZE CASTING 1118.91 1114.67 1114.67 4.24 48" CONC NEENAH R-3067-L TYPE L GRATE	ST 3 RM INV (E) DEPTH SIZE CASTING 1117.63 1114.57 2.86 2' x 3' INLET BOX NEENAH R-3067-L TYPE L GRATE
ST 4 RM INV (SW) DEPTH SIZE CASTING 1118.77 1115.27 3.50 48" CONC NEENAH R-3501-N TYPE A GRATE	ST 5 RM INV (NW) INV (NE) DEPTH SIZE CASTING 1116.72 1112.69 1112.69 1112.69 4.03 2' x 3' INLET BOX NEENAH R-3067-L TYPE L GRATE	ST 6 RM INV (SE) DEPTH SIZE CASTING 1117.27 1112.86 4.41 2' x 3' INLET BOX NEENAH R-3067-L TYPE L GRATE
ST 7 RM INV (TOP OF EX. PIPE) DEPTH SIZE CASTING 1118.87 1117.29 1.58 12" UNIVERSAL INLINE DRAIN INTEGRATED DUCTILE IRON FRAME & GRATE PROVIDE 6" PVC, SCH 40 RISER IN BETWEEN INLINE DRAIN & 6" INSERT TEE CONNECT TO TOP OF EXISTING 30" HDPE-DW PIPE W/ 6" INSERT TEE	ST 8 RM INV (TOP OF EX. PIPE) DEPTH SIZE CASTING 1120.00 1117.48 2.52 12" UNIVERSAL INLINE DRAIN INTEGRATED DUCTILE IRON FRAME & GRATE PROVIDE 8" PVC, SCH 40 RISER IN BETWEEN INLINE DRAIN & 8" INSERT TEE CONNECT TO TOP OF EXISTING 30" HDPE-DW PIPE W/ 8" INSERT TEE	ST 9 RM INV (NW) EX INV (NE) EX INV (S) DEPTH SIZE CASTING 1119.62 1114.87 UNKNOWN - FIELD VERIFY 1114.79 4.83 72" CONC INSTALL SALVAGED FRAME & CASTING CONNECT EX PIPES INTO NEW MANHOLE FIELD VERIFY EX. PIPE DIA., MATERIAL & INV.
ST 10 RM INV (N) INV (SE) DEPTH SIZE CASTING 1123.11 1115.20 1115.12 7.99 48" CONC INSTALL SALVAGED FRAME & CASTING	CXN 1 FINISH GRADE INV (S) DEPTH CONNECTION TO BLDG. PLUMBING BY BLDG. PLUMBING CONTRACTOR SEE BLDG. PLUMBING PLANS & FIELD VERIFY PIPE DIA., MATERIAL INV. & LOCATION)	EX ST A EX RM NEW INV (NE) NEW INV (SW) EX 15" INV (E) EX 18" INV (SW) EX DEPTH EX SIZE CASTING 1118.64 1112.60 1113.41 1111.24 1111.34 7.30 48" CONC
EW 1 INV (NW) SIZE 1114.45 18" STEEL ENDWALL W/ TRASHGUARD	EW 2 INV (N) SIZE 1118.89 6" MITERED DRAIN ENDWALL MODEL #: 6MD3P	EW 3 INV (S) SIZE 1118.19 6" MITERED DRAIN ENDWALL MODEL #: 6MD3P
ST 11 RM INV (SE) DEPTH SIZE CASTING 1117.36 1113.36 4.00 2' x 3' INLET BOX NEENAH R-3067-L TYPE L GRATE	ST 12 RM INV (N) INV (SW) DEPTH SIZE CASTING 1117.03 1113.53 3.50 2' x 3' INLET BOX NEENAH R-3067-L TYPE L GRATE	ST 13 RM INV (NE) INV (SW) DEPTH SIZE CASTING 1116.17 1111.64 4.53 2' x 3' INLET BOX NEENAH R-3067-L TYPE L GRATE
ST 14 RM INV (SW) DEPTH SIZE CASTING 1115.41 1111.81 3.60 48" CONC NEENAH R-3501-N TYPE A GRATE	EX ST B EX RM NEW INV (NE) EX INV (W) EX DEPTH CONNECTION NEW PIPE INTO EXISTING MANHOLE FIELD VERIFY EX. MH & PIPE DIA., MATERIAL & INV.	

CONSTRUCTION DOCUMENTS

Drawing Date
FEBRUARY 25, 2025

DIVISION ST PARKING
STRUCTURE ADDITION

1501 NORTH POINT DRIVE
STEVENS POINT, WISCONSIN 54481

Project No. SENTRY INSURANCE
224017.00

Sheet Title

SITE UTILITY PLAN
- SOUTH -
ALTERNATE 02

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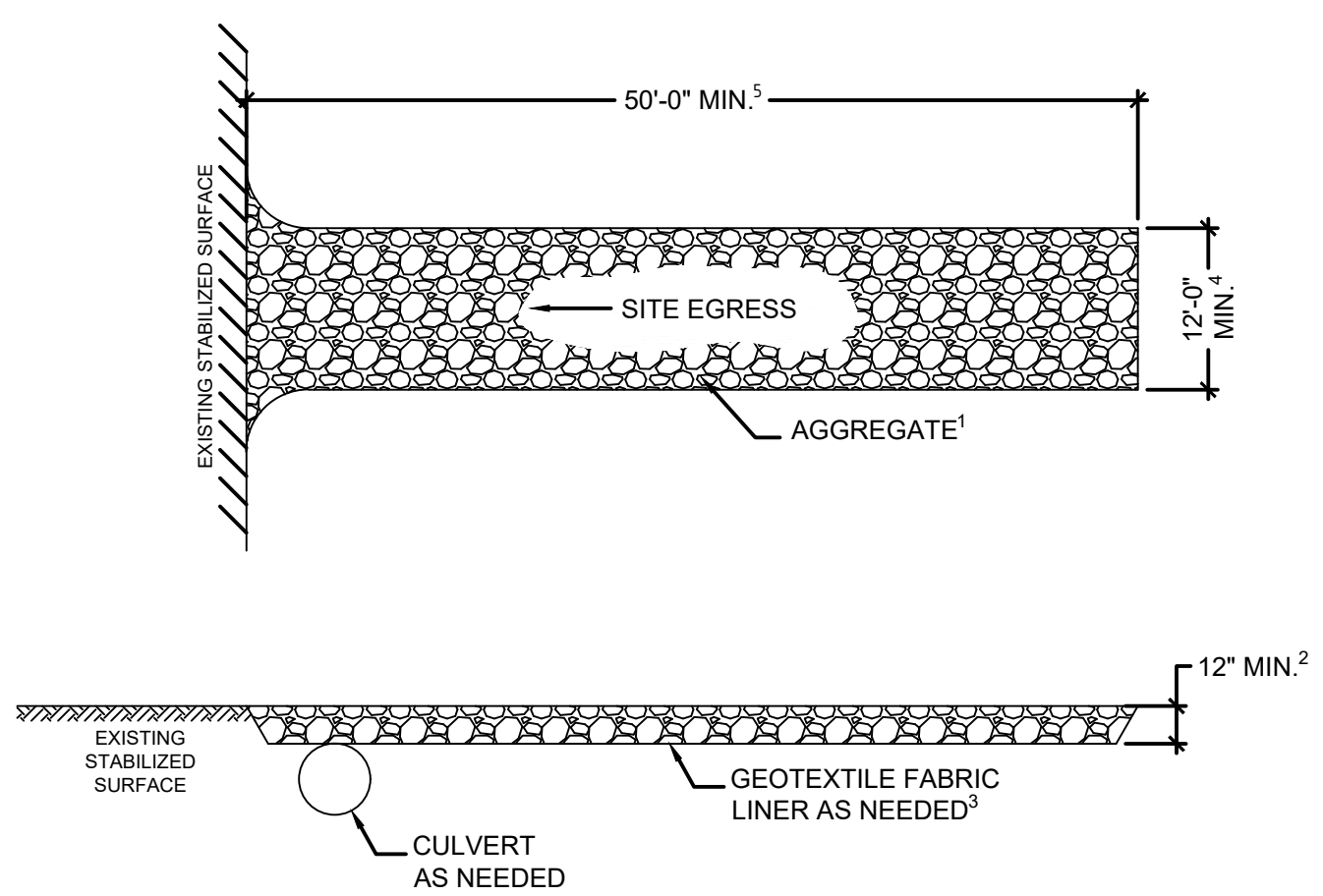
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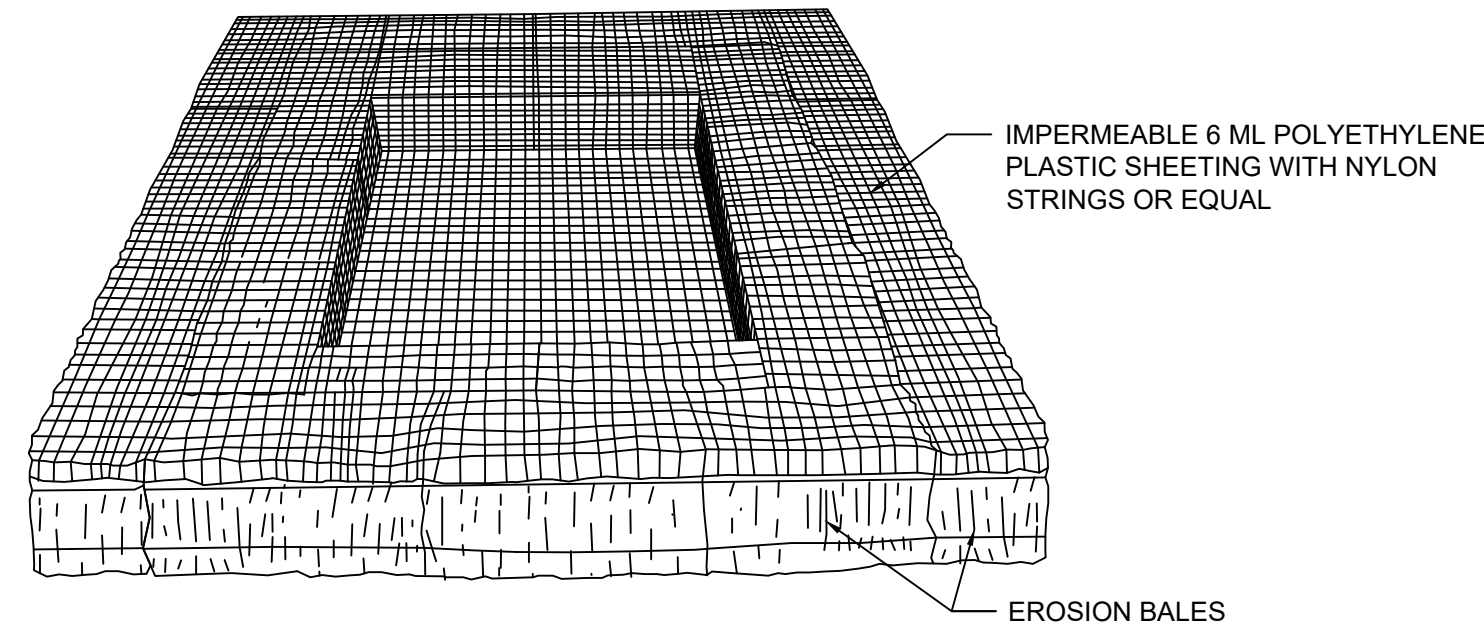


NOTES:
1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION BELOW, WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) 2018 STANDARD SPECIFICATION, SECTION 312. SELECT CRUSHED MATERIAL.

SIEVE	PERCENT PASSING (BY WEIGHT)
3"	100
2-1/2"	90-100
1-1/2"	25-50
3/4"	0-20
3/8"	0-5

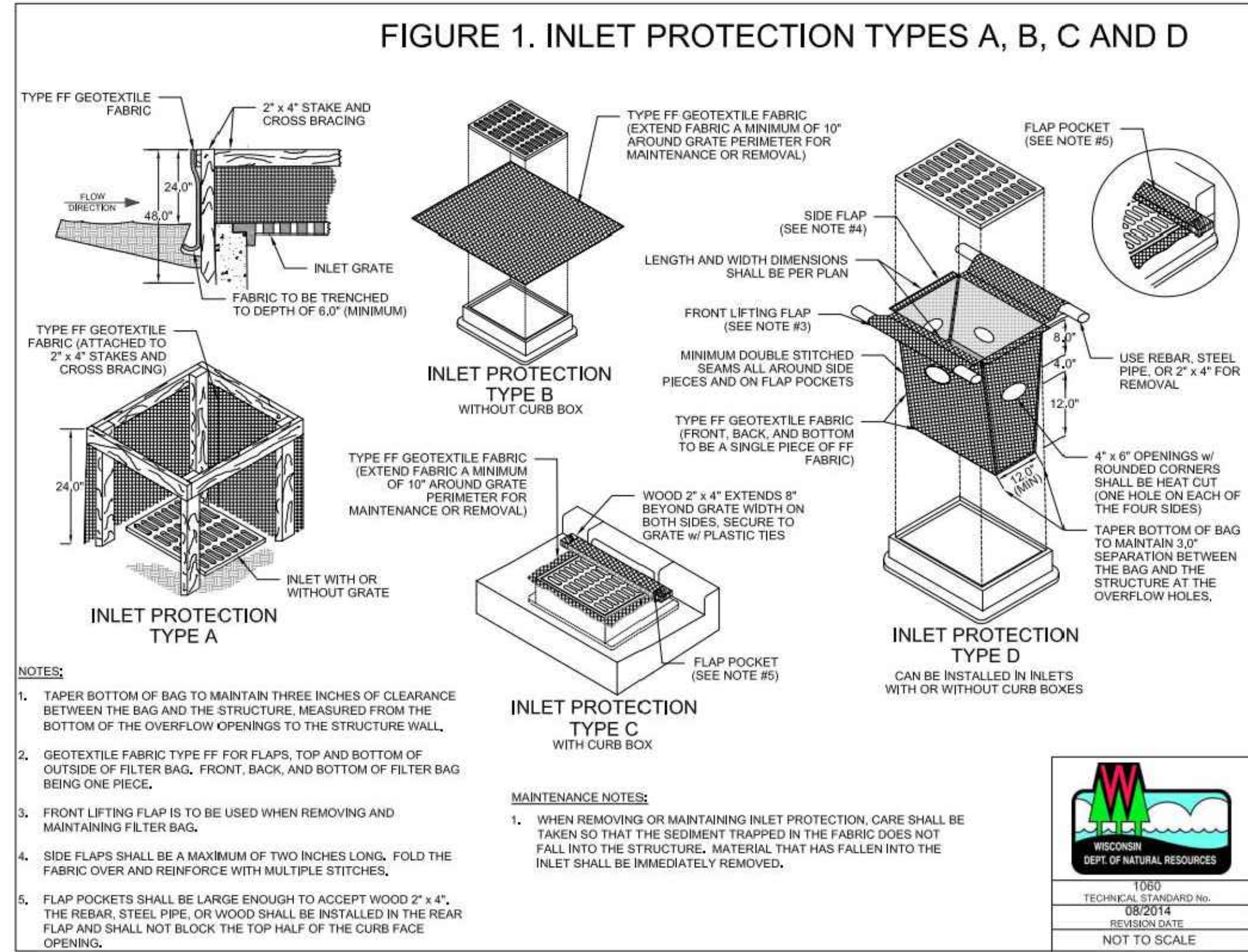
- SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
- SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLE LOADING.
- INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXISTING TRAFFIC TO A DEDICATED EGRESS LANE AT LEAST 12 FEET WIDE ACROSS THE TOP OF THE PAD.
- IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.

1. TEMPORARY TRACKING PAD

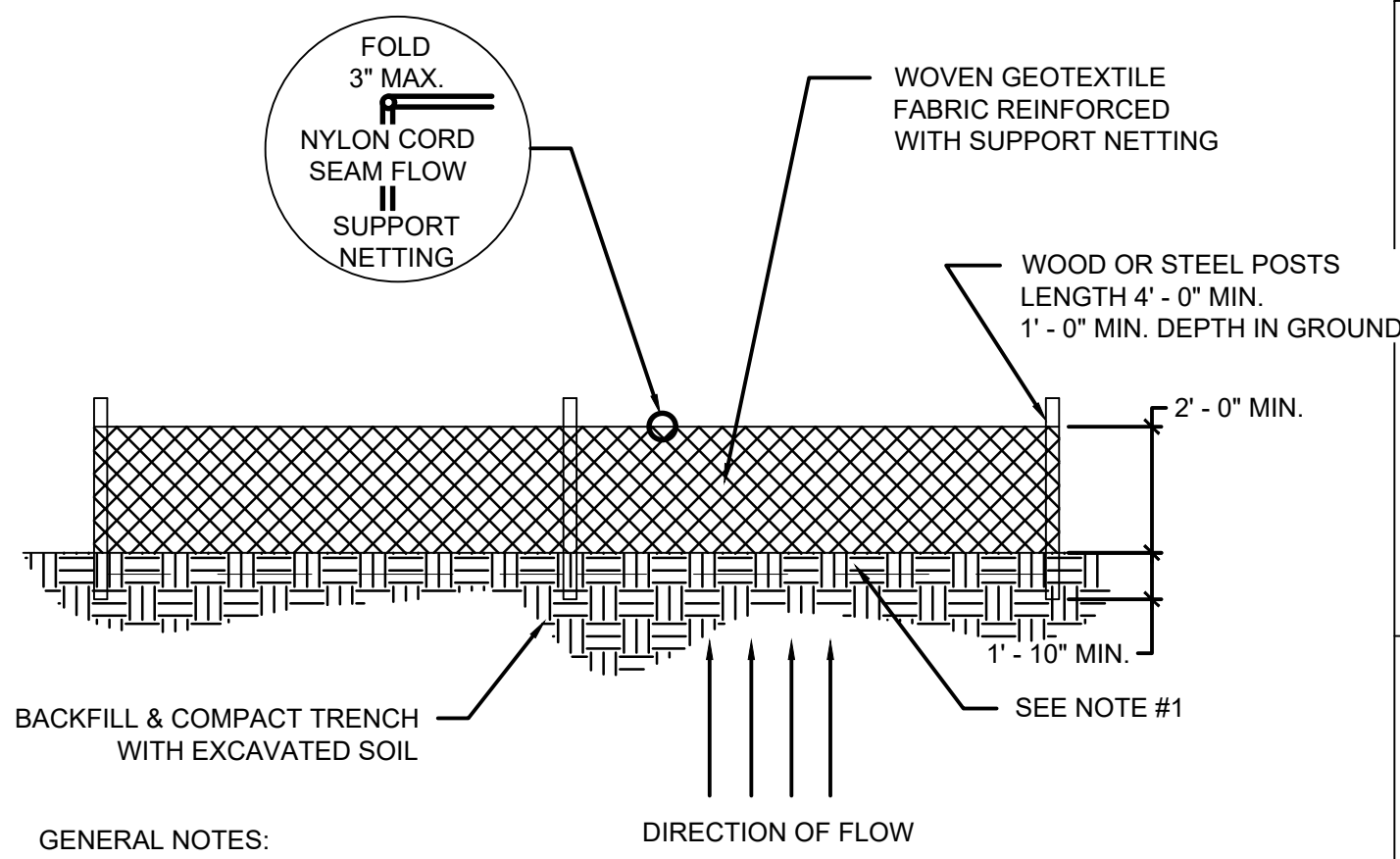


- NOTES:
- REQUIRES SIGN SAYING "CONCRETE TRUCK WASH AREA"
 - WATER IS HIGHLY ALKALINE AND SHALL NOT BE DISCHARGED FROM WASH-OUT AREA

2. CONCRETE TRUCK WASH AREA



3. INLET PROTECTION - TYPE B, C & D

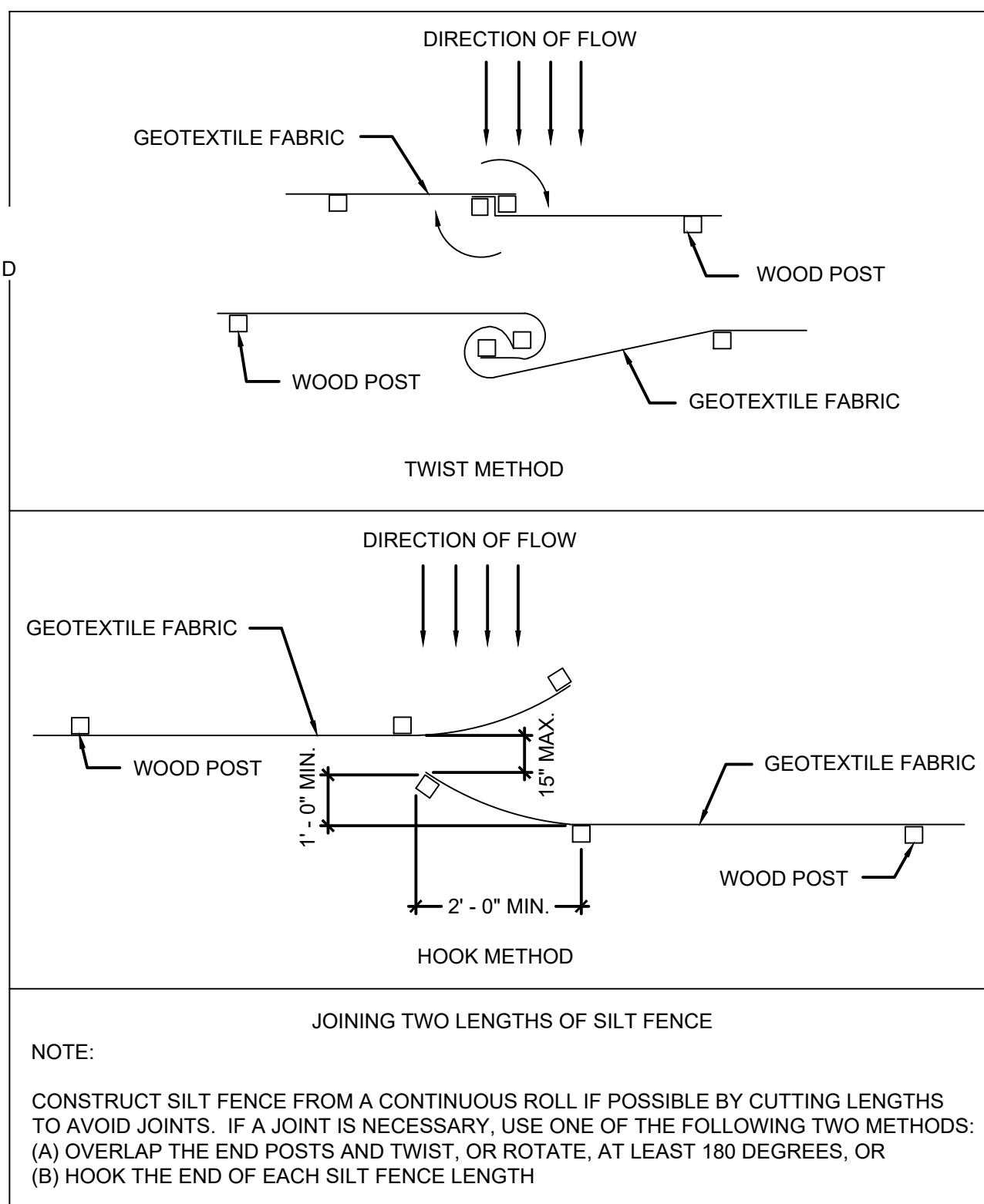


GENERAL NOTES:

DETAILS OF CONSTRUCTION NOT SHOWN ON THESE DRAWINGS SHALL CONFORM TO CRITERIA SET BY AUTHORITIES HAVING JURISDICTION AND BY THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.

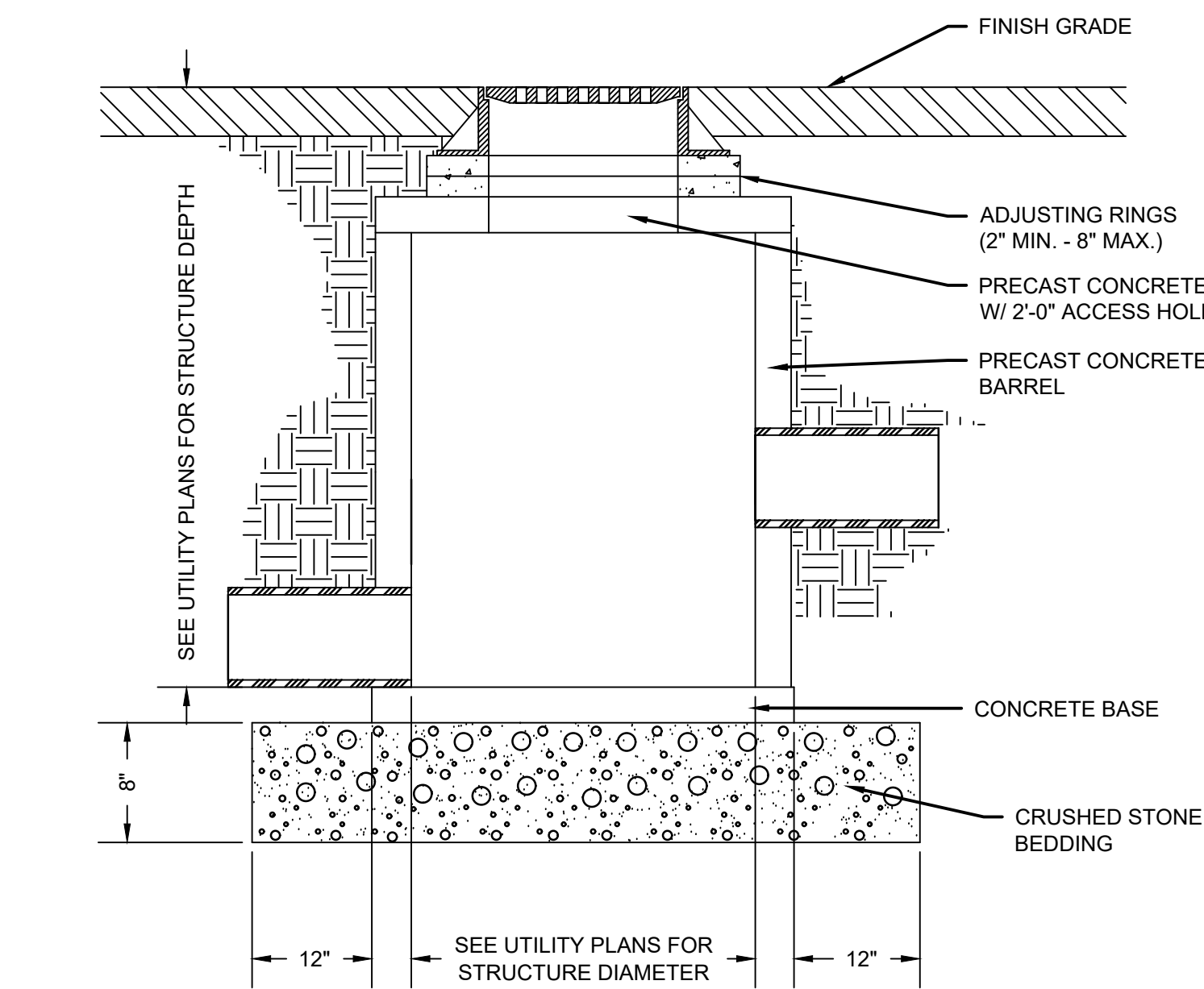
WHEN POSSIBLE, THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE WITH THE ENDS POINTING UP SLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

- EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
- WOVEN GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 2" OR EQUAL. A HEAVY-DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.
- STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM BEARING OF 128 LBS./LINEAL FOOT (WITHOUT ANCHOR). FINISH ANCHORS RESISTANT TO POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 4" DIAMETER OR 1 1/2" x 3 1/2", EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING WHICH SHALL BE A MINIMUM SIZE OF 1 1/2" x 1 1/2" x 48" OAK OR HICKORY.



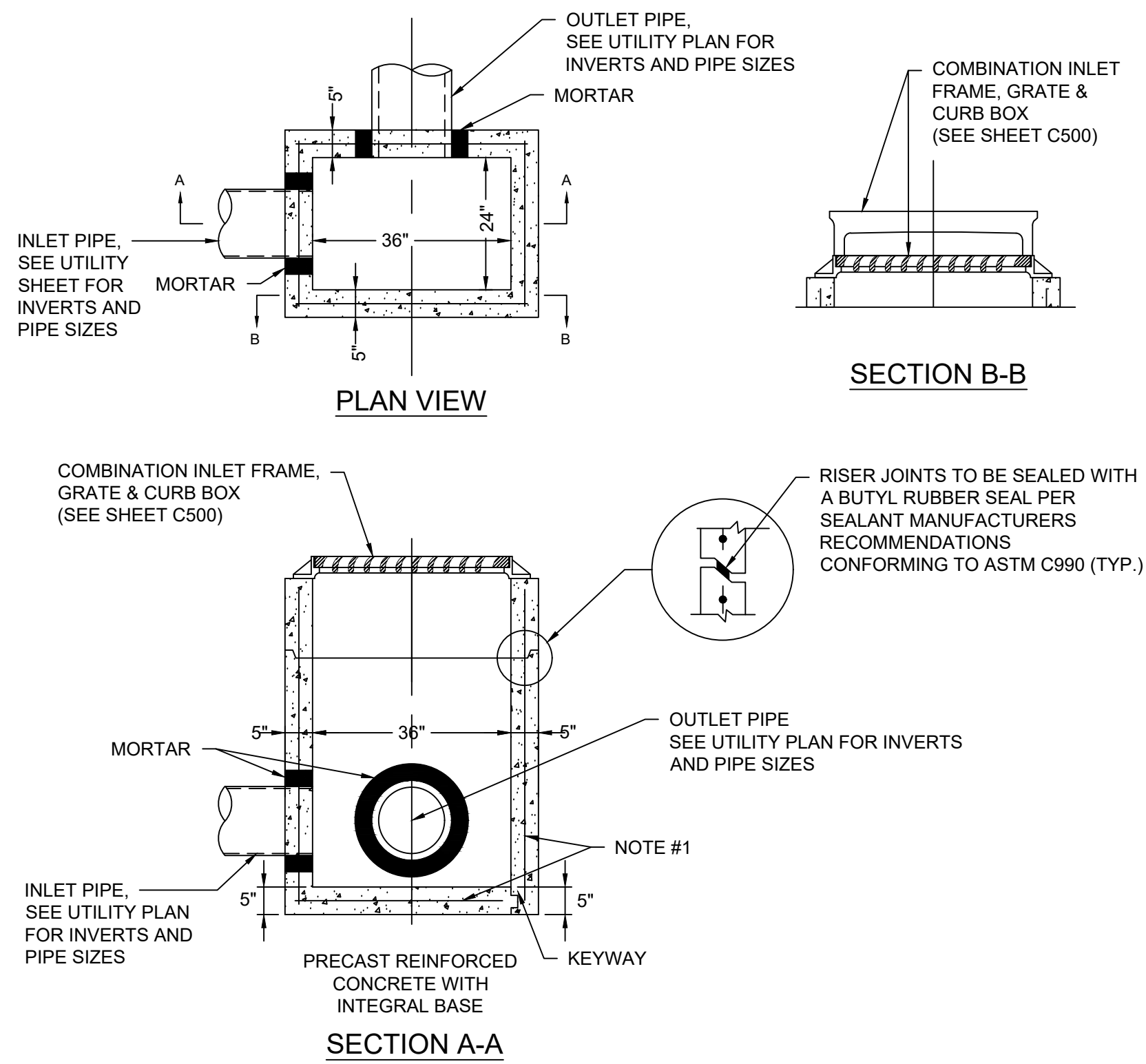
NOTE:
CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS:
(A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, OR
(B) HOOK THE END OF EACH SILT FENCE LENGTH

4. SILT FENCE



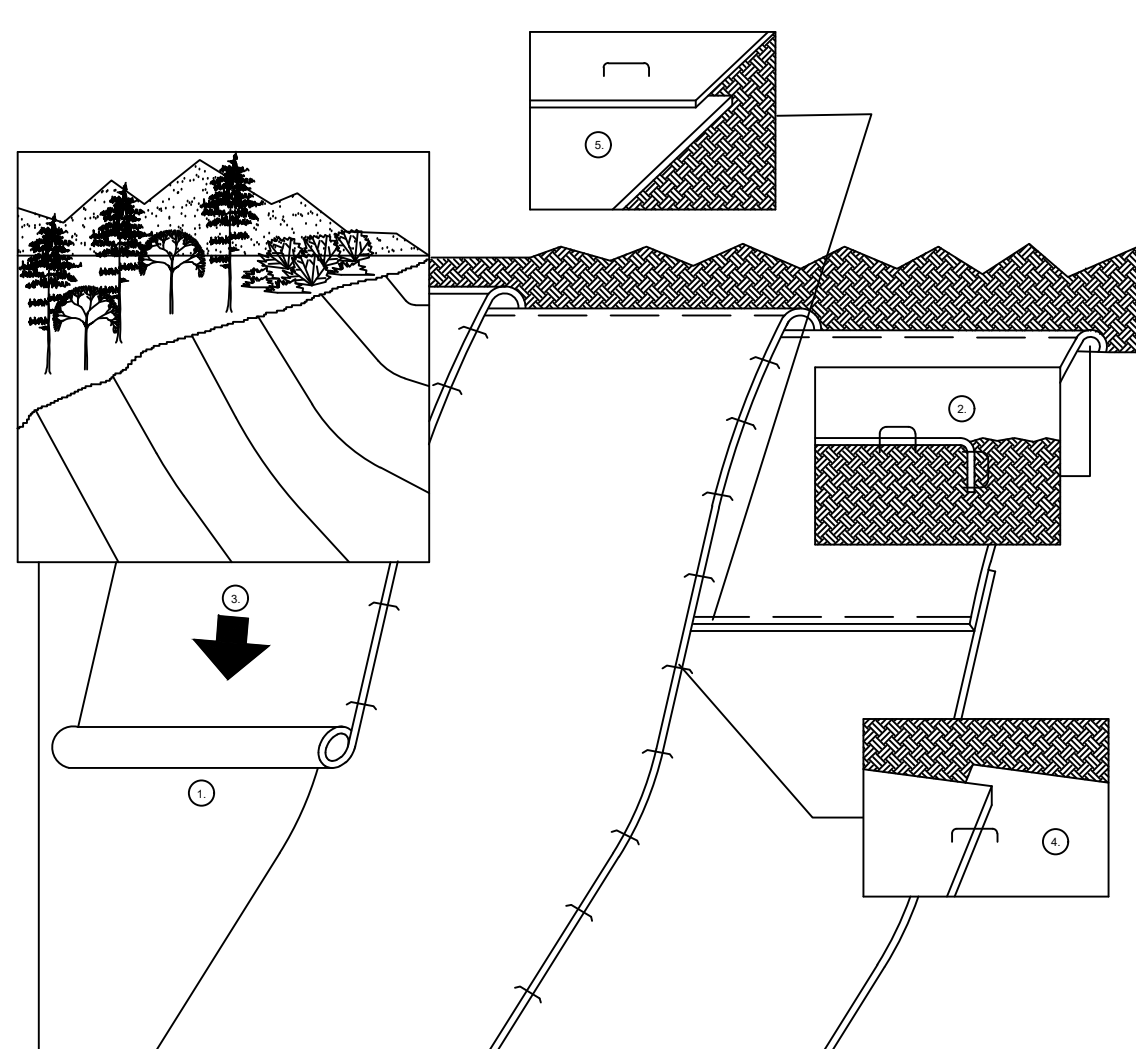
- GENERAL NOTES:
- SEE UTILITY PLANS FOR STORM STRUCTURE INFORMATION.
 - SEE MANUFACTURER'S SPECIFICATIONS FOR CONCRETE BASE THICKNESS.
 - SEE MANUFACTURER'S SPECIFICATIONS FOR PROPER STORM STRUCTURE INSTALLATION.

7. CONCRETE STORM STRUCTURE



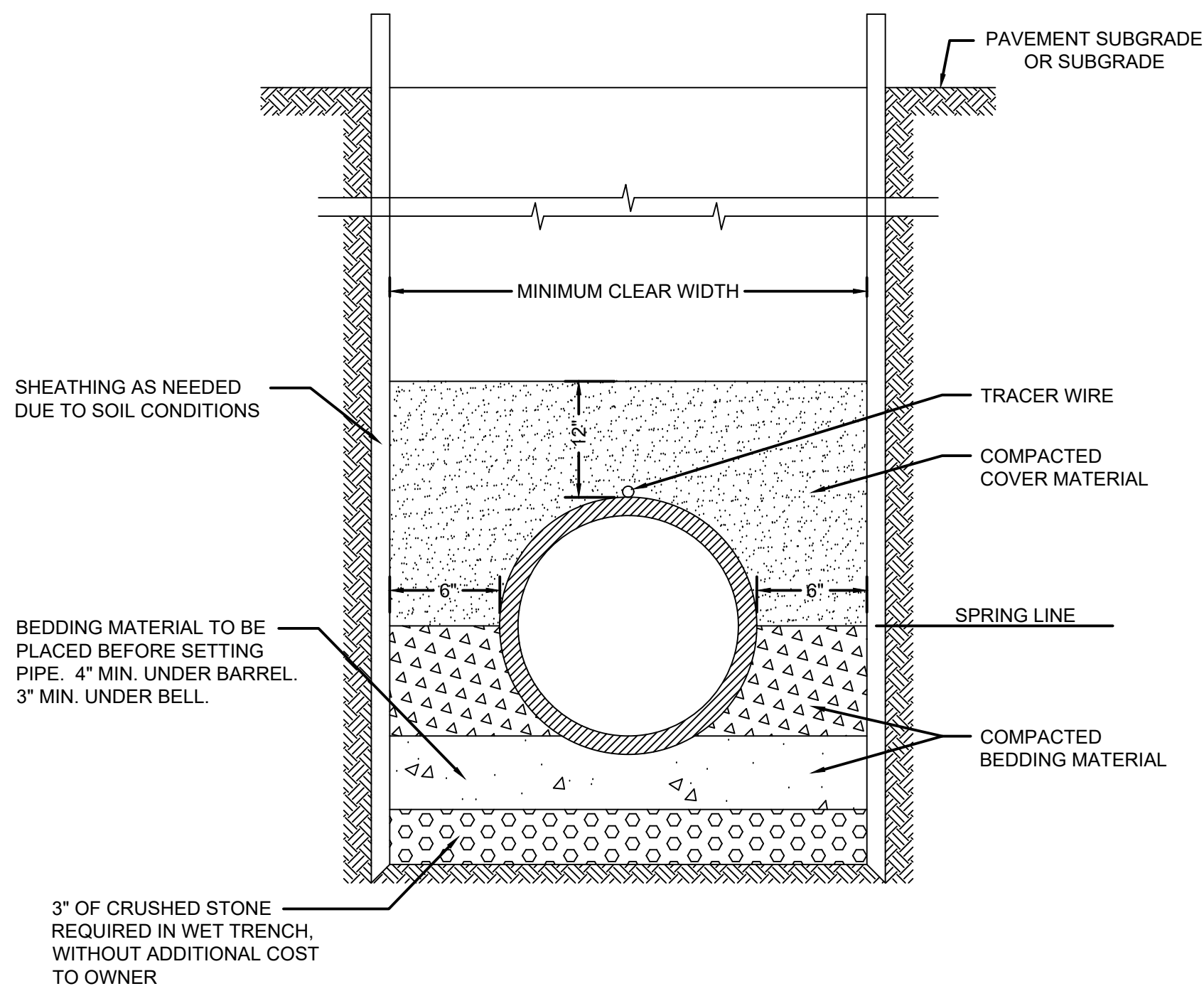
- NOTES:
- FOR PRECAST CATCH BASINS PROVIDE REINFORCING STEEL IN ACCORDANCE TO ASTM C 913.

8. 2' X 3' STORM CATCH BASIN



- GENERAL NOTES:
- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
 - BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 - ROLL THE BLANKETS DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.
 - & 5.) THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP. WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 6" OVERLAP. STAPLE THROUGH OVERLAPPED AREA APPROXIMATELY 12" APART.

5. SLOPE EROSION MAT (CLASS I TYPE A)



6. CLASS "B" PIPE BEDDING

CONSTRUCTION DOCUMENTS

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FEBRUARY 25, 2025

DIVISION ST PARKING STRUCTURE ADDITION

1501 NORTH POINT DRIVE
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Project No. SENTRY INSURANCE
224017.00

SITE CONSTRUCTION DETAILS

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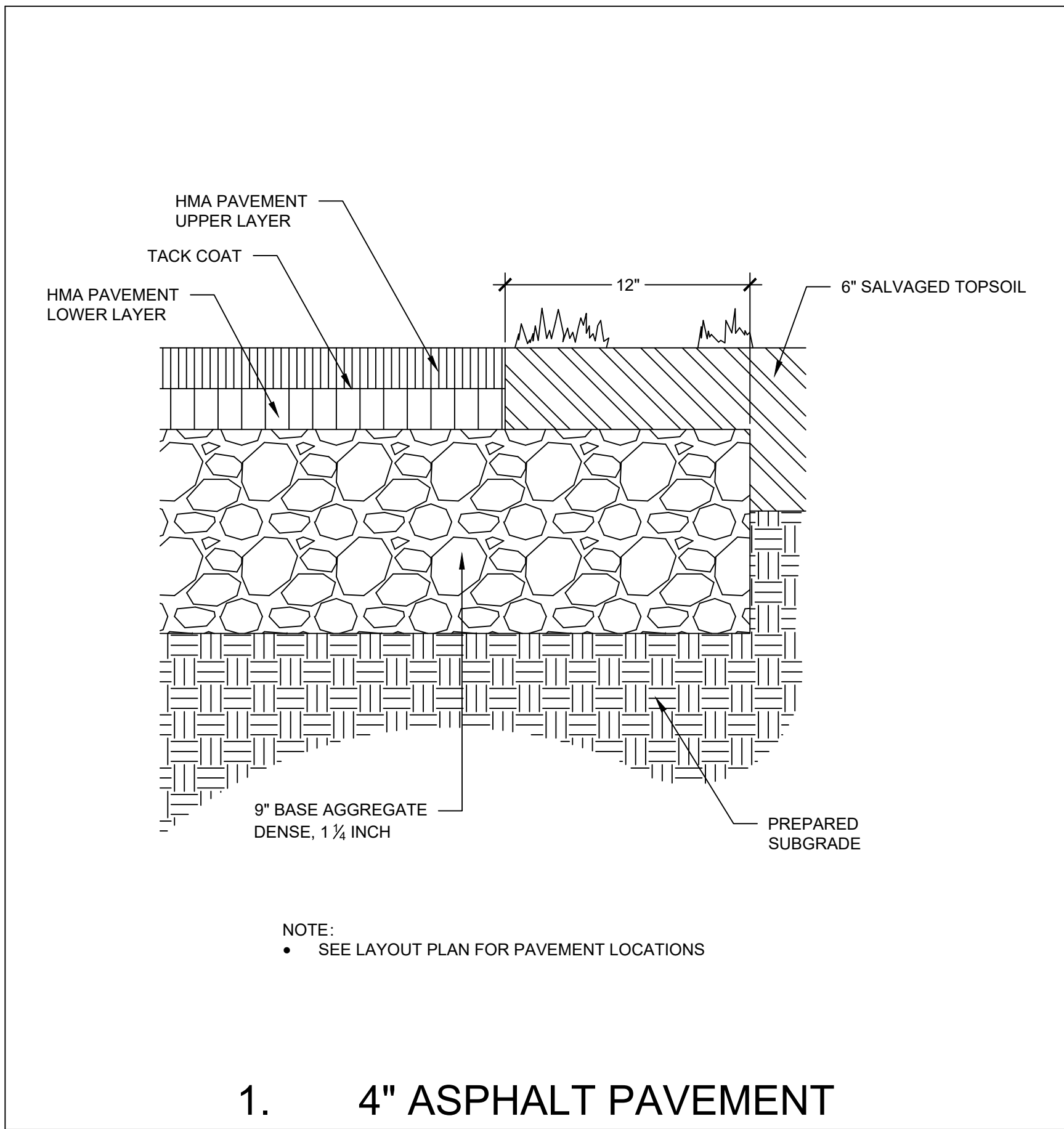
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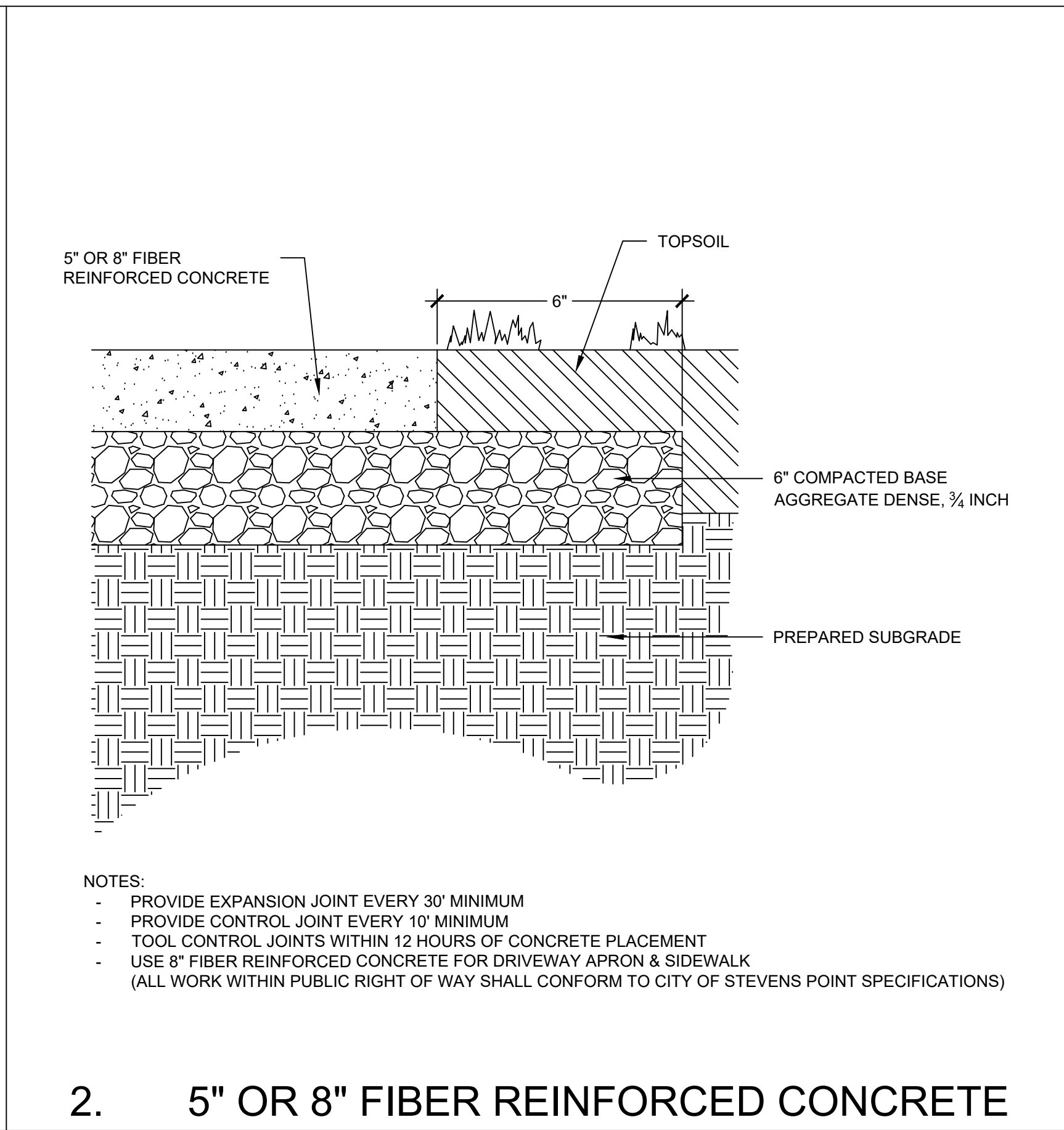
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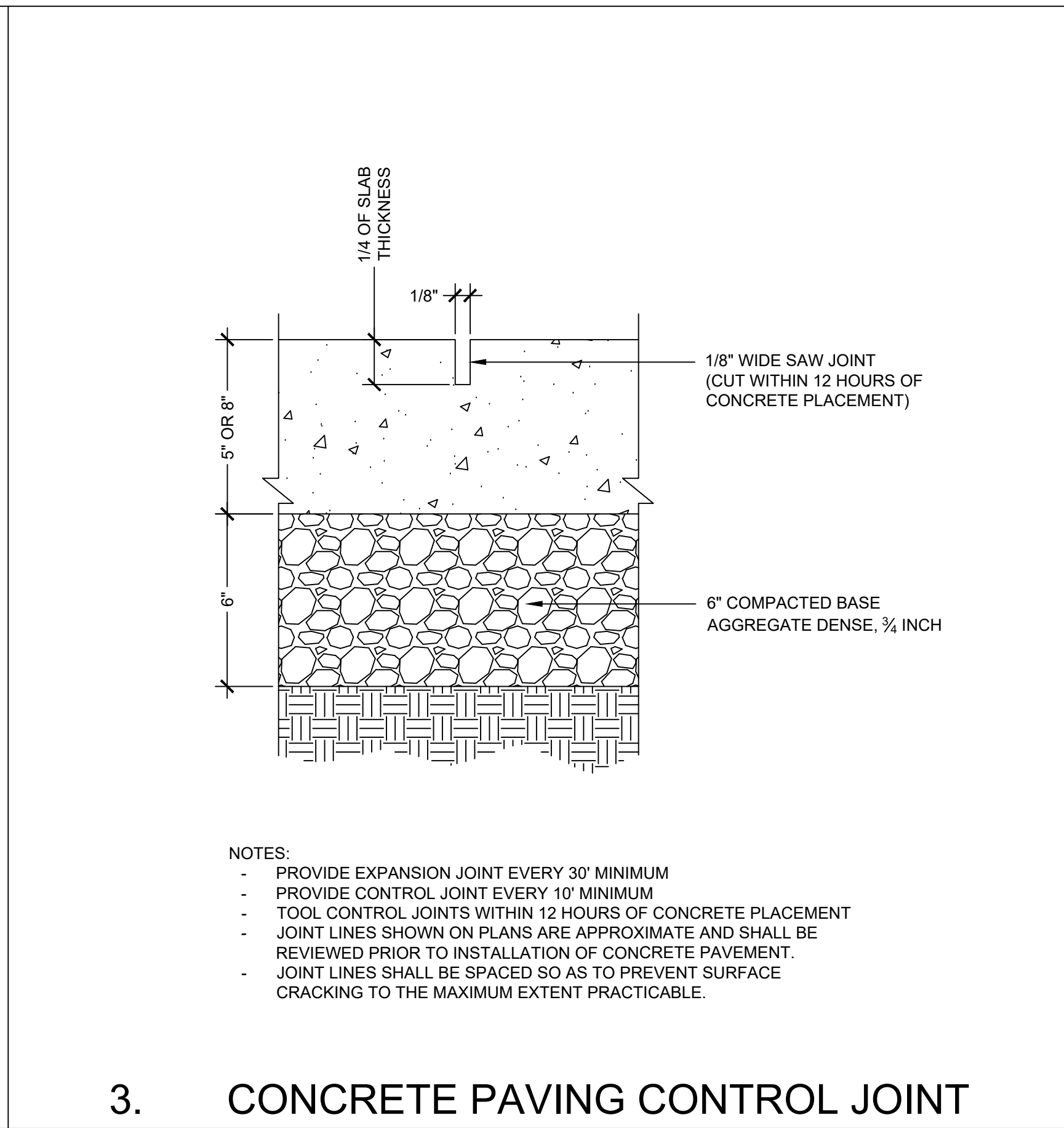
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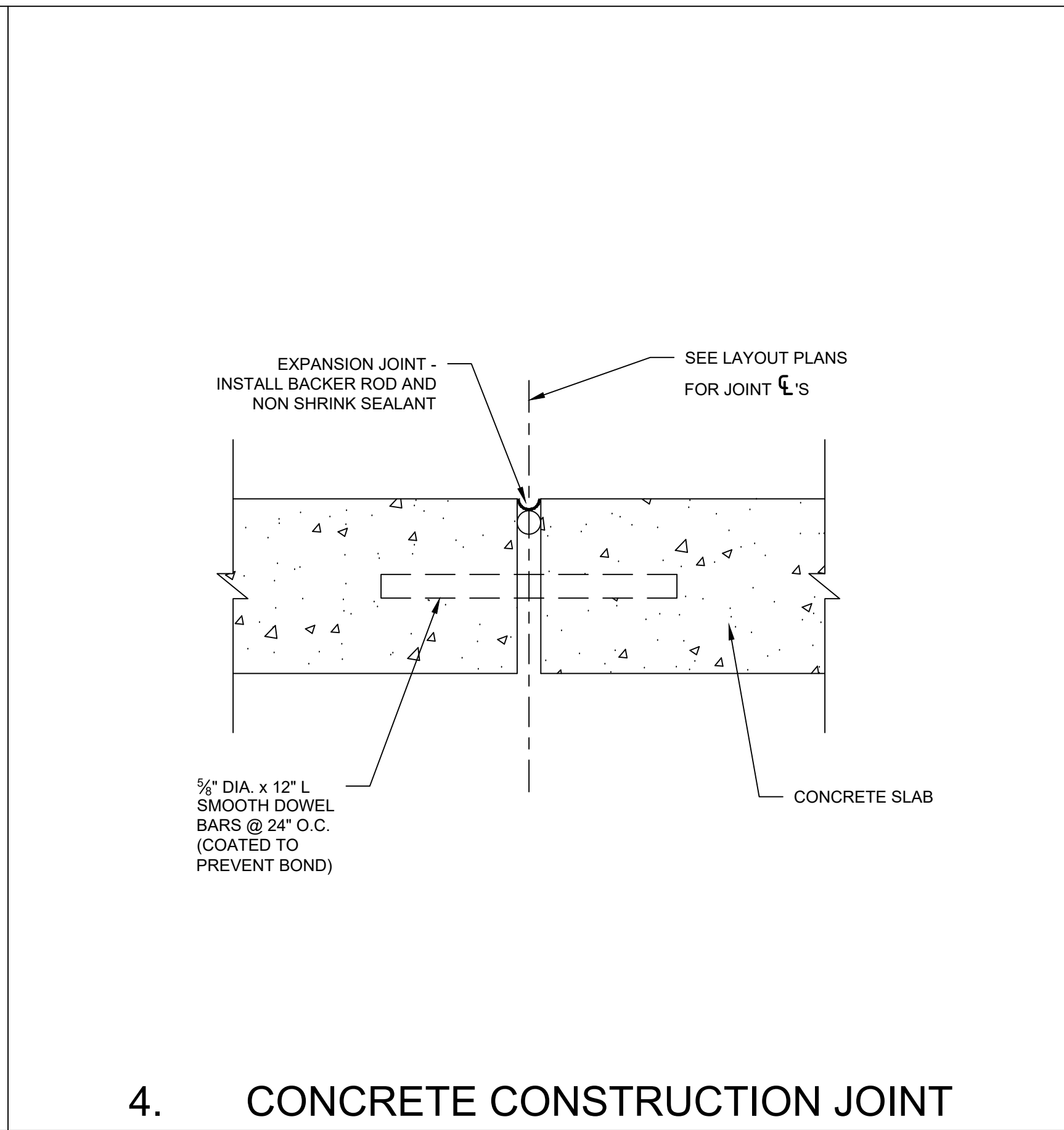
1. 4" ASPHALT PAVEMENT



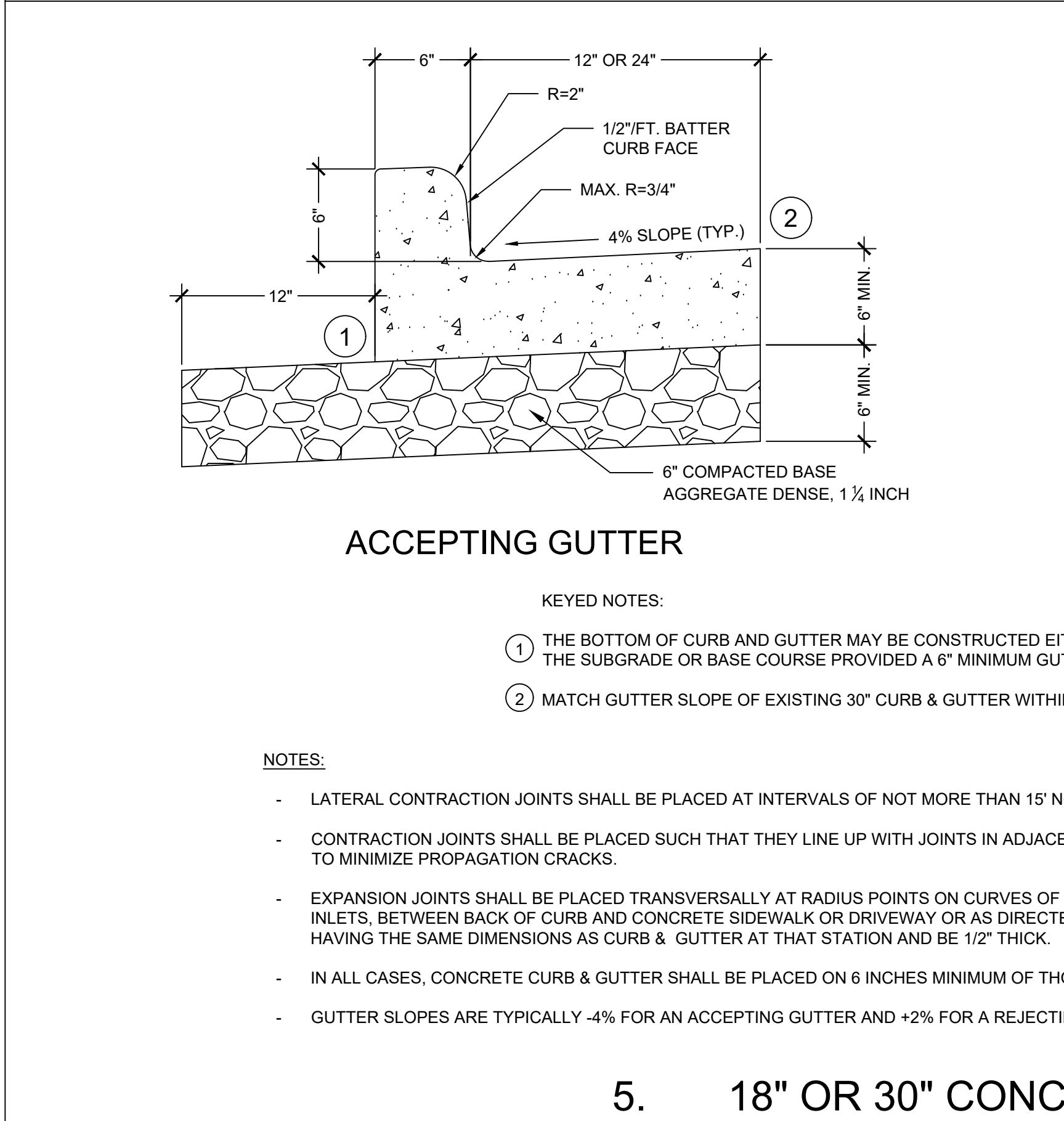
2. 5" OR 8" FIBER REINFORCED CONCRETE



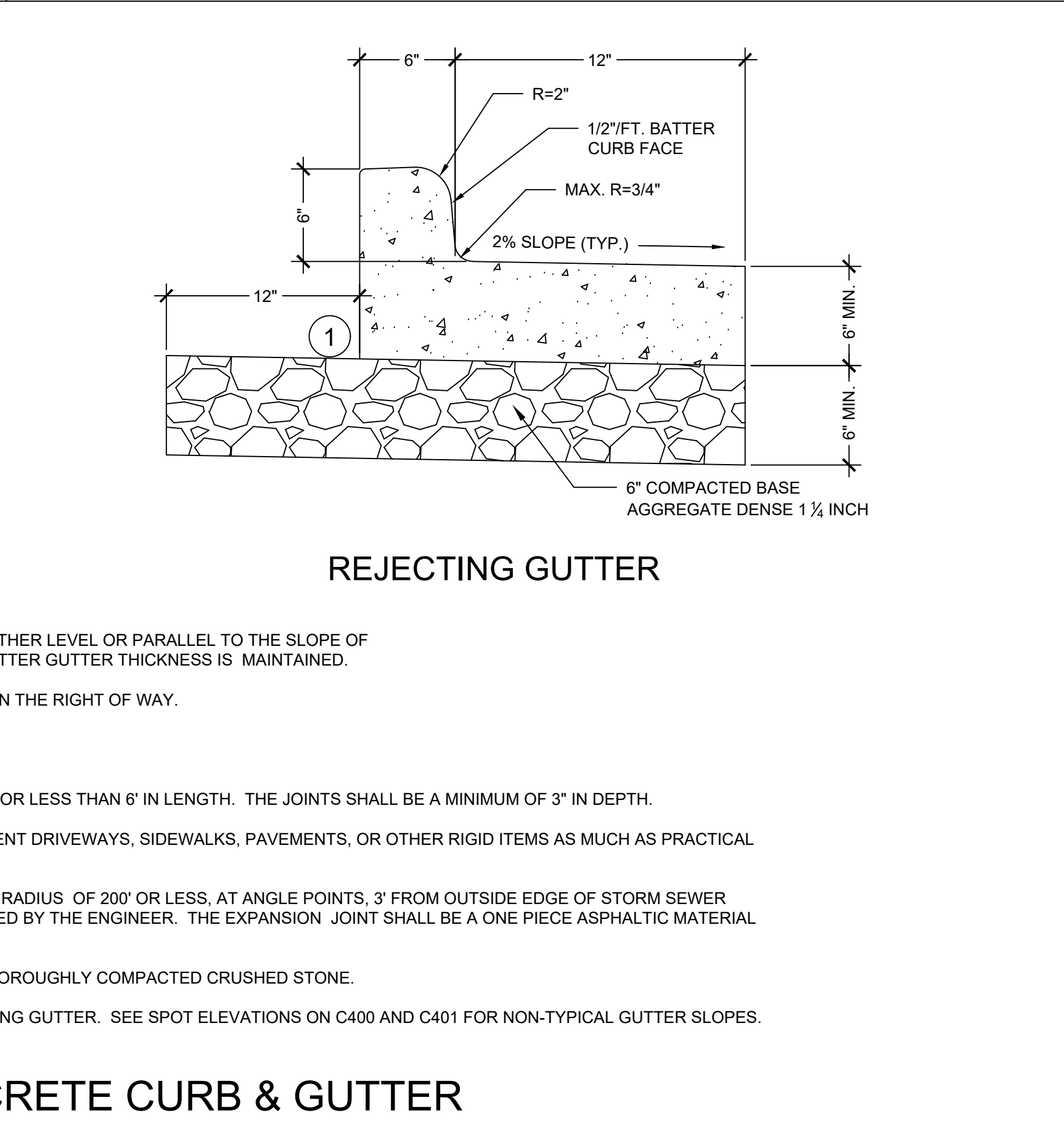
3. CONCRETE PAVING CONTROL JOINT



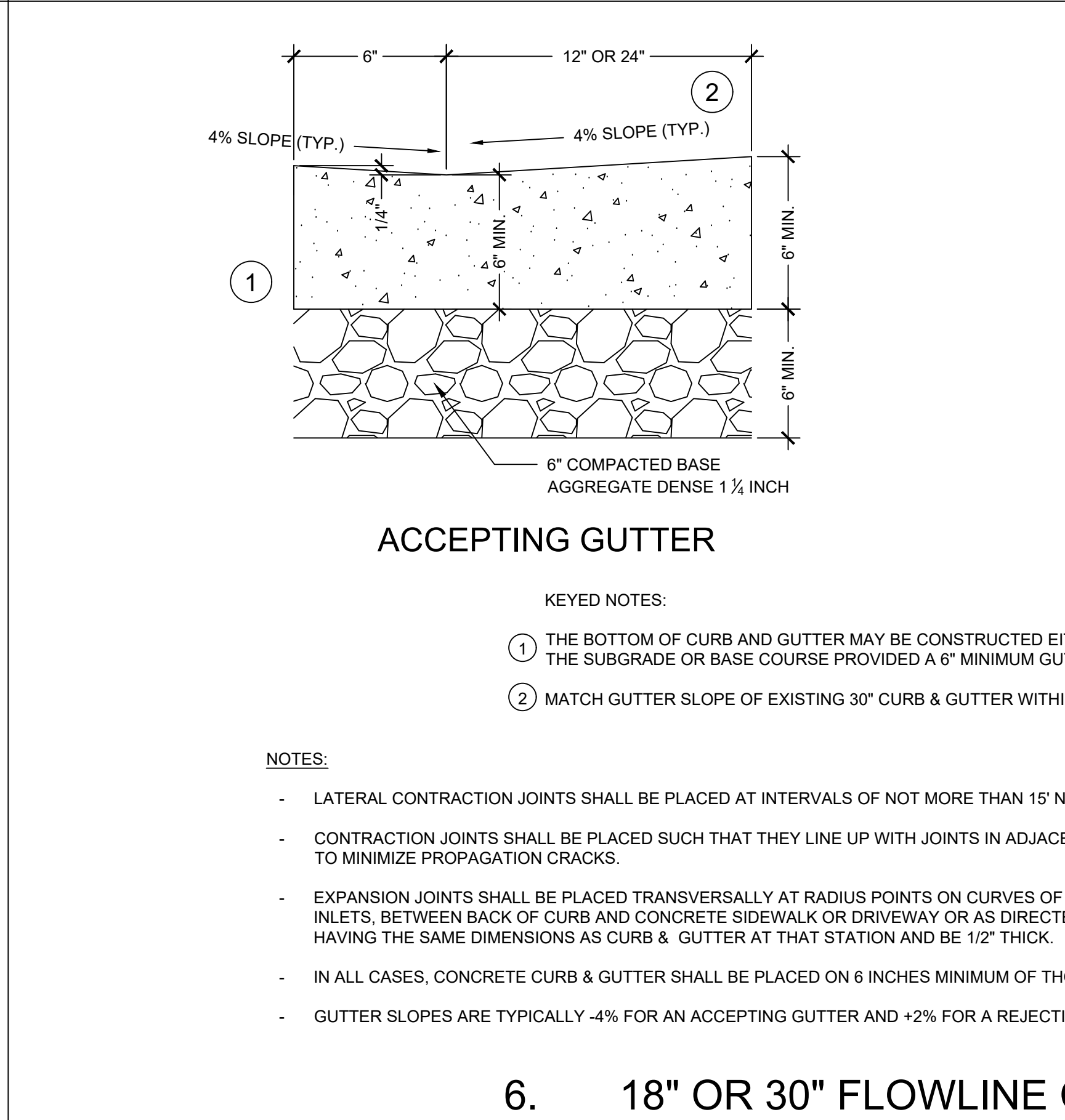
4. CONCRETE CONSTRUCTION JOINT



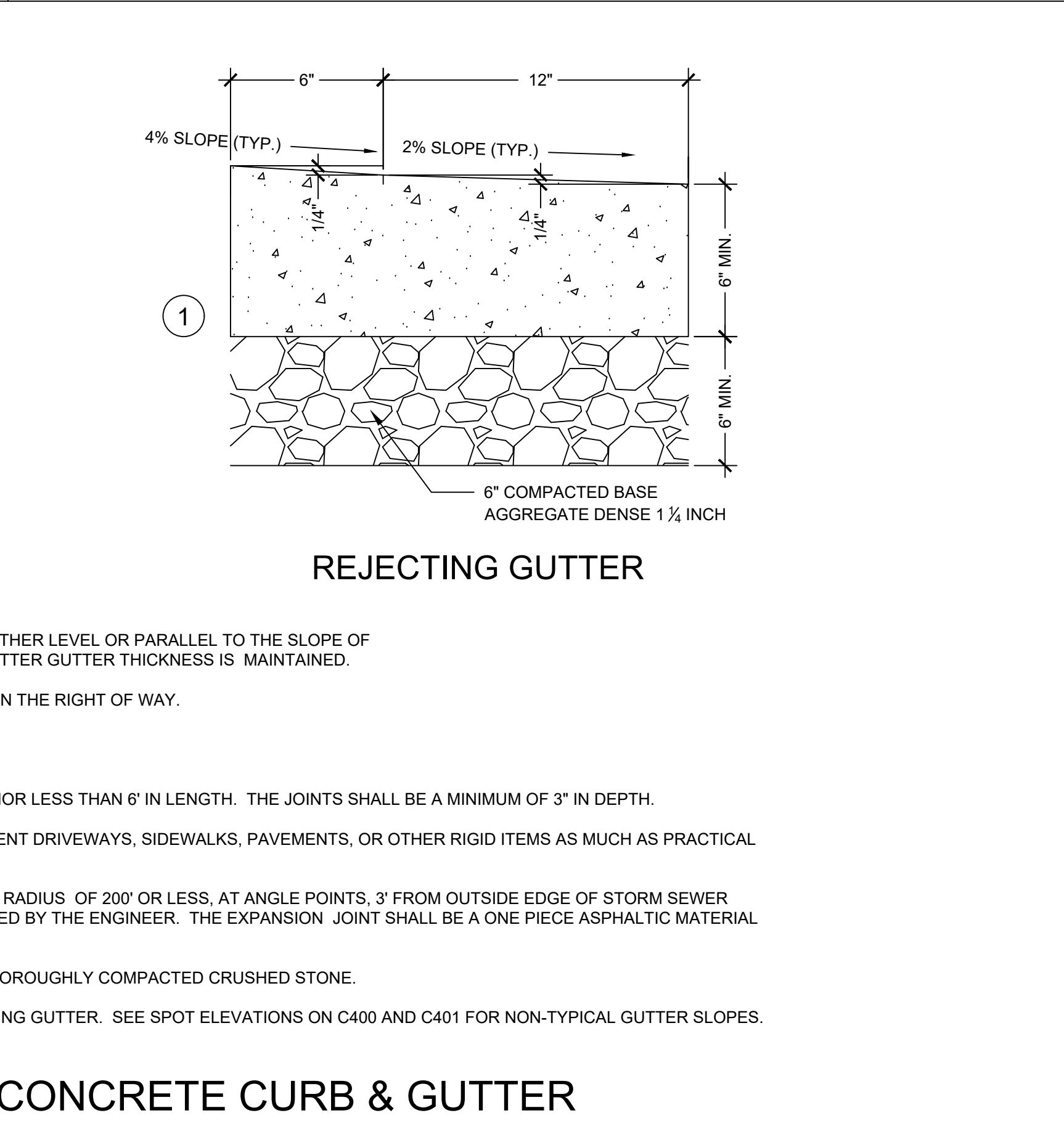
5. 18" OR 30" CONCRETE CURB & GUTTER



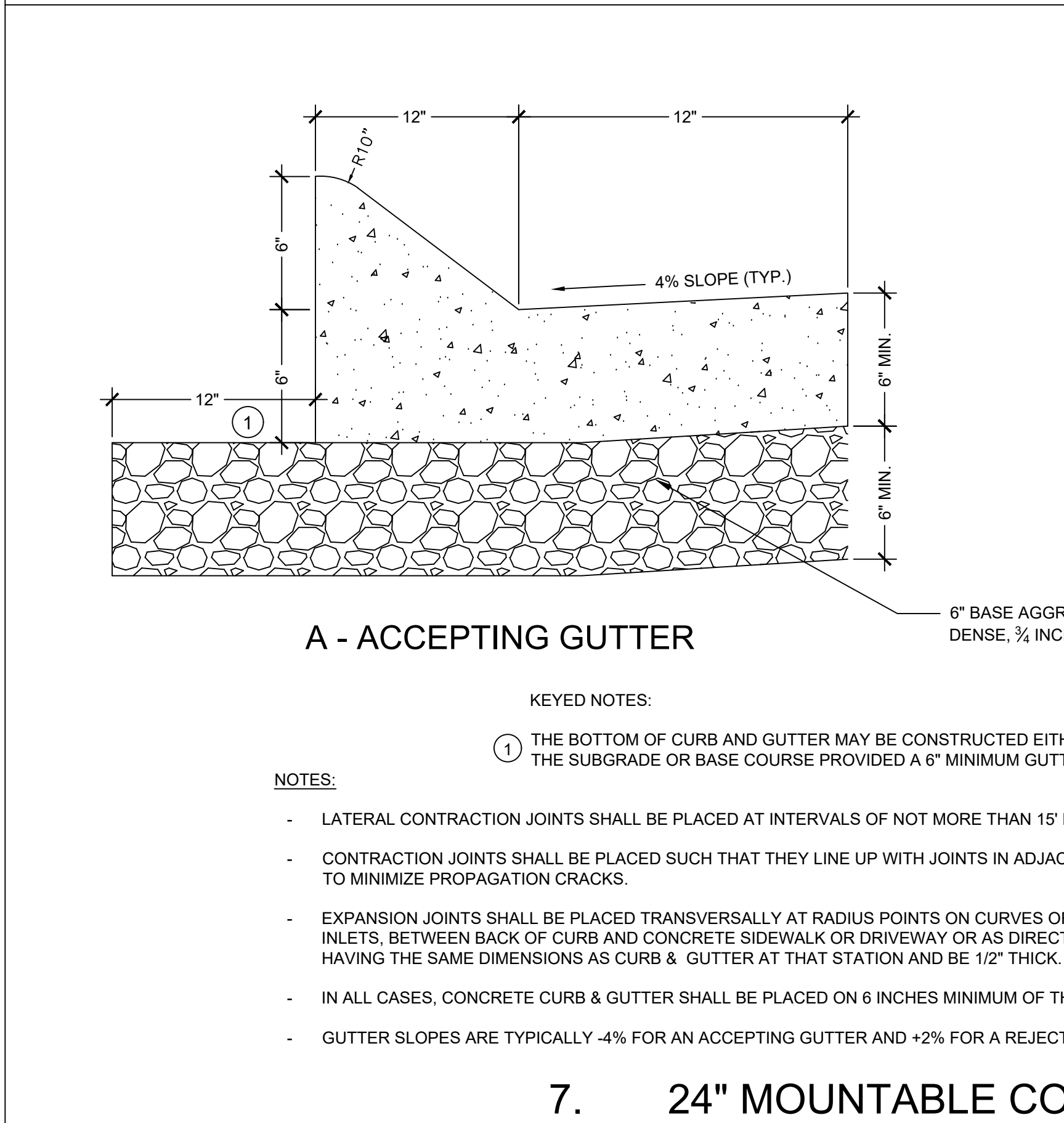
6. 18" OR 30" FLOWLINE CONCRETE CURB & GUTTER



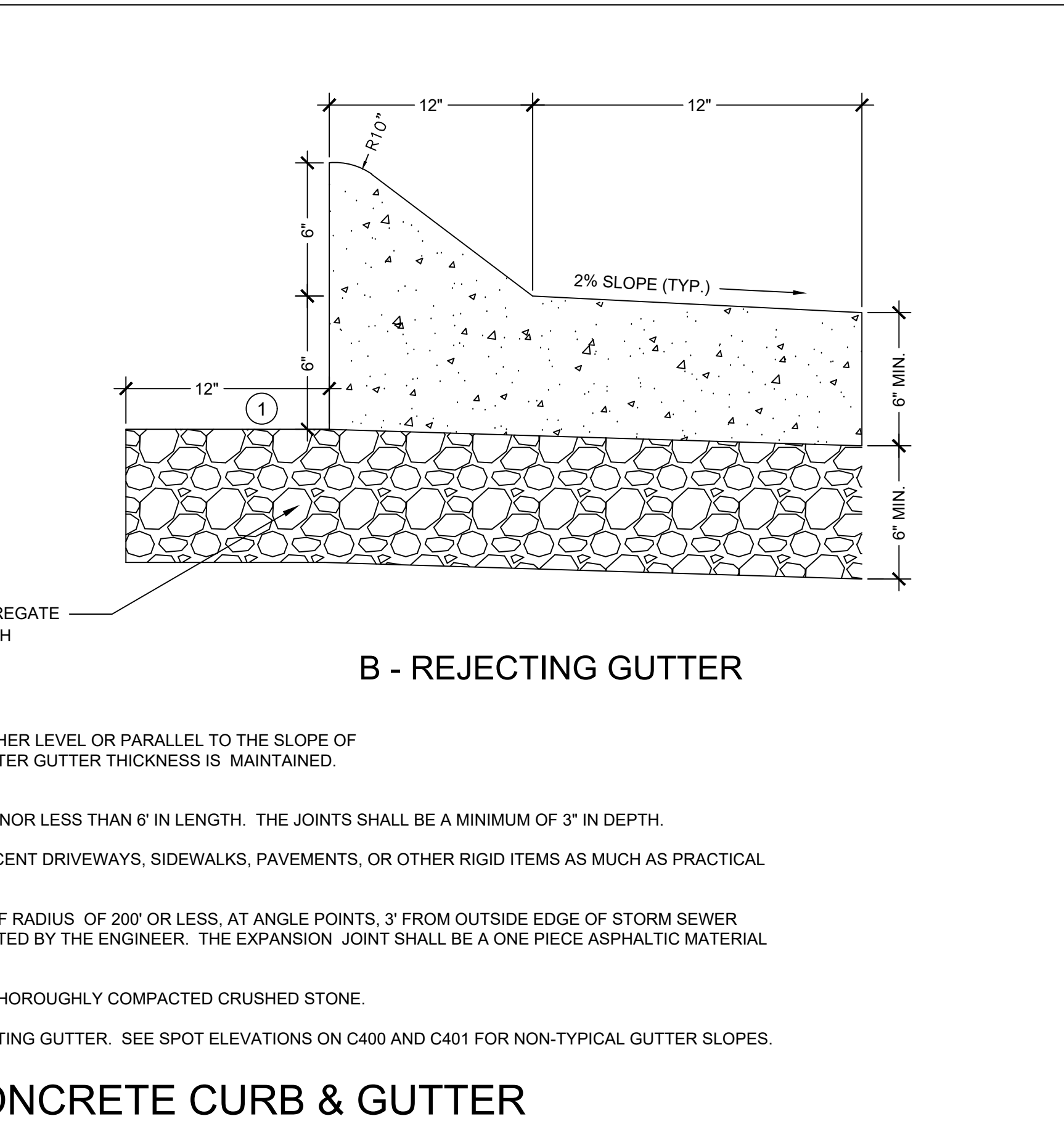
ACCEPTING GUTTER



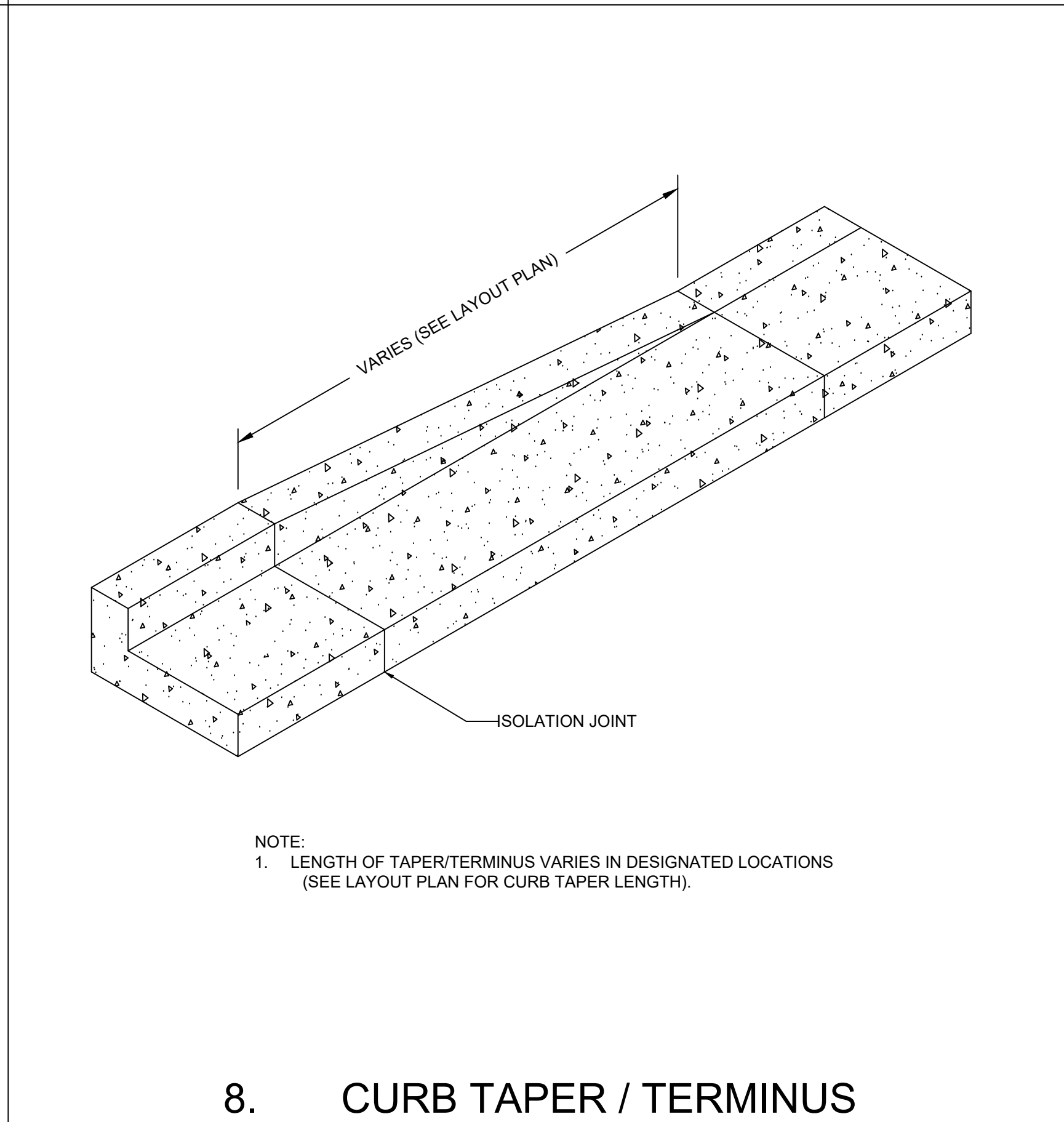
REJECTING GUTTER



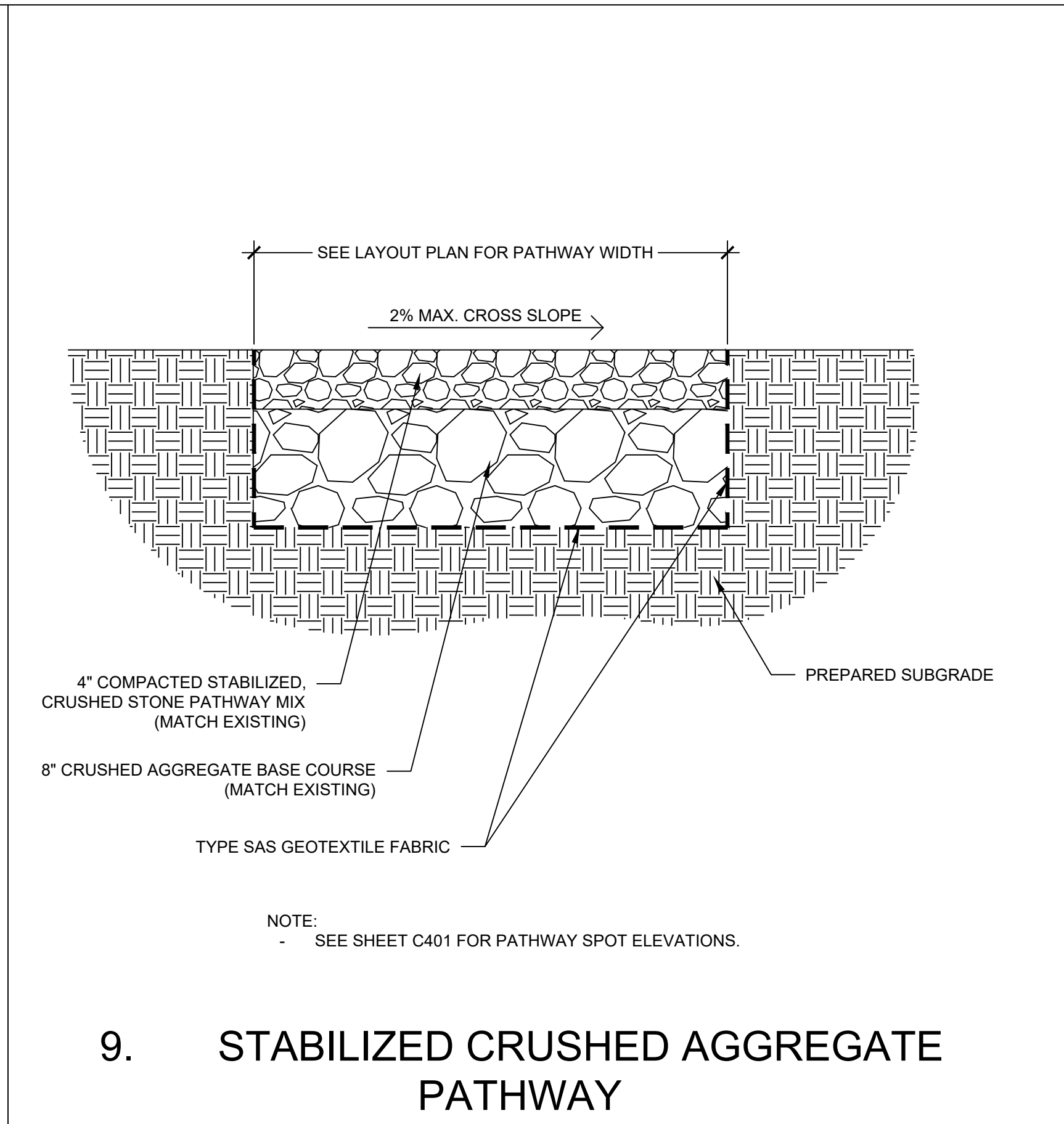
7. 24" MOUNTABLE CONCRETE CURB & GUTTER



B - REJECTING GUTTER



8. CURB TAPER / TERMINUS



9. STABILIZED CRUSHED AGGREGATE PATHWAY

CONSTRUCTION DOCUMENTS

Drawing Date
FEBRUARY 25, 2025

DIVISION ST PARKING
STRUCTURE ADDITION

1501 NORTH POINT DRIVE
STEVENS POINT, WISCONSIN 54481

Project No. SENTRY INSURANCE
224017.00

SITE CONSTRUCTION
DETAILS

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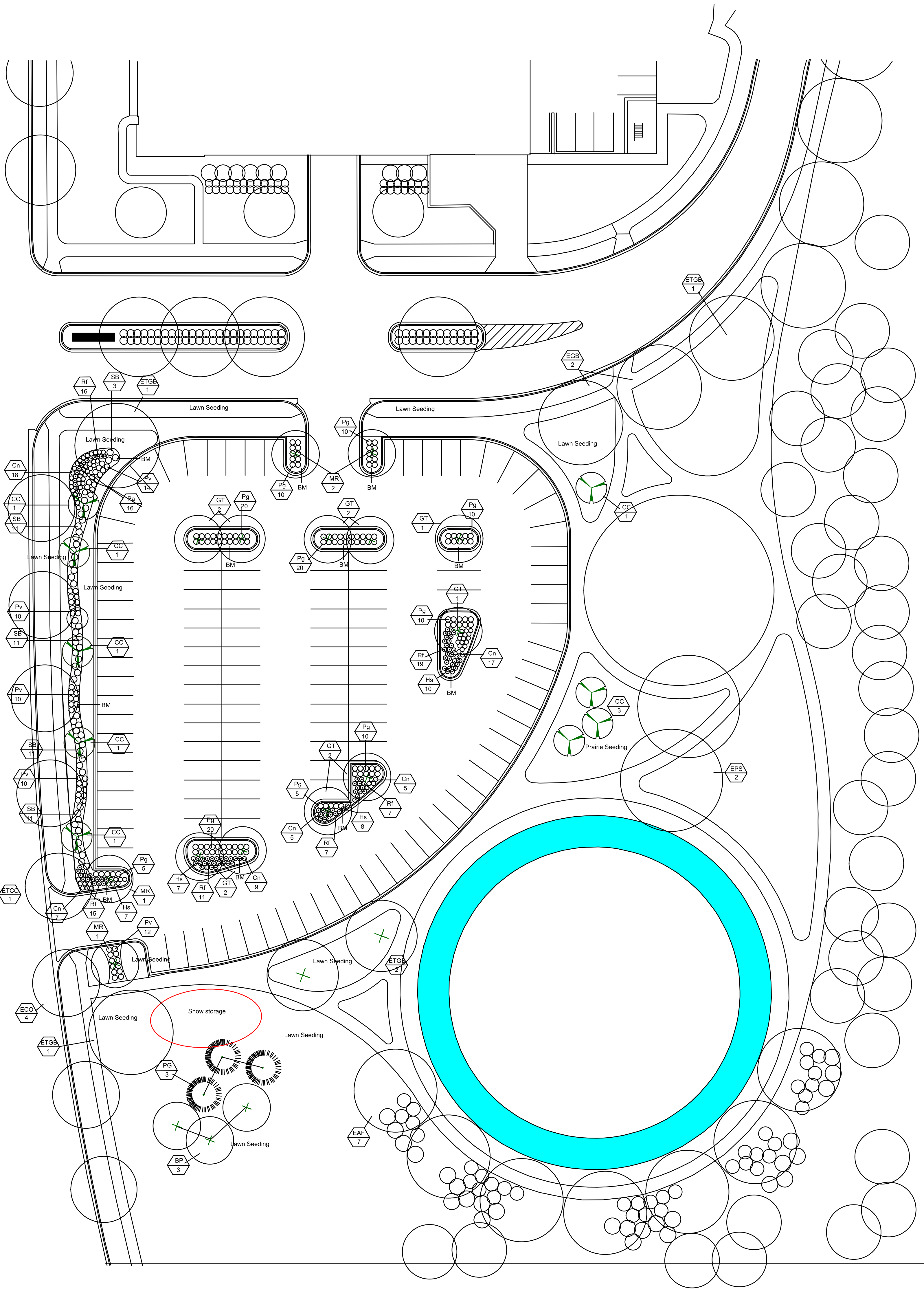
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722 Williamson Street, Madison, Wisconsin 53703
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Sheet No.
C601





Plant List

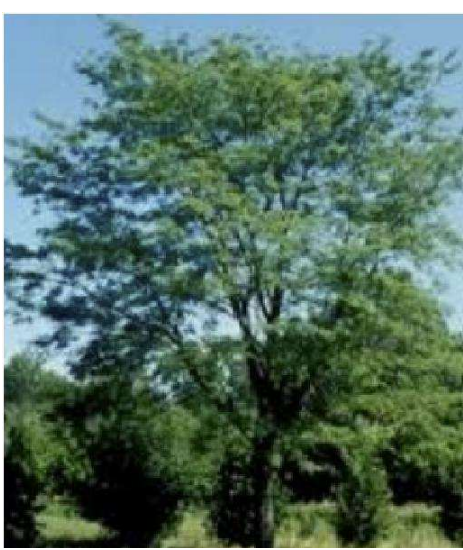
BP	12-14'	Whitespire Senior Birch Clump 3-5	Betula populifolia 'Whitespire Senior'
CC	2.5"	Thornless Cockspur Hawthorn	Crataegus crus-galli var. inermis
GB	2.5"	Autumn Gold Ginkgo	Ginkgo biloba 'Autumn Gold'
GT	2.5"	Northern Acclaim Honeylocust	Gleditsia triacanthos var. inermis 'Northern Acclaim'
MR	2.5"	Rejoice Crabapple	Malus 'Rejzam'
PG	7"	White Spruce	Picea glauca
AM	24"	Iroquois Beauty Chokeberry	Aronia melanocarpa 'Morton' IROQUOIS BEAUTY
SB	24"	Tor Birchleaf Spirea	Spirea betulifolia 'Tor'
Pg	#2Cont	Prairie Dropseed Grass	Sporobolus Prairie Dropseed
Cn	#2Cont	Walker's Low Catmint	Nepeta racemosa 'Walker's Low'
Hs	#2Cont	Purple de Oro Daylily	Heemerocallis 'Purple de Oro'
Pv	#2Cont	Northwind Switchgrass	Panicum virgatum 'Northwind'
Pa	#2Cont	Blue Spire Russian Sage	Perovskia atriplicifolia 'Blue Spires'
Rf	#2Cont	Black Eyed Susan	Rudbeckia fulgidavar sullivanti 'Goldstrum'
EAF		Existing Autumn Blaze Maple	Existing Autumn Blaze Maple
ECO		Existing Common Hackberry	Existing Common Hackberry
ECKT		Existing transplanted Yellowwood	Existing transplanted Yellowwood
EGB		Existing Autumn Gold Ginkgo	Existing Autumn Gold Ginkgo
EPS		Existing American Sycamore	Existing American Sycamore
EGBT		Existing transplanted Ginkgo	Existing transplanted Ginkgo



White Spruce



Rejoice Crabapple



Northern Acclaim Honeylocust



Thornless Cockspur Hawthorn



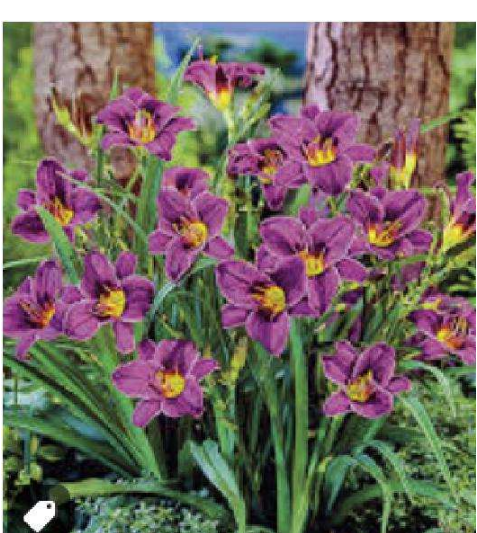
Whitespire Senior Birch



Tor Birchleaf Spirea
Summer



Tor Birchleaf Spirea
Fall



Purple de Oro Daylily



Walker's Low Catmint



Black Eyed Susan



Blue Spire Russian Sage



Prairie Dropseed Grass



Northwind Switchgrass
Summer



Northwind Switchgrass
Fall

Revisions

CONSTRUCTION DOCUMENTS

Drawing Date
FEBRUARY 25, 2025

DIVISION ST PARKING
STRUCTURE ADDITION

1501 NORTH POINT DRIVE
STEVENS POINT, WISCONSIN 54481

Project No. SENTRY INSURANCE
224017.00

LANDSCAPE PARKING
RAMP

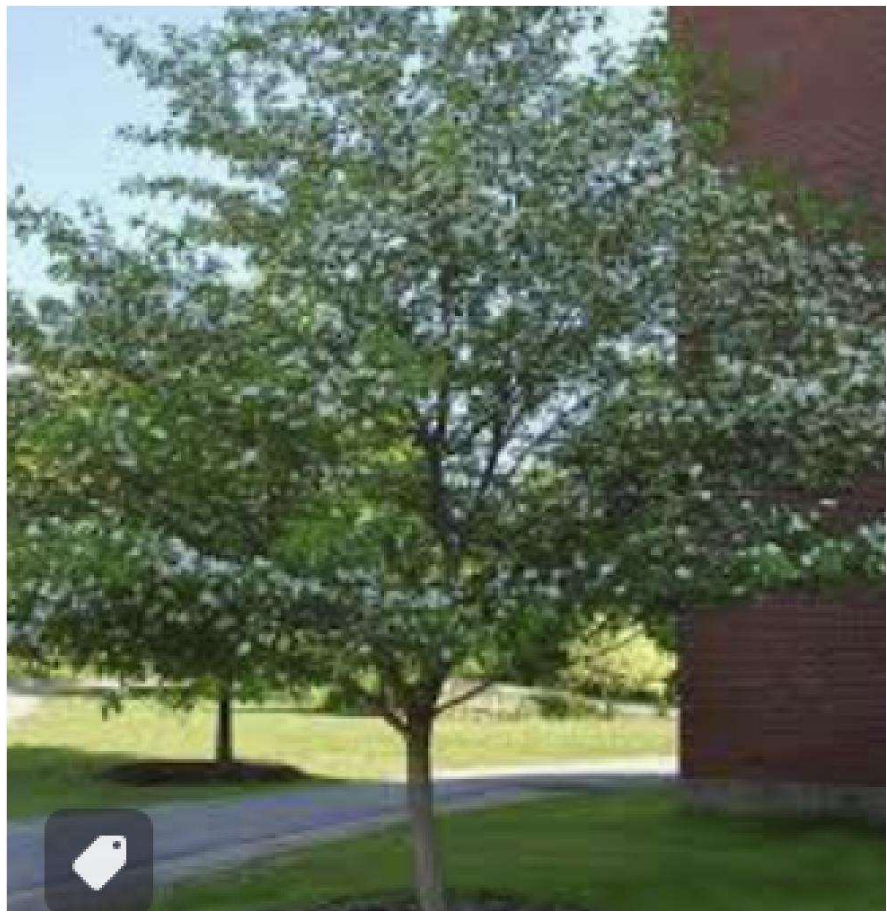
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Sheet No.

L100

Plant List

CV	Winterking Hawthorn	Craeteagua virdis 'Winter King'
AS	Autumn Brilliance Serviceberry MS	Amelanchier x grandiflora 'Autumn Brilliance'
AM	Iroquois Beauty Chokeberry	Aronia melanocarpa 'Morton' IROQUOIS BEAUTY
CD	Redtwig Dogwood	Comus serica 'Cardinal'
KV	Korean Spice Viburnum	Viburnum carlesii
Pv	Northwind Switchgrass	Panicum virgatum 'Northwind'
Tg	Tufted Hair Grass	Deschampsia cespitosa
Va	Vision in Red Astilbe	Astilbe chinensis 'Vision in Red'
HI	Liberty Hosta	Hosta 'Liberty'
ECKT	Existing transplanted Yellowwood	Existing transplanted Yellowwood
SM	Stone Mulch	
BM	Bark Mulch	



Winterking Hawthorn



Redtwig Dogwood



Iroquois Beauty Chokeberry
Summer



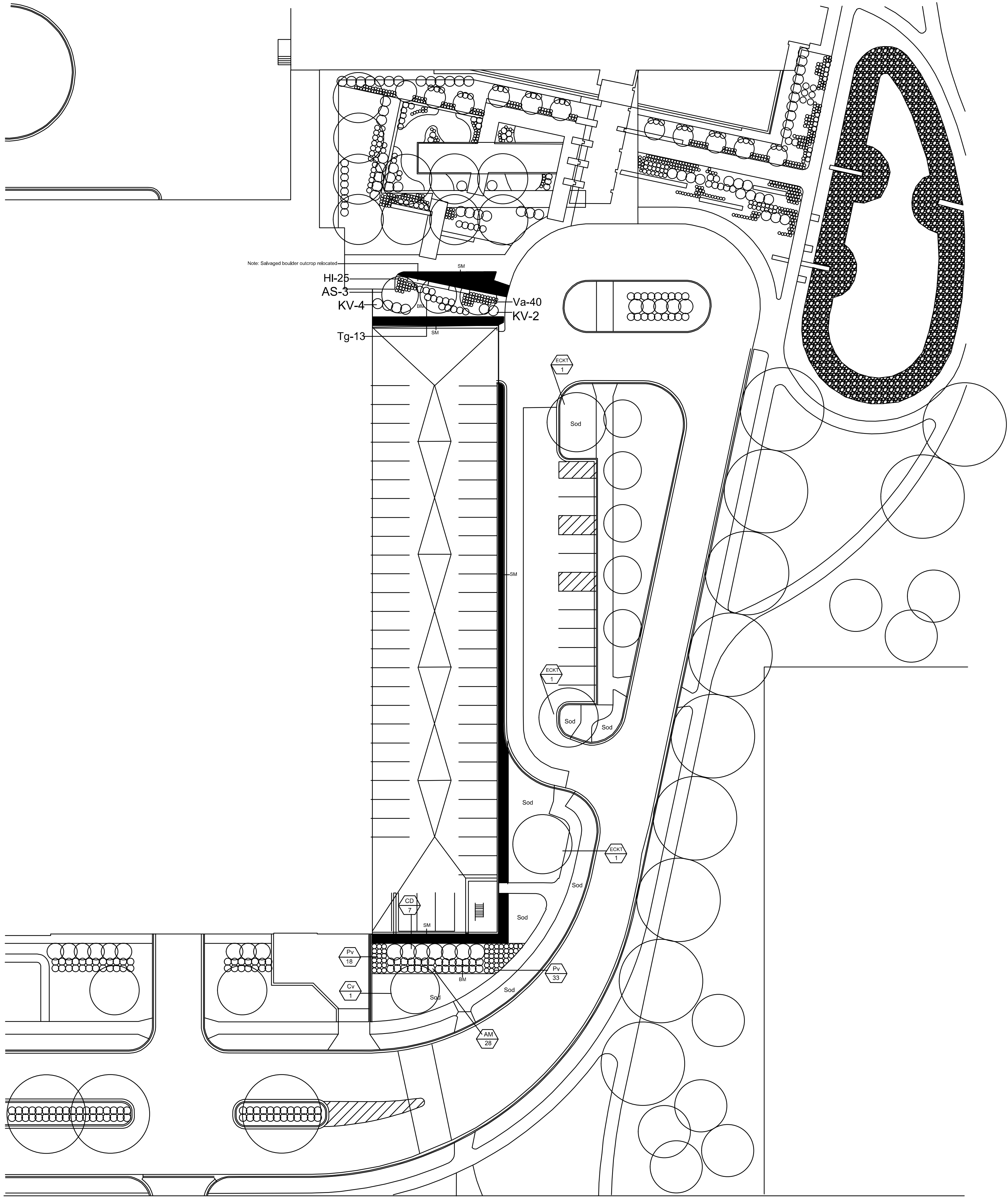
Iroquois Beauty Chokeberry
Fall



Northwind Switchgrass
Summer



Northwind Switchgrass
Fall



Revisions

CONSTRUCTION DOCUMENTS

Drawing Date
FEBRUARY 25, 2025

DIVISION ST PARKING
STRUCTURE ADDITION

1501 NORTH POINT DRIVE
STEVENS POINT, WISCONSIN 54481

Project No. SENTRY INSURANCE
224017.00

LANDSCAPE PARKING
LOT

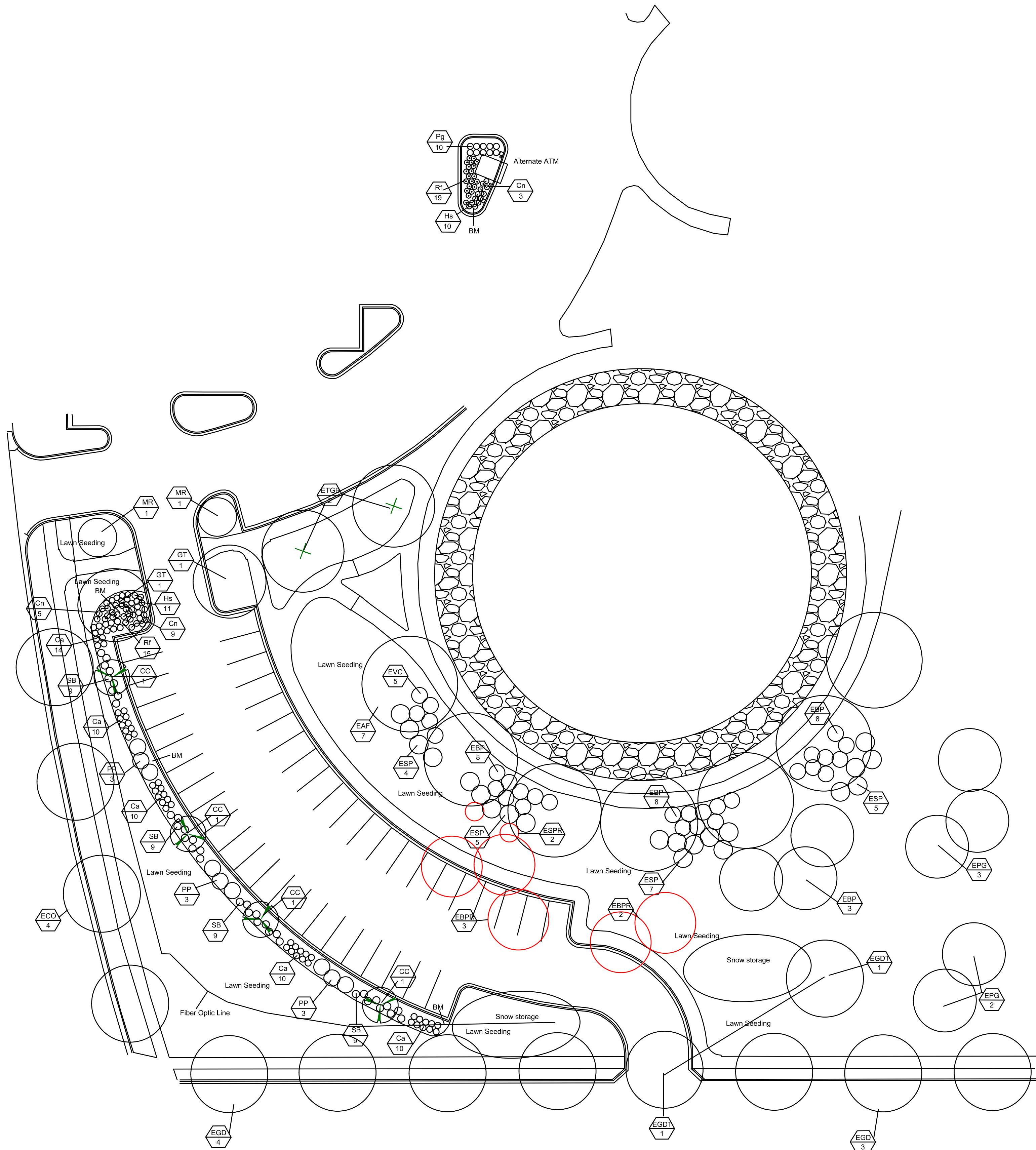
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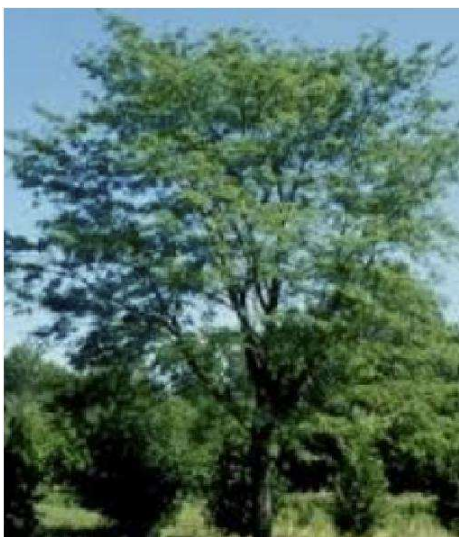
L101

Plant List

CC	2.5"	Thornless Cocksaur Hawthorn	Crataegus crus-galli var. inermis
GT	2.5"	Northern Acclaim Honeylocust	Gleditsia triacanthos var. inermis 'Northern Acclaim'
MR	2.5"	Rejoice Crabapple	Malus 'Rejzam'
PP	4-5'	Weeping White Spruce	Picea glauca 'Pendula'
SB	24"	Tor Birchleaf Spirea	Spirea betulifolia 'Tor'
Cn	#2Cont	Walker's Low Catmint	Nepeta racemosa 'Walker's Low'
Hs	#2Cont	Purple de Oro Daylily	Heemerocallis 'Purple de Oro'
Ca	#2Cont	Karl Foerster Feather Reed Grass	Calamagrostis 'Karl Foerster'
Rf	#2Cont	Black Eyed Susan	Rudbeckia fulgidavar sullivanti 'Goldstrum'
EAF		Existing Autumn Blaze Maple	Existing Autumn Blaze Maple
EBP		Existing Whitespire Clump Birch	Existing Whitespire Clump Birch
EBPR		Existing Whitespire Clump Birch Removed	Existing Whitespire Clump Birch Removed
ECO		Existing Common Hackberry	Existing Common Hackberry
EGB		Existing Autumn Gold Ginkgo	Existing Autumn Gold Ginkgo
EGD		Existing Kentucky Coffeetree	Existing Kentucky Coffeetree
EPG		Existing White Spruce	Existing White Spruce
ESP		Existing Miss Kim Lilac	Existing Miss Kim Lilac
ESPR		Existing Miss Kim Lilac Removed	Existing Miss Kim Lilac Removed
EVC		Existing Korean Spice Viburnum	Existing Korean Spice Viburnum
EGDT		Existing transplanted Ginkgo	Existing transplanted Ginkgo
ECT		Existing transplanted Coffeetree	Existing transplanted Coffeetree



Rejoice Crabapple



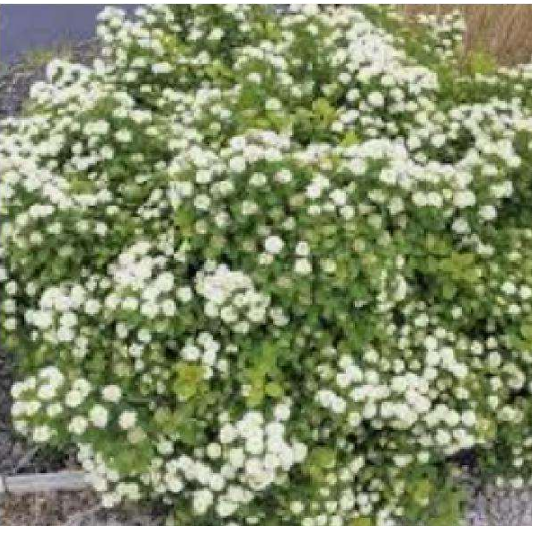
Northern Acclaim Honeylocust



Thornless Cocksaur Hawthorn



Weeping White Spruce



Tor Birchleaf Spirea
Summer



Tor Birchleaf Spirea
Fall



Purple de Oro Daylily



Walker's Low Catmint



Black Eyed Susan



Northwind Switchgrass
Summer



Northwind Switchgrass
Fall



Karl Foerster Feather Reed Grass

Revisions

CONSTRUCTION DOCUMENTS

Drawing Date
FEBRUARY 25, 2025

DIVISION ST PARKING
STRUCTURE ADDITION

1501 NORTH POINT DRIVE
STEVENS POINT, WISCONSIN 54481

Project No. SENTRY INSURANCE
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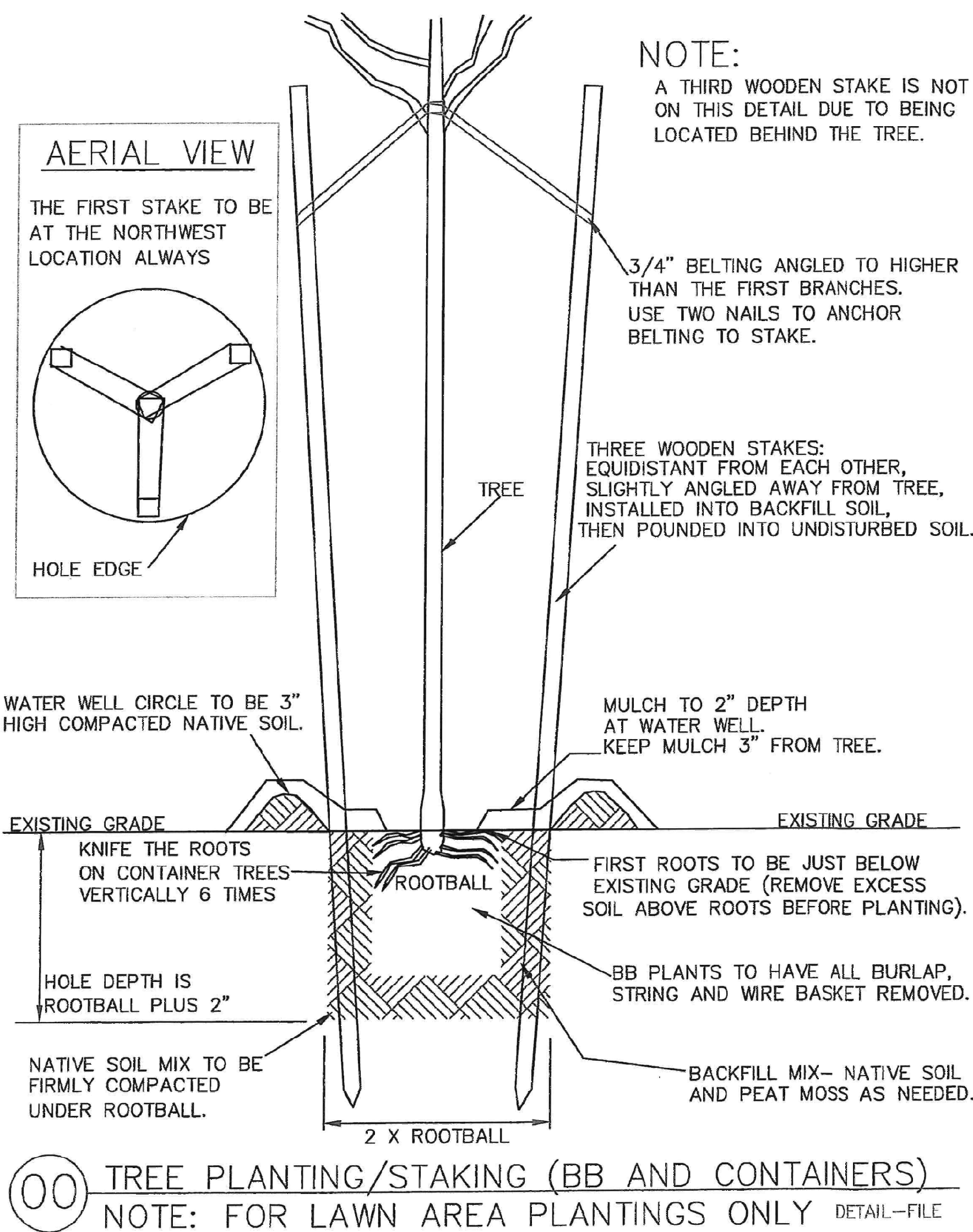
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LANDSCAPE PARKING
LOT - ALTERNATE

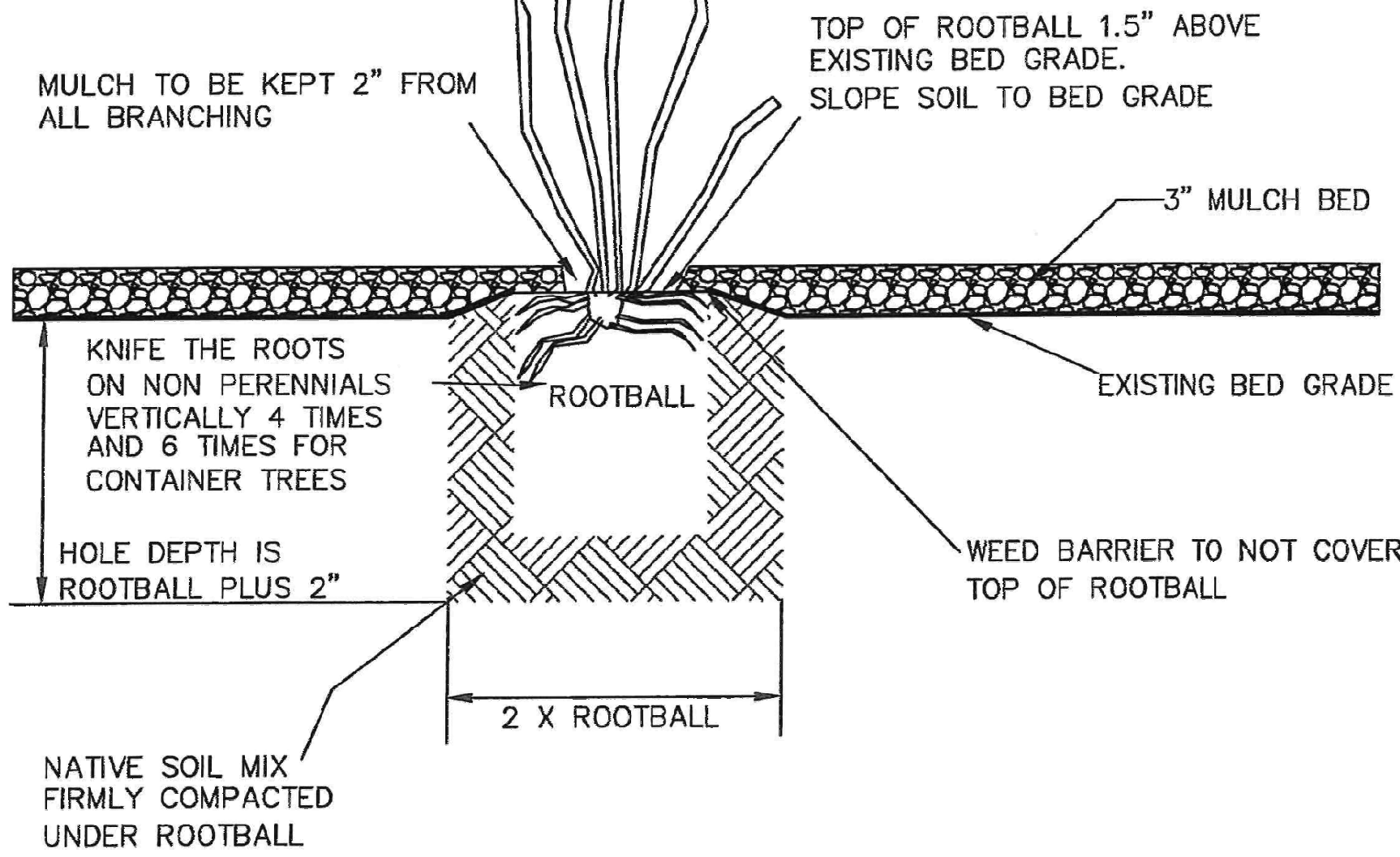
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Sheet No.

L102

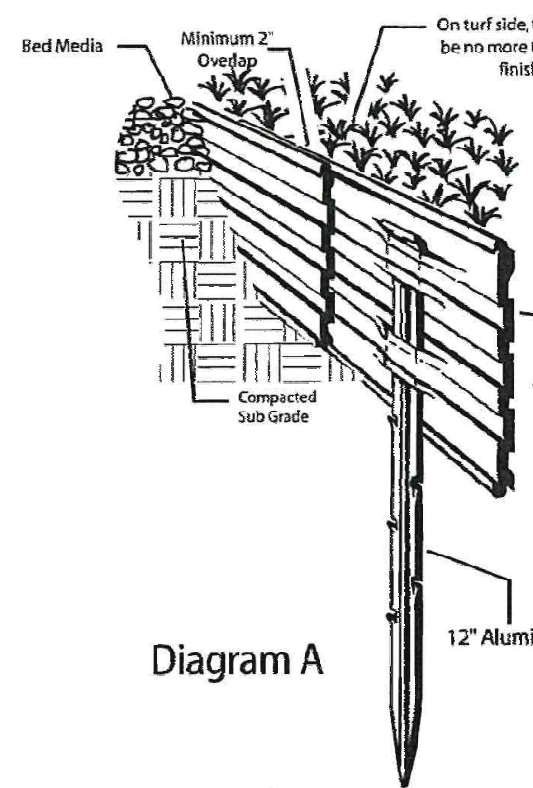


Tree Planting Detail



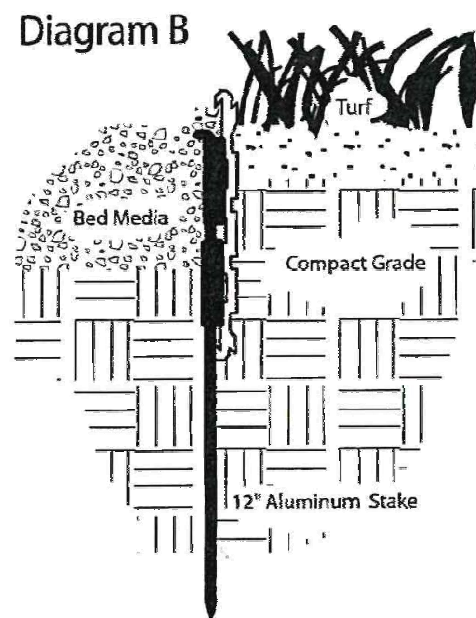
Shrub/Perennial Detail

**3000 Series Aluminum Landscape Edging
Installation Instructions:**



ing from sliding apart.)

1. Lay strips of edging down in proximity of bed area to be defined by edging. (Note: Handle with reasonable care so that ends of edging are not damaged.)
2. Connect strips of edging by slipping the ends straight into each other with a **minimum of 2 inches of overlap.**
3. As edging strips are being connected, begin defining the bed area with the edging by standing edging up vertically on top of grade. (Note: twist and/or flex edging while moving to keep edging from sliding apart.)
4. Adjust bed outline to suit keeping in mind the trench will be dug 6 to 12 inches offset from the edging.
5. Using a spade (or an edger/trencher) dig a trench 6 to 12 inches offset from the edging.
6. Position edging in trench such that top of edging will be approximately **1/2" to 3/4" above final grade.**
7. At the end of the bed area, slide edging further together if there is only a little extra. If cutting is necessary, cut through entire piece of edging with a sharp hacksaw while supporting edging firmly on a flat surface.
8. Drive stakes down through stake pockets as shown above to permanently secure edging in place.
9. Fill in with finish grade and/or bed media along edging. Compact grade near edging such that finish grade is 1/2" below top of edging.

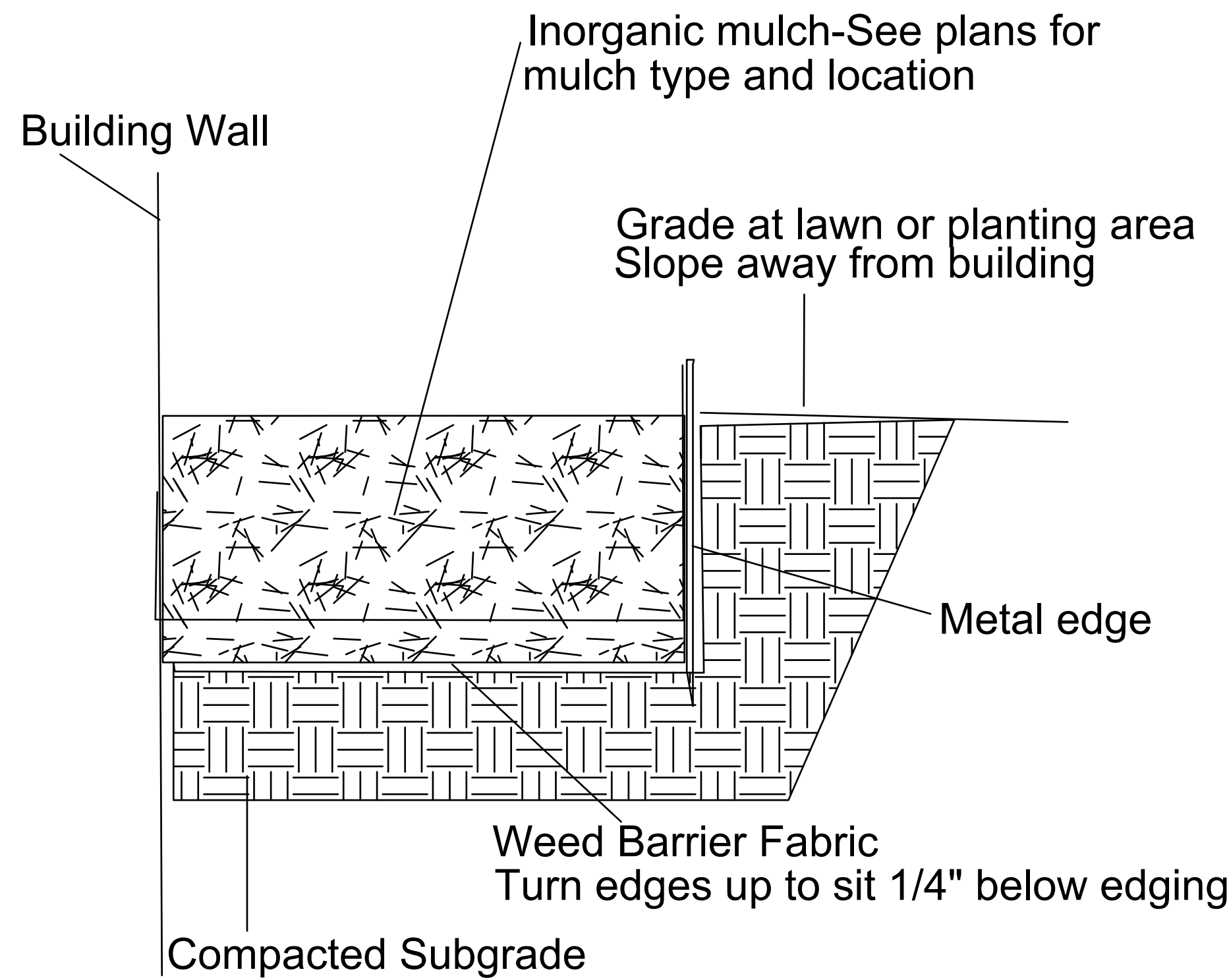


3603 North Main Street Wayland, MI
800-366-2878 www.curv-rite.com

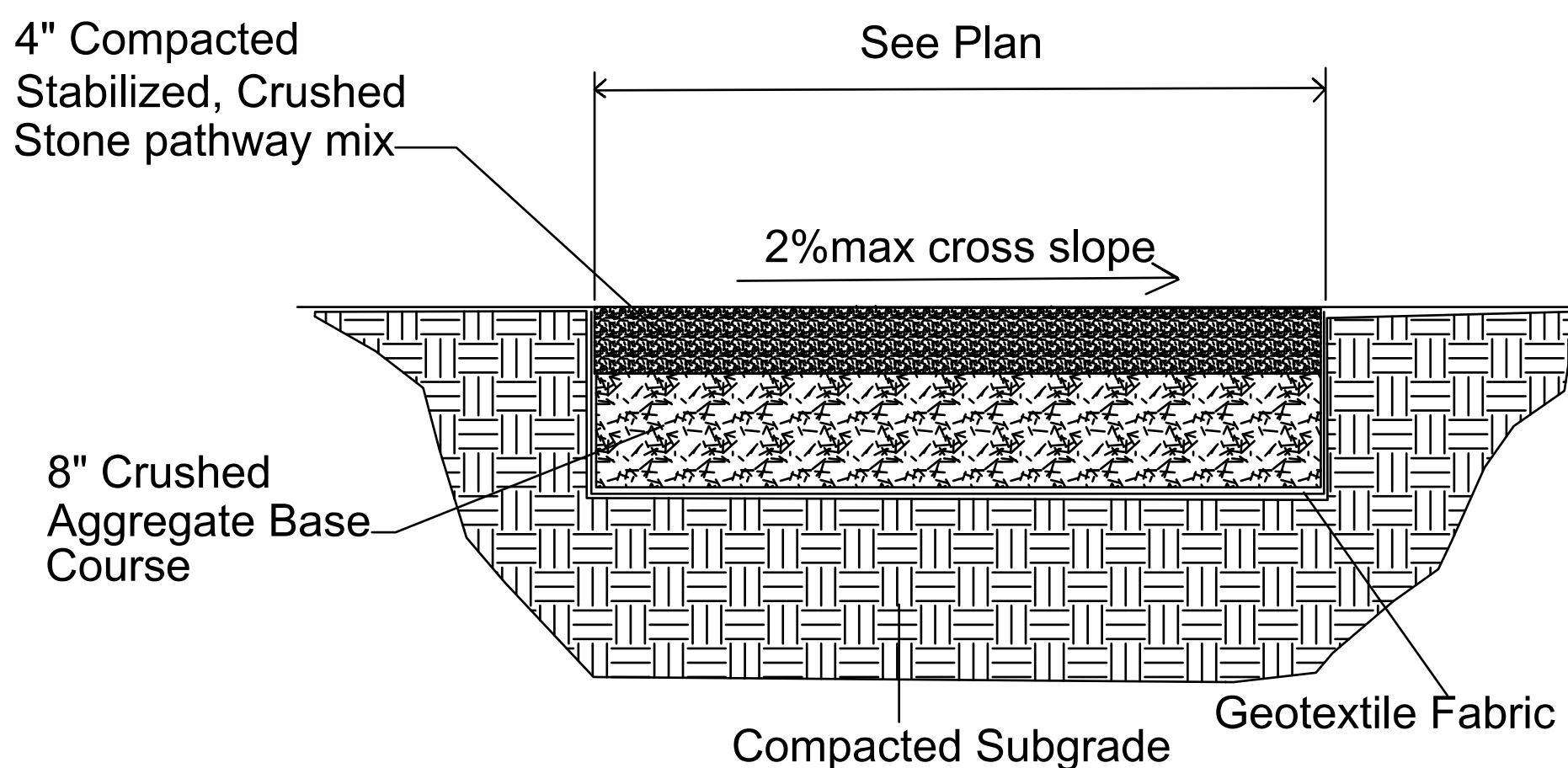
curv-rite® aluminum edging systems



Aluminum Edging Detail



Stone Maintenance Detail



Stabilized Crushed Aggregate Pathway

Revisions

CONSTRUCTION DOCUMENTS

Drawing Date
FEBRUARY 25, 2025

DIVISION ST PARKING
STRUCTURE ADDITION

1501 NORTH POINT DRIVE
STEVENS POINT, WISCONSIN 54481

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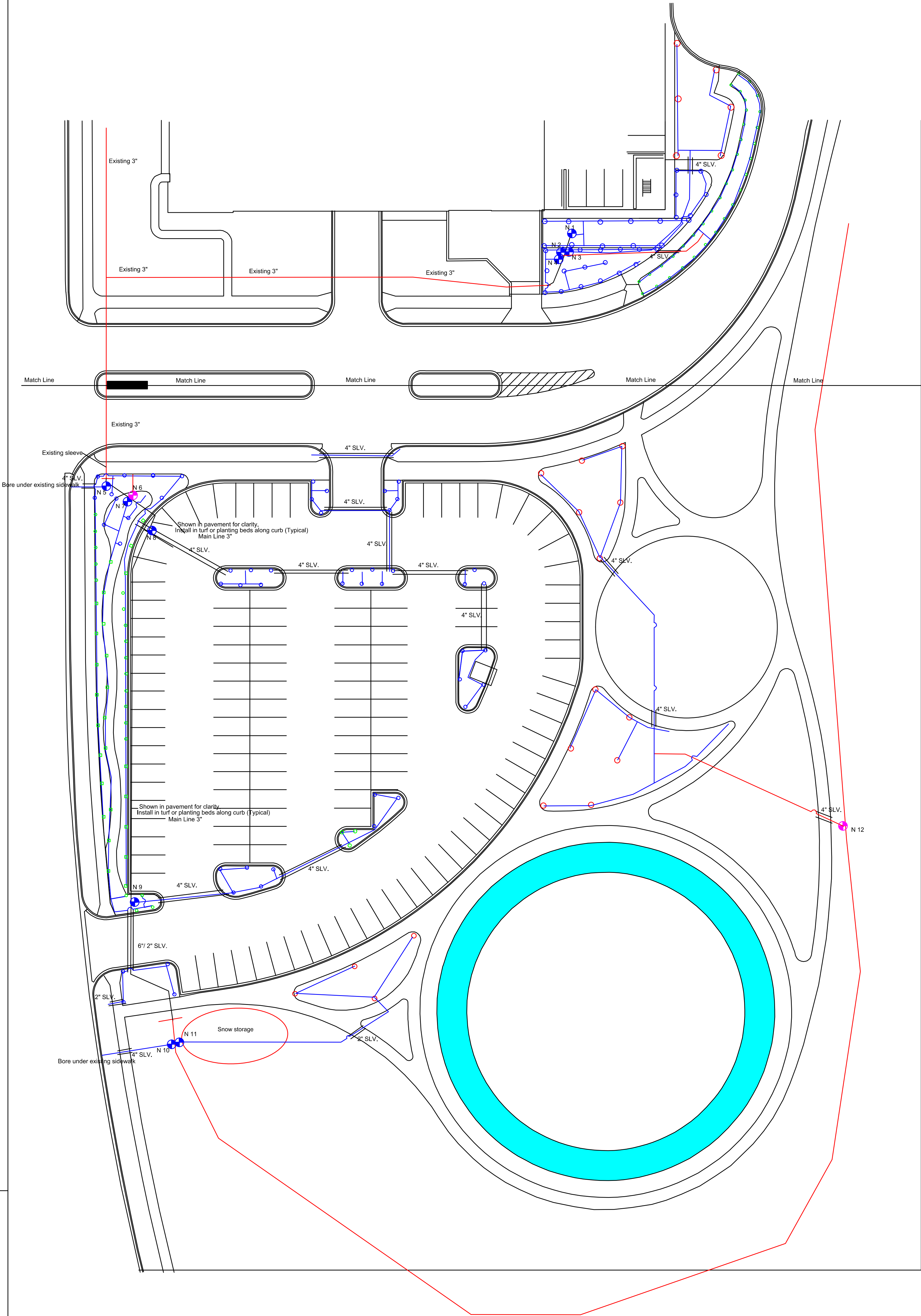
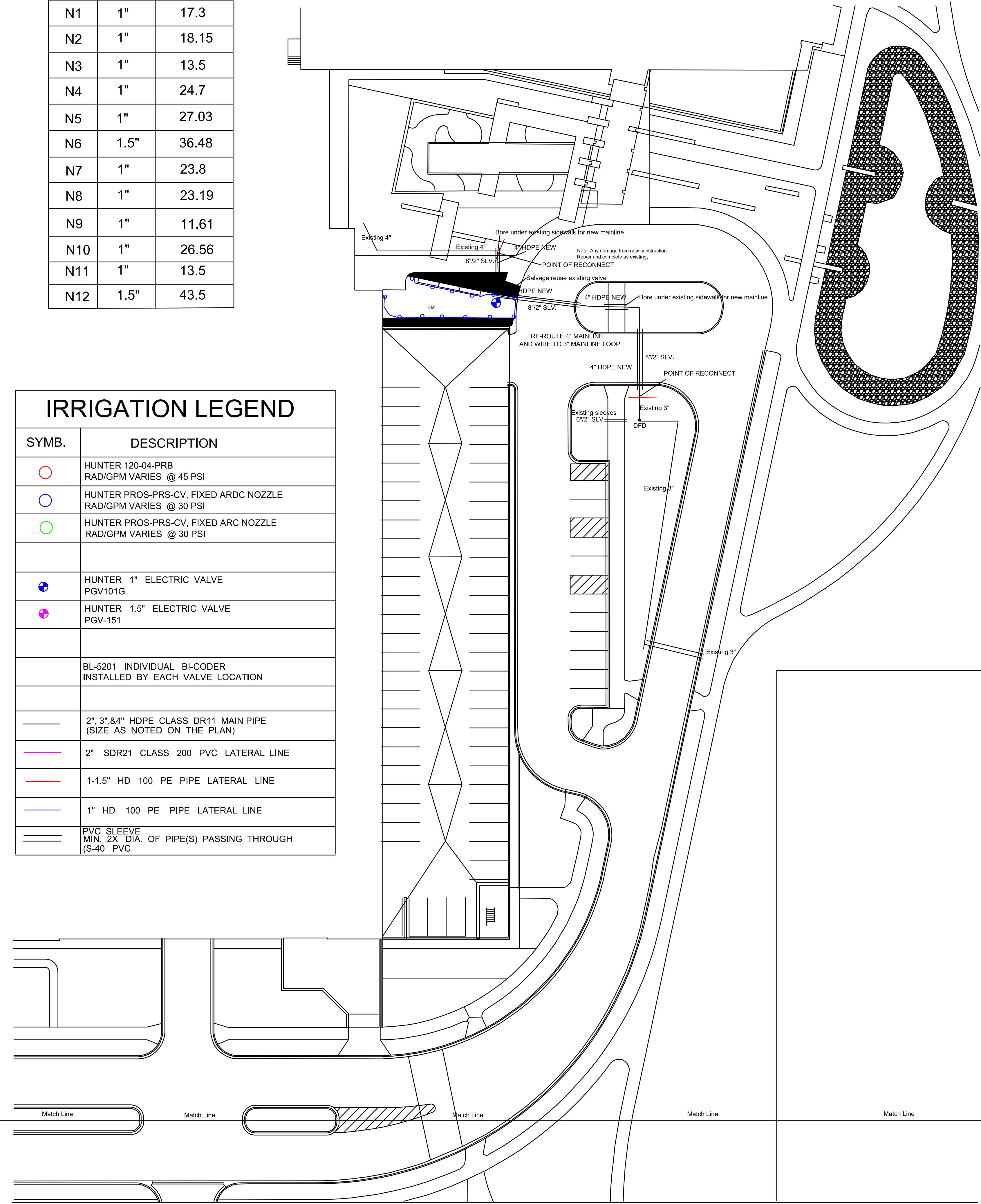
Sheet Title
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Sheet No.
L103

NEW VALVE LEGEND		
NO.	Size	Flow (GPM)
N1	1"	17.3
N2	1"	18.15
N3	1"	13.5
N4	1"	24.7
N5	1"	27.03
N6	1.5"	36.48
N7	1"	23.8
N8	1"	23.19
N9	1"	11.61
N10	1"	26.56
N11	1"	13.5
N12	1.5"	43.5

SYMB.	DESCRIPTION
	HUNTER 120-04-PRB RAD/GPM VARIES @ 45 PSI
	HUNTER PROS-PRS-CV, FIXED ARDC NOZZLE RAD/GPM VARIES @ 30 PSI
	HUNTER PROS-PRS-CV, FIXED ARC NOZZLE RAD/GPM VARIES @ 30 PSI
	HUNTER 1" ELECTRIC VALVE PGV101G
	HUNTER 1.5" ELECTRIC VALVE PGV-151
	BL-5201 INDIVIDUAL BI-CODER INSTALLED BY EACH VALVE LOCATION
	2", 3", & 4" HDPE CLASS DR11 MAIN PIPE (SIZE AS NOTED ON THE PLAN)
	2" SDR21 CLASS 200 PVC LATERAL LINE
	1-1.5" HD 100 PE PIPE LATERAL LINE
	1" HD 100 PE PIPE LATERAL LINE
	PVC SLEEVE MIN. 2X DIA. OF PIPE(S) PASSING THROUGH (S-40 PVC)



Revisions

CONSTRUCTION DOCUMENTS

Drawing Date
FEBRUARY 25, 2025

DIVISION ST PARKING
STRUCTURE ADDITION

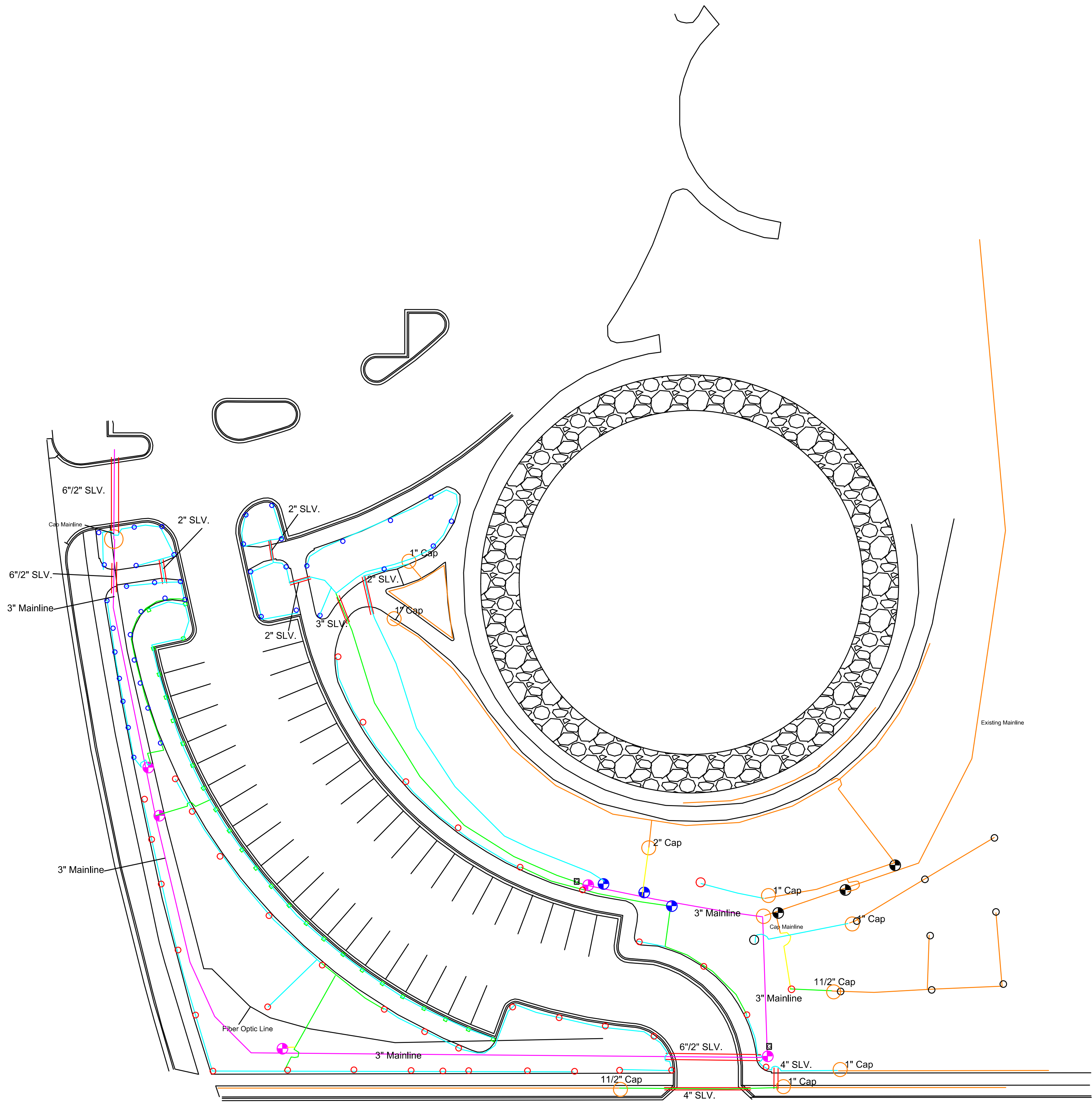
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Sheet Title
IRRIGATION

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Sheet No.
IRR100



IRRIGATION LEGEND	
SYMB.	DESCRIPTION
	HUNTER 120-04-PRB RAD/GPM VARIES @ 45 PSI
	HUNTER PROS-04-PRS30-CV Lawn Sprays RAD/GPM VARIES @ 30 PSI
	HUNTER PROS-12-PRS30-CV, Plant Sprays RAD/GPM VARIES @ 30 PSI
	Existing ELECTRIC VALVE
	HUNTER 1" ELECTRIC VALVE PGV101G
	HUNTER 1.5" ELECTRIC VALVE PGV-151
	Cap Existing lines before demo as noted on plan
	BL-5201 INDIVIDUAL BL-CODER INSTALLED BY EACH VALVE LOCATION
	Existing Piping to remain (Lateral and mainlines) (SIZE AS NOTED ON THE PLAN)
	2", 3", & 4" HDPE CLASS DR11 MAIN PIPE (SIZE AS NOTED ON THE PLAN)
	2" SDR21 CLASS 200 PVC LATERAL LINE
	1-1.5" HD 100 PE PIPE LATERAL LINE
	1" HD 100 PE PIPE LATERAL LINE
	PVC SLEEVE MIN. 2X DIA. OF PIPE(S) PASSING THROUGH (S-40 PVC)
	BL-LA01 W/8" Ground rod and plate

Revisions

CONSTRUCTION DOCUMENTS

Drawing Date
FEBRUARY 25, 2025

DIVISION ST PARKING
STRUCTURE ADDITION

1501 NORTH POINT DRIVE
STEVENS POINT, WISCONSIN 54481

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Sheet Title

IRRIGATION -
ALTERNATE

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Sheet No.

IRR101

PLUMBING ABBREVIATIONS			
A/C	ABOVE CEILING	HVAC	HEATING, VENTILATION, & AIR CONDITIONING
AAV	AIR ADMITTANCE VALVE	IE	INVERT ELEVATION
ACFM	ACTUAL CUBIC FEET PER MINUTE	ID	INSIDE DIAMETER
ADA	AMERICANS WITH DISABILITIES ACT	INV	INVERT
AFF	ABOVE FINISHED FLOOR	IN. HG	INCHES MERCURY
AFG	ABOVE FINISHED GRADE	IN. W.C.	INCHES WATER COLUMN
ANSI	AMERICAN NATIONAL STANDARD INSTITUTE	I/VTR	INDUSTRIAL VENT THROUGH ROOF
AP	ACCESS PANEL	KW	KILOWATT
ARCH	ARCHITECT OR ARCHITECTURAL	LB	POUND
ASTM	AMERICAN SOCIETY OF TESTING MATERIALS	LWVTR	LABORATORY WASTE VENT THROUGH ROOF
BFF	BELOW FINISHED FLOOR	MAX	MAXIMUM
BFV	BUTTERFLY VALVE	MBH	THOUSAND BTU PER HOUR
BHP	BRAKE HORSEPOWER	MECH	MECHANICAL
B/F	BELOW FLOOR	MFR	MANUFACTURER
B/G	BELOW GRADE	MIN	MINIMUM
B/S	BELOW SLAB	NAVD	NORTH AMERICAN VERTICAL DATUM
BTU	BRITISH THERMAL UNITS	NC	NORMALLY CLOSED
BTUH	BRITISH THERMAL UNITS PER HOUR	NIC	NOT IN CONTRACT
BV	BALL VALVE	NO	NORMALLY OPEN
°C	DEGREES CELSIUS	NPSH	NET POSITIVE SUCTION HEAD
CFH	CUBIC FEET PER HOUR	NTS	NOT TO SCALE
CFM	CUBIC FEET PER MINUTE	OD	OUTSIDE DIAMETER
CONN	CONNECT OR CONNECTION	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
CONT	CONTINUATION	PLBG	PLUMBING
CONTR	CONTRACTOR	PSI	POUNDS PER SQUARE INCH
DEG	DEGREE	POC	POINT OF CONNECTION
DFU	DRAINAGE FIXTURE UNITS	PRV	PRESSURE REDUCING VALVE
DN	DOWN	PV	PRESSURE RELIEF VALVE
DWG	DRAWING	PVC	POLYVINYL CHLORIDE
ECO	EXTERIOR CLEAN OUT	QTY	QUANTITY
EFF	EFFICIENCY	RPZ	REDUCED PRESSURE ZONE BACKFLOW PREVENTER
ELEC	ELECTRICAL	RM	ROOM
ELEV	ELEVATION	RPM	REVOLUTIONS PER MINUTE
EQUIP	EQUIPMENT	SCFM	STANDARD CUBIC FEET PER MINUTE
°F	DEGREES FAHRENHEIT	SF	SQUARE FEET
FCO	FLOOR CLEAN OUT	SHT	SHEET
FFE	FINISH FLOOR ELEVATION	SOV	SHUT OFF VALVE
FLR	FLOOR	SPEC	SPECIFICATION
FT	FEET	SS	STAINLESS STEEL
FU	FIXTURE UNITS	TEMP	TEMPERATURE
GAL	GALLONS	TYP	TYPICAL
GALV	GALVANIZED	T&P	TEMPERATURE AND PRESSURE RELIEF VALVE
GLV	GLOBE VALVE	UNO	UNLESS NOTED OTHERWISE
GPF	GALLONS PER FLUSH	UV	ULTRA VIOLET
GRH	GALLONS PER HOUR	VFD	VARIABLE FREQUENCY DRIVE
GPM	GALLONS PER MINUTE	VTR	VENT THROUGH ROOF
GV	GATE VALVE	VPH/Hz	VOLTS/PHASE/HERTZ
HD	HEAD	W/	WITH
HP	HORSEPOWER	WCO	WALL CLEAN OUT
HR	HOUR	WHA	WATER HAMMER ARRESTOR

TAGS AND CALL OUT SYMBOLS			
	EQUIPMENT REQUIRING ELECTRICAL SERVICE. REFER TO SCHEDULES FOR PERFORMANCE REQUIREMENTS.		REVISION CALLOUT
	EQUIPMENT NOT REQUIRING ELECTRICAL SERVICE. REFER TO SCHEDULES FOR PERFORMANCE REQUIREMENTS.		KEYNOTE CALLOUT
	SECTION CALLOUT XXX		POINT OF CONNECTION
	DETAIL CALLOUT P3.1		POINT OF DEMARCATION
			HEAT TRACE CIRCUIT START AND END HEAT TRACE CIRCUIT NUMBER

PLUMBING SYMBOL LEGEND			
	PIPING TURN DOWN OR DROP		HOSE BIBB
	PIPING TURN UP OR RISE		WALL HYDRANT
	PIPING TEE DOWN OR DROP		UNION
	PIPING TEE UP OR RISE		PETE'S PLUG
	P-TRAP		FLOW SWITCH
	GATE VALVE		PRESSURE SWITCH
	CHECK VALVE		AUTOMATIC AIR VENT
	BALL VALVE		EXPANSION JOINT
	MIXING VALVE		PUMP
	BUTTERFLY VALVE		METER
	GLOBE VALVE		PRESSURE GAUGE WITH GAUGE COCK
	PRESSURE REDUCING VALVE		VALVE ON PIPING RISE OR DROP
	PLUG VALVE		AQUASTAT
	BACKFLOW PREVENTER		TRAP PRIMER
	BALANCING VALVE		THERMOMETER
	TEMP. & PRESSURE RELIEF VALVE		WATER HAMMER ARRESTOR
	PRESSURE RELIEF VALVE		DIRECTION OF FLOW
	VACUUM RELIEF VALVE		SLOPE & DIRECTION OF FALL
	MOTORIZED SHUT-OFF VALVE		REDUCER OR INCREASER
	SOLENOID VALVE		DIAMETER
	DIAPHRAGM VALVE		DRAIN RECEPTOR
	STRAINER		FLOOR DRAIN
	FLOOR CLEAN OUT		AREA DRAIN
	WALL CLEAN OUT		FLOOR SINK
	EXTERIOR CLEAN OUT		ROOF DRAIN
	CAPPED PIPE / CLEAN OUT		SECONDARY ROOF DRAIN
	CONTINUATION		EXISTING
	FLEXIBLE CONNECTION (PIPE)		

PLUMBING PIPING LEGEND			
	CLEAR WATER WASTE ABOVE FLOOR OR GROUND		INDUSTRIAL WASTE BELOW FLOOR OR GROUND
	CLEAR WATER WASTE BELOW FLOOR OR GROUND		KITCHEN WASTE ABOVE FLOOR/GROUND
	CLEAR WATER WASTE VENT		KITCHEN WASTE BELOW FLOOR/GROUND
	COLD WATER		LIQUID PETROLEUM GAS - LOW PRESSURE
	COLD WATER HIGH PRESSURE		NATURAL GAS - LOW PRESSURE
	COMBINED STORM DRAIN ABOVE FLOOR OR GROUND		GAS - HIGH PRESSURE
	COMBINED STORM DRAIN BELOW FLOOR OR GROUND		GAS - MEDIUM PRESSURE
	COMPRESSED AIR		PUMP DISCHARGE
	COMPRESSED AIR INTAKE		RECLAIMED WATER
	DEIONIZED WATER SUPPLY		REVERSE OSMOSIS WATER
	DEIONIZED WATER RETURN		REVERSE OSMOSIS WATER RETURN
	FUEL OIL RETURN		SANITARY SEWER ABOVE FLOOR/GROUND
	FUEL OIL SUPPLY		SANITARY SEWER BELOW FLOOR/GROUND
	GRAY WATER ABOVE FLOOR OR GROUND		SANITARY SEWER VENT
	GRAY WATER BELOW FLOOR OR GROUND		SECONDARY STORM DRAIN ABOVE FLOOR OR GROUND
	HOT WATER		SECONDARY STORM DRAIN BELOW FLOOR OR GROUND
	HOT WATER (140°F)		SOFT COLD WATER
	HOT WATER RETURN (140°F)		SOFT HOT WATER
	HOT WATER (160°F)		SOFT HOT WATER RETURN
	HOT WATER RETURN (160°F)		STORM DRAIN ABOVE FLOOR/GROUND
	HOT WATER RETURN (180°F)		STORM DRAIN BELOW FLOOR/GROUND
	HOT WATER RETURN		SUBSURFACE STORM DRAIN
	INDUSTRIAL NONPOTABLE COLD WATER		TRAP PRIMER
	INDUSTRIAL NONPOTABLE HOT WATER		TEMPERED WATER
	INDUSTRIAL NONPOTABLE HOT WATER RETURN		TEMPERED WATER RETURN
	INDUSTRIAL NONPOTABLE SOFT COLD WATER		VACUUM
	INDUSTRIAL NONPOTABLE SOFT HOT WATER		VACUUM EXHAUST
	INDUSTRIAL NONPOTABLE SOFT HOT WATER RETURN		WASTE OIL
	INDUSTRIAL VENT		WASTE OIL VENT
	INDUSTRIAL WASTE ABOVE FLOOR OR GROUND		DEMOLITION PIPING
			DEMOLITION EQUIPMENT

Revisions

CONSTRUCTION DOCUMENTS

Drawing Date
FEBRUARY 25, 2025

DIVISION ST PARKING
STRUCTURE ADDITION

1501 NORTH POINT DRIVE
STEVENS POINT, WISCONSIN 54481

Project No. SENTRY INSURANCE
224017.00

Sheet Title
PLUMBING LEGEND

Sheet No.
P000



1 UNDERGROUND PLAN - PLUMBING
1/16" = 1'-0"
NORTH
0 4 8 16 32

GENERAL NOTES:

- 1 STORM AND SECONDARY STORM PIPING IS SIZED BASED ON THE WISCONSIN SPS 382. VERTICAL LEADERS AND HORIZONTAL DRAINS ARE SIZED USING ROOF AREA DIVIDED BY 26.
- 2 ALL VERTICAL STORM DRAIN LINES THAT PASS THROUGH THE LEVEL 1 FLOOR SLAB SHALL BE PROVIDED WITH A WALL CLEANOUT AT THE BASE OF THE STACK, LEADER OR UPWARD EXTENDED PIPE. LOCATE THE CLEANOUT APPROXIMATELY 22" ABOVE GRADE.
- 3 ALL HORIZONTAL STORM DRAIN PIPING SHALL BE RUN AT 1/8" PER FOOT SLOPE UNLESS NOTED OTHERWISE.
- 4 THE EXACT LOCATION OF STORM CONNECTION WITH CIVIL UTILITIES SHALL BE COORDINATED WITH CIVIL DRAWINGS.

Revisions

CONSTRUCTION DOCUMENTS

Drawing Date
FEBRUARY 25, 2025

**DIVISION ST PARKING
STRUCTURE ADDITION**

1501 NORTH POINT DRIVE
STEVENS POINT, WISCONSIN 54481

Project No. SENTRY INSURANCE
224017.00

**UNDERGROUND PLANS -
PLUMBING**

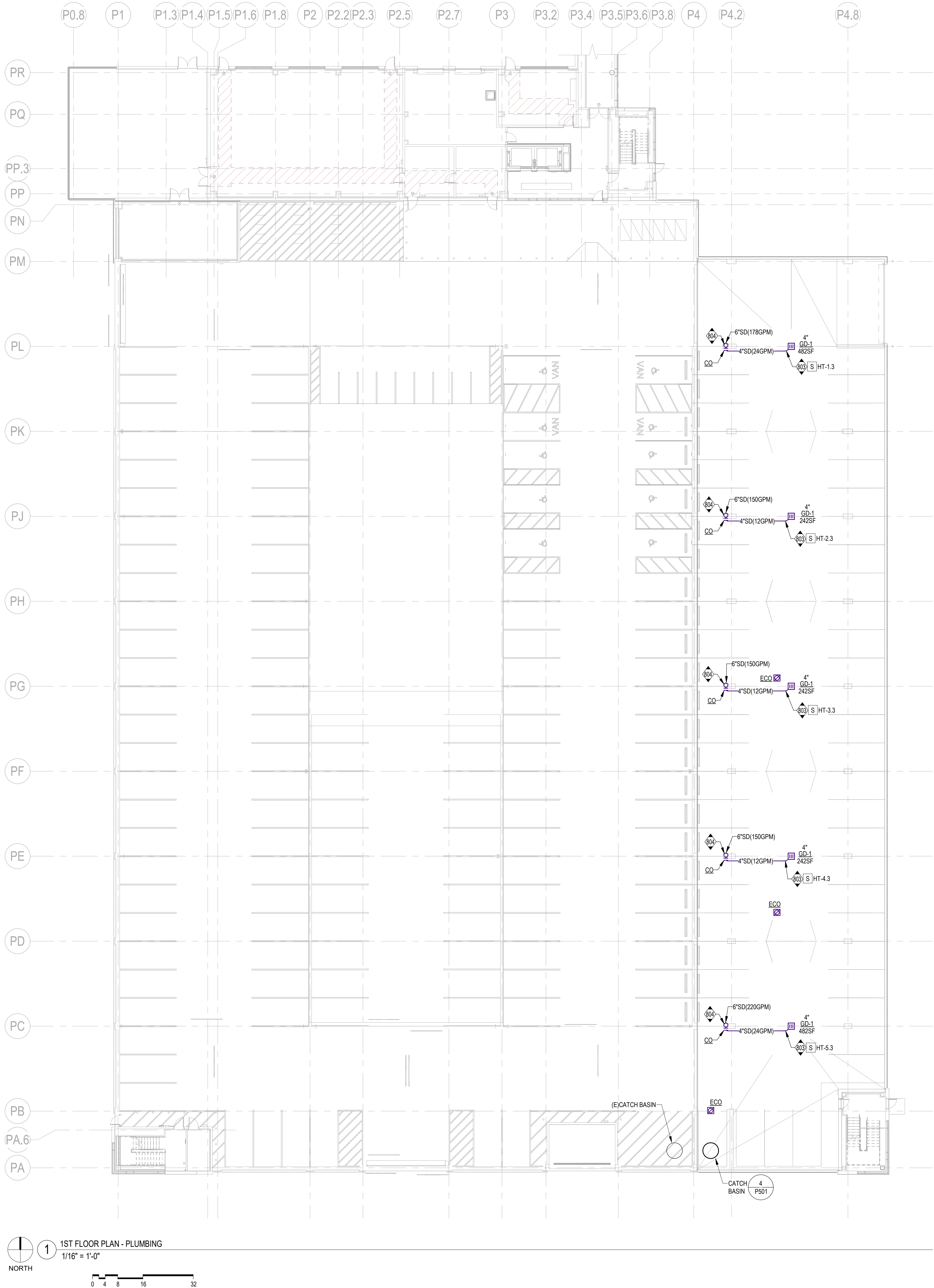


GENERAL NOTES:

- 1 STORM AND SECONDARY STORM PIPING IS SIZED BASED ON THE WISCONSIN SPS 382. VERTICAL LEADERS AND HORIZONTAL DRAINS ARE SIZED USING ROOF AREA DIVIDED BY 26.
- 2 ALL VERTICAL STORM DRAIN LINES THAT PASS THROUGH THE LEVEL 1 FLOOR SLAB SHALL BE PROVIDED WITH A WALL CLEANOUT AT THE BASE OF THE STACK LEADER OR UPWARD EXTENDED PIPE. LOCATE THE CLEANOUT APPROXIMATELY 22" ABOVE GRADE.
- 3 ALL HORIZONTAL STORM DRAIN PIPING SHALL BE RUN AT 1/8" PER FOOT SLOPE UNLESS NOTED OTHERWISE.
- 4 THE EXACT LOCATION OF STORM CONNECTION WITH CIVIL UTILITIES SHALL BE COORDINATED WITH CIVIL DRAWINGS.

KEY NOTES

- 803 PROVIDE HEAT TRACING WITHIN STORM WATER PIPING. THE TRACE WIRE SHALL LAY WITHIN THE HORIZONTAL RUN OF PIPING AND DANGLE DOWN THE VERTICAL SEGMENT OF PIPING AT EACH LEVEL. THE VERTICAL PORTION SHALL EXTEND 6" PAST BELOW GRADE TURN TO HORIZONTAL. TERMINATE THE HEAT TRACE RUN WITH AN END SEAL.
- 804 ALL EXPOSED PIPING LOCATED WITHIN THE PARKING GARAGE SHALL BE PROVIDED WITH PIPE GUARDS / CRASH PROTECTION. COORDINATE WITH GENERAL CONTRACTOR TO PROVIDE PIPE GUARDS AT ALL LOCATIONS.



1 1ST FLOOR PLAN - PLUMBING
1/16" = 1'-0"

Revisions

CONSTRUCTION DOCUMENTS

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FEBRUARY 25, 2025

DIVISION ST PARKING
STRUCTURE ADDITION

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Sheet Title
1ST FLOOR PLAN -
PLUMBING

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Sheet No.

P111

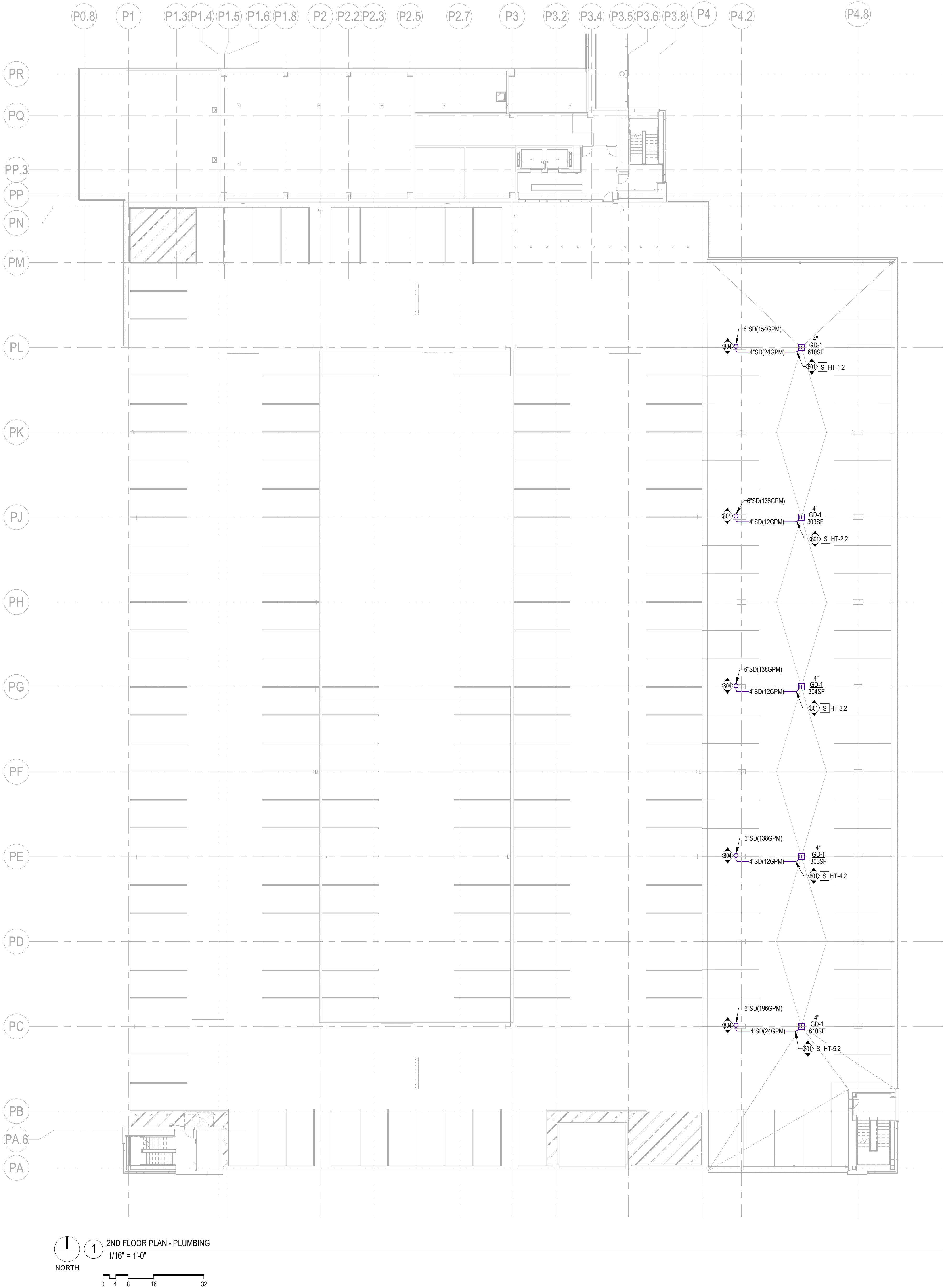


GENERAL NOTES:

1. STORM AND SECONDARY STORM PIPING IS SIZED BASED ON THE WISCONSIN SPS 382. VERTICAL LEADERS AND HORIZONTAL DRAINS ARE SIZED USING ROOF AREA DIVIDED BY 26.
2. ALL VERTICAL STORM DRAIN LINES THAT PASS THROUGH THE LEVEL 1 FLOOR SLAB SHALL BE PROVIDED WITH A WALL CLEANOUT AT THE BASE OF THE STACK, LEADER OR UPWARD EXTENDED PIPE. LOCATE THE CLEANOUT APPROXIMATELY 2" ABOVE GRADE.
3. ALL HORIZONTAL STORM DRAIN PIPING SHALL BE RUN AT 1/8" PER FOOT SLOPE UNLESS NOTED OTHERWISE.
4. THE EXACT LOCATION OF STORM CONNECTION WITH CIVIL UTILITIES SHALL BE COORDINATED WITH CIVIL DRAWINGS.

KEY NOTES

801. PROVIDE HEAT TRACING WITHIN STORM WATER PIPING. THE TRACE WIRE SHALL LAY WITHIN THE HORIZONTAL RUN OF PIPING AND DANGLE DOWN THE VERTICAL SEGMENT OF PIPING AT EACH LEVEL. THE VERTICAL PORTION SHALL EXTEND 6" PAST THE TEE CONNECTION OF THE HORIZONTAL STORM PIPE ON THE LEVEL BELOW. TERMINATE THE HEAT TRACE RUN WITH AN END SEAL.
804. ALL EXPOSED PIPING LOCATED WITHIN THE PARKING GARAGE SHALL BE PROVIDED WITH PIPE GUARDS / CRASH PROTECTION. COORDINATE WITH GENERAL CONTRACTOR TO PROVIDE PIPE GUARDS AT ALL LOCATIONS.



Revisions

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FEBRUARY 25, 2025

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2ND FLOOR PLAN -
PLUMBING

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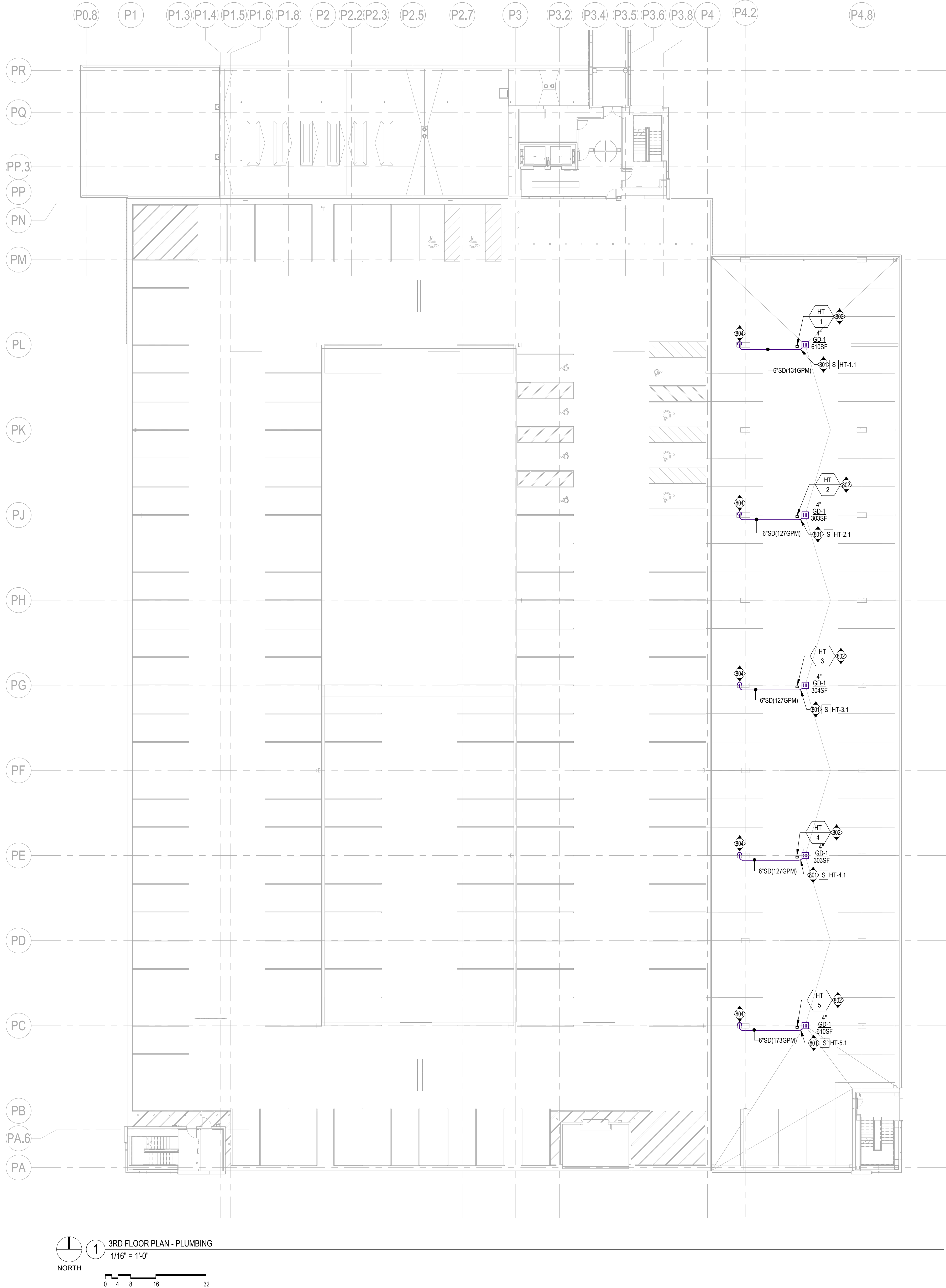
P112

GENERAL NOTES:

- 1 STORM AND SECONDARY STORM PIPING IS SIZED BASED ON THE WISCONSIN SPS 382. VERTICAL LEADERS AND HORIZONTAL DRAINS ARE SIZED USING ROOF AREA DIVIDED BY 26.
- 2 ALL VERTICAL STORM DRAIN LINES THAT PASS THROUGH THE LEVEL 1 FLOOR SLAB SHALL BE PROVIDED WITH A WALL CLEANOUT AT THE BASE OF THE STACK LEADER OR UPWARD EXTENDED PIPE. LOCATE THE CLEANOUT APPROXIMATELY 2' ABOVE GRADE.
- 3 ALL HORIZONTAL STORM DRAIN PIPING SHALL BE RUN AT 1/8" PER FOOT SLOPE UNLESS NOTED OTHERWISE.
- 4 THE EXACT LOCATION OF STORM CONNECTION WITH CIVIL UTILITIES SHALL BE COORDINATED WITH CIVIL DRAWINGS.

KEY NOTES

- 801 PROVIDE HEAT TRACING WITHIN STORM WATER PIPING. THE TRACE WIRE SHALL LAY WITHIN THE HORIZONTAL RUN OF PIPING AND DANGLE DOWN THE VERTICAL SEGMENT OF PIPING AT EACH LEVEL. THE VERTICAL PORTION SHALL EXTEND 6" PAST THE TEE CONNECTION OF THE HORIZONTAL STORM PIPE ON THE LEVEL BELOW. TERMINATE THE HEAT TRACE RUN WITH AN END SEAL.
- 802 ELECTRICAL POWER FOR HEAT TRACE CIRCUIT TO JUNCTION BOX/POWER CONNECTION MOUNTED TO CEILING. HEAT TRACE CIRCUIT ACCOUNTS FOR (3) POWER CONNECTIONS, ONE FOR EACH ABOVE GROUND LEVEL OF STORM WATER PIPING ON THE ASSOCIATED DRAIN STACK. SEE DETAIL 1P501 FOR ADDITIONAL INSTALLATION REQUIREMENTS.
- 804 ALL EXPOSED PIPING LOCATED WITHIN THE PARKING GARAGE SHALL BE PROVIDED WITH PIPE GUARDS/ CRASH PROTECTION. COORDINATE WITH GENERAL CONTRACTOR TO PROVIDE PIPE GUARDS AT ALL LOCATIONS.



Revisions

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FEBRUARY 25, 2025

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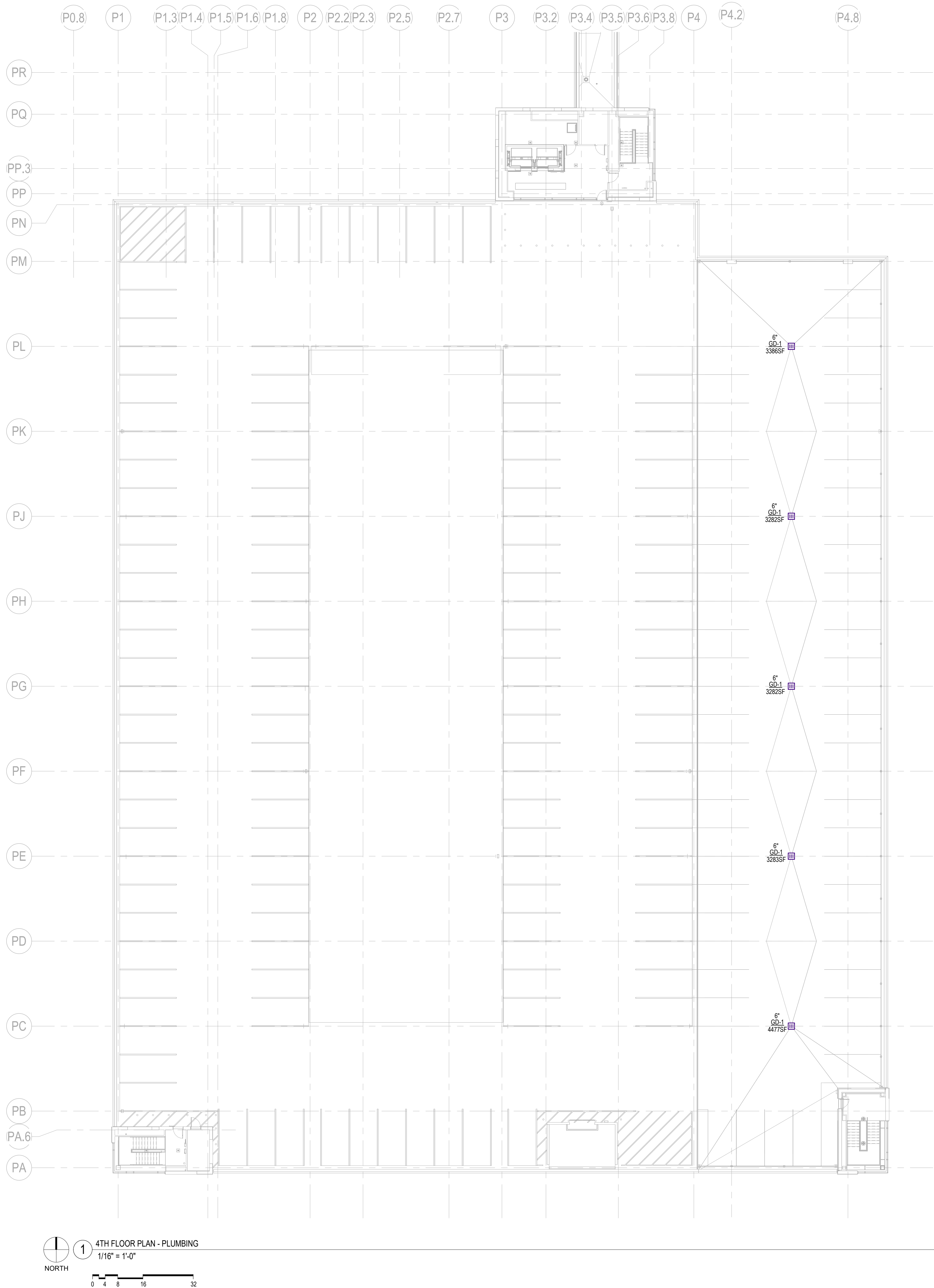
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Project No. SENTRY INSURANCE
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Sheet Title
3RD FLOOR PLAN -
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Sheet No.
P113

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GENERAL NOTES:

1. STORM AND SECONDARY STORM PIPING IS SIZED BASED ON THE WISCONSIN SPS 382. VERTICAL LEADERS AND HORIZONTAL DRAINS ARE SIZED USING ROOF AREA DIVIDED BY 26.
2. ALL VERTICAL STORM DRAIN LINES THAT PASS THROUGH THE LEVEL 1 FLOOR SLAB SHALL BE PROVIDED WITH A WALL CLEANOUT AT THE BASE OF THE STACK, LEADER OR UPWARD EXTENDED PIPE. LOCATE THE CLEANOUT APPROXIMATELY 22\"/>
3. ALL HORIZONTAL STORM DRAIN PIPING SHALL BE RUN AT 1/8\"/>
4. THE EXACT LOCATION OF STORM CONNECTION WITH CIVIL UTILITIES SHALL BE COORDINATED WITH CIVIL DRAWINGS.

exp U.S. Services Inc.

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Project #: 22024093-00



Revisions

CONSTRUCTION DOCUMENTS

Drawing Date
FEBRUARY 25, 2025

**DIVISION ST PARKING
STRUCTURE ADDITION**

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Project No. SENTRY INSURANCE
224017.00

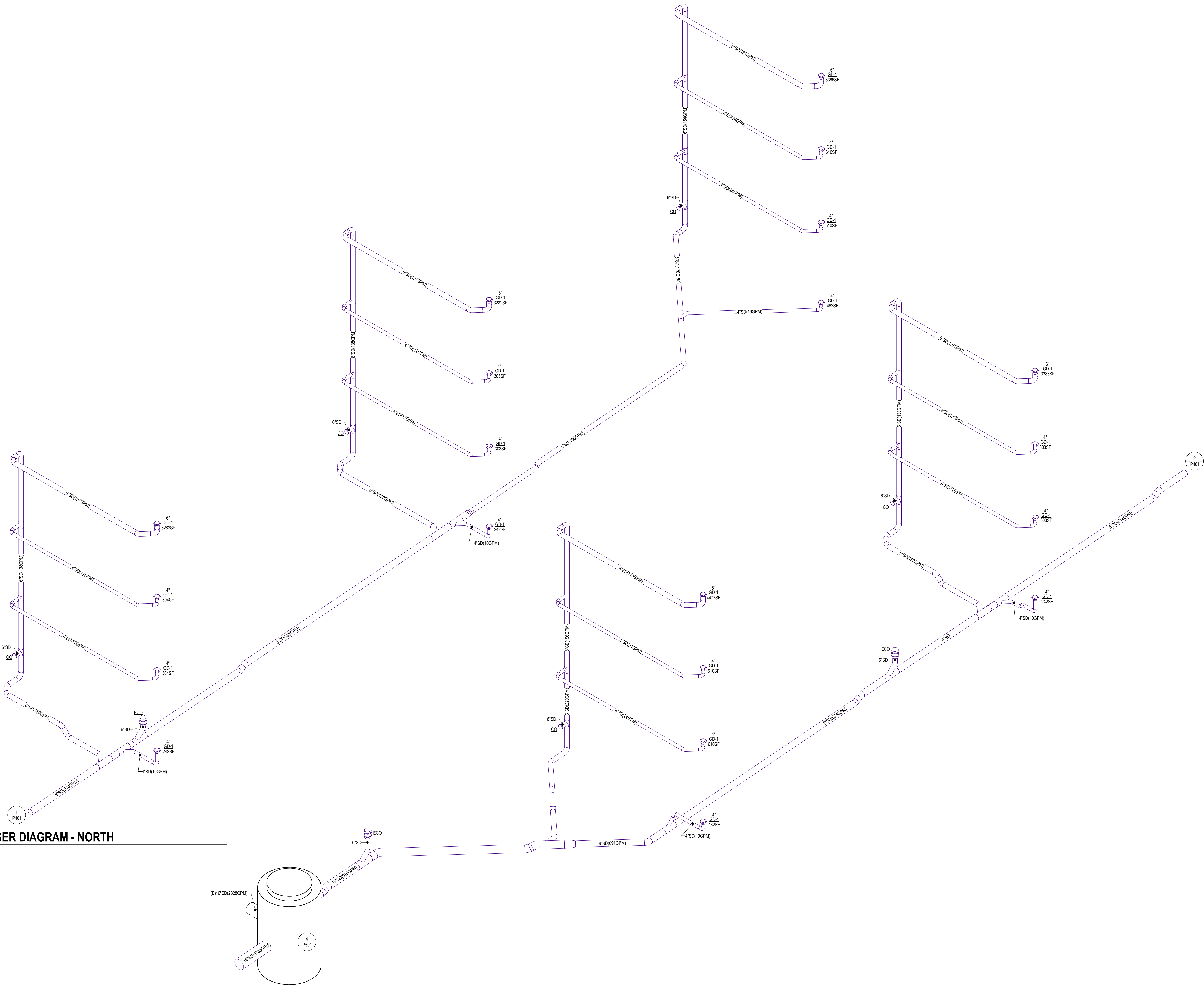
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**4TH FLOOR PLAN -
PLUMBING**

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P114



Revisions

CONSTRUCTION DOCUMENTS

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FEBRUARY 25, 2025

DIVISION ST PARKING
STRUCTURE ADDITION

1501 NORTH POINT DRIVE
STEVENS POINT, WISCONSIN 54481

Project No. SENTRY INSURANCE
224017.00

Sheet Title
PLUMBING RISER
DIAGRAMS



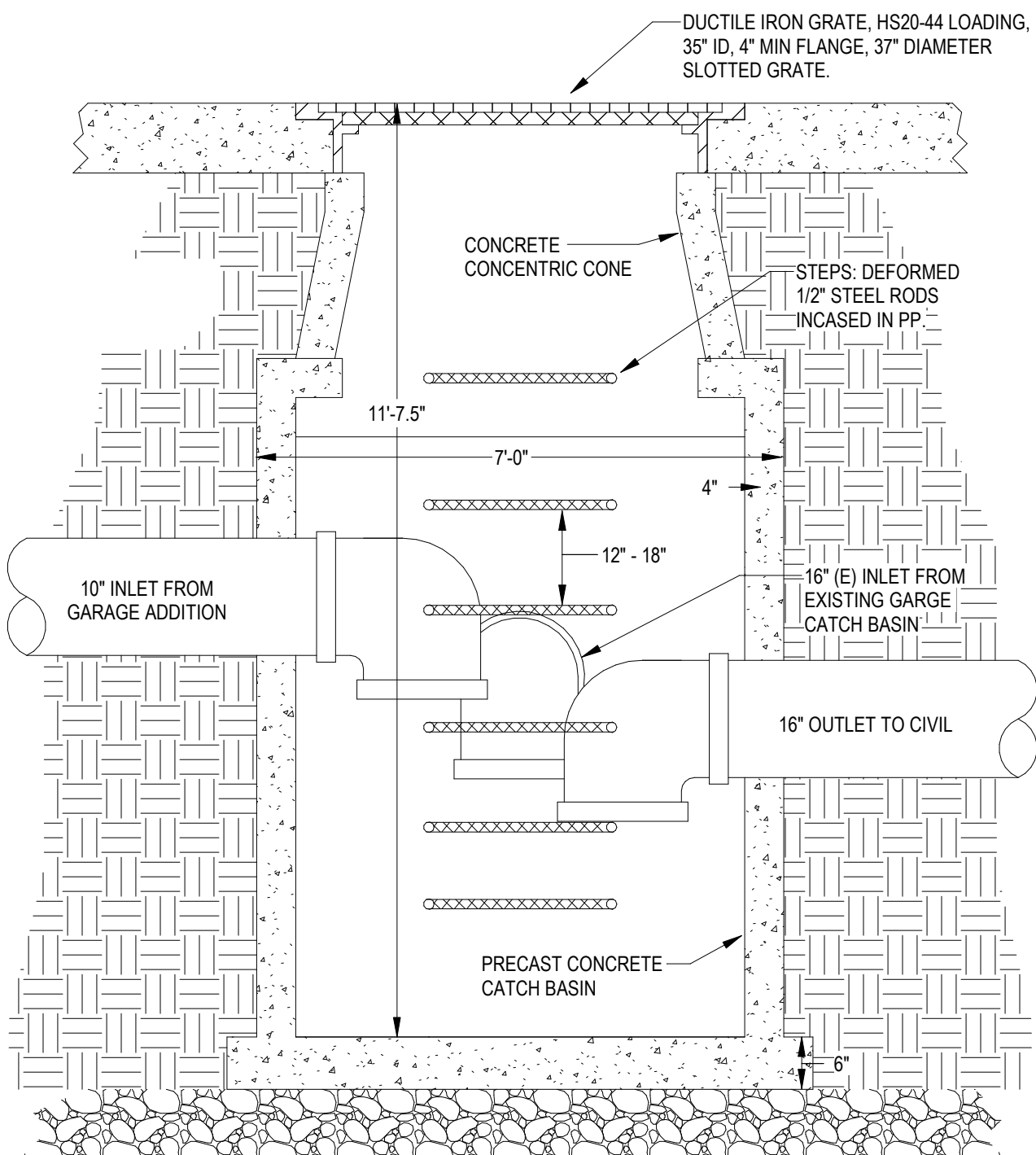
TAG	MANUFACTURER & MODEL NUMBER	DESCRIPTION	BODY MATERIAL	GRATE/DOME				OUTLET LOCATION	ACCESSORIES	NOTES
				SIZE (INCH)	OPEN FREE AREA (SQ. IN.)	MATERIAL	SHAPE			
GD-1	ZURN - Z534-C-VP	GARAGE DRAIN	CAST IRON	12.25	30	CAST IRON	ROUND	BOTTOM	UNDERDECK CLAMP, VANDAL-PROOF TOP	-

GENERAL NOTES:
A. BEFORE SETTING DRAINS, OBTAIN EXACT INFORMATION RELATIVE TO FINISH FLOOR LEVEL AT TOP OF DRAINS AND TYPE OF ROOF CONSTRUCTION FOR ROOF DRAIN INSTALLATION.
B. ALL FLOOR DRAINS SHALL HAVE A FINISH THAT IS FLUSH WITH THE FINISHED FLOOR.
C. DRAIN OUTLET SIZES ARE INDICATED ON THE DRAWINGS.

HEAT TRACE																			
UNIT	NUMBER	MANUFACTURER & MODEL NUMBER	SYSTEM TYPE PROTECTING				ELECTRICAL DATA											MINIMUM TEMPERATURE MAINTAINED (°F)	NOTES
				START LOCATION	END QUANTITIES	APPROXIMATE LENGTH (FT)	HEAT OUTPUT (W/FT)	OPERATING LOAD (KW)	OPERATING CURRENT (AMPS)	START UP CURRENT (AMPS)	MOCp	V	PH	HZ	EMERGENCY POWER				
HT	1	RAYCHEM - GM-2XT	STORM LINE FREEZING	LVL 3 COLUMN LINE PL	3	206	12	2.46	11.5	23	30	277	1	60	NO	35	1		
HT	2	RAYCHEM - GM-2XT	STORM LINE FREEZING	LVL 3 COLUMN LINE PJ	3	206	12	2.46	11.5	23	30	277	1	60	NO	35	1		
HT	3	RAYCHEM - GM-2XT	STORM LINE FREEZING	LVL 3 COLUMN LINE PG	3	206	12	2.46	11.5	23	30	277	1	60	NO	35	1		
HT	4	RAYCHEM - GM-2XT	STORM LINE FREEZING	LVL 3 COLUMN LINE PE	3	206	12	2.46	11.5	23	30	277	1	60	NO	35	1		
HT	5	RAYCHEM - GM-2XT	STORM LINE FREEZING	LVL 3 COLUMN LINE PC	3	206	12	2.46	11.5	23	30	277	1	60	NO	35	1		

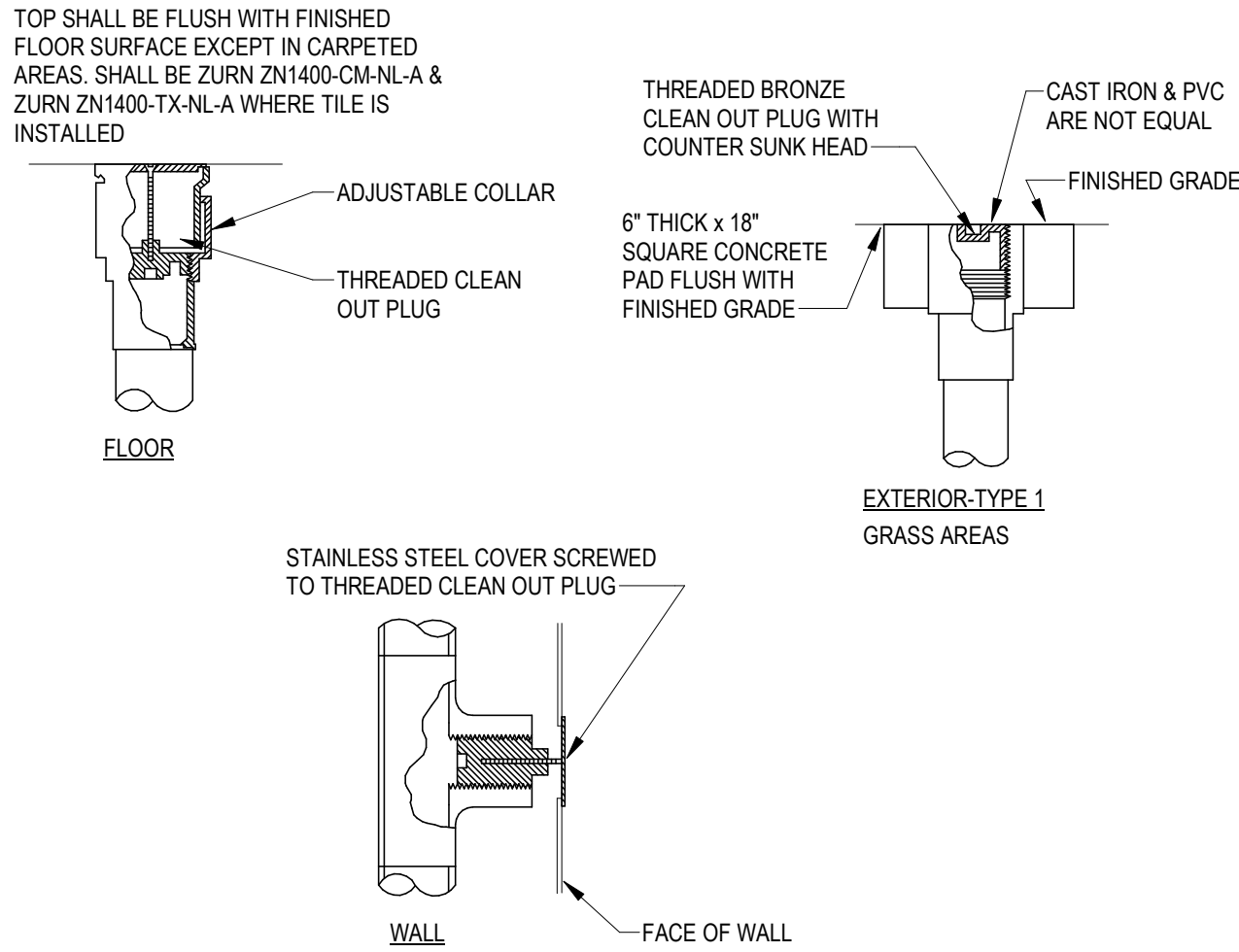
GENERAL:
A. PIPE SHALL BE INSULATED PER SPECIFICATIONS.
B. REFER TO SPECIFICATIONS FOR COMPLETE HEAT TRACE SYSTEM REQUIREMENTS.

NOTES:
1. CIRCUIT SHALL REQUIRE (2X) RAYCHEM FTC-P POWER CONNECTION AND RAYCLIC-T END SEALS. PROVIDE ELECTRIC-TRACED LABELS ON ALL PROTECTED PIPING RUNS. DIV. 22 CONTRACTOR SHALL PROVIDE ALL HEAT TRACE EQUIPMENT AND CABLING AS REQUIRED FOR A COMPLETE INSTALLATION.



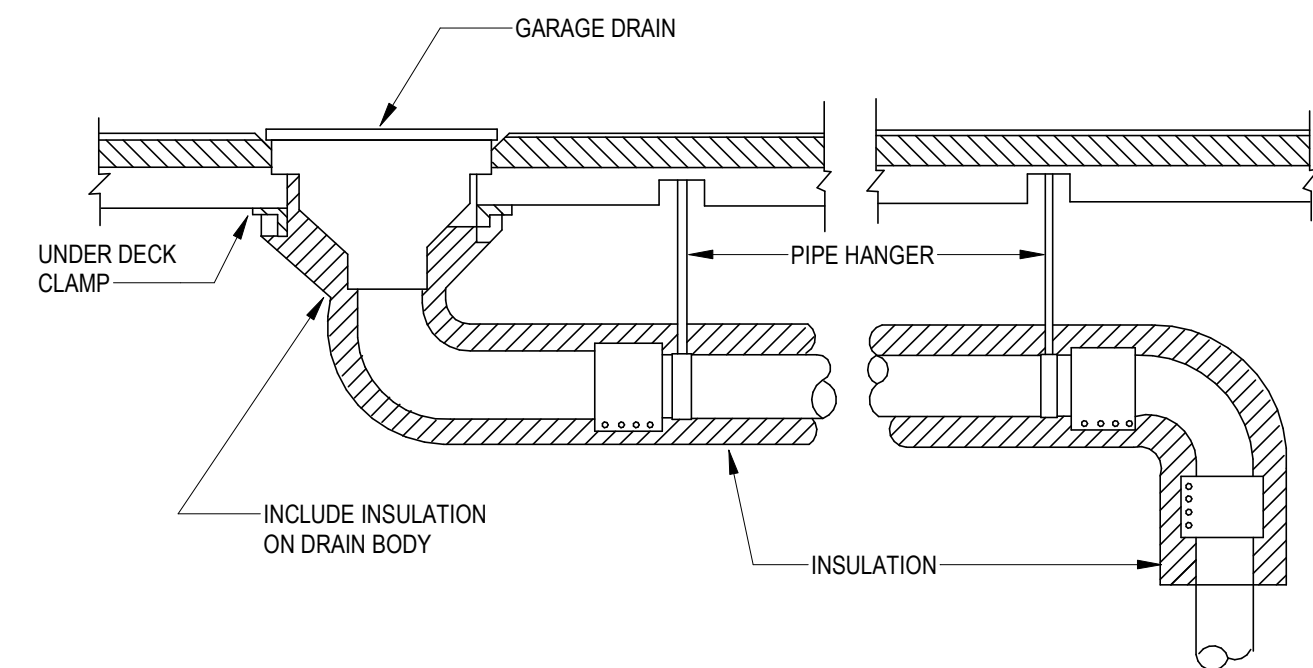
4 STORM CATCH BASIN

NTS



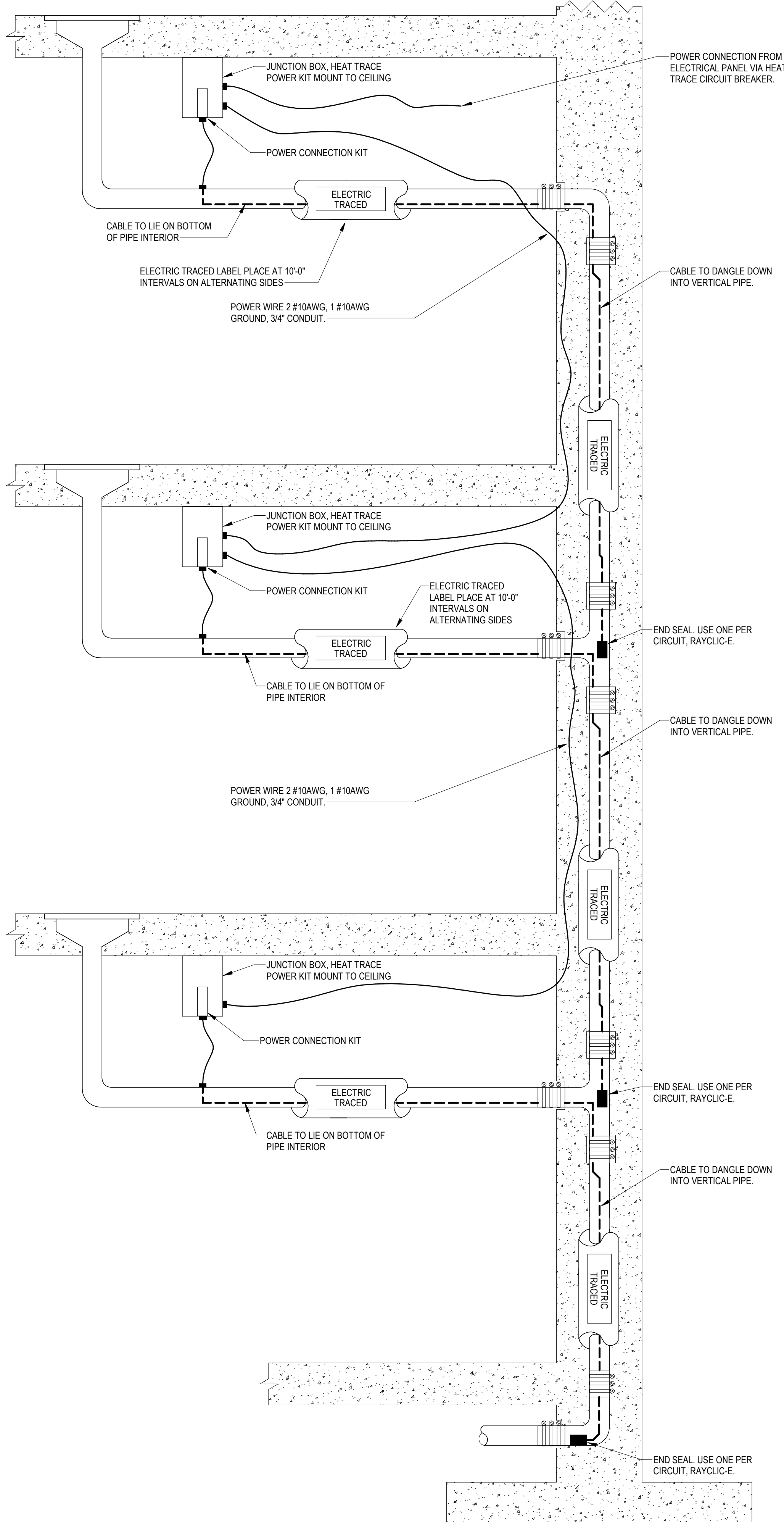
3 TYPICAL CLEANOUT

NTS



2 RAINWATER PIPING INSULATION

NTS



1 FREEZE PROTECTION HEAT TRACE - MULTIPLE CIRCUITS

NTS

Revisions

CONSTRUCTION DOCUMENTS

Drawing Date
FEBRUARY 25, 2025

DIVISION ST PARKING
STRUCTURE ADDITION

1501 NORTH POINT DRIVE
STEVENS POINT, WISCONSIN 54481

Project No. SENTRY INSURANCE
224017.00

Sheet Title
PLUMBING DETAILS AND
SCHEDULES

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Sheet No.
P501

GENERAL NOTES:

- 1 PORTIONS OF THE EXISTING BUILDING ARE TO REMAIN IN OPERATION DURING CONSTRUCTION. THIS CONTRACTOR SHALL COORDINATE ALL WORK THAT WILL INTERFERE WITH THE OPERATION OF THE FACILITY WITH THE GENERAL CONTRACTOR AND FACILITY ITSELF.
- 2 PRIOR TO SUBMITTING BID, VISIT SITE AND IDENTIFY EXISTING CONDITIONS AND DIFFICULTIES THAT WILL AFFECT THE DEMOLITION WORK. NO COMPENSATION WILL BE GRANTED FOR ADDITIONAL WORK CAUSED BY UNFAMILIARITY WITH SITE CONDITIONS THAT ARE VISIBLE OR READILY CONSTRUED BY EXPERIENCED OBSERVERS. THIS CONTRACTOR SHALL PARTICIPATE IN THE SURVEY OF EXISTING ELECTRICAL SERVICES.
- 3 THE CONTRACTOR SHALL NOT ABANDON FEEDER OR BRANCH CIRCUIT WIRING IN EXISTING WALLS AND CEILINGS. CONTRACTOR SHALL FIELD VERIFY ALL FEEDERS AND MAINTAIN THE CONTINUITY OF THE FEEDERS AND BRANCH CIRCUIT WIRING TO ALL AREAS WHICH ARE TO REMAIN, BUT THAT ARE AFFECTED BY THE DEMOLITION OR NEW CONSTRUCTION.
- 4 INVENTORY ALL OTHER ELECTRICAL ITEMS THAT ARE REMOVED AND PROVIDE A LIST TO THE OWNER FOR THEIR SELECTION OF ITEMS TO BE RETAINED. ALL ITEMS REJECTED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE.
- 5 DEVICES, FIXTURES AND CONNECTIONS SHOWN ON THE DEMOLITION PLAN ARE INTENDED TO GIVE THE CONTRACTOR A GENERAL IDEA OF COUNT OF WHAT ELECTRICAL ITEMS ARE BEING REMOVED OR RETAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD INSPECTION OF THE SITE TO DETERMINE THE ACTUAL CONDITIONS OF THE INSTALLATION AND QUANTITIES OF EXISTING EQUIPMENT BEFORE SUBMITTING BID.
- 6 EXISTING FEEDERS AND BRANCH CIRCUIT WIRING THAT ARE TO BE DEMOLISHED SHALL BE REMOVED BACK TO THE PANELBOARD. THE ASSOCIATED CIRCUIT BREAKER SHALL BE TURNED OFF AND MARKED AS SPARE IN THE PANEL DIRECTORY. PROVIDE THE OWNER WITH ONE ADDITIONAL COPY OF EACH PANEL DIRECTORY UPON COMPLETION OF WORK.
- 7 IT SHALL BE THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO PROTECT AND MAINTAIN THE INTEGRITY OF REMAINING DEVICES OR EQUIPMENT. AND ANY SUCH CONNECTIONS SHALL BE CONCEALED UNLESS LOCATED IN UNFINISHED AREAS.

KEY NOTES

- 001 EXISTING ELECTRICAL HANDHOLE TO BE RELOCATED. HANDHOLE CONTAINS ELECTRICAL BRANCH CIRCUITRY FEEDING FOUNTAIN PUMP ELECTRICAL SYSTEM. PRESERVE EXISTING SUPPLY CONDUCTORS TO MANHOLE FOR REUSE AT NEW HANDHOLE LOCATION. EXISTING BRANCH CIRCUIT FROM HANDHOLE TO FOUNTAIN PUMP SHALL BE REMOVED DUE TO CONSTRUCTION OF NEW PARKING LOT. PROVIDE NEW BRANCH CIRCUIT AS NOTED ON SHEET E102.
- 002 RELOCATE/EXTEND POWER CONNECTION TO ELECTRIC OVERHEAD DOOR TO NEW OVERHEAD DOOR LOCATION. RELOCATE CONTROLLER AND PROVIDE NEW CONTROL WIRING IN CONDUIT.
- 003 RELOCATE EXISTING LIGHT FIXTURE TO NEW GARAGE OPENING. EXTEND EXISTING, CONTROLLED POWER CONNECTION TO NEW LOCATION.
- 004 EXISTING TO REMAIN UTILITY EQUIPMENT.

Revisions

CONSTRUCTION DOCUMENTS

Drawing Date
FEBRUARY 25, 2025

DIVISION ST PARKING
STRUCTURE ADDITION

1501 NORTH POINT DRIVE
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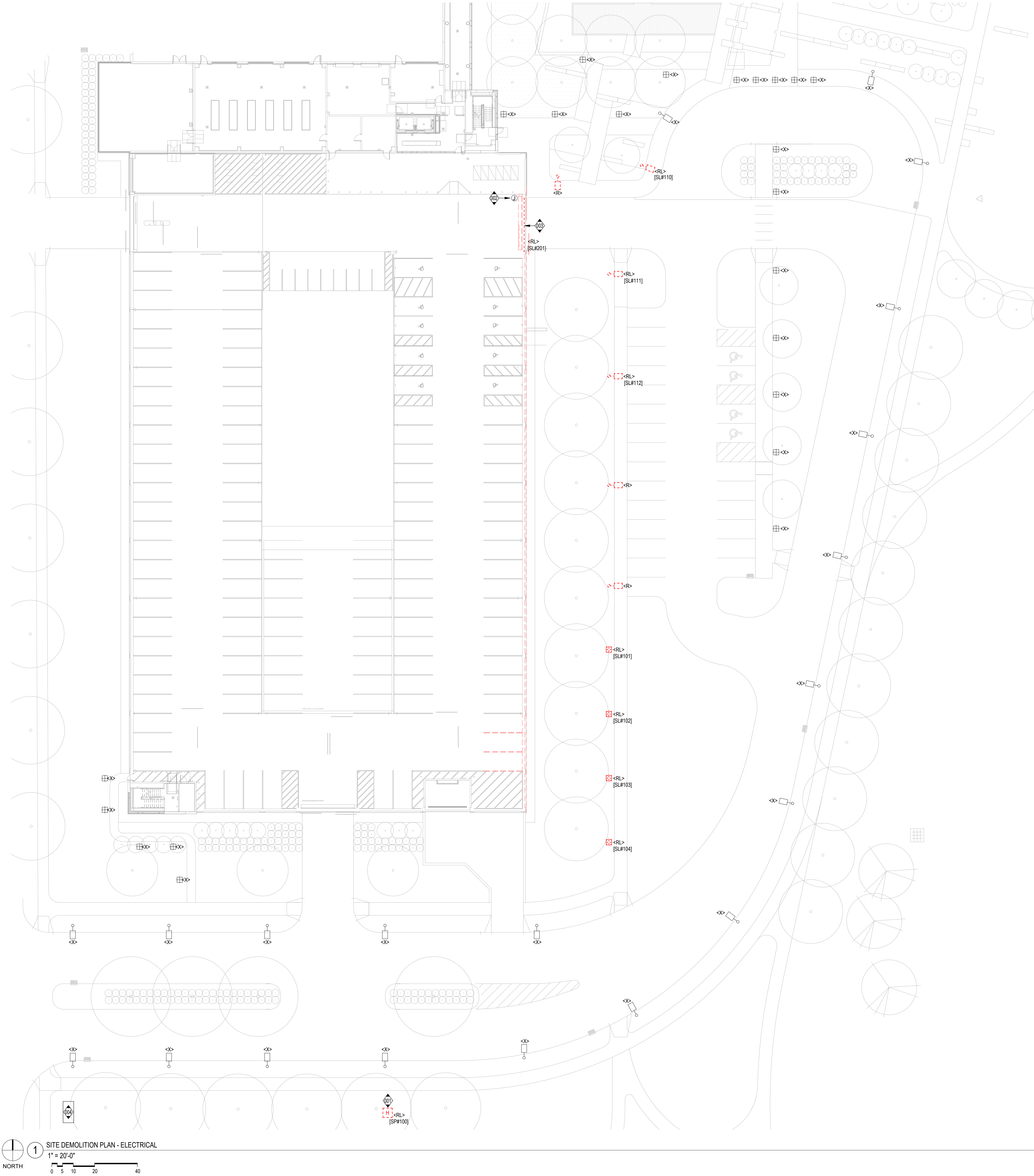
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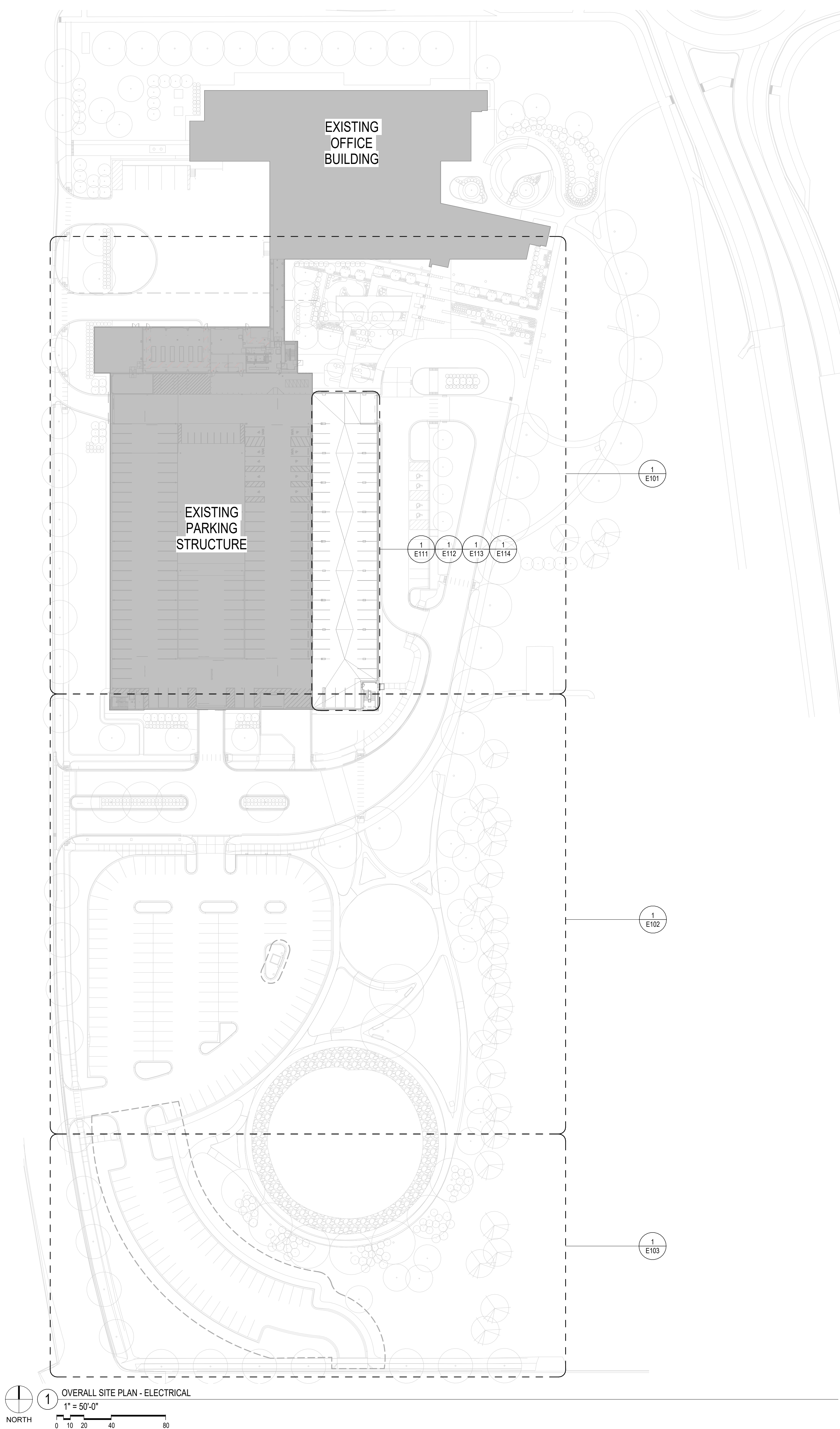
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SITE DEMOLITION PLAN
- ELECTRICAL

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ED100





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CONSTRUCTION DOCUMENTS

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DIVISION ST PARKING
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OVERALL SITE PLAN -
ELECTRICAL

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E100

GENERAL NOTES:

1. IN ADDITION TO THE INFORMATION SHOWN ON THIS DRAWING, THE CONTRACTOR SHALL REVIEW THE SURVEY AND ALL OTHER CIVIL DRAWINGS FOR LOCATIONS OF UNDERGROUND UTILITIES. CARE SHALL BE TAKEN WHEN WORKING IN THESE AREAS.
2. PROVIDE A MINIMUM OF 1'-0" OF SEPARATION BETWEEN ELECTRICAL POWER CONDUITS AND ELECTRICAL LOW VOLTAGE CONDUITS AND ALL OTHER SITE CIVIL (WATER, GAS, SANITARY, STORM) UTILITIES.
3. ALL SITE ELECTRICAL CONDUITS SHALL MAINTAIN BURIAL DEPTHS AS NOTED IN PROJECT SPECIFICATIONS AND BE ROUTED ABOVE ALL CIVIL (WATER, GAS, SANITARY, STORM) LINES UNLESS NOTED OTHERWISE.
4. FOR ALL SITE 120V, 20A RECEPTACLE, EQUIPMENT, AND / OR LIGHTING CIRCUITS WIRING SHALL BE #6 TO FIRST DEVICE AND THEN #10 BETWEEN ALL OTHER DEVICES. IF TOTAL CIRCUIT RUN BEYOND FIRST DEVICE IS GREATER THAN 500' THEN PROVIDE #8 WIRE TO MIDDLE OF CIRCUIT AND THEN #10 BETWEEN ALL OTHER DEVICES. GROUND WIRE SHALL MATCH PHASE CONDUCTOR SIZE.
5. CONDUIT TYPE SHALL BE PVC SCH. 40 FOR UNDERGROUND INSTALLATIONS. CONDUIT TYPE SHALL BE PVC SCH. 80 FOR CONDUIT INSTALLED ABOVE GRADE.

KEY NOTES

- 203 CONTRACTOR SHALL EXTEND EXISTING LIGHTING CONTROL CIRCUITRY TO NEW LUMINAIRE LOCATION. CONTRACTOR SHALL EXTEND EXISTING RECEPTACLE CIRCUITRY TO NEW LUMINAIRE LOCATION.
- 204 CONTRACTOR SHALL EXTEND EXISTING LIGHTING CONTROL CIRCUITRY TO NEW LUMINAIRE LOCATION.



Revisions

CONSTRUCTION DOCUMENTS

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DIVISION ST PARKING
STRUCTURE ADDITION

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SITE PLAN - ELECTRICAL
- NORTH

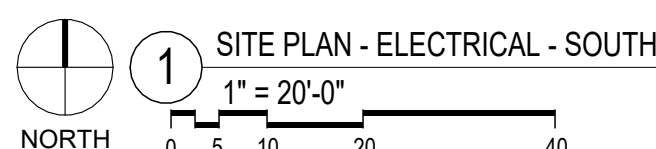
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Sheet No.

E101

1. IN ADDITION TO THE INFORMATION SHOWN ON THIS DRAWING, THE CONTRACTOR SHALL REVIEW THE SURVEY AND ALL OTHER CIVIL DRAWINGS FOR LOCATIONS OF UNDERGROUND UTILITIES. CARE SHALL BE TAKEN WHEN WORKING IN THESE AREAS.
2. PROVIDE A MINIMUM OF 1'-0" OF SEPARATION BETWEEN ELECTRICAL POWER CONDUITS AND ELECTRICAL LOW VOLTAGE CONDUITS AND ALL OTHER SITE CIVIL (WATER, GAS, SANITARY, STORM) UTILITIES.
3. ALL SITE ELECTRICAL CONDUITS SHALL MAINTAIN BURIAL DEPTHS AS NOTED IN PROJECT SPECIFICATIONS AND BE ROUTED ABOVE ALL CIVIL (WATER, GAS, SANITARY, STORM) UTILITIES.
4. FOR ALL SITE 120V, 240 RECEPTACLE EQUIPMENT, AND / OR LIGHTING CIRCUITS WIRING SHALL BE #6 TO FIRST DEVICE AND THEN #10 BETWEEN ALL OTHER DEVICES. IF TOTAL CIRCUIT RUN BEYOND FIRST DEVICE IS GREATER THAN 500' THEN PROVIDE #8 WIRE TO MIDDLE OF CIRCUIT AND THEN #10 BETWEEN ALL OTHER DEVICES. GRADE SHALL BE AS NOTED ON EACH PHASE CONDUIT SIZE.
5. CONDUIT TYPE SHALL BE PVC SCH 40 FOR UNDERGROUND INSTALLATIONS. CONDUIT TYPE SHALL BE PVC SCH 40 FOR CONDUIT INSTALLED ABOVE GRADE.

004 EXISTING TO REMAIN UTILITY EQUIPMENT.
201 PROVIDE CONCRETE PAD FOR TRANSFORMER.
202 CONTRACTOR SHALL EXTEND EXISTING LIGHTING CONDUIT ORCUTTERY TO
203 NEW LIMBARK LOCATIONS. PROVIDE 1/2" MIN. THICKNESS. PROVIDE
204 CONTRACTOR SHALL PROVIDE 2" CONDUIT TO THIS LOCATION FOR FUTURE
ELECTRIC VEHICLE CHARGER FROM PANELBOARD. 1/2" P-S-L STUB-UP
205 TO NEW GRADE. PROVIDE 1/2" MIN. THICKNESS.
206 PROVIDE RECEPTACLE MOUNTED WITHIN FIRE ENCLOSURE FOR
POLE-MOUNTED SECURITY CAMERA/EMERGENCY PHONE. REFER TO
207 CITY DRAWING FOR LOCATION OF CAMERA AND PHONE. PROVIDE
208 PROVIDE 50V STEP DOWN TRANSFORMER (SINGLE-PHASE, 480V/1P, 120V
SC) AS PLACE FOR UNSWITCHED 120V SUPPLY FEED TO RECEPTACLE.
209 PROVIDE ONE (1) 1/2" MIN. THICKNESS CONCRETE PAD FOR
210 JUMP IS EXISTING TO REMAIN. PROVIDE NEW ELECTRICAL CONNECTION
TO MINN POWER ZONE FROM RELOCATED HANCHOLE.
211 PROVIDE CONDUIT CONNECTION TO EXISTING ELECTRICAL WITH EXISTING
NEUTRAL LIGHTING CONTROL SYSTEM. FOR EACH CONTROLLED SITE
LIGHTING CIRCUIT, "NIGHT" W/PHS EFP SERIES. INSTALL POWER PAKS IN
212 RELOCATED FIRE ENCLOSURE. PROVIDE 1/2" MIN. THICKNESS CONDUIT
SYSTEM. PROVIDE PHYSICAL SPACE FOR DATA OUTLET PANEL.
213 WEATHERPROOF ENCLOSURE.
214 PROVIDE CONDUIT CONNECTION TO EXISTING WITH ATM Kiosk SHALL
BE INCLUDED IN A PROPOSED ALTERNATE BID BY THE CONTRACTOR.
215 PROVIDE RECEPTACLE MOUNTED WITHIN LOW VOLTAGE EQUIPMENT
ENCLOSURE.
216 RELOCATED HANCHOLE. EXTEND EXISTING UNDERGROUND BRANCH
CIRCUIT FROM PANEL "1PG-4H2" TO NEW HANCHOLE LOCATION. PROVIDE
217 NEW BRANCH CIRCUIT "W/PHS, IN CONDUIT, TO EXISTING FOUNTAIN
PUMP POWER ZONE. PROVIDE 1/2" MIN. THICKNESS CONDUIT SHALL FOLLOW
SUGGESTED PATH AND MATCH EXISTING WIRE AND CONDUIT SIZE.
218 INTERCEPT EXISTING UNDERGROUND CONDUIT TO MINN POWER ZONE AT
219



CONSTRUCTION DOCUMENTS

DIVISION ST PARKING STRUCTURE ADDITION

Sheet Title

SITE PLAN - ELECTRICAL
- SOUTH

E102

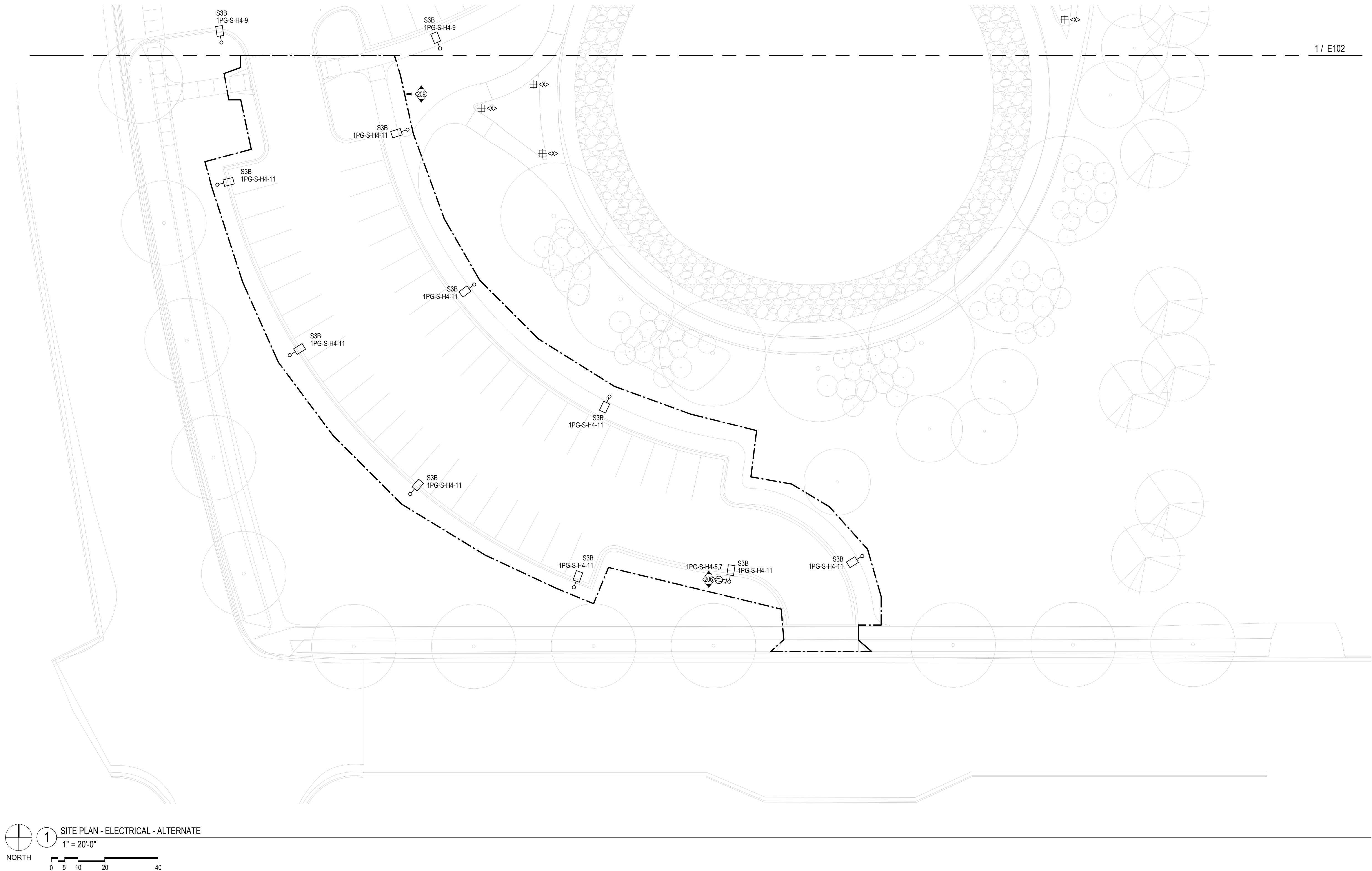


GENERAL NOTES:

1. IN ADDITION TO THE INFORMATION SHOWN ON THIS DRAWING, THE CONTRACTOR SHALL REVIEW THE SURVEY AND ALL OTHER CIVIL DRAWINGS FOR LOCATIONS OF UNDERGROUND UTILITIES. CARE SHALL BE TAKEN WHEN WORKING IN THESE AREAS.
2. PROVIDE A MINIMUM OF 1'-0" OF SEPARATION BETWEEN ELECTRICAL POWER CONDUITS AND ELECTRICAL LOW VOLTAGE CONDUITS AND ALL OTHER SITE CIVIL (WATER, GAS, SANITARY, STORM) UTILITIES.
3. ALL SITE ELECTRICAL CONDUITS SHALL MAINTAIN BURIAL DEPTHS AS NOTED IN PROJECT SPECIFICATIONS AND BE ROUTED ABOVE ALL CIVIL (WATER, GAS, SANITARY, STORM) LINES UNLESS NOTED OTHERWISE.
4. FOR ALL SITE 120V, 20A RECEPTACLE, EQUIPMENT, AND / OR LIGHTING CIRCUITS WIRING SHALL BE #8 TO FIRST DEVICE AND THEN #10 BETWEEN ALL OTHER DEVICES. IF TOTAL CIRCUIT RUN BEYOND FIRST DEVICE IS GREATER THAN 500' THEN PROVIDE #8 WIRE TO MIDDLE OF CIRCUIT AND THEN #10 BETWEEN ALL OTHER DEVICES. GROUND WIRE SHALL MATCH PHASE CONDUCTOR SIZE.
5. CONDUIT TYPE SHALL BE PVC SCH. 40 FOR UNDERGROUND INSTALLATIONS. CONDUIT TYPE SHALL BE PVC SCH. 80 FOR CONDUIT INSTALLED ABOVE GRADE.

KEY NOTES

206. PROVIDE RECEPTACLE MOUNTED WITHIN FIBER ENCLOSURE FOR POLE-MOUNTED SECURITY CAMERA/EMERGENCY PHONE. REFER TO TECHNOLOGY DRAWINGS FOR SITE EQUIPMENT LAYOUTS AND DETAILS. PROVIDE 500 VA STEP DOWN TRANSFORMER (SINGLE-PHASE, 480V PRI, 120V SEC) AT POLE FOR UNSWITCHED 120V SUPPLY FEED TO RECEPTACLE.
209. ALL LUMINAIRES AND ASSOCIATED WIRING WITHIN THIS AREA SHALL BE INCLUDED IN A PROPOSED ALTERNATE BID BY THE CONTRACTOR.



Revisions

CONSTRUCTION DOCUMENTS

Drawing Date
FEBRUARY 25, 2025

DIVISION ST PARKING
STRUCTURE ADDITION

1501 NORTH POINT DRIVE
STEVENS POINT, WISCONSIN 54481

Project No. SENTRY INSURANCE
224017.00

Sheet Title

SITE PLAN - ELECTRICAL
- ALTERNATE

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Sheet No.

E103

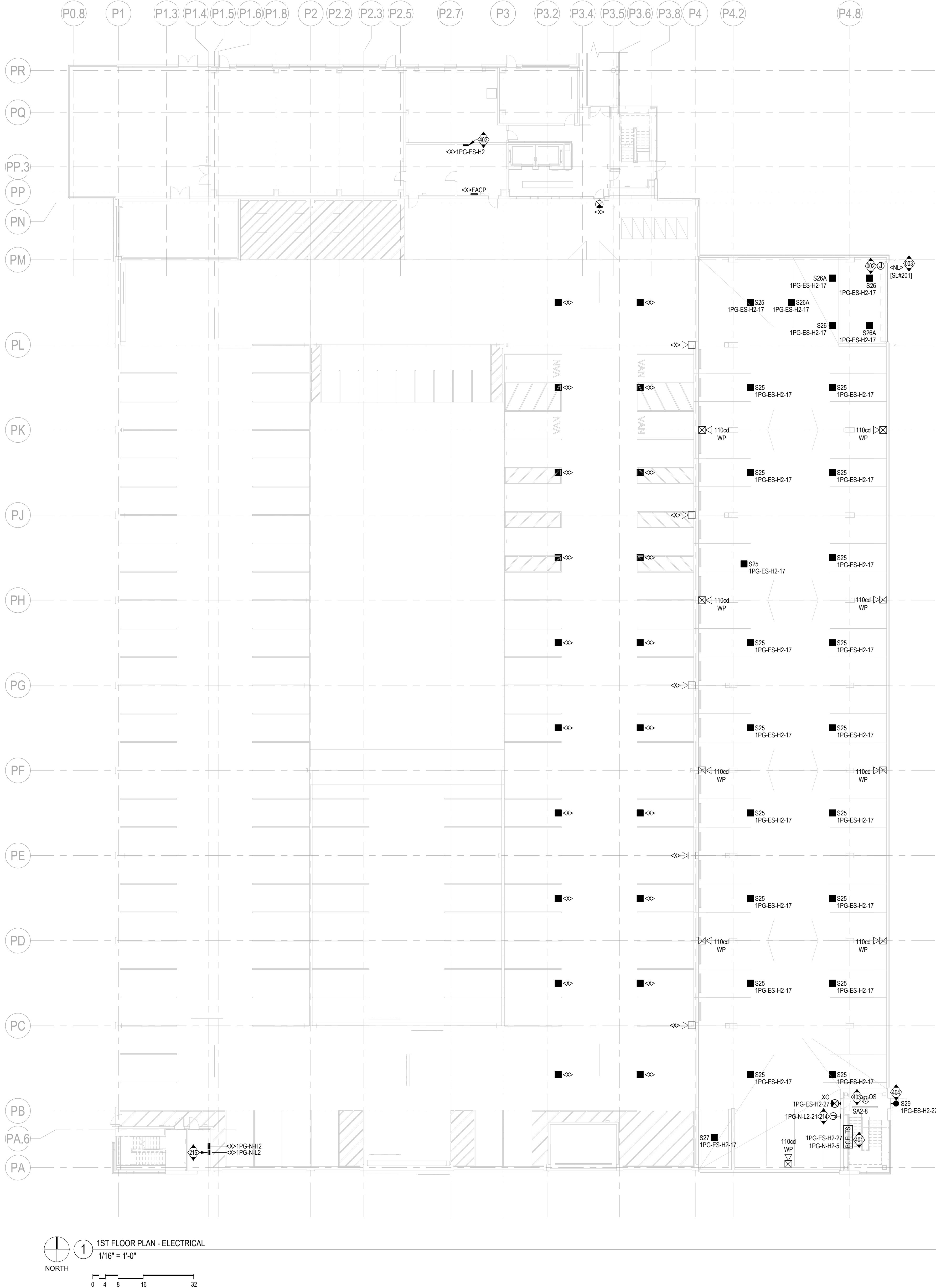


GENERAL NOTES:

1. ALL FIRE ALARM WIRING SHALL BE INSTALLED IN CONDUIT. CONDUIT TYPE SHALL BE PVC SCH. 80 FOR ALL ABOVE GRADE INSTALLATIONS.
2. REFER TO SPECIFICATION SECTION 260533 FOR INFORMATION ON CONDUITS CROSSING EXPANSION JOINTS.
3. ALL SURFACE MOUNTED CONDUIT SHALL BE ROUTED PARALLEL/PERPENDICULAR TO STRUCTURE AND IN A WORKMAN LIKE MANNER.

KEY NOTES

002. RELOCATE/EXTEND POWER CONNECTION TO ELECTRIC OVERHEAD DOOR TO NEW OVERHEAD DOOR LOCATION. RELOCATE CONTROLLER AND PROVIDE NEW CONTROL WIRING IN CONDUIT.
003. RELOCATE EXISTING LIGHT FIXTURE TO NEW GARAGE OPENING. EXTEND EXISTING CONTROLLED POWER CONNECTION TO NEW LOCATION.
214. PROVIDE 120V ELECTRICAL CONNECTION TO EMERGENCY PHONE AT THIS LOCATION.
215. UTILIZE SPARE CIRCUIT BREAKER IN EXISTING PANEL FOR SUPPLYING EMERGENCY PHONES AT PARKING STRUCTURE ADDITION.
401. ALL STAIRWELL LIGHTING SHALL BE CIRCUITED VIA AN UL1008 BRANCH CIRCUIT EMERGENCY LIGHTING TRANSFER SWITCH (BELTS) TO BE LOCATED ABOVE THE INDICATED LANDING STAIRWELL DOOR. BELTS TRANSFERS BETWEEN NORMAL AND EMERGENCY CIRCUIT UPON LOSS OF NORMAL POWER. REFER TO BELTS SYMBOL ON LOWEST LEVEL FOR NORMAL AND EMERGENCY CIRCUITS. REFER TO TYPICAL WIRING DETAILS ON DETAIL SHEETS AND SPECIFICATION LIGHTING CONTROL DEVICES FOR ADDITIONAL INFORMATION.
402. PROVIDE LIGHTING CONTROL POWER PACK, COMPATIBLE WITH EXISTING NETWORKED LIGHTING CONTROL SYSTEM, FOR EACH CONTROLLED GARAGE LIGHTING CIRCUIT. LIGHT YFP16 EFP SERIES. INSTALL POWER PACKS AT PANEL AND INTERFACE TO EXISTING SYSTEM.
403. OCCUPANCY SENSOR IN STAIRTOWER SHALL DIM ALL STAIR LIGHTING FIXTURES TO 10% OUTPUT WHEN STAIR TOWER IS UNOCCUPIED. ALL LIGHTING FIXTURES SHALL OPERATE AT 100% OUTPUT WHEN STAIR TOWER IS OCCUPIED.
404. PROVIDE IN-LINE PHOTOCELL FOR CONTROL OF EXTERIOR LIGHTING FIXTURE. INTERMATIC K4236C SERIES OR APPROVED EQUAL.



Revisions

CONSTRUCTION DOCUMENTS

Drawing Date
FEBRUARY 25, 2025

DIVISION ST PARKING
STRUCTURE ADDITION

1501 NORTH POINT DRIVE
STEVENS POINT, WISCONSIN 54481

Project No. SENTRY INSURANCE
224017.00

Sheet Title
1ST FLOOR PLAN -
ELECTRICAL

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Sheet No.

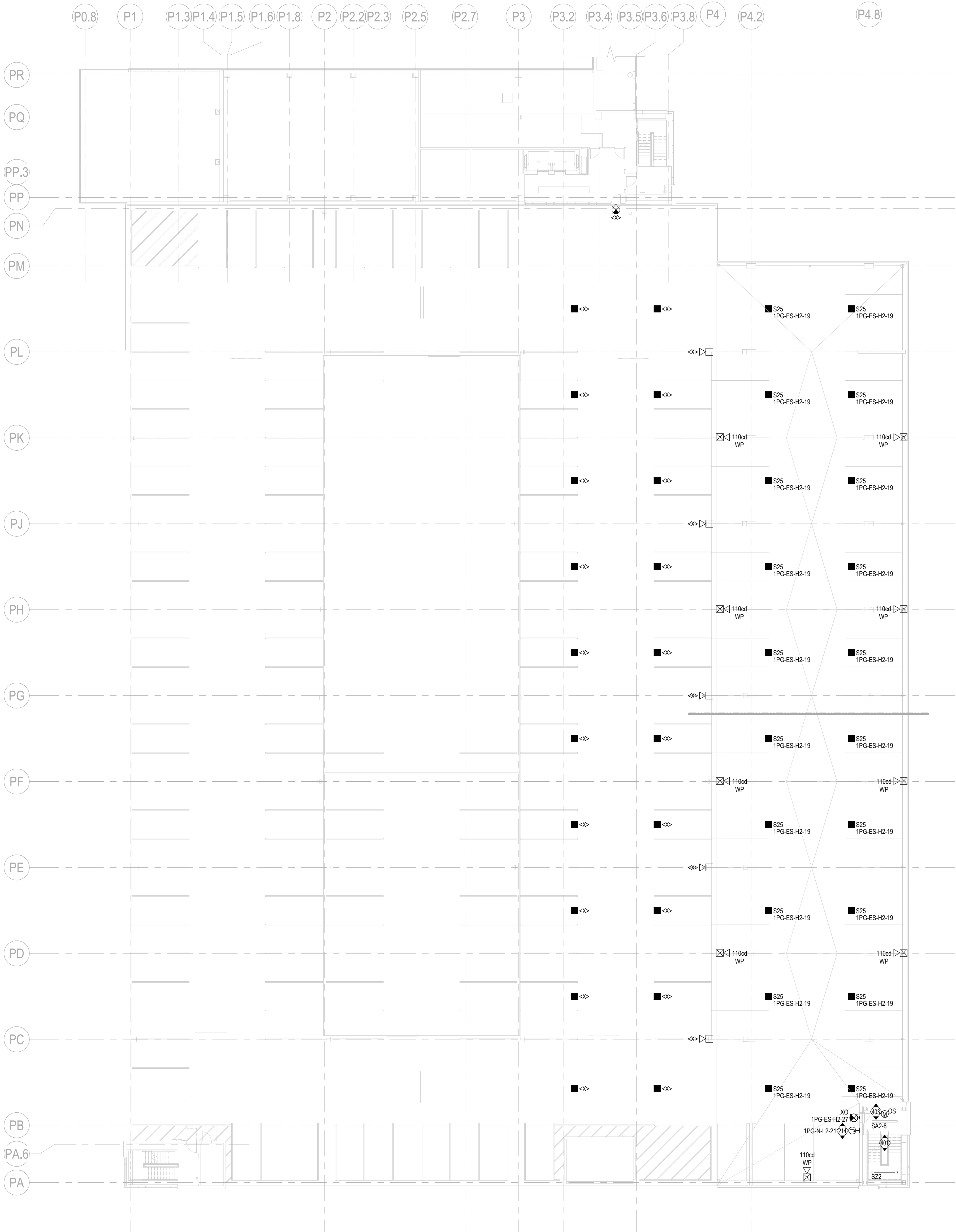
E111

GENERAL NOTES:

1. ALL FIRE ALARM WIRING SHALL BE INSTALLED IN CONDUIT. CONDUIT TYPE SHALL BE PVC SCH. 80 FOR ALL ABOVE GRADE INSTALLATIONS.
2. REFER TO SPECIFICATION SECTION 260533 FOR INFORMATION ON CONDUITS CROSSING EXPANSION JOINTS.
3. ALL SURFACE MOUNTED CONDUIT SHALL BE ROUTED PARALLEL/PERPENDICULAR TO STRUCTURE AND IN A WORKMAN LIKE MANNER.

KEY NOTES

214. PROVIDE 120V ELECTRICAL CONNECTION TO EMERGENCY PHONE AT THIS LOCATION.
401. ALL STAIRWELL LIGHTING SHALL BE CIRCUITED VIA AN UL1008 BRANCH CIRCUIT EMERGENCY LIGHTING TRANSFER SWITCH (BELTS) TO BE LOCATED ABOVE THE INDICATED LANDING STAIRWELL DOOR. BELTS TRANSFERS BETWEEN NORMAL AND EMERGENCY CIRCUIT UPON LOSS OF NORMAL POWER. REFER TO BELTS SYMBOL ON LOWEST LEVEL FOR NORMAL AND EMERGENCY CIRCUITS. REFER TO TYPICAL WIRING DETAILS ON DETAIL SHEETS AND SPECIFICATION 'LIGHTING CONTROL DEVICES' FOR ADDITIONAL INFORMATION.
403. OCCUPANCY SENSOR IN STAIRTOWER SHALL DIM ALL STAIR LIGHTING FIXTURES TO 10% OUTPUT WHEN STAIR TOWER IS UNOCCUPIED. ALL LIGHTING FIXTURES SHALL OPERATE AT 100% OUTPUT WHEN STAIR TOWER IS OCCUPIED.



1 2ND FLOOR PLAN - ELECTRICAL
1/16" = 1'-0"
NORTH
0 4 8 16 32

Revisions

CONSTRUCTION DOCUMENTS

Drawing Date
FEBRUARY 25, 2025

DIVISION ST PARKING
STRUCTURE ADDITION

1501 NORTH POINT DRIVE
STEVENS POINT, WISCONSIN 54481

Project No. SENTRY INSURANCE
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Sheet Title
2ND FLOOR PLAN -
ELECTRICAL

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Sheet No.

E112

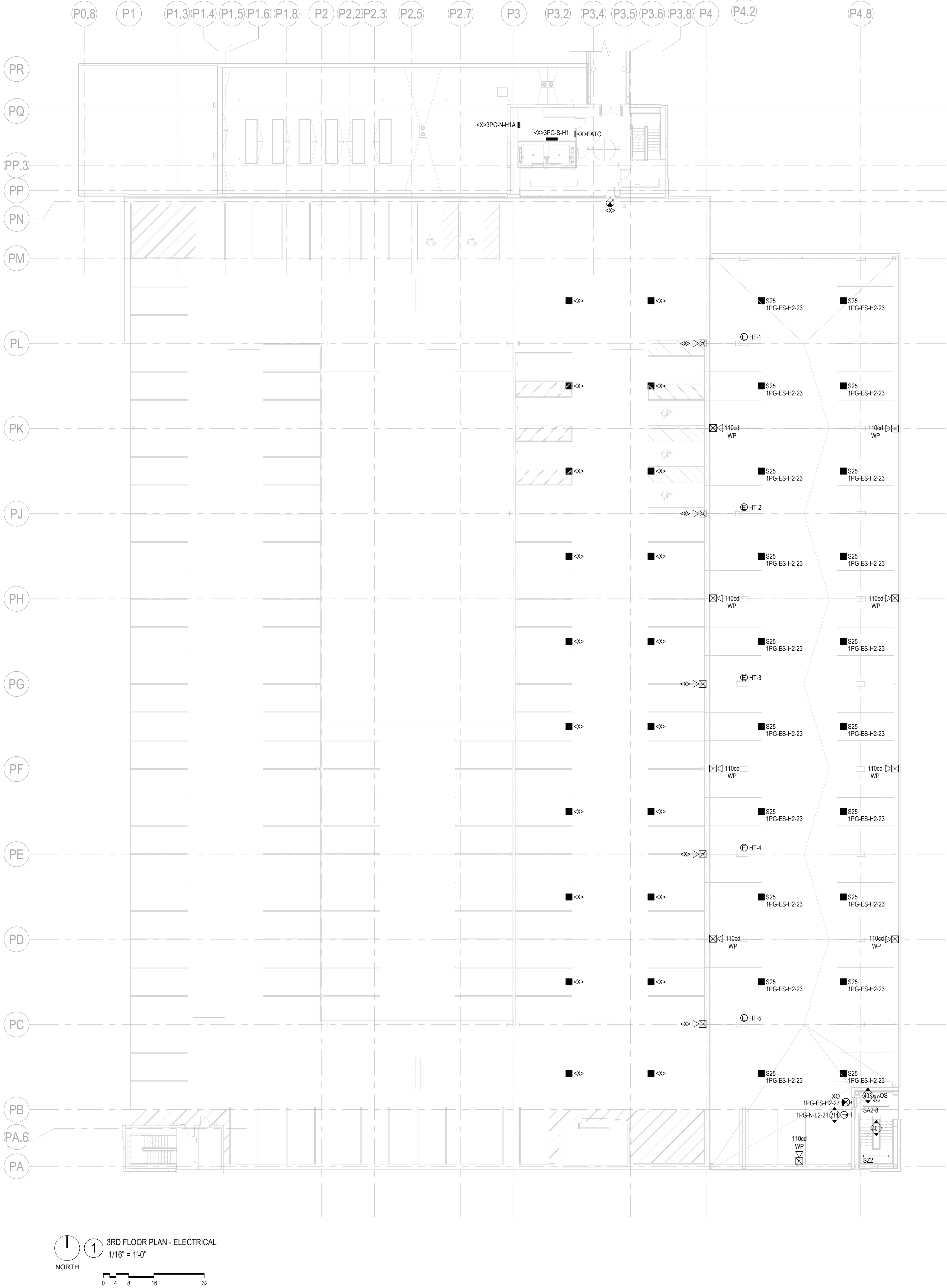


GENERAL NOTES:

1. ALL FIRE ALARM WIRING SHALL BE INSTALLED IN CONDUIT. CONDUIT TYPE SHALL BE PVC SCH. 80 FOR ALL ABOVE GRADE INSTALLATIONS.
2. REFER TO SPECIFICATION SECTION 260533 FOR INFORMATION ON CONDUITS CROSSING EXPANSION JOINTS.
3. ALL SURFACE MOUNTED CONDUIT SHALL BE ROUTED PARALLEL/PERPENDICULAR TO STRUCTURE AND IN A WORKMAN LIKE MANNER.

KEY NOTES

214. PROVIDE 120V ELECTRICAL CONNECTION TO EMERGENCY PHONE AT THIS LOCATION.
401. ALL STAIRWELL LIGHTING SHALL BE CIRCUITED VIA AN UL1008 BRANCH CIRCUIT EMERGENCY LIGHTING TRANSFER SWITCH (BELTS) TO BE LOCATED ABOVE THE INDICATED LANDING STAIRWELL DOOR. BELTS TRANSFERS BETWEEN NORMAL AND EMERGENCY CIRCUIT UPON LOSS OF NORMAL POWER. REFER TO BELTS SYMBOL ON LOWEST LEVEL FOR NORMAL AND EMERGENCY CIRCUITS. REFER TO TYPICAL WIRING DETAILS ON DETAIL SHEETS AND SPECIFICATION 'LIGHTING CONTROL DEVICES' FOR ADDITIONAL INFORMATION.
403. OCCUPANCY SENSOR IN STAIRTOWER SHALL DIM ALL STAIR LIGHTING FIXTURES TO 10% OUTPUT WHEN STAIR TOWER IS UNOCCUPIED. ALL LIGHTING FIXTURES SHALL OPERATE AT 100% OUTPUT WHEN STAIR TOWER IS OCCUPIED.



Revisions

CONSTRUCTION DOCUMENTS

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FEBRUARY 25, 2025

DIVISION ST PARKING
STRUCTURE ADDITION

1501 NORTH POINT DRIVE
STEVENS POINT, WISCONSIN 54481

Project No. SENTRY INSURANCE
224017.00

Sheet Title

3RD FLOOR PLAN -
ELECTRICAL

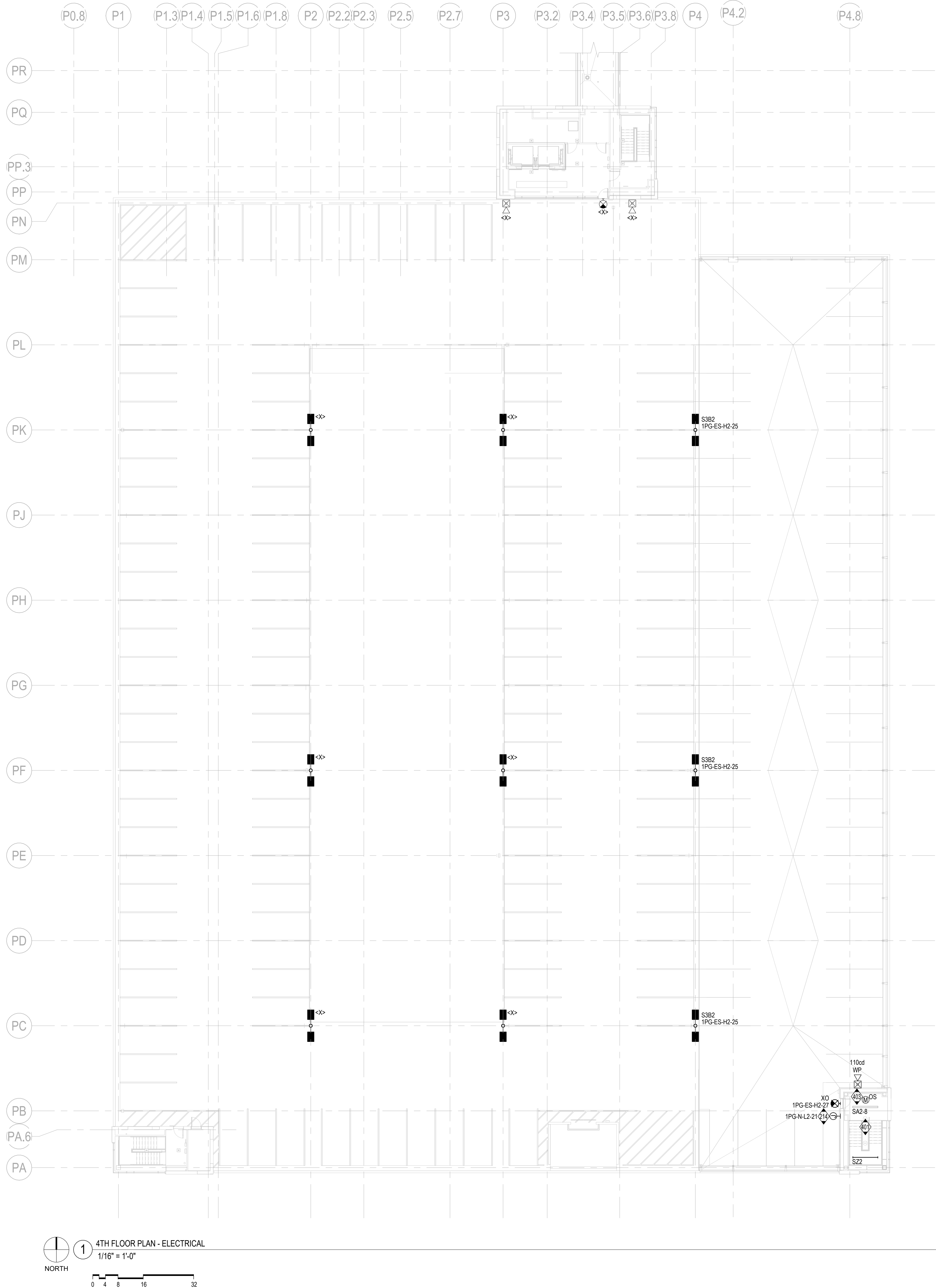
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Sheet No.

E113

GENERAL NOTES:

1. PROVIDE AN NFPA 780 LIGHTNING PROTECTION SYSTEM ON THE ENTIRE GARAGE—BOTH NEW AND EXISTING AREAS—IN ACCORDANCE WITH DIVISION 26 "LIGHTNING PROTECTION FOR STRUCTURES" AND DETAILS. REPLACE EXISTING LIGHTNING PROTECTION EQUIPMENT, CONDUCTORS, ETC. AS REQUIRED FOR A COMPLETE WORKING SYSTEM.
2. REFER TO SPECIFICATION SECTION 260633 FOR INFORMATION ON CONDUITS CROSSING EXPANSION JOINTS.
3. ALL SURFACE MOUNTED CONDUIT SHALL BE TYPE PVC SCH. 80 AND ROUTED PARALLEL/PERPENDICULAR TO STRUCTURE AND IN A WORKMAN LIKE MANNER.
4. COORDINATE TOP FLOOR PARKING GARAGE POLE MOUNTED FIXTURE LOCATIONS WITH ARCHITECTURAL AND STRUCTURAL PLANS. CONCRETE POLE BASES WILL BE PROVIDED BY OTHERS. POLE ANCHOR BOLTS WILL BE INSTALLED BY OTHERS. ELECTRICAL CONTRACTOR SHALL FIRMLY ATTACH POLE TO ANCHOR BOLTS. COORDINATE INSTALLATION OF CONDUIT SYSTEMS INTO EACH LIGHTING FIXTURE POLE WITH GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL COORDINATE LIGHT FIXTURE POLE ANCHORAGE ASSEMBLIES WITH ELECTRICAL CONTRACTOR AND FIXTURE SUPPLIER.



Revisions

CONSTRUCTION DOCUMENTS

Drawing Date
FEBRUARY 25, 2025

DIVISION ST PARKING
STRUCTURE ADDITION

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Project No. SENTRY INSURANCE
224017.00

Sheet Title
4TH FLOOR PLAN -
ELECTRICAL

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Sheet No.

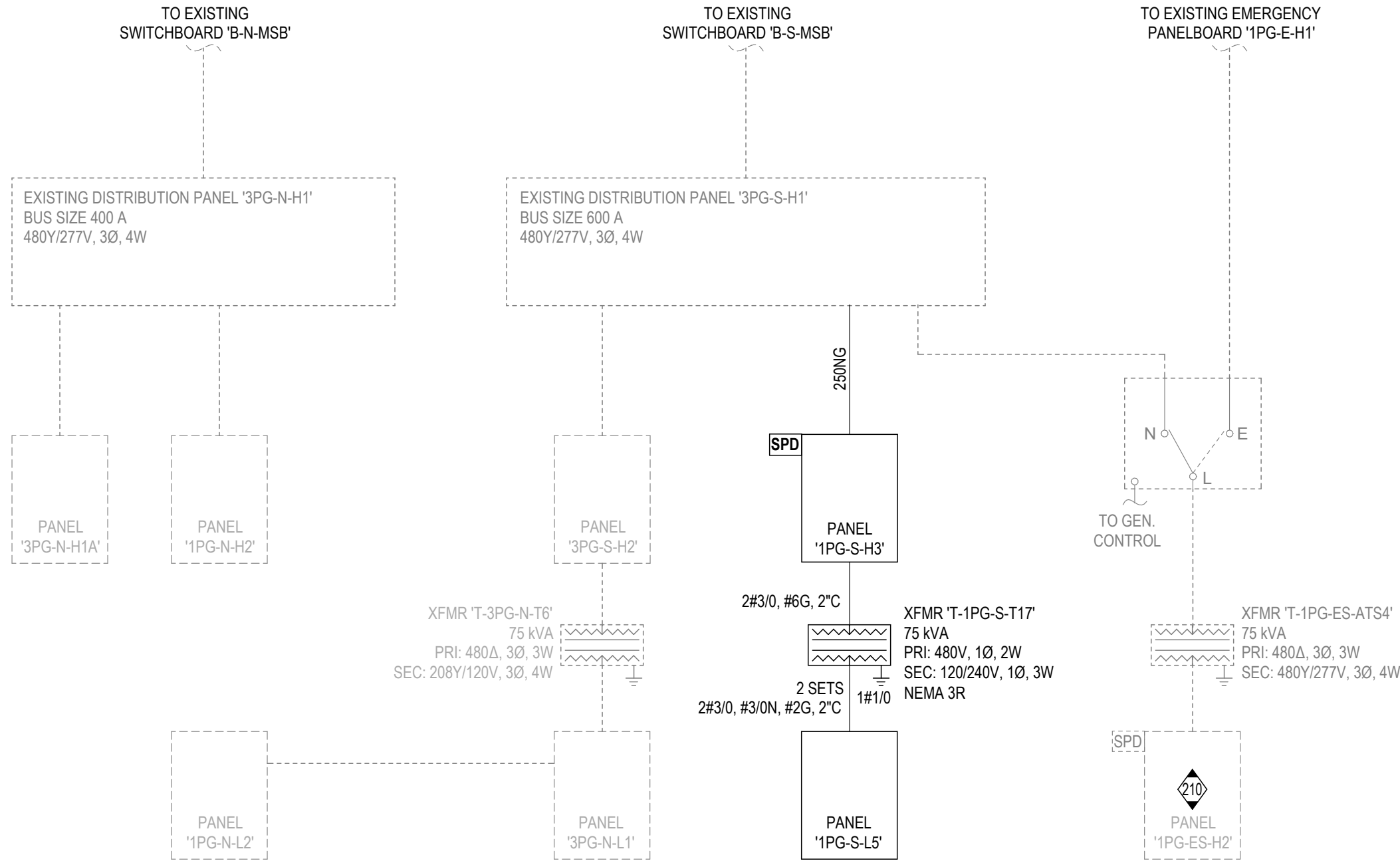
E114

GENERAL NOTES:

- 1 REFER TO FEEDER SCHEDULES FOR FEEDER WIRE SIZES.
- 2 ALL CONDUCTORS NOT BASED ON FEEDER SCHEDULE DESIGNATIONS ARE COPPER CONDUCTORS UNLESS NOTED OTHERWISE.
- 3 ALL TRANSFORMER GROUND WIRE SIZES ARE COPPER CONDUCTORS.
- 4 NOT ALL BREAKERS ARE SHOWN. REFER TO PANEL SCHEDULES FOR ADDITIONAL INFORMATION.

KEY NOTES

- 210 EXISTING PANEL SUPPLIES EXISTING PARKING DECK LIGHTING FIXTURES. EXTEND EXISTING BRANCH CIRCUITS TO SUPPLY NEW PARKING DECK LIGHTING FIXTURES AT EXPANSION AREA.



Revisions

COPPER FEEDER SCHEDULE										
FEEDER DESIGNATION	No. OF SETS	PHASE CONDUCTORS	N NEUTRAL CONDUCTOR	G GROUND CONDUCTOR	SG SUPPLY-SIDE BONDING JUMPER	P PARTIAL NEUTRAL SERVICE CONDUCTOR	I ISOLATED GROUND CONDUCTOR	CONDUIT SIZE - CONDUIT TYPES EMT, FMC, LFMC, IMC, GRC, SCH 40 PVC		
								3 PHASE & GROUND	3 PHASE NEUTRAL & GROUND	3 PHASE NEUTRAL GROUND & ISOLATED GROUND
		(PER SET)	(PER SET)	(PER SET)	(PER SET)	(PER SET)	(PER SET)	G (PER SET)	P, N, NG, NSG (PER SET)	NGI, NSGI (PER SET)
15	1	3 # 12	1 # 12	1 # 12	1 # 8	--	1 # 12	3/4"	3/4"	3/4"
20	1	3 # 12	1 # 12	1 # 12	1 # 8	--	1 # 12	3/4"	3/4"	3/4"
30	1	3 # 10	1 # 10	1 # 10	1 # 8	--	1 # 10	3/4"	3/4"	3/4"
40/50	1	3 # 8	1 # 8	1 # 10	1 # 8	--	1 # 10	3/4"	3/4"	1"
60	1	3 # 6	1 # 6	1 # 10	1 # 8	--	1 # 10	3/4"	1"	1"
70/80	1	3 # 4	1 # 4	1 # 8	1 # 8	--	1 # 8	1"	1 1/4"	1 1/4"
100/110	1	3 # 2	1 # 2	1 # 6	1 # 8	1 # 8	1 # 6	1 1/4"	1 1/4"	1 1/2"
125	1	3 # 1	1 # 1	1 # 6	1 # 6	1 # 6	1 # 6	1 1/2"	1 1/2"	1 1/2"
150	1	3 # 1/0	1 # 1/0	1 # 6	1 # 6	1 # 6	1 # 6	1 1/2"	2"	2"
175	1	3 # 2/0	1 # 2/0	1 # 6	1 # 4	1 # 4	1 # 6	1 1/2"	2"	2"
200	1	3 # 3/0	1 # 3/0	1 # 6	1 # 4	1 # 4	1 # 6	2"	2"	2"
225	1	3 # 4/0	1 # 4/0	1 # 4	1 # 2	1 # 2	1 # 4	2"	2 1/2"	2 1/2"
250	1	3 # 250	1 # 250	1 # 4	1 # 2	1 # 2	1 # 4	2"	2 1/2"	2 1/2"
300	1	3 # 350	1 # 350	1 # 4	1 # 2	1 # 2	1 # 4	2 1/2"	3"	3"
350	1	3 # 500	1 # 500	1 # 2	1 # 1/0	1 # 1/0	1 # 2	3"	4"	4"
400	2	3 # 3/0	1 # 3/0	1 # 2	1 # 1/0	1 # 1/0	1 # 2	2"	2"	2 1/2"
450	2	3 # 4/0	1 # 4/0	1 # 2	1 # 1/0	1 # 1/0	1 # 2	2"	2 1/2"	2 1/2"
500	2	3 # 250	1 # 250	1 # 2	1 # 1/0	1 # 1/0	1 # 2	2 1/2"	2 1/2"	3"
600	2	3 # 350	1 # 350	1 # 1	1 # 2/0	1 # 2/0	--	2 1/2"	3"	--
700	2	3 # 500	1 # 500	1 # 1/0	1 # 2/0	1 # 2/0	--	3"	4"	--
800	3	3 # 300	1 # 300	1 # 1/0	1 # 2/0	1 # 2/0	--	2 1/2"	3"	--
1000	3	3 # 400	1 # 400	1 # 2/0	1 # 3/0	1 # 3/0	--	3"	3"	--
1200	4	3 # 350	1 # 350	1 # 3/0	1 # 4/0	1 # 4/0	--	2 1/2"	3"	--
1600	5	3 # 400	1 # 400	1 # 4/0	1 # 250	1 # 250	--	3"	3"	--
2000	6	3 # 400	1 # 400	1 # 250	1 # 300	1 # 300	--	3"	3"	--
2500	7	3 # 500	1 # 500	1 # 350	1 # 500	1 # 500	--	3"	4"	--
3000	8	3 # 500	1 # 500	1 # 400	1 # 500	1 # 500	--	3"	4"	--
4000	11	3 # 500	1 # 500	1 # 500	2 # 350	2 # 350	--	4"	4"	--

- EXAMPLES:
1. 150NGI = INDICATES (1) SET OF 3#1/0 + 1#1/0 NEUTRAL + 1#6 GROUND
 2. 400NGI = INDICATES (2) SETS OF 3#3/0 + 1#3/0 NEUTRAL + 1#2 GROUND + 1#2 ISOLATED GROUND CONDUCTORS PER SET
 3. 500P = INDICATES (2) SETS OF 3#250 + 1#1/0 PARTIAL NEUTRAL SERVICE CONDUCTORS PER SET

CONSTRUCTION DOCUMENTS

Drawing Date
FEBRUARY 25, 2025

DIVISION ST PARKING
STRUCTURE ADDITION

1501 NORTH POINT DRIVE
STEVENS POINT, WISCONSIN 54481

Project No. SENTRY INSURANCE
224017.00

Sheet Title
ELECTRICAL DIAGRAMS

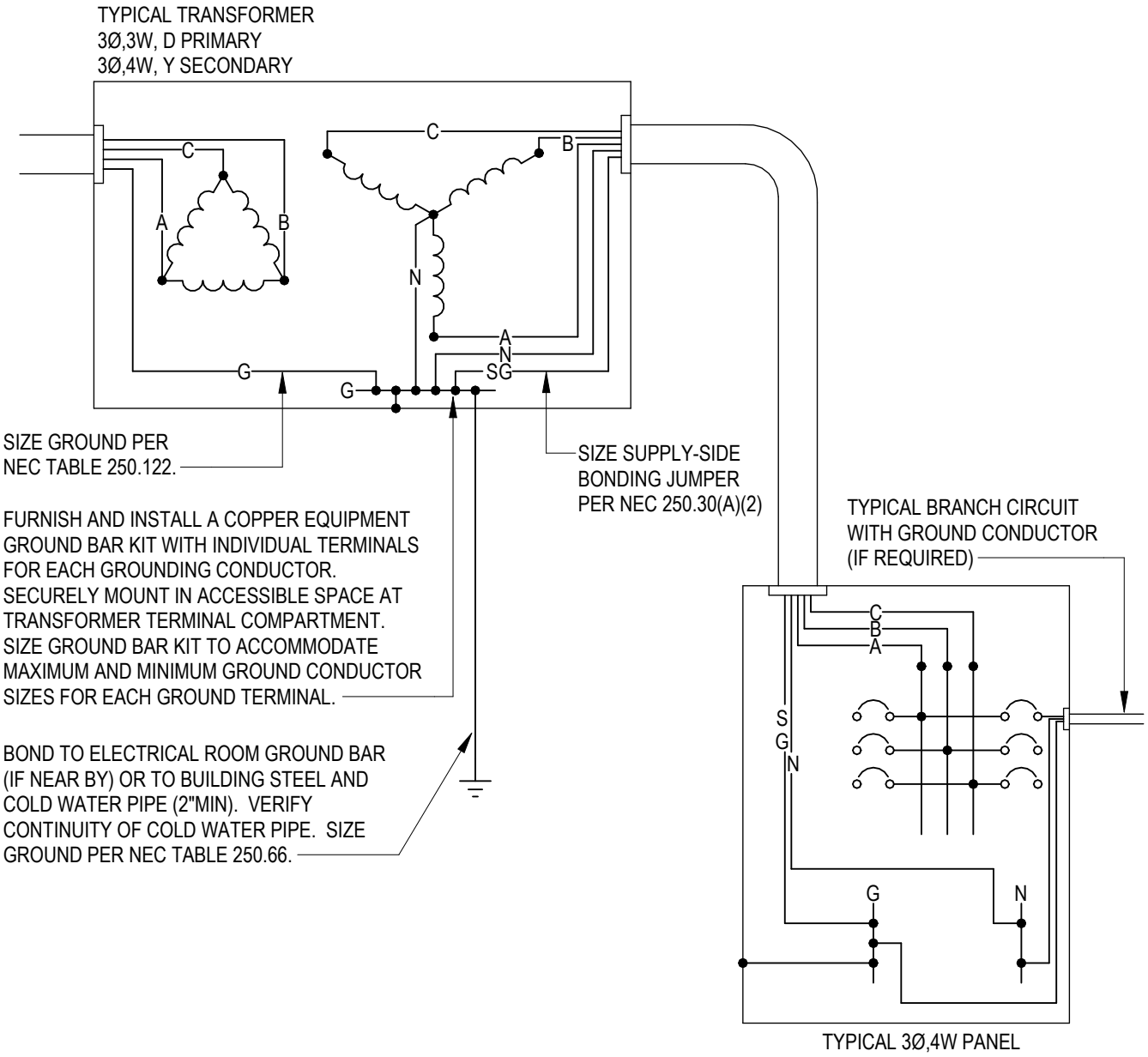
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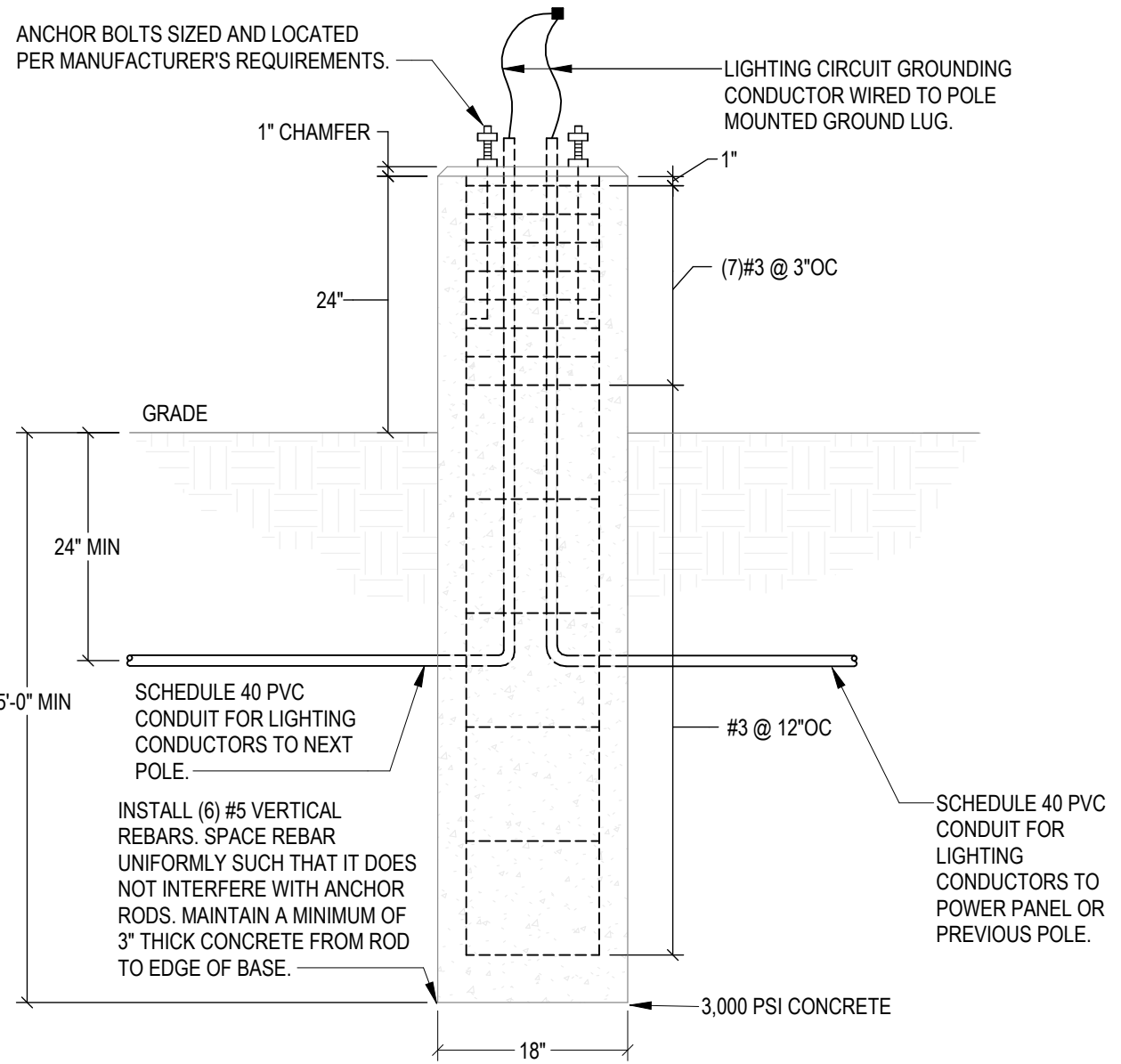
Sheet No.

E401



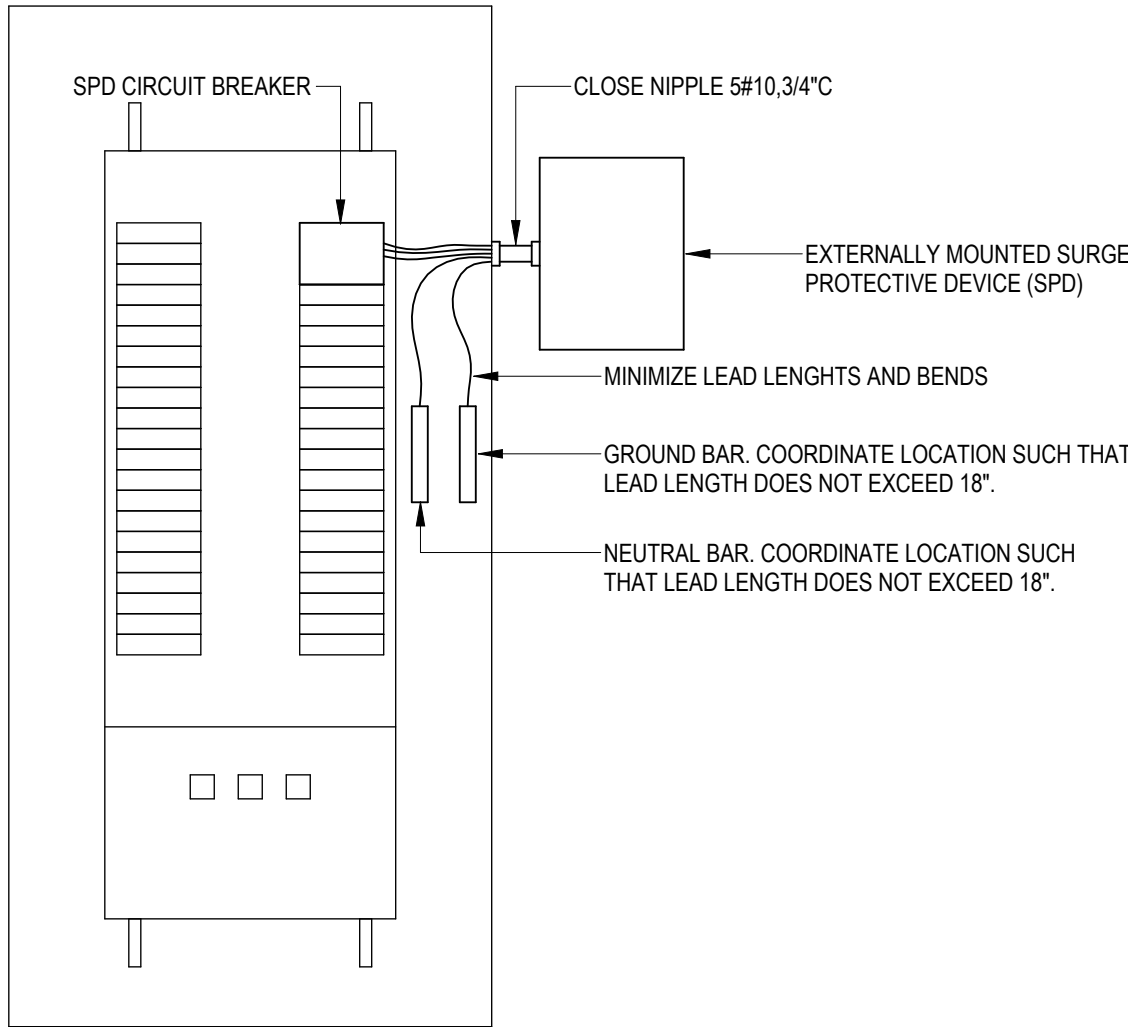
6 DRY TYPE DELTA WYE TRANSFORMER WIRING

NTS



3 18 INCH POLE BASE

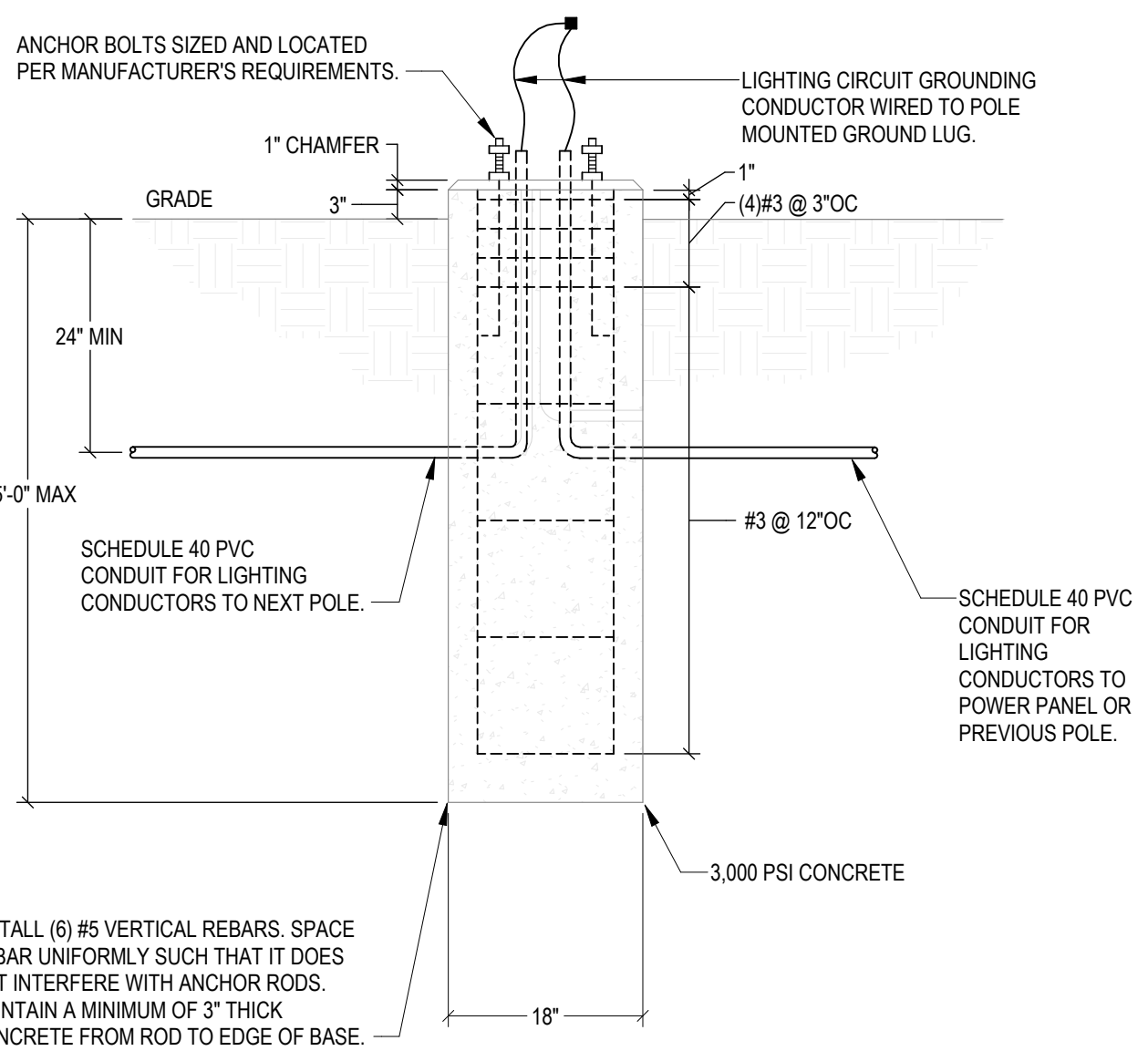
NTS



- DETAIL NOTES:**
1. IN ALL CASES, THE SPD SHALL BE LOCATED IMMEDIATELY ADJACENT TO THE PANELBOARD BEING PROTECTED. SPD CAN BE MOUNTED TO THE SIDE OR TOP OF THE PANELBOARD.
 2. IN ALL CASES, THE SPD SHALL BE LOCATED IMMEDIATELY ADJACENT TO ITS DISCONNECTING CIRCUIT BREAKER.
 3. IN NO CASE SHALL THE LEAD LENGTHS OF THE SPD EXCEED 18". IF THIS LENGTH IS EXCEEDED THROUGH NECESSITY, THE CONTRACTOR MUST CONTACT THE MANUFACTURER FOR INSTALLATION ASSISTANCE.
 4. REFER TO SPECIFICATION SECTION 264313 FOR FURTHER INSTALLATION REQUIREMENTS.

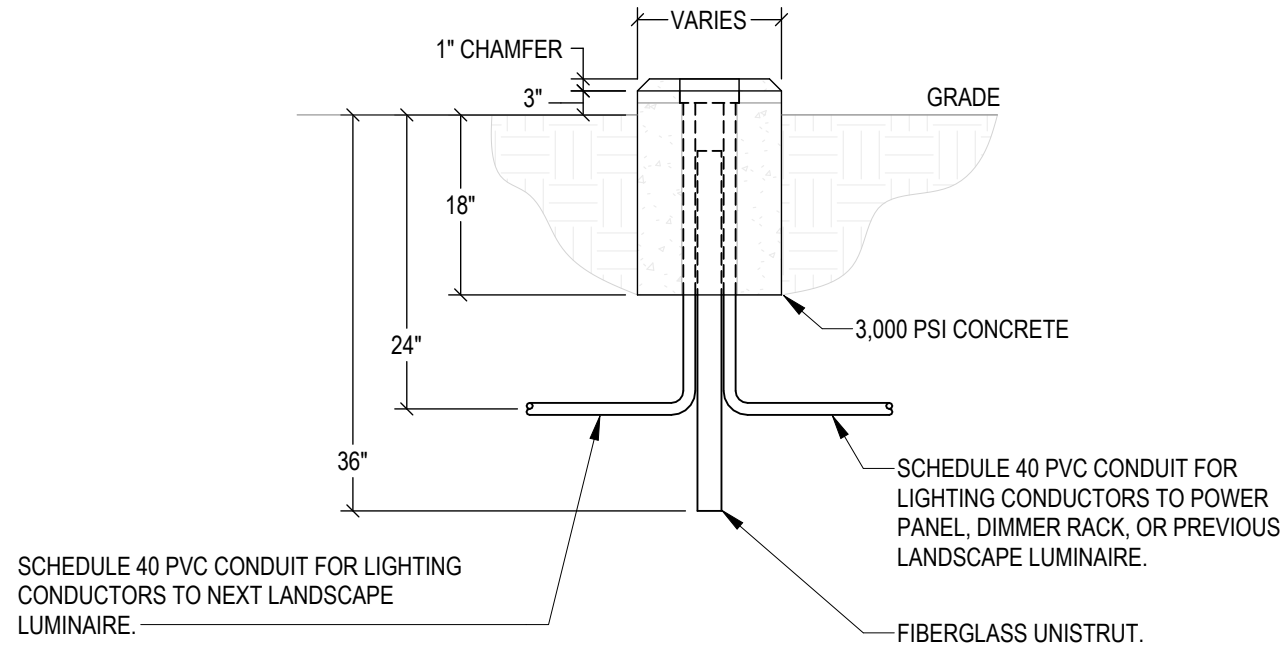
5 PANELBOARD SPD INSTALLATION

NTS



2 18 INCH POLE BASE

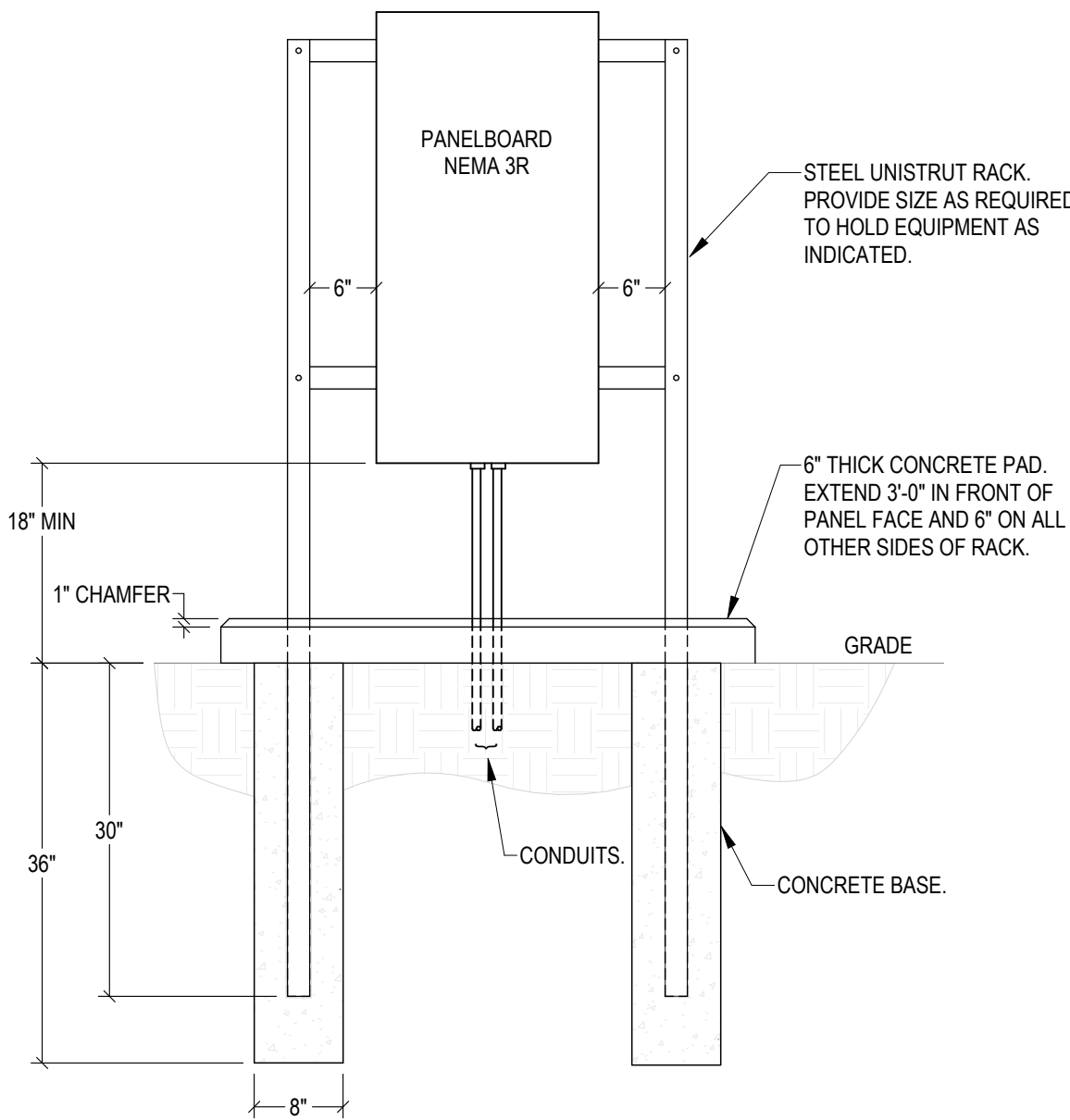
NTS



- DETAIL NOTES:**
1. DIAMETER OF LANDSCAPE FIXTURE BASE VARIES ACCORDING TO THE SIZE OF THE LANDSCAPE LUMINAIRE. BASE SHALL ALWAYS BE 2" GREATER IN DIAMETER THAN CORRESPONDING LUMINAIRE BASE. MINIMUM BASE SIZE IS 6" DIAMETER.

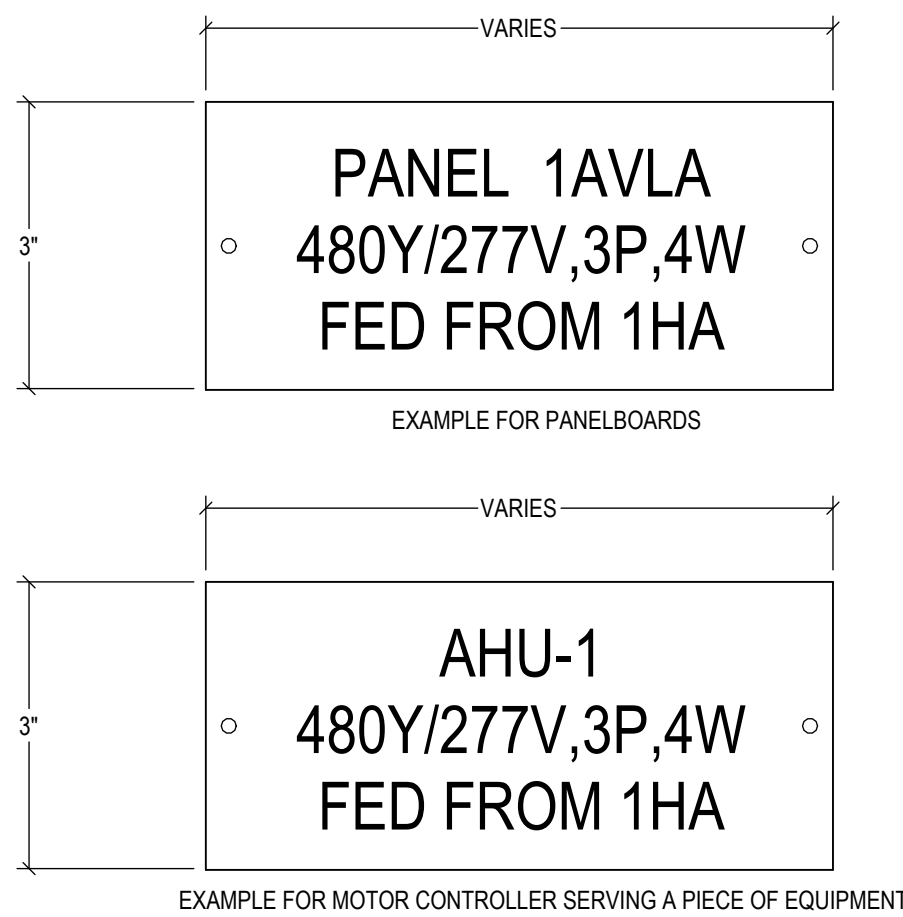
7 LANDSCAPE LUMINAIRE BASE

NTS



4 STEEL RACK

NTS



- DETAIL NOTES:**
1. TAGS TO BE MELAMINE PLASTIC LAMINATE IN SIZES AND THICKNESSES INDICATED. TAG THICKNESS TO BE 1/16" FOR UNITS UP TO 20 SQUARE INCHES OR 5" IN LENGTH AND 1/8" FOR LARGER TAGS.
 2. SECURE TAGS TO EQUIPMENT WITH SELF-TAPPING STAINLESS-STEEL SCREWS. EXCEPT CONTACT TYPE PERMANENT COMMERCIAL GRADE ADHESIVE PROVIDING A PERMANENT BOND SHALL BE USED WHERE SCREWS CANNOT OR SHOULD NOT PENETRATE SUBSTRATE.
 3. REFER TO DIVISION 26 SECTION "IDENTIFICATION FOR ELECTRICAL SYSTEMS" FOR FURTHER INFORMATION INCLUDING LABEL COLOR CODES.

1 EQUIPMENT IDENTIFICATION LABELS

NTS

Revisions

CONSTRUCTION DOCUMENTS

Drawing Date
FEBRUARY 25, 2025

DIVISION ST PARKING
STRUCTURE ADDITION

1501 NORTH POINT DRIVE
STEVENS POINT, WISCONSIN 54481

Project No. SENTRY INSURANCE
224017.00

Sheet Title
ELECTRICAL DETAILS

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Sheet No.

E501

EQUIPMENT CONNECTION SCHEDULE										
ID	EQUIPMENT DESCRIPTION	EQUIPMENT LOAD	VOLTAGE	PHASE Ø	STARTER TYPE	DISCONNECTING MEANS	CIRCUITED TO PANEL	FEEDER OR BRANCH WIRE SIZE	NOTES	
ATM	ATM KIOSK	41.9FLA	240 V	1	NA	NF	1PG-S-L5	280, #6N, 1"IC	4, 5	
EV-1	ELECTRIC VEHICLE CHARGER - LEVEL 2 (SINGLE)	30FLA	240 V	1	NA	NA	1PG-S-L5	280, #10G, 1"IC	1	
EV-2	ELECTRIC VEHICLE CHARGER - LEVEL 2 (SINGLE)	30FLA	240 V	1	NA	NA	1PG-S-L5	280, #10G, 1"IC	1	
HT-1	HEAT TRACE	2.46KW	277 V	1	NA	L	3PG-N-H1A	2810, #10G, 3/4"IC	2, 3	
HT-2	HEAT TRACE	2.46KW	277 V	1	NA	L	3PG-N-H1A	2810, #10G, 3/4"IC	2, 3	
HT-3	HEAT TRACE	2.46KW	277 V	1	NA	L	3PG-N-H1A	2810, #10G, 3/4"IC	2, 3	
HT-4	HEAT TRACE	2.46KW	277 V	1	NA	L	3PG-N-H1A	2810, #10G, 3/4"IC	2, 3	
HT-5	HEAT TRACE	2.46KW	277 V	1	NA	L	3PG-N-H1A	2810, #10G, 3/4"IC	2, 3	

- EQUIPMENT CONNECTION SCHEDULE GENERAL NOTES
- A. VERIFY ALL MCA AND MCCP REQUIREMENTS WITH SUBMITTED AND APPROVED EQUIPMENT PRIOR TO ELECTRICAL ROUGH-IN.
- B. REFER TO SPECIFICATIONS FOR SPECIFIC REQUIREMENTS AND SCOPE FOR CONTROL WIRING, POWER WIRING, DISCONNECT, AND STARTING MEANS.
- C. VERIFY ALL INSTALLATION REQUIREMENTS WITH EQUIPMENT INSTALLER PRIOR TO ROUGH-IN.
- D. REFER TO DIVISION 23 SPECIFICATION "COMMON MOTOR REQUIREMENTS FOR HVAC EQUIPMENT" FOR SCOPE REQUIREMENTS REGARDING STARTERS AND DISCONNECTS.
- E. REFER TO DIVISION 22 SPECIFICATION "COMMON MOTOR REQUIREMENTS FOR PLUMBING EQUIPMENT" FOR SCOPE REQUIREMENTS REGARDING STARTERS AND DISCONNECTS.
- F. LOCATIONS OF STARTERS, VFD'S, AND DISCONNECTS FOR EACH PIECE OF EQUIPMENT MAY NOT BE SHOWN ON PLANS. IF NOT SHOWN, CONTRACTOR TO FIELD COORDINATE LOCATION MAINTAINING REQUIRED WORKING CLEARANCES IN ACCORDANCE WITH CODE.
- G. DISCONNECTING MEANS - 'DR' DESIGNATES 20A, 120V DUPLEX RECEPTACLE, 'SR' DESIGNATES 20A, 120V SIMPLEX RECEPTACLE, 'NEMA X-XX' DESIGNATES NEMA PLUG TYPE AND AMPERAGE, 'HPRS' DESIGNATES HORSEPOWER-RATED SWITCH, 'FD' DESIGNATES A FUSED DISCONNECT, 'NF' DESIGNATES A NON-FUSED DISCONNECT, 'L' DESIGNATES LOCKABLE CIRCUIT BREAKER. VERIFY CONNECTION REQUIREMENTS WITH DIVISION 22 AND 23, CONTRACTORS PRIOR TO ROUGH-IN.
- H. FUSED DISCONNECTS SHALL HAVE FUSES SIZED AS LISTED ON EQUIPMENT NAMEPLATE, OTHERWISE MATCH UPSTREAM OVERCURRENT DEVICE IF NO MAXIMUM OVERCURRENT SIZE LISTED ON EQUIPMENT, UNLESS NOTED OTHERWISE.
- I. FOR ALL EQUIPMENT WITH NON-INTEGRAL STARTER/DISCONNECT/VFD, CONTRACTOR SHALL RUN CONDUIT AND WIRE FROM PANEL TO STARTER/DISCONNECT/VFD AND THEN FROM STARTER/DISCONNECT/VFD TO EQUIPMENT.
- J. STARTER TYPE DESIGNATIONS: ECM - ELECTRONICALLY COMMUTATED MOTOR, FVNR - FULL VOLTAGE NON-REVERSING, RVSS - REDUCED VOLTAGE SOLID STATE, VFD - VARIABLE FREQUENCY DRIVE, VFD WBYPASS - VARIABLE FREQUENCY DRIVE WITH BYPASS, INTEGRAL - STARTER IS INTEGRAL TO EQUIPMENT OR COMES FROM THE FACTORY WITH FACTORY MOUNTED STARTER, NA - NOT APPLICABLE.
- K. REFER TO FEEDER SCHEDULES FOR FEEDER WIRE SIZES FOR ALL 3 PHASE EQUIPMENT.
- L. FOR MOTORS WITH ECM CONTROL, PROVIDE RELAY/CONTACTOR AS REQUIRED FOR FIRE ALARM SHUTDOWN.
- M. IF VFD OR STARTER IS LOCATED AT EQUIPMENT THEN INTEGRAL DISCONNECT TO STARTER OR VFD CAN SERVE AS THE CODE REQUIRED DISCONNECTING MEANS.
- N. ANY CONTROL POWER REQUIRED SHALL BE FROM SAME BRANCH OF POWER AS POWER FEED SERVING UNITS.
- O. ALL STARTERS AND VFD'S SHALL BE SIZED IN ACCORDANCE WITH EQUIPMENT RATINGS AND REQUIREMENTS.

- EQUIPMENT CONNECTION SCHEDULE SPECIFIC NOTES
1. PROVIDE ELECTRICAL CONNECTION TO OWNER-FURNISHED ELECTRIC VEHICLE CHARGING EQUIPMENT. CONTRACTOR SHALL INSTALL CHARGER AND ASSOCIATED ELECTRICAL CONNECTION.
2. HEAT TRACE EQUIPMENT SHALL BE CONTROLLED BY SOURCE PANEL CIRCUIT BREAKER.
3. PROVIDE BOXES AND CONDUITS AS NECESSARY TO SUPPLY HEAT TRACE EQUIPMENT AT FLOORS DIRECTLY BELOW. PROVIDE COMPLETE HEAT TRACE SYSTEM INSTALLATION. REFER TO FREEZE PROTECTION HEAT TRACE DETAILS ON PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
4. PROVIDE SINGLE-POINT ELECTRICAL CONNECTION TO PRE-WIRED LOAD CENTER WITHIN ATM KIOSK.
5. ELECTRICAL CONNECTION ASSOCIATED WITH ATM KIOSK SHALL BE INCLUDED IN A PROPOSED ALTERNATE BID BY THE CONTRACTOR.

LUMINAIRE SCHEDULE																		
REV Δ	LUMINAIRE											PERFORMANCE				VOLTAGE	ACCESSORIES	NOTES
	TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	DIMENSIONS	ULIP	FINISH COLOR	FINISH TYPE	MATERIAL	MOUNTING	LUMENS PACKAGE	OPTIC	CCT	CRI	WATT			
	S38	LITHONIA	LUMINAIRE: DSX1 LED-P2-30K-T4M-XVOLT-RPM POLE: RSA-17-4-5G-DM19AS-VD	PARKING LOT LED WITH INTEGRAL DRIVER. WET LOCATION ENCLOSURE. TYPE IV MEDIUM LIGHT DISTRIBUTION. 17' ALUMINUM POLE.	VARIES	IP65	MATCH EXISTING	POWDER COAT PAINT	CAST OR EXTRUDED ALUMINUM	CONCRETE BASE	9507	TYPE IV	3000K	70	68	277V		
	S382	LITHONIA	LUMINAIRE: DSX1 LED-P2-30K-T4M-XVOLT-RPM POLE: RSA-17-4-5G-DM28AS-VD	PARKING LOT LED WITH INTEGRAL DRIVER. WET LOCATION ENCLOSURE. TYPE IV MEDIUM LIGHT DISTRIBUTION. 17' ALUMINUM POLE.	VARIES	IP65	MATCH EXISTING	POWDER COAT PAINT	CAST OR EXTRUDED ALUMINUM	CONCRETE BASE	19014	TYPE IV	3000K	70	136	277V		
	S25	KENALL	TD17-PM-SS-TP-LG-47L-DCC-DV	SURFACE MOUNTED MARINE-GRADE LUMINAIRE	17"D X 10.75"H	IP65	MATCH EXISTING	ENAMEL	ALUMINUM	SURFACE	6804	TYPE V	4000K	80	47	MVOLT		
	S26	KENALL	TD17-PM-SS-TP-LG-94L-DCC-DV	SURFACE MOUNTED MARINE-GRADE LUMINAIRE	17"D X 10.75"H	IP65	MATCH EXISTING	ENAMEL	ALUMINUM	SURFACE	11257	TYPE V	4000K	80	99	MVOLT		
	S26A	KENALL	TD17-PM-SS-TP-LG-94L-DCC-DV-TL50	SURFACE MOUNTED MARINE-GRADE LUMINAIRE EQUIPPED WITH INTEGRAL DAYLIGHTING SENSOR	17"D X 10.75"H	IP65	MATCH EXISTING	ENAMEL	ALUMINUM	SURFACE	11257	TYPE V	4000K	80	99	MVOLT	INTEGRAL DAYLIGHTING SENSOR	1
	S27	KENALL	TD17-PM-SS-TP-LG-30L-DCC-DV	SURFACE MOUNTED MARINE-GRADE LUMINAIRE	17"D X 10.75"H	IP65	MATCH EXISTING	ENAMEL	ALUMINUM	SURFACE	4798	TYPE V	4000K	80	36	MVOLT		
	S29	BEGA	B22386-K3	WALL WASHER - ASYMMETRIC	9.5"W X 4"H X 8"D	IP65	MATCH EXISTING	POWDER COATED	ALUMINUM	SURFACE WALL	2352	--	3000K	80	18	MVOLT		
	SA2-8	ARCHITECTURAL LIGHTING WORKS	LP3-SRT-DRY-S8-MED-80-3500K-V01-EXT-NA-N-AL-UNV-N	RECESSED 3.5"W LINEAR	8"L X 3.5"W X 5"	IP65	MATCH EXISTING	POWDER COATED	ALUMINUM	RECESSED	870LM/FT	--	3500K	80	8.4W/FT	MVOLT		
	S22	ARCHITECTURAL LIGHTING WORKS	LP3-SSWDL-S8-MED-80-3500K-V01-EXT-F-AL-UNV-N	PENDANT 3.5"W LINEAR	8"L X 3.5"W X 5"	IP65	MATCH EXISTING	POWDER COATED	ALUMINUM	PENDANT	870LM/FT	--	3500K	80	8.4W/FT	MVOLT		
	X0	EVENLITE	CDW-AC-G-1-WW	WET LOCATION, LED EXIT SIGN. PROVIDED WITH GREEN LETTERS, WITH AC ONLY	MAXIMUM 14"W X 9"H X 4"D	WET LOCATION LISTED	MATCH EXISTING	NA	DIE CAST	UNIVERSAL MOUNTING	NA	NA	NA	NA	5	MVOLT		

- LUMINAIRE SCHEDULE GENERAL NOTES
- GENERAL: ORDER OF MANUFACTURERS IN LUMINAIRE SCHEDULE DOES NOT INDICATE A PRIORITY OR PREFERRED MANUFACTURER. SEE BELOW SPECIFIC BASIS OF DESIGN MANUFACTURERS NOTE BASED ON VETTED CALCULATIONS AND COORDINATION ALREADY PERFORMED DURING THE DESIGN PROCESS.
- NOTE (1): THIS IS THE BASIS OF DESIGN MANUFACTURER FOR THIS LUMINAIRE TYPE. THE DESIGNER HAS COORDINATED THIS LUMINAIRE WITH POINT-TO-POINT PHOTOMETRIC CALCULATIONS UTILIZING INDUSTRY STANDARD SOFTWARE TO EVALUATE SPECIFIED LAYOUT AND QUANTITIES IN ACCORDANCE WITH IESNA RECOMMENDED PRACTICES. IF ANOTHER MANUFACTURER IS SUBMITTED IT SHALL INCLUDE POINT-TO-POINT PHOTOMETRICS OF AREA WHERE LUMINAIRES ARE SPECIFIED MEETING THE IESNA RECOMMEND PRACTICES.
- LUMINAIRE SCHEDULE SPECIFIC NOTES
1. LUMINAIRE INSTALLED IN EYE ADAPTATION ZONE AT GARAGE ENTRANCE. INTEGRAL MOTION SENSOR SHALL BE PROGRAMMED TO TURN LUMINAIRE ON DURING THE DAY AND TURN OFF AT NIGHT.

Revisions

CONSTRUCTION DOCUMENTS

Drawing Date
FEBRUARY 25, 2025

DIVISION ST PARKING
STRUCTURE ADDITION

1501 NORTH POINT DRIVE
STEVENS POINT, WISCONSIN 54481

Project No. SENTRY INSURANCE
224017.00

Sheet Title
ELECTRICAL
SCHEDULES

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Sheet No.

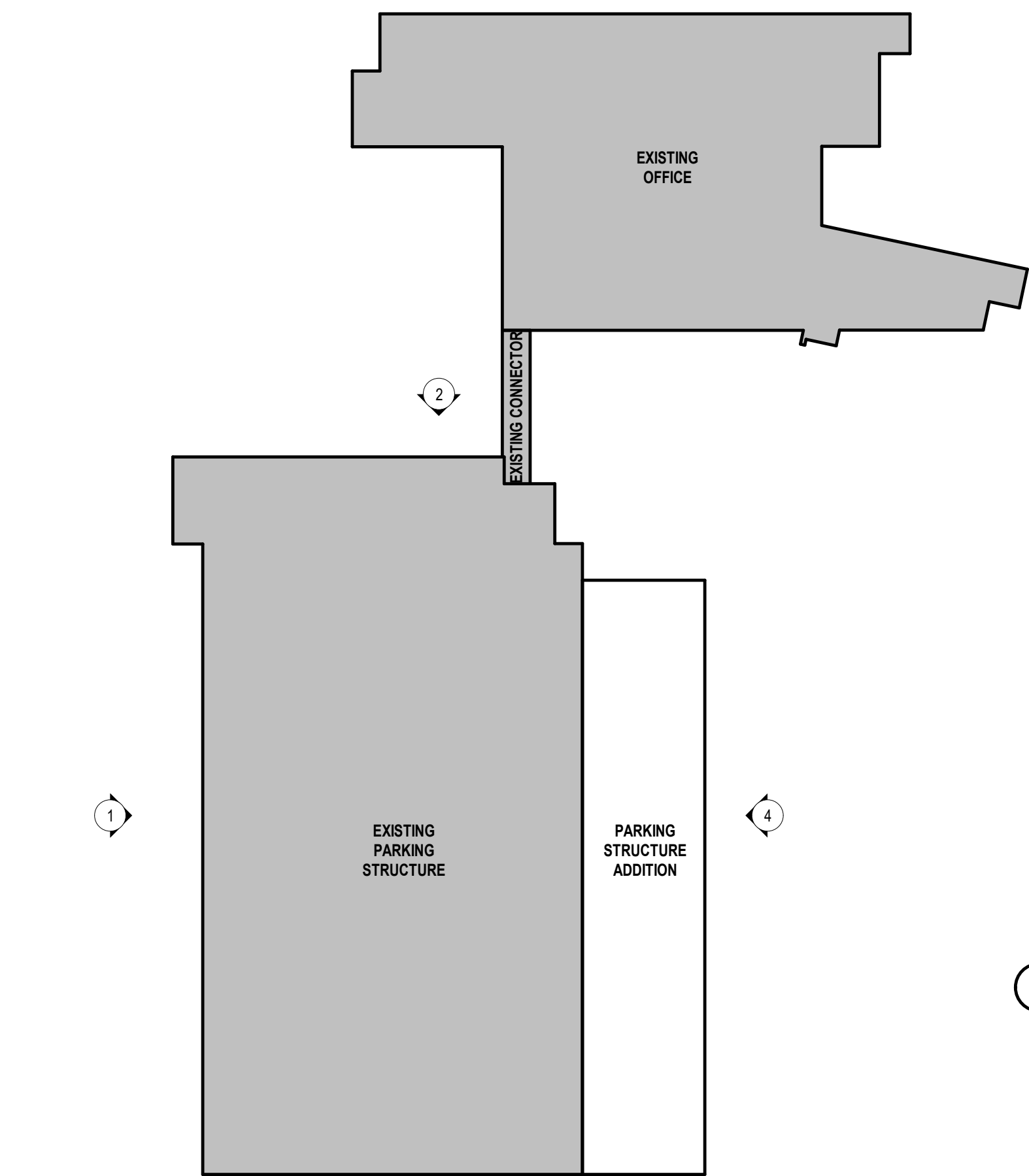
E601



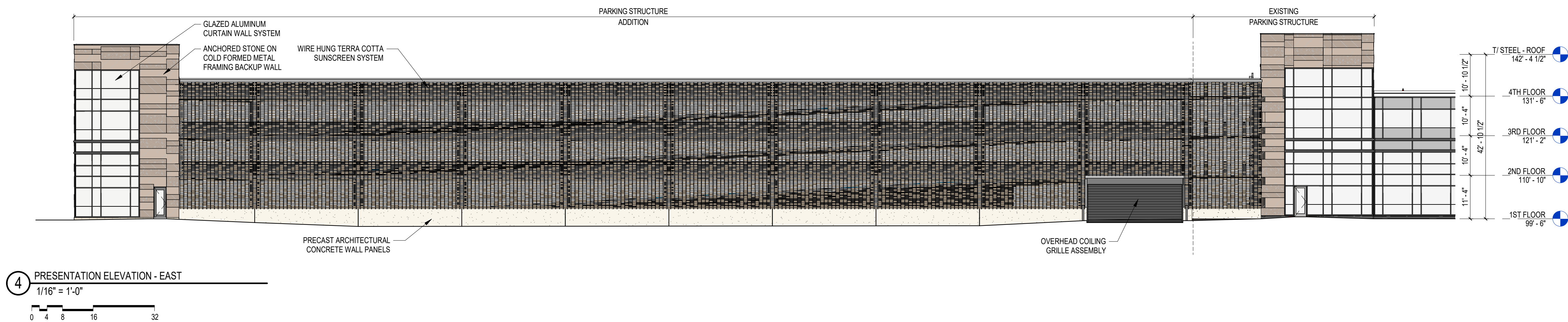
PANELBOARD: 3PG-N-H1A (EXISTING)										CB OPT : ST - SHUNT TRIP, FR - 100% RATED, L - LOCKABLE AF - ARC FAULT CIRCUIT INTERRUPTER GF - GROUND FAULT CIRCUIT INTERRUPTER EO - ELECTRICALLY OPERATED, SS - SOLID STATE ERMS - ENERGY-REDUCING MAINTENANCE SWITCH EP - EQUIPMENT GROUND FAULT FA - RED LOCK-ON DEVICE FOR NFPA 72 SYSTEM ATS - SPECIFIC BREAKER REQUIRED A.I.C. RATING: 35kA MOUNTING: SURFACE ENCLOSURE: NEMA 1									
VOLTAGE : 480Y/277V, 3Ø, 4W BUS RATING : 400 A MAIN: MLO BRANCH TYPE : NORMAL																			
LOAD TYPE	CKT NO	LOAD SERVED	CB P	CB OPT	A (VA)	B (VA)	C (VA)	CB OPT	P	CB	LOAD SERVED	CKT NO	LOAD TYPE						
HEAT	1	P1,P2,P3 MIDDLE HEAT TRACE	20	1	EP	3324	2460		1	30	HT-1	2	HEAT						
--	3	SPACE FOR EP	--	1	--	--	--		1	--	SPACE FOR EP	4	--						
HEAT	5	P1,P2,P3 NORTH HEAT TRACE	20	1	EP		3324	2460	EP	1	HT-2	6	HEAT						
--	7	SPACE FOR EP	--	1	--	--	--		1	--	SPACE FOR EP	8	--						
HEAT	9	P1,P2,P3 SOUTH HEAT TRACE	20	1	EP		3324	2460		1	HT-3	10	HEAT						
--	11	SPACE FOR EP	--	1	--	--	--		1	--	SPACE FOR EP	12	--						
--	13	SPARE (OFF)	20	2	--	0	2460		EP	1	HT-4	14	HEAT						
--	15		--	--	--	0	--	--	--	1	SPACE FOR EP	16	--						
--	17	SPARE (OFF)	20	2	--	0	--	0	2460	EP	1	HT-5	18	HEAT					
--	19		--	--	--	--	--	--	--	1	SPACE FOR EP	20	--						
--	21	SPARE (OFF)	20	1	--	0	0	--	--	1	SPARE (OFF)	22	--						
--	23	SPARE (OFF)	20	1	--	--	0	0	--	1	SPARE (OFF)	24	--						
--	25	SPARE (OFF)	20	1	--	0	0	--	--	1	SPARE (OFF)	26	--						
--	27	SPARE (OFF)	20	1	--	--	0	0	--	1	SPARE (OFF)	28	--						
--	29	SPARE (OFF)	20	1	--	--	--	0	0	--	1	SPARE (OFF)	30	--					
TOTAL LOAD:					8244 VA 0 VA	5784 VA 0 VA	8244 VA 0 VA												
PANEL CALCULATIONS : CONNECTED LOAD TYPE			DEMAND FACTOR LEGEND																
HEAT 22272 VA			ELEVATOR PER NEC 620.14										PANEL TOTALS						
			HOTEL PER NEC 220.42										TOTAL CONNECTED LOAD 22272 VA						
			KITCHEN PER NEC 220.56										TOTAL DEMAND LOAD 22272 VA						
			RECEPTACLE PER NEC 220.44										TOTAL DEMAND CURRENT 27 A						
			RECEPT(HEALTHCARE) PER NEC 220.42										VOLTAGE 480Y/277V, 3Ø, 4W						
			UNIT PANEL PER NEC 220.84										SPARE LOAD CAPACITY %						
			X-RAY PER NEC 517.73(2)										EV CHARGE 125%						
NOTES & SPECIAL OPTIONS:																			
1. EXISTING PANEL. ITEMS SHOWN DARK AND BOLD ARE NEW TO BE INSTALLED.																			
2. NEW BREAKERS SHALL NOT BE LOWER THAN THE HIGHEST AIC RATING OF ANY BREAKER WITHIN THE EXISTING PANELBOARD.																			

PANELBOARD: 1PG-ES-H2 (EXISTING)							CB OPT : ST - SHUNT TRIP, FR - 100% RATED, L - LOCKABLE AF - ARC FAULT CIRCUIT INTERRUPTER GF - GROUND FAULT CIRCUIT INTERRUPTER EO - ELECTRICALLY OPERATED, SS - SOLID STATE ERMS - ENERGY-REDUCING MAINTENANCE SWITCH EP - EQUIPMENT GROUND FAULT FA - RED LOCK-ON DEVICE FOR NFPA 72 SYSTEM ATS - SPECIFIC BREAKER REQUIRED							A.I.C. RATING: 35kA MOUNTING: SURFACE ENCLOSURE: INDOOR		
VOLTAGE : 480Y/277V, 3Ø, 4W BUS RATING : 100 A MAIN : 100 A MCB BRANCH TYPE : EMERGENCY																
LOAD TYPE	CKT NO	LOAD SERVED	CB P	CB OPT	A (VA)	B (VA)	C (VA)	CB OPT	P	CB	LOAD SERVED	CKT NO	LOAD TYPE			
EXISTING	1	LIGHTING - 1ST FLOOR PG - WEST	20	1	1000	1000			1	20	LIGHTING - 1ST FLOOR PG - RAMP	2	EXISTING			
EXISTING	3	LIGHTING - PG LOBBY	20	1		1000	1000			1	LIGHTING - 2ND FLOOR PG - WEST	4	EXISTING			
EXISTING	5	LIGHTING - 2ND FLOOR PG - EAST	20	1			1000	1000		1	LIGHTING - 3RD FLOOR PG - RAMP	6	EXISTING			
EXISTING	7	LIGHTING - 3RD FLOOR PG - WEST	20	1	1000	1000				1	LIGHTING - 3RD FLOOR PG - EAST	8	EXISTING			
EXISTING	9	LIGHTING - PG POLES - WEST	20	1		1000	1000			1	LIGHTING - PG POLES - EAST	10	EXISTING			
EXISTING	11	LIGHTING - 4RD FLOOR PG - LOBBY	20	1				1000	0	--	1	SPARE (OFF)	12	--		
EXISTING	13		--	1	--	--	--	--	--	1	SPARE (OFF)	14	--			
LIGHTING	17	LIGHTING - PH OHDLINER LIGHTS	20	2	500	0				--	1	SPARE (OFF)	14	--		
LIGHTING	17	LIGHTING - 1ST FLR PG (NOTE 3)	20	1			500	0		--	3	SPARE (OFF)	16	--		
LIGHTING	19	LIGHTING - 2ND FLR PG (NOTE 3)	20	1	940	0		1175	0	--	2	SPARE (OFF)	18	--		
EXISTING	21	LIGHTING - LTG RM 1522/1523/1531	20	1			1000	0		--	2	SPARE (OFF)	22	--		
LIGHTING	23	LIGHTING - 3RD FLR PG (NOTE 3)	20	1				940	0	--	2	SPARE (OFF)	24	--		
LIGHTING	25	LIGHTING - ROOF PG (NOTE 3)	20	1	408	1000				1	LIGHTING - END FLOOR PG - LOBBY	26	EXISTING			
LIGHTING	27	LIGHTING - NEW STAIR/EXIT...	20	1		509	0			--	1	SPARE (OFF)	28	--		
--	29	SPACE	--	1	--	--	--	--	--	1	SPACE	30	--			
TOTAL LOAD:					6848 VA 0 VA	6009 VA 0 VA	5115 VA 0 VA									
PANEL CALCULATIONS : CONNECTED LOAD TYPE			DEMAND FACTOR LEGEND										PANEL TOTALS			
LIGHTING 3972 VA			ELEVATOR PER NEC 620.14			MOTOR 100%			PANEL TOTALS			TOTAL CONNECTED LOAD				
EXISTING 14000 VA			HOTEL PER NEC 220.42			HEAT 100%			TOTAL CONNECTED LOAD			17972 VA				
			KITCHEN PER NEC 220.56			MISC 100%			TOTAL DEMAND LOAD			18965 VA				
			RECEPTACLE PER NEC 220.44			LIGHTING 125%			TOTAL DEMAND CURRENT			23 A				
			RECEPT(HEALTHCARE) PER NEC 220.42			LARGEST MOTOR 125%			VOLTAGE			480Y/277V, 3Ø, 4W				
			UNIT PANEL PER NEC 220.84			NON-COINCIDENT... 100%			SPARE LOAD CAPACITY %							
			X-RAY PER NEC 517.73(2)			EV CHARGE 125%			PANEL AMPS			23 A				
NOTES & SPECIAL OPTIONS:																
1. EXISTING PANEL. ITEMS SHOWN DARK AND BOLD ARE NEW TO BE INSTALLED.																
2. NEW BREAKERS SHALL NOT BE LOWER THAN THE HIGHEST AIC RATING OF ANY BREAKER WITHIN THE EXISTING PANELBOARD.																
3. INTERIOR LIGHTING BRANCH CIRCUIT SHALL BE CONTROLLED BY RELAY POWER PACK, INSTALLED AT PANELBOARD.																

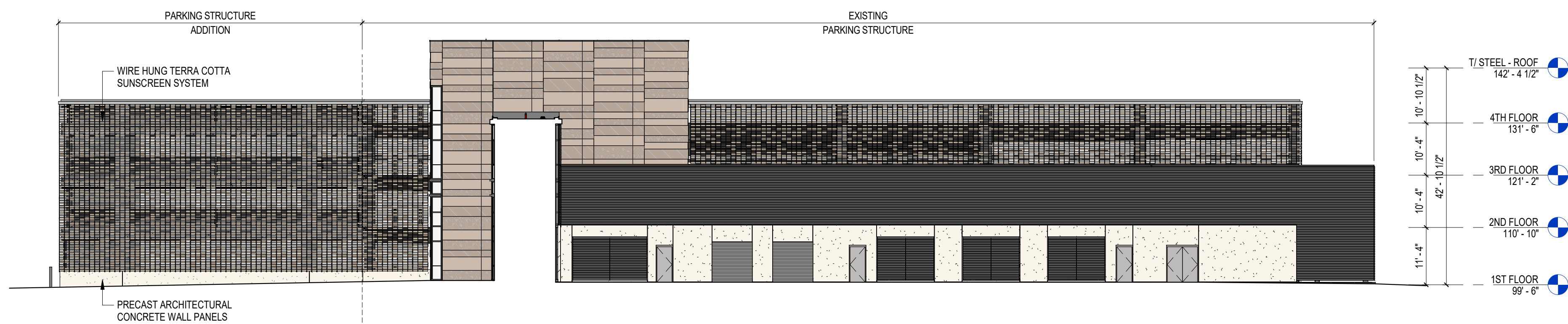
PANELBOARD: 1PG-N-H2										CB OPT : ST - SHUNT TRIP, FR - 100% RATED, L - LOCKABLE AF - ARC FAULT I CIRCUIT INTERRUPTER GF - GROUND FAULT CIRCUIT INTERRUPTER EO - ELECTRICALLY OPERATED, SS - SOLID STATE ERMS - ENERGY-REDUCING MAINTENANCE SWITCH EP - EQUIPMENT GROUND FAULT FA - RED LOCK-ON DEVICE FOR NFPA 72 SYSTEM ATS - SPECIFIC BREAKER REQUIRED										A.I.C. RATING: 35kA MOUNTING: SURFACE ENCLOSURE: INDOOR			
VOLTAGE : 480Y/277V, 3Ø, 4W BUS RATING : 125 A MAIN : 125 A MCB BRANCH TYPE : NORMAL																							
LOAD TYPE	CKT NO	LOAD SERVED	CB P	CB OPT	A (VA)	B (VA)	C (VA)	CB OPT	P	CB	LOAD SERVED	CKT NO	LOAD TYPE										
EXISTING	1	EXISTING LIGHTING	20	1	1000	2500				2	30	MINI POWER ZONE PANEL - SITE	2	EXISTING									
EXISTING	3	EXISTING LIGHTING	20	1		1000	2500			1	20	7.5 KVA 1PH	4										
LIGHTING	5	LIGHTING - NEW STAIR	20	1			471	0	--	1	20	SPARE (OFF)	6	--									
	7		--	--	2105	0							8	--									
EXISTING	9	S GARAGE DOOR	15	3		2105	0			--	3	15	SPARE (OFF)	10	--								
	11		--	--			2105	0					12	--									
EXISTING	13	SNOWMELT	30	2	7500	0				--	2	15	SPARE (OFF)	14	--								
	15		--	--		7500	0			--	2	15	SPARE (OFF)	16	--								
--	17	SPARE (OFF)	15	2	--			0	0		--	3	30	SPARE (OFF)	18	--							
--	19		--	--	0	0					--	3	30	SPARE (OFF)	20	--							
--	21	SPARE (OFF)	20	1	--		0	0			--	1	20	SPARE (OFF)	22	--							
--	23	SPARE (OFF)	20	1	--			0	0		--	1	20	SPARE (OFF)	24	--							
	25		--	--	0	0				--	1	20	SPARE (OFF)	26	--								
--	27	SPARE (OFF)	30	3	--		0	0		--	1	20	SPARE (OFF)	28	--								
	29		--	--			0	0		--	1	20	SPARE (OFF)	30	--								
TOTAL LOAD:					13105 VA 0 VA	13105 VA 0 VA	2576 VA 0 VA																
PANEL CALCULATIONS : CONNECTED LOAD			DEMAND FACTOR LEGEND								PANEL TOTALS												
LOAD TYPE											TOTAL CONNECTED LOAD												
EXISTING	471 VA		ELEVATOR PER NEC 620.14								MOTOR 100%			PANEL TOTALS									
EXISTING	28315 VA		HOTEL PER NEC 220.42								HEAT 100%			28786 VA									
			KITCHEN PER NEC 220.42								MISC 100%			28904 VA									
			RECEPTACLE PER NEC 220.44								LIGHTING 125%			TOTAL DEMAND CURRENT									
			RECEPT(HEALTHCARE) PER NEC 220.42								LARGEST MOTOR 125%			VOLTAGE									
			UNIT PANEL PER NEC 220.84								NON-CONCURRENT - 100%			SPARE LOAD CAPACITY %									
			X-RAY PER NEC 517.73(2)								EV CHARGE 125%			35 A									
NOTES & SPECIAL OPTIONS:																							
1. EXISTING PANEL ITEMS SHOWN DARK AND BOLD ARE NEW TO BE INSTALLED.																							
2. NEW BREAKERS SHALL NOT BE LOWER THAN THE HIGHEST AIC RATING OF ANY BREAKER WITHIN THE EXISTING PANELBOARD.																							



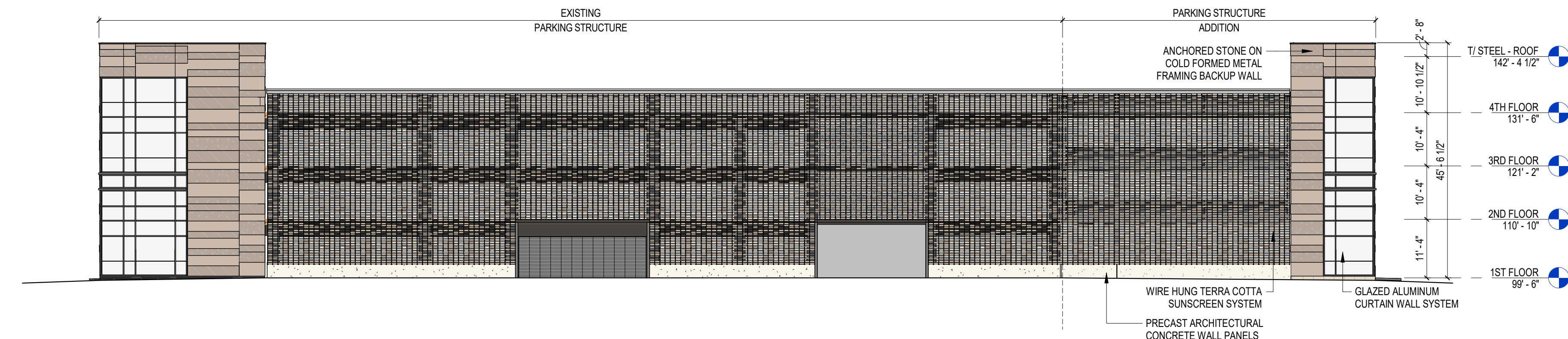
5 ELEVATION KEY
NOT TO SCALE



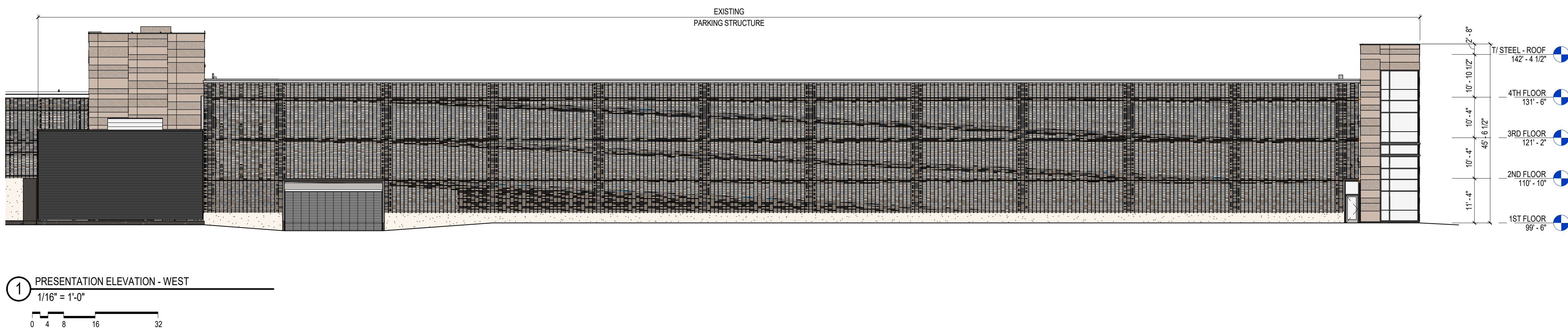
4 PRESENTATION ELEVATION - EAST
1/16" = 1'-0"



2 PRESENTATION ELEVATION - NORTH
1/16" = 1'-0"



3 PRESENTATION ELEVATION - SOUTH
1/16" = 1'-0"



1 PRESENTATION ELEVATION - WEST
1/16" = 1'-0"



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Kahler Slater

**SENTRY INSURANCE
DIVISION ST PARKING STRUCTURE ADDITION**

PERSPECTIVE

ASK-002 | 04/07/2025



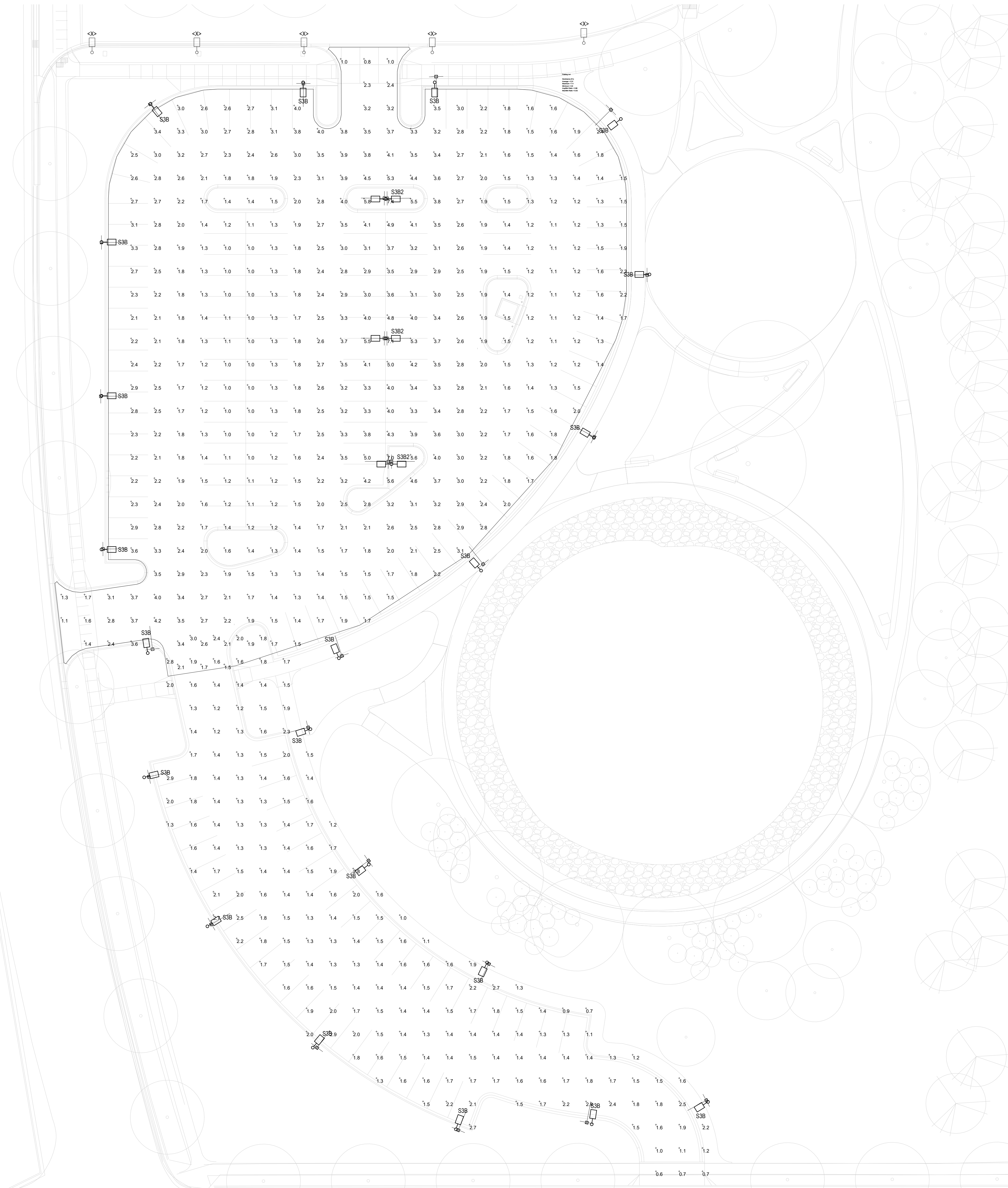
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Kahler Slater

**SENTRY INSURANCE
DIVISION ST PARKING STRUCTURE ADDITION**

PERSPECTIVE

ASK-003 | 04/07/2025



D-Series Size 1
LED Area Luminaire

Specifications

Size: 14.00" x 10.00"

Length: 14.00"

Width: 10.00"

Height: 1.50"

Weight: 25.00 lbs

Introduction

The introduction of the D-Series features a highly refined surface, that blends seamlessly with its environment. The D-Series offers the benefits of the latest LED technology with a high performance, high efficacy, long life luminaire.

The photometric performance results in sites with excellent uniformity, generous pole spacing and lower power density. D-Series luminaire's photometric performance is reducing the number of poles required in site lighting applications with typical energy savings of 20% and expected service life of over 100,000 hours.

design select

Area related to **design select** equals to the Design Selection and Step 15. Step 15 is the minimum design selection. For more information, see the design selection table.

LITHONIA LIGHTING

RSR
ROUND STRAIGHT ALUMINUM

Anchor Base Pole

FEATURES & SPECIFICATIONS

Introduction

The RSR Round Straight Aluminum Pole is a highly refined surface, that blends seamlessly with its environment. The RSR offers the benefits of the latest LED technology with a high performance, high efficacy, long life luminaire.

The photometric performance results in sites with excellent uniformity, generous pole spacing and lower power density. RSR luminaire's photometric performance is reducing the number of poles required in site lighting applications with typical energy savings of 20% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P2 40K 70CR T3M MVOLT SPA NITAZIG PRIN DEXX

Part	Qty	Part Description	Part Description	Part Description	Part Description
DSX1	1	DSX1 LED P2 40K 70CR T3M MVOLT SPA NITAZIG PRIN DEXX	DSX1 LED P2 40K 70CR T3M MVOLT SPA NITAZIG PRIN DEXX	DSX1 LED P2 40K 70CR T3M MVOLT SPA NITAZIG PRIN DEXX	DSX1 LED P2 40K 70CR T3M MVOLT SPA NITAZIG PRIN DEXX

LITHONIA LIGHTING

Ordering Information

EXAMPLE: DSX1 LED P2 40K 70CR T3M MVOLT SPA NITAZIG PRIN DEXX

Part	Qty	Part Description	Part Description	Part Description	Part Description
DSX1	1	DSX1 LED P2 40K 70CR T3M MVOLT SPA NITAZIG PRIN DEXX	DSX1 LED P2 40K 70CR T3M MVOLT SPA NITAZIG PRIN DEXX	DSX1 LED P2 40K 70CR T3M MVOLT SPA NITAZIG PRIN DEXX	DSX1 LED P2 40K 70CR T3M MVOLT SPA NITAZIG PRIN DEXX

RSR Round Straight Aluminum Poles

Part	Qty	Part Description	Part Description	Part Description	Part Description
RSR	1	RSR Round Straight Aluminum Pole	RSR Round Straight Aluminum Pole	RSR Round Straight Aluminum Pole	RSR Round Straight Aluminum Pole

LITHONIA LIGHTING

Ordering Information

EXAMPLE: DSX1 LED P2 40K 70CR T3M MVOLT SPA NITAZIG PRIN DEXX

Part	Qty	Part Description	Part Description	Part Description	Part Description
DSX1	1	DSX1 LED P2 40K 70CR T3M MVOLT SPA NITAZIG PRIN DEXX	DSX1 LED P2 40K 70CR T3M MVOLT SPA NITAZIG PRIN DEXX	DSX1 LED P2 40K 70CR T3M MVOLT SPA NITAZIG PRIN DEXX	DSX1 LED P2 40K 70CR T3M MVOLT SPA NITAZIG PRIN DEXX

RSR Round Straight Aluminum Poles

Part	Qty	Part Description	Part Description	Part Description	Part Description
RSR	1	RSR Round Straight Aluminum Pole	RSR Round Straight Aluminum Pole	RSR Round Straight Aluminum Pole	RSR Round Straight Aluminum Pole

Luminaire Schedule

Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
□	27	DSX1 LED P2 30K 70CR T4M	DSX1 LED P2 30K 70CR T4M	0.900	9507	67.70	1630.33

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Mn
Parking Lot	Illuminance	Fc	2.31	7.4	0.8	2.89
South Parking Lot	Illuminance	Fc	1.61	3.0	0.6	2.68

Revisions

CONSTRUCTION DOCUMENTS

Drawing Date
FEBRUARY 25, 2025

DIVISION ST PARKING
STRUCTURE ADDITION

1501 NORTH POINT DRIVE
STEVENS POINT, WISCONSIN 54481

Project No. SENTRY INSURANCE
224017.00

SITE PLAN - ELECTRICAL
- LIGHTING
CALCULATIONS

Adam Kuhn

From: Greg Schanen
Sent: Monday, February 3, 2025 1:52 PM
To: Adam Kuhn; Ryan Barz; Scott Beduhn
Cc: Eric Southworth; Ximena Christianson; Daniel VonEbers; Happel, Jeremy
Subject: RE: Sentry - Division Street Parking Structure Addition - Preliminary Site Plan

Adam,

The additional driveway's location on Schofield is acceptable and with the proposed driveway on Prentice, it would make sense that this proposed driveway on Schofield would see less use and its impacts on Schofield would be minimal.

Consider this email our approval of a variance request for the additional driveway on Schofield as drawn on the site layout dated November 22, 2024. If you need something more official written up, just let me know.

*Greg Schanen, PE
City Engineer – Stevens Point, WI
715-346-1561*

From: Adam Kuhn <akuhn@stevenspoint.com>
Sent: Monday, February 3, 2025 10:12 AM
To: Ryan Barz <rbarz@rettler.com>; Scott Beduhn <sbeduhn@stevenspoint.com>; Greg Schanen <gschanen@stevenspoint.com>
Cc: Eric Southworth <esouthworth@stevenspoint.com>; Ximena Christianson <XChristianson@stevenspoint.com>; Daniel VonEbers <DVonEbers@rettler.com>; Happel, Jeremy <jhappel@kahlerslater.com>
Subject: RE: Sentry - Division Street Parking Structure Addition - Preliminary Site Plan

Hi Ryan –

Overall, this looks good. A few comments:

1. I will need two or so interior landscaped islands for the curved parking area to the NW of the pond.
2. Some of the parking stalls note a depth of 17 feet. 18 feet would be the minimum, so just make sure that the stalls following a curved parking row meets the 18' minimum requirement.
3. Additional landscaping would be needed for the southernmost parking area. This can be either perimeter landscaping along the SW edge of this parking area for some interior islands scattered throughout.
4. I believe I mentioned this last time, but this would exceed the maximum number of driveways that are permitted in our Zoning Code. We allow for variances to be granted by the City Engineer, so essentially I would need something in writing from @Scott or @Greg saying that they are permitting more driveways for this parcel.

Best,

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

From: Ryan Barz <rbarz@rettler.com>
Sent: Friday, January 31, 2025 11:42 AM
To: Adam Kuhn <akuhn@stevenspoint.com>
Cc: Eric Southworth <esouthworth@stevenspoint.com>; Ximena Christianson <XChristianson@stevenspoint.com>; Scott Beduhn <sbeduhn@stevenspoint.com>; Greg Schanen <gschanen@stevenspoint.com>; Ryan Barz <rbarz@rettler.com>; Daniel VonEbers <DVonEbers@rettler.com>; Happel, Jeremy <jhappel@kahlerslater.com>
Subject: RE: Sentry - Division Street Parking Structure Addition - Preliminary Site Plan

Adam,

The below correspondence was about the proposed parking project at Sentry, Division Street, that included the parking garage addition and surface parking lot improvements. We are finalizing that design, but wanted to update you that Sentry is looking to include an additional smaller parking lot at the corner of Prentice Street and Scholfield Avenue. You will see in the attached preliminary site plan that the design includes a driveway apron on Scholfield Avenue. We have designed the driveway location so it is across the street from the Festival Foods driveway. Please review this preliminary site plan and let us know if you have any questions/concerns.



Ryan Barz, PE, LEED AP
Rettler Corporation | Project Manager
3317 Business Park Drive | Stevens Point, WI 54482
Phone 715.341.2633 | Cell 715.321.3234 | Fax 715.341.0431
rbarz@rettler.com | www.rettler.com



From: Adam Kuhn <akuhn@stevenspoint.com>
Sent: Wednesday, October 9, 2024 8:36 AM
To: Ryan Barz <rbarz@rettler.com>; Scott Beduhn <sbeduhn@stevenspoint.com>; Greg Schanen <gschanen@stevenspoint.com>
Cc: Eric Southworth <esouthworth@stevenspoint.com>; Ximena Christianson <XChristianson@stevenspoint.com>
Subject: RE: Sentry - Division Street Parking Structure Addition - Preliminary Site Plan

Hi Ryan –

Overall, I don't see any red flags. A few general comments:

- A site plan review would be needed, going before our Plan Commission and Council. No public hearings are needed for this, so I'm flexible for when you would like to receive sign-off.
- Be sure to also include an architectural plan for the parking garage addition. I'm assuming that it will be consistent with the existing design, but it would be good to have for the site plan review.
- For the landscaping plan, make sure you have a good deal of perimeter landscaping between Prentice Street North and the new parking lot. We would require that parking lots are screened from public view.
- We would allow a maximum of four driveways off of Prentice Street North, unless otherwise approved by the City Engineer. @Scott/@Greg: Feel free to look at the preliminary plan and let us know if you object to this additional driveway for the new parking lot.

Best,

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

From: Ryan Barz <rbarz@rettler.com>
Sent: Tuesday, October 8, 2024 3:59 PM
To: Adam Kuhn <akuhn@stevenspoint.com>
Cc: Ryan Barz <rbarz@rettler.com>
Subject: Sentry - Division Street Parking Structure Addition - Preliminary Site Plan

Adam,

We are working with Kahler Slater and Sentry on proposed improvements at the Sentry Division Street location. The project will include an addition to the parking garage, modification to the adjacent parking lot, and a new parking lot south of the parking garage. Attached is our preliminary site plan. We do not yet show lighting or landscaping, but wanted your initial input. Please review and comment.

Ryan Barz, PE, LEED AP
Rettler Corporation | Project Manager
3317 Business Park Drive | Stevens Point, WI 54482
Phone 715.341.2633 | Cell 715.321.3234 | Fax 715.341.0431
rbarz@rettler.com | www.rettler.com





MEMORANDUM

To: Plan Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: April 7, 2025

RE: **Update on Zoning Ordinance Rewrite – April 2025**

As we are in the middle of the ramp up period for the Zoning Code rewrite, a number of tasks were completed in March. The following provides a summary of some key actions taken in March.

Summer Intern: Anna Menominee, a senior at the University of Wisconsin – Stevens Point majoring in conservation and community planning, was hired as a planning intern this summer. Anna was a planning intern with the City last summer, and worked with me on a number of projects. I have full confidence that she is ready to hit the ground running on assisting with the Zoning Code rewrite. Some tasks that will be assigned to her this summer will be creating targeted surveys to be distributed to the public later this year, research and development of draft ordinance sections, market public informational meetings, coordinate stakeholder meetings, and various field work.

Project Website: A project website has been created for the Zoning Code rewrite, which will house important information on public engagement events, proposed ordinance sections, and opportunities for the public to engage directly with me. The project website is <https://stevenspoint.com/1463/Zoning-Code-Rewrite>.

Public Informational Meetings: Thirteen public informational meetings will occur by region from May-October of this year. Please see the following map for how each region is broken down. A couple of meetings still need to be scheduled, but the following provides meeting dates and locations that have been finalized:

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.

2025 Public Informational Meeting Schedule		
Region	Date	Location
Northside	May 20 th , 5:30pm	Pfiffner Building 425 Franklin Street
Business and Industrial Park	June 4 th , 4:00pm	Stevens Point Transportation 2700 Week Street
Stanley Street	June 10 th , 6:00pm	St. Paul's UMC 600 Wilshire Boulevard
McDill Pond	June 23 rd , 5:00pm	The Commons Atrium 2801 Hoover Road
Westside	July 8 th , 5:30pm	Mid-State Technical College 1001 Centerpoint Drive
Highway 10	July 24 th , 5:30pm	Beloved Community Church 900 Brilowski Road
Jefferson & Dixon Street	August 19 th , 5:00pm	Seramur Park 1401 East Avenue
Ice Cream District	October 9 th , 5:30pm	Mid-State Technical College 1001 Centerpoint Drive
Downtown	TBD	
Campus	TBD	
District 11	TBD	
District 1/Division Street	TBD	
Church & Patch Street	TBD	

Review Standards: As a reminder for May Plan Commission, we will be discussing the review standards that governs requests before the Plan Commission (e.g., conditional use permits, rezoning, Comprehensive Plan amendments, etc.). If you have not already reviewed the below review standards, please do so to be prepared for a discussion next month. When doing so, please consider the following:

1. Based on past requests, are their plan and design considerations that are not captured in review standards for a particular request? For example, I have been working on adding a new review standard for conditional use permit requests that pertain only to properties within the City's Groundwater Protection Zones. This task has stemmed from outside requests to add more 'meat' when reviewing the effects that development projects have on the potential for groundwater contamination. In conversations with outside stakeholders, the perception was that the City's fourteen review standards for conditional use permit requests does not adequately address wellhead considerations.
2. Are there items that the Plan Commission is presently obligated to base their decision on, where you feel it is not a necessary factor to consider?

If you have any questions, please do not hesitate to contact me.

Review Standards for Requests Brought Before the Plan Commission

Conditional Use Permits:

1. That the establishment, maintenance, or operation of the use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;
2. That the use will not be injurious to the use and for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood;
3. That 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;
4. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district, as to result in a substantial or undue adverse effect on the neighborhood;
5. That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided;
6. That adequate measures have been, or will be, taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
7. That the proposed use is not contrary to the objectives of any duly adopted land use plan for the City of Stevens Point, any of its components, and/or its environs.
8. That 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.
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 services systems of the community.
10. Principal: Applications for exclusive multifamily residential uses: The view from the street should maintain a residential character. The view should be dominated by the building and not by garages, parking, mechanical equipment, garbage containers, or other storage.
 - Parking should not be located in the front yard.
 - Parking should be visually screened from street view and from neighboring properties.
 - Building should face their main facade toward the street.
 - In cases where the main facade of the building cannot face the street, the portion of the building facing the street shall be developed in such a manner that the street-facade is developed using architectural elements like roof lines, windows, and architectural detailing to make the street facade look harmonious in scale, massing, proportion, and building form

with other residential structures. (Blank walls facing the street and windows of less than 36 inches vertical are not normally acceptable.)

- Building facades facing the street shall include detailing using different ridge lines, gables, roof construction, and other architectural techniques to make the façade compatible with the neighboring structures, if any, and to make the project have intrinsic architectural interest and value. Plain facades are not normally acceptable.
- A minimum of 25% of the façade shall be covered with masonry or decorative block. Exterior insulation and finish systems (EIFS) may be considered to satisfy this requirement if part of an overall architectural design scheme.

11. Principal: Access to the site shall be safe.

- All developments shall front on a public right-of-way unless recommended by the Public Works Director.
- The driveway to the site shall be located so as not to be a danger to the street flow of traffic.
- The driveway shall not be too close to neighboring intersections.
- Alignment of the driveway shall be coordinated with adjacent access points to avoid conflict or confusion.
- Only one driveway shall be allowed per site unless recommended by the Public Works Director. Two family units may be allowed more than one driveway if those driveways are separated by not less than 10 feet. Maximum driveway openings shall be 20 feet (each).
- The organization of traffic flow on-site and between the site and the street shall be organized in a clear hierarchy of flow patterns. Internal and external areas where traffic flow changes directions or creates intersections shall be organized at clear intersections and those intersections are spaced far enough apart so as to not cause confusion or problems and to provide for adequate spacing for waiting vehicles.
- Intersections are visible and not visually screened.
- Adequate drainage and snow storage is provided.
- Minimum size requirements are maintained for safe vehicle circulation.
- Parking areas shall be safe. They shall be adequately lit, sized to meet minimum standards, graded so as to not be too steep, and paved with concrete, brick, or bituminous surfacing. The light source shall not be visible from adjacent properties. Lighting shall be developed in such a way to minimize light straying onto adjacent properties.
- Driveways shall be located to minimize the impact to adjacent properties.

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

- The Public Works Director, Police Chief, and Fire Chief shall determine whether there is adequate sanitary sewer, potable 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.

13. *Principal: The privacy of the neighboring development and the proposed development shall be maintained as much as practical. Guidelines:*
- *Mechanical equipment including refuse storage shall be screened from neighboring properties.*
 - *Lighting shall be located to minimize intrusion onto the neighboring properties.*
 - *Sources of noise shall be located in a manner that minimizes impact to neighboring properties.*
 - *New multifamily sites which abut single or single-and-two family zoned lands shall increase that side yard and/or rear yard setback requirement(s) that abuts the single or single-and-two-family zoned area by 50% but need not exceed the maximum rear-yard setback requirements of the district.*
14. *Principal. Applications for exclusive multifamily 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.*
- *All site plans shall at a minimum meet the guidelines contained in the parking setback landscaping standards.*
 - *In addition, at least one tree per dwelling unit shall be planted outside the parking screening area (minimum size of the tree at planting shall be 1.5 inch caliper)*
 - *In addition, at least one plant for each 30 inches of building facing the street shall be planted. The size of the plants shall be a minimum of 18 inches at the time of planting. The planting may be relocated to other portions of the site.*
 - *Adjustments to the above requirements may be made to (1) recognize existing landscape elements preserved on site, or (2) if in the opinion of the City Forester, more effective landscaping can be achieved on the site with regards to proper spacing, maturity, or species design.*

Comprehensive Plan Amendment:

1. *Internal Consistency. Amendments shall be made so as to preserve the internal consistency of the entire Comprehensive Plan.*
2. *Granting Special Privileges or Placing Limitations Not Permitted. No amendment to change the Future Land Use Map shall contain special privileges or rights or any conditions, limitations, or requirements not applicable to all other lands in the district.*
3. *The amendment shall not create an adverse impact on adjacent land/land uses.*
4. *The amendment shall not create an adverse impact on public facilities and services.*

Rezoning:

1. *Minimum performance standards are met with the proposed district.*
2. *The change in zoning is consistent with the City's Comprehensive Plan.*
3. *The change in zoning will not create adjacent incompatible uses.*

Site Plan Review:

Please note that there are no specific review standards outlined in the City's Zoning Ordinance. For past site plan reviews, I typically include the prevailing site development considerations (e.g., landscaping, lighting, stormwater management, etc.). If you would like specific review standards, please be prepared to discuss.

Creation of Planned Development Districts:

1. *The proposed PD is consistent with the pertinent elements of the City of Stevens Point Comprehensive Plan and any other adopted plans;*
2. *The proposed PD is consistent with the standards and uses of the context area within which it is located;*
3. *The proposed PD meets the requirements of this zoning ordinance;*
4. *The proposed PD will reinforce the existing or planned character of the neighborhood;*
5. *The site is appropriate for the development allowed in the proposed PD;*
6. *The PD demonstrates a higher quality of site design that is more sensitive to the existing context, both built and natural, than is possible under other available zoning districts.*
7. *Public facilities and services including but not limited to schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities are adequate for the development allowed in the proposed PD; and*
8. *The PD will not substantially or permanently injure the appropriate use of adjacent conforming properties.*

Site Plan Review – “B-TID5” Overlay District:

1. *Buildings are aligned and close to the street. Buildings form the space of the street.*
2. *Buildings oversee the street with active fronts as opposed to blank fronts. The first floor and upper floors should include windows as well as entrances. Wider entrances, door framing, canopies, and other techniques should be used to identify the entrance.*
3. *Property lines are physically defined by buildings or street walls.*
4. *Building facades facing the street shall exhibit a high level of architectural design. In no case shall the front facade of the building consist of a blank wall or a series of garage doors. Windows should play a prominent role in the facade design. All building materials to be used shall express their specific properties. For example, heavier more permanent materials (masonry) support lighter materials (wood).*
5. *Two or more story buildings are preferred over one story buildings.*
6. *Landscaping shall be of high quality and installed at a rate that is appropriate that enhances the proposed site and surrounding properties.*
7. *Vehicle storage, garbage, and mechanical equipment are kept away from the street and screened from public view.*
8. *Parking (not including on-street parking) should be away from the street and screened from public view.*

9. *The building design is coordinated with the street space. The city may require the improvement of the streetscape adjacent to the property including installation of trees, paving, sidewalk, lighting, street furniture, etc. Street trees are limited to a list approved by the City Forester.*
10. *Safety: Buildings should be close to the street but should acknowledge their neighboring building setbacks. Safety of entrances as well as vision around corners should be addressed in the review process.*

Annexation:

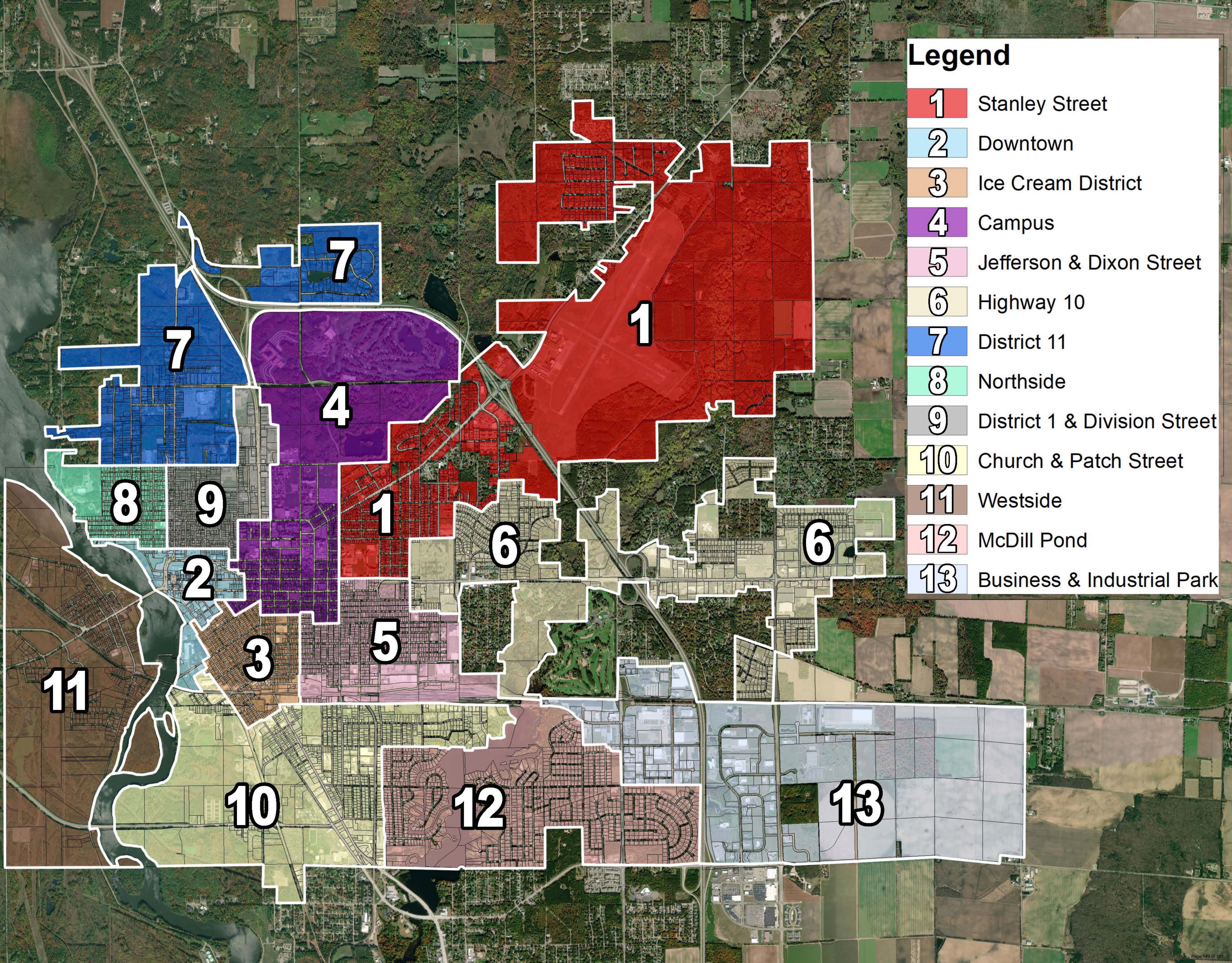
1. *Consistency with the City's Comprehensive Plan.*
2. *The subject property meets minimum performance standards for the anticipated permanent zoning designation.*

Fence Variance:

- *Review shall include site characteristics including ingress/egress, parking lot design and configuration, building location, property use, and other factors that the Plan Commission and Common Council deem necessary.*

Driveway & Sign Variance:

1. *A literal application of the Ordinance would result in a demonstrated practical difficulty or unnecessary hardship to the property.*
2. *The granting of the requested exception would not be materially detrimental to the property owners in the vicinity.*
3. *Hardship caused to the property owner under a literal interpretation of the Ordinance is due to conditions unique to that property and does not apply generally to the city.*
4. *The granting of the exceptions would not be contrary to the general objectives of this Ordinance.*



Legend

1	Stanley Street
2	Downtown
3	Ice Cream District
4	Campus
5	Jefferson & Dixon Street
6	Highway 10
7	District 11
8	Northside
9	District 1 & Division Street
10	Church & Patch Street
11	Westside
12	McDill Pond
13	Business & Industrial Park

Community Development Report, January 2025

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees
Single Family	N/A	N/A	N/A	N/A
Two-Family	N/A	N/A	N/A	N/A
Multi-Family	1	The Oaks on Maria (ELE) 1808 Maria Dr	\$697,723.00	\$2,628.49
Commercial/Industrial	1	UW Credit Union (BLD/ZN) 5605 Highway 10 E	\$6,200,000.00	\$696.50

Additions or Alterations	# of Permits	Declared Valuation	Fees
Residential	56	\$449,937.34	\$3,861.64
Commercial	21	\$349,192.00	\$2,776.97

Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
79	\$7,696,852.34	\$9,963.60	79	\$7,696,852.34	\$9,963.60

2024	105	\$7,632,094.13	\$50,615.99
2023	87	\$2,531,467.76	\$14,071.83
2022	101	\$932,141.33	\$7,134.76

* 4-story, 67-unit apartment

Violation Report

Abandoned Vehicle on Property	
Bulk Waste at Curb Early	8
Commercial Building Violation	
Construction Work Without Permits	
Debris on Property	3
Exterior Violations on House	2
Illegal Pets or Livestock	
Infestation	
Interior Housing Violations	2
Native Lawn Plan	++
Potholes	+
Property Encumbrance	1
Public Works Violation	+
Snow & Ice Removal - Sidewalk	64
Tall Grass or Noxious Weeds	
Trash Containers Improperly Stored	2
Vacant Building/Home	
Vehicle Parked on Grass	
Vision Obstruction in Roadway or Intersection	
Zoning Violations	
Total Violations / Total Service Fees Billed	82 \$4,200
Voluntary Compliance Rate for Tagged/Verbal	5/7 71%

+ Referred to another department

++ Perpetual

Community Development Report, February 2025

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees
Single Family	1	1430 Torun Rd, #299	\$105,000.00	\$843.00
Two-Family	N/A	N/A	N/A	N/A
Multi-Family	1	The Oaks on Maria (HVAC) 1808 Maria Dr	\$730,000.00	\$2,628.49
Commercial/Industrial	1	ENT Stevens Point (HVAC) 5509 Vern Holmes Dr	\$354,962.00	\$723.19
	3	UW Credit Union (ELE/PLB/HVAC) 5605 Highway 10 E	\$659,589.00	\$1,010.45

Additions or Alterations	# of Permits	Declared Valuation	Fees
Residential	47	\$361,217.81	\$3,285.05
Commercial	22	\$859,978.10	\$5,001.92

Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
75	\$3,070,746.91	\$13,492.10	154	\$10,767,599.25	\$23,455.70

2024	183	\$10,723,442.93	\$62,087.51
2023	165	\$4,561,358.66	\$29,278.20
2022	208	\$9,105,961.64	\$25,572.45

* 4-story, 67-unit apartment

Violation Report

Abandoned Vehicle on Property	
Bulk Waste at Curb Early	4
Commercial Building Violation	3
Construction Work Without Permits	
Debris on Property	2
Exterior Violations on House	
Illegal Pets or Livestock	
Infestation	
Interior Housing Violations	3
Native Lawn Plan	++
Potholes	+
Property Encumbrance	
Public Works Violation	1 +
Snow & Ice Removal - Sidewalk	147
Tall Grass or Noxious Weeds	
Trash Containers Improperly Stored	1
Vacant Building/Home	
Vehicle Parked on Grass	
Vision Obstruction in Roadway or Intersection	3
Zoning Violations	
Total Violations / Total Service Fees Billed	164 \$6,650
Voluntary Compliance Rate for Tagged/Verbal	4/5 80%

+ Referred to another department
++ Perpetual