

STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting,

September 5, 2018

Agenda Item 4

Applicant: Wayne Siverling

Request: Conditional Use Permit - Expansion of a Nonconforming Structure

Background:

The applicant owns a house on State Rd 29 and is requesting to expand the existing nonconforming structure. The front of existing house is 66.3' from the centerline of State Rd 29. The setback for structures on a state highway is 110 feet from the centerline of the road. From State Rd 29 centerline to the back of the house is 102.8' and to the back bump-out/entry way is 108.8'. The proposed expansion is an L-shaped deck (20.5' x 25.75') attached to the south side of the existing house. The proposed expansion will not encroach more than the current 102.8 ft to the centerline of State Rd 29 and will remain out of the State Rd right-of-way.

Issues Pertaining to the Request:

- This parcel is 19.34 acres and is located in the NW ¼ of the NE ¼ in Sec. 16, T27N, R16W, Town of Gilman. The property is zoned General Rural.
- PCC § 240-67A.(2) states, "Additions to or extensions of nonconforming structures are permitted, provided that such additions or extensions comply with all the provisions of this chapter or a conditional use permit is granted as provided in § 240-76."
- PCC § 240-76A states "Applicability. A conditional use permit shall be required for the establishment of each use permitted as a conditional use and for an addition to or expansion of a nonconforming structure, or expansion or intensification of a nonconforming use."
- Pierce County Code (PCC) § 240-27A states, "State and federal highways. Except as provided in Subsections E and F, the required setback for all structures fronting on state and federal highways shall be 110 feet from the center line of the road or 77 feet from the edge of the right-of-way, whichever is greater."
- The existing topography is a gradual slope toward the southwest of the property.
- The existing septic system is located on the west side of the house and meets the required setbacks from the proposed addition. The existing well is located southeast of the house and also meets setbacks.
- Adjacent land uses surrounding the property are agricultural and residential. The nearest driveway is approximately 1,500 ft west of the applicant's driveway.
- The proposed expansion area is currently used as open yard space and should not negatively impact the functionality of the site.

Applicant: Wayne Siverling

September 5, 2018

Expansion of Nonconforming Structure

- The proposed expansion is south and away from the road setback so will not affect travelers along State Road 29.
- No permit renewal is needed for this request.
- The Town of Gilman recommended approval of this request on 8-8-2018. The Town referenced their Comprehensive Plan by citing page 49, "Considering approval of conditional use permits only when the proposed conditional uses will not conflict with or negatively impact the use and enjoyment of nearby or surrounding properties and land uses."

Recommendation:

Staff recommends the Land Management Committee consider the above and determine whether the proposed expansion would be contrary to the public interest, or detrimental or injurious to public health, safety or character of the area. If found to be not contrary to the above, staff recommends that the LMC approve this conditional use permit with the following conditions:

1. Activities shall be conducted as submitted in the application and as presented to the LMC. If plans are modified, the applicant shall go back to the Town for review and back to the LMC for reconsideration.
2. The applicants shall stay out of the road right-of-way and maintain the 102.8 ft setback from the centerline of State Rd 29.
3. The applicants shall follow Pierce County Solid Waste Code Ch. 201 and Wisconsin Administrative Code NR 447 for disposal of used and unusable building materials.
4. The proposed expansion shall be completed within 12 months of CUP approval.
5. Applicant shall contact the Town Building Inspector, All Croix Inspections, to determine if a building permit is required and shall secure any permits determined to be necessary.

Submitted By: Emily Lund
Assistant Zoning Administrator

State Hwy 29

HY-29

DEDICATED ROW

A
B
C

Well

Septic/Pump Tank

Mound Drainfield

010010391000

010010391050

010010400400

A = Centerline to front of house = 66.3 ft
B = Centerline to back of house = 102.8 ft
C = Centerline to back of porch = 108.8 ft
Measurements by Pierce Co. Land
Management Staff 7-12-2018

0 85 170 Ft.



WAYNE SIVERLING, W3851 STATE RD 29, SPRING VALLEY WI 54767

PIN# 010-01039-1000 NW-NE Sec 16 Town of Gilman (19.34-acres)

These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

How to purchase at the store

1. Take this packet to any Menards store.
2. Have a building materials team member enter the design number into the Deck Estimator Search Saved Designs page.
3. Apply the design to System V to create the material list.
4. Take the purchase documents to the register and pay.

How to recall and purchase a saved design at home

1. Go to Menards.com.
2. Select the Deck Estimator from the Project Center.
3. Select Search Saved Designs.
4. Log into your account.
5. Select the saved design to load back into the estimator.
6. Add your deck to the cart and purchase.

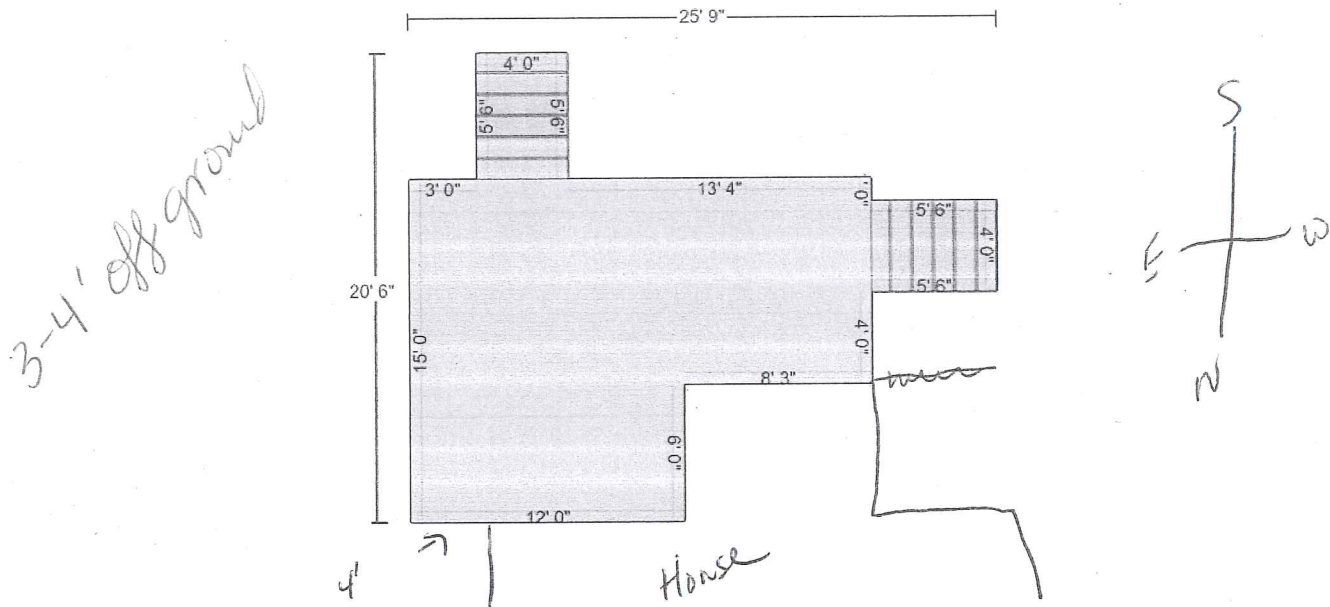


Illustration intended to show general deck size and shape. Some options may not be shown for picture clarity.

Estimated Price: \$2,776.26 ←

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

Tom,
 W 3176
 690th
 Ave

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest. Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

State Hwy 29

HN-29

DEDICATED ROW

010010400400

Septic/Pump Tank



Well



010010391000

Mound Drained

010010391050

A = Centerline to front of house = 66.3 ft
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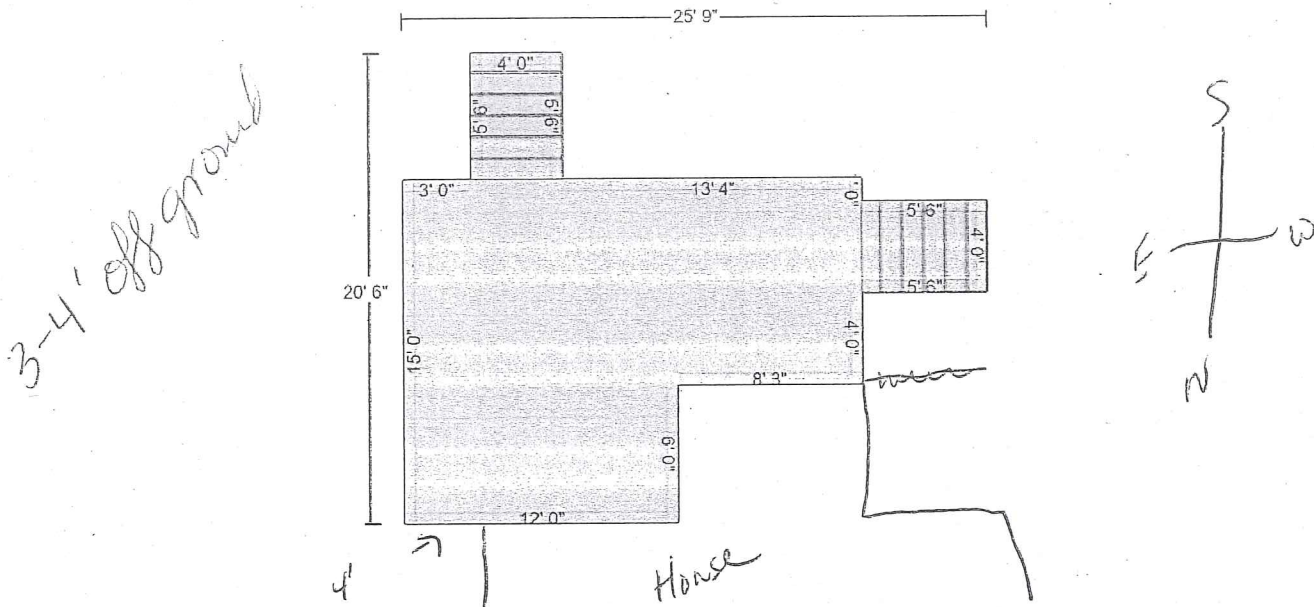


Illustration intended to show general deck size and shape. Some options may not be shown for picture clarity.

Estimated Price: \$2,776.26 ←

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Tom,
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690th
Ave






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Land Management Committee

Wayne Siverling
(September 5, 2018)
CUP - Nonconforming Structure Expansion

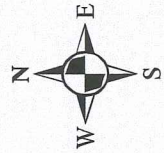
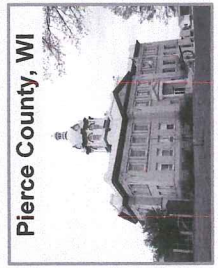
Legend

-  Dwellings
-  CUP Site
-  Parcels
-  Contours (10ft)
-  Deck

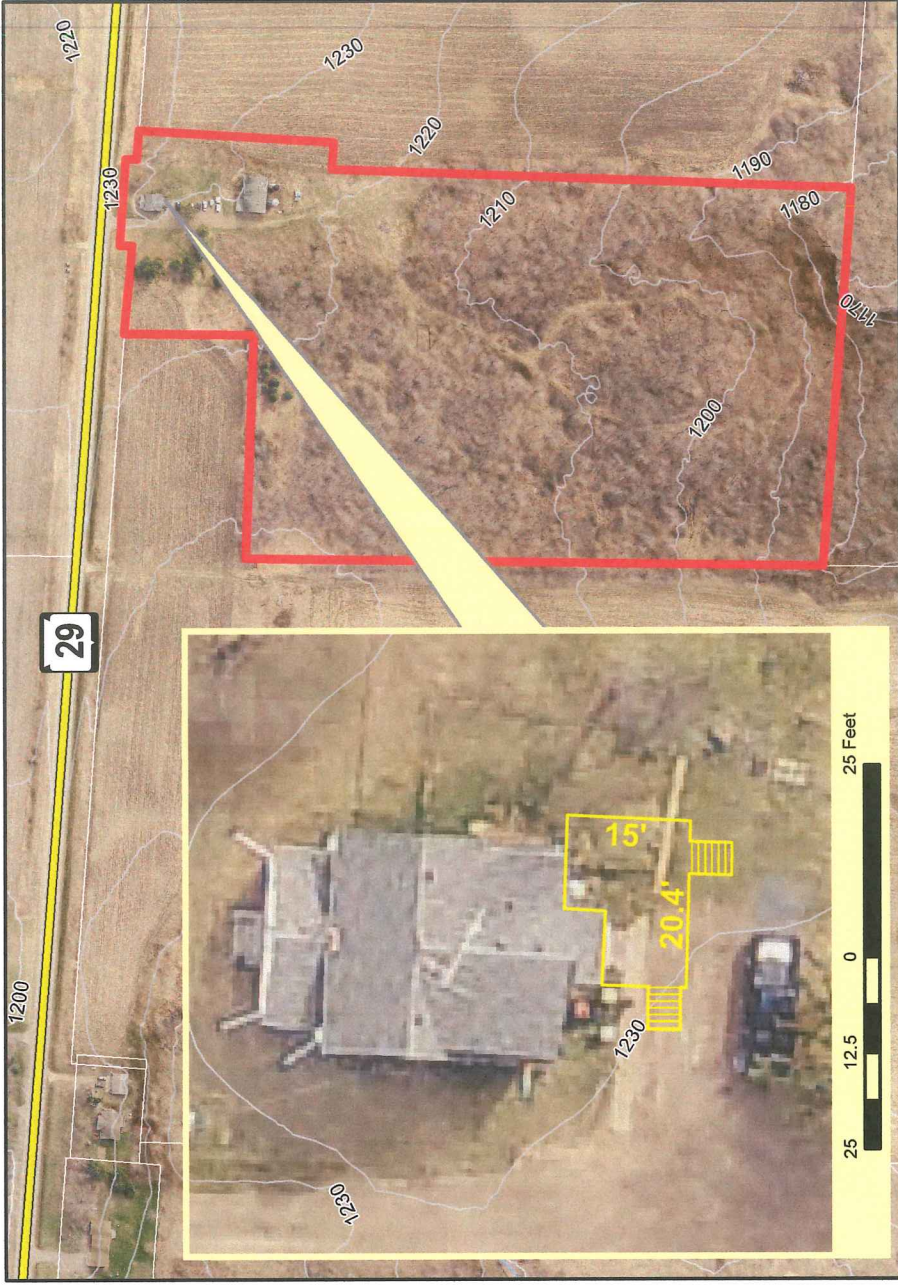
Zoning

-  General Rural
-  Primary Agriculture

Orthophotography - 2015 Pierce County

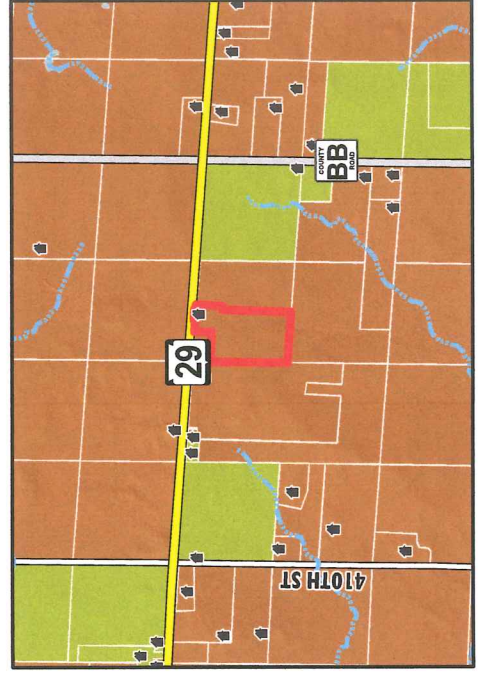
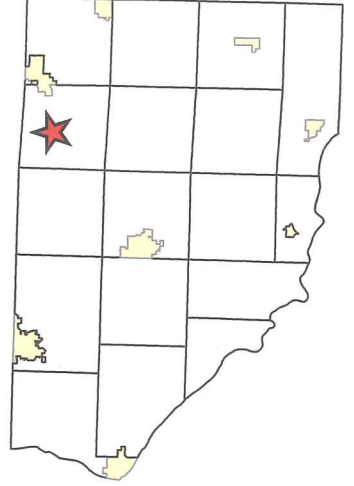


Prepared by the Department of Land Management



Site Location

W3851 HWY 29
TOWN OF GILMAN



STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting, September 5, 2018

Agenda Item 5

Applicant: William Holst

Request: Conditional Use Permit Renewal for Nonmetallic Mining

Background:

The applicant received a conditional use permit (CUP) for nonmetallic mining to expand an existing mining operation on September 3, 2014. A screening plan was presented and approved by the LMC in March, 2015. The screening plan and operation were again discussed in May 2015 and a modification made to the screening plan relating to tree height.

The expanded area is approximately 22 acres and the area to be mined is approximately 20 acres. The applicant anticipates that new area will take many years, up to 50, to extract all of the material. The adjoining pre-existing nonconforming mine has 110 open acres.

The LMC previously approved an application for a sand processing and rail load out facility on a portion of the adjoining property.

Issues Pertaining to the Request:

- The property is located in the N ½ of the SE ¼ of Section 33, T25N, R18W in the Town of Trenton. The property is zoned Industrial and General Rural Flexible. Access to the site is off 830th St.
- Surrounding uses include mining, agriculture, industrial uses and higher-density residential. The applicant owns a farm site on the property. The structures will be demolished when the rental agreement expires.
- There will be no blasting or chemicals used, extraction will be done with frontend-loaders. The mined materials will be hauled north to the pre-existing nonconforming mine for processing. Processing will include crushing, screening, sorting, grading and blending with use of conveyors, screeners, stackers and other equipment.
- All washing of the sand will take place in the pre-existing nonconforming mine. The washing will be needed to remove fines and will use an existing high capacity well.
- Servicing and fueling of equipment will take place in the pre-existing nonconforming mine.
- Extractions will go approximately 40 feet below the existing grade. This will result in the floor of the pit elevation of 712' and only few feet above the water table. Ground water has been encountered in the adjoining mine.
- When most of the mineral deposit above the water table has been removed, the applicant will explore the possibility of mining below the water table. This decision will need to be made at a future time. The applicant cannot determine if mining will below the water table will be economically feasible many years into the future.
- The entire site is internally drained.
- The applicant intends to operate 24 hours per day, seven days per week.
- The application states that mining will not occur within 100 feet of the property lines, which is consistent with the Mining Policy. The Mining Policy also requires that no mining may also occur within 200 feet of existing residences.

- The reclamation plan states that the proposed post-mining land use will be industrial uses, which is consistent with the current zoning district.
- A portion of the site is cataloged as an archeological site. The applicant is working with the State Archeologist on this issue. The applicant should be asked to provide an update on this issue.
- The required Groundwater Response Plan has been received. It details measures taken to protect the groundwater beneath and adjacent to the extraction operation.

A Storm Water Pollution Prevention Plan and a Spill Prevention, Control and Countermeasures Plan are not required for this site by the DNR.

- Well tests for 2018 have been submitted. Some of the properties exceed EPA levels for nitrates. The levels are consistent with those received in 2015. The area is known for having high nitrates.

Well tests for 2016 and 2017 were not received by staff. The applicant should be asked to address this discrepancy.

- The Town of Trenton chairperson was contacted regarding this this renewal. At this time staff has not received any comments or concerns.
- Earlier this summer the railroad performed maintenance on the crossing at 830th St north of the site. The Town did not allow the applicant to use 830th St. south to connect to County Rd K. The applicant has been using an existing driveway on the south of the property near the residence to access County Rd K when the rail crossing is closed.

Neighbors have contacted staff with concerns about this due to the residential aspect along County Rd K as well as the safety of large trucks accessing on a sharp turn.

- The existing conditions are:
 1. Activities shall be conducted consistent with the application unless modified by another condition of approval.
 2. Applicant shall follow all recommendations and receive all necessary permits from WI DNR, Department of Safety and Professional Services, MSHA and other agencies if required.
 3. A ground water response plan which details resources to be used to protect the quality of groundwater beneath and adjacent to the extraction operation, and a proposed response to encountering groundwater, shall be provided within 6 months.
 4. Prior to extraction of any material from below the water table the applicant shall present proposed plans to the LMC for review and approval.
 5. Applicant agrees that any erosion issues that arise shall be addressed to the satisfaction of the county.
 6. Applicant shall pay the Nonmetallic Mining fee to the Zoning Office prior to any material extraction from the site.
 7. A 100-foot buffer shall be maintained from the active mining to the property boundaries. A 200-foot buffer shall be maintained around existing offsite residences.
 8. Hours of operation within areas zoned General Rural Flexible (GRF) shall be limited to 6 a.m. to 7 p.m. Monday through Friday.
 9. Testing of the wells on properties within 1000' of mining activity shall be comprehensively tested, including for suspended solids, nitrates and dissolved solids and chlorides, annually. Base line data shall be obtained prior to mineral extraction. Test results and the base line data tests shall be provided to the Department of Land Management.
 10. Applicant shall obtain all necessary permits for structures, signs, or activities not discussed in this plan from the Zoning Office.

Applicant: Holst
CUP – Mining Renewal
September 5, 2018

11. Any lighting shall comply with the Land Management Department Policy.
12. Applicant understands that any intensification or expansion of the use will require the issuance of a new Conditional Use Permit.
13. This permit shall expire in two years.

Recommendation:

Staff recommends the Land Management Committee consider whether the current conditions remain adequate to protect the public health, safety and character of the surrounding area. If determined to be appropriate, staff recommends the LMC renew this conditional use permit with the following conditions, as well as any additional conditions deemed appropriate: (Conditions 3 has been removed due to completion of requirement.) Additions are in bold.

1. Activities shall be conducted consistent with the application unless modified by another condition of approval.
2. Applicant shall follow all recommendations and receive all necessary permits from WI DNR, Department of Safety and Professional Services, MSHA, **State Archeologist**, and other agencies if required.
3. Prior to extraction of any material from below the water table the applicant shall present proposed plans to the LMC for review and approval.
4. Applicant agrees that any erosion issues that arise shall be addressed to the satisfaction of the county.
5. Applicant shall pay the Nonmetallic Mining fee to the Zoning Office prior to any material extraction from the site.
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9. Applicant shall obtain all necessary permits for structures, signs, or activities not discussed in this plan from the Zoning Office.
10. Any lighting shall comply with the Land Management Department Policy.
11. Applicant understands that any intensification or expansion of the use will require the issuance of a new Conditional Use Permit.
12. This permit shall expire in two years.

Submitted By: Brad Roy, Zoning Administrator




Land Management Committee

William Holst III
(September 5th, 2018)
CUP - Non-Metallic
Mining Renewal

Legend

-  Dwellings
-  Holst CUP
-  Parcels

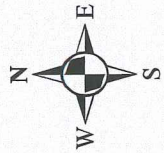
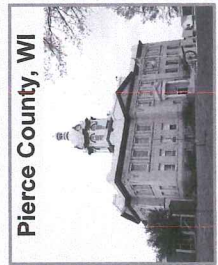
Zoning

-  General Rural Flexible
-  Industrial
-  Light - Industrial
-  Rural Residential - 20
-  Rural Residential - 8

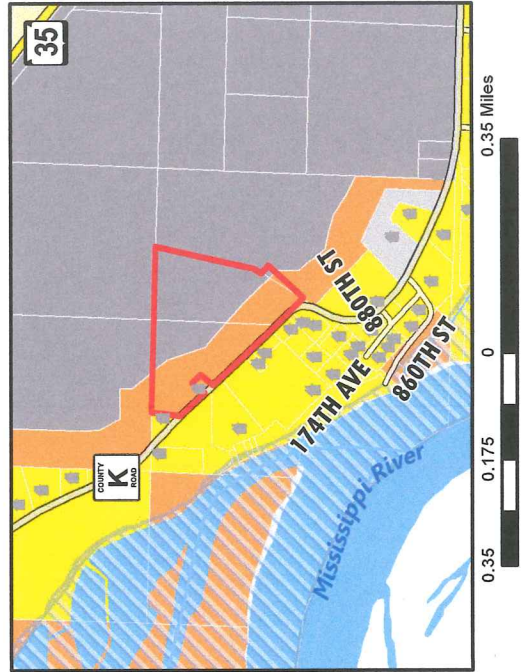
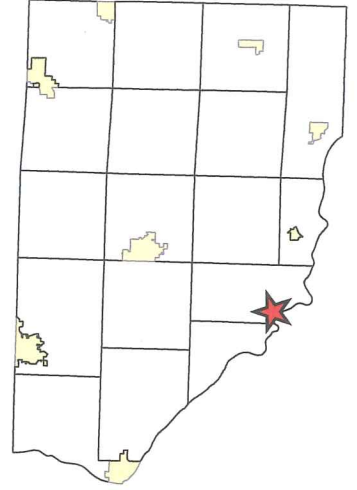
Flood Hazard Zones

-  100 Yr Floodway/
Base Elev. Det.

Orthophotography - 2017 USGS NAIP



Site Location
N1806 CNTY RD K
Town of Trenton



STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting, September 5, 2018

Agenda Item 6

Applicant: Dog House Garage & Warehouse Condominiums LLC (owner) and Tom Cogan (agent)

Request: Site Plan Review for Light Industrial construction

Background: Applicants are seeking site plan approval for the construction of 7 mini-storage buildings. Pierce County Code (PCC) §240-75 states new construction or additions to existing structures and buildings for commercial, industrial, institutional or multifamily uses shall require site plan approval as set forth in this section. A Land Use Permit will be required prior to construction of the buildings.

The purpose of site plan review is to assure site designs promote compatibility between land uses, create safe and attractive site layouts and structures, provide proper access to streets and transportation, protect property values and contribute to efficient land use in Pierce County.

Issues Pertaining to the Request:

- This property is located in Lot 4 CSM v. 12 pg. 107 in the SW ¼ of the SW ¼ of Section 36, T27N, R20W in the Town of Clifton. The property is zoned Light Industrial.
- PCC §240-15 Purpose and Intent of Zoning Districts:
Light Industrial (LI). This district is established primarily for production, processing and assembly plants that are operated so that noise, odor, dust and glare from such operations are completely confined within an enclosed building. Traffic generated by these industries should not produce the volume of traffic generated by heavy industrial uses. The district is also designed to accommodate warehouse and limited commercial uses.
- The applicant proposes to construct 7 mini-storage buildings: (1) 80'x120'x18.3' (2) 80'x110'x18.3' (3) 80'x120'x18.3' (4) 80'x110'x18.3' (5) 40'x75'x18.3' (6) 40'x120'x18.3' and (7) 40'x200'x18.3'.
- PCC § 240-36K lists mini-storage as a commercial use and states the following:
 1. Except in industrial districts, all buildings shall be located a minimum of 50 feet from all lot lines.
 2. Commercial storage facilities shall not be used as workshops or retail shops.
 3. Outside storage shall be prohibited.
 4. Screening with vegetation and/or fencing as approved by the Land Management Committee shall be provided along property lines bordering residential districts.
 5. Lighting shall be shielded to prevent direct illumination of adjacent properties not in industrial and commercial districts or public rights-of-way.
- Proposed mini-storage buildings #1 - #4 were approved by DSPS on 8-16-2018. The applicants will need to obtain a Land Use Permit from the Department prior to construction. The applicants will also need to work with the Town or State Inspector to ensure compliance with the Uniform Commercial Code (UCC).

Dog House Garage & Warehouse Condominiums LLC

September 5, 2018

Site Plan Review

- Proposed mini-storage buildings #5, #6 and #7 are being finalized and need to be submitted to DSPS for plan approval. Once the applicants obtain plan approval, the applicants will need to obtain a Land Use Permit from the Department prior to construction. The applicants will also need to work with the Town or State Inspector to ensure compliance with the Uniform Commercial Code (UCC).
- The 7 proposed mini-storage buildings are designed to be not habitable, but with a sink, bathroom, and lofted area in each unit. A soil evaluation report was submitted to the Department. A commercial sized conventional septic system design was approved by Dept. of Safety & Professional Services (DSPS) on 8-13-2018. Applicants will need to hire a Wisconsin Licensed Master Plumber to obtain a state sanitary permit prior to any other permits. An affidavit for multiple buildings on a septic system needs to be recorded with the Register of Deed's Office.
- Adjacent zoning district are Light Industrial and General Rural Flexible 8. Surrounding land uses are mini-storage, landscaping business with office and storage, cold storage, and agriculture.
- Access to the site is north of State Rd 29 onto 1250th Street and east on 655th Avenue. The buildings are proposed to have a 20 ft side yard setback. The buildings are proposed to be setback 70 ft from the edge of 655th Ave. All buildings must be setback 75 ft from the center of 655th Ave or 42 ft from the 655th Ave. right-of-way whichever is greater. Building #5 appears to be located within the setback.
- The applicant received a driveway permit on 6-25-2018 from the Town of Clifton and will need to obtain a Uniform Address Number and sign from the Department.
- Lighting is proposed but no specific plans were submitted at this time. Applicant will need to submit lighting plans to DSPS for approval and will need to comply with Pierce County Code requirements.
- The applicant received WI DNR WPDES General Permit for Construction Site Storm water runoff on 7-13-2018.
- An existing stormwater catch-basin and easement is located on the south portion of the lot that is 108'x299.87'. No construction can take place within the storm water catch basin and easement.
- The applicant proposes to begin construction immediately after the plans are approved and permitted. They anticipate construction of mini-storage buildings 1-4 to be completed in 2018. They anticipate buildings 5-7 to be finished by the summer of 2019 along with the septic system installation, fencing and pavement.
- An advertising sign was permitted on 7-6-2015 for a 32 sq. ft. sign that the applicant plans to change to update the name and information on the sign and continue to use. Applicant will need to maintain the existing 32 sq. ft. advertising size, stay out of the drainage easement, and 10 ft from lot lines.
- A Land Use Permit will need to be secured from the Land Management Department prior to construction of the buildings. The following conditions will be need to be met as part of the Land Use Permit(s):

1. An affidavit for multiple buildings on a septic system shall be recorded with the Register of Deed's Office.
2. Applicants shall obtain a Uniform Address Number and sign.
3. The applicants shall work with the Town or State Inspector to obtain permits and have the site inspected to ensure compliance with the Uniform Commercial Code (UCC).
4. Applicants shall follow all conditions and receive all necessary permits from WI DNR, Department of Safety and Professional Services, and other agencies as required.
5. Applicant shall maintain the existing 32 sq. ft. advertising size, stay out of the drainage easement, and 10 ft. from lot lines.
6. The structures shall only be used for storage and the personal use of renters. In-unit commercial and/or residential uses are a violation of the Pierce County Zoning Code.

Recommendation:

Staff recommends that the Land Management Committee review the proposed site plan and determine if any changes or modifications to the plan are necessary. The LMC should consider proposed structures, architectural plans, neighboring uses, use of landscaping and open space, parking areas, driveway location, loading and unloading areas, highway access, traffic generation and circulation, lighting, drainage, water and sewer systems, as well as proposed operations.

The LMC may impose time schedules for completion of buildings, parking areas, open space uses, drainage and erosion control systems and landscaping and may require appropriate sureties to guarantee that requirements will be completed on schedule.

Staff recommends the LMC consider the above and if no changes or additions are determined to be necessary, approve the proposed site plan for mini-storage in the Light Industrial zoning district with the following conditions:

1. Applicants shall hire a Wisconsin Licensed Master Plumber to obtain a state sanitary permit prior to any other permits.
2. Applicant shall submit lighting plan to DSPS for approval, if required, and shall comply with Pierce County Code provisions.
3. No grading or construction shall take place within the storm water catch basin and easement.
4. Applicant shall submit documents demonstrating compliance with all setbacks for each building.

Submitted By: Emily Lund
Assistant Zoning Administrator

1949R2

Doc# 513302
V.12 p107

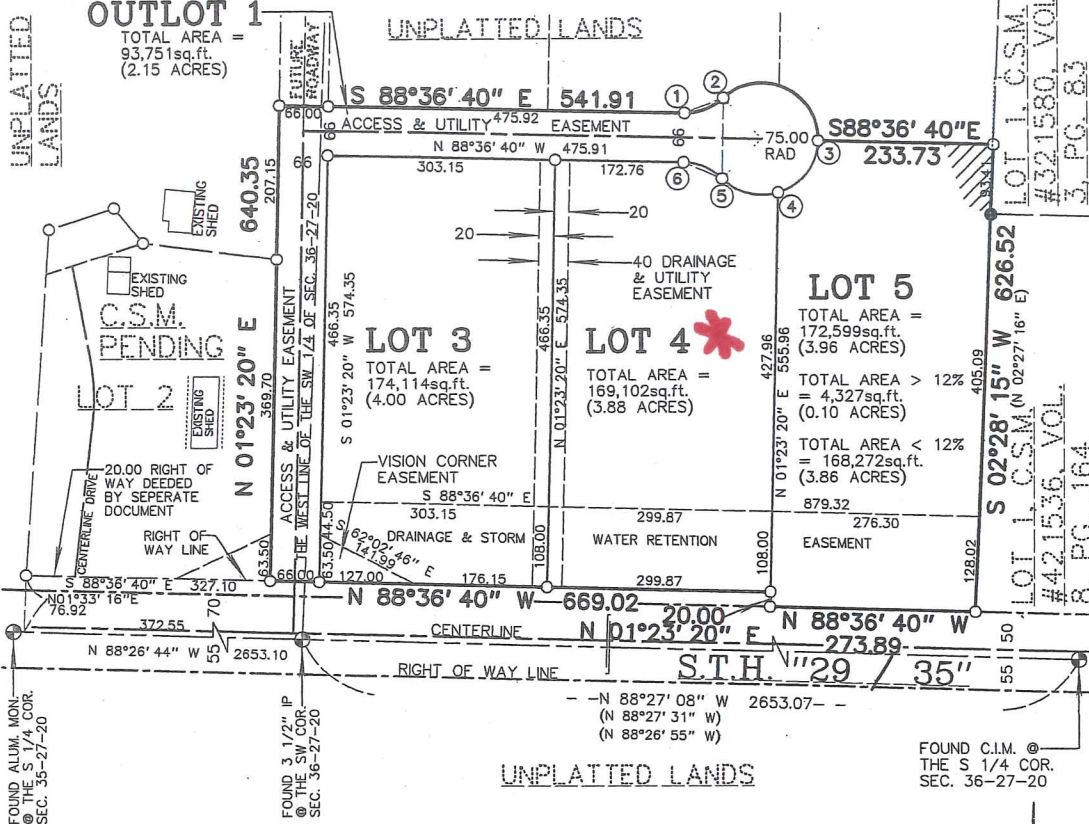
CERTIFIED SURVEY MAP

LOCATED IN PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 35, AND PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 36, ALL IN TOWNSHIP 27N, RANGE 20W, TOWN OF CLIFTON, PIERCE COUNTY, WISCONSIN.

PREPARED FOR:
George Jacques
P.O. Box 155
Prescott, WI 54021

OWNER:
George L. Jacques Trust
P.O. Box 155
Prescott, WI 54021

DRAFTED BY:
Bradley J. Bohlen
Bohlen Land Surveying, Inc.
N4227 750TH Street
Ellsworth, WI. 54011



LEGEND:

- DENOTES A SET 1" x 18" IRON PIPE MONUMENT WEIGHING 1.14lbs. PER LINEAL FOOT
- ⊕ DENOTES A FOUND PIERCE COUNTY MONUMENT
- DENOTES A FOUND 1" IRON PIPE
- /// DENOTES SLOPES >12-20%
- () DENOTES RECORDED AS INFORMATION

NOTES:

- THERE ARE NO BUILDING STRUCTURES ON LOTS 3, 4, 5, OR OUTLOT 1.
- THERE ARE NO SLOPES GREATER THAN 12% CONTAINED WITHIN LOTS 3, 4, OR OUTLOT 1.
- THERE ARE NO SLOPES GREATER THAN 20% CONTAINED WITHIN LOT 5.

-NO STRUCTURES OR IMPROVEMENTS OF ANY KIND ARE PERMITTED WITHIN THE VISION CORNER. AND NO VEGETATION WITHIN THE VISION CORNER MAY EXCEED 30 INCHES IN HEIGHT.

BOHLEN LAND SURVEYING, INC.

Bradley J. Bohlen, WI. R.L.S.

N4227 750TH STREET, ELLSWORTH, WI. 54011
PH: (715) 273-6588 FAX: (715) 273-6589

Bradley J. Bohlen
 4/7/08
 REVISED 5/16/08
 REVISED 7/31/08
 REVISED 8/15/08
 REVISED 6/17/09
 REVISED 7/22/09



0' 100' 200' 400'

SCALE IN FEET

THE BEARINGS SHOWN HEREON ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE SE 1/4 OF SEC. 35, TWP. 27, RGE. 20, PIERCE COUNTY, WI. HAS A BEARING OF N 88°26' 44" W.

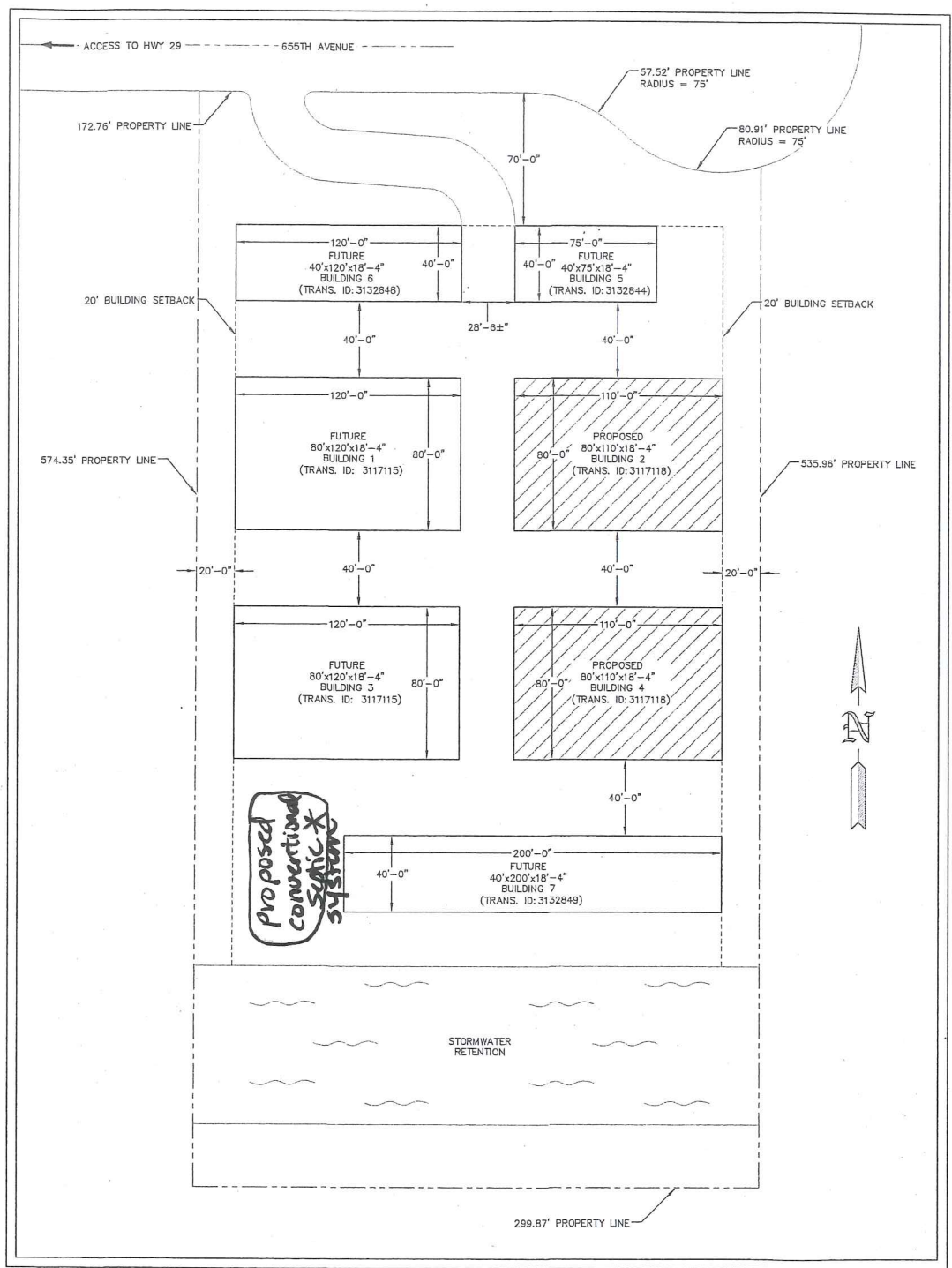
File number: J9-1-08

SHEET 1 OF 2 SHEETS

Vol. 12 pg. 107

DOG HOUSE PROPERTIES

PRESCOTT, WI



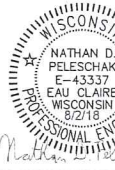
3117118
New Building
Building, Roof Tru
08/16/2018

Conditionally
APPROVED
DEPT. OF SAFETY AND PRO
SERVICES
DIVISION OF INDUSTRY S

Nat. D.

SEE CORRESPONDENCE

SHEET INDEX	
SHEET DESCRIPTION	
S1	GENERAL NOTES AND SITE PLAN
S2	ELEVATIONS
S3	FLOOR PLAN AND COLUMN & FOOTING SCHEDULE
S4	ROOF FRAMING PLAN AND STUB COLUMN SECTION
S5	SIDEWALL SECTION AND SECTION DETAILS
S6	ENDWALL SECTION AND SECTION DETAILS
S7	CENTER WALL SECTION AND SECTION DETAILS
S8	OVERHEAD DOOR DETAILS
S9	STEEL APPLICATION DETAILS
S10	WALL STEEL LAYOUTS
S11	RESTROOM DETAILS
S12	MEZZANINE PLAN AND DETAILS
S13	STAIRWAY DETAILS



MM

ENGINEERING S

6311 KANE RD. EAU CLAIRE, WI 54601

FOR QUESTIONS PLEASE CONTACT
DESIGNER AT THE FOLLOWING
ENGINEERING@MIDWESTMANL

PROJECT TITLE:

**DOG HOUSE PROPERTIES
PRESCOTT, WI**

PROF. ENGINEER: NAT

PLAN DESIGNER: MAT

DRAWN BY: NAT

DATE: 7/2/18

SCALE: AS SHOWN

REVISION

NO.	DATE	DESCRIPTION
1		
2		

SHEET TITLE:

GENERAL NOTE
SITE PLAN

FILE NAME: S1591E

SHEET NO.

S1

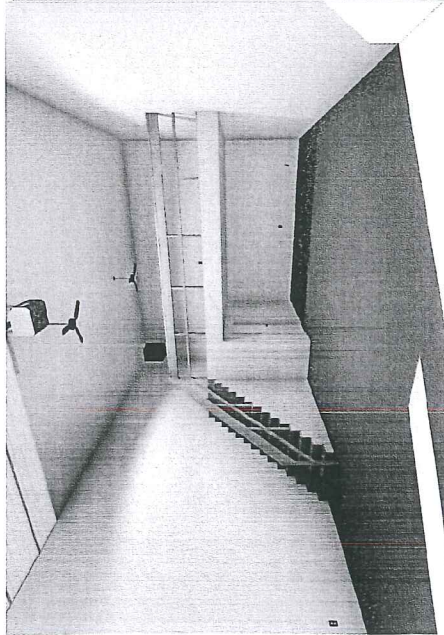
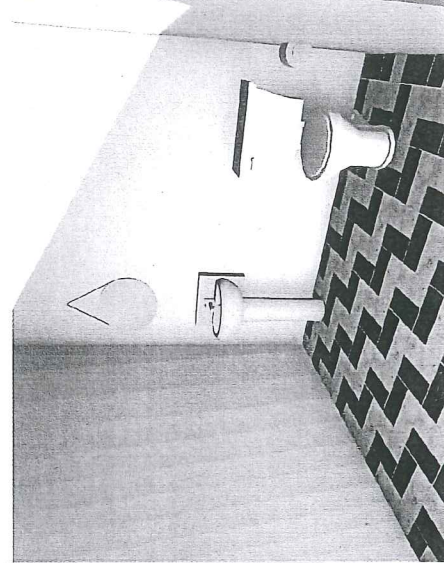
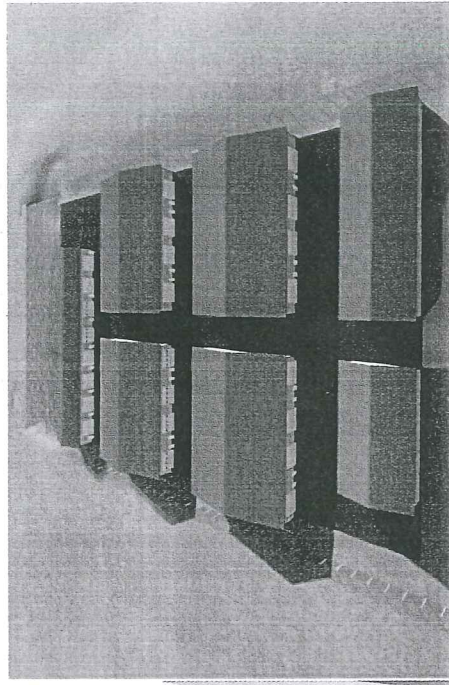
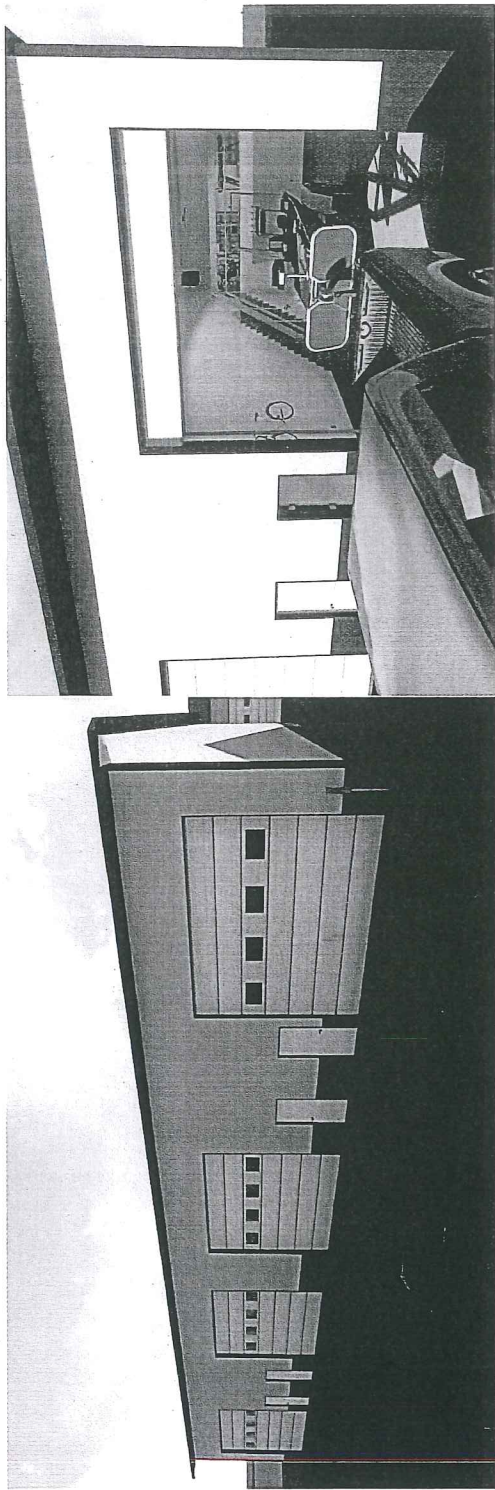
NOTE:
OWNER/CONTRACTOR SHALL VERIFY ALL SETBACKS WITH
LOCAL BUILDING OFFICIAL AT TIME OF CONSTRUCTION.

SITE PLAN
SCALE: 1"=40'

BUILDING INFORMATION:
NAME: DOG HOUSE PROPERTIES
ADDRESS: 655TH AVENUE
CITY: PRESCOTT
STATE: WI
ZIP: 54021
COUNTY: PIERCE

NOTE:
ALL GRADES SLOPE AWAY FROM THE
BUILDING @ A MIN. 2% SLOPE.

Tom Cogan - DOG HOUSE GARAGE & WAREHOUSE CONDOMINIUMS LLC
Parcel # 002-01107-1040 LOT 4 CSM V12 P107 (3.88 acres)
Concept drawings - garage & warehouse units



AAA
ENGINEERING SERVICES
 1000 W. STATE ST. SUITE 100
 GREENSBORO, NC 27409
 TEL: 336-733-8888
 WWW.AAAENGINEERING.COM

PROJECT TITLE:
DOG HOUSE PROPERTIES
 PRESCOTT, VA

PROF. ENGINEER: WATE RELESCHIK
PLAN DESIGNER: WATE BUSCHKE
DATE: 7/22/2018
SCALE: AS NOTED

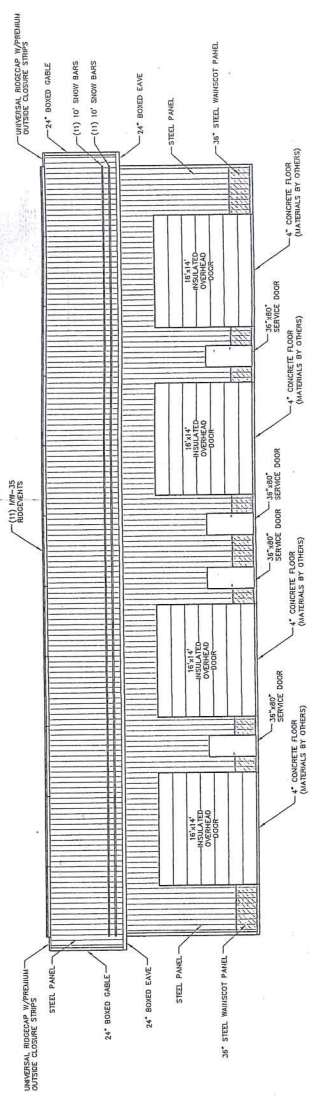
REVISIONS

NO.	DATE	DESCRIPTION	BY
1			
2			

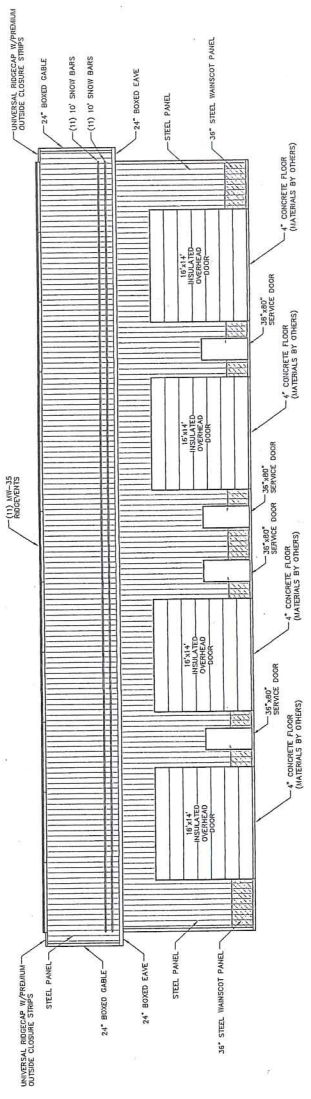
SHEET TITLE:

ELEVATIONS

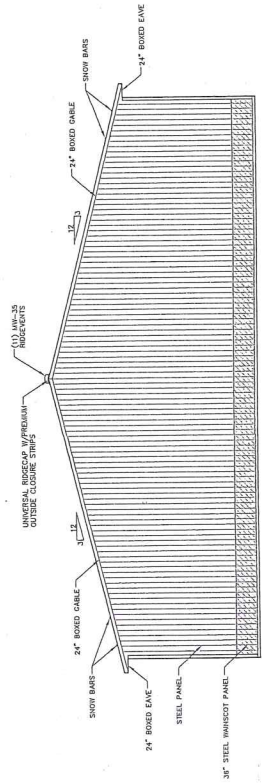
FILE NAME: S15518W
SHEET NO.: S2



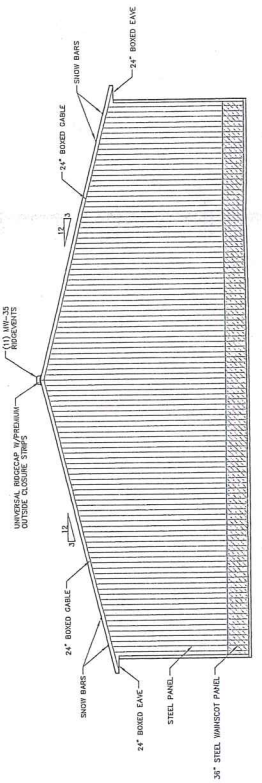
110'-0" NORTH SIDEWALL



110'-0" SOUTH SIDEWALL



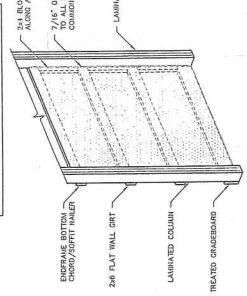
80'-0" WEST ENDWALL



80'-0" EAST ENDWALL

ELEVATIONS
 SCALE: 1/8"=1'-0"

CONTRACTOR NOTE:
 OTHER SCHEMATIC SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE OR FEDERAL BUILDING CODES AND ALL APPLICABLE STANDARDS FOR WOOD AND CONCRETE JOINTS.



O.S.B. SHEAR BRACE DETAIL
 1/4\"/>

ENGINEERING SERVICES
 1000 N. 10TH AVE., SUITE 100, WISCONSIN RAPIDS, WI 53583
 (715) 425-1111
 WWW.ENGINEERINGSERVICESWI.COM

PROJECT TITLE:
DOG HOUSE PROPERTIES
 PRESCOTT, WI

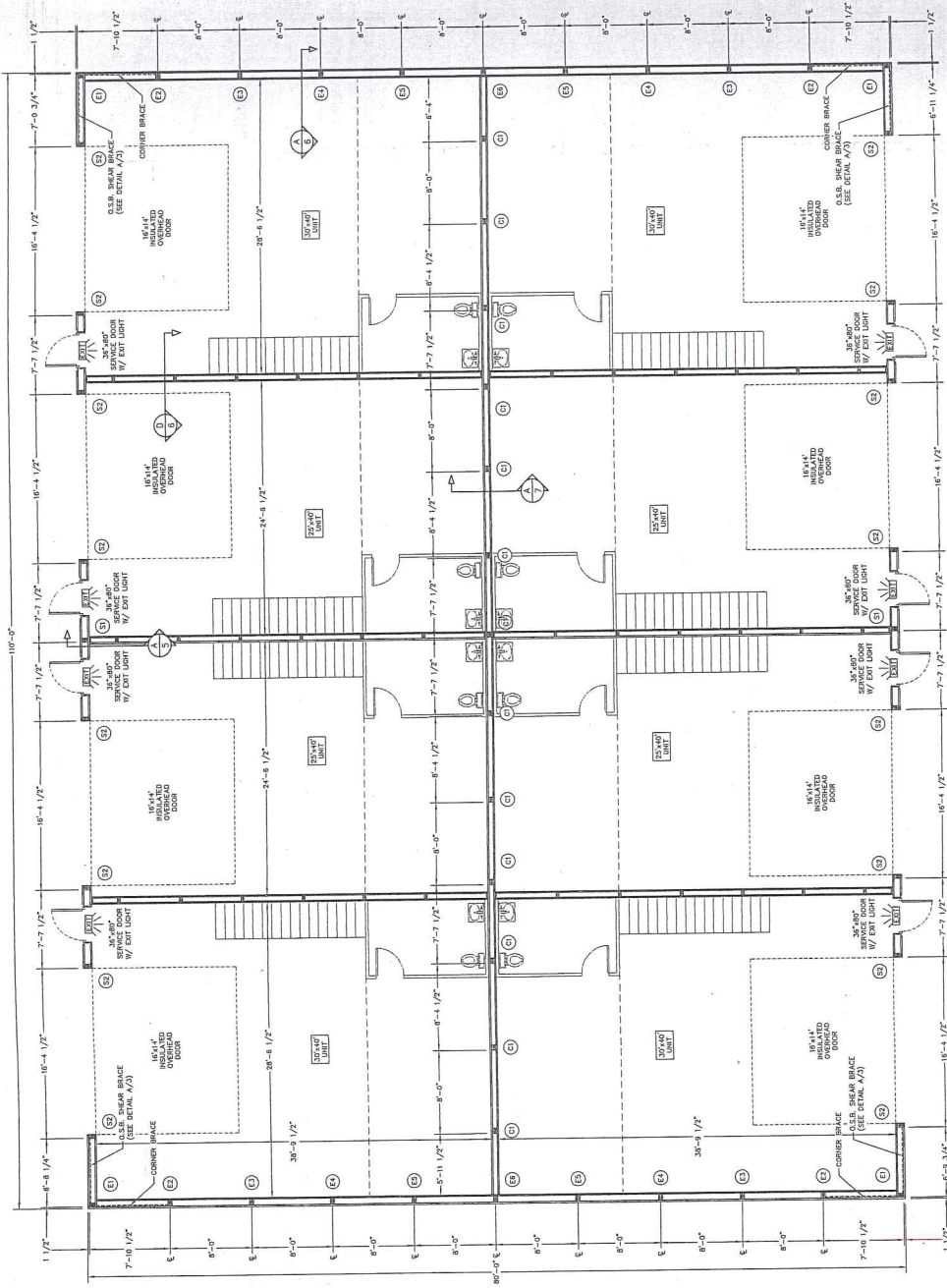
PROF. ENGINEER: NATE PELESCHAK
PLANNING DESIGNER: NATE PELESCHAK
DATE: 7/29/2018
SCALE: AS NOTED

NO.	DATE	DESCRIPTION	BY
1			
2			

REVISIONS

SHEET TITLE:
 FLOOR PLAN AND COLUMN & FOOTING SCHEDULE

REF. NAME: S15918W
SHEET NO.: 53



SHEAR BRACE SHALL BE A 2x4 #2 SPT EXTENDING FROM THE GRADEBOARD AT THE INTERIOR COLUMN TO THE TOP OF THE CONCRETE WALL AT EACH END AND W/10# BAR REINFORCED HEMLOCK STEEL WALL AT EACH BRACE TO GIRT LOCATION.

FLOOR PLAN
 SCALE: 3/8\"/>





COLUMN LOCATION	COLUMN DESCRIPTION	HEIGHT	NUMBER OF COLUMNS	FOOTING DESCRIPTION
S1	3-4x7 (2) - 2x8 2400 USE SPT LAMINATED COLUMN	4'-2"	2	22\"/>
S2	3-4x7 (2) - 2x8 2400 USE SPT LAMINATED COLUMN	5'-2"	18	22\"/>
E1	3-4x7 (2) - 2x8 2400 USE SPT LAMINATED COLUMN	4'-2"	4	14\"/>
E2	3-4x7 (2) - 2x8 2400 USE SPT LAMINATED COLUMN	4'-2"	4	14\"/>
E3	3-4x7 (2) - 2x8 2400 USE SPT LAMINATED COLUMN	4'-2"	4	14\"/>
E4	3-4x7 (2) - 2x8 2400 USE SPT LAMINATED COLUMN	4'-2"	4	14\"/>
E5	3-4x7 (2) - 2x8 2400 USE SPT LAMINATED COLUMN	4'-2"	4	14\"/>
E6	3-4x7 (2) - 2x8 2400 USE SPT LAMINATED COLUMN	4'-2"	2	14\"/>
C1	4-4x7 (2) - 2x8 2400 USE SPT LAMINATED COLUMN	5'-2"	13	30\"/>

Land Management Committee

Dog House Garage & Warehouse Condominiums LLC - Tom Cogan (September 5, 2018)

Site Plan Review

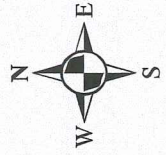
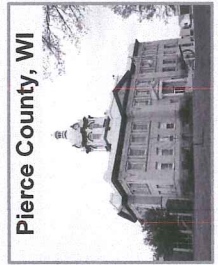
Legend

-  Address Points
-  Review Site
-  Parcels
-  Contours (10ft)

Zoning

-  General Rural Flexible - 8
-  Light - Industrial
-  Rural Residential - 12

Orthophotography - 2015 Pierce County



Prepared by the Department of Land Management



Site Location

W12465 655TH AVE
TOWN OF CLIFTON

