

Portage County Clerk

Shirley M. Simonis

1516 Church Street

Stevens Point, WI 54481

Phone: 715-346-1351 Fax: 715-346-1486

simoniss@co.portage.wi.us

NOTICE: The resolutions/ordinances within this agenda packet are subject to amendment or change at this meeting or subsequent meetings of the County Board.

May 15, 2019

TO THE HONORABLE CHAIRMAN AND MEMBERS OF THE PORTAGE COUNTY BOARD OF SUPERVISORS:

The Portage County Board of Supervisors will meet in adjourned session in the County Board Chambers of the County-City Building, 1516 Church Street, Stevens Point, Wisconsin on May 21, 2019 at 5:00 p.m.

AGENDA:

Call to Order

Roll Call

Pledge to the Flag

Invocation-Supervisor Larry Raikowski

Review/Approval-April 16, 2019 County Board Meeting Minutes

Correspondence:

1. Wisconsin Counties Association Forward Analytics Report

PUBLIC COMMENTS:

Members of the public who wish to address the County Board on specific agenda items must register their request at this time, with such comments subject to the reasonable control of the County Board Chair as set forth in Robert's Rules of Order

CLAIM:

Discussion and Possible Action on Recommended Denial of Claim submitted by Cincinnati Insurance Companies and its Insured, Hansen Auction Group

PRESEENTATIONS:

Sarah Brish, Stevens Point Area Convention & Visitors Bureau, Local Tourism Economy Update

Scott Rifleman, Medical Examiner, Annual Report 2018, Questions if Any

Chris Holman, County Executive, County Update; Building Project

RESOLUTIONS/ORDINANCES:

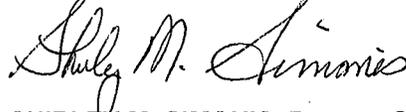
1. Town of Plover Comprehensive Plan Amendment and Portage County Zoning Ordinance Map Amendment, Consolidated Water Power Company Property
2. Town of Plover Comprehensive Plan Amendment and Portage County Zoning Ordinance Map Amendment, Flees Property
3. Approving the Addition of a Jordan Park Dam Capital Improvement Project and a 2019 Budget Adjustment

4. Authorizing a Change in the Scope of Work For BWBR/Dewberry to Include the Concept Development of 20-25 Acres of Greenspace in East Park Commerce Center
5. Authorizing and Ratifying a Contract for the Portage County Highway Department Addition and Renovation Project

ADJOURNMENT:

Motion to Adjourn, Subject to the Call of the Chair

Respectfully submitted,

A handwritten signature in cursive script that reads "Shirley M. Simonis".

SHIRLEY M. SIMONIS, Portage County Clerk

NOTICE: Any person who has special needs and plans on attending this meeting should contact the County Clerk's Office as soon as possible to ensure that reasonable accommodations can be made: 715-346-1351

RESOLUTION NO. _____

TO: THE HONORABLE CHAIRMAN AND MEMBERS OF THE PORTAGE COUNTY BOARD OF SUPERVISORS:

RE: TOWN OF PLOVER COMPREHENSIVE PLAN AMENDMENT AND PORTAGE COUNTY ZONING ORDINANCE MAP AMENDMENT, CONSOLIDATED WATER POWER COMPANY PROPERTY

WHEREAS, Consolidated Water Power Company, owner, requests an amendment to the Town of Plover Comprehensive Plan Future Land Use Map and the Portage County Zoning Ordinance Map for parcel #030-23-0730:07.01, described as being part of government lot 7 lying north of Biron Drive East in Section 30, T23N, R7E, in the Town of Plover; and

WHEREAS, the owner is requesting to change the Future Land Use designation of .9 acres from Low Density Residential to Medium Density Residential and 14.5 acres from Low Density Residential to Natural Areas Protected; and

WHEREAS, the owner is also requesting to change the zoning classification of .9 acres from Conservancy to R2 Single Family Residence; and

WHEREAS, the Town of Plover Comprehensive Plan is incorporated into Portage County Comprehensive Plan 2025 through Section 8.8 of that document and the Portage County Zoning Ordinance is in force within the Town of Plover; and

WHEREAS, the Portage County Planning and Zoning Committee held a public hearing on the proposed amendment in Conference Room 5 of the County Annex, 1462 Strongs Avenue, Stevens Point, on April 23, 2019, after due notices were published in the Stevens Point Journal. At said hearing all those who wished to be heard were heard and pertinent facts constituting the testimony were recorded; and

WHEREAS, the Portage County Planning and Zoning Committee, after carefully considering the testimony at the April 23, 2019 meeting, including the attached report, has placed a recommendation with the County Board that the request be approved; and

WHEREAS, the proposed amendment, with the information furnished in the attached report, has been given due consideration by the County Board.

FISCAL NOTE: There are no fiscal obligations for the County associated with this resolution.

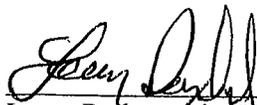
NOW, THEREFORE, BE IT RESOLVED, that the Portage County Board of Supervisors does enact and ordain as follows: The Future Land Use designation of parcel #030-23-0726-16.08 is hereby changed from Low Density Residential to Medium Density Residential (.9 acres) and Low Density Residential to Natural Areas Protected (14.5 acres) on the Town of Plover Comprehensive Plan Future Land Use Map, and is incorporated into the Portage County Comprehensive Plan 2025 through Section 8.8 of that document; and the Portage County Zoning Ordinance Map is hereby amended by changing the zoning classification of .9 acres from Conservancy to R2 Single Family Residence.

DATED THIS 21ST DAY OF MAY, 2019.

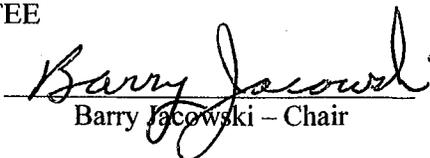
RESPECTFULLY SUBMITTED,

PLANNING AND ZONING COMMITTEE

DATE: APRIL 23RD, 2019



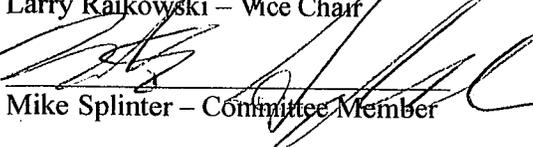
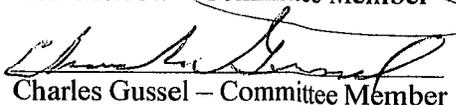
Larry Raikowski - Vice Chair

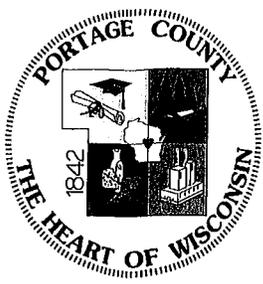


Barry Jacowski - Chair



Julie Morrow - Committee Member


Mike Splinter - Committee Member
Charles Gussel - Committee Member



PLANNING AND ZONING DEPARTMENT

1462 STRONGS AVENUE, STEVENS POINT, WI 54481 • PHONE: 715-346-1334 • FAX: 715-346-1677

REPORT ON COMPREHENSIVE PLAN AMENDMENT AND REZONING PETITION

DATE: April 24, 2019

TO: County Board of Supervisors

FROM: Kristen Johnson, Planner 

SUBJECT: Report from the Planning and Zoning Committee on the Comprehensive Plan amendment and rezoning petition of:

Consolidated Water Power Company (R19-04), Parcel ID#: 030-23-0730:07.01

Intent of Request

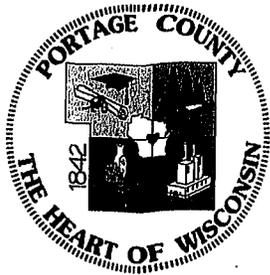
Wisconsin Water Power Company, landowner, is requesting to amend the Future Land Use Map of the Town of Plover Comprehensive Plan to change the future land use designation from Low Density Residential to Medium Density Residential (.9 acres) and Low Density Residential to Natural Areas Protected (14.5 acres), and to change the zoning classification from Conservancy to R2 Single Family Residence (.9acres). This will allow four existing single-family homes to be subdivided onto four individual lots.

Planning and Zoning Committee Decision

On April 23, 2019, the Portage County Planning and Zoning Committee voted (5-0) to recommend approval of this request.

Basis for Approval

1. Table 9.1 of the Town of Plover Comprehensive Plan indicates the requested R2 Single Family Residence zoning district is compatible with lands mapped under the requested Medium Density Residential future land use category.
2. This request is consistent with the existing R2 zoning on the north side of Biron Drive.
3. The proposed Comprehensive Plan amendment and rezoning are consistent with the Portage County Comprehensive Plan housing goal of *"maintaining the quality and integrity of existing housing and neighborhoods"*.
4. The proposed Comprehensive Plan amendment and rezoning are consistent with the Town of Plover Comprehensive Plan housing goal of *"supporting and encouraging the quality and integrity of existing housing and neighborhoods"*.
5. On January 11, 2019, the Town of Plover Comprehensive Plan Review Committee recommended approval of the Comprehensive Plan amendment.
6. On February 27, 2019, the Town of Plover Plan Commission passed a resolution to recommend approval of the Comprehensive Plan amendment and passed a motion to recommend approval of the rezoning. The Town Board of Plover followed with approval of the Comprehensive Plan amendment by Ordinance, and approval of the rezoning.



PLANNING AND ZONING DEPARTMENT

1462 STRONGS AVENUE, STEVENS POINT, WI 54481 • PHONE: 715-346-1334 • FAX: 715-346-1677

REPORT TO PLANNING AND ZONING COMMITTEE

DATE: April 15, 2019
TO: Planning and Zoning Committee
FROM: Kristen Johnson, Planner *KJ*
SUBJECT: Comprehensive Plan Amendment and Zoning Ordinance Map Amendment – Consolidated Water Power Company (R19-04)

Petitioner: Consolidated Water Power Company **Request Number:** R19-04
Date of Request: January 22, 2019 **Date of Public Hearing:** April 23, 2019
Property PIN Number(s): 030-23-0730:07.01 **Acres:** 15.43 acre parcel
Property Address: 2854, 2872, 2884, and 2894 Biron Drive East, Wisconsin Rapids, WI 54494
Legal Description: part of government lot 7 lying north of Biron Drive East in Section 30,
Township 23 North, Range 7 East **Town of:** Plover
Future Land Use Designation: Low Density Residential
Existing Zoning: Conservancy

Description of Request: A Comprehensive Plan Amendment to change the Future Land Use Map designation of .9 acres from Low Density Residential to Medium Density Residential and 14.5 acres from Low Density Residential to Natural Areas Protected; and a Zoning Ordinance Map Amendment to change the zoning classification of .9 acres from Conservancy to R2 Single Family Residence.

Existing Use of Site

The subject parcel contains 15.43 acres lying north of Biron Drive, along the Wisconsin River. The parcel is comprised of roughly .9 acres of land and 14.5 acres of the Wisconsin River. There are four single family homes and a number of sheds located on the land, which are owned by separate families. Consolidated Water Power Company owns the land and leases it to these families, also known collectively as the Biron Licensee Group, LLC, for their home and cottage utilization. This relationship has existed for nearly 100 years.

In February 2019, the homes received the proper approvals from the Federal Emergency Management Agency to remove them from the floodplain.

Surrounding Zoning and Land Use

Zoning:

North: Conservancy
South: R1 Rural and Urban Fringe Residence
East: Village of Biron, Wood County
West: R2 Single Family Residence

Land Use:

Wisconsin River
Residential
Residential
Residential

Intent of Request

Biron Licensee Group, LLC is looking to acquire the roughly .9 acres of land from Consolidated Water Power Company and subdivide the land into four lots so that each family may retain ownership of their respective home site (see attached certified survey maps). The current Conservancy zoning of the property does not permit residential development so a rezoning of the land from Conservancy to R2 Single Family Residence is being requested. The Biron Licensee Group, LLC will then need to petition the Portage County Board of Adjustment for a variance to create four substandard lots under the 20,000 square feet minimum lot size required in the R2 zoning district.

Wisconsin Statue 66.1001(3) states that a rezoning must be consistent with a local governmental unit's Comprehensive Plan. According to the Future Land Use Map (Map 8.2) of the Town of Plover Comprehensive Plan, the property is planned for Low Density Residential. Table 9.1 (Zoning/Land Use Plan Compatibility) of the Plan does not authorize the proposed R2 zoning district or the existing Conservancy zoning on lands mapped for the Low Density Residential future land use. R2 zoning is authorized on lands mapped for Medium Density Residential and Natural Areas Limited land uses, while Conservancy zoning is authorized on lands mapped for Natural Areas Protected. Therefore, a Comprehensive Plan amendment to change the future land use of .9 acres to Medium Density Residential and 14.5 acres to Natural Areas Protected is also being requested.

Findings

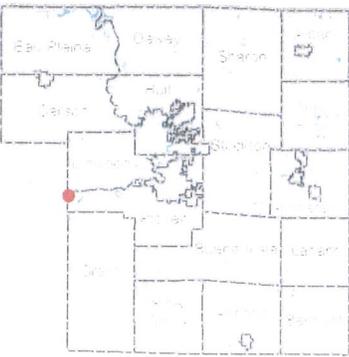
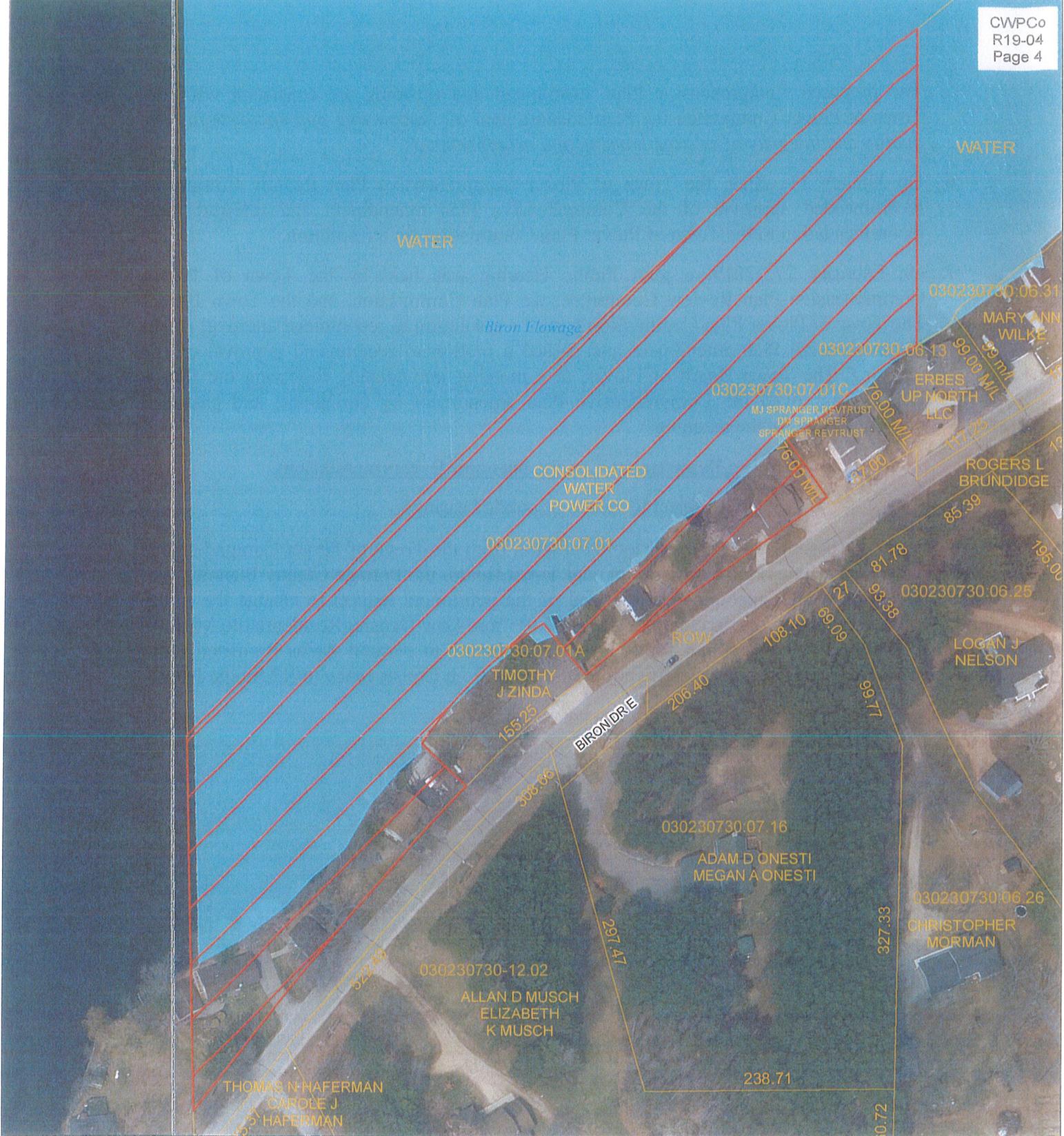
1. Table 9.1 of the Town of Plover Comprehensive Plan indicates the requested R2 Single Family Residence zoning district is compatible with lands mapped under the requested Medium Density Residential future land use category.
2. The minimum lot area for newly created lots in the R2 Single Family Residence zoning district shall be 20,000 square feet (or .46 acres), exclusive of road right-of-way. The Biron Licensee Group, LLC is proposing to subdivide .9 acres into four lots: .21 acres, .16 acres, .18 acres, and .30 acres respectively. If the rezoning and Comprehensive Plan amendment are approved, the group will seek a variance from the Portage County Board of Adjustment to create the four substandard lots.
3. This request is consistent with the planned land use and current zoning on the north side of Biron Drive.
4. The proposed Comprehensive Plan amendment and rezoning are consistent with the Portage County Comprehensive Plan housing goal of "*maintaining the quality and integrity of existing housing and neighborhoods*".

5. The proposed Comprehensive Plan amendment and rezoning are consistent with the Town of Plover Comprehensive Plan housing goal of “*supporting and encouraging the quality and integrity of existing housing and neighborhoods*”.
6. On January 11, 2019, the Town of Plover Comprehensive Plan Review Committee recommended approval of the Comprehensive Plan amendment and referred their recommendation to the Town of Plover Plan Commission for a resolution.
7. On February 27, 2019, a joint Public Hearing was held by the Town of Plover Comprehensive Plan Review Committee, the Plan Commission, and the Town Board. The Town of Plover Plan Commission passed a resolution to recommend approval of the Comprehensive Plan amendment and passed a motion to recommend approval of the rezoning. The Town Board of Plover, at a meeting immediately following the Public Hearing, approved the Comprehensive Plan amendment by Ordinance, and passed a motion to approve the rezoning.

Planning Department Conclusions and Recommendations

(Subject to results of public hearing)

Based on the discussion and positive recommendation from the Town of Plover Comprehensive Plan Review Committee, Plan Commission, and Town Board, the Portage County Planning and Zoning Department staff recommends approval of the petitioners request to change the future land use map designation of parcel 030-23-0730:07.01 from Low Density Residential to Medium Density Residential (.9 acres) and Low Density Residential to Natural Areas Protected (14.5 acres), and to change the zoning classification of .9 acres from Conservancy to R2 Single Family Residence.



Site Overview



1 in = 125 feet

PETITIONER: Consolidated Water Power Company REQUEST NUMBER: R19-04

LOCATION: 2854, 2872, 2884, and 2894 Biron Drive E, DATE OF PUBLIC HEARING: 4/23/2019
Wisconsin Rapids, WI 54494, Town of Plover

SECTION: 30, T23N R7E

DESCRIPTION OF REQUEST:
Change the Future Land Use designation of .9 acres from Low Density Residential to Medium Density Residential (.9 acres) and Low Density Residential to Natural Areas Protected (14.5 acres)
Rezone .9 acres from Conservancy to R2 Single Family Residence.



 Subject Parcel

Zoning District

-  R1 Rural and Urban Fringe Residence
-  R2 Single Family Residence
-  CON Conservancy

Current Zoning



1 in = 200 feet

PETITIONER: Consolidated Water Power Company REQUEST NUMBER: R19-04

LOCATION: 2854, 2872, 2884, and 2894 Biron Drive E, DATE OF PUBLIC HEARING: 4/23/2019
Wisconsin Rapids, WI 54494, Town of Plover

SECTION: 30, T23N R7E

DESCRIPTION OF REQUEST:

Change the Future Land Use designation of .9 acres from Low Density Residential to Medium Density Residential (.9 acres) and Low Density Residential to Natural Areas Protected (14.5 acres).
Rezone .9 acres from Conservancy to R2 Single Family Residence.



 Subject Parcel

Future Land Use Category

-  Low Density Residential
-  L2
-  NAP

Future Land Use

 1 in = 200 feet

PETITIONER: Consolidated Water Power Company REQUEST NUMBER: R19-04

LOCATION: 2854, 2872, 2884, and 2894 Biron Drive E, DATE OF PUBLIC HEARING: 4/23/2019
Wisconsin Rapids, WI 54494, Town of Plover

SECTION: 30, T23N R7E

DESCRIPTION OF REQUEST:
Change the Future Land Use designation of .9 acres from Low Density Residential to Medium Density Residential (.9 acres) and Low Density Residential to Natural Areas Protected (14.5 acres).
Rezone .9 acres from Conservancy to R2 Single Family Residence.

This map DOES NOT transfer property ownership. Sale or transfer of property requires a recorded deed.

PORTAGE COUNTY CERTIFIED SURVEY MAP NO.

BEING PART OF GOV'T LOT 7 IN SECTION 30, TOWNSHIP 23 NORTH, RANGE 7 EAST, TOWN OF PLOVER, PORTAGE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, KEVIN M. WHIPPLE, PROFESSIONAL LAND SURVEYOR, hereby certify:

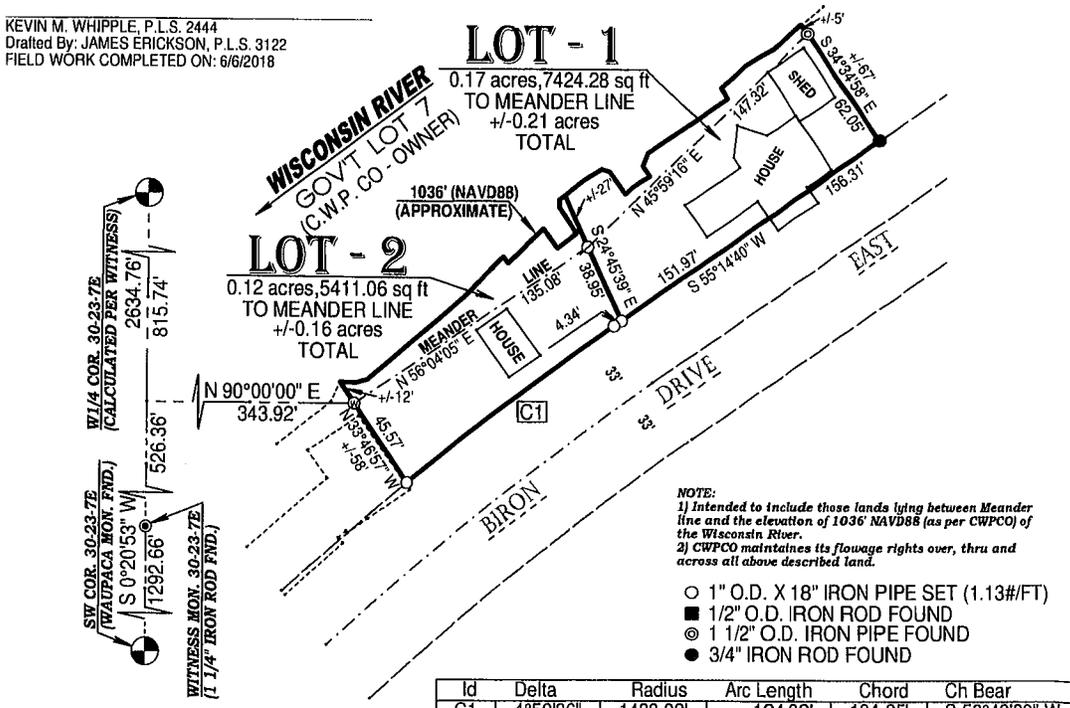
That I have surveyed, divided and mapped this Certified Survey Map containing Lots 1 & 2, located in part of Gov't Lot 7 in Section 30, Township 23 North, Range 7 East, Town of Plover, Portage County, Wisconsin, bounded and described as follows;

Commencing at the W1/4 Cor. 30-23-7E;
 Thence along the West Line of the SW1/4 on a bearing of S 0°20'53" W, a distance of 815.74';
 Thence N 90°00'00" E, a distance of 343.92' to an iron monument, said point being the POINT OF BEGINNING, said point is also the beginning of a Meander Line;
 Thence along said Meander Line on a bearing of N 56°04'05" E, a distance of 135.08' to an iron monument;
 Thence continuing along said Meander Line on a bearing of N 45°59'16" E, a distance of 147.32' to an iron monument, said point is the end of said Meander Line;
 Thence S 34°34'58" E, a distance of 62.05' to an iron monument;
 Thence along the Northerly R/W Line of "Biron Drive East" on a bearing of S 55°14'40" W, a distance of 156.31' to an iron monument;
 Thence continuing along the Northerly R/W Line of "Biron Drive East" and also along a curve to the left, whose chord bears S 52°49'39" W for a distance of 124.85', having a radius of 1433.02' and a central angle of 4°59'36";
 Thence N 33°46'57" W, a distance of 45.57' to an iron monument, said point being the POINT OF BEGINNING; subject to right-of-ways, easements, restrictions and reservations of record, IF ANY.

That I have made such survey at the direction of: **BLG**
2894 BIRON DRIVE EAST
WISCONSIN RAPIDS, WI 54494

That such map is a correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made; That I have complied fully with the provisions of Chapter 236.34 Wisconsin Statutes and the Portage County Subdivision Ordinances to the best of my knowledge and belief.

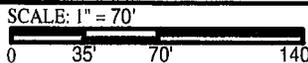
KEVIN M. WHIPPLE, P.L.S. 2444
 Drafted By: JAMES ERICKSON, P.L.S. 3122
 FIELD WORK COMPLETED ON: 6/6/2018



NOTE:
 1) Intended to include those lands lying between Meander line and the elevation of 1036' NAVD88 (as per CWPCO) of the Wisconsin River.
 2) CWPCO maintains its flowage rights over, thru and across all above described land.

- 1" O.D. X 18" IRON PIPE SET (1.13#/FT)
- 1/2" O.D. IRON ROD FOUND
- ◎ 1 1/2" O.D. IRON PIPE FOUND
- 3/4" IRON ROD FOUND

BASIS FOR BEARINGS:
 THE WEST LINE OF THE SW1/4 ASSIGNED A BEARING OF N 0°20'53" E FOR THIS MAP.



BADGER - LAND SURVEY, LLC

2610 WEST GRAND AVE.
 WISCONSIN RAPIDS, WI. 54495
 PHONE: (715) 424 - 5900
 FAX: (715) 424 - 5901
 E-MAIL: bksurvey@wctc.net
 www.badgerlandsurvey.com

DRAWN BY: KW JOB#: 52718

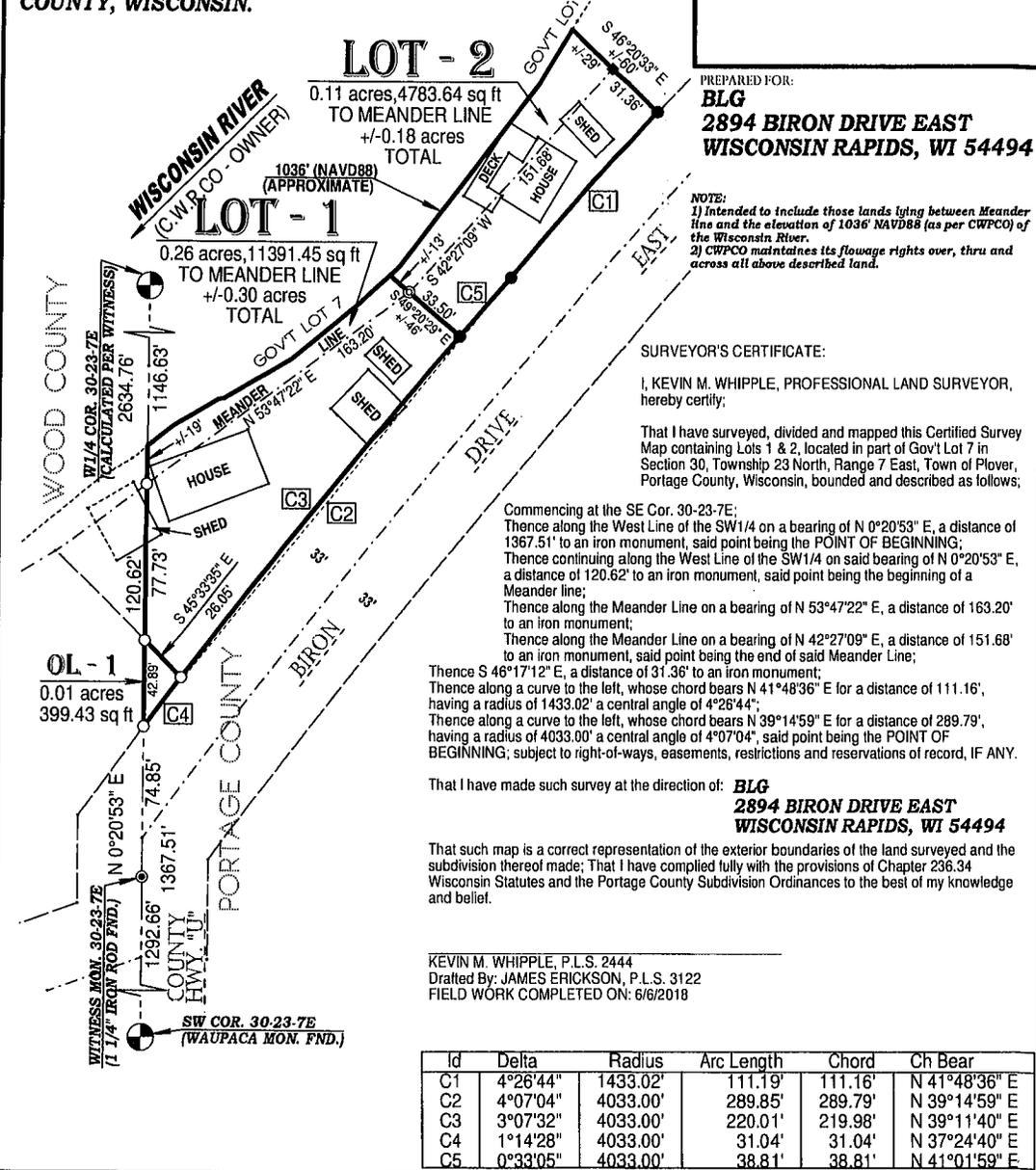
IF THE SURVEYORS SEAL IS NOT RED IN COLOR, THIS MAP IS A COPY AND SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION DOES NOT APPLY TO COPIES.

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PORTAGE COUNTY CERTIFIED SURVEY MAP NO.

BEING PART OF GOV'T LOT 7 IN SECTION 30, TOWNSHIP 23 NORTH, RANGE 7 EAST, TOWN OF PLOVER, PORTAGE COUNTY, WISCONSIN.



PREPARED FOR:
BLG
2894 BIRON DRIVE EAST
WISCONSIN RAPIDS, WI 54494

NOTE:
1) Intended to include those lands lying between Meander line and the elevation of 1036' NAVD88 (as per CWPCO) of the Wisconsin River.
2) CWPCO maintains its flowage rights over, thru and across all above described land.

SURVEYOR'S CERTIFICATE:

I, KEVIN M. WHIPPLE, PROFESSIONAL LAND SURVEYOR, hereby certify;

That I have surveyed, divided and mapped this Certified Survey Map containing Lots 1 & 2, located in part of Gov't Lot 7 in Section 30, Township 23 North, Range 7 East, Town of Plover, Portage County, Wisconsin, bounded and described as follows;

Commencing at the SE Cor. 30-23-7E;
Thence along the West Line of the SW1/4 on a bearing of N 0°20'53" E, a distance of 1367.51' to an iron monument, said point being the POINT OF BEGINNING;
Thence continuing along the West Line of the SW1/4 on said bearing of N 0°20'53" E, a distance of 120.62' to an iron monument, said point being the beginning of a Meander line;
Thence along the Meander Line on a bearing of N 53°47'22" E, a distance of 163.20' to an iron monument;
Thence along the Meander Line on a bearing of N 42°27'09" E, a distance of 151.68' to an iron monument, said point being the end of said Meander Line;
Thence S 46°17'12" E, a distance of 31.36' to an iron monument;
Thence along a curve to the left, whose chord bears N 41°48'36" E for a distance of 111.16', having a radius of 1433.02' a central angle of 4°26'44";
Thence along a curve to the left, whose chord bears N 39°14'59" E for a distance of 289.79', having a radius of 4033.00' a central angle of 4°07'04", said point being the POINT OF BEGINNING; subject to right-of-ways, easements, restrictions and reservations of record, IF ANY.

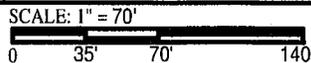
That I have made such survey at the direction of: **BLG**
2894 BIRON DRIVE EAST
WISCONSIN RAPIDS, WI 54494

That such map is a correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made; That I have complied fully with the provisions of Chapter 236.34 Wisconsin Statutes and the Portage County Subdivision Ordinances to the best of my knowledge and belief.

KEVIN M. WHIPPLE, P.L.S. 2444
Drafted By: JAMES ERICKSON, P.L.S. 3122
FIELD WORK COMPLETED ON: 6/6/2018

BASIS FOR BEARINGS:
THE WEST LINE OF THE SW1/4 ASSIGNED A BEARING OF N 0°20'53" E FOR THIS MAP.

- 1" O.D. X 18" IRON PIPE SET (1.13#/FT)
- 1/2" O.D. IRON ROD FOUND
- ◎ 1 1/2" O.D. IRON PIPE FOUND
- 3/4" IRON ROD FOUND



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PHONE: (715) 424 - 5900
FAX: (715) 424 - 5901
E-MAIL: blsurvey@wctc.net
www.badgerlandsurvey.com

DRAWN BY: KW JOB#: 52718B

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 E-MAIL: blsurvey@wctc.net
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PREPARED FOR:

BLG
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WISCONSIN RAPIDS, WI 54494

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DRAWN BY: KW

JOB#: 52718A

WOOD COUNTY CERTIFIED SURVEY MAP NO.

BEING PART OF GOV'T LOT 5 IN SECTION 25, TOWNSHIP 23 NORTH, RANGE 6 EAST, VILLAGE OF BIRON, WOOD COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, KEVIN M. WHIPPLE, PROFESSIONAL LAND SURVEYOR, hereby certify;

That I have surveyed, divided and mapped this Certified Survey Map containing Lots 1 & 2, located in part of Gov't Lot 5 in Section 25, Township 23 North, Range 6 East, Village of Biron, Wood County, Wisconsin, bounded and described as follows;

Commencing at the SE Cor. 25-23-6E;

Thence along the East Line of the SE 1/4 on a bearing of N 0°20'53" E, a distance of 1367.51' to an iron monument, said point being the POINT OF BEGINNING;

Thence along the Northerly R/W Line of "Biron Drive" and along a curve to the left, whose chord bears S 36°47'55" W for a distance of 55.19', having a radius of 4033.00', a central angle of 0°47'03";

Thence continuing along the Northerly R/W Line of "Biron Drive" on a bearing of S 0°18'10" W, a distance of 43.77' to an iron monument;

Thence continuing along the Northerly R/W Line of "Biron Drive" on a bearing of S 70°06'36" W, a distance of 75.00' to an iron monument, said point being the Point of Beginning of a Meander line;

Thence along said Meander line on a bearing of N 9°16'47" E, a distance of

185.72' to an iron monument;

Thence continuing along said Meander line on a bearing of N 53°47'22" E, a distance of 56.58' to an iron monument, said point being the end of said Meander line;

Thence along the East line of the SE 1/4 on a bearing of S 0°20'53" W, a distance of 120.62' to an iron monument, said point being the POINT OF BEGINNING; subject to right-of-ways, easements, restrictions and reservations of record, IF ANY.

That I have made such survey at the direction of:

BLG
2894 BIRON DRIVE EAST
WISCONSIN RAPIDS, WI 54494

That such map is a correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made; That I have complied fully with the provisions of Chapter 236.34 Wisconsin Statutes and the Wood County Subdivision Ordinances to the best of my knowledge and belief.

KEVIN M. WHIPPLE P.L.S. 2444

Drafted By: JAMES ERICKSON, P.L.S. 3122

FIELD WORK COMPLETED ON: 6/6/2018

NOTE:

- 1) Intended to include those lands lying between Meander line and the elevation of 1036' NAVD88 (as per CWPCO) of the Wisconsin River.
- 2) CWPCO maintains its flowage rights over, thru and across all above described land.

Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	0°47'03"	4033.00'	55.19'	55.19'	S 36°47'55" W

BASIS FOR BEARINGS:

THE EAST LINE OF THE SE 1/4 ASSIGNED A BEARING OF N 0°20'53" E FOR THIS MAP.

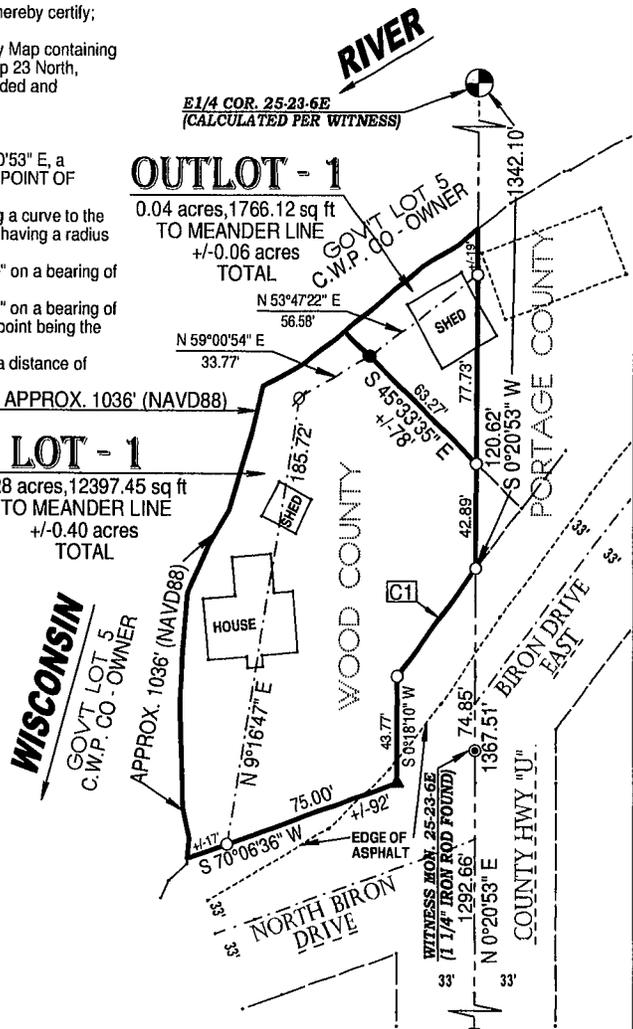
SCALE: 1" = 60'

0' 30' 60' 120'

- 1" O.D. X 18" IRON PIPE SET (1.13#/FT)
- 3/4" IRON ROD FOUND
- ∅ 1 1/4" O.D. IRON ROD FOUND
- ▲ "MAG" NAIL SET IN ASPHALT



VOL. PAGE



SE COR. 25-23-6E
 (WAUPACA MON. FND.)

MINUTES
TOWN OF PLOVER COMPREHENSIVE PLAN REVIEW COMMITTEE
8:30AM – FRIDAY, JANUARY 11, 2019

1. **CALL TO ORDER:** Chair Karcheski called the meeting to order at 8:30AM. Other committee members present: Garbe, Pingel and Scheider; Langlois - absent and town residents Kathleen and Roger Flees present.
2. **CORRESPONDENCE:** Committee Secretary Scheider reported on communications with members of the County Planning and Zoning Department - namely, Chris MrDutt and Kristen Johnson. Karcheski noted the procedure to be used was as described in the Department's correspondence.
3. **PUBLIC COMMENTS:** None.
4. **REVIEW/APPROVE MINUTES OF SEPTEMBER 27TH MEETING:** A motion by Garbe and second by Pingel approved minutes of September 27th; the question was called and the motion carried unanimously.
5. **LAND USE AND ZONING REQUESTS - SCHOENHOLZ, FLEES:** Karcheski noted Schoenholz was not present as he had attended previous meetings. Scheider commented that Kristen Johnson had requested actions be handled in specific motions to separate land use approvals from zoning approvals.

SCHOENHOLZ:

LAND USE - Parcel No. 030-23-0730:07.01: Scheider made a motion, seconded by Pingel, to address the request to change Land Use designations as follows:

- Change .9 acres from Low Density Residential to Medium Density Residential and
- Change remaining 14.5 acres from Low Density Residential to Natural Area Protected.

Discussion: the question was called; due to responsibility on the County Board of Adjustment Garbe abstained, the motion carried.

It was noted there was no need to change the matrix on page 91 of the Comprehensive Plan since Medium Density Residential Land Use was already permissive to R2-Single Family Residential zoning.

ZONING - Parcel No. 030-23-0730:07.01: Scheider made a motion to change the .9 acres from the current zone of Conservancy to R2 Single Family Residential zoning; Pingel made the second and the question was called; Garbe again abstained and the motion carried.

FLEES:

Chairman recognized Roger and Kathleen Flees who described the background to their request and expanded on their plans.

LAND USE - Parcel No. 030-23-0726-16.08: Scheider made a motion, seconded by Pingel, to change the Land Use designation on approximately 3 acres from Commercial to L3 Limited Agriculture/Mixed Use. **Discussion:** the question was called; Garbe again abstained, the motion carried.

ZONING - Parcel No. 030-23-0726-16.08: Karcheski made a motion with a second by Pingel to change the parcel of approximately 3 acres from C4 HIGHWAY COMMERCIAL zoning to A4 GENERAL AGRICULTURAL zoning; the question was called, Garbe again abstained, the motion carried.

Garbe commented that he had not been present at the meeting when minutes of January 11th had been approved but that on January 11th he had not abstained from the Flees request since it wouldn't have to go before the Board of Adjustment of which he was a voting member; Scheider noted that his comment represented a correction to minutes of the Comprehensive Plan Review Committee and that his request for correction could be properly administered on March 4th - the next meeting of that Committee.

Garbe explained his involvement - not only in all three capacities at the town level but also commented on his role on the County Board of Adjustment, explaining further that since the Schoenholz case would have to go before the Board of Adjustment to request a variance, he would have to abstain from voting on the Schoenholz request before this joint hearing. Scheider commented that the decision to abstain was Garbe's personal decision - that the town board and the other bodies had no influence on this decision.

A

4. Discussion/Action - Comprehensive Plan Review Committee and Plan Commission - Resolution 20190227: Recommend Amendments to Town of Plover Comprehensive Plan:

Clerk/Treasurer Scheider read Resolution No. 20190227 - attached to these minutes. Chairman Karcheski made a motion to adopt Resolution 20190227 as presented by the Comprehensive Plan Review Committee and Plan Commission, Committee Member Pingel made the second.

Garbe commented that due to both requests - Flees and Schoenholz - being covered in the same resolution, and due to his role on the Portage County Board of Adjustment where he would need to consider the Schoenholz request for a variance, he would need to abstain to avoid voting in both meetings; Sniadajewski questioned why both requests were brought in together in the same hearing, noting it was unfair to put Garbe in this position. Scheider explained the timing of both requests and noted both requests were similar in nature.

Mrdutt, Portage County Planning and Zoning, spoke up to clarify that the only issue that involved the Board of Adjustment was that Schoenholz, once the land use and zoning decisions were made, would be asking for a variance due to lot sizes, and noted the variance issue had not been placed before the group in this resolution.

The clerk was directed to call for a voice vote: Sniadajewski - aye, Pingel - aye, Jankowski - aye, Karcheski - aye, Garbe - aye and Scheider - aye; the resolution stood approved unanimously.

5. Adjourn Joint Hearing to Convene Meeting of Town Board:

A motion by Scheider and second by Karcheski called for adjournment; the question was called and the Joint Hearing of the Comprehensive Plan Review Committee, Plan Commission and the Town of Plover Town Board stood unanimously adjourned.

Plan Commission Approval of Resolution

RESOLUTION NO. 20190227

**A RESOLUTION TO RECOMMEND AMENDMENTS TO
THE TOWN OF PLOVER COMPREHENSIVE PLAN**

WHEREAS, Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes set out the requirements for long-range Comprehensive planning for cities, villages, and towns across the State; and

WHEREAS, Section 62.23(2) and 62.23(3) of the Wisconsin Statutes, authorizes the Plan Commission and/or the Comprehensive Plan Review Committee to prepare, amend, and recommend a Comprehensive Plan for the Town of Plover; and

WHEREAS, Town of Plover residents met with staff in the Portage County Planning and Zoning Department and, after that review, then requested the Town of Plover Comprehensive Plan Review Committee to consider their requests for changes to the Comprehensive Future Plan Land Use Map (Map 8.2) as follows:

LAND USE - Parcel No. 030-23-0726-16.08 - ROGER & KATHY FLEES:

Change 2.35 acres from Commercial to L3 Limited Agriculture/Mixed Use.

LAND USE - Parcel No. 030-23-0730:07.01 - MIKE SCHOENHOLZ & GARY PHILLIPS:

**Change .9 acres from Low Density Residential to Medium Density Residential and
Change remaining 14.5 acres from Low Density Residential to Natural Area Protected.**

WHEREAS, the Town of Plover Comprehensive Plan Review Committee have adopted these changes to the future land use map on January 11th and have referred their recommendation to the Town of Plover Plan Commission for a resolution to recommend that the Town Board adopt the proposed amendments by ordinance.

WHEREAS, a public hearing, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes, will be conducted by the Town Board to consider amendments to the Comprehensive Plan; and

WHEREAS, after said public hearing, the Town Board will decide whether to adopt by ordinance, the amendments to the Comprehensive Plan; and

NOW, THEREFORE, BE IT RESOLVED, that the Comprehensive Plan Review Committee and the Plan Commission of the Town of Plover, Portage County, Wisconsin, by a majority vote, hereby adopt the Comprehensive Plan amendments and recommend said Comprehensive Plan Amendments to the Town of Plover Board for adoption by ordinance, after a public hearing.

Adopted this 27th day of February 2019.



Comprehensive Plan Review Committee Chairman

Attest: 

Comprehensive Plan Review Committee Clerk

TOWN OF PLOVER TOWN BOARD
IMMEDIATELY FOLLOWING PUBLIC HEARING 6:00PM - WEDNESDAY - FEBRUARY 27, 2019

1. **CALL TO ORDER:** Chairman Karcheski called the Town Board to order.
2. **CORRESPONDENCE AND COMMUNICATIONS:** None.
3. **PUBLIC COMMENTS:** None.

DISCUSSION/POSSIBLE ACTION:

4. **DISCUSSION:** None.

★ 5. ACTION - ORDINANCE 190227 - COMPREHENSIVE PLAN AMENDMENT:

Clerk/Treasurer Scheider read Ordinance 190227, as prepared for the Town Board (attached to these minutes). A motion by Firkus approved Ordinance 190227 as presented; Garbe spoke to make the second asking the motion be amended to include the two certified survey maps - one for the Flees request and one for the Schoenholz request - to be also approved in the motion; Firkus agreed. The Clerk was directed to call for a voice vote: O'Brien - aye, Garbe - aye, Karcheski - aye, Firkus - aye; Honaker - absent; the motion carried unanimously.

★ 6. ACTION: ZONING CHANGE REQUESTS:

- **ROGER & KATHY FLEES - CHANGE ZONING CLASSIFICATION OF 2.35 ACRES FROM C4 - HIGHWAY COMMERCIAL TO A4 - GENERAL AGRICULTURE**
- **MIKE SCHOENHOLZ & GARY PHILIPS - CHANGING ZONING CLASSIFICATION OF .9 ACRES FROM CONSERVANCY TO R2 - SINGLE FAMILY RESIDENTIAL**

A motion by Garbe to approve the zoning change from C4 - Highway Commercial to A-4 - General Agriculture for the 2.35 acre parcel as requested by Roger and Kathy Flees; with a second by Karcheski, the Clerk was directed to call for a voice vote: O'Brien - aye, Garbe - aye, Karcheski - aye, Firkus - aye; Honaker - absent; the motion carried unanimously.

A motion by Garbe approved the request made by Mike Schoenholz and Gary Phillips to change the zoning on a .9 acre parcel from Conservancy to R2 - Single Family Residential; with a second by Firkus, the Clerk was directed to call for a voice vote: O'Brien - aye, Garbe - aye, Karcheski - aye, Firkus - aye; Honaker - absent; the motion carried unanimously.

7. ACTION: RECOMMEND TO BOARD OF ADJUSTMENT THAT REQUEST FOR VARIANCE TO CREATE LOTS OF LESS THAN 20,000 SF IN THE R2 ZONING DISTRICT BE SUPPORTED:

A motion by Karcheski and second by Firkus took action to recommend to the Board of Adjustment to approve the request by Mike Schoenholz and Gary Phillips for a variance to create lots of less than 20,000 square feet in the R2 zoning district; the chair called for a voice vote - Garbe abstained and the aye votes carried the motion.

STATE OF WISCONSIN
TOWN OF PLOVER
PORTAGE COUNTY

ORDINANCE NO: 190227

**COMPREHENSIVE PLAN AMENDMENT
ORDINANCE**

SECTION I – PURPOSE:

The purpose of this ordinance is to amend the Comprehensive Plan Future Land Use map designations for the following parcels:

030-23-0726:16.08

030-23-0730:07.01

as requested by Roger & Kathy Flees and Mike Schoenholz and Gary Phillips, respectively.

SECTION II - AUTHORITY:

The Town Board of the Town of Plover, Portage County, Wisconsin, has the specific authority to amend the Town of Plover Comprehensive Plan by the authority granted in Sections 1001(4)(a) and (c) of the Wisconsin Statutes.

SECTION III - ADOPTION OF ORDINANCE:

This ordinance, adopted by a majority of the town board on a roll call vote with a quorum present and voting and proper notice having been given, provides the Town of Plover the authority to amend the future land use map in the Comprehensive Plan (Map 8.2).

SECTION IV – AMENDMENT OF LAND USE MAP 8.2:

Future Land Use Map 8.2 shall designate 2.35 acres of 030-23-0726:16.08 as L3 Limited Agriculture/Mixed Use. This amendment shall be administered to Map 8.2 as per certified survey maps provided by certified surveyors to the GIS staff of the Portage County Planning and Zoning Department.

Future Land Use Map 8.2 shall designate .9 acres of 030-23-0730:07.01 as Medium Density Residential and 14.5 of the same parcel as Natural Area Protected.

SECTION V – EFFECTIVE DATE

This ordinance is effective upon publication or posting. The Town Clerk shall properly publish this ordinance as required under s. 60.80, Wis. Stats.

Adopted this 27th day of February, 2019.

Timothy J. Katcheski
Timothy J. Katcheski, Town Chair

Jim Garbe
Jim Garbe, Supervisor

Dennis O'Brien
Dennis O'Brien, Supervisor

Joseph Firkus
Joseph Firkus, Supervisor

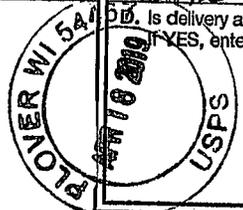
William Honaker
William Honaker, Supervisor

Attested to by: Joan Scheider
Joan Scheider, Clerk/Treasurer

F19-04 - request of Consolidated Water Power Company, owner, to amend the Town of Plover Comprehensive Plan Future Land Use designation of .9 acres of parcel number 030-23-0730:07.01 from Low Density Residential to Medium Density Residential and 14.5 acres of the same parcel from Low Density Residential to Natural Areas Protected; and to amend the zoning classification of .9 acres of the same parcel from Conservancy to R2 Single Family Residence. This would allow the four existing residences on the property to be subdivided onto individual lots and then sold to their respective homeowners. The property is part of government lot 7 lying north of Biron Drive East in Section 30, T23N, R7E, in the Town of Plover.

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>Thomas Witt</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>RITA ESSER</i></p> <p>C. Date of Delivery</p>
<p>1. Article Addressed to: CONSOLIDATED WATER POWER CO ATTN: THOMAS WITT 610 HIGH ST, PO BOX 8050 WISCONSIN RAPIDS WI 54495</p>  <p>9590 9402 3681 7335 5105 30</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No <i>BOX 8050</i></p>
<p>2. Article Number (Transfer from service label) 7004 2890 0002 1476 8172</p>	<p>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Registered Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>Joan Scheider</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>JOAN SCHEIDER</i></p> <p>C. Date of Delivery <i>7/15/19</i></p>
<p>1. Article Addressed to: JOAN SCHEIDER - CLERK TOWN OF PLOVER 5081 PLOVER AVE S PLOVER WI 54467</p>  <p>9590 9402 3681 7335 5105 47</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number (Transfer from service label) 7004 2890 0002 1476 8165</p>	<p>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Registered Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>	



RESOLUTION NO. _____

TO: THE HONORABLE CHAIRMAN AND MEMBERS OF THE PORTAGE COUNTY BOARD OF SUPERVISORS:

RE: TOWN OF PLOVER COMPREHENSIVE PLAN AMENDMENT AND PORTAGE COUNTY ZONING ORDINANCE MAP AMENDMENT, FLEES PROPERTY

WHEREAS, Roger Flees, owner, requests an amendment to the Town of Plover Comprehensive Plan Future Land Use Map and the Portage County Zoning Ordinance Map for 2.35 acres, contained in parcel #030-23-0726-16.08, described as part of the SE ¼ of the SE ¼ of Section 26, T23N, R7E, in the Town of Plover; and

WHEREAS, the owner is requesting to change the Future Land Use designation from Commercial to L3 Limited Agriculture/Mixed Use; and

WHEREAS, the owner is also requesting to change the zoning classification from C4 Highway Commercial to A4 General Agricultural; and

WHEREAS, the Town of Plover Comprehensive Plan is incorporated into Portage County Comprehensive Plan 2025 through Section 8.8 of that document and the Portage County Zoning Ordinance is in force within the Town of Plover; and

WHEREAS, the Portage County Planning and Zoning Committee held a public hearing on the proposed amendment in Conference Room 5 of the County Annex, 1462 Strongs Avenue, Stevens Point, on April 23, 2019, after due notices were published in the Stevens Point Journal. At said hearing all those who wished to be heard were heard and pertinent facts constituting the testimony were recorded; and

WHEREAS, the Portage County Planning and Zoning Committee, after carefully considering the testimony at the April 23, 2019 meeting, including the attached report, has placed a recommendation with the County Board that the request be approved; and

WHEREAS, the proposed amendment, with the information furnished in the attached report, has been given due consideration by the County Board.

FISCAL NOTE: There are no fiscal obligations for the County associated with this resolution.

NOW, THEREFORE, BE IT RESOLVED, that the Portage County Board of Supervisors does enact and ordain as follows: The Future Land Use designation of 2.35 acres contained in parcel #030-23-0726-16.08 is hereby changed from Commercial to L3 Limited Agriculture/Mixed Use on the Town of Plover Comprehensive Plan Future Land Use Map, and is incorporated into the Portage County Comprehensive Plan 2025 through Section 8.8 of that document; and the Portage County Zoning Ordinance Map is hereby amended by changing the zoning classification of the same area from C4 Highway Commercial to A4 General Agricultural.

DATED THIS 21ST DAY OF MAY, 2019.

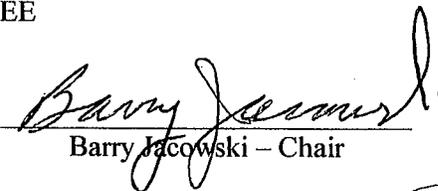
RESPECTFULLY SUBMITTED,

PLANNING AND ZONING COMMITTEE

DATE: APRIL 23RD, 2019

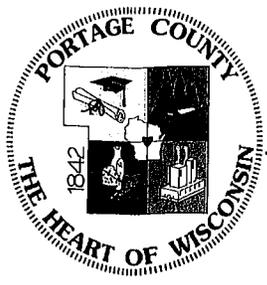

Larry Raikowski - Vice Chair


Mike Splinter - Committee Member


Barry Jacowski - Chair


Julie Morrow - Committee Member

Charles Gussel - Committee Member



PLANNING AND ZONING DEPARTMENT

1462 STRONGS AVENUE, STEVENS POINT, WI 54481 • PHONE: 715-346-1334 • FAX: 715-346-1677

REPORT ON COMPREHENSIVE PLAN AMENDMENT AND REZONING PETITION

DATE: April 24, 2019

TO: County Board of Supervisors

FROM: Kristen Johnson, Planner *KJ*

SUBJECT: Report from the Planning and Zoning Committee on the Comprehensive Plan amendment and rezoning petition of:

Roger Flees (R19-05), Parcel ID#: 030-23-0726-16.08

Intent of Request

Roger Flees, owner, is requesting to amend the Future Land Use Map of the Town of Plover Comprehensive Plan to change the future land use designation of 2.35 acres from Commercial to L3 Limited Agriculture/ Mixed Use, and to change the zoning classification of the same area from C4 Highway Commercial to A4 General Agricultural to build a single-family home.

Planning and Zoning Committee Decision

On April 23, 2019, the Portage County Planning and Zoning Committee voted (5-0) to recommend approval of this request.

Basis for Approval

1. The proposed Comprehensive Plan amendment and rezoning are consistent with the Town of Plover Comprehensive Plan land use goal of *"Providing for orderly planned growth that promotes a safe, healthy, productive and pleasant living environment"*.
2. The proposed Comprehensive Plan amendment and rezoning are consistent with the Portage County Comprehensive Plan guiding principal for housing, which is to *"allow for an adequate supply of housing to meet the needs of all citizens"*.
3. Table 9.1 of the Town of Plover Comprehensive Plan indicates the requested A4 General Agricultural zoning district is compatible with lands mapped under the requested L3 Limited Agriculture/ Mixed Use future land use category.
4. On January 11, 2019, the Town of Plover Comprehensive Plan Review Committee recommended approval of the Comprehensive Plan amendment and referred their recommendation to the Town of Plover Plan Commission for a resolution.
5. On February 27, 2019, the Town of Plover Plan Commission passed a resolution to recommend approval of the Comprehensive Plan amendment and passed a motion to recommend approval of the rezoning.
6. On February 27, 2019, the Town Board of Plover approved the Comprehensive Plan amendment by Ordinance, and passed a motion to approve the rezoning.

a less intense commercial zoning, which staff advised would not be a good idea. Staff took a position against the possibility for a detached single family residential component by stating that “staff cannot now, and will not in the future, support the introduction of a detached single family residential use to this area of State Highway 54” citing that future plans do not intend to have small scale residential lots or neighborhood commercial uses. During the Planning and Zoning Committee meeting, the petitioner ultimately stated he was going to construct an attached residence as permitted by the C4 District.

As of April 2019, the subject parcel (#030-23-0726-16.08) remains vacant of any structures. The parcel directly adjacent to the west (030-230726-16.07) has been developed with a used car sales office and three mini-warehouse storage buildings, while the parcel even further to the west (030-230726-16.06) has been developed with one mini-warehouse storage building and three billboards.

Surrounding Zoning and Land Use

Zoning:	Land Use:
North: R2 Single Family Residence	Residential
South: A1 Exclusive Agricultural	Agricultural
East: A2 Agricultural Transition	Residential
West: C4 Highway Commercial	Commercial

Intent of Request

The petitioner owns three parcels along Meehan Road, and is proposing to reconfigure them into two lots (see attached certified survey map). The west lot line of the subject parcel (#030-23-0726-16.08) will be moved to the east so that it is setback roughly 30 feet from the existing car sales/services and mini storage businesses on neighboring parcel #030-23-0726-16.07, resulting in a lot of approximately 2.35 acres. Parcels #030-23-0726-16.06 and #030-23-0726-16.07 will be combined, resulting in a lot of approximately 7.03 acres. The petitioner wishes to rezone the 2.35 acre parcel from C4 Highway Commercial to A4 General Agricultural in order to build a detached single-family residence.

Wisconsin Statue 66.1001(3) states that a rezoning must be consistent with a local governmental unit’s Comprehensive Plan. According to the Future Land Use Map (Map 8.2) of the Town of Plover Comprehensive Plan, the property is planned for Commercial. Table 9.1 (Zoning/Land Use Plan Compatibility) of the Plan does not authorize the proposed A4 zoning on lands mapped for the Commercial future land use. A Comprehensive Plan amendment to change the future land use to L3 Intermediate Agricultural/Mixed Use would be needed prior to rezoning, and is therefore being requested.

Findings

1. Since 2008, the parcel to the east of the subject parcel has developed residentially, under A2 Agricultural Transition zoning. The proposed single family detached residence would be located between a Commercial District immediately to the west and an Agricultural District to the east.
2. With the passage of time, views change and the Town of Plover supports small scale residential development on this site.

3. Any new commercial development on the adjacent parcel to the west (#030-23-0726-16.07) will be subject to site plan review by Portage County Planning and Zoning Department staff prior to issuance of a Zoning Permit. The site plan review shall include road access, Stormwater Control Plan, parking and paving, landscaping and screening, lighting, and adequacy of setbacks for structures and vehicle parking. An approved Stormwater Control Plan from the Wisconsin DNR must be on file prior to issuance of a Zoning Permit for development equal to or greater than one acre.
4. The proposed Comprehensive Plan amendment and rezoning are consistent with the Town of Plover Comprehensive Plan land use goal of *"Providing for orderly planned growth that promotes a safe, healthy, productive and pleasant living environment"*.
5. The proposed Comprehensive Plan amendment and rezoning are consistent with the Portage County Comprehensive Plan guiding principal for housing, which is to *"allow for an adequate supply of housing to meet the needs of all citizens"*. However, Planning and Zoning staff still caution against introducing a single family residential use in an area identified by the Town for primarily industrial and exclusive agricultural land uses.
6. Table 9.1 of the Town of Plover Comprehensive Plan indicates the requested A4 General Agricultural zoning district is compatible with lands mapped under the requested L3 Limited Agriculture/ Mixed Use future land use category.
7. On January 11, 2019, the Town of Plover Comprehensive Plan Review Committee recommended approval of the Comprehensive Plan amendment and referred their recommendation to the Town of Plover Plan Commission for a resolution.
8. On February 27, 2019, a joint Public Hearing was held by the Town of Plover Comprehensive Plan Review Committee, the Plan Commission, and the Town Board. The Town of Plover Plan Commission passed a resolution to recommend approval of the Comprehensive Plan amendment and passed a motion to recommend approval of the rezoning from C4 to A4. The Town Board of Plover, at a meeting immediately following the Public Hearing, approved the Comprehensive Plan amendment by Ordinance, and passed a motion to approve the rezoning from C4 to A4.

Planning Department Conclusions and Recommendations

(Subject to results of public hearing)

Based on the discussion and positive recommendation from the Town of Plover Comprehensive Plan Review Committee, Plan Commission, and Town Board, the Portage County Planning and Zoning Department staff recommends approval of the petitioners request to change the future land use map designation of 2.35 acres contained in parcel 030-23-0726-16.08 from Commercial to L3 Limited Agriculture/ Mixed Use, and to change the zoning classification of the same area from C4 Highway Commercial to A4 General Agricultural.



Site Overview



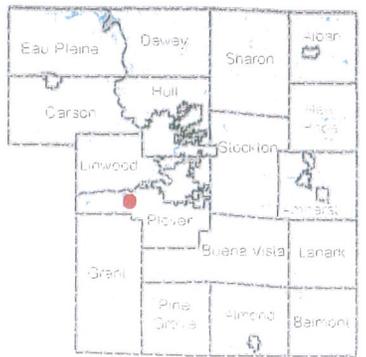
1 in = 200 feet

PETITIONER: Roger Flees REQUEST NUMBER: R19-05

LOCATION: Meehan Drive, Plover, WI 54467, Town of Plover DATE OF PUBLIC HEARING: 4/23/2019

SECTION: 26, T23N R7E

DESCRIPTION OF REQUEST:
Change the Future Land Use designation of 2.35 acres from Commercial to L3 Limited Agricultural/Mixed Use
Rezone 2.35 acres from C4 Highway Commercial to A4 General Agricultural





 Subject Parcel

Zoning District

-  R1 Rural and Urban Fringe Residence
-  R2 Single Family Residence
-  CON Conservancy
-  A1 Exclusive Agriculture
-  A2 Agricultural Transition
-  A4 General Agriculture
-  C1 Neighborhood Commercial
-  C4 Highway Commercial
-  IND Industrial

Current Zoning



1 in = 500 feet

PETITIONER: Roger Flees

REQUEST NUMBER: R19-05

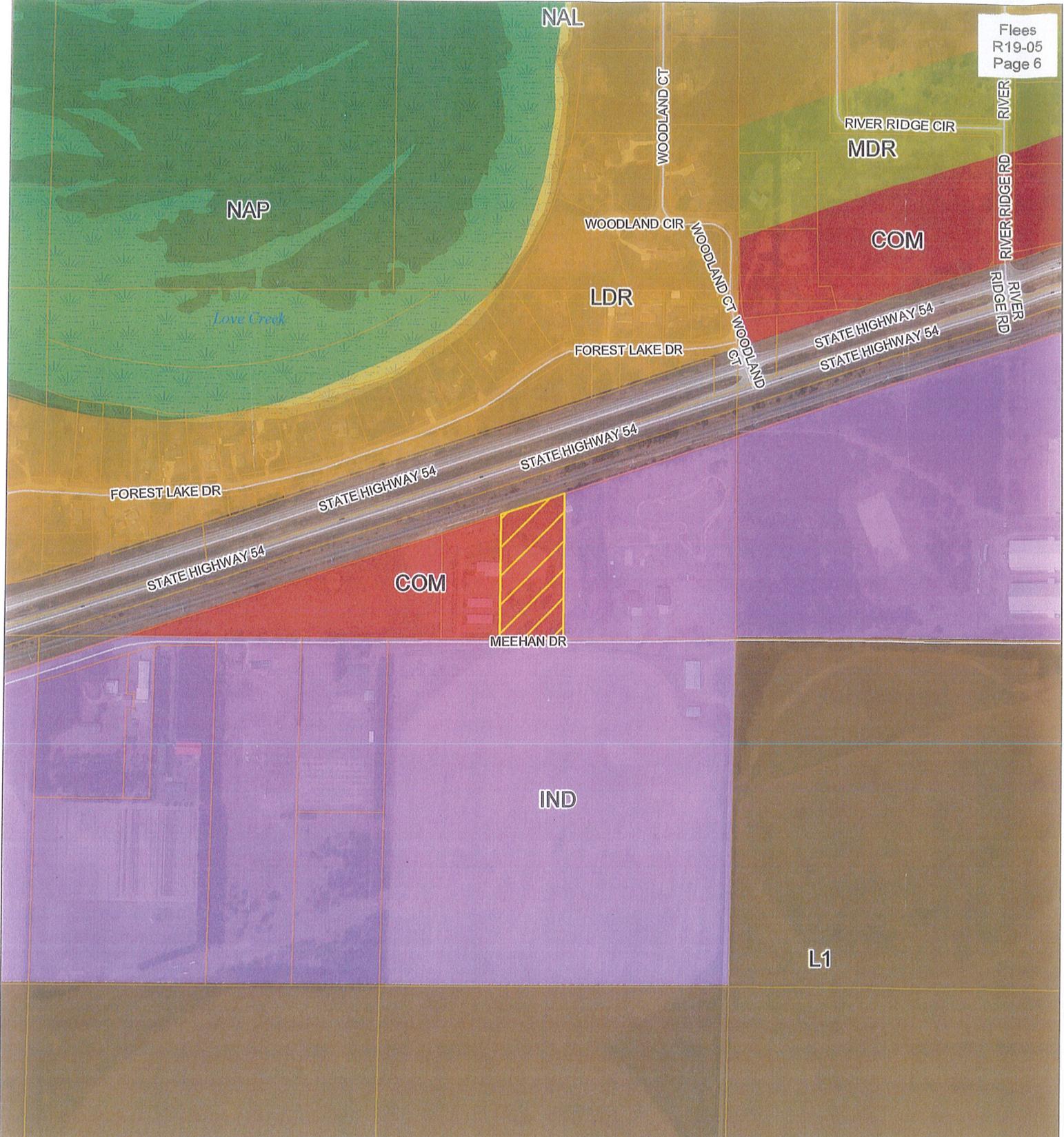
LOCATION: Meehan Drive, Plover, WI 54467,
Town of Plover

DATE OF PUBLIC HEARING: 4/23/2019

SECTION: 26, T23N R7E

DESCRIPTION OF REQUEST:

Change the Future Land Use designation of 2.35 acres from Commercial to L3 Limited Agricultural/Mixed Use
Rezone 2.35 acres from C4 Highway Commercial to A4 General Agricultural



 Subject Parcel

Future Land Use Category

-  Medium Density Residential
-  Low Density Residential
-  Commercial
-  Industrial
-  L1
-  NAP

Future Land Use



1 in = 500 feet

PETITIONER: Roger Flees

REQUEST NUMBER: R19-05

LOCATION: Meehan Drive, Plover, WI 54467,
Town of Plover

DATE OF PUBLIC HEARING: 4/23/2019

SECTION: 26, T23N R7E

DESCRIPTION OF REQUEST:

Change the Future Land Use designation of 2.35 acres from
Commercial to L3 Limited Agricultural/Mixed Use
Rezone 2.35 acres from C4 Highway Commercial to A4 General Agricultural

Rogers 715.570-7006

303.40 ft

440.80 ft

510.3 ft

2.35 acres

Pond

about 125' x 125'

about 50 ft

house

well

About 100 ft

Septic

Driveway

Let me know what kind of permit I need for pond

211.55 ft

About 50 ft

about 130 ft

30 ft to den...

MINUTES
TOWN OF PLOVER COMPREHENSIVE PLAN REVIEW COMMITTEE
8:30AM – FRIDAY, JANUARY 11, 2019

1. **CALL TO ORDER:** Chair Karcheski called the meeting to order at 8:30AM. Other committee members present: Garbe, Pingel and Scheider; Langlois - absent and town residents Kathleen and Roger Flees present.
2. **CORRESPONDENCE:** Committee Secretary Scheider reported on communications with members of the County Planning and Zoning Department - namely, Chris MrDutt and Kristen Johnson. Karcheski noted the procedure to be used was as described in the Department's correspondence.
3. **PUBLIC COMMENTS:** None.
4. **REVIEW/APPROVE MINUTES OF SEPTEMBER 27TH MEETING:** A motion by Garbe and second by Pingel approved minutes of September 27th; the question was called and the motion carried unanimously.
5. **LAND USE AND ZONING REQUESTS - SCHOENHOLZ, FLEES:** Karcheski noted Schoenholz was not present as he had attended previous meetings. Scheider commented that Kristen Johnson had requested actions be handled in specific motions to separate land use approvals from zoning approvals.

SCHOENHOLZ:

LAND USE - Parcel No. 030-23-0730:07.01: Scheider made a motion, seconded by Pingel, to address the request to change Land Use designations as follows:

- Change .9 acres from Low Density Residential to Medium Density Residential and
- Change remaining 14.5 acres from Low Density Residential to Natural Area Protected.

Discussion: the question was called; due to responsibility on the County Board of Adjustment Garbe abstained, the motion carried.

It was noted there was no need to change the matrix on page 91 of the Comprehensive Plan since Medium Density Residential Land Use was already permissive to R2-Single Family Residential zoning.

ZONING - Parcel No. 030-23-0730:07.01: Scheider made a motion to change the .9 acres from the current zone of Conservancy to R2 Single Family Residential zoning; Pingel made the second and the question was called; Garbe again abstained and the motion carried.

FLEES:

Chairman recognized Roger and Kathleen Flees who described the background to their request and expanded on their plans.

LAND USE - Parcel No. 030-23-0726-16.08: Scheider made a motion, seconded by Pingel, to change the Land Use designation on approximately 3 acres from Commercial to L3 Limited Agriculture/Mixed Use. **Discussion:** the question was called; Garbe again abstained, the motion carried.

ZONING - Parcel No. 030-23-0726-16.08: Karcheski made a motion with a second by Pingel to change the parcel of approximately 3 acres from C4 HIGHWAY COMMERCIAL zoning to A4 GENERAL AGRICULTURAL zoning; the question was called, Garbe again abstained, the motion carried.

Garbe commented that he had not been present at the meeting when minutes of January 11th had been approved but that on January 11th he had not abstained from the Flees request since it wouldn't have to go before the Board of Adjustment of which he was a voting member; Scheider noted that his comment represented a correction to minutes of the Comprehensive Plan Review Committee and that his request for correction could be properly administered on March 4th - the next meeting of that Committee.

Garbe explained his involvement - not only in all three capacities at the town level but also commented on his role on the County Board of Adjustment, explaining further that since the Schoenholz case would have to go before the Board of Adjustment to request a variance, he would have to abstain from voting on the Schoenholz request before this joint hearing. Scheider commented that the decision to abstain was Garbe's personal decision - that the town board and the other bodies had no influence on this decision.

A

4. Discussion/Action - Comprehensive Plan Review Committee and Plan Commission - Resolution 20190227: Recommend Amendments to Town of Plover Comprehensive Plan:

Clerk/Treasurer Scheider read Resolution No. 20190227 - attached to these minutes. Chairman Karcheski made a motion to adopt Resolution 20190227 as presented by the Comprehensive Plan Review Committee and Plan Commission, Committee Member Pingel made the second.

Garbe commented that due to both requests - Flees and Schoenholz - being covered in the same resolution, and due to his role on the Portage County Board of Adjustment where he would need to consider the Schoenholz request for a variance, he would need to abstain to avoid voting in both meetings; Sniadajewski questioned why both requests were brought in together in the same hearing, noting it was unfair to put Garbe in this position. Scheider explained the timing of both requests and noted both requests were similar in nature.

Mrdutt, Portage County Planning and Zoning, spoke up to clarify that the only issue that involved the Board of Adjustment was that Schoenholz, once the land use and zoning decisions were made, would be asking for a variance due to lot sizes, and noted the variance issue had not been placed before the group in this resolution.

The clerk was directed to call for a voice vote: Sniadajewski - aye, Pingel - aye, Jankowski - aye, Karcheski - aye, Garbe - aye and Scheider - aye; the resolution stood approved unanimously.

5. Adjourn Joint Hearing to Convene Meeting of Town Board:

A motion by Scheider and second by Karcheski called for adjournment; the question was called and the Joint Hearing of the Comprehensive Plan Review Committee, Plan Commission and the Town of Plover Town Board stood unanimously adjourned.

*Plan Commission
to approve
Resolution*

RESOLUTION NO. 20190227

**A RESOLUTION TO RECOMMEND AMENDMENTS TO
THE TOWN OF PLOVER COMPREHENSIVE PLAN**

WHEREAS, Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes set out the requirements for long-range Comprehensive planning for cities, villages, and towns across the State; and

WHEREAS, Section 62.23(2) and 62.23(3) of the Wisconsin Statutes, authorizes the Plan Commission and/or the Comprehensive Plan Review Committee to prepare, amend, and recommend a Comprehensive Plan for the Town of Plover; and

WHEREAS, Town of Plover residents met with staff in the Portage County Planning and Zoning Department and, after that review, then requested the Town of Plover Comprehensive Plan Review Committee to consider their requests for changes to the Comprehensive Future Plan Land Use Map (Map 8.2) as follows:

LAND USE - Parcel No. 030-23-0726-16.08 - ROGER & KATHY FLEES:

Change 2.35 acres from Commercial to L3 Limited Agriculture/Mixed Use.

LAND USE - Parcel No. 030-23-0730:07.01 - MIKE SCHOENHOLZ & GARY PHILLIPS:

**Change .9 acres from Low Density Residential to Medium Density Residential and
Change remaining 14.5 acres from Low Density Residential to Natural Area Protected.**

WHEREAS, the Town of Plover Comprehensive Plan Review Committee have adopted these changes to the future land use map on January 11th and have referred their recommendation to the Town of Plover Plan Commission for a resolution to recommend that the Town Board adopt the proposed amendments by ordinance.

WHEREAS, a public hearing, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes, will be conducted by the Town Board to consider amendments to the Comprehensive Plan; and

WHEREAS, after said public hearing, the Town Board will decide whether to adopt by ordinance, the amendments to the Comprehensive Plan; and

NOW, THEREFORE, BE IT RESOLVED, that the Comprehensive Plan Review Committee and the Plan Commission of the Town of Plover, Portage County, Wisconsin, by a majority vote, hereby adopt the Comprehensive Plan amendments and recommend said Comprehensive Plan Amendments to the Town of Plover Board for adoption by ordinance, after a public hearing.

Adopted this 27th day of February 2019.



Comprehensive Plan Review Committee Chairman

Attest: 

Comprehensive Plan Review Committee Clerk

TOWN OF PLOVER TOWN BOARD
IMMEDIATELY FOLLOWING PUBLIC HEARING 6:00PM - WEDNESDAY - FEBRUARY 27, 2019

1. **CALL TO ORDER:** Chairman Karcheski called the Town Board to order.
2. **CORRESPONDENCE AND COMMUNICATIONS:** None.
3. **PUBLIC COMMENTS:** None.

DISCUSSION/POSSIBLE ACTION:

4. **DISCUSSION:** None.
5. **ACTION - ORDINANCE 190227 - COMPREHENSIVE PLAN AMENDMENT:**

 Clerk/Treasurer Scheider read Ordinance 190227, as prepared for the Town Board (attached to these minutes). A motion by Firkus approved Ordinance 190227 as presented; Garbe spoke to make the second asking the motion be amended to include the two certified survey maps - one for the Flees request and one for the Schoenholz request - to be also approved in the motion; Firkus agreed. The Clerk was directed to call for a voice vote: O'Brien - aye, Garbe - aye, Karcheski - aye, Firkus - aye; Honaker - absent; the motion carried unanimously.

6. **ACTION: ZONING CHANGE REQUESTS:**
 - **ROGER & KATHY FLEES - CHANGE ZONING CLASSIFICATION OF 2.35 ACRES FROM C4 - HIGHWAY COMMERCIAL TO A4 - GENERAL AGRICULTURE**
 - **MIKE SCHOENHOLZ & GARY PHILIPS - CHANGING ZONING CLASSIFICATION OF .9 ACRES FROM CONSERVANCY TO R2 - SINGLE FAMILY RESIDENTIAL**

 A motion by Garbe to approve the zoning change from C4 - Highway Commercial to A-4 - General Agriculture for the 2.35 acre parcel as requested by Roger and Kathy Flees; with a second by Karcheski, the Clerk was directed to call for a voice vote: O'Brien - aye, Garbe - aye, Karcheski - aye, Firkus - aye; Honaker - absent; the motion carried unanimously.

A motion by Garbe approved the request made by Mike Schoenholz and Gary Phillips to change the zoning on a .9 acre parcel from Conservancy to R2 - Single Family Residential; with a second by Firkus, the Clerk was directed to call for a voice vote: O'Brien - aye, Garbe - aye, Karcheski - aye, Firkus - aye; Honaker - absent; the motion carried unanimously.

7. **ACTION: RECOMMEND TO BOARD OF ADJUSTMENT THAT REQUEST FOR VARIANCE TO CREATE LOTS OF LESS THAN 20,000 SF IN THE R2 ZONING DISTRICT BE SUPPORTED:**

A motion by Karcheski and second by Firkus took action to recommend to the Board of Adjustment to approve the request by Mike Schoenholz and Gary Phillips for a variance to create lots of less than 20,000 square feet in the R2 zoning district; the chair called for a voice vote - Garbe abstained and the aye votes carried the motion.

STATE OF WISCONSIN
TOWN OF PLOVER
PORTAGE COUNTY

ORDINANCE NO: 190227

**COMPREHENSIVE PLAN AMENDMENT
ORDINANCE**

SECTION I – PURPOSE:

The purpose of this ordinance is to amend the Comprehensive Plan Future Land Use map designations for the following parcels:

030-23-0726:16.08

030-23-0730:07.01

as requested by Roger & Kathy Flees and Mike Schoenholz and Gary Phillips, respectively.

SECTION II - AUTHORITY:

The Town Board of the Town of Plover, Portage County, Wisconsin, has the specific authority to amend the Town of Plover Comprehensive Plan by the authority granted in Sections 1001(4)(a) and (c) of the Wisconsin Statutes.

SECTION III - ADOPTION OF ORDINANCE:

This ordinance, adopted by a majority of the town board on a roll call vote with a quorum present and voting and proper notice having been given, provides the Town of Plover the authority to amend the future land use map in the Comprehensive Plan (Map 8.2).

SECTION IV – AMENDMENT OF LAND USE MAP 8.2:

Future Land Use Map 8.2 shall designate 2.35 acres of 030-23-0726:16.08 as L3 Limited Agriculture/Mixed Use. This amendment shall be administered to Map 8.2 as per certified survey maps provided by certified surveyors to the GIS staff of the Portage County Planning and Zoning Department.

Future Land Use Map 8.2 shall designate .9 acres of 030-23-0730:07.01 as Medium Density Residential and 14.5 of the same parcel as Natural Area Protected.

SECTION V – EFFECTIVE DATE

This ordinance is effective upon publication or posting. The Town Clerk shall properly publish this ordinance as required under s. 60.80, Wis. Stats.

Adopted this 27th day of February, 2019.

Timothy J. Karcheski
Timothy J. Karcheski, Town Chair

Jim Garbe
Jim Garbe, Supervisor

Dennis O'Brien
Dennis O'Brien, Supervisor

Joseph Firkus
Joseph Firkus, Supervisor

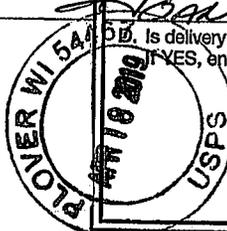
William Honaker
William Honaker, Supervisor

Attested to by: Joan Scheider
Joan Scheider, Clerk/Treasurer

R19-05 - request of Roger Flees, owner, to amend the Town of Plover Comprehensive Plan Future Land Use designation of 2.35 acres contained in parcel number 030-23-0726-16.08 from Commercial to L3 Limited Agricultural/Mixed Use, and to amend the zoning classification of the same area from C4 Highway Commercial to A4 General Agricultural for the purpose of constructing a new home. The property is located in the SE 1/4 of the SE 1/4 of Section 26, T23N, R7E, in the Town of Plover.

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>Kathy Flees</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Kathy Flees</i></p> <p>C. Date of Delivery <i>4-11-19</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>1. Article Addressed to:</p> <p>ROGER FLEES 916 FOREST LAKE DR PLOVER WI 54467</p>		
 9590 9402 3681 7335 5105 23	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7004 2890 0002 1476 8189</p>		
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>		

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>Joan Scheider</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Joan Scheider</i></p> <p>C. Date of Delivery <i>4/18/19</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>1. Article Addressed to:</p> <p>JOAN SCHEIDER - CLERK TOWN OF PLOVER 5081 PLOVER AVE S PLOVER WI 54467</p>		
 9590 9402 3681 7335 5105 47	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7004 2890 0002 1476 8165</p>		
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>		

Domestic Return Receipt

RESOLUTION NO. _____

TO: THE HONORABLE CHAIRMAN AND MEMBERS OF THE PORTAGE COUNTY BOARD OF SUPERVISORS

RE: APPROVING THE ADDITION OF A JORDAN PARK DAM CAPITAL IMPROVEMENT PROJECT AND A 2019 BUDGET ADJUSTMENT

WHEREAS, Jordan Park dam has been inspected and construction repairs are deemed necessary; and

WHEREAS, ongoing repairs are typically managed through an existing fund, but the estimated costs to repair the dam far exceed the available funds; and

WHEREAS, the estimated costs to repair the dam are \$180,000, and the existing fund has a balance of \$83,407 as of December 31, 2017, so staff began planning to add this project to next year's Capital Improvement Plan; and

WHEREAS, other potential funding to assist in paying for necessary repairs has been identified through the Wisconsin Department of Natural Resources Municipal Dam Grant program, which is funded under a bi-annual state budget to be approved later this summer and provides 50% reimbursement of the project expenses; and

WHEREAS, applicants with approved dam repair plans are typically given higher priority during the competitive grant process, and applications are due in the fall of 2019; and

WHEREAS, in order to proceed with a grant application, the County requested a proposal for engineering services to develop the dam repair plan for the Jordan Park Dam, and the engineering services proposal is estimated at \$33,176; and

WHEREAS, the engineering services would include plans and specifications for concrete dam repairs, gate replacement/modification, and grant application and administration, as well as part-time construction oversight and contract administration; and

WHEREAS, in order to meet the timeline of submitting the grant application this fall, the County would need to add the Jordan Park Dam Project to the existing Capital Improvement Plan out of sequence and amend the budget to allow for the development of the dam repair plan in 2019; and

WHEREAS, in order to comply with the Portage County Fiscal Ordinance 3.8.8 Budget Deficit and Budget Adjustment Resolutions, any budget modification requires County Executive, governing committee, and finance committee approval, as well as 2/3 supermajority of County Board.

FISCAL NOTE: The Jordan Park Dam project will be added to the approved Capital Improvement Plan. This resolution will add the engineering expenses in the amount of \$33,176 to the Jordan Park CIP Project and will reflect the transfer of \$33,176 from the General Fund, Jordan Park Dam fund balance, to the Capital Improvements fund. This resolution requires a 2/3 supermajority vote of the County Board. Future costs related to the project will be budgeted in future fiscal years.

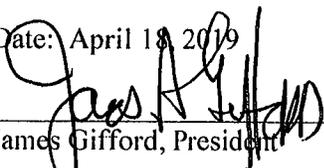
Resolution for Jordan Park Dam Capital Improvement Project

NOW, THEREFORE, BE IT RESOLVED that the County Board of Supervisors does hereby authorize the addition of the Jordan Park Dam Project to the approved Capital Improvement Plan and authorizes the budget adjustment, consisting of \$33,176 for engineering services, which requires a 2/3 vote of the County Board pursuant to the Portage County Code section 3.8.8; and

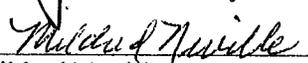
DATED THIS 21st DAY OF MAY, 2019.
RESPECTFULLY SUBMITTED,

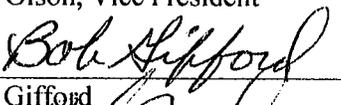
PORTAGE COUNTY PARK COMMISSION

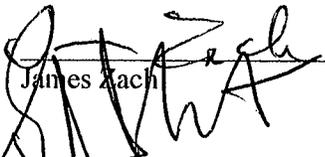
Date: April 18, 2019

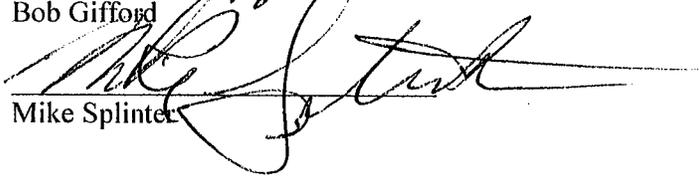

James Gifford, President

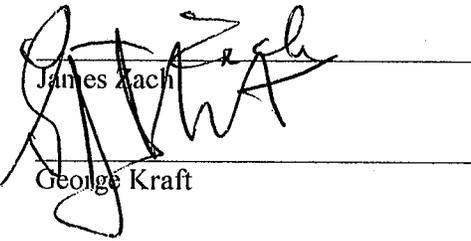

Eric Olson, Vice President


Mildred Neville


Bob Gifford

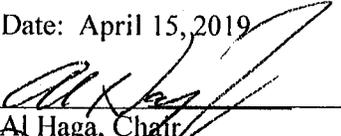

James Zach

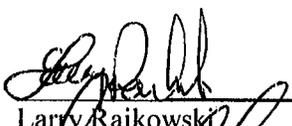

Mike Splinter

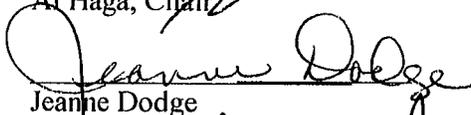

George Kraft

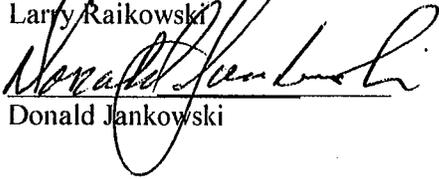
PORTAGE COUNTY CAPITAL IMPROVEMENTS/ECONOMIC DEVELOPMENT COMMITTEE

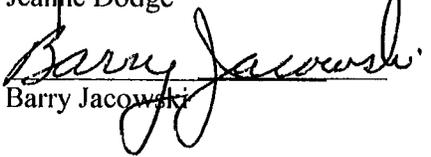
Date: April 15, 2019


Al Haga, Chair


Larry Raikowski

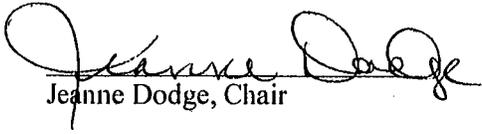

Jeanne Dodge


Donald Jankowski

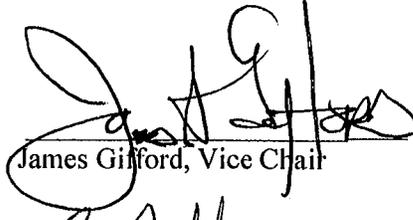

Barry Jacowski

PORTAGE COUNTY FINANCE COMMITTEE

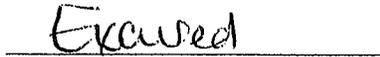
Date: May 6, 2019



Jeanne Dodge, Chair



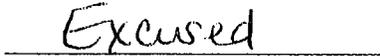
James Gifford, Vice Chair



Dennis Raabe



Larry Raikowski



Dave Ladick

RESOLUTION NO. _____

TO: THE HONORABLE CHAIRMAN AND MEMBERS OF THE PORTAGE COUNTY
BOARD OF SUPERVISORS

**RE: AUTHORIZING A CHANGE IN THE SCOPE OF WORK FOR BWBR/DEWBERRY
TO INCLUDE THE CONCEPT DEVELOPMENT OF 20-25 ACRES OF GREENSPACE
IN EAST PARK COMMERCE CENTER**

WHEREAS, BWBR/Dewberry has been authorized to develop a master plan for the Government Facility Project and Portage County has entered into a contract with BWBR/Dewberry for these services; and,

WHEREAS, the City of Stevens Point has approached the County of Portage with an that would provide 20-25 acres of green space and any forward progress on this offer hinges upon County Board approval; and

WHEREAS, the owner's representative for the County of Portage has identified a potential savings of 10-20% by building on a green space; and

WHEREAS, BWBR/Dewberry has recommended defining the Government Center Master Plan's critical path sequence of construction and considering of the proper construction sequence of Courthouse, Government Offices, Jail, and LEC; and,

FISCAL NOTE: The funds necessary for the change in scope are not to exceed \$12,000 and appropriated in the current budget as part of the concept review as outlined in previous resolution 8-2018-2020. This resolution authorized funds necessary to make progress payments from the capital projects fund committed fund balance for the government facility project. The resolution also authorized payments made will later be reimbursed from bond proceeds unless the project fails to progress of which any payments made will remain funded with existing county funds.

NOW, THEREFORE, BE IT RESOLVED, that the Portage County Board of Supervisors hereby approves including the concept development of a 20-25 acre green space to the scope of work for BWBR/Dewberry's current contract with Portage County at an additional cost not to exceed \$12,000.

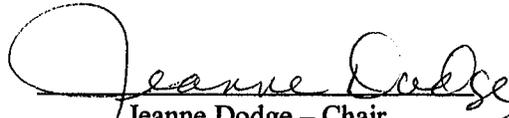
BE IT FURTHER RESOLVED, that this concept development is being pursued in order to explore all options available to the County of Portage for its long-term planning purposes.

DATED THIS 21st DAY OF MAY, 2019.

RESPECTFULLY SUBMITTED,

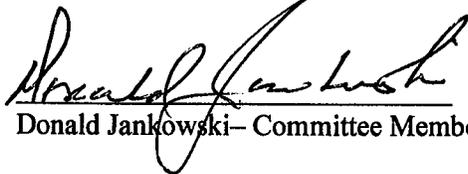
SPACE & PROPERTIES COMMITTEE

Date: May 8th, 2019


Jeanne Dodge – Chair


Dave Medin – Vice Chair

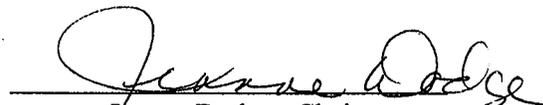

Mike Splinter – Committee Member

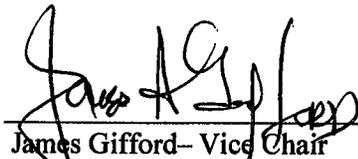

Donald Jankowski – Committee Member


Dennis Raabe – Committee Member

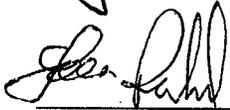
FINANCE COMMITTEE

Date: May 8th, 2019


Jeanne Dodge – Chair


James Gifford – Vice Chair

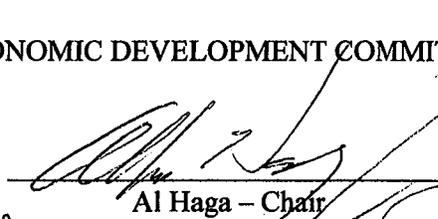

Dennis Raabe – Committee Member


Larry Raikowski – Committee Member

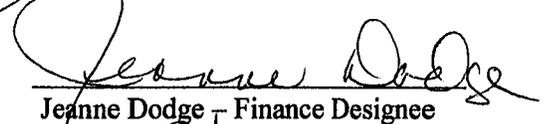

Dave Ladick – Committee Member

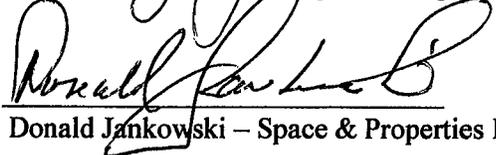
CAPITAL IMPROVEMENTS/ECONOMIC DEVELOPMENT COMMITTEE

Date: May 8th, 2019


Al Haga – Chair


Barry Jacowski – Planning & Zoning Designee


Jeanne Dodge – Finance Designee


Donald Jankowski – Space & Properties Designee


Larry Raikowski – Finance Designee

RESOLUTION NO. _____

TO: THE HONORABLE CHAIRMAN AND MEMBERS OF THE PORTAGE COUNTY BOARD OF SUPERVISORS:

RE: AUTHORIZING AND RATIFYING A CONTRACT FOR THE PORTAGE COUNTY HIGHWAY DEPARTMENT ADDITION AND RENOVATION PROJECT

WHEREAS, Portage County through the Capital Improvement Project(CIP) planning process has identified multiple projects at the Highway Department Facilities to address various needs for the IT Department, Sheriff's Office, District Attorney's Office, Emergency Management, and the Highway Department; and

WHEREAS, CIP Project #30-15-02 was approved to develop, design, and construct additions or remodeling of the existing Highway Department building and grounds to address multiple needs including an IT Disaster Recovery Center, Alternate Emergency Operations Center and Communications Center, County Training Center, Secured Evidence Impound, and Highway Department Equipment Storage and Shop Improvements; and

WHEREAS, the Portage County Board of Supervisors has previously approved the design architect and owner's representative contracts with Kueny Architects and ICS Consultants, Inc. for the project; and

WHEREAS, the Portage County Purchasing Department has solicited bids for construction of the project and the lowest qualified bid is from Miron Construction Company, Inc. at a base bid price of \$6,880,900 with alternate one price of \$300,000 bringing the total contract award to \$7,180,900; and

WHEREAS, in order to comply with the Portage County Purchasing Ordinance 3.7.11 Contracts and Leases, all leases or contracts for services exceeding \$25,000 must have governing committee approval, furthermore, any contract exceeding \$100,000 must also be approved by resolution of the County Board; and

FISCAL NOTE: At the March 19, 2019 meeting, the Portage County Board of Supervisors approved Resolution No. 109-2018-2020 Re: Initial Resolution Authorizing Not to Exceed \$8,325,000 General Obligation Promissory Notes for Highway Department Building Project and Resolution No. 110-2018-2020 Re: Resolution Declaring Official Intent to Reimburse Expenditures on County Highway Department Building Project from Proceeds of Borrowing. These resolutions were approved in order for the County to commit to the financing of the project as well as protecting the County's ability to reimburse expenditures once the financing is approved. The actual bond sale is estimated to occur at the June 18, 2019 Portage County Board of Supervisors meeting and will be approved through a separate resolution at that meeting.

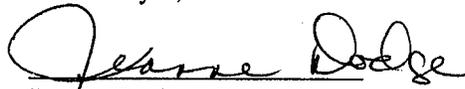
NOW, THEREFORE, BE IT RESOLVED by the Portage County Board of Supervisors that the contract for Highway Department Addition and Renovation project as set forth in the attached contract summary form (incorporated herein by reference) is hereby ratified, approved and authorized.

DATED THIS 21ST DAY OF MAY 2019

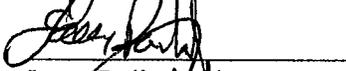
RESPECTFULLY SUBMITTED

PORTAGE COUNTY FINANCE COMMITTEE

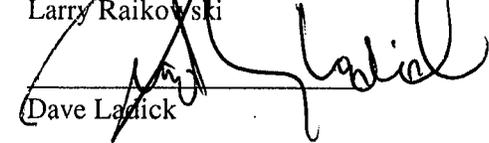
Date: May 8, 2019



Jeanne Dodge (Chair)



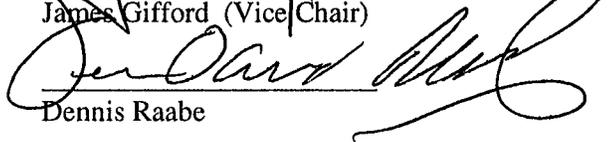
Larry Raikowski



Dave Ladick



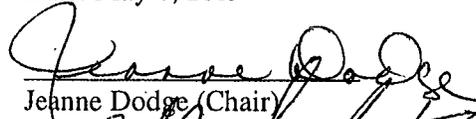
James Gifford (Vice Chair)



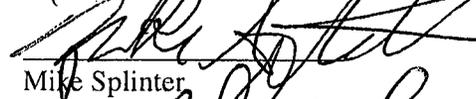
Dennis Raabe

PORTAGE COUNTY SPACE AND PROPERTIES COMMITTEE

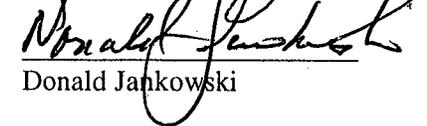
Date: May 8, 2019



Jeanne Dodge (Chair)



Mike Splinter



Donald Jankowski



David Medin (Vice Chair)

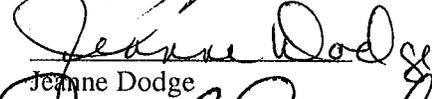
Dennis Raabe

PORTAGE CAPITAL IMPROVEMENTS/ECONOMIC DEVELOPMENT COMMITTEE

Date: May 8, 2019



Al Haga (Chair)



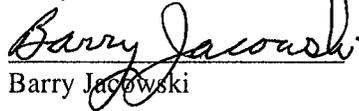
Jeanne Dodge



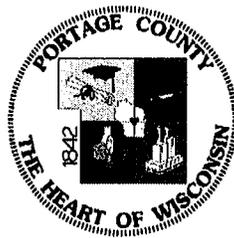
Donald Jankowski



Larry Raikowski (Vice Chair)



Barry Jankowski



Nathan Check, PE
Commissioner

Phone: 715-345-5230
Fax: 715-345-5356

Date: May 10, 2019

To: Portage County Board of Supervisors County Board

From: Nathan Check, P.E.

Subject: Discussion and Possible Action on Resolution Authorizing and Ratifying a Contract for the Portage County Highway Department Addition and Renovation Project

Background:

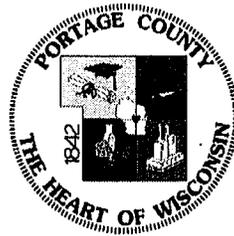
Capital Improvement Project(CIP) #30-15-02 was initiated after multiple improvements were requested at the Highway Department facilities to address multiple Departments' needs. These needs include an IT Disaster Recovery Center, Alternate Emergency Operations Center(EOC) and Communications Center, County Training Center, Secured Evidence Impound, and Highway Department Equipment Storage and Shop Improvements. The project was initiated prior to 2015 as multiple CIP's by various departments but was ultimately combined to allow for better planning and coordination.

A concept was developed in 2015 but the project had been delayed through CIP process as funding constraints and other projects took priority. The project was restarted in July 2018 as the County Board approved resolutions 33-2018-2020 and 34-2018-2020 for the architectural services and owner's representative services for the design and construction of the new facility improvements. Since that time, the architect, owner's representative, and County staff from Highway, Facilities, Purchasing, Sheriff, Emergency Management, Facilities, and IT have been developing the project plans and specifications. This includes working with Focus on Energy by evaluating energy savings strategies that are cost-effective for the project. The project has been selected for a Focus on Energy Design Assistance Award program which provides an incentive to the owner to help reduce the upfront costs associated with the addition of energy-saving strategies.

The project will include the following major improvements:

1. Expansion of heated vehicle storage. Approximately 31,000 square feet to store construction and maintenance equipment that was previously stored outside.
2. Remodeling of existing heated storage area to include vehicle wash bay with undercarriage wash and catwalk and additional service bay for "quick service" maintenance and snow equipment set-up.
3. Remodeling of existing mechanic bay and steam room area for additional mechanic bay.
4. Addition of new conference and training/dispatch/lunchroom. The training room will be the alternate EOC and the conference room will serve as the alternate Communications Center. The former lunch room and conference room will be remodeled for supervisor offices, locker rooms, and employee time keeping areas.
5. Remodeling of existing area for IT disaster recovery room.
6. New building for Sheriff impound and secured evidence storage.

Assistant Highway Commissioner / Engineer – Nathan Plunkett
County Patrol Manager – Kory Kukuczka State Patrol Manager – Todd Makuski
Parts Room / Shop Manager – Corey Giese Assistant Patrol Manager – Jason Kirsentohr
Finance Office Supervisor – Stacy Zerby Financial Associate III – Kristen Wallis



7. New scale for Highway Department for the +/- \$1 million of material(salt and aggregates) that are used from the Highway yard.
8. Additional parking and stormwater control features.
9. Replacement of original underground fuel storage tanks. In 2018, the insurance for the tanks was quoted. Three out of the four companies declined to quote due to the age of the tanks. Our existing carrier increased the annual premium from \$3989 to \$6500 due to the age of the tanks. In addition, there have been a significant number of service calls for our existing system due to its age.
10. Replacement of existing building mechanicals and features that are past their service life or inefficient which includes: trench drains in existing storage area, heating, cooling, and air handling units, lighting, electrical service panels, and windows. Analysis of the current facility has identified over \$1 million of major maintenance or replacements within the current facility that would be addressed by this project.

Analysis:

Bids were solicited for the construction of the project through the Purchasing Department and the base bid results are below.

Miron	CD Smith	JH Findorff	Ellis Stone	SD Ellenbecker
\$6,880,900	\$6,915,000	\$6,949,000	\$7,025,000	\$8,764,000

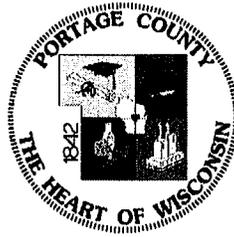
The bids also included prices for three alternates which included:

1. Increasing building size by 40' to the west for additional heated storage.
2. Add fuel island canopy.
3. Omit the asphalt paving and county would self-perform. If this alternate was selected, the project cost for paving would still remain but it would be performed by the County and not the contractor.

The costs of the alternatives are provided in Section 5 of the attached Overall Project Budget Summary attachment.

Based on the overall budget as shown in the attachment, the project funding is capped at \$8,388,572 which includes \$8.325M of borrowing and \$63, 572 of Focus on Energy funds(see section 1 of the attached Budget Summary). If the base bid was selected, this would leave approximately \$327,000 of contingency. The project contingency would cover any additional costs for contract change orders for unknown conditions(example – poor soil conditions which would need to be over-excavated for part of the footing areas). It would also cover any additional costs for items under Section 4 of the Overall Project Budget Summary as many of these items are not finalized.

Portage County
Highway Department



800 Plover Road
Plover, WI 54467

Nathan Check, PE
Commissioner

Phone: 715-345-5230
Fax: 715-345-5356

At the May 8, 2019 joint meeting of the Finance, Space and Property, and Capital Improvement/Economic Development Committees, the Committees voted to include alternate one in the contract award.

The project budget will not sustain alternate 2 which is a canopy for the fuel island. The base bid included footings for the fuel island canopy so this item could be added at a later time dependent on budget.

The cost of the third alternative was evaluated and compared to the County-self performed paving price. The paving was chosen to remain part of the contract due to the pricing and County's construction and maintenance schedule for 2019. Regardless if alternative 3 is selected, there still will be a cost of paving charged to the project.

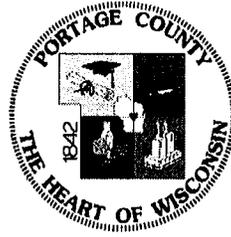
Fiscal Impact:

The overall project cost including design, oversight, and construction is approximately \$8.39 million. The estimated breakdown of Portage County related costs and Highway Enterprise costs are approximately \$2.7 million County and \$5.6 million Highway. Costs for county-wide improvements such as the alternate EOC and Communication Center, Sheriff impound building, and IT disaster recovery room would be funded through the Capital Improvement Program. A summary of the project budget is attached. As shown on the project budget, the construction contract is a majority of the project costs but there are also costs for design, owner's representation, county direct purchase items such as the scale and camera system. These items are found in section 4 of the attached Budget Summary.

Costs specifically for Highway Department needs would be reimbursed through the Department's Enterprise Fund through annual payments. These Highway costs are further broken down into the various cost-pool accounts which include:

- Buildings and Grounds Operation – Includes expenses for operating and maintaining highway buildings and facilities include depreciation of buildings, land improvements, and directly related building equipment. Heat, light, and water costs are also charged to this account. The cost-pool costs are totaled and then recouped by allocating a cost per square foot of the users which include Highway Administration, Shop, Vehicle Storage Space, and other county departments(example: IT disaster recovery area). The WisDOT reimburses the County for a portion of the vehicle storage areas based on a percentage of state equipment revenue and winter maintenance equipment.
- Shop Operation – Includes all expenses of operating the highway shop excluding direct labor hours or materials charged to specific work orders. For the new facility project, the costs associated specifically to the depreciation of new shop equipment(pressure washer,

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lifts, cranes, etc.) get charged to this cost pool in which the cost-pool costs are recouped through the shop overhead rate.

- Fuel Handling – Includes cost of handling and dispensing fuel including depreciation of equipment. These costs are recouped through a handling charge determined by dividing total costs by the total number of gallons dispensed.

A payment schedule will be developed for the Highway Department Enterprise Fund to repay their portion back to the County. This process has been used in the past for Enterprise Fund accounts such as Solid Waste Department's transfer station.

In order to finance the project, the County Board approved an Initial Resolution along with the Reimbursement Resolution at their March 19, 2019 meeting. The Reimbursement Resolution does not provide authorization for the issuance of the notes but it protects the County's ability to reimburse the expenditures once the financing is done. The approval of these resolutions allowed the project to proceed with bidding. Following the award of the contract, the County will proceed with the bond sale based on the projected costs. This sale is scheduled for consideration at the June County Board meeting.

Due to the inclusion of alternate 1, the project contingency has been reduce below 1% which may not be adequate dependent on the unknown site conditions. In order to supplement the contingency, the County-purchased item of mobile vehicle lifts(first line of 4.01 of the Budget Summary) will be deferred until the end of the project. This will bring the contingency up to approximately \$102,000 or 1.7% of the overall construction contract price. If project costs exceed the overall budget and contingency, existing County funds from either Capital Improvements or Highway Enterprise would be cover the expenditures, depending on final costs. This plan has been reviewed and approved by the Finance Director and will be discussed with the Finance Committee at their May 20, 2019 meeting.

Recommendation:

Staff recommends that County Board consider the attached resolution for adoption which will award the contract and allow construction to start.

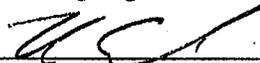
Attachments: Resolution
Contract Summary Form
Overall Project Budget Summary

Portage County Contract Summary Form

1. **County Department:** Highway Department, Sheriff's Office, IT Department
2. **Department Administrative Point of Contact** (name address and phone): Nathan Check 345-5232
3. **Contracted Business of Agency Name and Address:** Miron Construction Co., Inc. 1471 McMahon Dr. Neenah, WI 54956
4. **Business Point of Contact** (name address and phone): David Voss Jr 920-969-7000
5. **Description of the purpose and nature of the contract** (one paragraph general description of the nature of the services and products involved): Construct Addition and Renovation to Portage County Highway Shop Including adding garage space, back up Emergency Operations Center and Comm Center, Disaster IT redundancy, and enclosed Sheriff evidence storage.
6. **Justification** (What conditions mandate that this work be done): CIP Project #30-15-02
7. **Amount of the contract:** \$7,180,900 total: \$6,880,900 base bid plus \$300,000 alternate 1
8. **Term of the contract:** Through construction completion
9. **Contract start date:** 5/22/2019
10. **Source of funding** (describe whether it is from appropriated funds, contingency funds, grant funds or otherwise): Bond/Note proceeds
11. **Type of contract** (new, amended or renewal): New
12. **Type of award** (by bidding, requests for proposals, or direct negotiation. If direct negotiation or RFP, explain why the bidding process was not utilized): Bids obtained through Purchasing
13. **Does the contract require subcontracts:** Yes. Contractor shall be responsible for subcontracts.
14. **Does the contract require work from other county departments:** No
15. **Has the contract been approved by the County Executive and Finance Department** (where necessary): Yes
16. **Does the contract comply with county purchasing policy:** Yes
17. **Does the contract comply with county finance policy:** Yes
18. **Does the contract comply with county ethics policy:** Yes
19. **Where is the original contract filed** (signing and filing of contracts is the responsibility of the department): Munis/Purchasing Office
20. **If necessary, has a budget adjustment form been submitted to Finance:** Will occur at time of financing, estimated June

Certification of Summary

The foregoing information has been reviewed and is hereby certified as accurate and correct.



Department Head

5/10/19

Date

Same

Contract Administrator (If different than Dept Head)

Date



CONSULTING, INC

Portage County

Highway Department Additions and Renovations

ICS Project # S18133C

Updates include Items from Nathan Check email 5/9/19

Date Modified

5/14/2019

Date Printed

OVERALL PROJECT SUMMARY

Informational breakdown

0.342

0.658

FUNDING		Portage County DD BUDGET	Highway Department DD BUDGET	BUDGET ADJUSTMENTS	REVISED BUDGET WITH ADJUSTMENTS	COST TO DATE	PENDING COSTS / ADJUSTMENTS	BUDGETED COST TO COMPLETE
1 FUNDING SOURCE								
1.01	Highway Department Enterprise	\$ -	\$ 5,614,160	\$ -	\$ 5,614,160	\$ -	\$ -	\$ 5,614,160
1.02	Capital Improvement	\$ 2,710,840	\$ -	\$ -	\$ 2,710,840	\$ -	\$ -	\$ 2,710,840
1.03	Other Funding - Focus on Energy	\$ -	\$ 63,572	\$ -	\$ 63,572	\$ -	\$ -	\$ 63,572
TOTAL REVENUE:		\$ 2,710,840	\$ 5,677,732	\$ -	\$ 8,388,572	\$ -	\$ -	\$ 8,388,572
COSTS:								
PERMITS / OWNER COST/ OFF SITE COSTS								
2.01	Building Permit Fees & State Plan Review	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SUBTOTAL:		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3 FEES/SERVICES/BUDGETS								
3.01	Design Consultant	\$ 128,933	\$ 248,064	\$ -	\$ 376,997	\$ -	\$ -	\$ 376,997
3.05	Reimbursables - Design Consultant	\$ 3,550	\$ 6,831	\$ -	\$ 10,382	\$ -	\$ -	\$ 10,382
3.06	Commissioning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3.07	Owner's Representation	\$ 73,036	\$ 140,520	\$ -	\$ 213,556	\$ -	\$ -	\$ 213,556
3.08	Reimbursable - Owner's Rep	\$ 6,160	\$ 11,853	\$ -	\$ 18,013	\$ -	\$ -	\$ 18,013
3.09	Site Survey	\$ 3,420	\$ 6,580	\$ -	\$ 10,000	\$ -	\$ -	\$ 10,000
3.10	Soil Investigation	\$ 1,522	\$ 2,928	\$ -	\$ 4,450	\$ -	\$ -	\$ 4,450
3.11	Construction Testing	\$ 6,498	\$ 12,502	\$ -	\$ 19,000	\$ -	\$ -	\$ 19,000
3.13	Finance Costs	\$ 56,430	\$ 108,570	\$ -	\$ 165,000	\$ -	\$ -	\$ 165,000
3.14	Insurance - Builders Risk	\$ 4,000	\$ 8,000	\$ -	\$ 12,000	\$ -	\$ -	\$ 12,000
3.15	Legal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SUBTOTAL:		\$ 283,550	\$ 545,848	\$ -	\$ 829,398	\$ -	\$ -	\$ 829,398
4 FURNITURE / EQUIPMENT / TECHNOLOGY								
4.01 Equipment								
	- Vehicle lifts - Mobile	\$ -	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ -	\$ 75,000
	- Crane - 2 ton - \$45,000 (in base bid)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	- Manual Wash Bay Equip - \$64,000 (in base bid)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	- Fuel Island - \$285,000 (in base bid)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	- Scale - \$75,000	\$ -	\$ 105,000	\$ -	\$ 105,000	\$ -	\$ -	\$ 105,000
	-Undercarriage spray (in base bid)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	-Storage Racking	\$ -	\$ 17,500	\$ -	\$ 17,500	\$ -	\$ -	\$ 17,500
Fixtures / Furniture / Technology								
	-Table/workstation combo	12	\$ 3,600	\$ -	\$ 3,600	\$ -	\$ -	\$ 3,600
	-Tables	52	\$ 15,600	\$ 600	\$ 16,200	\$ -	\$ -	\$ 16,200
	-Chairs	79	\$ 15,800	\$ 3,600	\$ 19,400	\$ -	\$ -	\$ 19,400
	-Workstations	12	\$ -	\$ 6,600	\$ 6,600	\$ -	\$ -	\$ 6,600
	-Storage for workstations	12	\$ -	\$ 4,500	\$ 4,500	\$ -	\$ -	\$ 4,500
	-File cabinets	24	\$ -	\$ 6,600	\$ 6,600	\$ -	\$ -	\$ 6,600
	-Blueprint file cabinet	2	\$ -	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ 1,500
	-TVs	3	\$ 3,000	\$ -	\$ 3,000	\$ -	\$ -	\$ 3,000
	-Projectors	3	\$ 1,800	\$ -	\$ 1,800	\$ -	\$ -	\$ 1,800
	-Radios		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	-Cabinets Kitchen	28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	-Refrigerator	1	\$ -	\$ 1,200	\$ 1,200	\$ -	\$ -	\$ 1,200
	-Microwave	1	\$ -	\$ 450	\$ 450	\$ -	\$ -	\$ 450
	-Relocation of materials and equipment		\$ -	\$ 4,000	\$ 4,000	\$ -	\$ -	\$ 4,000
	-Fire Alarm		\$ 767	\$ 16,113	\$ 16,880	\$ -	\$ -	\$ 16,880
	-Security		\$ 1,125	\$ 3,625	\$ 4,750	\$ -	\$ -	\$ 4,750
	-Cameras		\$ 12,996	\$ 25,004	\$ 38,000	\$ -	\$ -	\$ 38,000
	- Other Costs (pavement marking / site clearing)		\$ 10,000	\$ 15,000	\$ 25,000	\$ -	\$ -	\$ 25,000
SUBTOTAL:		\$ 64,688	\$ 286,292	\$ -	\$ 350,980	\$ -	\$ -	\$ 350,980
5 CONSTRUCTION COSTS								
5.01	Miron Bid 4/30/19	\$ 2,353,268	\$ 4,527,632	\$ -	\$ 6,880,900	\$ -	\$ -	\$ 6,880,900
	Alternate #1- Add Bay	\$ -	\$ 300,000	\$ -	\$ 300,000	\$ -	\$ 300,000.00	\$ 300,000
	Alternate #2 - Canopy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 148,200.00	\$ -
	Alternate #3 - Asphalt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (433,800.00)	\$ -
SUBTOTAL:		\$ 2,353,268	\$ 4,827,632	\$ -	\$ 7,180,900	\$ -	\$ -	\$ 7,180,900
6 CONSTRUCTION CONTINGENCY								
6.01	Contingency -	\$ 9,335	\$ 17,960	\$ -	\$ 27,294	\$ -	\$ -	\$ 27,294
SUBTOTAL:		\$ 9,335	\$ 17,960	\$ -	\$ 27,294	\$ -	\$ -	\$ 27,294
TOTAL COSTS:		\$ 2,710,840	\$ 5,677,732	\$ -	\$ 8,388,572	\$ -	\$ -	\$ 8,388,572
OVERALL PROJECT BALANCE: Design Development Estimate		\$ 0						