

**General Engineering Company**  
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*Engineers • Consultants • Inspectors*

June 17, 2024

City of Portage, WI  
115 West Pleasant Street  
Portage, WI 53901

RE: Rolling Prairie Subdivision Phase II Variance Requests  
City of Portage, Columbia County  
GEC#: 2-0521-251C

As we are coming into the home stretch regarding permitting and approvals for phase II of Rolling Prairie Subdivision, it seemed to make sense to compile a variance request list based on the City review of the Preliminary Plat and Construction Documents to make sure all parties are on the same page and all items are accounted for. Most of these items have been in discussion since the initial schematic layouts and have also been discussed at Plan Commission meetings in the past.

The variance requests regarding right-of-way and pavement dimensions revolve around the overall number of lots and the configuration of lots/roads. Without the variances, there would be a loss of lots and sizes of lots.

The wetland setback is technically not a variance since this is located in the City's storm water ordinance, which we are working to follow as closely as possible.

The following is a list of the variance requests:

1. Bluejay Lane
  - a. Cul-de-sac right-of-way is 60'.
  - b. Pavement dimension is a 40' radius to the back-of-curb.
2. Gunderson Drive
  - a. Right-of-way width is 66'.
  - b. Pavement width is 37' from back-of-curb to back-of-curb.
3. Prairie View Drive (East)
  - a. Right-of-way width is 60'.
  - b. Pavement width is 29' from back-of-curb to back-of-curb.
4. Ridgeview Drive
  - a. Right-of-way width is 60'.
  - b. Pavement width is 29' from back-of-curb to back-of-curb.
5. Hamilton Street
  - a. Right-of-way width is 70'.
  - b. Pavement width is 37' from back-of-curb to back-of-curb.
6. Lot 68, 69, and 78 do not meet the minimum lot frontage on a right-of-way.
7. Buildable areas in lots 48, 49, 50, and 51 will not meet wetland setback distances in the City's proposed storm water ordinance.

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We look forward to the Plan Commission meeting on July 15<sup>th</sup>.

Yours truly,

**GENERAL ENGINEERING COMPANY**

A handwritten signature in blue ink, reading 'B. R. Boettcher', is placed over a light yellow rectangular background.

Bradley R. Boettcher, P.E