

REPORT OF CITY PLAN COMMISSION

Monday, November 7, 2011 – 6:00 PM

PRESENT: Chairperson Mayor Halverson, Alderperson Jerry Moore, Commissioner Tony Patton, Commissioner Anna Haines, Commissioner Shari Laskowski, and Commissioner Maurice Rice.

ALSO PRESENT: Community Development Director Michael Ostrowski, Alderperson Roger Trzebiatowski, Alderperson Randy Stroik, Alderperson Marge Molski, Alderperson Mary Stroik, Alderperson Joanne Suomi, Brian Kowalski, Dave Wilz, David Pederson, Trudy Pederson, Bob Fisch, Duane Greuel, Jeff Ruedebasch, Bill Mitchell, Michelle Peariso, Chris Peariso, Jocelyn Reid, Laverne Syens, Al Stemen, Mark Turkiewicz, Joyce Turkiewicz, Dave Pozniak, Barb Pozniak, Mary Talbot, Larry Koy, Phil Smith, Jeff Schuler, Sarah Wallace, Patricia Cieslewicz, Tony Babl, Holly Carter, Tom Eagon, and Cindy Eagon.

INDEX:

1. Approval of the report of the October 3, 2011 Plan Commission meeting.
 2. Discussion and possible action on the Vacation of the following alleys:
 - a. Alley that runs between and parallel with Jefferson Street and Oak Street beginning at California Avenue and ending at Texas Avenue.
 - b. Alley that runs between and parallel with Minnesota Avenue and Vermont Avenue beginning at Center Street and ending at Dixon Street.
 - c. Alley that runs between and parallel with Center Street and Oak Street beginning at Frontenac Avenue and ending at California Avenue.
 - d. Alley or a portion thereof that is located between and parallel with Minnesota Avenue and Vermont Avenue beginning at Center Street and ending at Jefferson Street.
 - e. Alley that runs between and parallel with Oak Street and Center Street beginning at Vermont Avenue and ending at Frontenac Avenue.
 3. Discussion and possible action on an annexation request from Wilfred and Annette Hafner, for the purposes of annexing the property located at **340 Wood Lane** from the Town of Hull to the City of Stevens Point.
 4. Discussion and possible action on establishing a permanent zoning classification for the property listed above (Hafner annexation request).
 5. Discussion and possible action on a parking lot review for the USDA project located at **5417 Clems Way**.
 6. Discussion and possible action on a request from Adventure 212 for a modification to the landscape requirements for a parking lot located at **3217 John Joanis Drive (Parcel ID 2308-02-4001-02)**.
 7. Discussion and possible action on a request from Lamar Advertising, for a conditional use permit to locate an off-premise advertising sign at **3001 Hoover Avenue (Parcel ID 2308-02-2301-34)**.
 8. Discussion and possible action on a request from Holly Carter and Tony Babl, for a conditional use permit to allow four unrelated persons to reside in a dwelling located at **1574 Water Street (Parcel ID 2408-32-3002-32)**.
 9. Discussion and possible action on an annexation request from Peter and Kerry Klismith, 473 Shadow Oak Lane, Stevens Point, WI and Justin and Christina Callan, 1605 Infinity Lane, Stevens Point, WI, for the purposes of annexing the property located at the **northwest quadrant of Casimir Road and Interstate Highway 39** from the Town of Hull to the City of Stevens Point.
- PETITION #1.**

10. Discussion and possible action on an annexation request from Peter and Kerry Klismith, 473 Shadow Oak Lane, Stevens Point, WI and Justin and Christina Callan, 1605 Infinity Lane, Stevens Point, WI, for the purposes of annexing the property located at the **northwest quadrant of Casimir Road and Interstate Highway 39** from the Town of Hull to the City of Stevens Point.
PETITION #2.
 11. Discussion and possible action on an annexation request from Peter and Kerry Klismith, 473 Shadow Oak Lane, Stevens Point, WI and Justin and Christina Callan, 1605 Infinity Lane, Stevens Point, WI, for the purposes of annexing the property located at the **northwest quadrant of Casimir Road and Interstate Highway 39** from the Town of Hull to the City of Stevens Point.
PETITION #3.
 12. Discussion and possible action on updating Chapter 23 (Zoning) of the Revised Municipal Code of the City of Stevens Point.
 13. Adjourn.
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1. Approval of the report of the October 3, 2011 Plan Commission meeting.

Mayor Halverson pointed out a spelling/typographical error in agenda item 5's motion that should be changed from recuing to recusing.

Commissioner Laskowski stated she would be recusing herself from agenda item 7 due to her affiliation with Chet's Plumbing and Heating.

Commissioner Rice stated he would have to not be involved in any way in agenda items 7, 9, 10, and 11.

Motion to approve the report with amended spelling correction by Commissioner Moore; seconded by Commissioner Patton. Motion carried 6-0.

2. Discussion and possible action on the Vacation of the following alleys:
 - a. Alley that runs between and parallel with Jefferson Street and Oak Street beginning at California Avenue and ending at Texas Avenue.
 - b. Alley that runs between and parallel with Minnesota Avenue and Vermont Avenue beginning at Center Street and ending at Dixon Street.
 - c. Alley that runs between and parallel with Center Street and Oak Street beginning at Frontenac Avenue and ending at California Avenue.
 - d. Alley or a portion thereof that is located between and parallel with Minnesota Avenue and Vermont Avenue beginning at Center Street and ending at Jefferson Street.
 - e. Alley that runs between and parallel with Oak Street and Center Street beginning at Vermont Avenue and ending at Frontenac Avenue.

Director Ostrowski stated that these alleys are already abandoned and grass covered, and they are not planned to provide access to the properties. With this being the case, the alleys do not provide any foreseeable benefit to the City and therefore, staff would recommend vacating them. Per Wisconsin Statutes, the Plan Commission needs to make a recommendation on whether or not to vacate them.

Commissioner Patton asked if there were any properties that may have garages that face the alley for access. Director Ostrowski stated that the alleys are grass covered and do not provide access.

Commissioner Haines asked what would happen to the properties once the alleys are vacated. Director Ostrowski indicated that the land would be split down the middle so that the two abutting land owners will each receive about 7 ½ feet of additional land.

Aldersperson Trzebiatowski stated that all the alleys are in the 7th district and a lot of the alleys are being used by the property owners already for things such as gardens or sheds. When the subdivision was created in the 60's, the alleys were put in place but were never used. In the mid-70's some of the alleys in other areas were reverted back to the adjacent property owners, and it makes sense to have these alleys reverted back to the adjacent properties.

Motion to approve by Commissioner Patton the vacation of the following alleys:

- a. **Alley that runs between and parallel with Jefferson Street and Oak Street beginning at California Avenue and ending at Texas Avenue.**
- b. **Alley that runs between and parallel with Minnesota Avenue and Vermont Avenue beginning at Center Street and ending at Dixon Street.**
- c. **Alley that runs between and parallel with Center Street and Oak Street beginning at Frontenac Avenue and ending at California Avenue.**
- d. **Alley or a portion thereof that is located between and parallel with Minnesota Avenue and Vermont Avenue beginning at Center Street and ending at Jefferson Street.**
- e. **Alley that runs between and parallel with Oak Street and Center Street beginning at Vermont Avenue and ending at Frontenac Avenue.**

seconded by Commissioner Rice.

Motion was amended by Commissioner Patton to have the vacations take effect as of January 1, 2012; seconded by Commissioner Rice. Motion carried 6-0.

3. Discussion and possible action on an annexation request from Wilfred and Annette Hafner, for the purposes of annexing the property located at **340 Wood Lane** from the Town of Hull to the City of Stevens Point.

Director Ostrowski stated that the individuals are looking to annex the property into the city for the purpose of obtaining water and sewer. The property is contiguous to the city, and the State has indicated that it is in the public interest. Staff recommends approval.

Motion to approve by Commissioner Moore; seconded by Commissioner Laskowski. Motion carried 6-0.

4. Discussion and possible action on establishing a permanent zoning classification for the property listed above (Hafner annexation request).

Director Ostrowski stated that staff would recommend zoning the property "R-2" Single Family Residence District, which is consistent with the surrounding properties in that area.

Motion to approve by Commissioner Moore; seconded by Commissioner Laskowski. Motion carried 6-0.

5. Discussion and possible action on a parking lot review for the USDA project located at **5417 Clems Way.**

Director Ostrowski stated that there was an additional site plan handed out right before the meeting that shows the installation of curb to the lot (Attachment A). The plan meets all the screening requirements and with the installation of curb, it does meet all the landscape requirements. The only reason this plan is before the Commission is because it has 60 parking stalls. The Zoning Ordinance requires that any parking lot over 49 spaces be reviewed by the Plan Commission. Staff would recommend approval of this request, with the installation of curb.

Commissioner Rice asked what about the curb/wheel stops. Director Ostrowski indicated that with the new plan, they will be installing curb.

Motion to approve by Commissioner Patton; seconded by Commissioner Haines. Motion carried 6-0.

6. Discussion and possible action on a request from Adventure 212 for a modification to the landscape requirements for a parking lot located at **3217 John Joanis Drive (Parcel ID 2308-02-4001-02).**

Director Ostrowski stated that this parking lot is in front of you, not because it is above the 49 stalls, but because they are asking for a modification to the requirements within the Zoning Code. The modification would be to eliminate the curb or wheel stops. Director Ostrowski indicated that the applicant has provided a number of reasons for the elimination of the curb or wheel stops, including:

- The parking lot expansion is an extension of the current lot that does not have curb or wheel stops.
- Installing curb or wheel stops would hamper snow removal efforts.
- The rest of the business park does not have curbing or wheel stops against grass areas.
- Curbing will create water to collect and build up.

In the past, it was thought that since this is in the Portage County Business Park that the covenants were more restrictive than our Zoning Ordinance requirements, which is true in most instances, but not in this case. Director Ostrowski indicated that while some of these reasons are valid, they are not unique to this property. In recent past, we have made Scaffidi, Ministry, Stevens Point Brewery, and USDA install curb for their parking lots. Staff feels that the curb or wheel stop requirement serves a beneficial purpose to the maintenance of the landscape strips. It can be seen in several areas throughout the City where landscape strips have been damaged by vehicular encroachment or snow plowing.

Commissioner Laskowski asked if the requirement would be for all of the lot, or just the new parts. Director Ostrowski indicated that it will be just for the new parts.

Michele Peariso, 3217 John Joanis Drive – Stated that she understands that they are in a situation where Portage County and the City have different requirements, but she believes that it would be very incongruous to go from the existing parking lot, where there is no curb, to the addition, that would have curb. She could understand if it was a brand new project and building site to be in compliance, but for this request she would ask to make it consistent with what was approved in the past.

Commissioner Rice asked what was at the Hostel Shoppe. Director Ostrowski stated that he does not believe there is curbing there, and the Business Park is a mix of some properties with and some without curb/wheel stops.

Mayor Halverson stated that this is one of the many issues that the Plan Commission will want to take a look at when rewriting the zoning ordinance. The difficulty that we face is that the code is very specific as to the way it is written now, and we have to continue to work diligently with the Business Park to take a look at the requirements and covenants that exist in the Business Park.

Commissioner Patton asked if this modification was for no curb. Director Ostrowski indicated that that was correct.

Motion to approve the request for a modification to the landscape requirements to eliminate the curb/wheel stop requirement by Commissioner Patton; seconded by Commissioner Laskowski.

Commissioner Rice stated he is ambivalent to this one, as he feels that there is merit to staff's position on it, but indicated that the other part of the lot does not have curb and it may look inconsistent.

Mayor Halverson stated that the difference to the USDA site and this one is that it is raw new construction.

Commissioner Moore clarified that they are not asking for a variance, that they are asking for a modification of the plan. Mayor Halverson stated it is an exception, not a variance. Director Ostrowski stated that this is a modification to the requirements in our Zoning Ordinance for the landscaping and parking lot standards. In our code, it allows the Plan Commission to grant modifications to those requirements.

Motion carried 4-2, with Mayor Halverson and Commissioner Haines voting in the negative.

7. Discussion and possible action on a request from Lamar Advertising, for a conditional use permit to locate an off-premise advertising sign at **3001 Hoover Avenue (Parcel ID 2308-02-2301-34)**.

Director Ostrowski stated Lamar Advertising is requesting a conditional use permit for the purposes of constructing an off-premise advertising sign along Hoover Avenue. The size of the sign face is 23' x 10'-9", or 247.25 square feet. The height of the sign would be 25'. The sign would be illuminated and would be brown in color. Staff feels that the proposed request fails to meet several of the standards of review, including:

- The property across Hoover Avenue is vacant, however, residential dwellings are adjacent to those vacant properties. The size of the sign and illumination levels can produce a negative impact or reduce the comfort of the property owners within this area.
- The size of the sign has the potential to reduce the visibility down the corridor, and may also reduce the comfort of the adjacent properties.
- The placement of this sign on this lot may create difficulty in laying out a development on the lot should the current owner ever decide to divide this lot. In addition, the Comprehensive Plan calls for the area across Hoover Avenue to be a Commercial/Office/Multifamily use. If the property is developed as a multifamily use, the sign could reduce the enjoyment of that property.
- The architectural appeal is not consistent with the corridor; most signs on this corridor are less than 20' in height and fewer than 100-150 square feet in area. The proposed sign would be in variance with the other structures within this corridor. Hoover Avenue serves as a minor arterial for street classification. Few, if any large scale, off-premise advertising signs are located on minor arterial streets in the City of Stevens Point.

Since the proposed project fails to meet some of the standards, staff would recommend denying this request.

Aldersperson Moore asked which building is owned by Lamar. Director Ostrowski stated that this request is for an off-premise advertising sign or billboard.

Motion to deny by Mayor Halverson; seconded by Commissioner Moore.

Rich Reinart, Lamar Advertising – Stated that he is in favor of this conditional use. Lamar owns and maintains outdoor advertising signs in Stevens Point and Central Wisconsin. Much like a cell phone company, you want to provide good coverage for your customers. Lamar is looking to improve the areas where people advertise, including this area. The company has no billboards within ¾ of a mile of this location. The area is industrial zoned, so it meets the conditions of zoning, and it is a conditional use, so each sign is done on a case by case basis. Mr. Reinart addressed the Director's concerns from the staff report stating that:

- The vacant lot is zoned M-1 and all surrounding zoning is light industrial. The illumination levels are subjective and a broad statement. The lighting is consistent with other signs in the area and there has not been a problem.
- The size will not reduce the visibility. In fact they have increased the proposed setback to 10 feet instead of the required 5 feet. The residential area to the west is buffered by a section being zoned M-1 and the nearest residence is 200 plus feet away.
- The concern over future development is a land owner issue and the sign can be moved or removed if needed.
- The variation of size with other signs in the corridor is a good point, but this size is a standard that is used by advertisers. This size provides a standardized size when the consumer is purchasing the vinyl sign covering. The corridor is not a main roadway, but there are other signs used by advertisers that are twice the size as this one and the one proposed in this location is the smallest sign that Lamar uses.

Mr. Reinart asked that the conditional use permit be approved so Lamar can give local businesses what they want with complete coverage. The area is zoned appropriately, and the standards have been met. This would be beneficial to the businesses, the land owner, and the tax base of the city.

Mayor Halverson stated that the issue is that this is a conditional use, and the standards of review show against it. He stated that he has received several calls against this sign, and believes that the Director's review is on regarding the standards of review.

Motion to deny by Mayor Halverson; seconded by Commissioner Moore. Motion carried 4-0, with Commissioner Laskowski and Rice recusing.

8. Discussion and possible action on a request from Holly Carter and Tony Babl, for a conditional use permit to allow four unrelated persons to reside in a dwelling located at **1574 Water Street (Parcel ID 2408-32-3002-32)**.

Director Ostrowski stated Lucky 13 Properties is requesting to allow up to 4 unrelated persons in a single dwelling unit. The property is currently zoned R-4, which is Multi-Family I. Director Ostrowski noted that a multiple family use is a conditional use within this district. Staff feels that the standards of review are met and would recommend approval with the following conditions:

- The dwelling must not have more than four (4) unrelated persons.
- The owner must receive a multiple family dwelling license.
- Vehicle parking must occur behind the rear plane of the home or within the garage.
- All vehicles must be parked on a hard surface.

Commissioner Patton asked for clarification of the nature of 4 unrelated persons. Director Ostrowski stated that a family is defined as a family plus 1 unrelated person. Anytime you exceed two unrelated persons you are defined as a multiple family. This request is a little different than the standard requests that we receive. Typically, we think of a multiple family use in units, not persons. Under our definition of family we have both.

Commissioner Patton asked if this was a rental situation. Director Ostrowski indicated that it was.

Motion to approve by Commissioner Patton with the following conditions:

- **The dwelling must not have more than four (4) unrelated persons,**
- **The owner must receive a multiple family dwelling license,**
- **Vehicle parking must occur behind the rear plane of the home or within the garage, and**
- **All vehicles must be parked on a hard surface;**

seconded by Commissioner Haines.

Commissioner Moore commented that there are many other houses in the community that are like this, and they don't come in to get the proper approval. It is nice to see someone actually doing that.

Motion carried 6-0.

9. Discussion and possible action on an annexation request from Peter and Kerry Klismith, 473 Shadow Oak Lane, Stevens Point, WI and Justin and Christina Callan, 1605 Infinity Lane, Stevens Point, WI, for the purposes of annexing the property located at the **northwest quadrant of Casimir Road and Interstate Highway 39** from the Town of Hull to the City of Stevens Point. **PETITION #1.**

Director Ostrowski stated when the petitions are submitted, the petitioners are not allowed to withdraw them. Therefore, the City does need to act on them. The first petition failed to provide the needed link to the city and the second petition failed to include the proper right-of-way. Staff would recommend denying the first two petitions.

Motion to deny petition #1 by Mayor Halverson; seconded by Commissioner Patton. Motion carried 5-0, with Commissioner Rice recusing.

10. Discussion and possible action on an annexation request from Peter and Kerry Klismith, 473 Shadow Oak Lane, Stevens Point, WI and Justin and Christina Callan, 1605 Infinity Lane, Stevens Point, WI, for the purposes of annexing the property located at the **northwest quadrant of Casimir Road and Interstate Highway 39** from the Town of Hull to the City of Stevens Point. **PETITION #2.**

Motion to deny petition #2 by Commissioner Moore; seconded by Commissioner Laskowski. Motion carried 5-0, with Commissioner Rice recusing.

11. Discussion and possible action on an annexation request from Peter and Kerry Klismith, 473 Shadow Oak Lane, Stevens Point, WI and Justin and Christina Callan, 1605 Infinity Lane, Stevens Point, WI, for the purposes of annexing the property located at the **northwest quadrant of Casimir Road and Interstate Highway 39** from the Town of Hull to the City of Stevens Point. **PETITION #3.**

Director Ostrowski indicated that there are some concerns with this annexation. First, the City has not planned for expansion to the north. Our Comprehensive Plan directs most of the City's growth to the east. While this does not mean the annexation could not happen, a plan for this area is warranted before it occurs. One of the main concerns is that the State has issued their opinion that this annexation is not in the public interest, nor is it contiguous to the city. Under state law, direct annexation must be contiguous.

Mayor Halverson stated that the concerns are broader than that when it relates to the political realities of this particular annexation. The City of Stevens Point finds itself in an interesting situation from a financial point of view. The City needs to grow in every way shape and form possible. This particular annexation represents an extreme measure of that mindset. In looking at this annexation, Mayor Halverson said he received input from County Board Chairman Phil Idsvoog. What Mr. Idsvoog indicated is that he recognizes the City's need to grow, but this is an extreme example of development at all costs. Mr. Idsvoog indicated that we need to pause and understand that the way we move forward cooperatively is in a step by step approach. Mayor Halverson indicated that it is not the appropriate stance for the City to take, nor is it a stance that any of us would be proud of, for us to create public policy just because no one has the ability to stop us. We have to understand as a Plan Commission that our ability for the city to grow is going to take a cooperative approach and specifically the need for us to enter into boundary adjustment agreements and other cooperative planning ventures that have to square off the boundaries of the City of Stevens Point. We have to get rid of the annexation islands that exist and the multiple peninsulas that exist specifically with the Town of Hull. The only way to achieve this goal is with open dialog with their

plan commission as well as ours. It is not to say that at some point in the future that the City may very well be interested in annexing all of the property from DuBay Avenue all the way up to Casmir Road. However, if we are interested in doing that we have to have a clear plan as to how that would happen including soil tests to determine if water and sewer are feasible in that area. Right now our Comprehensive Plan does not call for any growth in that vicinity, it may in the future, but not now. It has been determined under our Comprehensive Plan that we were not going to grow in that area. For us to simply take a stance on an annexation because we want to be aggressive in increasing our tax base at all cost, that does not take away from the fact that we have to be growing appropriately from a planning point of view, as well as a statutory point of view.

Motion to deny by Mayor Halverson; seconded by Commissioner Patton.

Aldersperson Moore stated that he is in agreement with Mayor, but in simple terms it is about being good neighbors. We have to live and work with each other, and it is about being good to each other and looking out for each other.

Motion carried 5-0, with Commissioner Rice recusing.

12. Discussion and possible action on updating Chapter 23 (Zoning) of the Revised Municipal Code of the City of Stevens Point.

The Commission discussed the zoning rewrite process. Director Ostrowski provided the Commission with a binder containing the current zoning code, a model code, and the goals, objectives, and policies relating to zoning in our comprehensive plan. He stated that there are several approaches to working on the zoning code including writing a new code from scratch, going through the existing code section by section, or using a model code that can be modified to fit our community. Director Ostrowski indicated that he would prefer to use a model code as a basis to start from and then proceed with making the appropriate adjustments. Director Ostrowski indicated that he found a model code that he feels will be helpful in going through the process. Rewriting a zoning ordinance is a major task and can take a significant amount of time. The model code is broken into several sections, allowing us to take them one at a time to make it more manageable. Some of the benefits of this model code include:

- The code breaks up the City into three categories: (1) regional growth sections, (2) context areas, and (3) zoning districts. By breaking the City into these categories, it helps control the growth of the City.
- The code not only regulates on uses, it also regulates on building types. A recent trend in zoning is called form-based. Form-based codes typically regulate on the basis of building form, as opposed to the use of the building. Supporters of form-based codes feel they create a more predictable and coordinated development. This code incorporates both use and form, making it more of a hybrid approach.
- Many aspects of the code support mixed use. One of the top goals in our comprehensive plan is to encourage the mixing of compatible type land uses. The thought is that when uses are mixed, it creates a more sustainable development. In addition, it reduces the need for the automobile, while encouraging walking and biking as a main source of transportation.
- It creates standards for different types of uses. While our existing code attempts to do this through the conditional use standards, the conditional use standards are almost a one size

fits all approach, which is not always the case. This code breaks out several different uses and requires certain standards to be met to allow those specific uses.

- The code provides for site development standards, such as parking and landscape standards. In addition, there are additional modules that can be incorporated into this code making these standards more specific.
- The code provides visuals to help the reader better understand the requirements.

While this code provides a very good basis to start from, it does not cover everything. As we go through each section we will likely have to make modifications. In addition, since this code was written for Louisiana communities, we will need to modify it to meet the standards for Wisconsin. In addition, one of the areas that will require the most focus is the specifications for the zoning districts. The reason being is that we do not want to create a significant number of nonconformities.

Commissioner Laskowski stated she likes the idea of working off of a template due to the current code being so contradicting and this would be a good guideline to follow. Mayor Halverson added that the goal is to open up a flexible approach and review the zoning. If it is zoned appropriately and meets the standards, things should be approved by staff, and not have to come to the Commission. The idea is to provide some flexibility and not to be overly restrictive. Alderperson Moore stated that he is looking forward to getting this done, so that the zoning ordinance is not an obstruction to developments. Commissioner Rice stated that he likes the concept a lot, but we would have to be sure we meet the requirements of our State. Commissioner Haines added that this model code will be fine as a conversation starter, but we should also look at including sections from other municipalities, such as Madison.

The Commission decided that Wednesday, November 16, 2011 at 4:30 PM would be an appropriate time to start the zoning code review. An agenda will be sent out prior to that time.

13. Adjourn.

Motion to adjourn by Commissioner Moore; seconded by Mayor Halverson. Motion carried 6-0.

Meeting adjourned at 7:55 PM.

USDA - STEVENS POINT, WISCONSIN 54482
 5417 CLEM'S WAY
 PORTAGE COUNTY
 BUSINESS PARK

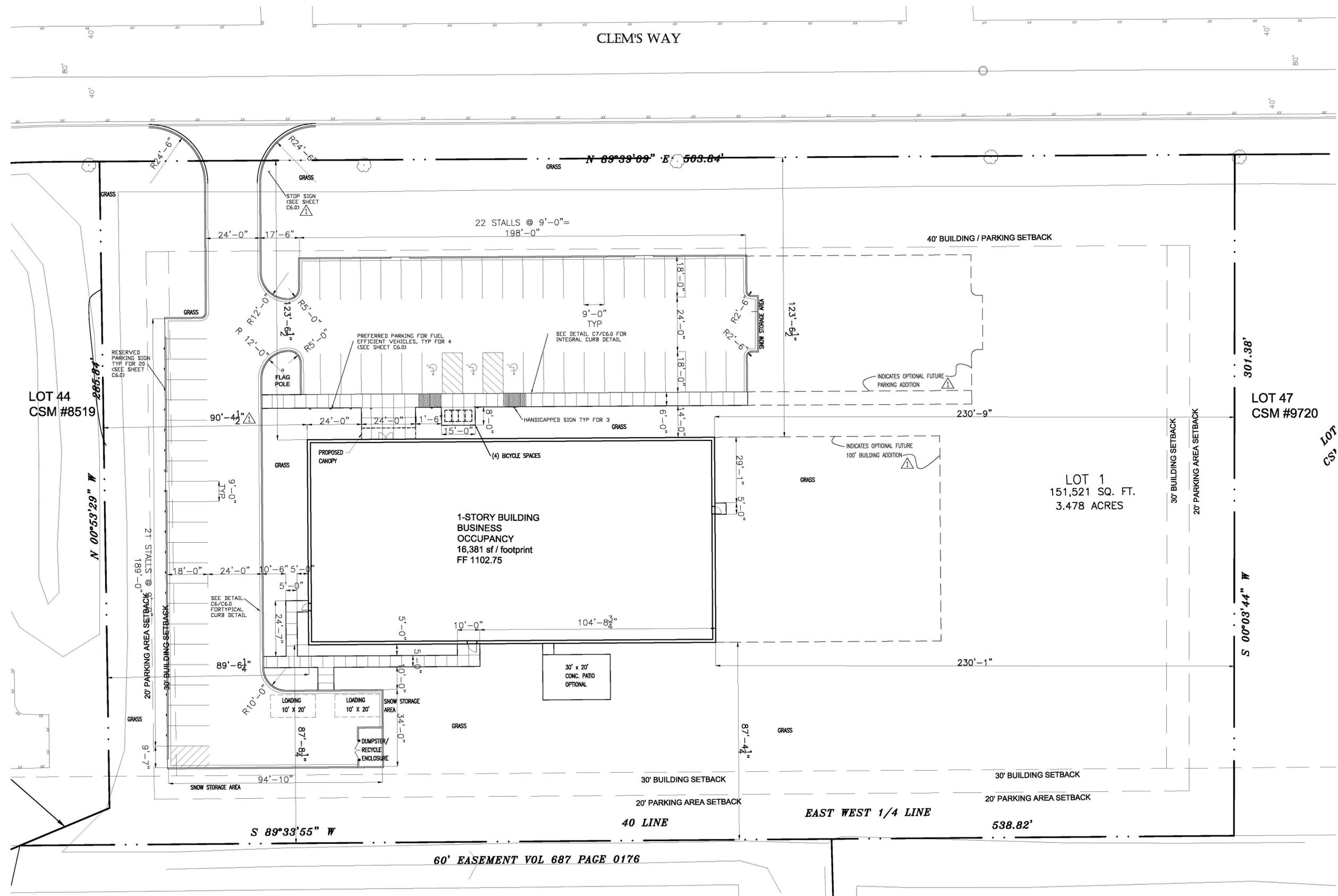
NO.	REVISION	PER COUNTY COMMENTS	DATE
1	1	ADDED CURB & GUTTER AT PARKING LOTS	10/17/11
2	2		10/25/11

SHEET TITLE: SITE PLAN

JOB NUMBER:	11029
DESIGNED BY:	DAN
DRAWN BY:	DAN
CHECKED BY:	DAN
DATE:	STATE SUBMITTAL 10.19.2011

NOTES:
 1. SEE DRAWING C6.0 FOR DUMPSTER ENCLOSURE DETAIL
 2. SEE DRAWING C6.0 FOR SIGN DETAILS

C2.0



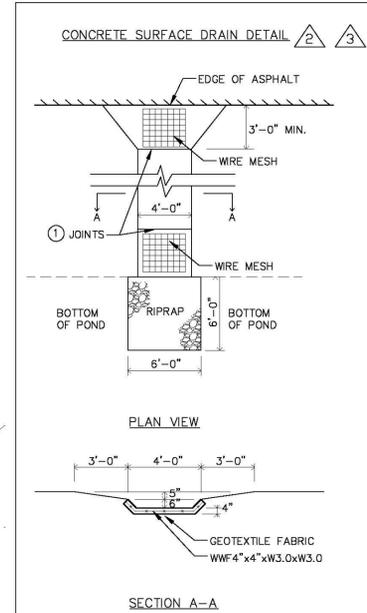
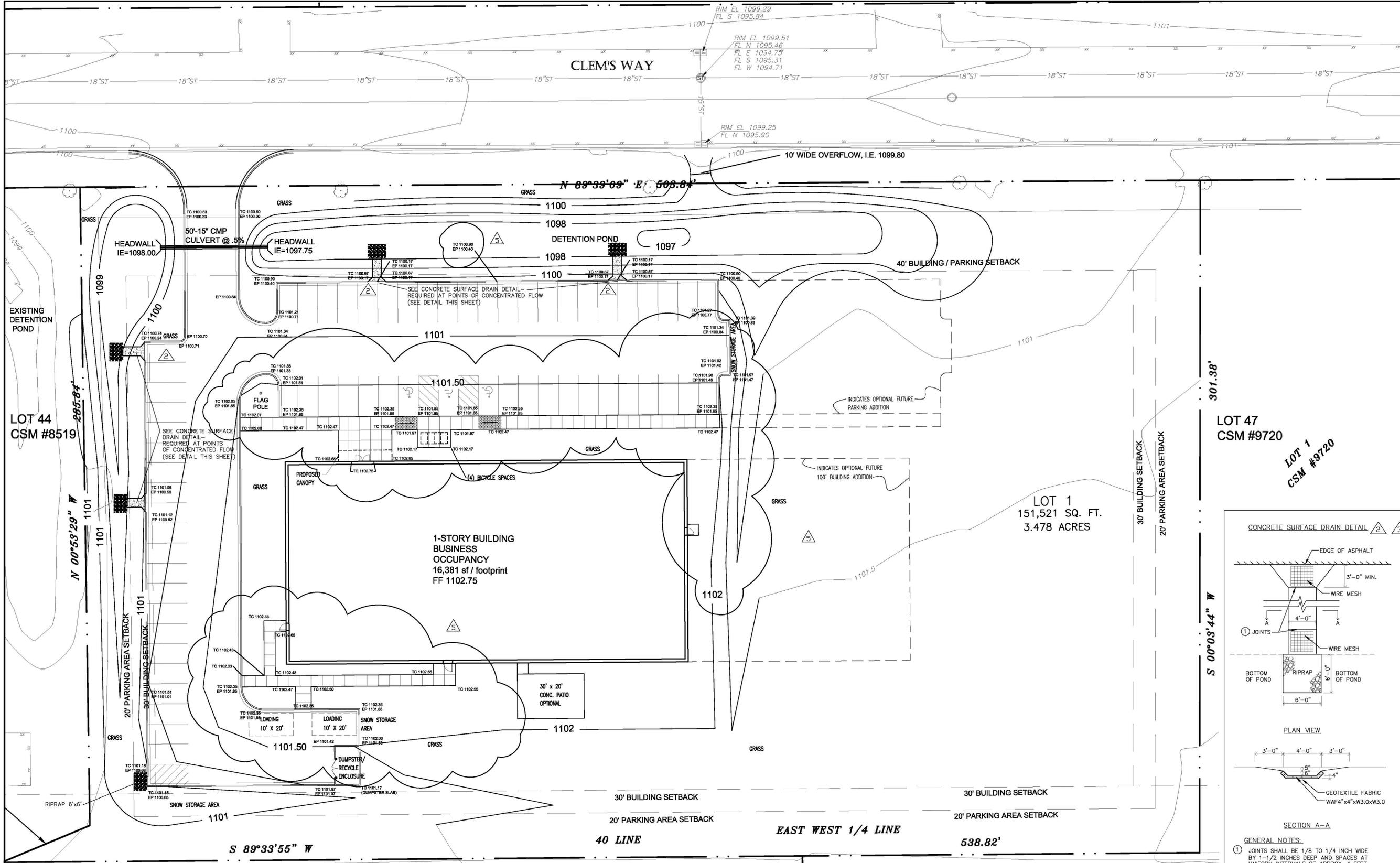
PROJECT INFORMATION	
LOT AREA	151,521 SF
BLDG AREA	16,381 SF
NO. OF PARKING STALLS	63
NO. OF EMPLOYEES	45
IMPERVIOUS SURFACE AREA	43,913

**LOT 1
 CSM #9667**



NOTES:
 1. SEE DRAWING C6.0 FOR DUMPSTER ENCLOSURE DETAIL
 2. SEE DRAWING C6.0 FOR SIGN DETAILS

USDA - STEVENS POINT, WISCONSIN 54482
 5417 CLEM'S WAY PORTAGE COUNTY BUSINESS PARK



GENERAL NOTES:

- JOINTS SHALL BE 1/8 TO 1/4 INCH WIDE BY 1-1/2 INCHES DEEP AND SPACES AT UNIFORM INTERVALS OF APPROX. 4 FEET.
- GEOTEXTILE FABRIC TYPE "B" SHALL UNDERLAY THE FULL LENGTH AND WIDTH OF THE CONCRETE SURFACE DRAIN AND RIPRAP.

SITE GRADING AND STORMWATER PLAN
 SCALE: 1"=20'

NO.	REVISION	DATE
1	REMOVED OUTFALL & ADDED CONSTRUCTION LIMITS	10.5.11
2	REVISIONS PER COUNTY COMMENTS	10.17.11
3	REVISED CONCRETE SURFACE DRAIN DETAIL	10.18.11
4	ADDED C&G AND REVISED GRADES AS REQ'D	10.25.11
5	MODIFIED GRADES AND ADDED GRADES AT SIDEWALKS	11.11.11

SHEET TITLE: SITE GRADING AND STORMWATER PLAN

JOB NUMBER: 11029

DESIGNED BY: DAN

DRAWN BY: DAN

CHECKED BY: DAN

DATE: STATE SUBMITTAL 10.19.2011

SHEET NO: C3.0