



ZONING BOARD OF APPEALS MEETING

May 31, 2023
2:00 PM

PUBLIC MEETING NOTICE

Zoning Board of Appeals

Dave Laspa, Chairperson
Jerry Feith
Lee Gossick
Mike Hittner
Bruce Kluver
Peggy Montag, 1st Alternate
Vacant, 2nd Alternate

AGENDA ITEM RECIPIENTS

Sue Schill, City Attorney
Erika Esser, Secretary
Jennifer Gossick, City Clerk

Notice is hereby given of a meeting of the **Zoning Board of Appeals** to be held in the Council Chambers at City Hall, 444 West Grand Avenue, Wisconsin Rapids, **Wednesday, May 31, 2023, at 2:00 p.m.** The meeting will be streamed live on the City of Wisconsin Rapids Facebook page and will also be broadcast live on Charter Cable Channel 985 and Solarus HD Cable Channel 3. If a member of the public wishes to access this meeting live via Zoom audio conferencing, you must contact the City Clerk at least 24 hours prior to the start of the meeting to coordinate your access. This meeting is also available after its conclusion on the City's Facebook page and Community Media's YouTube page, which can be accessed at www.wr-cm.org. It is possible that members of the Zoning Board may appear remotely via video or audioconferencing for this meeting.

AGENDA

1. Approval of the report from the April 19, 2023, Zoning Board of Appeals meeting
2. **23-000330 The Dental Suite**; public hearing and action on a request for a variance to allow more than 35% of the onsite parking in front of the principal building in the Mixed Use Commercial "B-5" District at 2301 Chestnut Street (Parcel ID 3410789).
3. Adjourn

The City of Wisconsin Rapids encourages participation from all its citizens. If participation at this meeting is not possible due to a disability or other reasons, notification to the city clerk's office at least 24 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. Call the clerk at (715) 421-8200 to request accommodations.



City of Wisconsin Rapids
444 West Grand Avenue
Wisconsin Rapids, WI 54495
Ph: (715) 421-8228

REPORT OF THE ZONING BOARD OF APPEALS

April 19, 2023

The Zoning Board of Appeals met at 2:00 p.m. on April 19, 2023 in the Council Chambers at City Hall. It was also streamed live on the City of Wisconsin Rapids Facebook page and broadcast live on Cable Channel 985 and Solarus HD Cable Channel 3. Attending Board members included Chairperson Dave Laspa, Jerry Feith, Lee Gossick, Bruce Kluver and Peggy Montag (1st alternate). Mike Hittner was absent. Others present included Community Development Director Kyle Kearns, Associate Planner Carrie Edmondson, Alderpersons Dennis Polach and Tom Rayome, Amy Ende, Angela Roberts, and Heather Yeager.

The meeting was called to order at 2:00 p.m.

1. Approval of the reports from the December 20, 2022, Zoning Board of Appeals meeting.

Motion by Feith to approve the reports from the December 20, 2022 Zoning Board of Appeals meeting;
second by Gossick

Motion carried (5 – 0)

2. **23-000164 Angela Roberts**; public hearing and action on a request for a variance from the front yard setback to construct a single-family residence at 1111 High Street (Parcel ID 3401997).

Carrie Edmondson provided a summary of the findings in the staff report. Staff recommended approval of the request.

Public hearing opened at 2:06 p.m.

Speaking in favor: Angela Roberts, 1111 High Street

Speaking against: Amy Ende, 1121 High Street

Public hearing closed at 2:09 p.m.

Lee Gossick expressed positive feedback regarding the proposed project.

Motion by Montag to approve the request for a variance from the front yard setback to construct a single-family residence at 1111 High Street (Parcel ID 3401997); second by Gossick.

Motion carried (5 – 0)

3. **23-000163 Heather Yeager**; public hearing and action on a request for a variance from the corner side yard setback to construct a fence at 1241 14th Street South (Parcel ID 3406969).

Carrie Edmondson provided an analysis of the project and noted that staff recommended denial due to the setback standards in the zoning code and other findings in the staff report.

Public hearing opened at 2:15 p.m.

Speaking in favor:

- Heather Yeager, 1241 14th St. S, who indicated that she had a list of signatures from neighbors who also approved of the project.
- Alderperson Dennis Polach 241 14th St. S

Speaking against: none

Public hearing closed at 2:24 p.m.

Peggy Montag asked for clarification on setback requirements for a 6-foot fence to which Ms. Edmondson responded. Lee Gossick asked the applicant if she could provide the list of neighbors who approved of the project and Heather Yeager replied yes. Jerry Feith expressed his approval of the architecture and the aesthetics of the proposed fence, and also asked staff about safety requirements regarding pools, to which Carrie Edmondson and Kyle Kearns responded. Peggy Montag asked about vision triangle issues; Ms. Edmondson replied.

Motion by Kluver to approve the request for a variance from the corner side yard setback to construct a fence at 1241 14th Street South (Parcel ID 3406969); second by Gossick.

The reasoning for accepting the request was due to the fence being aesthetically pleasing, fencing is required for the pool, there are no issues with the vision triangle, there is no detriment to the public, and it would eliminate the chain-link fence.

Motion carried (4 – 1; Laspa voting against)

4. Adjourn

Motion by Feith to adjourn; second by Gossick.

Motion carried (5 – 0)

Meeting adjourned at 2:36 p.m.

Respectfully submitted by Erika Esser, Secretary

Administrative Staff Report

Variance – to allow more than 35% of parking in front of a principal building

2301 Chestnut Street

May 24, 2023



<p>Applicant(s):</p> <ul style="list-style-type: none"> The Dental Suite <p>Staff:</p> <ul style="list-style-type: none"> Kyle Kearns, Director Carrie Edmondson, Associate Planner <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 3410789 <p>Lot Information:</p> <ul style="list-style-type: none"> Effective Frontage: 305.02 feet Effective Depth: 295.01 feet Square Footage: 91,179 Acreage: 2.093 Acres <p>Zone(s):</p> <ul style="list-style-type: none"> "B-5" Mixed-Use Commercial District <p>Council District:</p> <ul style="list-style-type: none"> District 6 - Polach <p>Master Plan:</p> <ul style="list-style-type: none"> Commercial <p>Current Use:</p> <ul style="list-style-type: none"> Health Care Clinic (dental clinic) <p>Applicable Regulations:</p> <ul style="list-style-type: none"> Chapter 11 – Zoning Woodland Business Center Protective Covenants (WBCPC) 	<p>Request</p> <p>23-000330 The Dental Suite; public hearing and action on a request to allow more than 35% of the onsite parking in front of the principal building in the Mixed-Use Commercial "B-5" District at 2301 Chestnut Street (Parcel ID 3410789).</p> <p>Attachment(s)</p> <ol style="list-style-type: none"> Application Plans <p>Findings of Fact</p> <ol style="list-style-type: none"> The applicant is requesting a variance from the 35% maximum on-site parking requirement in front of principal buildings. A health care clinic (dental clinic) exists on site and is undergoing expansion. The property is zoned "B-5" Mixed-Use Commercial District. Site Plan and Architectural Review for a commercial building addition and site improvements was approved by the Plan Commission on May 11, 2023. Proposed parking on the southern portion of the lot is contingent upon variance approval by the Zoning Board of Appeals. The Zoning Board of Appeals shall base its decision upon the standard for a variance described in s. 62.23(7)(e)(7), Wis. Stats., and applicable judicial interpretations of such statute. <p>Staff Recommendation</p> <p>Approve the request from The Dental Suite, for an area variance for relief from the maximum 35% of the onsite parking in front of the principal building in the Mixed-Use Commercial "B-5" District at 2301 Chestnut Street (Parcel ID 3410789), due to the following:</p> <ol style="list-style-type: none"> The site itself does not contain unique physical limitations, but the nontraditional nature of development on site does create unique property characteristics. Some unnecessary hardship or burden may exist due to a unique site configuration and tree preservation guidelines that make this land unnecessarily burdensome for commercial development. The development will have a positive impact on the neighbors, community, and general public, and is consistent with the spirit of the development guidelines and objectives.
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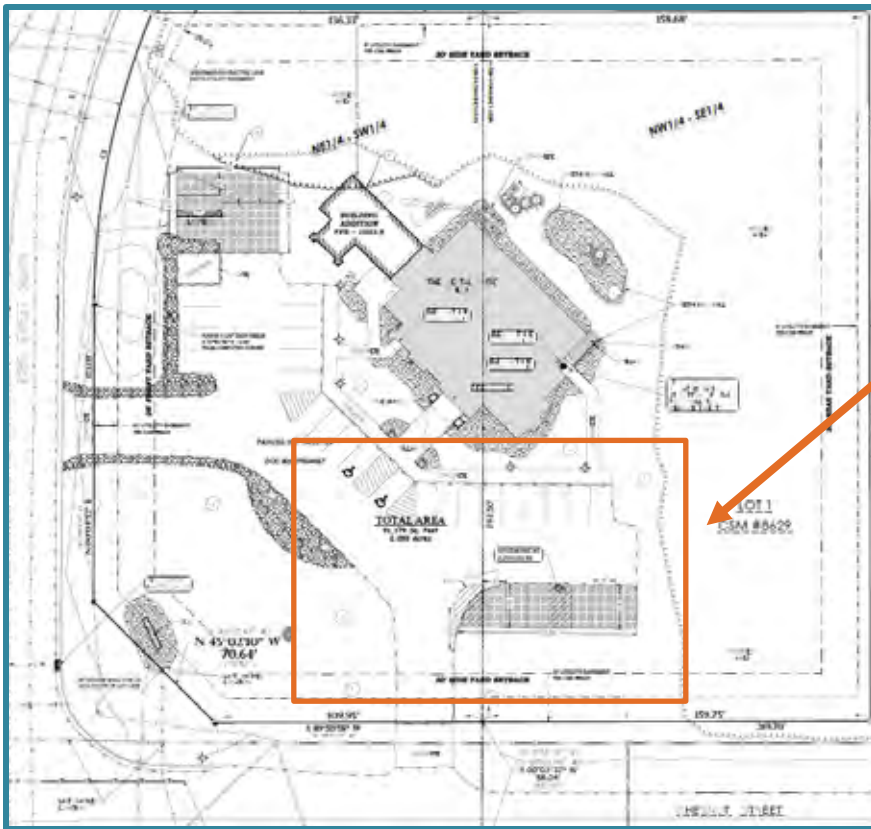
Vicinity Map



Background

The applicant, The Dental Suite, is requesting a variance from parking requirements for the B-5 Mixed Use Commercial District. The applicant recently went before the Plan Commission for Site Plan and Architectural Review. The Plan Commission approved the request and included the following condition of approval:

2. *The installation of six parking spaces to the south along Chestnut Street is contingent upon a Variance approved by the Zoning Board of Appeals to permit over 35% of onsite parking in front of a principal building. If a variance is not granted or obtained an updated site plan shall be submitted for review and approval by the Community Development Department.*



Chapter 11 – Zoning includes Section 11.06.118 that details standards restricting the amount of parking that can be placed in front of a building. This creates a more pedestrian scaled environment by moving buildings closer to transportation corridors and interspersing parking throughout development sites:

11.06.118 Placement of parking on a lot

(a) **Purpose.** The amount of parking that can be placed in front of the building (i.e., between the street and the building) in some commercial zoning districts is controlled so that buildings become more prominent along public streets.

(b) **Standard.** The number of parking spaces placed in front of a building in the B-2 and B-5 zoning districts shall comply with the requirements set forth in Appendix C. Pursuant to the procedures and requirements in Article 5, the Planning Commission may approve a special exception to allow a greater amount as set forth in Appendix C. In making such decision, the Planning Commission shall consider (1) the size and configuration of the subject property, (2) the character of the area, (3) environmental constraints, and (4) other factors related to relevant circumstances.

The Mixed Commercial “B-5” Mixed Commercial District requires that no more than 25% of parking to be located in front a principal building and allows up to 35% when a Special Exception is granted by the Plan Commission.

Other			
Distance between driveway and property boundary line, minimum	I	5 feet	
Distance between parking lot and property boundary line, minimum	J	3 feet if adjacent to non-residential; 10 feet if adjacent to residential	
On-site parking in front of principal building, maximum	K	25 percent; 35 percent with special exception consistent with s. 11.06.118	

Frontage is defined in Chapter 11 – Zoning as follows:

***Frontage** The portion of a lot abutting a public street measured along the street line. On corner lots, this shall be interpreted as the portion of the public street by which the structure is addressed. In all commercial and industrial zones, the front yard dimension must be taken from the right-of-way line of the principal street, as determined by the engineering department.*

Per this definition, the amount of parking in front of this principal building is the number of parking spaces within the area from Chestnut Street to the building. The design as proposed includes 18 parking spaces in front of the principal building and 14 parking spaces to the side of the principal building. Therefore, 57% of the total parking is proposed to be located in front of the principal building.

Although the corner lot is typical and consistent with the surrounding development, the lot was developed in a unique manner. The building orientation is angled and the building face is not parallel to either street side but faces the intersection corner. This adds visual interest and is in keeping with the heightened design aesthetic outlined in the Woodland Business Center Protective Covenants. Additionally, there are a high concentration of trees located within the northwest corner of the lot. Therefore, if the applicant were to substantially expand parking into the northwest corner, there would be a high probability of an increase in tree removal. Tree retention is also an objective outlined in the Woodland Business Center Protective Covenants.

Site Photos



Standards of Review

- 1) Do unique physical limitations exist on the property including steep slopes or wetlands that are not generally shared by other properties that prevent compliance with ordinance requirements?

Analysis: The property is a 2.9 acre corner lot, and was developed as a dental clinic. There are no unique property features, and the property is consistent with other properties located in the Mixed-Use Commercial “B-5” District. However, the site has not been developed in a traditional manner. The principal building is oriented toward the intersection corner, rather than to either street side. The site includes a heavily wooded area along the northern and eastern property lines. The WBCPC states that setback areas shall be considered “tree preservation zones”.

Findings: The lot size is consistent with many of the surrounding lots. The site was developed in a nontraditional manner with the building being oriented toward the corner intersection rather than parallel to the street as you would see with traditional development. The commercial building addition and site improvements as proposed include a minimal amount of tree removal.

- 2) Is the request due to the existence of an unnecessary hardship? An unnecessary hardship cannot be due to conditions which are self-imposed or created by a prior owner. It has also been determined by the Courts that economic or financial hardship does not justify a variance. For an area variance, unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity unnecessarily burdensome.

Analysis: The applicant indicates that meeting the maximum 35 percent parking requirement in front of the building (between the building and Chestnut Street) would create the need for additional parking to be constructed between the building and 23rd Street South. If the parking were increased to the north, there would be a high degree of tree removal as most of the natural vegetation on site exists around the lot perimeter to the north and west. If parking were increased to the southwest corner of the lot, it would be concentrated in front of the actual front face of the building, which does not create consistency with the intent of Chapter 11 – Zoning.

Findings: The only identified hardship arises from the desire of the applicant to utilize their original site and building plans. There are a number of alternative site configurations that would meet dimensional guidelines as outlined in Chapter 11 – Zoning. For example, the commercial building addition could be added to the rear of the building which would allow more sufficient area for parking to be extended along 23rd Street South.

However, it should be noted that overarching goals of the 35% maximum parking limitation in front of principal buildings include increased use of green space and the creation of more pedestrian scaled development. The parking limitation reduces the harsh commercial appearance of hardscape to building traditionally associated with auto-oriented development. With this proposal, more green space is preserved as compared to alternative designs. In addition, because the building orientation is set at an angle, parking is naturally broken up throughout the site.

Although there is no hardship present, it could be argued that the design as proposed better meets the intent of this code requirement than would alternative building proposals.

- 3) Does the requested variance impact the interests of the neighbors, the entire community, and the general public? These interests include:

- Public health, safety and welfare;
- Water quality;
- Fish and wildlife habitat;
- Natural scenic beauty;
- Minimization of property damages;
- Provision of efficient public facilities and utilities; and
- Any other public interest issues.

Analysis: The subject property is located within the Woodlands Business Park development. There is clearly desire for a delineated sense of place and heightened aesthetic within this development. It could be argued that the requested variance is not facilitating reduced standards, but is actually more in keeping with the intent of these requirements, i.e. retaining green space and interspersing parking throughout the site design. A public hearing notice letter was provided as well to surrounding property owners within 300 feet of the property.

Findings: Chapter 11 – Zoning and the WBCPC outline site design and landscaping standards to provide a certain aesthetic with new construction within the business park and the City as a whole. In this way, new construction provides enhancement to residents, the surrounding neighborhood, and the greater community. Arguably, although allowing for this variance creates a deviation from standards, it does not diminish the ability of this project to meet the desired objectives. Because of the unique site configuration, it is unlikely to set precedent for future development that may make a similar request.

At the date of this staff report the Community Development Department has not received any comments from the public regarding the request. With regard to public health, safety and welfare, additional information may be received prior to the meeting or during the public hearing which may relate to the interest of the neighbors and general public.

Based upon the findings for this request, staff recommends approval of 23-000330 due to the following:

1. The site itself does not contain unique physical limitations, but the nontraditional nature of development on site does create unique property characteristics.
2. Some unnecessary hardship or burden may exist due to a unique site configuration and tree preservation guidelines that make this land unnecessarily burdensome for commercial development.
3. The development will have a positive impact on the neighbors, community, and general public and is consistent with the spirit of development guidelines and objectives.



Variance Application
City of Wisconsin Rapids, Wisconsin
Version: January 3, 2019

Community Development Department
444 West Grand Avenue
Wisconsin Rapids, WI 54495-2780
P: (715) 421-8228 Fax: (715) 421-8291

Overview: A variance is a relaxation of requirements found within the City's zoning code. Variances are considered by the Board of Zoning Appeals on a case-by-case basis and decisions of the Board are based on the evidence and testimony received as part of the application, during a site visit, and through the public hearing process. The Board's job is not to compromise the requirements for a property owner's convenience, but to apply legal criteria provided in State law, court decisions, and the zoning code. Variances are meant to be an infrequent remedy where a zoning requirement imposes a unique and substantial burden and a variance would be appropriate to alleviate such hardship without circumventing or undermining the intent of the zoning code.

If you submit an application, do not contact any member on the Board of Zoning Appeals before the scheduled meeting.

Governing regulations: The procedures and standards governing the review of this application are found in Article 5 of the City's zoning code (Chapter 11 of the municipal code).

General instructions: Complete this application and submit one copy to the Community Development Department. Alternatively, you can submit your application online at <https://wisconsinrapids.zoninghub.com/>

Application fee: \$250.00

Application submittal deadline: Applications must be submitted at least 3 weeks prior to the Zoning Board of Appeals meeting, which are typically held the second Tuesday of the month at 1:00 pm.

Mandatory meeting with staff: To ensure that all the required information is provided and that there is a complete understanding of the process, the applicant must meet with City staff to discuss the request and necessary items. Please contact the Community Development Department to schedule an appointment.

Office Use Only

Date Received 5/8/23
Received By CE
Fee \$250.00
Case # 23-000330
Aldermanic District 6-Polach
ZBA Date _____

1. Applicant information

Applicant name The Dental Suite
Street address 2301 Chestnut St
City, state, zip code Wisconsin Rapids WI
Daytime telephone number 715-424-2301
Email Drdoollittle17@gmail.com

- 2. Agent contact information.** Include the names of those agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

	<u>Agent 1</u>	<u>Agent 2</u>
Name	<u>Mitch Altmann</u>	<u>Jim Lundberg</u>
Company	<u>Altmann Construction INC</u>	<u>Point of Beginning Inc</u>
Street address	<u>5921 Plover Road</u>	<u>4941 Kirschling CT</u>
City, state, zip code	<u>Wisconsin Rapids WI</u>	<u>Stevens Point WI 54481</u>
Daytime telephone number	<u>715-421-2550</u>	<u>715-344-9999</u>
Email	<u>Maltmann@altmannconstruction.com</u>	<u>jiml@pobinc.com</u>

3. Type of application (select one)

- ☒ Dimensional variance - Provides an increment of relief from a bulk regulation such as building height or setback.
☐ Use variance - Permits a use of land that is otherwise prohibited.

4. Subject property information

Physical address 2301 Chestnut Street Wisconsin Rapids WI
Parcel number(s) 3410789

Note: The parcel number can be found on the tax bill for the property or it may be obtained from the Community Development Department.

Is the subject property currently in violation of the City's zoning ordinance as determined by the City's zoning administrator?

☒ No
☐ Yes

If yes, please explain.

Comment: Pursuant to Section 11.04.10 of the City's zoning code, the City may not issue a permit or other approval that would benefit a parcel of land that is in violation of the zoning code, except to correct the violation or as may be required by state law.

Are there any unpaid taxes, assessments, special charges, or other required payments that are specifically related to the subject property?

☒ No
☐ Yes

If yes, please explain.

Comment: Pursuant to Section 11.04.11 of the City's zoning code, the City may not issue a permit or other approval that would benefit a parcel of land where taxes, special assessments, special charges, or other required payments are delinquent and unpaid.

5. Zoning information (refer to the City's current zoning map)

The subject property is located in the following base zoning district(s). (check all that apply)

- | | | |
|--|--|--|
| <input type="checkbox"/> RR Rural Residential | <input type="checkbox"/> R-8 Manufactured Home Park | <input type="checkbox"/> M-1 General Industrial |
| <input type="checkbox"/> R-1 Single-family Residential | <input type="checkbox"/> B-1 Downtown Commercial | <input type="checkbox"/> M-2 Heavy Industrial |
| <input type="checkbox"/> R-2 Mixed Residential | <input type="checkbox"/> B-2 General Commercial | <input type="checkbox"/> I-1 Institutional |
| <input type="checkbox"/> R-3 Multi-family Medium Density Residential | <input type="checkbox"/> B-3 Neighborhood Commercial | <input type="checkbox"/> P-1 Park and Recreation |
| <input type="checkbox"/> R-4 Multi-family High Density Residential | <input checked="" type="checkbox"/> B-5 Mixed Use Commercial | <input type="checkbox"/> C-1 Conservancy |

The subject property is also located in the following overlay zoning district(s). (check all that apply)

- | | | |
|--|--|--|
| <input type="checkbox"/> Planned Development (PDD) | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Floodplain |
| <input type="checkbox"/> Downtown Design | <input type="checkbox"/> Shoreland-Wetland | <input type="checkbox"/> Wellhead Protection |

6. Current use. Describe the current use of the subject property.

Dental Clinic

7. Previous variance applications for the subject property. Describe any variances applications that have been submitted for the property; include the year, a general description, and whether the application was approved or not.

Note: If a variance application has been denied, an application for the same variance may not be submitted for a period of 12 months following the date of decision, except if the zoning administrator determines that factors have changed or there is new evidence in support of the variance request. (See Section 11.05.381 of the zoning code.)


8. **Variance request.** Provide the requested information for each variance that may be required. If you need any assistance determining what variances may be required you should seek counsel from an attorney, surveyor, consultant, or other professional who is familiar with the City's zoning code.

	Section number of zoning code	Describe the requirement from that Section	Proposal
1.	Chapter 11	On site parking in front of principal building, 25% with with 35% with special exception consistent with typical use	Add 6 additional parking spaces
2.			
3.			
4.			

9. **Proposed project.** Describe what you would like to do (e.g., build a house, garage, fence) that cannot be done because of the section of the zoning code listed above.

We would like to add 6 additional parking stalls to the Chestnut Street side of the parking area. This would bring the total to 15 out of 32 which is 47%.

10. **Project alternatives.** Please describe the alternatives, if any, that were considered in designing the project so the variance request would not be necessary in the first place and/or the request is minimized and how they were incorporated or why they were deemed to be unacceptable.

	Description	Was the alternative used? If not, why was it rejected?
1.	We would have to extend a skinny parking lot North along 23rd street since it is not the addresses side of the building	We would have to remove almost all of the trees and wooded area for this. It would be a very long walk to the front entrance 
2.	Extend parking lot along 23rd ave coming South	This would add to the screening of the true front of the building
3.		
4.		

11. **Unnecessary hardship.** Describe how the section(s) of the zoning code listed above create(s) a practical difficulty or is unreasonably burdensome in terms of severely limiting or prohibiting the reasonable use of the subject property as generally allowed under the City's zoning code. Attach additional pages as necessary.

- 12. Unique property limitations.** Describe how the hardship is due to unique or special conditions or limitations affecting the subject property and/or structure that are not typical or generally shared by other properties in the City. Attach additional pages as necessary.

The building is located on a corner lot. The unique design of the building and the way it is angled on the property and parking lot allow the true front of the building to be visible from both 23rd street and Chestnut with parking on either side. We would not be adding any additional parking that would reduce the visibility of the front of the building. The building address just so happens to be on the Chestnut side of the street.

- 13. Public interest.** Describe why the variance, if granted, would not be contrary to the public interest by creating or having the potential for creating an adverse impact on the public, health, safety, or welfare of adjoining and surrounding residents, properties or the community. Attach additional pages as necessary.

The parking spaces will not add any additional screening of the front of the building as there is already parking spaces in this location. The intent of this parking is for client access to the front entrance of the building. This greatly reduces the distance of travel which would increase safety during the winter months.

- 14. Supplemental materials.** Attach the following to this application form.

1. A project map with the information listed in Appendix F of the zoning code.
2. Proposed construction plans (if applicable)

- 15. Attachments.** List any attachments included with your application.

- 16. Other information.** You may provide any other information you feel is relevant to the review of your application.

- 17. Applicant certification**

- I understand that I, or any of my agents, may not discuss this application with any member of the Board of Zoning Appeals until after the Board renders a final written decision.
- I certify that all of the information in this application, along with any attachments, is true and correct to the best of my knowledge and belief.
- I understand that submission of this application authorizes City officials and employees, and other designated agents, including those retained by the City, to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any such individual to enter any building on the subject property, unless such inspection is specifically related to the review of this application and the property owner gives his or her permission to do so.

Variance Application
City of Wisconsin Rapids, Wisconsin
Page 5

- I understand that this application and any written materials relating to this application will become a permanent public record and that by submitting this application I acknowledge that I have no right to confidentiality. Any person has the right to obtain copies of this application and related materials or view it online.
- I understand that the zoning administrator will review this application to determine if it contains all of the required information. If he or she determines that the application is incomplete, it will not be scheduled for review until it is deemed to be complete.

Property Owner:

M. Elizabeth Doolittle En Sherman 5/10/23

Name – print

Name – Signature

Date

Name – print

Name – Signature

Date



ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

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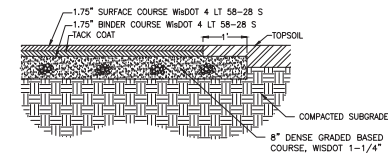
BENCHMARK #1
BURY BOLT ON HYDRANT,
LOCATED ON THE EAST SIDE OF 23RD STREET
SOUTH, LOCATED APPROXIMATELY 50 FEET NORTH
OF THE NORTHWEST CORNER OF THE SURVEYED
PROPERTY.
ELEVATION = 1030.66

BENCHMARK #2
NORTHWEST BOLT ON LIGHT POLE BASE,
LOCATED WITHIN THE SURVEYED PROPERTY,
APPROXIMATELY 65 FEET SOUTH OF THE
SOUTHEASTERLY CORNER OF THE
DENTAL SUITE BUILDING.
ELEVATION = 1031.59

BENCHMARK #3
BURY BOLT ON HYDRANT,
LOCATED AT THE SOUTHEAST QUADRANT OF THE
INTERSECTION OF CHESTNUT STREET AND
23RD STREET SOUTH.
ELEVATION = 1030.90

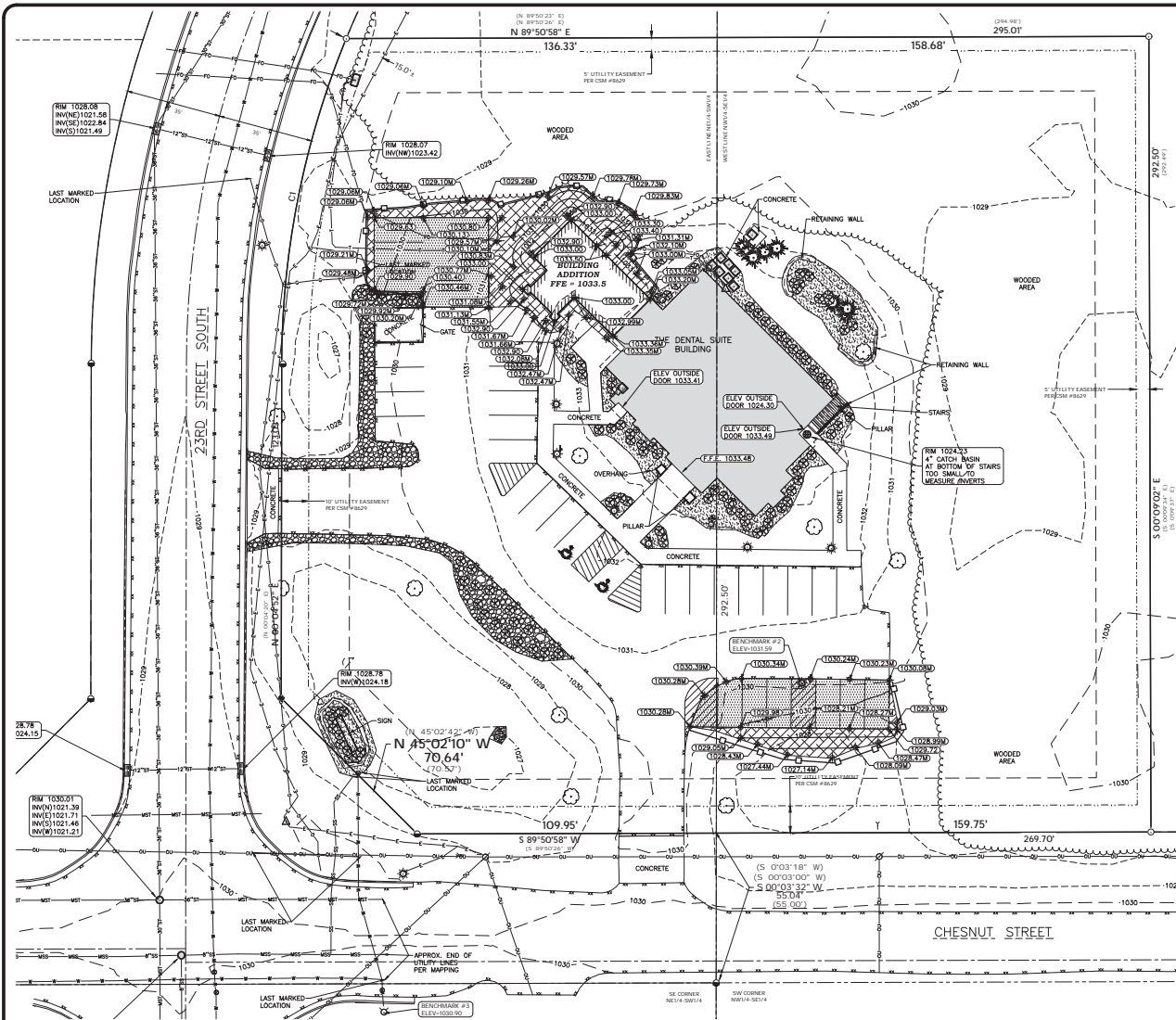
1. CONTACT DIGGER'S LEVEL 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LOTLINE TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL EXISTING UTILITIES TO BE EXPOSED AND THE LOCATION OF ALL UTILITIES TO BE MAINTAINED IN ACCORDANCE WITH LOCAL, MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. SEE SHEET C3.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
5. ALL UTILITIES TO BE EXPOSED ON THE SITE THAT ARE REQUIRED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
7. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
8. ALL NECESSARY WORKING WORK, VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
9. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
10. ALL EXISTING LANDSCAPE AREAS SHALL BE MAINTAINED, FERTILIZED, AND GRASS MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

1. DEMO EXITING TREE LINE AS
NEEDED FOR CONSTRUCTION

PROPOSED ASPHALT
PAVEMENT

ASPHALT PAVEMENT





UTILITY DISCLAIMER:

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BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
BURY BOLT ON HYDRANT
LOCATED ON THE EAST SIDE OF 23RD STREET
SOUTH LOCATED APPROXIMATELY 50 FEET NORTH
OF THE NORTHWEST CORNER OF THE SURVEYED
PROPERTY.
ELEVATION = 1030.66

BENCHMARK #2
NORTHWEST BOLT ON LIGHT POLE BASE,
LOCATED WITHIN THE SURVEYED PROPERTY,
APPROXIMATELY 65 FEET SOUTH OF THE
SOUTHEASTERN CORNER OF THE
DENTAL SUITE BUILDING.
ELEVATION = 1031.59

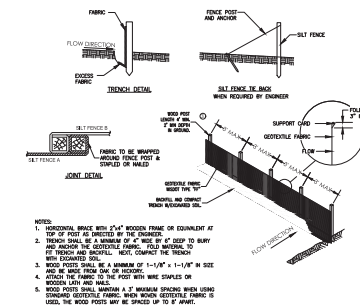
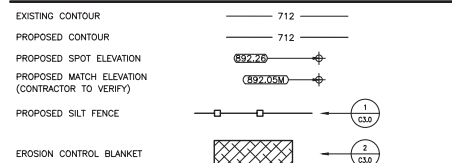
BENCHMARK #3
BURY BOLT ON HYDRANT
LOCATED AT THE SOUTHEAST QUADRANT OF THE
INTERSECTION OF CHESNUT STREET AND
23RD STREET SOUTH.
ELEVATION = 1030.90

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PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION,
ADAPTATION, OR ANY OTHER FORM OF REPRODUCTION, OR ANY OTHER
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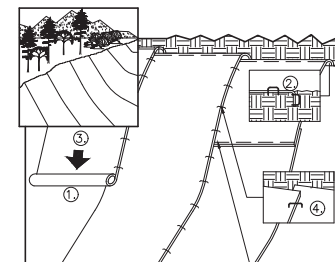
GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 1033.50 EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
- GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
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- ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
- THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY.
- GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.

LEGEND:



SILT FENCE



- GENERAL NOTES:
- PREPARE SLOPE BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELLO-SEED DO NOT SEED PREPARED AREA. CELLO-SEED MUST BE INSTALLED WITH FANDED SIDE DOWN.
 - BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 4" DEEP 6" x 4" HOE THICK, BOTTLE, AND COMPACT THE TRENCH AFTER STAKING.
 - ROLL THE BLANKETS DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.

EROSION CONTROL BLANKET

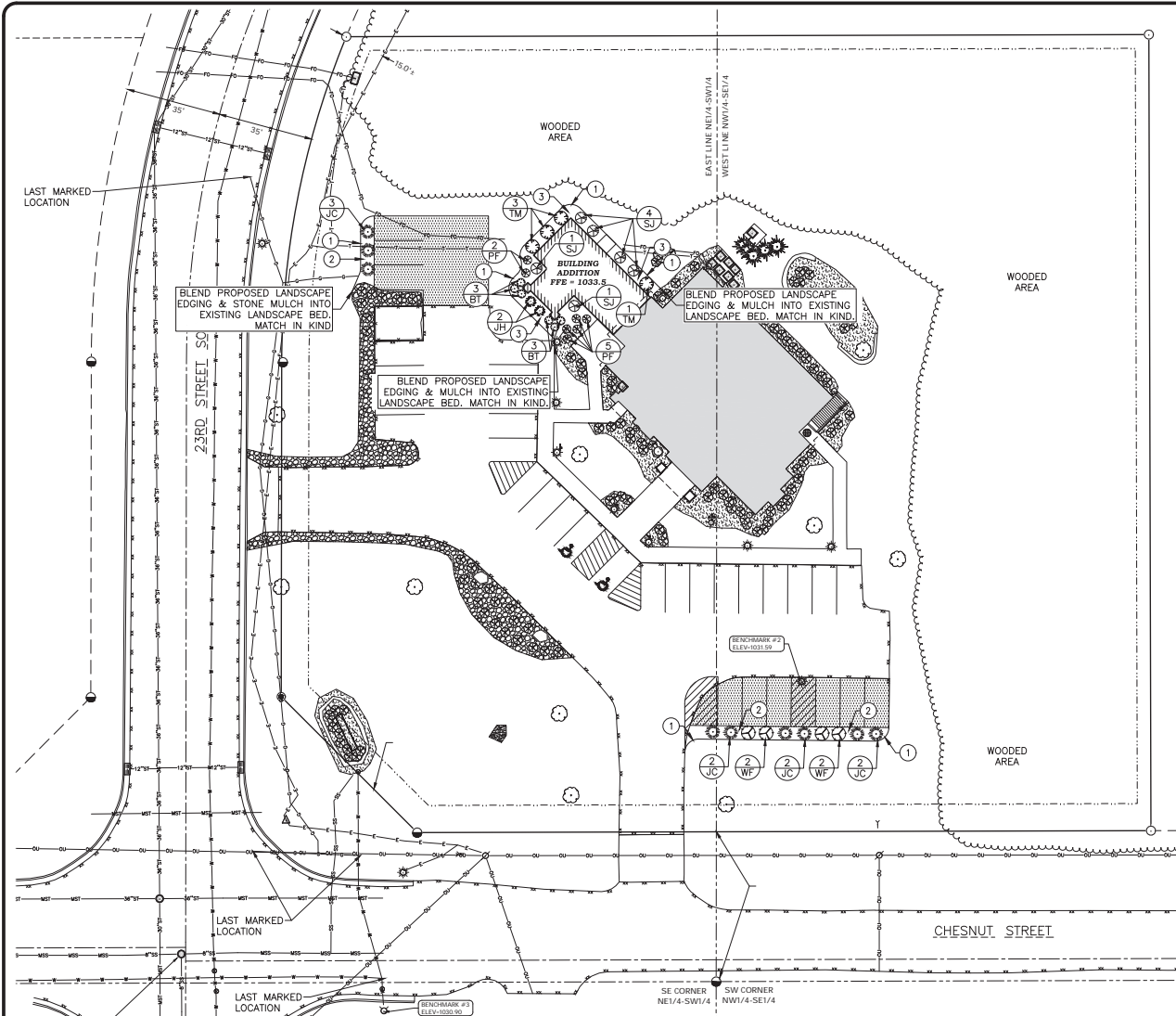
GRADING & EROSION CONTROL PLAN

ALTMANN CONSTRUCTION DOOLITTLE OFFICE ADDITION CITY OF WISCONSIN RAPIDS WOOD CO, WISCONSIN

Civil Engineering
Land Surveying
Architecture
1688
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

Point of Beginning

SHEET C3.0



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ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

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LOCATED ON THE EAST SIDE OF 23RD STREET
SOUTH LOCATED APPROXIMATELY 50 FEET NORTH
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PROPERTY.
ELEVATION = 1030.66

BENCHMARK #2
NORTHWEST BOLT ON LIGHT POLE BASE,
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APPROXIMATELY 65 FEET SOUTH OF THE
SOUTHEASTERN CORNER OF THE
CENTRAL SITE BUILDING.
ELEVATION = 1031.59

BENCHMARK #3
BURY BOLT ON HYDRANT,
LOCATED AT THE SOUTHEAST QUADRANT OF THE
INTERSECTION OF CHESNUT STREET AND
23RD STREET SOUTH.
ELEVATION = 1030.90

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
3. SEED/FERTILIZER/COMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION.
4. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
5. CURB-RITE LANDSCAPE EDGING (SERIES 3000, 3/16" X 4", WITH MILL FINISH) OR APPROVED EQUAL SHALL BE PLACED AROUND ALL LANDSCAPE BEDS. MATCH IN KIND TO EXISTING.
6. 3" OF SHREDDED BARK MULCH SHALL BE PLACED IN ALL PLANTING BEDS AS NOTED ON PLAN. MATCH IN KIND TO EXISTING LANDSCAPE BEDS. OWNER TO CONFIRM FINAL COLOR AND SIZE OF BARK MULCH.
7. 3" DEPTH STONE MULCH SHALL BE PLACED IN ALL PLANTING BEDS AS NOTED ON PLAN. STONE FOR LANDSCAPE BEDS TO BE WASHED. MATCH IN KIND TO EXISTING. OWNER TO CONFIRM FINAL COLOR AND SIZE OF STONE MULCH.
8. 20 YEAR WEED BARRIER FILTER FABRIC SHALL BE PLACED BENEATH ALL STONE MULCH.
9. COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

PLANTING SCHEDULE:

SHRUBS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
BT	Berberis thunbergii	CRIMSON PYGMY BARBERRY	18"	3T X 3W	6
JH	Juniperus horizontalis 'WILTON'	BLUE RUG JUNIPER	12"	2T X 6W	2
JC	Juniperus chinensis	SEAGREEN JUNIPER	18"	5T X 6W	9
PF	Potentilla fruticosa	GOLD DROP POTENTILLA	18"	3T X 3W	7
SJ	Spiraea japonica 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	24"	5T X 5W	6
TM	Taxus x media 'TAUNTON'	TAUNTON YEW	18"	4T X 6W	4
WF	Weigela florida 'COURTALOR'	CARNIVAL WEIGELA	18"	5T X 5W	4

LANDSCAPE REQUIREMENTS:

BUILDING FOUNDATION REQUIREMENT: 40 PTS PER EVERY 100 LF OF BUILDING FOUNDATION PERIMETER.

CALCULATIONS: 133 LF/100 = 1.33 X 40 = 53 PTS REQUIRED

PROPOSED: 6 MEDIUM SHRUBS (18 PTS), 13 LOW SHRUBS (13 PTS), 4 MEDIUM EVERGREEN SHRUBS (20 PTS) & 2 LOW EVERGREEN SHRUBS (6 PTS)

TOTAL: 57 PTS

PARKING LOT REQUIREMENT: 100 PTS PER EVERY 10,000 SF OF PAVED AREA.

CALCULATIONS: 2,504 SF/10,000 = 0.25 X 100 = 25 PTS REQUIRED

PROPOSED: 4 LOW SHRUBS (4 PTS) & 9 LOW EVERGREEN SHRUBS (27 PTS)

TOTAL: 31 PTS

KEYNOTES:

1. LANDSCAPE EDGING - SEE GENERAL NOTE #5
2. LANDSCAPE STONE - SEE GENERAL NOTES #7
3. LANDSCAPE BARK MULCH - SEE GENERAL NOTES #6

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REVISIONS

DRAWN: AL
DATE: 04/30/2023
PROJECT NO.: 23.007

LANDSCAPE PLAN

ALTMANN CONSTRUCTION
DOOLITTLE OFFICE ADDITION
CITY OF WISCONSIN RAPIDS
WOOD CO., WISCONSIN

Civil Engineering
Land Surveying
Landscape Architecture
PLANNING
POINT OF BEGINNING
Schaumburg, IL 60196
Schaumburg, IL 60196
715.344.9999 (PH) 715.344.9922 (FX)

POINT OF BEGINNING

SHEET 1.1.0

THE DENTAL SUITE ADDITION WISCONSIN RAPIDS

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J+J ARCHITECTURE
CONTACT: JOE VRASPIR
4210 RIVERVIEW DR
KAUSAU, WI 54401
PHONE: 715-256-1871
EMAIL: joe@jjarchitecture.com

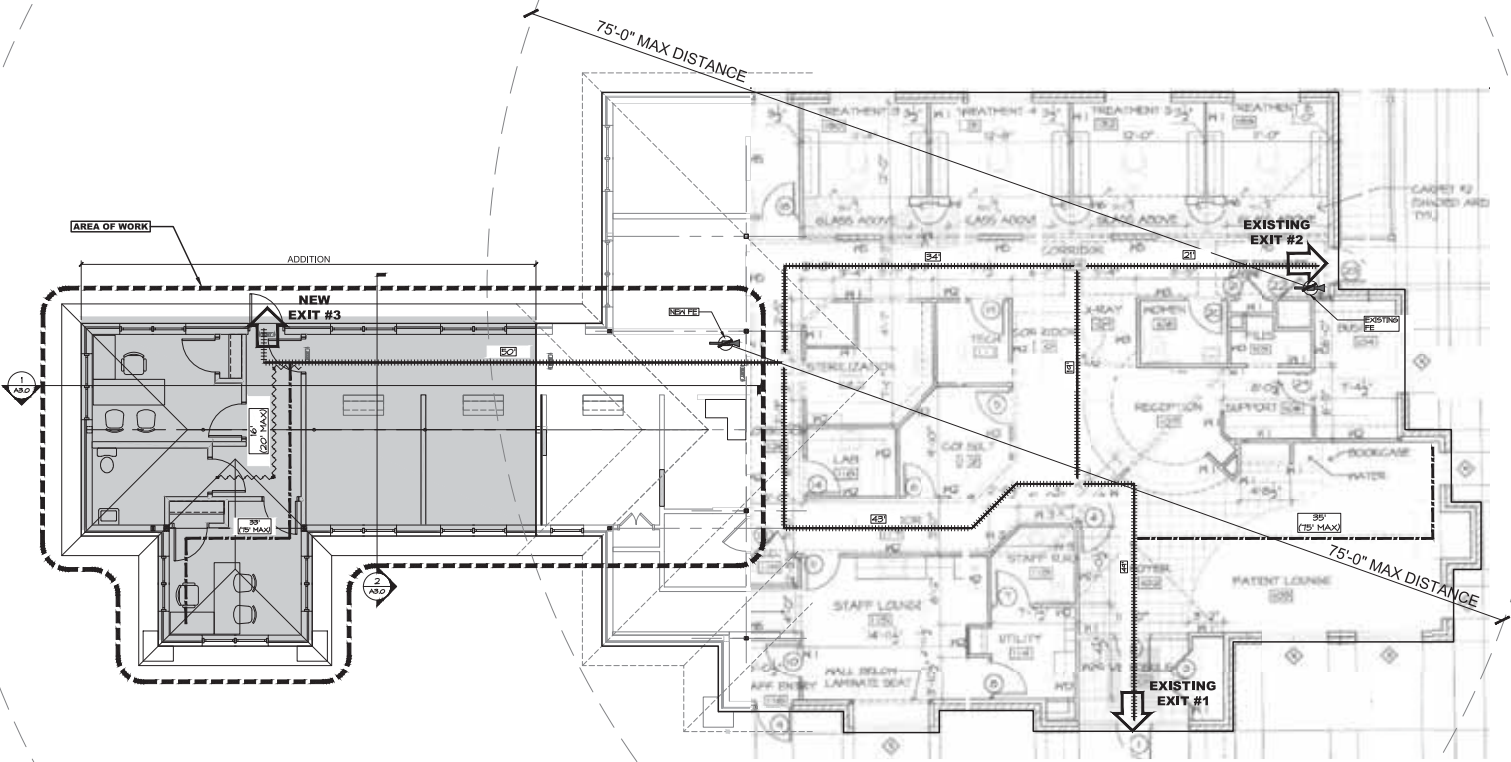
STRUCTURAL ENGINEER

JFF ENGINEERING
CONTACT: JEFF FISHER
E 1815 LARSON ROAD
KAUFAGA, WI 54491
PHONE: 715-256-1717
FAX: 715-256-1664
EMAIL: jffengineering.com

PLUMBING / HVAC / ELECTRICAL AND FIRE PROTECTION
DESIGN AND SUBMITTAL TO BE SUBMITTED BY OTHERS

DRAWING INDEX

CIVIL
C2.0: SITE LAYOUT PLAN
ARCHITECTURAL
A0.0: COVER
A1.0: DEMOLITION PLAN, FLOOR PLANS & DETAILS
A2.0: EXTERIOR ELEVATIONS, REFLECTED CEILING PLAN & ROOF PLAN
A3.0: BUILDING SECTIONS
A4.0: WALL SECTIONS & DETAILS
STRUCTURAL
S1.0: STRUCTURAL (FOUNDATION PLAN, FLOOR FRAMING PLAN, ROOF FRAMING PLAN, STRUCTURAL NOTES, AND DETAILS)



1 OVERALL / LIFE SAFETY PLAN
A0.0 3/16" = 1'-0"



PROJECT INFORMATION

BUILDING CODES
2008 INTERNATIONAL BUILDING CODE (IBC)
2008 INTERNATIONAL EXISTING BUILDING CODE (IEBC)

BUILDING DATA

OCCUPANCY: BUSINESS + GROUP B (100 BR555 OCCUPANT LOAD)
CONSTRUCTION CLASS: VB
NONE SPRINKLERED
BUILDING HEIGHT: X + 11 STORES / 160'
VOLUME: X + 50,000 CF
SQUARE FEET / OCCUPANT LOAD:
EXISTING: 4,022 SF
ADDITION: 982 SF
TOTAL BUILDING: 5,004 SF (28 occupants)
FIRE RATINGS: PER IBC TABLE 601 + 602

FIRE SEPARATION DISTANCE

- EXTERIOR WALLS: 0 HOUR (X + 30')
- INTERIOR NON-BEARING WALLS: 0 HOUR
- INTERIOR NON-BEARING WALLS: 0 HOUR
- PRIMARY STRUCTURAL FRAMING: 0 HOUR
- ROOF CONSTRUCTION + ASSOCIATED MEMBERS: 0 HOUR

EXITS REQUIRED

- 2 REQUIRED (3 PROVIDED)

EXIT TRAVEL DISTANCE (PER TABLE 1017.2):
B: 200 FEET (NONE SPRINKLERED)
COMMON PATH OF TRAVEL (PER TABLE 1006.2.2):
75 FEET (C.L. OVER 30/40/60 SPRINKLERED)
DEAD END LIMIT (PER 1020.4):
20 FEET

FIRE EXTINGUISHERS

- MAX TRAVEL DISTANCE: 75' (PER 106.1)

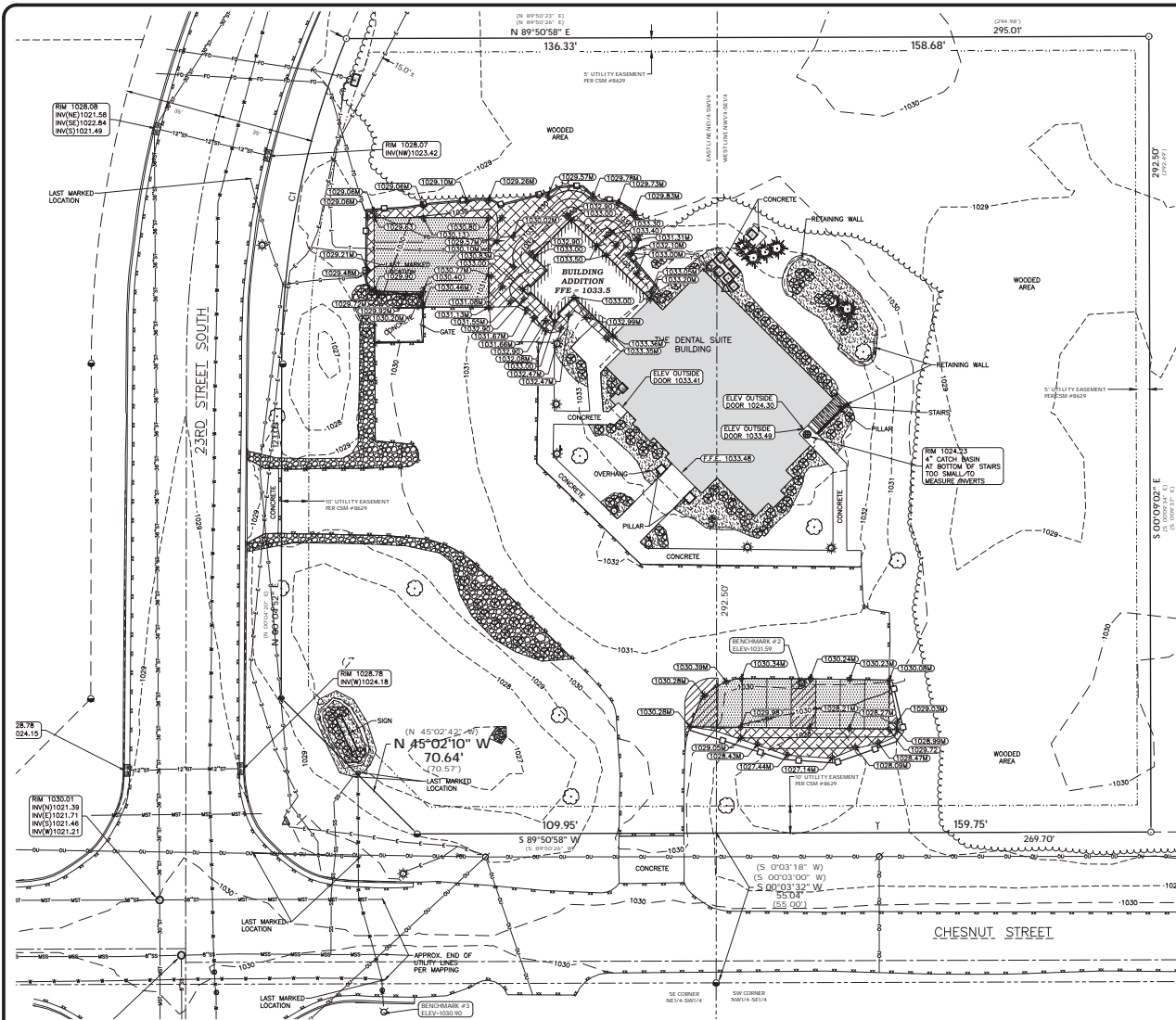
PLUMBING FIXTURES

- REQUIRED PROVIDED AS INDICATED ON PLANS

LEGEND

- ACCESSIBLE ROUTE
- EXIT TRAVEL DISTANCE (200' MAX)
- COMMON PATH OF TRAVEL (75' MAX)
- DEAD END
- FIRE EXTINGUISHER
- EXIT SIGN - SEE ELECTRICAL
- BUILDING EXIT + OCCUPANCY

SHEET
C2.0



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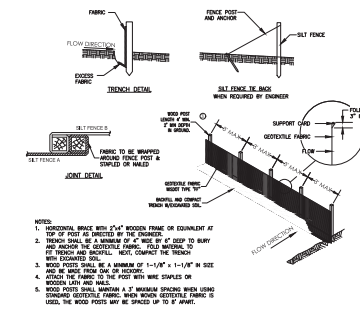
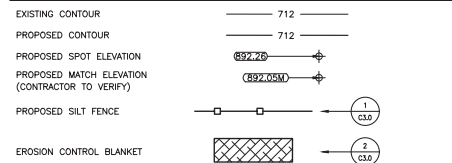
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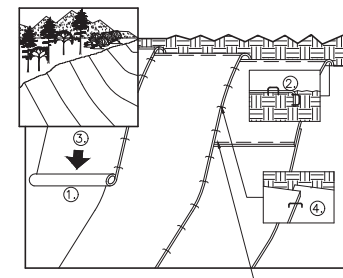
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SILT FENCE



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EROSION CONTROL BLANKET

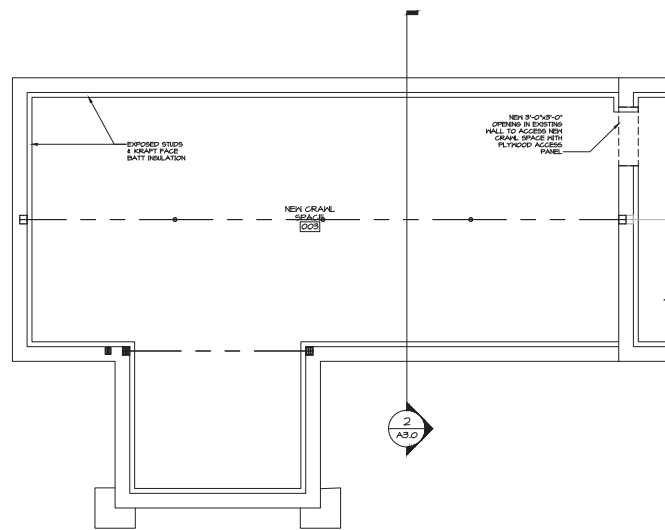
GRADING & EROSION CONTROL PLAN

ALTMANN CONSTRUCTION DOOLITTLE OFFICE ADDITION CITY OF WISCONSIN RAPIDS WOOD CO, WISCONSIN

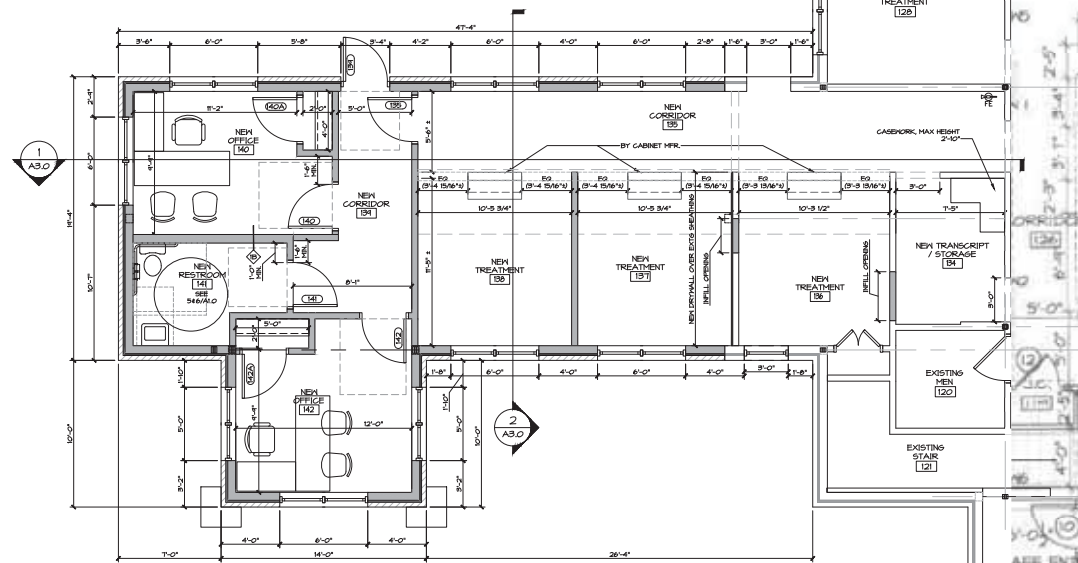
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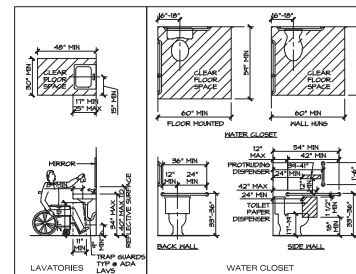
SHEET
C3.0



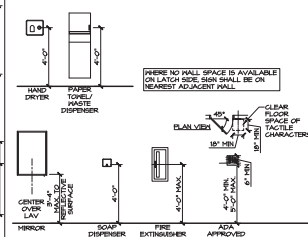
3 LOWER LEVEL PLAN
A1.0 1/4" = 1'-0"



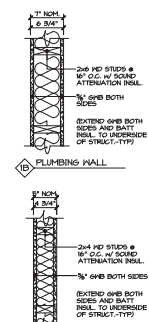
2 FIRST FLOOR PLAN
A1.0 1/4" = 1'-0"



6 ADA CLEARANCES / GRAB BARS
A1.0 1/4" = 1'-0"



5 TYP. MOUNTING LOCATIONS
A1.0 1/4" = 1'-0"



15 PLUMBING WALL
A1.0 1/4" = 1'-0"

WOOD STUDS
WALL SYSTEMS TO RUN TO UNDERSIDE OF STRUCTURE

4 WALL TYPES
A1.0 1/4" = 1'-0"

GENERAL NOTES

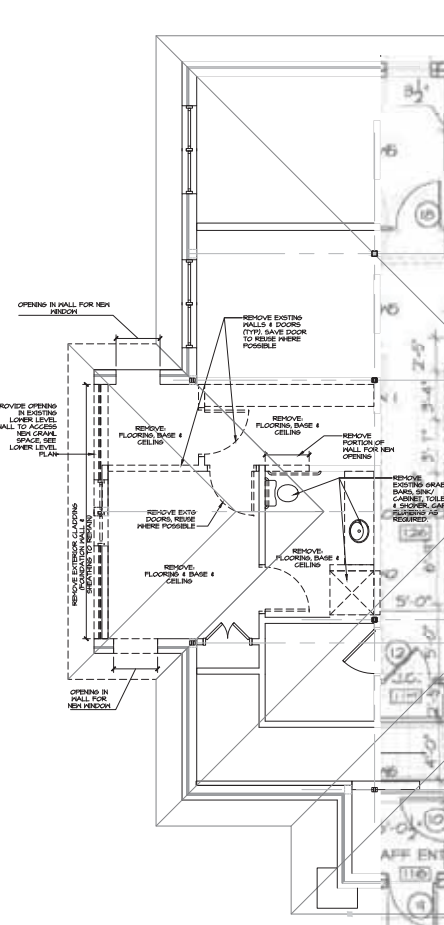
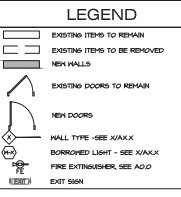
- ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSURANCE, COORDINATION AND SAFETY OF ALL PORTIONS OF WORK.
- PROVIDE CURBS OF ALL PROJECT IMPARTMENTS TO OCCUR UPON COMPLETION OF PROJECT.

DEMO GENERAL NOTES

- SAVE REMOVED DOORS FOR REUSE WHERE POSSIBLE.
- PATCH WALLS ARE REQUIRED.
- PREP ALL EXISTING WALLS, FLOOR, ETC. FOR NEW FINISHES.

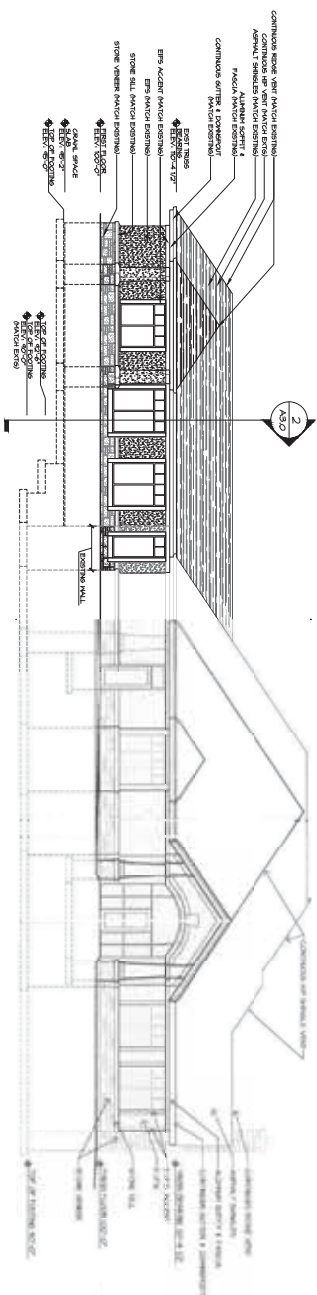
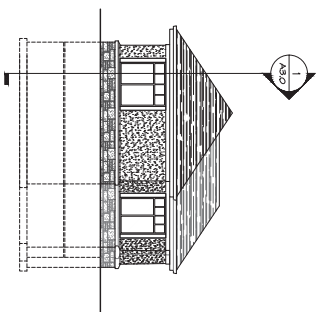
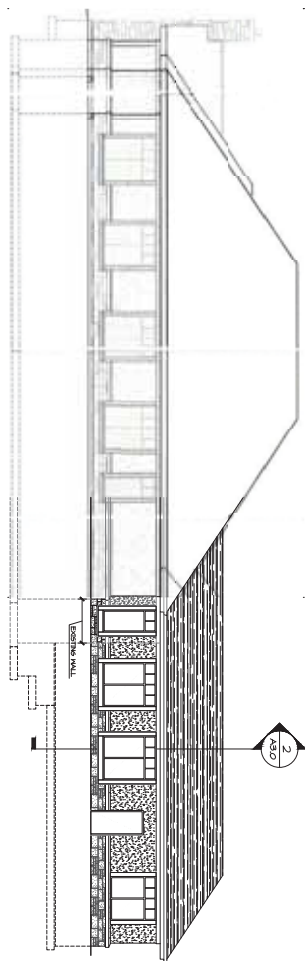
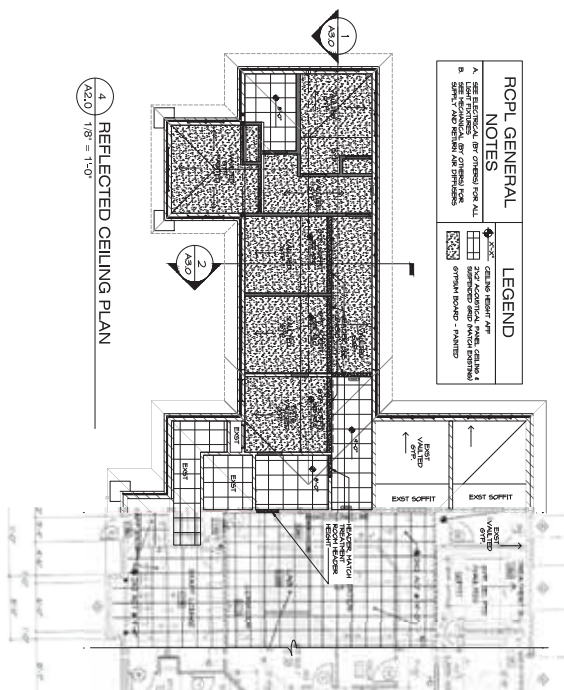
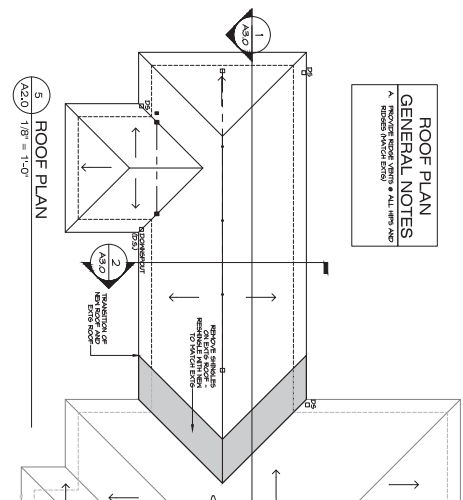
FP GENERAL NOTES

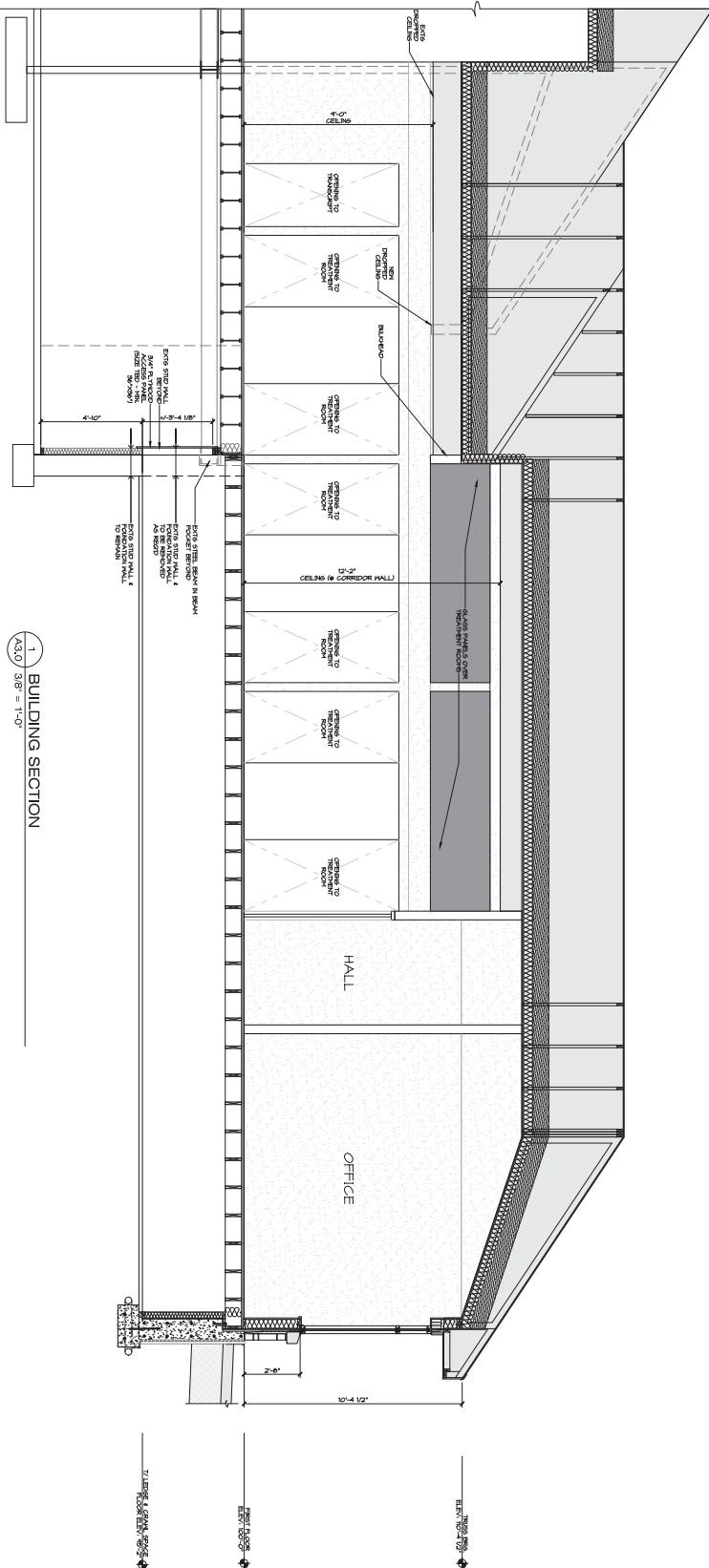
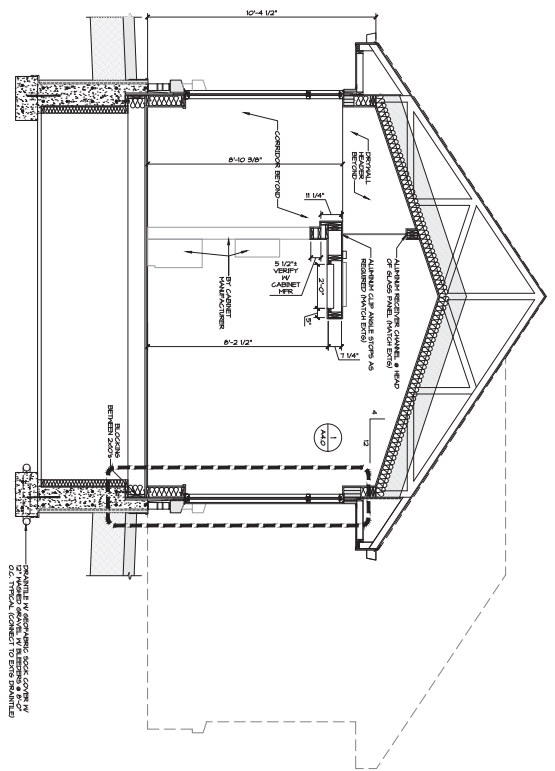
- ALL EQUIPMENT AND FURNITURE BY OWNER.
- PLUMBING, MECHANICAL AND ELECTRICAL DESIGN AND CONSTRUCTION BY OTHERS.
- FLOOR PLAN OPENING ARE TO FINISHED SURFACE TO BE SELECTED BY OWNER. ALL DOOR STYLES TO BE SELECTED BY OWNER. MATERIALS/FINISHES TO MATCH EXISTING.
- ALL DOORS TO HAVE ADA LEVER TYPE HARDWARE. ALL INTERIOR HANGING NEW OVER.
- PROVIDE RE-INALL BLOCKS AT ALL GRAB BAR / TOILET ACCESSORY LOCATIONS.
- ALL TOILET ROOMS EXISTING ACCESSORIES TO BE REMOVED PER ADA REQUIREMENTS. SEE DETAILS ON SHEET A2.0. ALL ACCESSORIES TO BE SELECTED BY OWNER.
- TYPICAL INTERIOR WALLS: 5/8" HTL STUDS @ 16" O.C. w/ 5/8" GYP EACH SIDE - TYPICAL UNO. - SEE LEGEND FOR NEW.
- TOILET ROOM FINISHES: BLOCK & BOARD FINISHES SHALL HAVE A SMOOTH, HANG-ON, NON-SLIP SURFACE. THE INTERSECTIONS OF SUCH FLOOR WITH WALLS SHALL HAVE A SMOOTH, HANG-ON, NON-SLIP SURFACE. THE INTERSECTIONS OF SUCH FLOOR WITH WALLS SHALL HAVE A SMOOTH, HANG-ON, NON-SLIP SURFACE. THE INTERSECTIONS OF SUCH FLOOR WITH WALLS SHALL HAVE A SMOOTH, HANG-ON, NON-SLIP SURFACE. THE INTERSECTIONS OF SUCH FLOOR WITH WALLS SHALL HAVE A SMOOTH, HANG-ON, NON-SLIP SURFACE.
- PROVIDE MOISTURE RESISTANT GIB WHERE APPROPRIATE.
- ANY ADDITIONAL INTERIOR FINISHES TO BE SELECTED BY OWNER.



1 DEMOLITION PLAN
A1.0 1/4" = 1'-0"







Owner: DR. DOQUITTE
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Project Number: 2302
Project: THE DENTAL SUITE
WISCONSIN RAPIDS
ADDITION

Revisions:	Item	No.	Date

Date: 04/14/23
Drawn By: JLV / JLV

Drawing Title:
WALL SECTIONS
Drawing Number:
Page 24 of 27
A4.0

