

AGENDA
CITY PLAN COMMISSION

Monday, August 1, 2011 – 6:00 PM
Lincoln Center – 1519 Water Street, Stevens Point, WI 54481

(A Quorum of the City Council May Attend This Meeting)

1. Approval of the report of the July 5, 2011 Plan Commission meeting.
2. Discussion and possible action on a request from Pisarski/Dzikowski Funeral Home Inc., for a variance to the landscaping standards for a parking lot located at **703 Second Street, 719 Second Street, and on the property that fronts on Washington Avenue. Parcel IDs 2408-29-3033-12, 2408-29-3033-06, and 2408-29-3033-08.**
3. Discussion and possible action on a request from NewPage, for a conditional use permit for the purposes of constructing a courtyard dock addition to their building located at **707 Arlington Place. Parcel ID 2408-32-3002-55.**
4. Other Business.
5. Adjourn.

REPORT OF CITY PLAN COMMISSION

Tuesday, July 5, 2011 – 6:00 PM

PRESENT: Chairperson Mayor Halverson, Ald. Jerry Moore, Tony Patton, Anna Haines, Shari Laskowski, Jack Curtis, and Maurice Rice.

ALSO PRESENT: Community Dev. Dir. Michael Ostrowski, Ald. Trzebiatowski, Ald. Suomi, Ald. M. Stroik, Hank Gempeler, Barb Jacob, Jay Wolf, Jason Glisczynski, Cathy Dugan, and Chris Northwood.

INDEX:

1. Approval of the report of the June 6, 2011 Plan Commission meeting.
2. Discussion and possible action on certified survey maps for Consolidated Water Power Company and NewPage Wisconsin System Inc.
3. Discussion and possible action on a request from Jennifer Nagorski, for a conditional use permit for the purposes of operating a large group day care at **3808 Robert Street. Parcel ID 2408-27-3013-18.**
4. Discussion and possible action on a request from Save-A-Lot, for a conditional use permit for the purposes constructing a covered loading dock with a reduced street yard setback at **3264 Church Street. Parcel ID 2308-04-3008-06.**
5. Discussion and possible action on a request from Jay Wolf, to rezone the property located at **1600 Michigan Avenue** from "R-2" Single Family Residence District to "R-3" Single and Two Family Residence District. **Parcel ID 2408-33-2020-01.**
6. Discussion and possible action on a request from Jay Wolf, for a conditional use permit for the purposes of constructing an attached garage using the "R-TND" Traditional Neighborhood Development Overlay District minimum setback requirements at **1600 Michigan Avenue. Parcel ID 2408-33-2020-01.**
7. Discussion and possible action on a request from Jason Glisczynski of Player's Lounge, for a conditional use permit to operate a tavern with (1) hours of operation to be 11:00 AM to 2:30 AM seven days per week; (2) a temporary premise extension for the sports area for six events to be held on July 23, 2011, September 10, 2011, October 1, 2011, October 15, 2011, October 22, 2011, and November 11, 2011; and (3) a temporary premise extension for the outdoor area for an event on August 20, 2011 at **2124 Rice Street and the adjacent western lot. Parcel IDs 2308-04-2006-03 & 2308-04-2006-04.**
8. Discussion and possible action on updating and/or rewriting of the City of Stevens Point Zoning Ordinance, and the possibility of forming a Zoning Ordinance Update Committee.
9. Adjourn.

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1. Approval of the report of the June 6, 2011 Plan Commission meeting.

Commissioner Rice requested an amendment to the report. He indicated that he was not present for agenda item number 11, so the vote should have been 5-0.

Motion by Ald. Moore to approve the report with the amendment of the vote for agenda item 11 to show motion carried 5-0; seconded by Commissioner Patton. Motion carried 7-0.

2. Discussion and possible action on certified survey maps for Consolidated Water Power Company and NewPage Wisconsin System Inc.

Hank Gempeler from Foley and Lardner, representing Consolidated Water Power Company and NewPage Wisconsin System Inc., provided background on the item, saying that the current owner of these properties is looking at selling off certain assets and the potential owners will want title to the assets and land. He said that these assets being sold are not only in Stevens Point, but also in Whiting, Wisconsin Rapids, Biron, and Linwood. He indicated that the assets would be sold to Great Lakes Utilities (GLU).

Commissioner Rice ask for further explanation of who were the Great Lakes Utilities. Mr. Gempeler said they are a cooperative utility with several local governmental units in this area that have been operating electrical facilities for quite some time.

Commissioner Rice asked what the purpose was for outlot #3. Mr. Gempeler stated the purpose was to give access to the river if NewPage would ever need it. There will also be separate access agreements that will need to be put into place to give access to these sites.

Commissioner Rice showed concern for the setbacks and if there would be a need to amend the ordinance. Director Ostrowski stated that this was a very unique request and that since these are outlots, and will not be built on, the Plan Commission has been the body who has historically approved CSMs that may not meet all aspects of the ordinance.

Ald. Trzebiatowski had a concern with outlot #4 and the large storm drain. He was wondering why the CSM did not show the storm drain. Mayor Halverson stated that the storm drain is 30-50 feet south of outlot #4. Mr. Gempeler stated that if there was a need for an easement for the city, there would be one worked out at that time.

Director Ostrowski stated that the CSM would have an amendment relating to the name, as the official name should be NewPage Wisconsin Systems Inc.

Motion by Commissioner Haines to approve the certified survey maps for Consolidated Water Power Company and NewPage Wisconsin System Inc.; seconded by Commissioner Patton. Motion carried 7-0.

3. Discussion and possible action on a request from Jennifer Nagorski, for a conditional use permit for the purposes of operating a large group day care at **3808 Robert Street. Parcel ID 2408-27-3013-18.**

Director Ostrowski stated that the applicant has withdrawn this request.

4. Discussion and possible action on a request from Save-A-Lot, for a conditional use permit for the purposes constructing a covered loading dock with a reduced street yard setback at **3264 Church Street. Parcel ID 2308-04-3008-06.**

Director Ostrowski reminded the commission of an amendment to the Zoning Ordinance from a previous meeting that would allow for internal lots that front on two streets to have a reduced setback of one of the streets but not less than 10 feet. Any request would need to go through the

conditional use process. Save-A-Lot is requesting to build a 14'x14' covered loading dock on the rear portion of the building.

After review of the request, staff feels that the request meets the standards of review with the following conditions:

- The rear portion of the building shall be screened with landscaping, using the landscape standards outlined in section 23.01(14)(f) of the City's Zoning Ordinance, with appropriate adjustments to be made by staff. The landscaping shall not cause any vision obstructions, and it shall be maintained in perpetuity. The landscaping shall be located within the area between the back of the curb and existing asphalt drive area.
- The drive area around the loading dock shall not be less than 10 feet.
- The exterior materials shall be of masonry type materials, and not metal panels. The brick or block should match the existing materials style and color.
- All containers for the complex shall be appropriately screened from view with trash enclosures to be approved by staff.
- No materials or equipment, such as pallets, trash, boxes, etc. shall be stored in the open behind the building. These items should be properly screened from view.
- The landscaping shall be maintained in perpetuity.

Commissioner Patton asked what kind of landscaping would be available to put there due to the plowing of snow that may damage the landscaping. Director Ostrowski stated that appropriate landscaping could be installed with the protection of a fence or berm.

Commissioner Rice asked for clarification on what the rear portion was of the building. Director Ostrowski stated the entire portion along Water Street.

Commissioner Patton pointed out the requirement indicated in that staff report that all dumpsters would need to be screened.

Reid Rocheleau, 408 Cedar Street, Whiting WI - Was pleased that the Plan Commission is considering the screening for the area. Mr. Rocheleau is hoping that there will be a very detailed plan for landscaping, and that the commission takes into consideration that the area may be considered the backside of the building, but it is also the front side of Water Street. In regards to the dumpsters, the smell issue that can arise from food disposed in the dumpsters, and the issue of drainage for the dock area should be addressed.

Motion by Commissioner Rice to approve the request with the following conditions:

- **The rear portion of the building shall be screened with landscaping, using the landscape standards outlined in section 23.01(14)(f) of the City's Zoning Ordinance, with appropriate adjustments to be made by staff. The landscaping shall not cause any vision obstructions, and it shall be maintained in perpetuity. The landscaping shall be located within the area between the back of the curb and existing asphalt drive area.**
- **The drive area around the loading dock shall not be less than 10 feet.**
- **The exterior materials shall be of masonry type materials, and not metal panels. The brick or block should match the existing materials style and color.**

- **All containers for the complex shall be appropriately screened from view with trash enclosures to be approved by staff.**
- **No materials or equipment, such as pallets, trash, boxes, etc. shall be stored in the open behind the building. These items should be properly screened from view.**
- **The landscaping shall be maintained in perpetuity;**

seconded by Commissioner Laskowski.

Commissioner Patton asked how long it would take to put a landscaping plan together. Chris Northwood stated it is just a matter of finding a landscaper, and then there was a 60 day timeframe to complete the project.

Commissioner Patton stated that he thought the staff could handle the approval of the landscaping plans. Mayor Halverson agreed.

Motion carried 7-0.

5. Discussion and possible action on a request from Jay Wolf, to rezone the property located at **1600 Michigan Avenue** from "R-2" Single Family Residence District to "R-3" Single and Two Family Residence District. **Parcel ID 2408-33-2020-01.**

Director Ostrowski presented the staff report and stated that the majority of the surrounding properties in the area are zoned "R-2" Single Family Residence District. He indicated that Michigan Avenue was the main dividing point between the zoning classifications of R-2 and R-3. Director Ostrowski said that given the area is predominantly single family and that the lot only meets the required lot size with the modification for existing lots, staff would recommend to deny this request.

Commissioner Laskowski asked that if we deny the rezoning, would that put an end to the apartment above the garage. Director Ostrowski indicated that he could not have another dwelling unit above the garage, but the denial of the rezoning does not necessarily mean he could not construct the garage.

Commissioner Rice asked if we had heard anything from any of the neighbors. Director Ostrowski stated he has not received any.

Jay Wolf, 1600 Michigan Avenue - Stated that he has signatures from the neighbors stating they have no opposition to what he is requesting. Mr. Wolf stated that the rezoning is a way for him to make money to pay for the home, and would increase the taxes on the home, which would mean more revenue for the City. The attached garage and apartment will not change the look of the area, and if parking is a concern, the garage will have parking for four vehicles and still have two parking spaces outside.

Commissioner Haines asked how the garage would have parking for four cars. Mr. Wolf stated that the garage would be two stalls wide and two stalls deep. He is not planning to park six cars in his garage and driveway, but there would be room enough for them. The apartment would have two bedrooms, two bathrooms, and full living quarters.

Commissioner Haines asked if we have any zoning requirements or definitions for accessory dwelling unit. Director Ostrowski stated if the garage is attached to the main dwelling, then it is considered part of the main dwelling and would fall under those regulations. We do not have any size requirements for an attached garage, it just needs to meet the minimum setbacks.

Commissioner Rice asked Mr. Wolf for his reasons for a four car garage, and if he plans on residing at this location. Mr. Wolf stated his plan is to build a garage, regardless if he gets approval for the rezoning. He would like to have enough room to store stuff and work on vehicles. Yes, he does reside there.

Mayor Halverson stated that we do have a similar example of a large garage on the north side, and as long as it meets the setback and zoning requirements, it can be built.

Commissioner Rice asked why would we want to vary from the 7 ½ foot requirement if we have concerns about the size. Director Ostrowski stated that staff is recommending that there is only a maximum of a 24 foot wide garage, which is standard for a two stall garage and that would put him at a six foot setback from the side yard. There are no requirements for the depth of the garage; we don't have control over that unless we deny the request.

Mr. Wolf stated that at no point will a passerby be able to know the size of the garage. You will see the face of it, then from Michigan Avenue it will be blocked by the residence. On Algoma, it is blocked by the neighbor's residence.

Mayor Halverson stated that we need to consider that if a property fronting on Michigan Avenue is something that may warrant a rezoning, or do we want to maintain and insulate the remainder of the neighborhood.

Mr. Wolf explained that the access to his home is on Algoma Street so it won't slow traffic on Michigan Avenue.

Barb Jacob, 1616 Depot Street - Stated that you can put on an extension over the garage, and add on for a loft and not call it an apartment. She said Mr. Wolf is not trying to change the lot, but just trying to put an apartment over the garage and change the zoning. Mayor Halverson stated he is requesting a zoning to allow an apartment from a previous zoning that does not allow it.

Barb Jacob, 1616 Depot Street - Stated that Mr. Wolf is just trying to generate income by adding the apartment and is in support of his project.

Ald. Roger Trzebiatowski - Stated that of the houses along Michigan Avenue, there is a duplex south of Jefferson and duplex type homes on the east side of Michigan Avenue. There have been no complaints from the neighbors, and he has stopped by to look at the project and does see progress and is in favor of it.

Commissioner Haines asked that if we approve the rezoning, does the applicant have to come back for approval for the second dwelling. Director Ostrowski stated that as a two-family unit it would be a permitted use in the R-3 zoning district and therefore would not need separate approval.

Commissioner Rice believed that a more thought out way as far as where we are going with Michigan Avenue is needed. He was under the understanding that the west side of Michigan Avenue did not have any duplexes, and that would affect his vote. Director Ostrowski clarified that the current duplex could be there, but would have been grandfathered. Director Ostrowski indicated that this area consists mainly of single family, and is zoned such from Ellis Street, south to Wayne Street.

Commissioner Patton stated that this is a very unique corner and larger lot, and the duplex would not be noticed.

Motion by Patton to approve the rezoning of the property located at 1600 Michigan Avenue from “R-2 “ Single Family Residence District to “R-3” Single and Two Family Residence District; seconded by Ald. Moore. Motion carried 6-2, with Rice and Halverson voting in the negative.

6. Discussion and possible action on a request from Jay Wolf, for a conditional use permit for the purposes of constructing an attached garage using the “R-TND” Traditional Neighborhood Development Overlay District minimum setback requirements at **1600 Michigan Avenue. Parcel ID 2408-33-2020-01.**

Director Ostrowski stated that in the R-TND zoning district you are allowed to, with a conditional use, reduce the side yard setback to no less than four feet. Mr. Wolf is requesting the 4 foot setback. Staff feels that it would meet those standards, but with conditions as follows:

- Allow for a maximum of a 24 foot wide garage to be constructed (setback from the side yard would be 6 feet).
- Existing home must be sided prior to the issuance of a building permit for the addition.
- Gutters should be installed on the west side of the addition and the stormwater should be diverted away from the adjacent property.
- The siding on the garage should match the siding on the home.
- All work must be completed no later than one year after final approval.

Motion by Patton to approve the conditional use permit for the purposes of constructing an attached garage using the “R-TND” Traditional Neighborhood Development Overlay District minimum set back requirements at 1600 Michigan Avenue with the following conditions:

- **Allow for a maximum of a 24 foot wide garage to be constructed (setback from the side yard would be 6 feet).**
- **Existing home must be sided prior to the issuance of a building permit for the addition.**
- **Gutters should be installed on the west side of the addition and the stormwater should be diverted away from the adjacent property.**
- **The siding on the garage should match the siding on the home.**
- **All work must be completed no later than one year after final approval;**

seconded by Rice.

Reid Rocheleau, 408 Cedar Street, Whiting, WI - Believes the R-TND is done for challenged properties and persons with challenged lots. This issue is self imposed and appears to be spot zoning, which may set a precedent for others. He wishes the commission would take a better look at this request due to lot coverage and water runoff issues.

Cathy Dugan, 615 Sommers Street - Does not agree with the garage. She feels there needs to be a consideration of the larger view for rewriting the zoning code. The house is only half complete and Ms. Dugan referred back to June Plan Commission meeting where there would be no consideration for these requests until the siding was complete. Ms. Dugan stopped in at the property to the west side of 1600 Michigan Avenue that would be directly affected by the large garage, and she was unable to speak with any adults. Ms. Dugan stated that in her observation, the building will affect the light, air flow, and view of the adjacent property. There currently is screening with trees, and she requests that the building does not take out those trees. She believes the lot coverage should be addressed, and that there will be a negative effect of the comfort of the neighbor. She also believes that the R-TND was created for new construction.

Mr. Wolf stated he did not get signatures from the neighbors to the west, due to the fact that their schedules did not work out. He did speak in person with them, and they are ok with the building as long as there is no water draining onto their property. Mr. Wolf has gutters in his plans to direct the water to a more appropriate draining area, and there is still more than enough yard space.

Commissioner Haines wanted it to be clarified that if he builds a garage, would he be able to build one without the conditional use permit. Director Ostrowski stated that he can build a garage, but if he wants to attach it to the home, he has to be 7 ½ feet away from the property line. If he builds a detached garage, it could be built up to three feet from the property line, but could only be 900 square feet. With lot coverage, he is about 25% coverage, which is not that excessive for the area.

Commissioner Rice stated that we should allow Mr. Wolf to build since there isn't anything we can do about it, but then, there should be a comprehensive plan for Michigan Avenue. Mayor Halverson stated that yes we can deny it if there are findings where health, safety, morals, or impacts to adjacent properties are negative enough for us to warrant a denial.

Commissioner Rice does not think that there are any of those cases available, and no neighbors are here to voice an objection of the building of the garage.

Commission Haines asked for clarification of setbacks based on the zoning. Director Ostrowski indicated that the side yard setback of 7 ½ feet is the same in both the R-2 and R-3 zoning district.

Motion carried 6-2, with Commissioner Haines and Mayor Halverson voting in the negative.

7. Discussion and possible action on a request from Jason Glisczynski of Player's Lounge, for a conditional use permit to operate a tavern with (1) hours of operation to be 11:00 AM to 2:30 AM seven days per week; (2) a temporary premise extension for the sports area for six events to be held on July 23, 2011, September 10, 2011, October 1, 2011, October 15, 2011, October 22, 2011, and November 11, 2011; and (3) a temporary premise extension for the outdoor area for an event on August 20, 2011 at **2124 Rice Street and the adjacent western lot. Parcel IDs 2308-04-2006-03 & 2308-04-2006-04.**

Director Ostrowski stated that the following conditions in the 6/21/10 resolution have not been met:

- Screening in the form of berms shall be installed on the Rice St. and Cleveland Ave. sides of the lot – berms to be at least 5 ft. in height and must be finished with grass or landscaping.

The landscaping plan that was approved showed the berm at +/- 2 feet, not the 5 feet indicated in the original conditional use permit. The Plan Commission should make a determination if they feel the existing berm and landscaping is adequate on the site.

- Close the south driveway closest to the building and curb it off at the owners expense.

The driveway has been closed, but curb has not been installed. The owner shall be required to install curb at this location or the Plan Commission shall make a determination whether this meets their requirement. If curb shall be installed, it should be done prior to any of the request taking place.

In regards to noise complaints on the property, there have not been any reported noise concerns since October 1, 2010. Director Ostrowski would recommend approval of the requests with the following conditions:

- The Public Protection Committee must review and approve these requests.
- Curb is installed at the ingress/egress section on Rice Street before any of the requests can proceed, unless the commission feels the current situation is adequate.
- Event on August 20, 2011 to be subject to the following conditions:
 - Mr. Glisczynski must provide to the City a written, binding agreement between Player's Lounge and the property owner of the adjacent lot where the event is going to be held prior to the event. This agreement must be approved by the City Attorney.
 - Event is concluded by 10:00 PM.
 - Premise area shall be at least 25 feet from property lines.
 - Any garbage or trash shall be removed from the property within 24 hours following the event.
 - Snow fencing must be removed within 48 hours following the event.
 - Event must be monitored by staff.
 - All alcohol must be consumed within fenced area.
- The conditional use permit shall expire June 30, 2012.
- Previous conditions still remain.

If approved, the following hours of operation would now apply:

- Live band concerts held on the premises shall be limited to an 11 PM ending of the music performance.
- DJ or band activity shall cease at 10 PM on Sunday through Thursday, and 11 PM on Friday and Saturday nights.
- The tavern/lounge shall have hours of operation from 11:00 AM to 2:00 AM on Monday – Friday and 11:00 AM to 2:30 AM on Saturday – Sunday (or legally allowed hours).

Commissioner Rice asked why an agreement is needed for him to use the adjacent parcel. Director Ostrowski stated that it is a liability issue. We don't have the authority to grant someone permission to use another's property. It is a state law.

Jason Glisczynski, 1920 Adams Street, Plover, WI - Explained that staff had told him to get an agreement between himself and the adjacent landowner, but stated that the staff did not give an explanation as to why. In addition, he has had trouble getting in touch with the owner, as they live in California. Mr. Glisczynski stated that he would like the council to place the condition on him that he must have the agreement prior to the event, and not to have it denied just because he does not currently have a signed agreement. As to the curb condition, it is a financial issue. In addition, he has called the Engineering Department and they have not gotten back to him. In addition, there is a storm drain at this location and it will be an added expense if it has to be altered.

Commissioner Haines asked why you couldn't take out the concrete and re-grass the area. Mayor Halverson stated that the curb helps maintain the side of road area.

Commissioner Moore expressed the need to have this agreement be specific. Director Ostrowski stated that it will also have to be approved by the City Attorney.

Leroy Cordy, 2157 Rice Street - Stated that when they were first approached by Mr. Glisczynski the picture was positive. Neighbors were originally told that the south side building doors were not going to be used, and that has not been the case. There has been a trailer parked in the lot for months with lumber on it. Mr. Cordy also stated that noise is an issue, and in the last two years there have been complaints and an altercation with a neighbor and an employee. The neighborhood has seen an increase in vandalism and graffiti. He also asked the Plan Commission to take a closer look at the request and what if it was in your neighborhood.

Mr. Glisczynski stated that the temporary snow fence will be on two sides for the Bocce Ball tournament and they plan to serve concessions during daytime hours.

Commissioner Laskowski asked when was the last noise complaint. Director Ostrowski stated October 1, 2010.

Director Ostrowski stated that the condition of 25 feet from the lot line as a buffer could be removed since Mr. Glisczynski stated that he would be using the boundaries of the BMI fence and the cemetery fence.

Commissioner Rice wanted the events to conclude at dark, and in August, dark would be more appropriately defined at 9:00 PM not 10:00 PM.

Mayor Halverson stated that this was the first authorized new tavern in a new location, and is close to residences. The concern is that neighbors are not happy with the progression or the ancillary affects on the neighborhood.

Commissioner Patton said he was under the understanding that the whole business was to be volleyball court with beer available, now it is trying to be a bar with events.

Motion by Commissioner Patton to deny the conditional use permit; seconded by Mayor Halverson.

Director Ostrowski asked if it was the intent to deny all the requests. It was determined that this was the intent.

Commissioner Rice is concerned about having the outdoor event on another person's property and the event having detrimental impacts on the adjacent properties.

Commissioner Haines stated she is in support of the outdoor event, but not for the extension of hours.

Commissioner Curtis is uncomfortable when talking about the noise levels without a decibel reading. Some people are more sensitive to music than others, if you have a decibel reading there is a more concrete complaint.

Motion carried 5-2, with Commissioner Curtis and Commissioner Haines voting in the negative.

8. Discussion and possible action on updating and/or rewriting of the City of Stevens Point Zoning Ordinance, and the possibility of forming a Zoning Ordinance Update Committee.

Director Ostrowski said it is becoming apparent that the City of Stevens Point needs to take an in-depth look at its zoning ordinance and determine how it would like to proceed in updating and/or rewriting it to make it more efficient and effective for the planning of our community. In fact, this was one of the key recommendations in the City's Comprehensive Plan that was done in 2006.

Director Ostrowski feels that it would be wise to form a Zoning Ordinance Update Committee of no more than 5-7 members. These members would be charged with reviewing the current zoning ordinance and comparing it to the goals and objectives that were outlined in our comprehensive plan and with the more proven modern zoning techniques. Through this process, the committee will be able to recommend the appropriate action to take in the revision of our zoning ordinance. Director Ostrowski feels that it would be appropriate to have one member from the Plan Commission and one member from the Common Council on this committee.

Commissioner Moore agreed and was in support of the formation of a committee to review and update the City of Stevens Point Zoning Ordinance.

Motion by Mayor Halverson to approve the creation of a committee to review and update the City of Stevens Point Zoning Ordinance, with individuals to be appointed by the Mayor and confirmed by the Common Council; seconded by Patton. Motion carried 7-0

9. Adjourn.

Motion to adjourn. Meeting adjourned at 7:35 PM.

Administrative Staff Report

Pisarski/Dzikoski Funeral Home

Parking Lot Reconstruction Review

703 & 719 Second St. and Washington Ave.

August 1, 2011



Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none">Frank Pisarski <p>Staff:</p> <ul style="list-style-type: none">Michael Ostrowski, Director Community Development Ph: (715) 346-1567 Fax: (715) 346-1498 mostrowski@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none">2408-29-3033-122408-29-3033-062408-29-3033-08 <p>Zone(s):</p> <ul style="list-style-type: none">"B-1" Neighborhood Business District (2408-29-3033-12 & 2408-29-3033-06)"R-4" Multiple Family I Residence District (2408-29-3033-08) <p>Master Plan:</p> <ul style="list-style-type: none">Commercial/Office/Multi-family <p>Council District:</p> <ul style="list-style-type: none">District 1 – Beveridge <p>Lot Information:</p> <p>2408-29-3033-12</p> <ul style="list-style-type: none">Effective Frontage: 132 feetEffective Depth: 200 feetSquare Footage: 26,400Acreage: 0.606 <p>2408-29-3033-06</p> <ul style="list-style-type: none">Effective Frontage: 50 feet	<p>Request</p> <p>Discussion and possible action on a request from Pisarski/Dzikowski Funeral Home Inc., for a variance to the landscaping standards for a parking lot located at 703 Second Street, 719 Second Street, and on the property that fronts on Washington Avenue. Parcel IDs 2408-29-3033-12, 2408-29-3033-06, and 2408-29-3033-08.</p> <p>Attachment(s)</p> <ul style="list-style-type: none">Parcel Data SheetsProject DescriptionImagesSite Layout <p>Findings of Fact</p> <ul style="list-style-type: none">The parking lot was recently reconstructed over 50%.The current use of a funeral home does not meet the minimum number of required stalls.The property owner at 727 Second Street does not have any objections, and believes no additional screening is necessary along their property line. <p>Staff Recommendation</p> <p>Allow for a variation from the landscape and screening standards, but require landscape islands at the areas indicated below:</p>
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- Effective Depth: 50 feet
- Square Footage: 5,000
- Acreage: 0.115

2408-29-3033-08

- Effective Frontage: 50 feet
- Effective Depth: 50 feet
- Square Footage: 5,000
- Acreage: 0.115

Current Use:

- Funeral home with parking lot

Applicable Regulations:

- 23.01(14)



The landscape islands shall include plant material (shrubs/hedges): minimum 18 inches in height when measured immediately after planting. Three (3) foot maximum height where abutting public right-of-way. Individual plants shall be spaced so as to provide continuous screening within a two-year period. The landscaping shall be maintained in perpetuity.

The landscape islands shall be raised and curb shall be installed to protect the landscaping from damage. In addition, the landscape islands shall have a drain opening in them to allow the stormwater sheeting off of the parking lot to drain into these areas, or an equivalent alternative shall be provided. This is intended to help prevent icing on the sidewalks.

The landscape islands shall be sized appropriately to cover the entire section between the property line and the first parking stall, excluding the room to exit/enter the vehicle. Please see an example on the following page.



Vicinity Map



Background

Pisarski/Dzikowski Funeral Home recently reconstructed their parking lot at the above described properties. As indicated in their letter, they were not aware that landscaping standards would apply if 50% of the parking lot is reconstructed. As provided in the Zoning Ordinance, if an owner has problems with complying with the standards they can request a variation from the standards from the Plan Commission:

Reconstruction of an existing lot. Reconstruction is defined as removing over fifty (50) percent of the existing surface and reconstructing that surface. In the event that a property owner has problems complying with landscape standards associated with reconstructing a parking lot including the loss of a significant number of parking spaces, the Plan Commission shall consider and grant variations to these requirements based upon a mutually acceptable plan. Such variations may be granted without Common Council approval. Variations denied by the Plan Commission may be appealed to the Common Council.

The landscape standards are as follows:

a) *Landscaping and Screening Provisions for Parking Lots.*

1) *General Provisions*

- a) *In order to improve the appearance of required setback and yard areas associated with the provision of off-street parking areas, including the off-street parking area itself, the following minimum standards shall apply to the construction of all new parking areas containing five (5) or more spaces and to the expansion of any existing parking areas where the expansion brings the total number of spaces in excess of four (4), as well as the reconstruction of existing parking lots.*
- b) *A permit shall be required prior to the construction or reconstruction of any parking lot.*
- c) *Any parking lot containing five (5) or more spaces shall be approved by the Inspection Dept. and/or City Plan Commission.*
- d) *Requests denied by the City Plan Commission may be appealed to the Common Council.*

1) *Common Requirements*

Any parking lot containing ten (10) or more contiguous spaces shall be hard-surfaced with bituminous or Portland cement concrete. On the site of a building or open lot use providing an off-street parking area of five (5) or more contiguous spaces, there shall be provided landscaping between such area and the street right-of-way and/or property line as follows:

- e) *Parking Lot Setback. In all zoning districts, parking lots shall be setback from the property line as required by the attached charts. Said strip shall be planted with trees and groundcover as described below:*

PARKING LOT SETBACK – STREET RIGHT OF WAY SETBACK

USE	ACROSS FROM ZONING DISTRICT											
	R1	R2	R3	R4	R5	B1	B2	B3	B4	B5	M1	M2
Cons & RLD	SF	SF	2F	MF	OFF	COMMERCIAL			CBD	Comm	HY10	IND
Cons & RLD	30	30	30	30	30	30	30	30	30	30	30	30
R-1 & R-2	25	25	25	25	25	25	25	25	25	25	25	25
R-3	25	25	25	25	25	25	25	25	25	25	25	25
R-4	25	25	25	25	25	15	15	15	15	15	10	10
R-5	15	15	15	15	15	15	15	15	15	15	10	10

<i>B-1</i>	5	5	5	5	5	5	5	5	5	5	5	5
<i>B-2</i>	3	3	3	3	3	3	3	3	3	3	3	3
<i>B-3</i>	3	3	3	3	3	3	3	3	3	3	3	3
<i>U1&B4</i>	5	5	5	5	5	5	5	5	5	5	5	5
<i>B-5</i>	30	30	30	30	30	30	30	30	30	30	30	30
<i>M-1</i>	5	5	5	5	5	5	5	5	5	5	5	5
<i>M-2</i>	5	5	5	5	5	5	5	5	5	5	5	5

SIDE AND REAR YARD PARKING LOT SETBACK

USE

ACROSS FROM ZONING DISTRICT

<i>Cons</i>	<i>R1</i>	<i>R2</i>	<i>R3</i>	<i>R4</i>	<i>R5</i>	<i>B1</i>	<i>B2</i>	<i>B3</i>	<i>B4</i>	<i>B5</i>	<i>M1</i>	<i>M2</i>
<i>& RLD</i>	<i>SF</i>	<i>SF</i>	<i>2F</i>	<i>MF</i>	<i>OFF</i>	<i>COMMERCIAL</i>			<i>CBD</i>	<i>Comm</i>	<i>HY10</i>	<i>IND</i>
<i>Cons & R-1 & R-2</i>	10	10	10	10	10	10	10	10	10	10	10	10
<i>R-3</i>	10	10	10	10	10	10	10	10	10	10	10	10
<i>R-4</i>	10	10	10	10	10	10	10	10	10	10	10	10
<i>R-5</i>	10	10	10	10	10	10	10	10	10	10	10	10
<i>B-1</i>	5	5	5	5	5	5	5	5	5	5	5	5
<i>B-2</i>	3	3	3	3	3	3	3	3	3	3	3	3
<i>B-3</i>	3	3	3	3	3	3	3	3	3	3	3	3
<i>U1&B4</i>	5	5	5	5	5	5	5	5	5	5	5	5
<i>B-5</i>	10	10	10	10	10	10	10	10	10	10	10	10
<i>M-1</i>	5	5	5	5	5	5	5	5	5	5	5	5
<i>M-2</i>	5	5	5	5	5	5	5	5	5	5	5	5

1) *Tree specifications*

a) *Quantity*

parking areas being screened from a public right-of-way, residentially property or parking areas within a residentially developed area: 1 tree per 50 lineal feet - for parking areas being screened from commercial or industrial zoned district: 1 tree per 75 lineal feet.

Note: Necessary access ways and drives from public right-of-way all such landscaping (shall be permitted to service the parking areas and such access ways) may be subtracted from the linear dimension used to determine the number of trees required.

b) *Size*

Evergreens: minimum 3 feet in height when measured immediately after planting.

Deciduous: minimum 1 3/4-2 inch caliper at planting (to be measured 6" above ground line)

2) *The remainder of the parking setback area shall be landscaped with a minimum of grass, ground cover or other landscape treatment, excluding pavement.*

f) *Continuous Screening. Any off-street parking spaces or parking lot abutting the public street right-of-way or property zoned R-1, R-2, R-3, and R-4 or used for residential purposes shall provide continuous screening as provided below. CLEAR VIEW requirements shall be maintained as described in Sec. 2.c.) a. and b.*

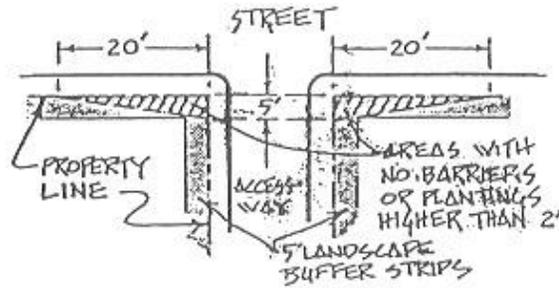
1) *Continuous Screening Specifications. Screening shall consist of natural plant material and/or decorative wall or durable landscape barrier.*

a) *Plant material (shrubs/hedges): minimum 18 inches in height when measured immediately after planting. Three (3) foot maximum height where abutting public right-of-way. Individual plants shall be spaced so as to provide continuous screening within a two-year period.*

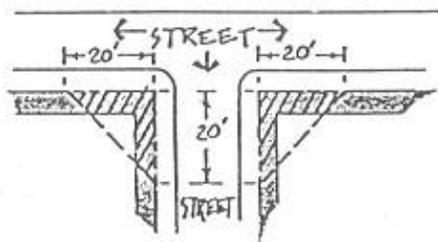
b) *Wall or Barrier: minimum three (3) feet in height except as described in Sec. 2, a.4; Three (3) feet maximum height where abutting public right-of-way.*

c) *Clearview Requirements. Sight Distance for Landscaping Adjacent to Public Rights-of-Way and Points of Access. When an accessway intersects a public right-of-way or when the subject property abuts the intersection of two or more public rights-of-way, all landscaping within the triangular area described below shall provide unobstructed cross-visibility, with no plantings or visual barrier higher than two feet.*

The triangular areas are as described below:



The areas of property on both sides of an accessway formed by the intersection of each side of the accessway and the public right-of-way line, consisting of twenty (20) feet along the public right-of-way and five (5) feet perpendicular to the line, and the third side being a line connecting the ends of the two other sides.



The area of property located at a corner formed by the intersection of two or more public rights-of-way with two sides of the triangular area being twenty (20) feet in length along the abutting public right-of-way lines, measured from their point of intersection, and the third side being a line connecting the ends of the other two lines

- d) Variations in the required 3 foot landscape buffer area may be approved by the City Plan Commission (without Common Council approval) if it can be shown that the three (3) foot buffer area cannot be provided in entirety without seriously affecting the site development potential and/or layout of the site in question. Variations denied by Plan Commission may be appealed to the Common Council. In all cases, if a variation to the three (3) foot dimensional criteria is granted, the planting/screening requirements of this ordinance shall be complied with.

2) Landscaping Required for the Interior of Parking Areas

All off-street parking areas containing fifty thousand (50,000) square feet or more shall provide landscaping in accordance with the following requirements:

- g) All previous landscaping requirements apply to this section.
- h) Not less than two percent of the parking lot area, excluding the perimeter landscaping shall be landscaped with interior plantings dispersed throughout the lot and shall consist mainly of overstory/understory trees.
- i) Each separate landscaped planter island shall contain a minimum of two hundred (200) square feet of area, with one minimum dimension being ten (10) feet.
- j) The application of these design principles is left up to the discretion of the architect. However,

preliminary consultation with the City Planning Department is recommended prior to submittal of the plans for Plan Commission approval.

k) Interior planting islands may be waived in lieu of alternative landscaping. Alternative landscaping may consist of additional perimeter planting area, building foundation planting or a combination of both. The amount of alternative landscaping must at least equal the amount of interior planting area waived.

3) Landscaping Required When Expanding or Reconstructing Existing Parking Lots.

Landscaping requirements in this Ordinance apply to all parking areas of 5 or more contiguous spaces and must be met prior to the expansion or reconstruction of any existing parking lot affected by this Ordinance. This shall include:

l) Any new addition to an existing parking lot. (Only the newly developed area must comply with the requirements of this ordinance).

m) Reconstruction of an existing lot. Reconstruction is defined as removing over fifty (50) percent of the existing surface and reconstructing that surface. In the event that a property owner has problems complying with landscape standards associated with reconstructing a parking lot including the loss of a significant number of parking spaces, the Plan Commission shall consider and grant variations to these requirements based upon a mutually acceptable plan. Such variations may be granted without Common Council approval. Variations denied by the Plan Commission may be appealed to the Common Council.

1) Existing lot less than 75 parking spaces: Landscaping shall be added which will not result in the loss of parking spaces and shall not decrease the parking dimensions of the reconstructed lot to less than the parking dimensions contained in this ordinance plus one additional foot added to each dimension contained in this ordinance.

2) Existing lot equal to or greater than 75 spaces: The Plan Commission shall determine if the number of spaces in the existing lot exceed that required by the parking requirements of this ordinance. In the event the parking exceeds the required spaces, the Plan Commission may require compliance with the landscaping setbacks contained in this ordinance even though those requirements may result in the loss of parking spaces. In the event the available parking does not exceed the parking requirements of this ordinance, landscaping shall be added which not result in the loss of parking spaces and shall not decrease the parking dimensions of the reconstructed lot to less than the parking dimensions contained in this ordinance plus one additional foot added to each dimension contained in this ordinance.

4) Protection of Landscape Strips and Plantings from Vehicular Encroachment. One of the following methods must be provided to eliminate vehicular encroachment in an area where parking spaces abut a landscaped area of the site:

n) Wheel stops of masonry, steel, or heavy timber construction shall be provided at a distance of two (2) feet from the edge of the planting area. The parking space shall not extend into the required parking area setback unless approved.

o) Curb. If curb is used, a minimum five (5) foot landscape strip shall be required. It is intended that two (2) feet of said strip may be utilized for vehicle overhang and may be credited to stall depth.

1) In order to accommodate potential vehicle overhang plant material which is planted within two feet from the curbed edge of the lot should maintain a height no greater than 6" at

maturity.

- 5) *Maintenance. The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all screening material which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. If the screening material is affected by deterioration, vandalism, etc., it is the owners responsibility to replace the original design, unless a variation has been approved by the Planning staff.*

Standards of Review

1) The parking lot meets the minimum required amount of spaces for the use intended.

Analysis: The Zoning Ordinance requires 1 space per 4 seats or 1 space per 60 s.f. (whichever is greater) for a funeral home type use.

Findings: The current lot has 62 stalls and would be required to have 71 stalls under the one space per 4 seats requirement.

2) Alternatives for additional landscaping shall be maximized.

Analysis: Alternative areas for landscaping exist.

Findings: There are very limited internal areas within the parking lot to install landscaping without a reduction in the number of parking spaces. However, there are about four to five areas where the parking stalls abut the front property line where landscaping could be installed. Four of these areas are on Second Street and one is on Fourth Avenue. Landscaping buffers could be installed at these locations to help soften the view of the parking lot from the street. This was done on the Washington Avenue side.





3) The parking lot shall be appropriately screened from residential uses and the public right-of-way.

Analysis: Most of the parking lot is screened from view with neighbor's fencing and/or landscaping.

Findings: The main portions of the parking lot are screened from view with fencing and landscaping on the neighbor's properties. The neighbor at 727 Second Street has provided an email saying that no additional screening is warranted along his property line. The only other neighbor that may be affected, is the property located on Fourth Avenue. This neighbor does not have any screening, and the vehicles park immediately adjacent to the property line. If warranted, an opaque fence could possibly be installed along the property line to screen the parking lot. Please see below for location:



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2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997
PARCEL / OWNER DATA														
NAME AND ADDRESS			PARCEL #			LAND USE			ALDERMANIC DISTRICT					
Pisarski Holdings LLC 703 Second St Stevens Point, WI 54481			240829303312			Funeral Home w/ Apt								
			PROPERTY ADDRESS			NEIGHBORHOOD								
			703 Second St			Cntrl Bus & 2nd St area(Comm)								
			SUBDIVISION			ZONING								
						B1-NBHD BUSINESS								
OWNERSHIP HISTORY*														
OWNER		SALE DATE	AMOUNT	CONVEYANCE			VOLUME	PAGE	SALE TYPE					
Pisarski Holdings LLC		5/4/2007	\$400,000	Trustees Deed w/addl prcls			703128		Land & Buildings					
Pisarski Family Trust		4/24/2007	\$400,000	Trustees Deed w/addl prcls			702587		Land & Buildings					
Frank R Pisarski Sr		4/20/2007	\$0	Term. Dec. Prop. Int.			702489		Land & Buildings					
SITE DATA			PERMIT HISTORY*											
ACTUAL FRONTAGE	132.0	DATE	NUMBER	AMOUNT	PURPOSE			NOTE						
EFFECTIVE FRONTAGE	132.0	5/18/2009	36240	\$17,944	002 Air Conditioning & Furnace			replace						
EFFECTIVE DEPTH	200.0	5/24/2004	32371	\$6,000	090 Roof/Strip & re-roof			replace roof						
SQUARE FOOTAGE	26,400.0	7/18/1995	25162	\$85,000	003 Addition			33.5 x 32						
ACREAGE	0.606													
2011 ASSESSED VALUE														
CLASS	LAND	IMPROVEMENTS	TOTAL			RATIO	EST. FAIR MARKET VALUE							
B-Commercial	\$93,900	\$291,400	\$385,300			92.00%	\$418,800							
TOTAL	\$93,900	\$291,400	\$385,300				\$418,800							
LEGAL DESCRIPTION														
LOTS 5 6 & 7 8 BLK 12 BROWN & WALTON ADD BNG PRT SW SW S29 T24 R8 444/652 553375 702489 702587 703128														



PROPERTY IMAGE	PROPERTY SKETCH
 <p style="text-align: center; color: blue; font-weight: bold;">1 2 3 4 5 6 7</p>	

BUILDING SUPERSTRUCTURE DATA

BLDG	SEC	OCCUPANCY	YEAR	AREA	FRAMING	HGT
1	1	Funeral Home (D avg)	1905	1,702	Wood Frame - Avg	11
1	2	Funeral Home (D avg)	1976	1,008	Wood Frame - Avg	11
1	3	Funeral Home (D avg)	1986	1,600	Wood Frame - Avg	11
1	4	Funeral Home (D avg)	1995	1,056	Wood Frame - Avg	11
1	5	Apts (D avg)	1905	1,702	Wood Frame - Avg	11
TOTAL AREA				7,068		

BASEMENT DATA				COMPONENTS			
BLDG	SEC	ADJUSTMENT DESCRIPTION	AREA	BLDG	SEC	COMPONENT DESCRIPTION	AREA
1	1	Apartments - Unfinished Bsmnt	1,310				
1	1	Funeral Home - Finished Bsmnt	1,400				

SITE IMPROVEMENTS			STRUCTURE DATA	
SITE IMPROVEMENT	UNITS			
			AGE	106
			YEAR BUILT	1905
			EFF. YEAR	1969
			ONE BEDROOM	n/a
			TWO BEDROOM	n/a
			THREE BEDROOM	1
			TOTAL UNITS	1
			STORIES	2.00
			BUSINESS NAME	Funeral Home

Disclaimer: Information shown here is considered accurate but not guaranteed.
 * Additional data may be available by contacting the assessors office.

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2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	
PARCEL / OWNER DATA															
NAME AND ADDRESS					PARCEL #			LAND USE			ALDERMANIC DISTRICT				
Dzikoski-Pisarski Funeral Home Inc 703 Second St Stevens Point, WI 54481					240829303306			Parking Lot (Paved)							
					PROPERTY ADDRESS						NEIGHBORHOOD				
					719 Second St						Cntrl Bus & 2nd St area(Comm)				
					SUBDIVISION						ZONING				
											B1-NBHD BUSINESS				
SITE DATA					PERMIT HISTORY*										
ACTUAL FRONTAGE		50.0			DATE		NUMBER		AMOUNT		PURPOSE		NOTE		
EFFECTIVE FRONTAGE		50.0													
EFFECTIVE DEPTH		100.0													
SQUARE FOOTAGE		5,000.0													
ACREAGE		0.115													
2011 ASSESSED VALUE															
CLASS		LAND		IMPROVEMENTS		TOTAL			RATIO		EST. FAIR MARKET VALUE				
B-Commercial		\$20,000		\$0		\$20,000			92.00%		\$21,700				
TOTAL		\$20,000		\$0		\$20,000					\$21,700				
LEGAL DESCRIPTION															
N 50' OF LOTS 3 & 4 BLK 12 BROWN & WALTON ADD BNG PRT SW SW S29 T24 R8 472/177															



PROPERTY IMAGE		PROPERTY SKETCH	
			
1			

BASEMENT DATA				COMPONENTS			
BLDG	SEC	ADJUSTMENT DESCRIPTION	AREA	BLDG	SEC	COMPONENT DESCRIPTION	AREA

SITE IMPROVEMENTS				STRUCTURE DATA			
SITE IMPROVEMENT			UNITS	NO STRUCTURE DATA AVAILABLE			

Disclaimer: Information shown here is considered accurate but not guaranteed.
 * Additional data may be available by contacting the assessors office.

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2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997
PARCEL / OWNER DATA														
NAME AND ADDRESS				PARCEL #			LAND USE				ALDERMANIC DISTRICT			
Pisarski Holdings LLC 703 Second St Stevens Point, WI 54481				240829303308			Parking Lot (Paved)							
				PROPERTY ADDRESS				NEIGHBORHOOD						
				Washington Ave				Cntrl Bus & 2nd St area(Comm)						
				SUBDIVISION				ZONING						
								B1-NBHD BUSINESS						
OWNERSHIP HISTORY*														
OWNER		SALE DATE		AMOUNT		CONVEYANCE			VOLUME		PAGE		SALE TYPE	
Pisarski Holdings LLC		5/4/2007		\$400,000		Trustees Deed w/addl prcls			703128				Land	
Pisarski Family Trust		4/24/2007		\$400,000		Trustees Deed w/addl prcls			702587				Land	
Frank R Pisarski Sr		4/20/2007		\$0		Term. Dec. Prop. Int.			702489				Land	
SITE DATA				PERMIT HISTORY*										
ACTUAL FRONTAGE		50.0		DATE		NUMBER		AMOUNT		PURPOSE		NOTE		
EFFECTIVE FRONTAGE		50.0												
EFFECTIVE DEPTH		132.0												
SQUARE FOOTAGE		6,600.0												
ACREAGE		0.152												
2011 ASSESSED VALUE														
CLASS		LAND		IMPROVEMENTS		TOTAL			RATIO		EST. FAIR MARKET VALUE			
B-Commercial		\$18,500		\$0		\$18,500			92.00%		\$20,100			
TOTAL		\$18,500		\$0		\$18,500					\$20,100			
LEGAL DESCRIPTION														
LOT 2 CSM #4532-16-27 BNG LOT 2 BLK 12 BROWN & WALTON ADD BNG PRT SW SW S29 T24 R8 526/883 553375 702489 702587 703128														

PROPERTY IMAGE				PROPERTY SKETCH			
NO IMAGE ON FILE							
BASEMENT DATA				COMPONENTS			
BLDG	SEC	ADJUSTMENT DESCRIPTION	AREA	BLDG	SEC	COMPONENT DESCRIPTION	AREA
SITE IMPROVEMENTS				STRUCTURE DATA			
SITE IMPROVEMENT			UNITS	NO STRUCTURE DATA AVAILABLE			
<p>Disclaimer: Information shown here is considered accurate but not guaranteed. * Additional data may be available by contacting the assessors office.</p>							
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Pisarski/Dzikoski Funeral Home Inc.
703 Second St. Stevens Point, WI 54481
(715)-344-4595

RE: Funeral Home Parking lot

Mike,

We would like to apply for a variance in order to not have any additional landscaping or screening to our parking lot. Unfortunately we were under the assumption that the paving company would know any City ordinances or requests that needed to be done before we started. Since then all the work has been completed. Some of the concerns we would have with any new screening would be the loss of any parking stalls. We currently have 62 stalls and under the 4 seats per stall would like to have 71. We would also be very concerned about any obstruction for anyone pulling into or out of the very busy streets that surround our funeral home. We deal with many elderly people and we feel they need as much vision as possible coming out of our driveways on to the busy streets of Fourth Ave. and Second Street.. We would not want our snow plowing company spending any additional time trying to clear the lot during the early morning hours having to go around additional objects. This would keep them clearing the shortest amount of time for the neighbors sleep and any traffic that the plow vehicles encounter as they enter the road ways. We also would like to keep plowing the city streets on Second St. and Fourth Ave. and having that snow removed at our expense. This clears up the corner for all traffic and parking on the street.

Part of our improvement to the parking lot is also for all the other businesses that use our lot keeping the streets more open including St. Peter Parish, the CO-OP and the Point After. I have also included photos of the parking lot if any other discussion is needed. There is also an e mail from one of our neighbors stating his opinion. Please contact me if there is anything else you might need.

I don't know if I will receive a letter as to time, date and place of the meeting but if not you can please e mail that info at pdfh703@charter.net

Thank you,
Frank Pisarski Jr.

Pisarski

From:
Sent: Sunday, July 10, 2011 1:40 PM
To: mostrowski@stevenspoint.com
Cc: pdfh703@charter.net
Subject: Pisarski Funeral Home Parking Lot

Michael - It's my understanding that the funeral home parking lot will be an agenda item at the August 1 Plan Commission meeting. Since my property is the most effected, I plan to attend and testify. Therefore, I'd appreciate it if you would provide a copy (either by "e" or "snail" mail) of what will be presented to the commissioners prior to that date. Regarding the requirements contained in the City Ordinance pertaining to screening parking lots from adjacent residential properties, please consider the following:

1. Along my North property line (abutting the former 717 2nd Street) I have a 42" high chainlink fence which is supplemented with 6' high arborvitae in the back yard, a 22 foot garage, and low shrubs (privet & weigela) which don't obscure the "vision triangle" onto Second Street.
2. Along my East Property line (abutting the former 908 Washington Avenue) I have a 6' high vinyl privacy fence which is 64 feet long, and then a decorative picket fence and flowers/shrubs which don't obscure the vision triangle onto Washington Avenue.

I intend to maintain the above features and, therefore, no additional screening along my property line is warranted.

Bob Woehr
727 Second Street, Stevens Point, WI 54481
Tel: (715)341-3454



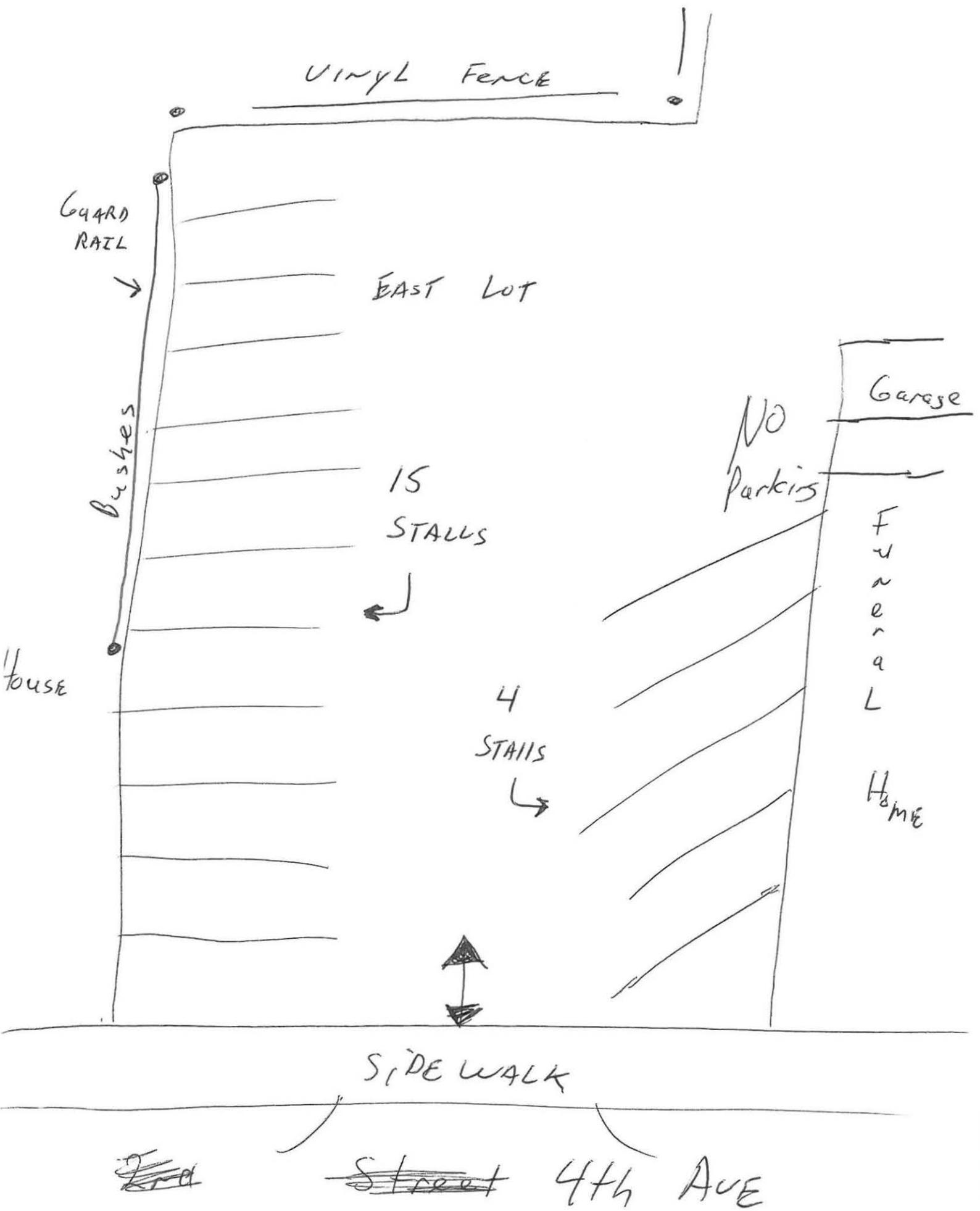






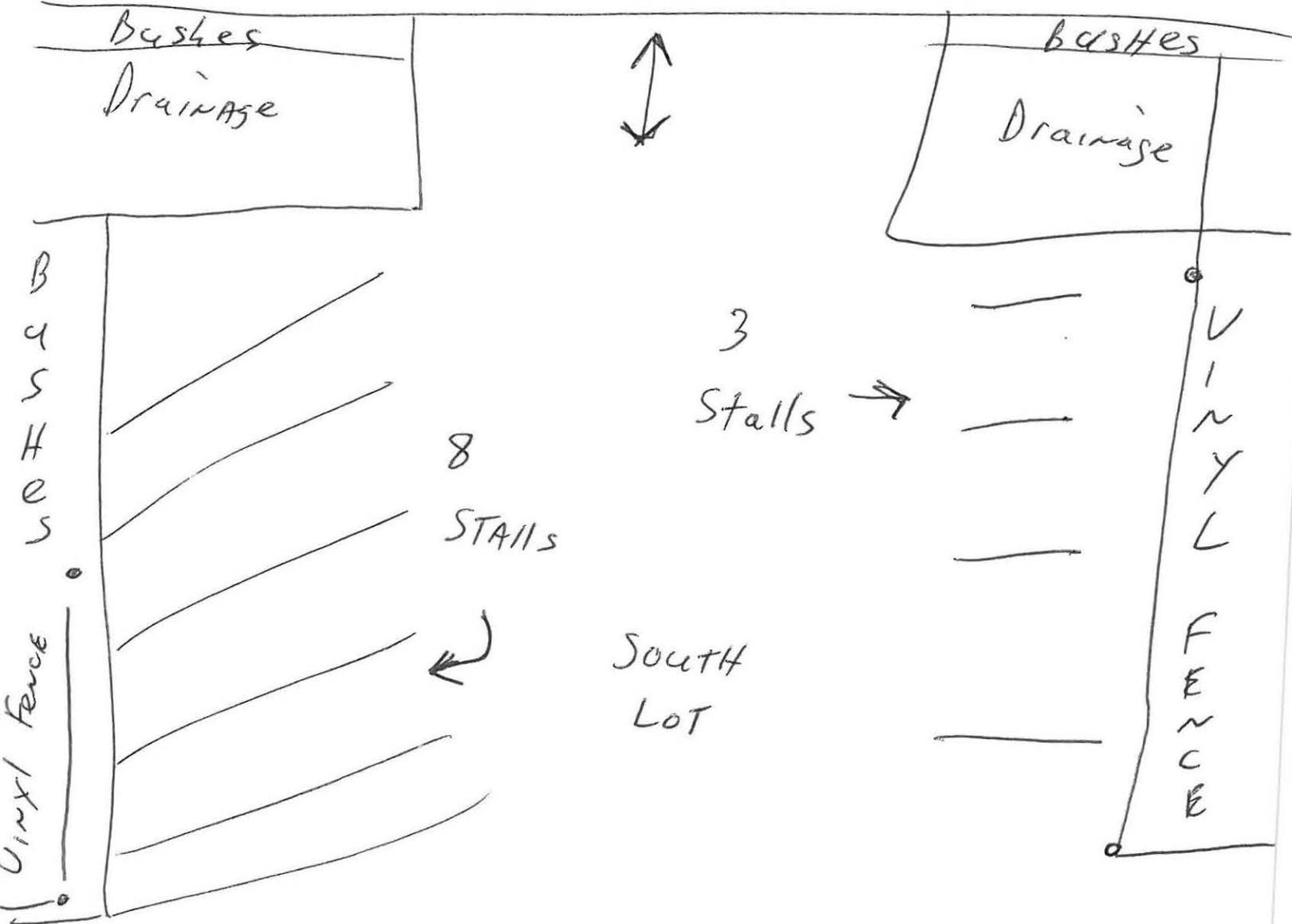






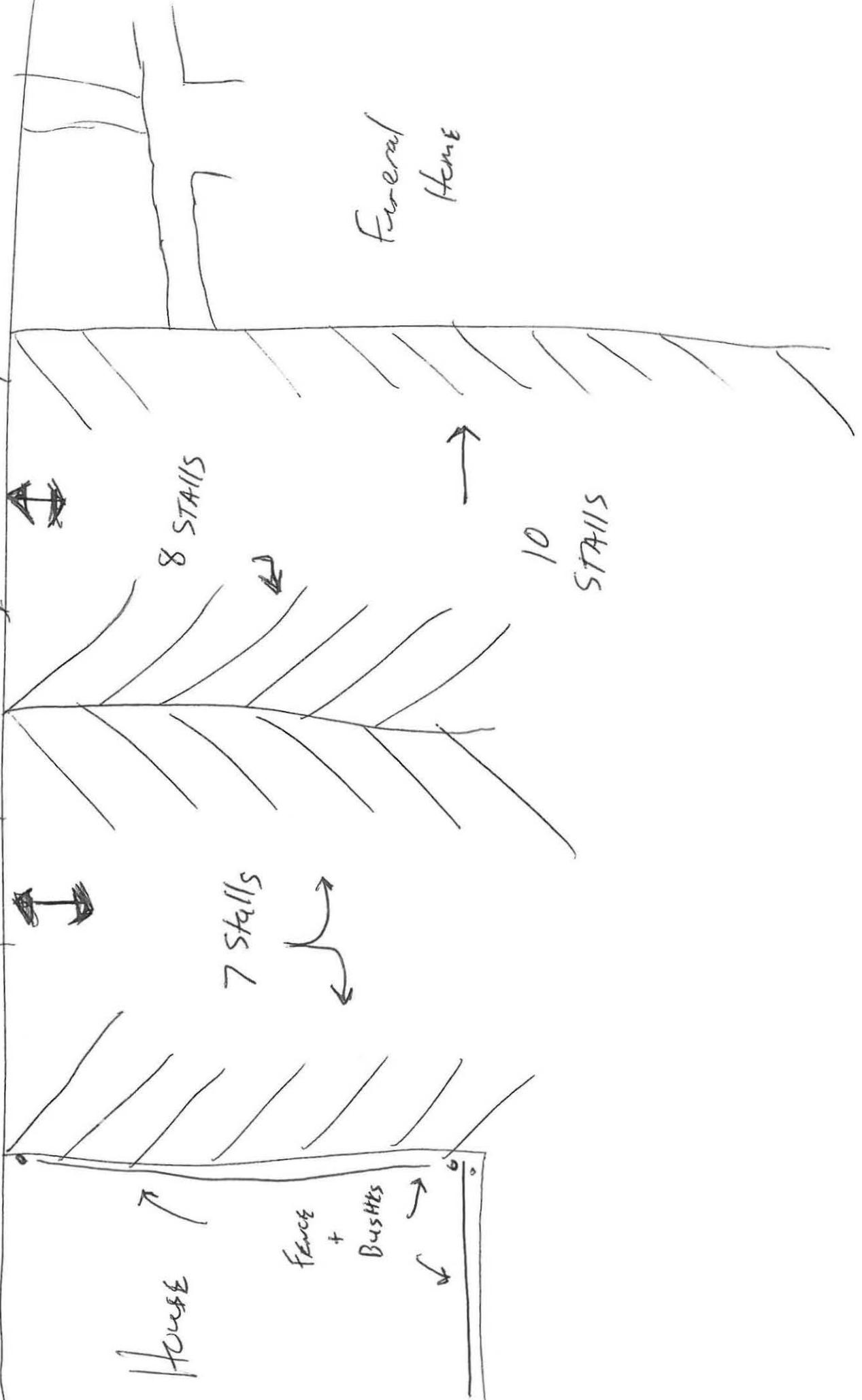
Washing ton St.

SIDEWALK



2nd ST

Side WALK



HOUSE

Fence + BUSHES

7 STALLS

8 STALLS

10 STALLS

Furrow Here

Administrative Staff Report

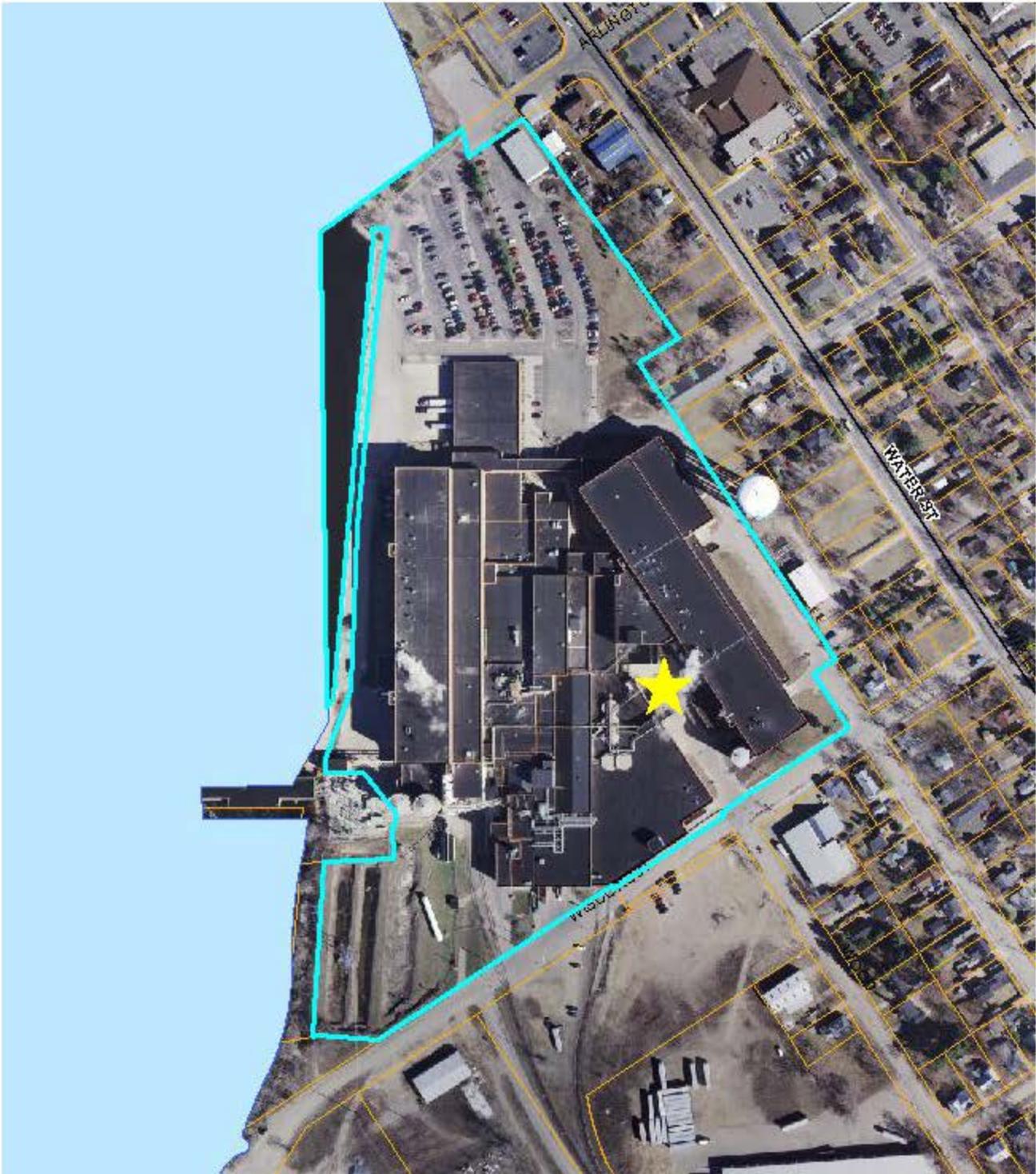
NewPage Conditional Use
707 Arlington
August 1, 2011



Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none">NewPage, Dave Davis <p>Staff:</p> <ul style="list-style-type: none">Michael Ostrowski, Director Community Development Ph: (715) 346-1567 Fax: (715) 346-1498 mostrowski@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none">2408-32-3002-55 <p>Zone(s):</p> <ul style="list-style-type: none">"M-2" Heavy Industrial District <p>Master Plan:</p> <ul style="list-style-type: none">Industry <p>Council District:</p> <ul style="list-style-type: none">District 9 – R. Stroik <p>Lot Information: 2408-32-3002-55</p> <ul style="list-style-type: none">Effective Frontage: -Effective Depth: -Square Footage: 1,070,051.4Acreage: 24.565 <p>Current Use:</p> <ul style="list-style-type: none">Manufacturing <p>Applicable Regulations:</p> <ul style="list-style-type: none">23.01(16) and 23.02(3)(b)	<p>Request</p> <p>Discussion and possible action on a request from NewPage, for a conditional use permit for the purposes of constructing a courtyard dock addition to their building located at 707 Arlington Place. Parcel ID 2408-32-3002-55.</p> <p>Attachment(s)</p> <ul style="list-style-type: none">Parcel ID SheetExhibit MapApplicationPlans <p>Findings of Fact</p> <ul style="list-style-type: none">Property is zoned M-2.Dock addition is approximately 900 square feet. <p>Staff Recommendation</p> <p>Approve, subject to the following condition(s):</p> <ul style="list-style-type: none">The exterior materials shall match the existing building of brick.Lighting should not negatively impact the adjacent properties.The project shall be completed within one year after final approval.
--	---

Vicinity Map



Background

NewPage is looking to construct a small loading dock addition on the south side of the building. The addition will be between two portions of the building, but will be viewable from Wood Street and Wisconsin Street.

Standards of Review

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

Analysis: The proposed loading dock is approximately 900 square feet and will be between portions of the existing building.

Findings: This is a minor modification. This standard is met.

- 2) The use will not be injurious to the use and for the purpose already permitted;**

Analysis: The dock will complement the existing use and building.

Findings: This standard is met.

- 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 an established area of the City.

Findings: The proposed dock will not impede the normal and orderly development of the surrounding properties, as it is located between the existing building.

- 4) The exterior architectural appeal and functional plan of any proposed structure will not be at variance with either the exterior architectural appeal and functional 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 plan calls for the main exterior material to be metal panels.

Findings: The current building is constructed out of brick. Staff would recommend that the exterior material match the existing brick on the main building.



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

Analysis: The respective area is an established area of the City.

Findings: Utilities currently exist in this area.

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

Analysis: Ingress/Egress will occur on Wood Street and Wisconsin Street.

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, any of its components, and/or its environs.**

Analysis: The proposed use would be within the "M-2" Heavy Industrial District. This 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 change is appropriate for the intent of this district.

- 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 dock will meet all other lot requirements.

Findings: This standard is met.

- 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.**

N/A

- 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.**

N/A

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

- a. All developments shall front on a public right-of-way unless recommended by the Public Works Director.**

Analysis: The dock will be located off of Wood Street and Wisconsin Street.

Findings: This standard is met.

- b. The driveway to the site shall be located so as not to be a danger to the street flow of traffic.**

Analysis: The driveway currently exists.

Findings: This standard is met.

- c. **The driveway shall not be too close to neighboring intersections.**

Analysis: The driveway currently exists.

Findings: This standard is met.

- d. **Alignment of the driveway shall be coordinated with adjacent access points to avoid conflict or confusion.**

Analysis: The driveway currently aligns with Wood Street.

Findings: This standard is met.

- e. **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).**

Analysis: Multiple driveways exist on this site, but given the use, it is appropriate.

Findings: This standard is met.

- f. **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.**

Analysis: Current traffic flow should remain the same at the site.

Findings: This standard is met.

- g. **Intersections are visible and not visually screened.**

Analysis: The intersection currently exists, and it is not screened.

Findings: This standard is met.

- h. **Adequate drainage and snow storage is provided.**

Analysis: No change is planned.

Findings: This standard is met.

- i. **Minimum size requirements are maintained for safe vehicle circulation.**

Analysis: The current drive size is adequate.

Findings: This standard is met.

- j. **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.

Analysis: No change in the parking area is planned.

Findings: This standard is met.

k. Driveways shall be located to minimize the impact to adjacent properties.

Analysis: No change in driveways is planned.

Findings: This standard is met.

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

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

Analysis: The property currently exists.

Findings: This standard is met.

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

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

Analysis: No indication of mechanical equipment will be on the site.

Findings: All mechanical equipment and refuse storage shall be screened from neighboring properties.

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

Analysis: No change in lighting is planned.

Findings: If any change in lighting occurs, it should not negatively impact the adjacent properties.

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

Analysis: The addition of the dock should help mitigate noise that might otherwise occur if the materials are being loaded outside.

Findings: This standard is met.

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.

N/A

[Return To Search Page](#) [Return To Search Results](#)



2011	2010	2009	2008
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PARCEL / OWNER DATA			
NAME AND ADDRESS	PARCEL #	LAND USE	ALDERMANIC DISTRICT
Stora Enso NA Corp c/o Newpage Wisconsin System Inc 8540 Gander Creek Dr Miamisburg, OH 45342	240832300255	Manufacturing	
	PROPERTY ADDRESS		NEIGHBORHOOD
	707 Arlington Pl		
	SUBDIVISION		ZONING

OWNERSHIP HISTORY*						
OWNER	SALE DATE	AMOUNT	CONVEYANCE	VOLUME	PAGE	SALE TYPE
Stora Enso NA Corp	1/16/2008	\$0	Other	713101		Land

SITE DATA		PERMIT HISTORY*				
ACTUAL FRONTAGE		DATE	NUMBER	AMOUNT	PURPOSE	NOTE
EFFECTIVE FRONTAGE	n/a	7/28/2008	35727	\$126,957	042 Interior Renov/Remodel	Remodel
EFFECTIVE DEPTH	0.0	1/8/2008	35257	\$11,800	099 Sign	
SQUARE FOOTAGE	1,070,051.4	6/15/2006	34060	\$0	020 Electrical	
ACREAGE	24.565	8/11/2004	32637	\$750,000	060 New Construction	dry broke silo & pumphouse

2011 ASSESSED VALUE					
CLASS	LAND	IMPROVEMENTS	TOTAL	RATIO	EST. FAIR MARKET VALUE
C-Manufacturing	\$0	\$0	\$0	92.00%	\$0
TOTAL	\$0	\$0	\$0		\$0

LEGAL DESCRIPTION
 LOT 1 CSM 17/186; LOT 1 CSM 24/235; OL1 CSM 20/180; THE NLY 323' & SLY 175' LYG W OF THE ELY 20' CSM 3/275; LOTS 1 & 2 CSM 6/149; LOTS 250 THRU 253 BLK 37 S E & O ADD; LOT 1 CSM 21/92; LOT 1 CSM 3/275; EX SLY 175' LYG W OF ELY 20' THEREOF & EX OL1 CSM 39/65 & EX OL1 & OL2 CSM 40/141; INCLUDING VAC ST-653/568 & ING/EGR OVR LOT 1 CSM 6/149; SUBJ TO ING/EGR ESMT & AGRMT DES 711723 BNG PRT GOVT LOTS 2, 3 & 4 S32 T24 R8 36/295 637/217-8 645/519 647/434 653/568-72 713101 713109 713262

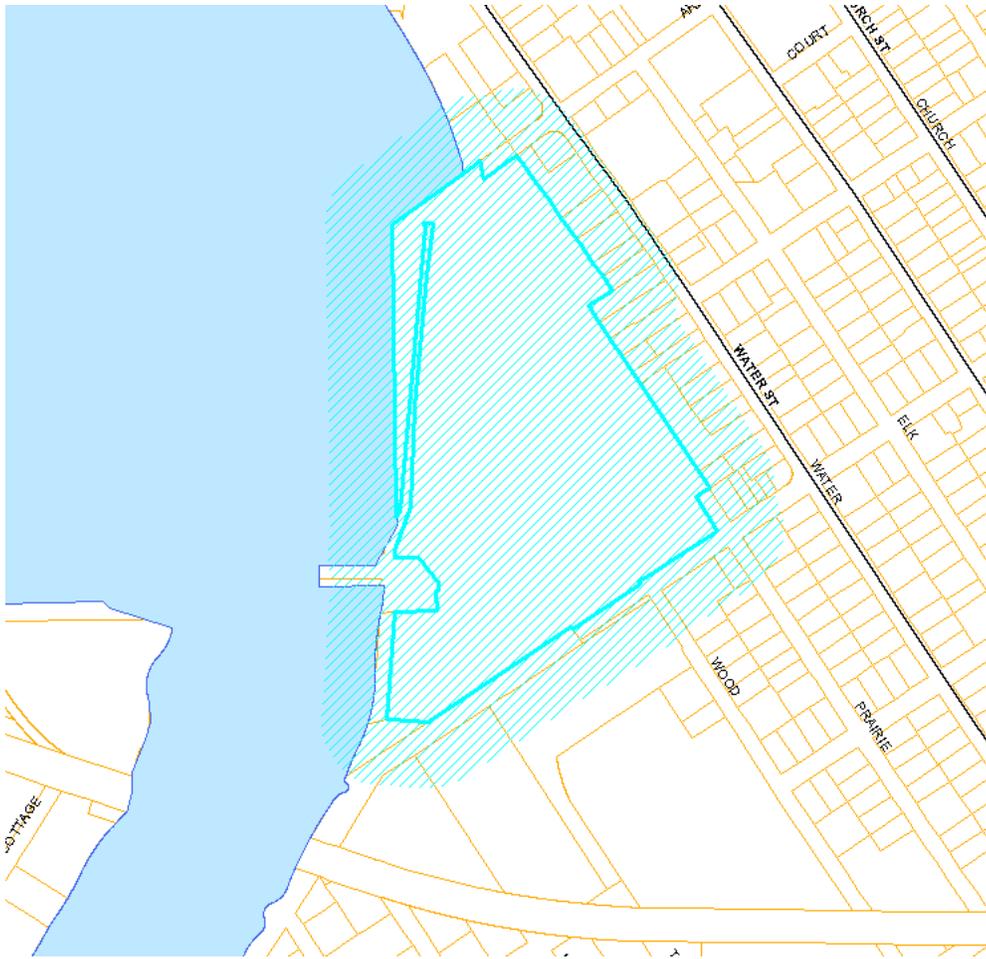
PROPERTY IMAGE		PROPERTY SKETCH	
			
<p style="text-align: center;">1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17</p>			

BASEMENT DATA				COMPONENTS			
BLDG	SEC	ADJUSTMENT DESCRIPTION	AREA	BLDG	SEC	COMPONENT DESCRIPTION	AREA
<p style="text-align: center;">SITE IMPROVEMENTS</p>				<p style="text-align: center;">STRUCTURE DATA</p>			
SITE IMPROVEMENT			UNITS	NO STRUCTURE DATA AVAILABLE			

Disclaimer: Information shown here is considered accurate but not guaranteed.
 * Additional data may be available by contacting the assessors office.

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707 Arlington Place - NewPage - Conditional Use - Exhibit Map (200 Feet Notification Boundary)



TaxKey	Property Address	Owner Name	Mailing Address	City	State	Zip Code
281240832201911	924 Arlington Pl	A And I Building	PO Box 485	Wautoma	WI	54982
281240832201912	Water St	A And I Building	PO Box 485	Wautoma	WI	54982
281240832201933	1450 Water St	Stevens Point Comm Devel Auth	1515 Strongs Avenue	Stevens Point	WI	54481
281240832201934	Water St	Stora Enso NA Corp	8540 Gander Creek Dr	Miamisburg	OH	45342
281240832201936	Arlington Pl	Stora Enso NA Corp	8540 Gander Creek Dr	Miamisburg	OH	45342
281240832201999	Arlington Pl	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281240832202103	1503 Water St	Portage County	1516 Church Street	Stevens Point	WI	54481
281240832202106	1535 Water St	City of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281240832202115	1519 Water St (Lincoln Center)	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281240832300201	1504 Water St	William E Soik	P O Box 265	Stevens Point	WI	54481
281240832300215	900 Wisconsin St	Curt D & Juli A Blenker	900 Wisconsin St	Stevens Point	WI	54481
281240832300216	908 Wisconsin St	Richard James Iverson	908 Wisconsin St	Stevens Point	WI	54481
281240832300217	916 Wisconsin St	Arthur R & June M Holford	2323 Locust St	Stevens Point	WI	54481
281240832300218	924 Wisconsin St	Stora Enso NA Corp	P O Box 8050	Wisconsin Rapids	WI	54495
281240832300219	Water St	Stora Enso NA Corp	P O Box 8050	Wisconsin Rapids	WI	54495
281240832300220	1764 Water St	Barbara Ann Jurgella	1764 Water St	Stevens Point	WI	54481
281240832300221	Wisconsin St	City Of Stevens Point	1515 Strongs Avenue	Stevens Point	WI	54481
281240832300222	1756 Water St	David J & Victoria L Ritland	1756 Water St	Stevens Point	WI	54481
281240832300224	1740 Water St	Stora Enso NA Corp	Po Box 8050	Wisconsin Rapids	WI	54495
281240832300226	1732 Water St	Stora Enso NA Corp	P O Box 8050	Wisconsin Rapids	WI	54495
281240832300227	1724 Water St	Stora Enso NA Corp	PO Box 8050	Wisconsin Rapids	WI	54495
281240832300228	1716 Water St	Joan M Ouellette &	1716 Water St	Stevens Point	WI	54481
281240832300229	1708 Water St	Stora Enso NA Corp	P O Box 8050	Wisconsin Rapids	WI	54495

281240832300230	Water St	Richard & B Stroik	3274 Edmonton Dr	Sun Prairie	WI	53590
281240832300231	1700 Water St	Jeffrey D Patton	1700 Water St	Stevens Point	WI	54481
281240832300232	1574 Water St	Michael Meronek & Mark Meronek et al	1574 Water St	Stevens Point	WI	54481
281240832300233	1568 Water St	Helayne Cigel etal	801 Soo Marie Ave	Stevens Point	WI	54481
281240832300234	1560 Water St	Stora Enso NA Corp	PO Box 8050	Wisconsin Rapids	WI	54495
281240832300236	1552 Water St	Stora Enso NA Corp	P O Box 8050	Wisconsin Rapids	WI	54495
281240832300237	1544 Water St	Stora Enso NA Corp	P O Box 8050	Wisconsin Rapids	WI	54495
281240832300238	1536 Water St	Jeffrey L & Kathryn M Vaughter	418 Cedar St	Stevens Point	WI	54481
281240832300239	1528 Water St	Cynthia M Selig	P O Box 811	Stevens Point	WI	54481
281240832300240	1512 Water St	WES Properties LLC	P O Box 265	Stevens Point	WI	54481
281240832300253	707 Arlington Pl	Consolidated Papers Inc	P O Box 8050	Wisconsin Rapids	WI	54495
281240832300254	Wisconsin St	Consolidated Water Power Co	610 High Street	Wisconsin Rapids	WI	54495
281240832300255	707 Arlington Pl	Stora Enso NA Corp	8540 Gander Creek Dr	Miamisburg	OH	45342
281240832300256	Wisconsin St	Consolidated Water Power Co	610 High Street	Wisconsin Rapids	WI	54495
281240832300257	1748 Water St	City Of Stevens Point	1515 Strongs Avenue	Stevens Point	WI	54481
281240832300707	Wisconsin St	Stora Enso NA Corp	8540 Gander Creek Dr	Miamisburg	OH	45342
281240832300802	Wisconsin St	Stora Enso NA Corp	8540 Gander Creek Dr	Miamisburg	OH	45342
281240832301313	Wisconsin St (ROW)	City of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281240832301314	1900 Wood St	Consolidated Papers Inc	P O Box 8050	Wisconsin Rapids	WI	54495
281240832301401	827 & A Wisconsin St	David E & Janet E Eschenbauch	10353 Krogwold Rd	Amherst Junction	WI	54407
281240832301419	1908 Prairie St	Bradley J Kruger	1908 Praire St	Stevens Point	WI	54481
281240832301423	809-19 Wisconsin St	Theodore & Mary Ellen Mitchell	1517 Plover St	Stevens Point	WI	54481
281240832401301	1900 Water St	Joseph M & DeeAnn J Donahue	3395 Howard Ave	Stevens Point	WI	54481
281240832401302	1901 Prairie St	Renee L Smith et al	1901 Prairie St	Stevens Point	WI	54481
281240832401303	1909 Prairie St	Norman A Jr & Marilou L Myers	1600 Division Street	Stevens Point	WI	54481

REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION

ADDRESS OF PROPERTY: 707 Arlington Place

- Zoning Ordinance Change (\$90.00 fee required)
- Conditional Use Permit (\$90.00 fee required)
- Variance from Zoning Ordinance -Board of Appeals (\$90.00 fee required)
- Variance from Sign Ordinance
- Appeal from Subdivision Requirements
- Other

REQUESTED CHANGE: (State briefly what is being requested, and why).

Construction of a 906 square foot building addition containing (2) truck dock stalls. Truck docks will be used for receiving general mill deliveries and a relocated trash compactor.

OWNER/APPLICANT:

Name: NewPage Corporation Stevens Point Mill / David W Davis Jr
Address: 707 Arlington Place
Stevens Point, WI 54481

(City, State, Zip Code)

Telephone: 715-422-3711
Cell Phone: 715-213-5076

David W Davis Jr
Signature

AGENT FOR OWNER/APPLICANT:

Name: Poyry (Appleton) LLC / Steve Hruby PE, SE
Address: 2323 E Capital Drive, PO Box 8028
Appleton, WI 54912

(City, State, Zip Code)

Telephone: 920-954-2377
Cell Phone: _____

Steve Hruby / dwd
Signature

Scheduled Date of Plan Commission Meeting: August 1, 2011

Scheduled Date of Common Council Meeting: August 15, 2011

You, as the applicant, or your agent, shall attend the meeting and present your request.

All requests with supporting documentation are due at
the Community Development Office three weeks prior to the actual meeting.

\$90.00 Fee Required for Rezoning Requests, Variances, and Conditional Use Permits

Receipt # _____

DIVISION 1 – GENERAL REQUIREMENTS

- A. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES.
- B. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY, ENFORCEMENT OF ANY CONTRACTOR SAFETY REQUIREMENTS OR PROCEDURES.
- C. THESE GENERAL REQUIREMENTS, WHICH TOGETHER WITH THE CONDITIONS OF THE CONTRACT, APPLY TO ALL PHASES OF THE WORK PROVIDED BY ALL CONTRACTORS AND SUBCONTRACTORS.
- D. CONTRACTOR(S) SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT INDICATED OR REASONABLY IMPLIED TO CARRY OUT THE INTENT OF THE WORK COMPLETE.
- E. ALL WORK SHALL BE IN ACCORDANCE WITH BEST CONSTRUCTION PRACTICES, CURRENT MANUFACTURER'S RECOMMENDATIONS, THE ACI (CONCRETE), PCI (PRESTRESSED CONCRETE), ASC (STEEL CONSTRUCTION), SDI (STEEL DECK), SJI (STEEL JOIST), NDS (WOOD CONSTRUCTION), AWS (WELDING) CODES AND ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- F. PURSUE WORK WITH FORCES REQUIRED TO COMPLETE NECESSARY PHASES OF THE PROJECT IN ACCORDANCE WITH SCHEDULE INDICATED BY OWNER PRIOR TO BEGINNING WORK.
- G. OBSERVE OWNER'S REGULATIONS REGARDING FIRE PREVENTION, PARKING, SECURITY, ETC. PROVIDE ADEQUATE SAFETY BARRICADES AND OTHER PROTECTION DEVICES AS REQUIRED.
- H. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL APPLICABLE CONSTRUCTION PERMITS REQUIRED.
- I. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CARRYING, AND FOR VERIFYING THAT SUBCONTRACTORS CARRY, ADEQUATE INSURANCE PROTECTION OF TYPES AND AMOUNTS SATISFACTORY TO OWNER.
- J. SALVAGE ITEMS REMOVED FROM EXISTING CONSTRUCTION SHALL REMAIN THE PROPERTY OF THE OWNER UNLESS OTHERWISE DIRECTED.
- K. TAKE MEASUREMENTS IN FIELD AS REQUIRED TO VERIFY OR SUPPLEMENT DIMENSIONS SHOWN, AND ASSUME RESPONSIBILITY FOR NEW WORK IN PLACE. MODIFY EXISTING WORK TO ACCOMMODATE NEW CONSTRUCTION AS REQUIRED AND AS APPROVED.
- L. SHOP DRAWINGS – SUBMIT THREE (3) COPIES OF COMPLETE SHOP DRAWINGS FOR ALL CONCRETE MIX DESIGN, CONCRETE REINFORCING, PRECAST CONCRETE, STRUCTURAL STEEL, STEEL JOISTS AND METAL DECK, AND OTHER SIGNIFICANT ITEMS FOR ENGINEER'S APPROVAL PRIOR TO FABRICATION OR MANUFACTURE. REPRODUCTION OF DESIGN DRAWINGS USED AS SHOP DRAWINGS WILL NOT BE ALLOWED.
- M. ALL WORK SHALL BE THOROUGHLY CLEANED, PROPERLY INSTALLED AND FREE FROM DEFECTS OF ALL KINDS AT TIME OF FINAL INSPECTION AND ALL WORK SHALL BE GUARANTEED ONE YEAR FROM DATE OF WRITTEN ACCEPTANCE OR FINAL PAYMENT.
- N. ALL CONTRACTORS SHALL PROVIDE AND MAINTAIN IN GOOD CONDITION THEIR OWN OFFICES AND SHEDS OR OTHER FACILITIES FOR STORAGE OF THEIR MATERIALS AS NEEDED, LOCATED WHERE APPROVED.
- O. ALL CONTRACTORS SHALL PROVIDE ADEQUATE TOILET FACILITIES AS REQUIRED AND SHALL MAINTAIN SAME IN SANITARY CONDITION FOR USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT. THE OWNER'S FACILITIES ARE NOT TO BE USED BY THE CONTRACTOR OR HIS SUBCONTRACTOR'S WORKMEN.
- P. THE OWNER WILL FURNISH REASONABLE AMOUNTS OF 110 VOLT AND 440 VOLT, 3 PHASE ELECTRICAL POWER AS REQUIRED FOR CONSTRUCTION OF THE WORK WITHOUT CHARGE TO CONTRACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING NECESSARY ARRANGEMENTS, TEMPORARY CONNECTIONS, FURNISHING NECESSARY EXTENSIONS, AND GENERALLY PROVIDING AND MAINTAINING ADEQUATE TEMPORARY POWER AND LIGHT WIRING SYSTEMS AS REQUIRED DURING THE CONSTRUCTION PERIOD. TEMPORARY LIGHTING SHALL BE SUFFICIENT TO ENABLE ENGINEER TO INSPECT ALL WORK AS IT IS BEING DONE. REQUIREMENTS FOR TYPES OF POWER NOT INDICATED AND POWER IN EXCESS OF WHAT CAN BE SAFELY PROVIDED FROM THE PLANT CONNECTION SHALL BE PROVIDED BY THE RESPECTIVE CONTRACTOR REQUIRING THE SERVICE. REMOVE ALL TEMPORARY CONNECTIONS AND WIRING WHEN NO LONGER NEEDED.
- Q. THE OWNER WILL FURNISH A REASONABLE QUANTITY OF WATER REQUIRED FOR CONSTRUCTION OF THE WORK WITHOUT CHARGE TO CONTRACTORS. THE CONTRACTOR SHALL PROVIDE HOSES AND/OR TEMPORARY PIPING REQUIRED, AND HE SHALL BE RESPONSIBLE FOR MAINTAINING THE TEMPORARY WATER SYSTEM IN GOOD CONDITION AND FOR THE PREVENTION OF USING WATER IN A WASTEFUL MANNER. REMOVE ALL TEMPORARY WATER SYSTEMS WHEN NO LONGER NEEDED.
- R. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TEMPORARY HEAT AND PROTECTION REQUIRED TO ADEQUATELY PROTECT THE WORK FROM DAMAGE DUE TO DAMPNESS, FREEZING, AND FROM OTHER ELEMENTS HARMFUL TO IT, AND AS REQUIRED FOR PROSECUTION OF THE WORK IN ACCORDANCE WITH THE PROJECT SCHEDULE AND AS APPROVED. ALL TEMPORARY ENCLOSURES, HEATING DEVICES, SERVICES, ETC. SHALL BE REMOVED WHEN NO LONGER NEEDED.
- S. THE CONTRACTOR SHALL PROVIDE MEANS OF EXHAUSTING EQUIPMENT UTILIZED DURING THE COURSE OF THE WORK TO THE OUTSIDE OF THE BUILDING AS APPROVED BY OWNER.
- T. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO VERIFY THE LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, SLEEVES, REGLETS, DEPRESSIONS AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- U. OPENINGS SHOWN ON THE STRUCTURAL DRAWINGS SHALL NOT BE REVISED WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.
- V. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- W. SEE DETAILS FOR TYPICAL FOUNDATION, MASONRY AND FRAMING DETAILS NOT SPECIFICALLY CALLED OUT ON PLANS.

DIVISION 2 – SITEWORK

- A. REFER TO GEOTECHNICAL REPORT NO. XXX BY XXX DATED XX-XX-XX FOR INFORMATION REGARDING SITE PREPARATION, SUBGRADE PREPARATION, BACKFILLING, DRAINAGE AND GROUNDWATER CONSIDERATION, WET WEATHER CONSTRUCTION, ETC.
- B. EXCAVATION OF ALL MATERIALS OF EVERY NATURE AND DESCRIPTION SHALL BE PERFORMED TO ELEVATIONS AND DIMENSIONS INDICATED OR REQUIRED TO CARRY OUT THE INTENTIONS OF THE WORK. ALL TOPSOIL AND UNSUITABLE EXISTING SOIL SHALL BE REMOVED AND REPLACED WITH APPROVED COMPACTED FILL. PROOF ROLL THE SUBGRADE AND OBTAIN ENGINEER'S APPROVAL OF SUBGRADE PRIOR TO BEGINNING PLACEMENT OF COMPACTED FILL. STOCKPILE TOPSOIL FOR USE IN FINISH GRADING. REMOVE ALL OTHER EXCAVATED MATERIALS FROM OWNER'S PROPERTY AND DISPOSE OF PROPERLY.
- C. CAUTION – EXISTING UNDERGROUND UTILITIES MAY EXIST ANYWHERE ON THE SITE. DESIGN DRAWINGS SHOWING EXISTING UTILITIES MAY BE INCOMPLETE OR INACCURATE. NOTIFY "DIGGERS HOTLINE" PRIOR TO EXCAVATION. USE CAUTION WHEN EXCAVATING.
- D. CAUTION – WHERE NEW FOUNDATIONS ARE INDICATED IN THE VICINITY OF EXISTING FACILITIES, CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ALL EXTRA PRECAUTIONS REQUIRED TO PREVENT THE UNDERMINING OF SAME. PROVIDE ADEQUATE SHEETING, SHORING AND BRACING AS MAY BE REQUIRED TO ACCOMPLISH THE WORK.
- E. PROVIDE, OPERATE AND MAINTAIN PUMPS OR OTHER EQUIPMENT NECESSARY TO DRAIN AND KEEP EXCAVATIONS AND SUBGRADES FREE OF WATER. TAKE ACTION AS REQUIRED TO HOLD WATER LEVEL BELOW SUBGRADE DURING FILLING AND COMPACTING OPERATIONS TO PREVENT SOFTENING OF SOIL OR CREATING A "QUICK" CONDITION.
- F. WHERE INDICATED ON THE DRAWINGS, STONE SURFACING SHALL BE A 3" THICK LAYER, AFTER COMPACTION, OF 3/4" CRUSHED STONE.
- G. ALL MATERIALS PLACED SHALL BE FREE OF DEBRIS OF ALL KINDS, WITH NO STONES LARGER THAN 4" IN SIZE. NO FROZEN MATERIALS SHALL BE PLACED, NOR SHALL MATERIALS BE PLACED ON FROZEN SUBGRADES. GIVE SPECIAL ATTENTION TO OBTAINING SPECIFIED COMPACTON ADJACENT TO WALLS, IN CORNERS, ETC. MAKE PROPER PROVISIONS TO PREVENT DAMAGE TO OR WEDGING ACTION AGAINST STRUCTURE.
- H. ALL "INTERIOR FILL" TO BE APPROVED, WELL-GRADED GRANULAR MATERIAL CONTAINING LESS THAN 5% PASSING THE NO. 200 SIEVE, PLACED IN 9" MINIMUM LOOSE LAYERS, WITH EACH LAYER COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST (ASTM D1557).
- I. WHERE FREE DRAINING FILL IS CALLED FOR IT IS TO BE WASHED, UNIFORMLY GRADED CRUSHED STONE WITH 100% PASSING A 1-1/2" SIEVE AND NOT MORE THAN 5% PASSING A NO. 4 SIEVE.

DIVISION 2 – SITEWORK CONT.

- J. ALL EXTERIOR BUILDING BACKFILL SHALL BE APPROVED CLEAN MATERIAL FREE FROM ALL CONSTRUCTION DEBRIS AND ORGANIC MATERIAL AND PLACED IN 12" LOOSE LAYERS WITH EACH LAYER COMPACTED SO AS TO PREVENT SETTLEMENT. BEFORE COMPACTION PULVERIZE OR CRUSH ALL LUMPED MATERIAL.
- K. FINISH GRADES AND CONTOURS SHALL BE AS SHOWN. IN GENERAL, PROVIDE FOR NATURAL GRADING OF THE SITE WITH SURFACES PITCHED TO DRAIN WATER AWAY FROM ALL STRUCTURES AND SMOOTHLY BLENDING WITH CONTOURS OF EXISTING AREAS.
- L. ALL FOOTINGS MUST BEAR ON SOLID UNDISTURBED SOIL CAPABLE OF SUPPORTING DESIGN LOADING INDICATED OR ON APPROVED COMPACTED FILL. OBTAIN ENGINEER'S APPROVAL OF ALL FOUNDATION BEARING LEVELS. PLACE FOOTING ON FIRM, UNDISTURBED, UNFROZEN SOIL OR ENGINEERED FILL PER SPECIFICATIONS. NOTIFY ENGINEER IF UNDESIRABLE SOILS OR UNFORESEEN CONDITIONS ARE ENCOUNTERED. REFER TO DRAWINGS FOR ANTICIPATED FOOTING ELEVATIONS.
- M. WHERE FOUNDATIONS BEAR ON COMPACTED FILL, EXTEND FILL BEYOND EDGE OF FOUNDATION A DISTANCE AT LEAST EQUAL TO THE DEPTH OF FILL BELOW BOTTOM OF FOOTING. OBTAIN ENGINEER'S APPROVAL OF ALL FOUNDATION BEARING LEVELS.
- N. WHEN PLACING COMPACTED FILL ADJACENT TO FOUNDATION WALLS OR PIERS, PLACE BACKFILL AT SAME RATE ON BOTH SIDES TO PREVENT OVERTURNING.
- O. ALL RUBBLE AND DEBRIS SHALL BE REMOVED FROM OWNER'S PROPERTY UNLESS OTHERWISE DIRECTED.
- P. CONTRACTOR SHALL GRADE AREA ACCORDING TO PLAN. TOP 3" OF SURFACE TO BE BLACK TOPSOIL SEEDED AND FERTILIZED WITH OWNER APPROVED SEEDING AND COVERED WITH MATTED LAYER OF HAY OR STRAW. MAINTAIN AREA UNTIL FIRST CUTTING.
- Q. SOILS TESTING – OWNER WILL ARRANGE AND PAY FOR SOIL COMPACTION TESTING AND INSPECTION BY AN INDEPENDENT SOIL TESTING SERVICE TO VERIFY DENSITY OF FILL MATERIALS PLACED. THE SCHEDULING, THE SELECTION OF TEST LOCATIONS AND TEST ELEVATIONS, AND THE EXTENSIVENESS OF SERVICES GENERALLY REQUIRED FROM THE SOIL TESTING SERVICE WILL BE DETERMINED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL PROVIDE THE COOPERATION NECESSARY TO ACCOMPLISH THE SOIL TESTING PROCEDURES. IF FIELD DENSITY TESTS, MADE IN ACCORDANCE WITH ACCEPTED STANDARD PROCEDURES, FAIL TO MEET INDICATED SPECIFIED SOIL DENSITIES, THE LAYERS AND AREAS INVOLVED SHALL BE RECOMPACTED BY CONTRACTOR AT HIS EXPENSE TO SPECIFIED SOIL DENSITIES. CONTRACTOR SHALL FURNISH TO THE TESTING SERVICE A REPRESENTATIVE 50# SAMPLE OF THE PROPOSED FILL MATERIAL FOR LABORATORY TESTING. SAMPLE SHOULD BE SUBMITTED A MINIMUM OF 5 DAYS PRIOR TO FILLING OPERATIONS.
- R. BITUMINOUS PAVEMENT – ALL WORK TO BE IN ACCORDANCE WITH THE STATE OF WISCONSIN'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION). AT THE NEW BITUMINOUS PAVEMENT AS INDICATED IN PLAN PROVIDE A 12" BASE COURSE THICKNESS AFTER COMPACTION OVER AN APPROVED, COMPACTED OR PROOF ROLLED SUBGRADE. FIRST AND SECOND LAYERS OF BASE COURSE SHALL BE 6" OF CRUSHED AGGREGATE CONFORMING TO STATE GRADATION NO. 1. THEN PROVIDE 3" THICK BITUMINOUS PAVEMENT AFTER COMPACTION IN TWO LAYERS. FIRST LAYER SHALL BE 1-1/2" BINDER COURSE WITH CRUSHED AGGREGATE CONFORMING TO STATE GRADATION NO. 1. SECOND LAYER SHALL BE A 1-1/2" WEARING COURSE WITH A CRUSHED AGGREGATE CONFORMING TO STATE GRADATION NO. 3. PROVIDE ADDITIONAL BASE COURSE AND BITUMINOUS PAVEMENT AS REQUIRED TO TRANSITION WITH EXISTING ROADWAYS AND PARKING AREAS AS APPROVED.
- S. PAINTING AND STRIPING – AFTER WEARING COURSE HAS CURED FOR A MINIMUM OF 20 DAYS, SWEEP AREAS AS REQUIRED FOR PAINTING AND STRIP PARKING STALLS (3 INCH MINIMUM STRIP WIDTH), AS SHOWN ON THE DRAWINGS.
- T. THE CONTRACTOR SHALL EXERCISE CARE AND MINIMIZE DUST RESULTING FROM SAWCUTTING OF CONCRETE BY UTILIZING WATER, VACUUM EQUIPMENT, OR PARTITIONS AS REQUIRED.
- U. THE EXCAVATION CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS AS REQUIRED TO PREVENT HORIZONTAL MOVEMENT OR VERTICAL SETTLEMENT WHICH WILL ENDANGER ADJACENT STRUCTURES, STREETS OR UTILITIES.
- V. FOOTING ELEVATIONS SHOWN ON THE DRAWINGS REPRESENT ESTIMATED DEPTHS AND ARE NOT TO BE CONSTRUED AS LIMITING THE AMOUNT OF EXCAVATION REQUIRED TO REACH SUITABLE BEARING MATERIAL.
- W. FOUNDATION WALLS SHALL BE BRACED DURING BACKFILLING AND COMPACTION OPERATIONS. BRACING SHALL BE LEFT IN POSITION UNTIL PERMANENT STRUCTURAL SUPPORT SYSTEMS ARE INSTALLED AND APPROVED BY THE ENGINEER. BACKFILLING SHALL BE DONE SIMULTANEOUSLY ON BOTH SIDES OF WALLS.
- X. PROVIDE MINIMUM OF 6" OF COMPACTED GRANULAR FILL UNDER ALL SLABS-ON-GRADE.
- Y. WHEN BACKFILLING AND COMPACTING OVER OR NEAR CAST CONCRETE, CARE SHALL BE EXERCISED TO PREVENT DAMAGE TO GRADE BEAMS, FOUNDATION WALLS, FOUNDATION SLABS, ETC.
- Z. PROTECT IN-PLACE FOUNDATIONS AND SLABS-ON-GRADE FROM FROST PENETRATION UNTIL THE PROJECT IS COMPLETE.

DIVISION 3 – CONCRETE

- A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF FORMWORK TO DIMENSIONS INDICATED AND FOR MAINTAINING FORMS IN PROPER ALIGNMENT DURING POURING OPERATIONS.
- B. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60. REINFORCEMENT SHALL HAVE SUITABLE MARKS TO VISUALLY DETERMINE GRADE AT SITE. UNLESS OTHERWISE NOTED, PROVIDE THE MINIMUM REINFORCEMENT IN ALL CONCRETE CROSS-SECTIONS AS REQUIRED BY ACI 318.
- C. WELDED (STEEL) WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185 AND SHALL BE OF SIZE AND GAUGE INDICATED. PROVIDE 6x6 – W2.9 X W2.9 WWF WHERE SIZE IS NOT INDICATED. FABRIC SHALL BE SUPPORTED AT PROPER ELEVATIONS BY APPROVED METHOD. LAP FABRIC 6" MIN. AND WIRE LAPS SECURELY.
- D. FIBROUS REINFORCING TO BE "FIBERMESH" 100% VIRGIN POLYPROPYLENE, COLLATED, FIBRATED FIBERS AS MANUFACTURED BY THE FIBERMESH CO. ADD TO CONCRETE MIX AT RATE OF 1-1/2#/CY.
- E. ALL FOOTING DOWELS SHALL BE POSITIONED ACCURATELY AND TIED IN PLACE BEFORE CASTING FOOTING. UNLESS OTHERWISE NOTED, PROVIDE DOWELS OF SAME SIZE AND SPACING AS VERTICAL REINFORCEMENT IN ALL COLUMNS AND WALLS. ALL ANCHOR BOLTS TO BE POSITIONED BY TEMPLATE.
- F. ALL REINFORCING MARKED "CONTINUOUS" TO BE LAPPED AT SPLICES AND CONTINUED AROUND CORNERS WITH CORNER BARS. LAPS TO MEET ACI 318 REQUIREMENTS FOR LAP CLASS B WITH STRUCTURAL ELEMENT. CONCRETE STRENGTH AND CATEGORY AS REQUIRED. WHERE EPOXY COATED REINFORCING IS USED INCREASE LAP LENGTH BY 50%.
- G. TOP AND BOTTOM REINFORCING IN SLABS SHALL BE SUPPORTED AT A MAXIMUM SPACING OF 3'-6" FOR #5 BARS AND SMALLER AND 4'-0" FOR #6 BARS AND LARGER. ALL SUPPORTS SHALL BE NOT MORE THAN 6" FROM THE ENDS OF BARS.
- H. TEMPERATURE REINFORCING IN SLABS TO BE #4 AT 12" O/C UNLESS OTHERWISE SHOWN. EXTEND 6" INTO SUPPORTS OR TERMINATE IN STANDARD HOOK.
- I. CLEAR COVER OVER REINFORCING SHALL BE AS FOLLOWS UNLESS OTHERWISE INDICATED ON THE DRAWINGS:
 - A. SUSPENDED SLABS:
 - INTERIOR: 1" TOP AND BOTTOM
 - EXTERIOR: 1-1/2" TOP AND BOTTOM FOR # 5'S AND SMALLER
 - B. WALLS & PIERS: 2" EACH FACE
 - C. FOOTINGS: 3" BOTTOM AND SIDES, 2" TOP
 - D. SLABS ON GRADE: 2" TOP, 3" BOTTOM
 - E. BEAMS & COLUMNS: 2"
- J. ALL REINFORCING SHALL BE PLACED ON APPROVED SUPPORTS. WHERE CONCRETE ACCESSORIES ARE TO REMAIN EXPOSED, THOSE ACCESSORIES SHALL BE GALVANIZED OR SHALL BE PLASTIC COATED.
- K. REINFORCING SHALL BE ACCURATELY PLACED AND SECURELY TIED AT INTERSECTIONS WITH 18 GAGE MINIMUM SOFT ANNEALED WIRE. NO FIELD BENDING, RELOCATING, DELETING, OR WELDING OF REINFORCEMENT WILL BE ALLOWED WITHOUT ENGINEER'S APPROVAL.
- L. COORDINATE WITH OTHER TRADES FOR SLEEVES, CONDUIT, ELECTRICAL GROUNDING WIRES, INSERTS, UNDERGROUND UTILITIES, AND OTHER ITEMS TO BE EMBEDDED INTO CONCRETE AND VERIFY THAT THEY ARE PROPERLY INSTALLED BEFORE CASTING CONCRETE.
- M. ALL CONCRETE SHALL BE READY-MIXED, TRANSPORTED AND PLACED PER ACI 304.
- N. CEMENT SHALL BE PORTLAND CEMENT TYPE 1 CONFORMING TO ASTM C150. AGGREGATE SHALL BE FOR NORMAL WEIGHT CONCRETE CONFORMING TO ASTM C33. WATER SHALL BE CLEAN AND POTABLE

DIVISION 3 – CONCRETE CONT.

- O. CONCRETE MIXES SHALL BE AS FOLLOWS:

TYPE OF CONSTRUCTION	28 DAY F'c (PSI)	SLUMP (RANGE)	MAX AGG. SIZE	MIN. CEMENT BAGS/CY	AIR ENTRAINMENT
FOOTINGS AND FOUNDATIONS	4000	2-4	1-1/2	5-1/2	NO
INTERIOR SLABS ON GRADE	4000	2-4	3/4	5-3/4	NO
EXTERIOR FLATWORK 4-7%	4000	2-4	3/4	6.00	
STRUCTURAL SLABS, BEAMS, COLUMNS	4000	2-4	3/4	6.00	NO
TOPPING SLAB	4000	2-4	3/4	6.00	NO
- P. DO NOT USE ADMIXTURES, SALTS OR OTHER CHEMICALS IN THE CONCRETE FOR THE WORK WITHOUT ENGINEER'S APPROVAL.
- Q. ALL STOOP AND AREAWAY WALLS TO BE CAST MONOLITHICALLY WITH FOUNDATION WALL.
- R. THERE SHALL BE PLACED IN THE BOTTOM OF EACH COLUMN IMMEDIATELY BEFORE CASTING THE COLUMN, 2" OF GROUT WITH F'c=5000 PSI.
- S. MAXIMUM LENGTH OF WALL CAST IN ONE PIECE SHALL BE 60 FEET WITH CONSTRUCTION JOINTS BETWEEN COLUMNS. ALLOW 48 HOURS BETWEEN ADJACENT POURS.
- T. UNLESS NOTED OTHERWISE, EXTERIOR SLABS, STAIRS, LANDINGS AND WALKS SHALL BE PROVIDED WITH A TRANSVERSE, LIGHTLY BROOMED FINISH AS APPROVED.
- U. CONSTRUCTION JOINT KEYWAYS SHALL BE PLACED AT ALL CAST SHUT – OFF POINTS IN SLABS AND WALLS.
- V. THERE SHALL BE NO HOLES PLACED IN ANY STRUCTURAL MEMBERS UNLESS SHOWN ON DRAWINGS OR WRITTEN PERMISSION IS OBTAINED FROM STRUCTURAL ENGINEER.
- W. TESTING – CONTRACTOR SHALL MAKE, TRANSPORT TO AN INDEPENDENT TESTING LABORATORY APPROVED BY OWNER, AND PAY ALL COSTS RELATED TO TESTING ONE SET OF 4 TEST CYLINDERS PER EACH 150 CY OF CONCRETE OR PER BUILDING ELEMENT (SLAB, WALL, FOOTING, ETC.). 2 CYLINDERS TO BE FIELD CURED AND 2 LAB CURED. 1 FIELD CURED AND 1 LAB CURED CYLINDER TO BE TESTED AT 7 DAYS AND THE OTHER 2 AT 28 DAYS. SUBMIT TEST REPORTS TO ENGINEER.
- X. CURE AND PROTECT CONCRETE FOR 7 DAYS. CURE CONCRETE BY ONE OF THE FOLLOWING METHODS:
 1. COVER WITH MOISTURE RETAINING COVER (POLYETHYLENE FILM).
 2. UTILIZE A LIQUID MEMBRANE FORMING CURING COMPOUND (ASTM C309): TK PRODUCTS "TK-26", MASTER BUILDERS "MASTERCURE CR", OR EUCLID "SUPER FLOOR COAT". THESE PRODUCTS ARE CHLORINATED RUBBER; FOR EXTERIOR USE, USE TK-26W (WHITE-PIGMENT) TO AVOID DISCOLORATION.
- Y. FORMS SHALL NOT BE REMOVED UNTIL CONCRETE HAS ACQUIRED SUFFICIENT STRENGTH TO SAFELY SUPPORT ITS OWN WEIGHT PLUS CONSTRUCTION LOADS. MINIMUM STRIPPING TIME AFTER PLACING CONCRETE AND PROPER CURING, UNLESS OTHERWISE APPROVED, FOR SELF-SUPPORTED SLABS IS 14 DAYS. SELF-SUPPORTED SLABS STRIPPED SHALL BE IMMEDIATELY RESHORED AT THIRD POINTS OF SPAN UNTIL CONCRETE HAS REACHED SPECIFIED STRENGTH.
- Z. RESHORE STRUCTURE AS REQUIRED PRIOR TO APPLYING HEAVY CONSTRUCTION LOADS. ALL FORMWORK SHALL BE REMOVED.
 - AA. IMMEDIATELY AFTER REMOVAL OF FORMS, FINISH ALL CONCRETE TO REMAIN EXPOSED BY CUTTING BACK TIES, FILLING VOIDS, SMOOTHING JOINTS, GROUTING AND "SACKING" TO A SMOOTH, UNIFORM APPEARANCE FREE FROM ALL IRREGULARITIES.
 - AB. COLD WEATHER CONCRETING – PROTECT CONCRETE IN ACCORDANCE WITH ACI 306. CONCRETE SHALL BE PROTECTED WHEN TEMPERATURE IS (OR IS EXPECTED TO GET) BELOW 40 DEG. F. IN NO CASE SHALL CONCRETE TEMPERATURE BE ALLOWED TO DROP BELOW 50 DEG. F. FOR 7 DAYS AFTER PLACEMENT.
 - AC. HOT WEATHER CONCRETING – PROTECT CONCRETE IN ACCORDANCE WITH ACI 305. CONCRETE TEMPERATURE SHALL NOT EXCEED 90 DEG. F. AT AIR TEMPERATURES OF 80 DEG. F. OR ABOVE; CONCRETE SHALL BE KEPT AS COOL AS POSSIBLE DURING PLACEMENT AND CURING.
- AD. CEMENTITIOUS GROUT TO BE NON-SHRINK, NON-METALLIC GROUT; "FIVE STAR GROUT" AS MANUFACTURED BY FIVE STAR PRODUCTS, INC. OR MASTER BUILDERS "MASTERFLOW 928" APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- AE. EPOXY BONDING AGENT TO BE MASTER BUILDERS "CONCRETE LIQUID (LP)", TK PRODUCTS "TK-310", OR EUCLID "EUCCO 352" APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- AF. EPOXY GROUT SHALL BE NON-SHRINK "FIVE STAR EPOXY GROUT" AS MANUFACTURED BY FIVE STAR PRODUCTS, INC., OR MASTER BUILDERS "CELLCOTE 648 CP GROUT" APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- AG. EXPANSION JOINT (FILLER) MATERIAL SHALL BE FULL DEPTH; PREMOLDED, NON-EXTRUDING BITUMINOUS FIBER TYPE OF APPROVED MANUFACTURER AND OF THICKNESS SHOWN. DO NOT RUN REINFORCING OR OTHER EMBEDDED METAL ITEMS THROUGH JOINTS UNLESS SO DETAILED.
- AH. PATCH EXISTING CONCRETE FLOOR AT REMOVAL ITEMS WITH A RAPID SETTING, HIGH EARLY STRENGTH REPAIR CONCRETE. REPAIR CONCRETE TO BE FIVE STAR "STRUCTURAL CONCRETE", OR MASTER BUILDERS "SET-45".
- AI. CONSTRUCTION JOINTS SHOWN ON THE CONTRACT DRAWINGS SHALL NOT BE ALTERED WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
- AJ. REINFORCEMENT FABRICATOR SHALL PROVIDE AND SCHEDULE ON SHOP DRAWINGS ALL REQUIRED REINFORCING STEEL AND THE NECESSARY ACCESSORIES TO HOLD REINFORCEMENT SECURELY IN PLACE AT THE CORRECT LOCATIONS. THE REINFORCEMENT CONTRACTOR SHALL REFER TO TYPICAL DETAILS ON CONTRACT DRAWINGS FOR ADDITIONAL REINFORCEMENT REQUIREMENTS.
- AK. CHAMFER EXTERIOR CORNERS AND EDGES OF PERMANENTLY EXPOSED CONCRETE, 3/4 INCH TYPICAL, UNLESS OTHERWISE NOTED.
- AL. PLACE AND SECURE ANCHORAGE DEVICES AND OTHER EMBEDDED ITEMS REQUIRED FOR ADJOINING WORK THAT IS ATTACHED TO OR SUPPORTED BY CAST-IN-PLACE CONCRETE. USE SETTING DRAWINGS, TEMPLATES, DIAGRAMS, INSTRUCTIONS AND DIRECTIONS FURNISHED WITH ITEMS TO BE EMBEDDED.
- AM. UNLESS NOTED OTHERWISE, ALL FOOTINGS SHALL BE CENTERED UNDER WALLS, PIERS OR COLUMNS.
- AN. PROVIDE SAW CUT CONTROL JOINTS IN ALL SLABS-ON-GRADE. LOCATE JOINTS ALONG COLUMN LINES WITH INTERMEDIATE JOINTS SPACED AT A MAXIMUM OF 36 TIMES THE SLAB THICKNESS, UNLESS NOTED OTHERWISE. CONTROL JOINTS SHALL BE CONTINUOUS, NOT STAGGERED OR OFFSET. SLAB PANELS SHALL HAVE A MAXIMUM LENGTH TO WIDTH RATIO OF 1.5 TO 1. PROVIDE ADDITIONAL CONTROL JOINTS AT ALL REENTRANT CORNERS FORMED IN SLAB-ON-GRADE.

DIVISION 4 – MASONRY

- A. ALL REINFORCED CONCRETE MASONRY MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:
 1. LATEST EDITIONS OF ACI 5.30.1/ASCE 6/TMS 602 SPECIFICATIONS FOR MASONRY STRUCTURES
 2. LATEST EDITIONS OF ACI 5.30/ASCE 5/TMS 402 BUILDING CODE REQUIREMENTS FOR MASONRY WALL.
- B. ALL HOLLOW CONCRETE BLOCK SHALL BE NORMAL WEIGHT TYPE (UNLESS INDICATED OTHERWISE) AND SHALL CONFORM TO ASTM C90, GRADE N, MODULAR SIZE, UNIFORM, COMPLETELY CURED AND STATE APPROVED. PROVIDE SPECIAL BLOCKS FOR CORNERS, JAMBS, HEADERS, LINTELS, ETC.
- C. ALL SOLID CONCRETE BRICK UNITS SHALL CONFORM TO ASTM C55, GRADE N, MODULAR SIZE, UNIFORM, COMPLETELY CURED AND STATE APPROVED.
- D. ALL CONCRETE BLOCK WORK SHALL BE LAID WITH RUNNING BOND AND ALL MASONRY WALLS SHALL BE REINFORCED WITH GALVANIZED STANDARD WEIGHT DUR-0-WALL MASONRY REINFORCING (9 GA. DEFORMED SIDE RODS – 9 GA. CROSS RODS) CONTINUOUS IN HORIZONTAL JOINTS EVERY SECOND BLOCK COURSE (16" O.C.).
- E. MORTAR FOR UNIT MASONRY TO CONFORM TO ASTM C270 TYPE S.
- F. GROUT FOR UNIT MASONRY TO CONFORM TO ASTM C476.
- G. COLD WEATHER MASONRY WORK – WHEN TEMPERATURES ARE BELOW 40 DEG. F. WORK IN ENCLOSURES WITH EQUIPMENT TO HEAT MASONRY MATERIALS AND TO MAINTAIN FRESHLY PLACED MASONRY AT MIN. TEMPERATURE OF 50 DEG. F. FOR 48 HOURS AFTER PLACING. NO MASONRY SHALL BE LAID ON A SNOW OR ICE COVERED BED. USE OF FROZEN MASONRY UNITS IS STRICTLY PROHIBITED.
- H. MORTAR JOINTS TO BE TOOLED CONCAVE.
- I. ALL STEEL BEARING ON MASONRY SHALL BEAR ON SOLID BLOCK 8" MIN. HEIGHT OR 3 COURSES OF CONCRETE BRICK OR AS DETAILED.
- J. ANCHOR MASONRY TO STRUCTURAL MEMBERS WHERE MASONRY ABUTS OR FACES STRUCTURAL MEMBERS.
- K. WATERPROOF EXPOSED UNFINISHED MASONRY SURFACES WITH TK PRODUCTS "TK-290".
- L. PROVIDE VERTICAL REINFORCEMENT AS SHOWN ON THE DRAWINGS. PROVIDE BARS CONTINUOUSLY FROM SUPPORT TO SUPPORT AT EACH CORNER, AT EACH SIDE OF EACH OPENING, AT ENDS OF WALLS, AT SPACING SHOWN AND EACH SIDE OF MASONRY CONTROL JOINTS. MASONRY BLOCK CELLS CONTAINING VERTICAL REINFORCING SHALL BE GROUTED SOLID. FILLING CELLS WITH MORTAR IS UNACCEPTABLE.
- M. REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60.
- N. PROVIDE CONTINUOUS REINFORCED BOND BEAMS IN ALL REINFORCED MASONRY WALLS AT TOPS OF WALL, IMMEDIATELY BELOW STEEL BEARINGS AND WHEREVER CALLED FOR IN THE CONTRACT DRAWINGS. BOND BEAM REINFORCING SHALL EXTEND INTO AND BE CONTINUOUS WITH ALL INTERSECTION BOND BEAMS. MINIMUM BOND BEAM REINFORCEMENT SHALL BE (2) #4 IN 6" AND 8" BOND BEAMS AND (2) #5 IN 10", 12" AND 14" BOND BEAMS. BOND BEAM REINFORCEMENT SHALL BE CONTINUOUS THROUGH CONTROL JOINTS AND INTERRUPTED AT EXPANSION JOINTS.
- O. FILL CORES OF MASONRY UNDER ALL BEARING PLATES FOR A WIDTH EQUAL TO THREE TIMES THE BEARING PLATE LENGTH FOR THREE COURSES BELOW BEARING.
- P. PROVIDE LINTELS OVER ALL OPENINGS AND RECESSES IN MASONRY CONSTRUCTION.
- Q. THE STRUCTURAL DRAWINGS REFLECT THE BEST ATTEMPT TO IDENTIFY ALL WALL PENETRATIONS IN THE EXISTING AND NEW CONSTRUCTION. PENETRATIONS NOT IDENTIFIED ON THE DOCUMENTS ARE TO BE TREATED IN A MANNER SIMILAR TO THE IDENTIFIED LOCATIONS. LINTELS IN NON-BEARING MASONRY WALL OPENINGS CAN BE SIZED IN ACCORDANCE TO THE MISCELLANEOUS LINTEL SCHEDULE OR THE NOTE BELOW. LINTELS THAT OCCUR IN EXISTING BEARING WALLS ARE TO BE SIZED ACCORDING TO SIMILAR CONDITIONS AND SPANS IN THE NEW CONSTRUCTION AND LINTEL SCHEDULE. BOTTOM PLATE SIZE SHALL BE A MINIMUM OF 3/8" THICK. THE WIDTH OF THE PLATE SHALL BE 3/4" LESS THAN THE FIELD VERIFIED WALL THICKNESS. THE PLATE SHALL BE THE FULL LENGTH OF THE LINTEL MEMBER. LINTELS ARE NOT REQUIRED OVER OPENINGS THAT ARE 12" WIDE OR LESS AND AT LEAST 1 COURSE BELOW THE TOP OF THE WALL.
- R. ALL LINTELS SHALL HAVE A MINIMUM OF 8" END BEARING.
- S. FOR ALL OPENINGS NOT OTHERWISE DETAILED OR SCHEDULED, MINIMUM LINTELS SHALL BE FOR EACH 4" OF MASONRY WIDTH:
 1. 0 TO 2'-0" SPAN 5/16" PLATE (3/4" LESS THAN WALL WIDTH)
 2. 2'-0" TO 4'-0" SPAN L3-1/2X3-1/2X1/4
 3. 4'-0" TO 6'-0" SPAN L4X3-1/2X5/16 (L1V)
 4. 6'-0" TO 8'-0" SPAN L5X3-1/2X5/16 (L1V)
- T. ALL ANGLES THAT ARE BACK TO BACK SHALL BE WELDED TOP AND BOTTOM 3" AT 12" MINIMUM

REFERENCE DRAWINGS									
DWG NO.	TITLE								
1	2	3	4	5	6	7	8	9	10

REV	ZONE	DATE	BY	DESCRIPTION
A		07/15/11	SMH	ISSUED FOR PLAN COMMISSION REVIEW

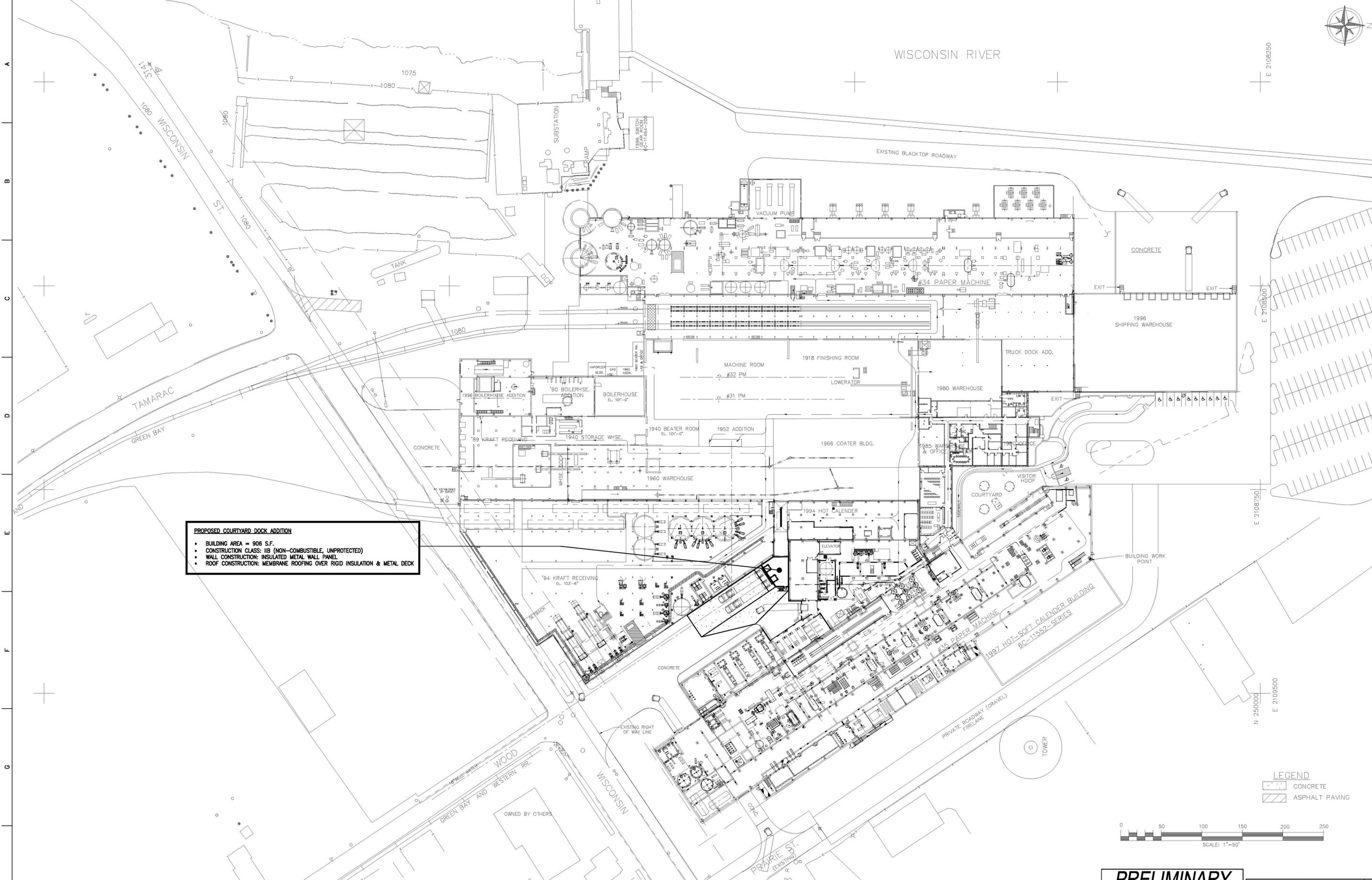
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PRELIMINARY
FOR PLAN COMMISSION REVIEW

PÖYRY
HYDRA-MOTION

PROJ: 43B2082.10
SNG: S-1002

VENDOR: PÖYRY (APPLETON) LLC	DATE: 07/13/11
PROJECT NO: S-1002	REV: 3
SCALE: NONE	DEPT: 3
JOB NO:	CODE:
TITLE: NO. 35 PM COURTYARD DOCK ADDITION – SPECIFICATIONS	REV: A
DWG NO: 6C-11894-	REV: A



PROPOSED COURTYARD DOCK ADDITION

- BUILDING AREA = 906 S.F.
- CONSTRUCTION CLASS: IIB (NON-COMBUSTIBLE, UNPROTECTED)
- WALL CONSTRUCTION: INSULATED METAL WALL PANEL
- ROOF CONSTRUCTION: MEMBRANE ROOFING OVER RIGID INSULATION & METAL DECK

LEGEND

CONCRETE

ASPHALT PAVING



PRELIMINARY FOR PLAN COMMISSION REVIEW

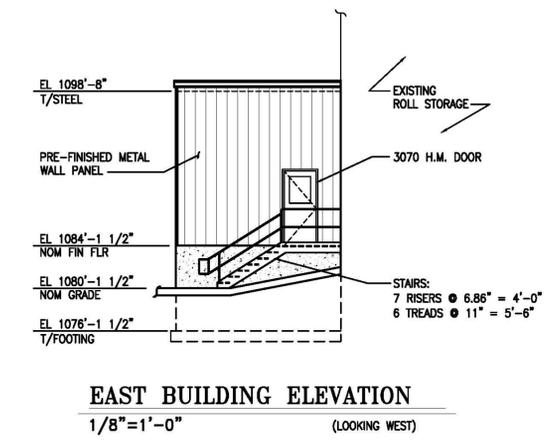
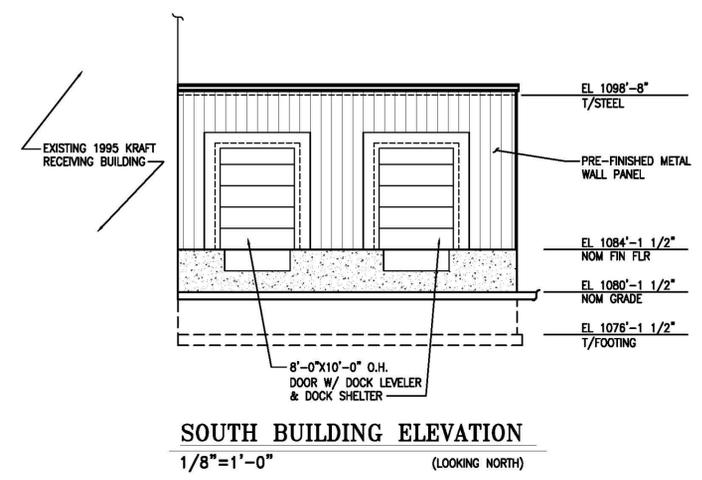
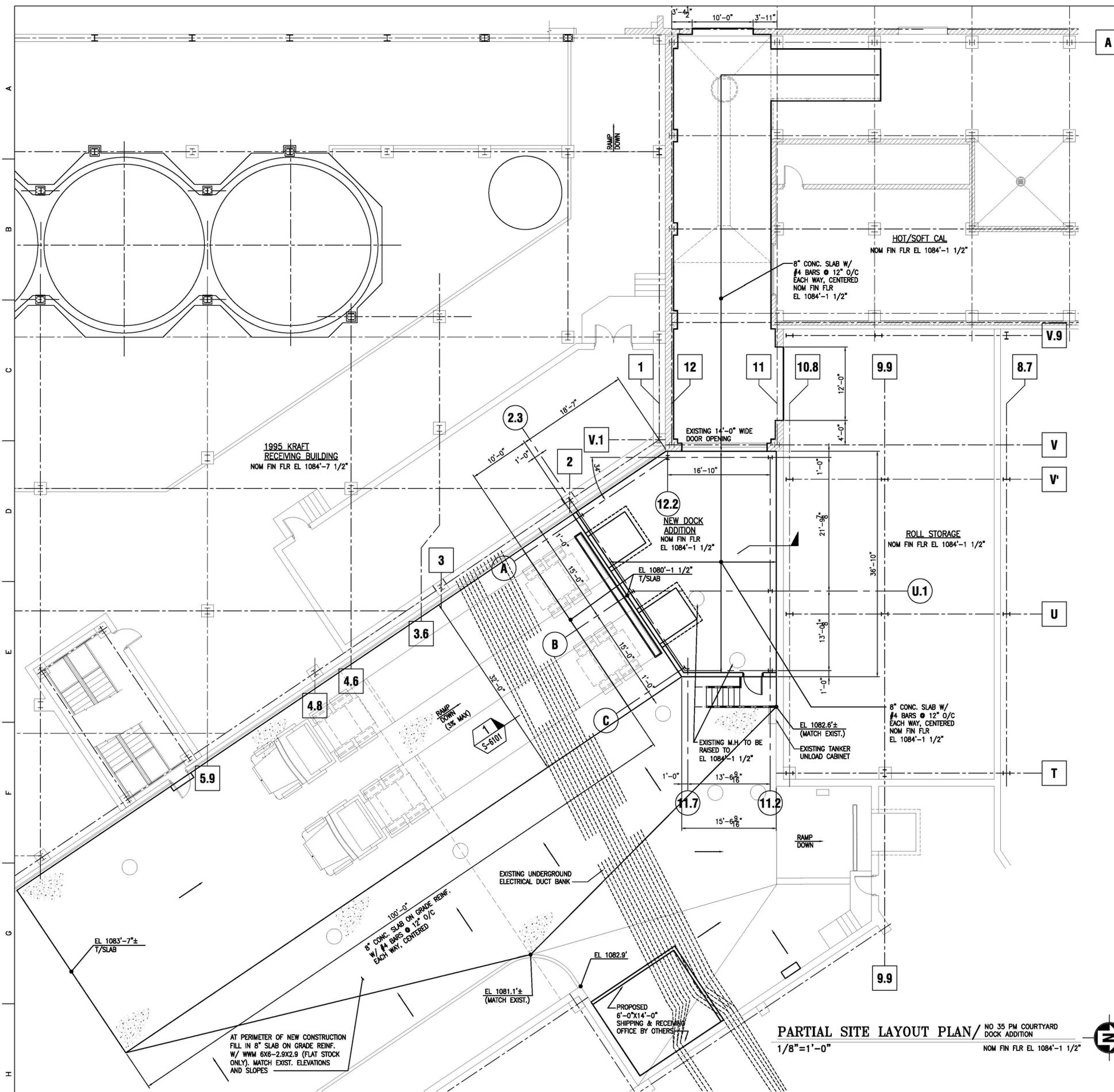
PÖYRY

PROJ: 43B2082.10
 REV: C-1001
 DWG NO: C-1001

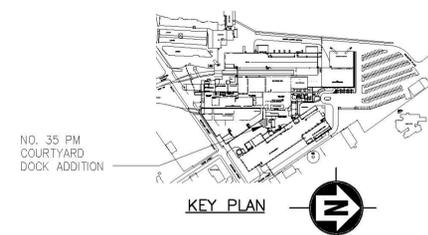
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VENDOR: PÖYRY (APPLETON) LLC	DATE: 07/13/11	SCALE: 1"=50'	REV: A	DEPT: 3	CODE:
NO. 35 PM COURTYARD DOCK ADDITION - OVERALL SITE PLAN					
DWG NO: 6C-11894- REV: A					



PARTIAL SITE LAYOUT PLAN/ NO 35 PM COURTYARD DOCK ADDITION
 1/8"=1'-0" NOM FIN FLR EL 1084'-1 1/2"



DWG NO.	TITLE	DATE	BY	DESCRIPTION
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REV	ZONE	DATE	BY	DESCRIPTION
A		07/15/11	SMH	ISSUED FOR PLAN COMMISSION REVIEW

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PRELIMINARY FOR PLAN COMMISSION REVIEW

PÖYRY PROJECT ENGINEER

NO. 35 PM COURTYARD DOCK ADDITION - PLAN AND ELEVATIONS

6C-11894- A

PROJ 43B2082.10
 REV S-3001
 DWG NO S-3001
 DATE 07/15/11
 SHEET 3
 SCALE 1/8"=1'-0"

