

**BOARD OF ADJUSTMENT  
MEETING AGENDA  
Thursday, August 27, 2020 – 7:00 p.m.  
County Board Room, Pierce County Courthouse,  
414 W. Main St. Ellsworth, WI 54011**

#	Action	Presenter
1	Call to order.	Chair
2	Election of officers.	Members
3	Set next meeting date(s).	Chair
4	Approve minutes of the October 24, 2019 Board of Adjustment meeting.	Chair
5	Public hearing to consider and take action on a request for a Conditional Use Permit for a Stairway pursuant to Pierce County Code Chapter §239-8C(4) & 239-10L of the Pierce County Code, for a Stairway, on property zoned Rural Residential 12 in the St Croix Riverway District by Todd & Amy Hartman, owners on property described as Lot 1, CSM V1-P131, Government Lot 2 of Section 23, T27N, R20W, Town of Clifton, Pierce County, WI.	Lund
6	Future agenda items.	Roy
7	Adjourn	Members
Questions regarding this agenda may be made to the Department of Land Management at 715-273-6746.		
Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities requiring special accommodations for attendance at the meeting. For additional information or to make a request, contact the Administrative Coordinator at 715-273-6851.		

A quorum of County Board supervisors may be present.

(08/13/2020)

# STAFF REPORT

# BOARD OF ADJUSTMENT

Board of Adjustment Meeting

August 27, 2020

Agenda Item 5

**Applicant:** Amy & Todd Hartman

**Request:** Conditional Use Permit for a stairway in the St. Croix Riverway District.

## Background:

The applicants purchased three parcels in the St. Croix Riverway District and propose to construct a stairway between the existing trail and the river. The proposed stairway will be located east of the lift that the BOA approved on 7/18/2019. The river access is very steep, and the proposed stairway and landings will provide safer access from the lot to a proposed dock on the St. Croix River. No trees are being removed as part of these plans. Applicants plan to attach the stairway to the dock/pier in the future once the dock/pier is permitted by the WI DNR.

## Issues Pertaining to the Request:

- The legal description of the property is Lot 1, CSM 1-131, being part of Gov. Lot 2 in Section 23, T27N, R20W in the Town of Clifton. This parcel is zoned Rural Residential-12 and is within the St. Croix Riverway Overlay District. The street address is N7619 1250<sup>st</sup> St.
- The request pertains to Pierce County Code Chapter 242 Shoreland Zoning, Chapter 238 Floodplain Zoning, and Chapter 239 St. Croix Riverway Zoning.
- The purpose of the St. Croix Riverway Code is stated in Pierce County Code Chapter 239-1 C. as, Purpose. The purpose of this chapter is to promote the public health, safety, and general welfare by:
  - (1) Reducing the adverse effects of overcrowding and poorly planned shoreline and bluff area development.
  - (2) Preventing soil erosion and pollution and contamination of surface water and groundwater.
  - (3) Providing sufficient space on lots for sanitary facilities.
  - (4) Minimizing flood damage.
  - (5) Maintaining property values.
  - (6) Preserving and maintaining the exceptional scenic, cultural, and natural characteristics of the water and related land of the Lower St. Croix Riverway in a manner consistent with the National Wild and Scenic River Act of 1972 (P.L. 92-560) and the Wisconsin Lower St. Croix River Act (§30.27, Wis. Stats.).
- Pierce County Code § 239-8C(4) lists Stairways as a Conditionally Permitted Use subject to the standards of §§ 239-9 and 239-10 and approved by the Board of Adjustment.
- PCC § 239-10. Performance standards enumerated states,
  - “A. Structure color. (1) All new, expanded, or reconstructed structures shall be earthtone in color.”
  - §239-10 L. Stairways. Stairways are allowed by conditional use permit if all of the following standards are met:
    - (1) The stairway is required to provide pedestrian access to the river because of steep, rocky, unstable or wet site conditions.
    - (2) The tread width of the stairway may not exceed 48 inches.

Applicant: Amy & Todd Hartman  
Conditional Use Permit – Stairway  
August 27, 2020

- (3) Landings are located at a vertical interval of not less than 20 feet and shall not exceed 40 square feet in area.
- (4) Handrails may be permitted in conjunction with stairways and shall be painted or stained the same color as the stairways.
- (5) Canopies or roofs are not allowed on stairways.
- (6) Stairways, handrails and landings shall be anchored and supported above grade with pilings or footings.
- (7) Stairways shall be constructed of unfinished wood or stone or shall be painted or stained with earthtone colors.
- (8) Stairways shall be visually inconspicuous and shall be located in the most visually inconspicuous portion of the lot.
- (9) Native vegetation plantings shall be used to form a vegetative canopy to screen the stairway from the river.
- (10) Vegetation shall effectively screen stairways from the river within five years.
- (11) Existing vegetation may be removed within one foot of either side of the stairway route and up to eight feet above the stairway floor.
- (12) Only one stairway may be permitted on a lot that abuts the river. A plan shall be submitted to the Zoning Administrator and certified by a registered professional engineer or architect showing that the stairway components are securely anchored to prevent them from shifting and from causing accelerated erosion on.

- The property boundary and topographic survey, site design for wood stair, landing, footing design, connections, and details were completed by Cedar Corporation. The survey shows the proposed stairway location, the existing lift, the existing trail, and the river access. The slope of the project area is over 110%.
- Stairway engineered details. See Sheet No. 101:
  - GENERAL NOTES:
    1. "Contractor to verify existing conditions and verify stairway and landing dimensions to fit existing topography.
    2. All wood shall be pressure treated to prevent rot & decay.
    3. Risers to be 1x pressure-treated wood (typical).
    4. Top handrail gripping surface shall be mounted @ 34" to 38" above stair nosing.
    5. Top of guardrail shall be mounted @ 42" above landing finished floor & 42" above nosing.
    6. Extend handrails @ bottom of stairs 11" beyond bottom riser & 12" horizontal @ landings.
    7. Tread width not to exceed 48 inches wide.
    8. The landing and stairway shall be earthtone in color.
    9. No trees are being removed as part of these plans. Therefore, no additional trees are anticipated to be planted. Contractor to minimize vegetation disturbance.
    10. Minimal slope disturbance is anticipated as part of this plan. Native vegetation will be used for plantings as required for disturbed areas and screening.
    11. Bio-log/erosion control sock shall be installed down slope of construction area to prevent sediment from leaving the construction area. Bio-log/erosion control sock shall be in place prior to construction and shall be maintained during construction activities."
  - LANDING: The top landing is designed to match the existing trail at elevation 702 ft and is 16.6 sq. ft. Then 33 steps are designed with 6" risers and 11" treads. The stairway is within the

floodway at 691 ft. The bottom landing is 16 sq. ft. and ends at ±676.6 ft elevation (11/26/19), which is just below the Ordinary High Water Mark of 680 feet.

- ANCHORS: Pressure treated wood posts are designed to anchor the stairway. There are 4 different design options for anchoring the posts: kicker bearing in rock condition, post bearing in soil/rock condition, post bearing in rock condition, and another option for post bearing on rock conditions.
  - EROSION CONTROL: See General Notes #11 above regarding the erosion control. The bio-log/erosion control sock is designed to be installed per manufacturer specifications.
  - The applicants do not propose to remove any trees in this process. The project will not disturb the existing trees or vegetation. Attached photos demonstrate that existing screening for the stairway appears to be adequate and visually inconspicuous.
- The project area is within a Slope Preservation Zone. Pierce County Code §239-10 C. (1) states, “No structures, except piers, wharves, structural erosion control measures, stairways, and lifts may be placed in slope preservation zones.”
  - Please refer to attached photos taken where the location of the proposed stairway will begin on land, the lift location prior to installation, the location where the proposed stairway will end near the water, and midline of the St. Croix River with leaf-on conditions.
  - Relevant definitions per Chapter §239-7B:
    - Accessory Structure – A subordinate structure, the use of which is incidental to, customarily found in connection with, and located on the same lot as the principal structure or use of the property. Accessory structures include, but are not limited to, detached garages, sheds, barns, gazebos, swimming pools, hot tubs, fences, retaining walls and detached stairways and lifts; and impervious, pervious or porous driveways, parking lots, sidewalks, decks (both detached and attached) and patios.
    - Base Zoning District – The underlying zoning district as outlined in Chapter 240 of the Pierce County Code.
    - Earthtone: Colors that harmonize with the natural surrounding on the site during leaf-on conditions.
    - Use Permitted as a Conditional Use – A use whose nature, character or circumstance is so unique or so dependent upon specific conditions that predetermination of permissibility by right is not practical, but which may be permitted on a case-by-case basis subject to the conditional use permit procedure.
    - Visually Inconspicuous – Difficult to see, or not readily noticeable, in summer months as viewed from at or near the midline of the Lower St. Croix River.
  - Pierce County Shoreland Zoning Code Ch. 242-23A(6) exempts a list of structures from the shoreland setback standard of 75 feet from the OHWM and exempts, “Walkways, stairways, or rail systems that are necessary to provide pedestrian access to the shoreline and are a maximum of 60-inches in width.” The proposed stairway is designed for a 48-inch maximum width and complies with the shoreland regulation.
  - Pierce County Floodplain Zoning Code Ch. 238-23B allows structures accessory to permanent open space uses or functionally dependent on a waterfront location. Two landings and 33 steps of the proposed stairway are between the Ordinary High Water Mark (OHWM, 680 ft) and the extent of the Floodway (691 ft). The plans appear to meet this code section requirement.

Applicant: Amy & Todd Hartman  
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- The Town Board of Clifton recommended approval of this request on July 6, 2020 with no concerns or suggested conditions.
- *Board members should not have conversations or receive correspondence regarding the merits of an application outside of the noticed meeting or hearing without all parties present. If visiting the site, please be aware of the need to avoid Ex Parte Communication (communication with only one-party present).*

### Recommendation:

Staff recommends that the Board of Adjustment consider whether construction of the stairways, landings, landscape, and erosion control measures proposed in this application are consistent with the purpose and intent and the performance standards contained in the St. Croix Riverway Code. If determined to be consistent, staff recommends the BOA consider approval of the conditional use permit with the following conditions:

1. The landing and stairway landing shall be earthtone in color and shall comply with § 239-10.A(1).
2. Applicant and contractor shall follow all design plans (stairways, landings, anchoring, landscape, and erosion control measures) as designed by Cedar Corporation.
3. Land Management Department staff shall be notified at the project completion to verify permit compliance. Project shall be completed within 12 months of approval.
4. Applicant shall ensure that the stairway is adequately screened within 5 years.

If found to be contrary to the above, staff recommends the Board of Adjustment deny the request for a conditional use permit for the Stairway.

Any decision shall state the specific facts and reasons that are the basis of the Board of Adjustment's determination.

Submitted By: Emily Lund  
Assistant Zoning Administrator

# Board of Adjustment

Todd & Amy Hartman  
(August 27, 2020)

## Stairway in the St. Croix Riverway District

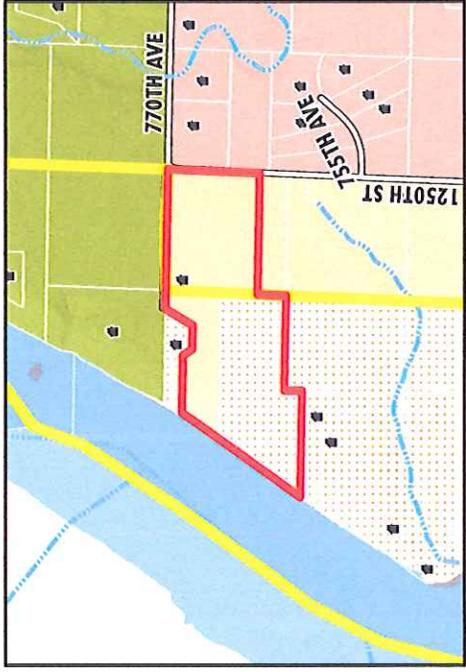
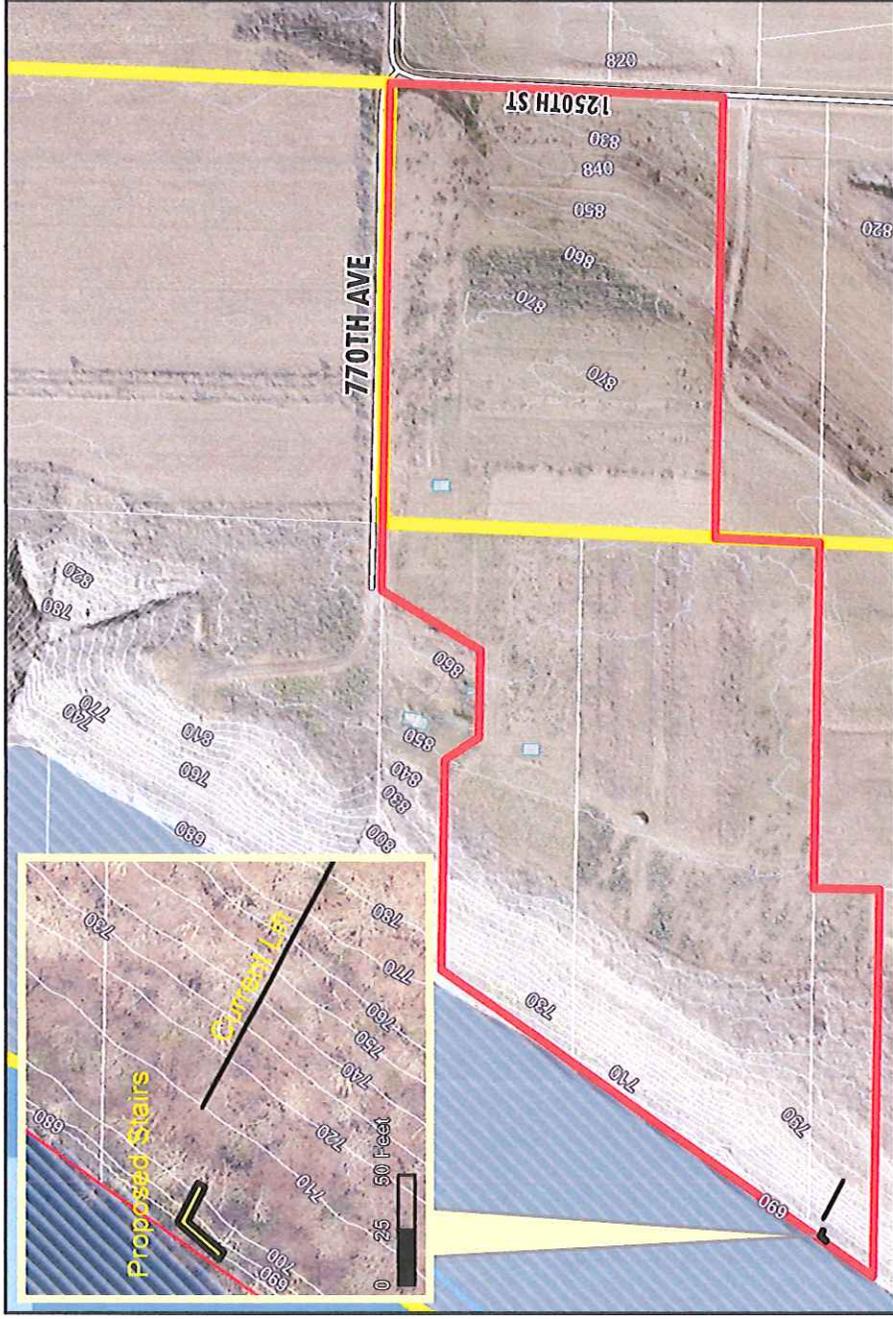
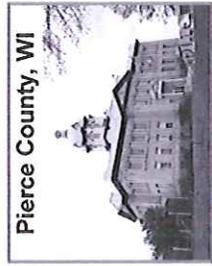
### Legend

-  Building Footprints
-  Hartman Property
-  Contours (10ft)
-  Current Lift
-  100 Yr Floodway/  
Base Elev. Det

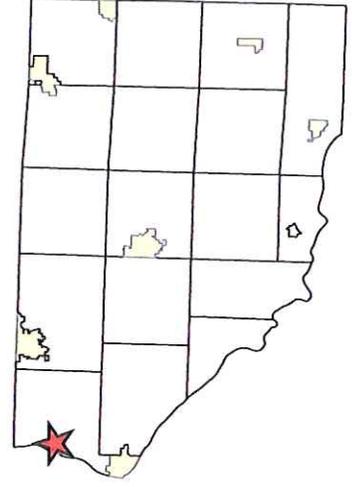
### Zoning

-  St. Croix Riverway District
-  General Rural Flexible - 8
-  Primary Agriculture
-  Rural Residential - 12
-  Rural Residential - 8

Orthophotography - 2015 Pierce County



**Site Location**  
N7619 1250TH ST  
TOWN OF CLIFTON



**CONTACT INFORMATION**

Property Owner Todd & Amy Hartman Contact/Agent (if not owner) Troy Peterson, P.E.  
 Mailing Address 60 Myrtlewood Drive Mailing Address Cedar Corporation 604 Wilson Ave.  
Wayzata, MN 55391 Menomonie, WI 54751  
 Daytime Phone (612) 518-2291 Daytime Phone (715) 235-9081

**SITE INFORMATION:**

Property Location: Lot 1, Block \_\_\_\_\_, Subdivision/CSM Vol. 1 Pg. 131 being part of the  
SW 1/4 of the NE 1/4 or Gov. Lot #2, Section 23, Town 27 N, Range 20 W, Town of Clifton,  
 Pierce County, WI. Site address: N7619 1250th Street, River Falls, WI 54022  
 Parcel # 002 - 01090 - 0720 Alternate Parcel # \_\_\_\_\_

**ZONING INFORMATION:**

Zoning District (Check one):

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> Exclusive Agriculture  | <input type="checkbox"/> Primary Agriculture      | <input type="checkbox"/> Ag-Residential      | <input type="checkbox"/> General Rural                   |
| <input type="checkbox"/> General Rural Flexible | <input type="checkbox"/> General Rural Flexible-8 | <input type="checkbox"/> Rural Residential-8 | <input checked="" type="checkbox"/> Rural Residential-12 |
| <input type="checkbox"/> Rural Residential-20   | <input type="checkbox"/> Commercial               | <input type="checkbox"/> Light Industrial    | <input type="checkbox"/> Industrial                      |

Overlay District (Check one):

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Floodplain                    | <input type="checkbox"/> Shoreland / Wetland          | <input type="checkbox"/> Kinnickinnic River Blufflands |
| <input checked="" type="checkbox"/> St. Croix Riverway | <input type="checkbox"/> Planned Residential District | <input type="checkbox"/> Not Applicable                |

Type of Conditional Use Permit (Check One):

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Agritourism (§240-35B)                  | <input type="checkbox"/> Recycling Facility (§240-37.1.C)      | <input type="checkbox"/> Large Solar Energy System (§240-41D)   |
| <input type="checkbox"/> Direct Market Agriculture (§240-35B.2)  | <input type="checkbox"/> Salvage Yards (§240-37C)              | <input type="checkbox"/> Large Wind Energy System (§240-41D)  |
| <input type="checkbox"/> Nursery (§240-35B.4)                    | <input type="checkbox"/> Sawmills/Planing Mills (§240-37D)     | <input type="checkbox"/> Sludge Disposal  |
| <input type="checkbox"/> Orchard (§240-35B.5)                    | <input type="checkbox"/> Warehouse & Storage (§240-37.1.B)     | <input type="checkbox"/> Solid Waste Facility   |
| <input type="checkbox"/> Winery (§240-35B.6)                     | <input type="checkbox"/> Cemeteries                            | <input type="checkbox"/> Utility Facilities >1000 sq ft   |
| <input type="checkbox"/> Bed & Breakfast (§240-36A)              | <input type="checkbox"/> Private Institutional (§240-38A)      | <input type="checkbox"/> Temp Concrete/Asphalt Plant (§240-42F)   |
| <input type="checkbox"/> Boardinghouse (§240-36B)                | <input type="checkbox"/> Campgrounds (§240-39A)                | <input type="checkbox"/> Planned Res. Development (§240-51)   |
| <input type="checkbox"/> Farm & Home Business (§240-36D)         | <input type="checkbox"/> Nature-Based Operations (§240-39C)    | <input type="checkbox"/> Signs (§240-60N)   |
| <input type="checkbox"/> General Retail & Services (§240-36E)    | <input type="checkbox"/> Private Outdoor Recreation (§240-39E) | <input type="checkbox"/> Kinnickinnic River Bluff – Tree Removal (§240-45)                                    |
| <input type="checkbox"/> Home Business (§240-36F)                | <input type="checkbox"/> Residential Parks (§240-39F)          | <input type="checkbox"/> Shoreland Vegetation Removal (§240-46)   |
| <input type="checkbox"/> Home Occupation (§240-36G)              | <input type="checkbox"/> Resorts (§240-39G)                    | <input type="checkbox"/> Nonconforming Structure Expansion (§240-67A.2)                                       |
| <input type="checkbox"/> Kennels (§240-36I)                      | <input type="checkbox"/> Accessory Residence (§240-40A)        | <input type="checkbox"/> Adult-oriented entertainment business (§240-37G)                                     |
| <input type="checkbox"/> Retreat Centers (§240-36M)              | <input type="checkbox"/> Duplexes                              | <input checked="" type="checkbox"/> St. Croix Riverway Uses or Structures (§239-8C) Describe: <u>Stairway</u> |
| <input type="checkbox"/> Heavy Industrial Uses (§240-37E)        | <input type="checkbox"/> Manufactured Home Parks (§240-40B)    | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Hydraulic Dredge Material Storage       | <input type="checkbox"/> Multiple-family Dwellings             |   |
| <input type="checkbox"/> Light Industrial Uses (§240-37.1.A)     | <input type="checkbox"/> Airports (§240-41A)                   |   |
| <input type="checkbox"/> Mining, Accessory Uses (§240-37B)       | <input type="checkbox"/> Airstrips (§240-41A)                  |   |
| <input type="checkbox"/> Nonmetallic Mining (§240-37A)           | <input type="checkbox"/> Filling & Grading (§240-41E)          |   |
| <input type="checkbox"/> Recycling Collection Point (§240-37.1D) |  |   |

For specific information regarding Conditional Use Permits, read Pierce County Zoning Code section listed above. This chapter can be purchased at our office or reviewed on our website: [www.co.pierce.wi.us](http://www.co.pierce.wi.us) then select 'Pierce County Code.'

**PROPOSED USE:**

In the space below or in an attached narrative, describe the proposed use. Include information regarding present use of property, activities to be included, buildings and structures to be used, adjacent land uses, equipment to be operated, hours of operation, outside storage, number of employees, facilities to accommodate the public, and other information required by the Zoning Administrator.

The applicants propose to construct a stairway between the existing trail and river. The stairway will be located to the east of the previously approved lift. The stairway will be attached to a dock/pier in the future once the dock/pier is approved by the WI DNR. The proposed stairway and landing are to provide safe access from the lot to a proposed dock on the St. Croix River.

I hereby certify that the above application and all attachments are true, correct, and complete to the best of my knowledge and belief.

Signed: Angie's Hark

Date: 6/10/20

Attachments include: Plot Plan; Site development plan, grading plan, erosion control plan (if applicable); Town Recommendation/Approval Statement; Affidavit, Authorization to Examine Premises, and Certification of Information Forms; and, Fee: \$300, cash or check payable to "Pierce County Zoning".

LEAVE BLANK - FOR RECEIVING AGENCY USE ONLY

Date Filed: <u>7/20/2020</u>	Signed: <u>Brad Roy / EMM</u> (Zoning Administrator)
Fee: <u>\$300</u>	
Code Reference: <u>St. Croix Riverway Sec. 239-80</u>	
Overlay District: <u>Shoreland/Floodplain</u>	

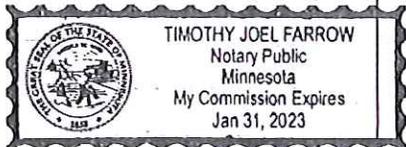
**AFFIDAVIT:**

**TO WHOM IT MAY CONCERN:**

This affidavit is to verify, to the best of my knowledge, that the conditional use permit requested in the attached application does not violate any Deed Restriction.

Owner(s) Notarized Signature(s):

Acknowledgement:

<p><u>Amy S Hartman</u> Owner Signature</p> <p>Amy Hartman Owner Name - Printed</p> <p>_____ Co-Owner Signature (if applicable)</p> <p>_____ Please print Co-Owner Name (if applicable)</p>	<p>This instrument was acknowledged before me on this date <u>June 10 2020</u> by <u>Timothy Joel Farrow</u> NOTARY PUBLIC Signature</p> <p><u>Timothy Joel Farrow</u> Notary Public Name - Printed</p> <p>County of <u>Hennepin</u>, State of <u>Minnesota</u></p> <p>My commission expires: <u>01-31-23</u></p>	 <p style="text-align: right;">Affix seal</p>
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**AUTHORIZATION TO INSPECT PREMISES:**

I hereby authorize the Pierce County Department of Land Management & Records to inspect premises at:  
N7619 1250th Street, River Falls, WI 54022

Date: 6/10/20 \_\_\_\_\_  
 \_\_\_\_\_  
 (Address)  
Amy S Hartman  
 (Signature of Owner)

**CERTIFICATION:**

I hereby certify that I have been informed and understand that if I, my agent, or my attorney does not appear at the public hearing, and/or if I do not provide the information requested by the Zoning Administrator, the Board/Committee may dismiss the appeal or application or may dispose of the matter on the record before it.

Date: 6/10/20 \_\_\_\_\_  
 \_\_\_\_\_  
 (Signature of Applicant/Appellant)

## Town Recommendation Form

Request:  Conditional Use Permit  Plat Approval – Concept, Preliminary, Final (Circle One)  
 Map Amendment - (Rezone)  Other- \_\_\_\_\_

**Applicant/Agent:**

Name Amy Hartman

Site Address (if applicable) N7619 1250th Street, River Falls, WI 54022

Property Description: SW ¼ of the NE ¼, or Gov. Lot # 2, Section 23, T 27 N, R 20 W, Lot 1,

Block \_\_\_\_\_, Subdivision Vol. 1 Pg. 131 Town of Clifton

Computer # 002 01090 0720

Parcel # \_\_\_\_\_

Zoning District Rural Residential-12

Acreage 4.871

A town recommendation is required as part of the application for a rezone (map amendment) or a conditional use permit. This recommendation is necessary whether a town has adopted a comprehensive plan or has not. Pierce County will seek to further each Town's planning goals when considering the establishment of conditionally permitted uses and when considering approval of a request for a rezone/map amendment.

Pierce County will seek to further each town's planning goals and objectives when considering the establishment of conditionally permitted uses, and will consider adherence to established goals and objectives to be consistent with the "public interest" for that town. In cases where an adopted plan gives guidance regarding the establishment of a proposed conditional use, the specific portion of the plan relating to the request should be referenced. If a town plan is silent regarding the establishment of a proposed use, or a town has not adopted a comprehensive plan, the recommendation will be advisory in nature.

Pierce County will approve re-zonings (map amendments) within a given town only when the proposed amendment is consistent with that town's comprehensive plan. The specific portion of the plan which supports the rezone request should be referenced. It should be noted that if a town's comprehensive plan is silent on a proposed rezone, approval cannot be granted unless consistency is achieved through plan amendment. In cases where a town has not adopted a comprehensive plan, a rezoning request will be considered based upon its consistency with the Pierce County Comprehensive Plan. In such cases, a town's recommendation regarding the proposed rezone will be used to assist the Land Management Committee in evaluating applicable goal statements.

Questions regarding the need for a Town Recommendation and its generation or use should be directed to Land Management Department Staff at (715) 273-6746.

Town Recommendation:  Approval  Denial

Justification/Plan Reference: \_\_\_\_\_

Concerns/Suggested Conditions: \_\_\_\_\_

Please attach additional information as necessary.

Town Chair Signature: LeRoy Peterson

Meeting Date: 7-6-10



# PHOTOGRAPH LOG

**Client Name:** Amy Hartman Inc.

**Site Location:** Lot 1 CSM Vol. 1, Pg. 131: Town of Clifton, Pierce County WI

**Project No.** A6314-001

**Photo No.**  
1      **Date:**  
5-7-2020

**Direction Photo Taken:**  
South West

**Description:**

Proposed Stair to start near logs.



**Photo No.**  
2      **Date:**  
5-7-2020

**Direction Photo Taken:**  
South West

**Description:**

Proposed Stair start.



Client Name: Amy Hartman Inc.

Site Location: Lot 1 CSM Vol. 1, Pg. 131: Town of Clifton, Pierce County WI

Project No. A6314-001

Photo No. 3 Date: 5-7-2020

Direction Photo Taken:

South West

Description:

Stair to go between the two trees beyond and to the left of the logs.



Photo No. 4 Date: 5-7-2020

Direction Photo Taken:

East

Description:

Location of previously approved Lift.





# PHOTOGRAPH LOG

Client Name: Amy Hartman Inc.

Site Location: Lot 1 CSM Vol. 1, Pg. 131: Town of Clifton, Pierce County WI

Project No. A6314-001

Photo No. 5 Date: 6-12-2020

Direction Photo Taken:

East

Description:

Approximate Stair Location from Water.

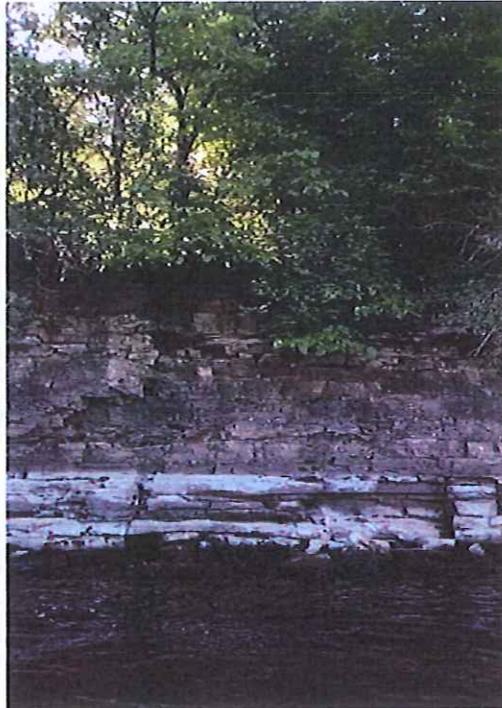


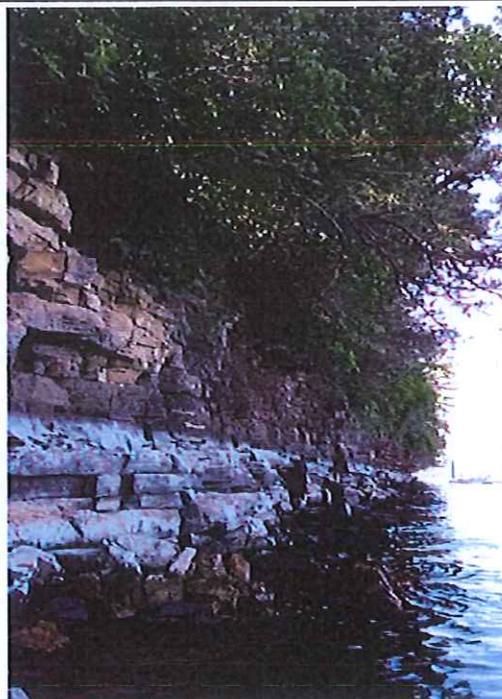
Photo No. 6 Date: 6-12-2020

Direction Photo Taken:

South West

Description:

Approximate Stair Location from Water.





# PHOTOGRAPH LOG

Client Name: Amy Hartman Inc.

Site Location: Lot 1 CSM Vol. 1, Pg. 131: Town of Clifton, Pierce County WI

Project No. A6314-001

Photo No.  
7

Date:

Direction Photo Taken:

North East

Description:

Approximate Stair Location from Water.



Photo No.  
8

Date:

Direction Photo Taken:

East

Description:

Photo from Middle of St. Croix River to proposes stair location. Stair location is between the dock on the left – center of the photo and the dock on the right of the photo.





PHOTOGRAPH LOG

Client Name: Amy Hartman Inc.

Site Location: Lot 1 CSM Vol. 1, Pg. 131: Town of Clifton, Pierce County WI

Project No. A6314-001

Photo No. 9 Date:

Direction Photo Taken:

East

Description:

Proposed Stair location.

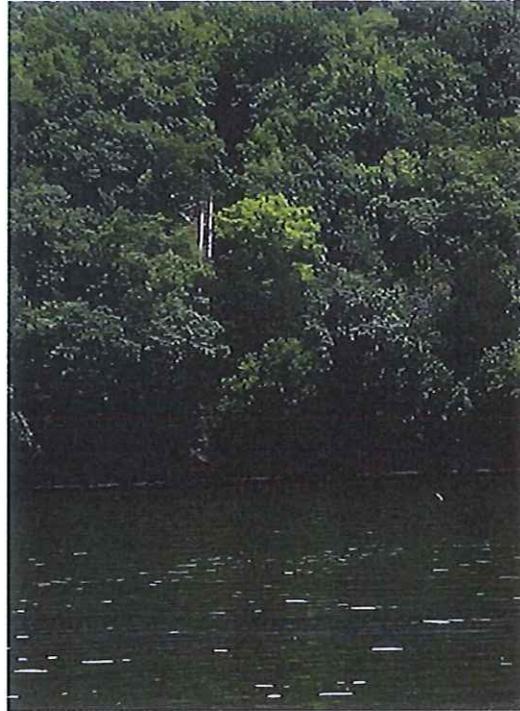


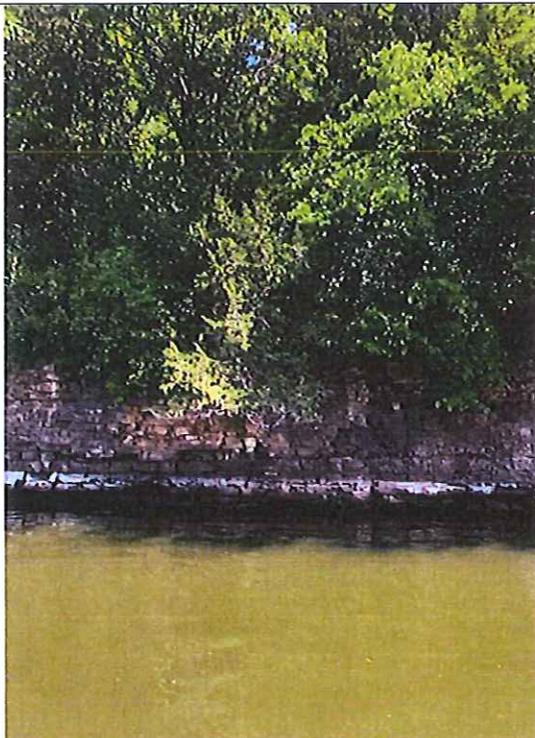
Photo No. 10 Date:

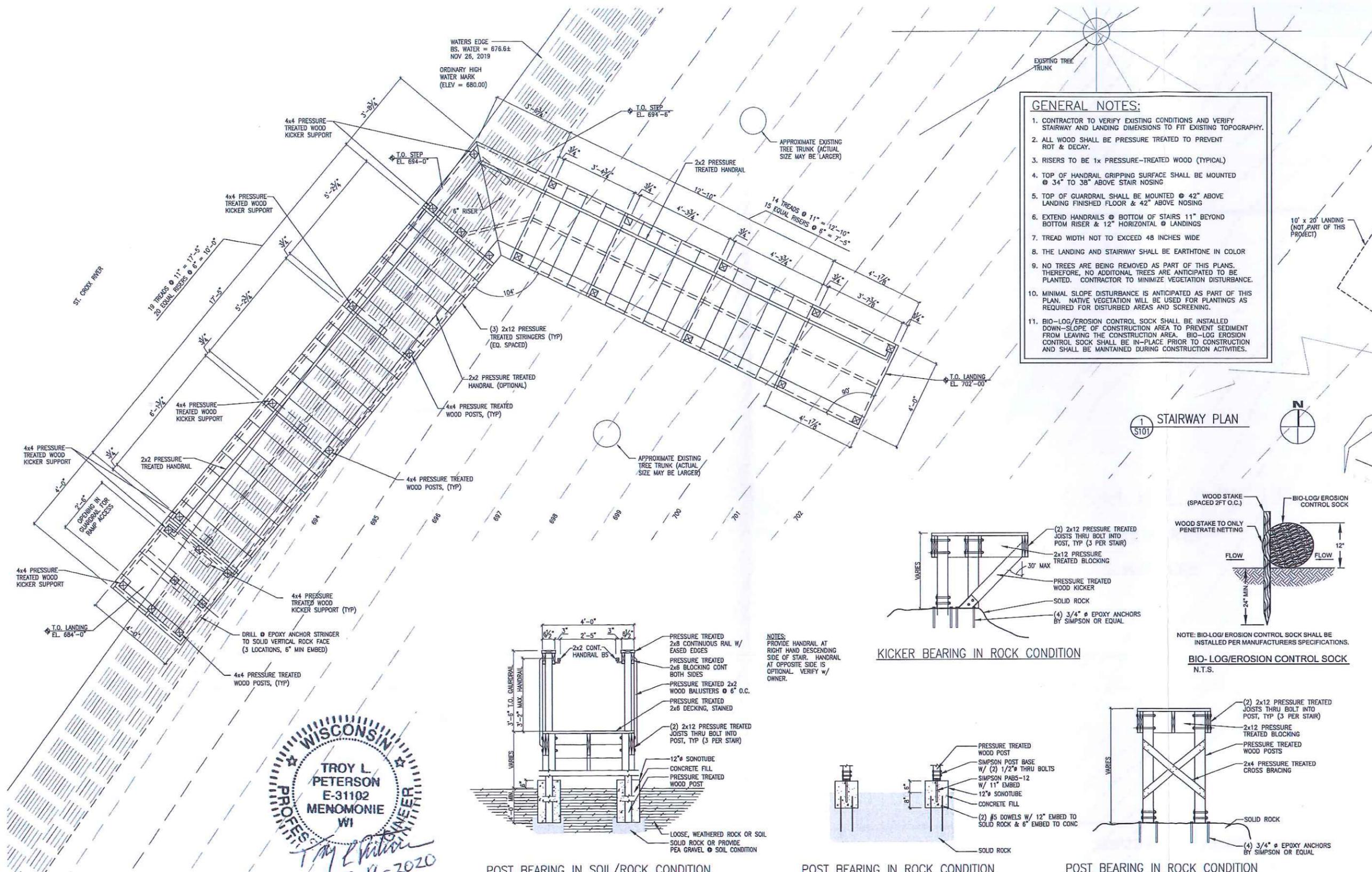
Direction Photo Taken:

East

Description:

Proposed Stair location.





- GENERAL NOTES:**
1. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND VERIFY STAIRWAY AND LANDING DIMENSIONS TO FIT EXISTING TOPOGRAPHY.
  2. ALL WOOD SHALL BE PRESSURE TREATED TO PREVENT ROT & DECAY.
  3. RISERS TO BE 1x PRESSURE-TREATED WOOD (TYPICAL)
  4. TOP OF HANDRAIL GRIPPING SURFACE SHALL BE MOUNTED @ 34" TO 38" ABOVE STAIR NOSING
  5. TOP OF GUARDRAIL SHALL BE MOUNTED @ 42" ABOVE LANDING FINISHED FLOOR & 42" ABOVE NOSING
  6. EXTEND HANDRAILS @ BOTTOM OF STAIRS 11" BEYOND BOTTOM RISER & 12" HORIZONTAL @ LANDINGS
  7. TREAD WIDTH NOT TO EXCEED 48 INCHES WIDE
  8. THE LANDING AND STAIRWAY SHALL BE EARTHTONE IN COLOR
  9. NO TREES ARE BEING REMOVED AS PART OF THIS PLAN. THEREFORE, NO ADDITIONAL TREES ARE ANTICIPATED TO BE PLANTED. CONTRACTOR TO MINIMIZE VEGETATION DISTURBANCE.
  10. MINIMAL SLOPE DISTURBANCE IS ANTICIPATED AS PART OF THIS PLAN. NATIVE VEGETATION WILL BE USED FOR PLANTINGS AS REQUIRED FOR DISTURBED AREAS AND SCREENING.
  11. BIO-LOG/EROSION CONTROL SOCK SHALL BE INSTALLED DOWN-SLOPE OF CONSTRUCTION AREA TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION AREA. BIO-LOG EROSION CONTROL SOCK SHALL BE IN-PLACE PRIOR TO CONSTRUCTION AND SHALL BE MAINTAINED DURING CONSTRUCTION ACTIVITIES.

1 STAIRWAY PLAN  
S101

KICKER BEARING IN ROCK CONDITION

POST BEARING IN SOIL/ROCK CONDITION

POST BEARING IN ROCK CONDITION

POST BEARING IN ROCK CONDITION

2 STAIRWAY DETAILS  
S101

WISCONSIN  
TROY L. PETERSON  
E-31102  
MEMONIE  
WI  
PROF. ENGINEER  
7-16-2020

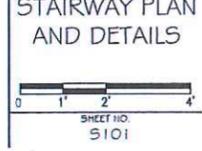
NO.	DATE	DESCRIPTION

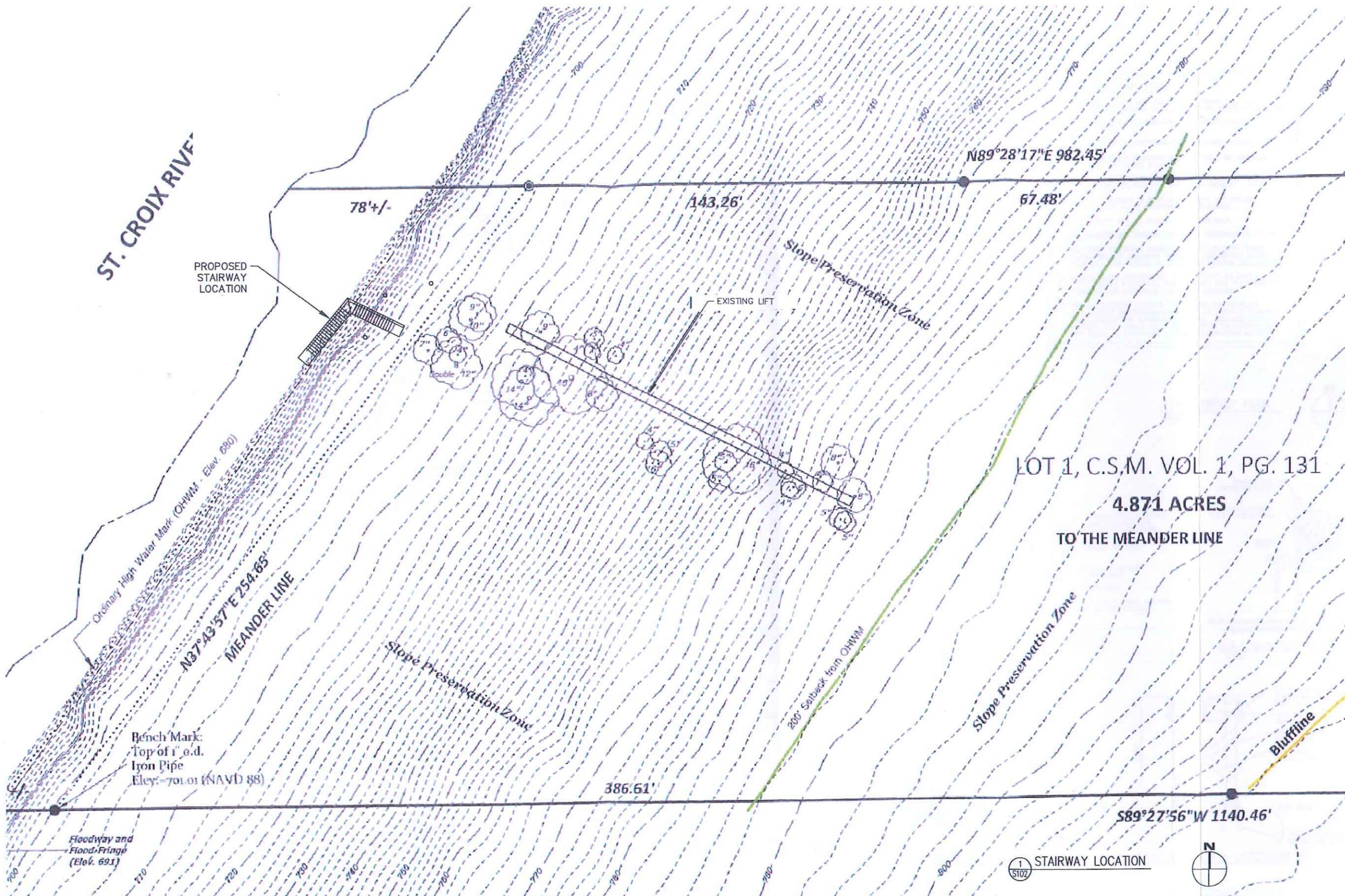
ARCHITECT / ENGINEER:  
**Cedar** corporation  
800-472-3732  
www.cedarcorp.com  
engineers • architects • planners • environmental specialists  
land surveyors • landscape architects • interior designers

CONSULTANT:  
**AMY HARTMAN, INC**  
ST. CROIX RIVER STAIRWAY & LANDING  
N7619 1250th STREET  
RIVER FALLS, WI 54022

JOB NO.  
A6314-0001  
DRAWN BY: LLS  
CHECKED BY: TLP  
ISSUE DATE  
JUNE 2020  
SET TYPE  
FINAL

STAIRWAY PLAN AND DETAILS





NO.	DATE	DESCRIPTION

ARCHITECT / ENGINEER:

**Cedar** corporation

engineers • architects • planners • environmental specialists  
 land surveyors • landscape architects • interior designers

888-472-7372  
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CONSULTANT:

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 RIVER FALLS, WI 54022

JOB NO. AG314-0001

DRAWN BY: LLS CHECKED BY: TLP

ISSUE DATE: JUNE 2020

SET TYPE: FINAL

PROJECT LOCATION

0 8' 15' 30'

SHEET NO. 5102