

**TOWN OF WESTON  
NOTICE OF PUBLIC HEARINGS**



**NOTICE IS HEREBY GIVEN** that a public hearing will be held before the Town of Weston Plan Commission, on Tuesday, August 7, 2018, at approximately, 6:00 p.m., at the Weston/Schofield Municipal Court Room, 5301 Mesker Street, Weston, WI 54476 to take testimony relative to the following:

Conditional Use Permit request by Dan Higginbotham, 156 Kent Street, Wausau, WI 54403, to allow for a Bed and Breakfast Land Use, within the RR-5 (Rural Residential – 5 Acre) Zoning District, on property addressed as 2625 Northwestern Avenue (082-2808-082-0982), described as that part of the Weston one-half (W ½) of the Northwest quarter (NW ¼) of Section (8), Township twenty-eight (28) North, Range eight (8) East, lying south of Northwestern Avenue; Excepting that part described in Warranty Deed in Document No. 1493323; Also Excepting the C&N W Railroad right-of-way, in the Town of Weston, Marathon County, Wisconsin. This parcel consists of 14.380 acres (Project 20180047).

Rezone request by Milton Olson, 9805 Townline Road, Wausau, WI 54403, Weston, requesting a rezone from SF-L (Single-Family – Large Lot) and AR (Agriculture and Residential) to RR-2 (Rural Residential – 2 Acre), to allow him to reconfigure two existing parcels (PIN 082-2808-011-0996/9805 Townline Road and 082-2808-011-0997/vacant parcel), resulting in 2 acres of land serving his residence, at 9805 Townline Road, and the remaining 38.47 acres serving as agricultural and wooded lands. The area to be rezoned is described as the West 269 feet of the East 561.05 Feet of the North 365.08 Feet of the Northwest ¼ of the Northeast Fractional ¼ of Section 1, Township 28 North, Range 8 East, Town of Weston except the northerly 2.5 Rods reserved for Road purposes (Project 20180044).

The hearing notice with application materials are available for public inspection on the Village of Weston website located at <http://westonwi.gov/421/Public-Hearing-Notices>.

Written testimony must be submitted to the Town Zoning Administrator, Jennifer Higgins, 5500 Schofield Avenue, Weston, WI 54476, or emailed to [jhiggins@westonwi.gov](mailto:jhiggins@westonwi.gov), by 10:00 a.m. on Tuesday, July 31, 2018, to be included in the Plan Commission Meeting Packet. All interested persons attending the Public Hearing will be given an opportunity to be heard. Any person with questions or planning to attend needing special accommodations in order to participate should call Milton Olson, Town Chair, at 715-842-5397.

Dated this 17th day of July, 2018

Robin Huempfer  
Town Clerk/Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Tuesday, July 24, 2018 and Tuesday, July 31, 2018.

# REQUEST FOR CONSIDERATION

**PUBLIC MTG/DATE:** PLAN COMMISSION, AUGUST 7, 2018

**DESCRIPTION:** DISCUSSION AND POSSIBLE ACTION ON A CONDITIONAL USE PERMIT REQUEST FILED BY DAN HIGGINBOTHAM, OF 156 KENT STREET, WAUSAU, WI 54403, PROPOSING A BED AND BREAKFAST ON PROPERTY ADDRESSED AS 2625 NORTHWESTERN AVENUE (PIN 08228080820982), ZONED RR-5 RURAL RESIDENTIAL-5 ACRE.

**FROM:** JARED WEHNER, ASSISTANT PLANNER, PLANNING AND DEVELOPMENT  
JENNIFER HIGGINS, DIRECTOR OF PLANNING AND DEVELOPMENT / ZONING ADMINISTRATOR

**QUESTION:** SHOULD THE PLAN COMMISSION APPROVE OF THE CONDITIONAL USE PERMIT APPLICATION AS PROPOSED BY THE APPLICANT TO ALLOW THE LAND USE OF A BED AND BREAKFAST IN A RR-5 RURAL RESIDENTIAL-5 ACRE ZONING DISTRICT, LOCATED AT 2625 NORTHWESTERN AVENUE?

## BACKGROUND

THE APPLICANT PURCHASED THE PROPERTY WITH THE INTENT OF BUILDING A NEW HOME AND OPERATING A BED AND BREAKFAST SINCE THEIR CHILDREN NO LONGER LIVE AT HOME. THE PROPERTY IS SITUATED ON THE NORTH BANK OF THE EAU CLAIRE RIVER AND IS CURRENTLY IDLE.

**ATTACHED DOCS:** DETERMINATION FORM, SITE PLAN, OPERATIONAL PLAN AND CURRENT ZONING MAP

**COMMITTEE ACTION:** NONE

**FISCAL IMPACT:** NONE

**RECOMMENDATION:** ZONING ADMINISTRATOR RECOMMENDS APPROVAL WITH THE FOLLOWING CONDITIONS:

1. THE USE OF A BED AND BREAKFAST SHALL BE IN ACCORDANCE WITHIN THE PERFORMANCE STANDARDS LISTED IN SECTION 94.4.5(13) AND OPERATIONAL PLAN ATTACHED AS "EXHIBIT A" AND SITE PLAN ATTACHED AS EXHIBIT 'B' THEREON SAID PROPERTY;
2. ANY FUTURE ADDITIONS, MODIFICATIONS OR CHANGES IN SAID SITE PLAN AND/OR BUILDING PLAN, BEYOND THOSE DESCRIBED IN "EXHIBIT B," IN REGARD TO THE CONTENT OF THIS PERMIT, MUST BE APPROVED BY THE TOWN APPROVAL AUTHORITY IN ADVANCED OF ANY CONSTRUCTION;
3. THE APPLICANT MUST OBTAIN A BED AND BREAKFAST LICENSE FROM THE TOWN CLERK AND RETAIN SAID LICENSE TO CONTINUE THE USE LISTED WITHIN THIS PERMIT. ALL PROVISIONS OF THE LICENSING PROCESS SHALL BE MET;
4. NO USE IS HEREBY AUTHORIZED UNLESS THE USE IS CONDUCTED IN A LAWFUL, ORDERLY, AND PEACEFUL MANNER. NOTHING HEREIN SHALL BE DEEMED TO AUTHORIZE ANY PUBLIC OR PRIVATE NUISANCE OR TO CONSTITUTE A WAIVER,

## REQUEST FOR CONSIDERATION

EXEMPTION, OR EXCEPTION TO ANY LAW, ORDINANCE, ORDER OR RULE BY THE VILLAGE, MARATHON COUNTY, STATE OF WISCONSIN, UNITED STATES OR OTHER DULY CONSTITUTED AUTHORITY, EXCEPT ONLY TO THE EXTENT THAT IT AUTHORIZES THE USE OF THE SUBJECT PROPERTY IN ANY SPECIFIC RESPECTS DESCRIBED HEREIN.

5. SHOULD ANY PARAGRAPHS OR PHASE OF HEREIN BE DETERMINED BY A COURT OF COMPETENT JURISDICTION TO BE UNLAWFUL, ILLEGAL, OR UNCONSTITUTIONAL, SAID DETERMINATION AS TO THE PARTICULAR PHRASE OR PARAGRAPH SHALL NOT VOID THE REMAINDER OF THIS CONDITIONAL USE AND THE REMAINDER SHALL CONTINUE IN FULL FORCE AND EFFECT.

### RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

**I MOVE TO APPROVE THE CONDITIONAL USE PERMIT APPLICATION AS PROPOSED BY THE APPLICANT TO ALLOW THE LAND USE OF BED AND BREAKFAST IN A RR-5 RURAL RESIDENTIAL ZONING DISTRICT, LOCATED AT 2625 NORTHWESTERN AVENUE.**

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**ADDITIONAL ACTION:** RECORD THE SIGNED CONDITIONAL USE PERMIT WITH THE MARATHON COUNTY REGISTER OF DEEDS (STAFF).



Application for Conditional Use Permit  
**CONDITIONAL GRANT DETERMINATION BY THE TOWN OF WESTON  
 PLAN COMMISSION**

Application/Petition No.: **20180047** Hearing Date: **August 7, 2018**  
 Applicant: **Daniel Higginbotham, 156 Kent Street, Wausau, WI 54403**  
 Location: **2625 Northwestern Avenue, Wausau, WI 54403**  
 Description: **A conditional use permit application proposing a bed and breakfast within an RR-5 zoning district as part of a new home construction on the site.**

The Department of Planning and Development of the Village of Weston, pursuant to the Village of Weston Zoning Code, Article 16 Processes, Section 94.16.06 Conditional Use Permits, hereby makes the following findings and evaluation to the Village of Weston Plan Commission:

**GENERAL INFORMATION:**

Zoning: **RR-5 Rural Residential-5 Acre**

Definition: 94.2.02(1)(d) The **RR-5 district** is intended for mainly single family detached residential development on minimum five acre sized rural lots, along with compatible home occupations, small-scale institutional and recreational uses, and low-intensity agricultural uses. Development within this district may be served by private on-site wastewater treatment systems (POWTS), and roadways within a rural cross section.

Definition: 94.4.05(13) **Bed and Breakfast.** Exclusively indoor lodging facilities that provide meals only to paying lodgers, and in which the operator is also a resident of the premises. Such land uses must be licensed by the State. They may provide indoor recreational facilities for the exclusive use of their customers. This use classification does not include a “Boarding House,” which instead is separately regulated.

| PERFORMANCE STANDARDS   | PROPOSED  |
|---|---|
| 1. The dwelling unit in which the Bed and Breakfast takes place shall be the principal residence of the operator/owner and said operator/owner shall live on the premises when the Bed and Breakfast establishment is active.                             | Meets requirements.<br><br>*It should be noted, an accessory dwelling unit is a conditional use on the property, but it would not be allowed for the B&B use and the owner/operator would not be allowed to stay in the unit to allow for more guests to stay in the B&B. |
| 2. Shall meet all requirements of the Wisconsin Administrative Code.  | Marathon County Health Department is the Agent of the State in this matter.   |
| 3. The maximum stay for any occupants of a Bed and Breakfast establishment shall be 14 days.  | The applicant is anticipating most stays to be in the 1 to 3-night length but shall observe the 14-night maximum.   |
| 4. Each operator shall keep a list of names of all persons staying at the Bed and Breakfast establishment. This list shall be kept on file for a period of one year. Such list shall be available for inspection by the Zoning Administrator at any time. | A record of stays will be kept on-site.   |
| 5. Meals may only be served to residents and overnight guests.  | The applicant anticipates serving a breakfast meal on weekends with only a continental breakfast available to patrons throughout the week. No other meals would be provided.  |

6. If alcoholic beverages of any kind are to be served on the premises, the owner of the establishment shall first obtain the appropriate licenses.

The State Statutes state that Bed and Breakfasts are not required to get an alcohol license; however, wine can only be served at a rate of 2-4 fluid oz. glasses of wine per occupant per night. [Wis Stat §§125.06(12)]. The applicant is aware of this regulation.

7. Prior to opening for business, every bed and breakfast establishment shall obtain a permit from the Town Clerk by application made upon a form furnished by said officer. Such permit shall be void upon the sale or transfer of the property ownership. A bed and breakfast permit shall be valid until terminated by action of the Town Clerk for violation of the provisions of this Chapter or of State regulations. Outdoor Alcohol Areas shall at all times comply with all applicable regulations concerning accessibility and nondiscrimination in the providing of service.

The Town does not have a license set up at this time, so one will have to be created and an annual license fee determined by the Board of Supervisors.

8. Minimum Required Off-Street Parking: one space per each bedroom in addition to standard requirements for principal residential use.

Meets requirements. 4 spaces are provided.

**DETERMINATION (To be completed by the Plan Commission):**

1. Does the proposed conditional use, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted by the Village?
2. Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?
3. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property?
4. Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?

**BACKGROUND INFORMATION:**

The applicant purchased the property with the intent of building a new home and operating a bed and breakfast since their children no longer live at home.

**CURRENT PROPERTY CONDITIONS:**

The property is situated on the north bank of the Eau Claire River and is currently idle.

**PLAN COMMISSION ACTION OPTIONS:**

- A. Approve the Conditional Use Grant for the use of an Outdoor Alcohol Area, at 2625 Northwestern Avenue, with the following conditions:**
1. The use of a bed and breakfast shall be in accordance within the performance standards listed in Section 94.4.9(16) and Operational Plan attached as "Exhibit A" and Site Plan attached as Exhibit 'B' thereon said property;
  2. Any future additions, modifications or changes in said site plan and/or building plan, beyond those described in "Exhibit B," in regard to the content of this permit, must be approved by the Town Approval Authority in advanced of any construction;
  3. The applicant must obtain a Bed and Breakfast License from the Town Clerk and retain said license to continue the use listed within this permit. All provisions of the licensing process shall be met;
  4. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.
  5. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.
- B. Deny the Conditional Use Grant based on substantial evidence provided at the public hearing. Substantial evidence meaning facts and information NOT personal opinion, uncorroborated hearsay, or speculation. Public comment that provides reasonable facts and information related to the conditions of the permit is acceptable under Act 67 as evidence. The case law update from November 30, 2017 can be found [here](#).**

**VILLAGE OF WESTON, MARATHON COUNTY, WI**  
**CONDITIONAL USE PERMIT #CU-2018-001**

This CONDITIONAL USE PERMIT is issued as of 7<sup>th</sup> day of August 2018, by the PLAN COMMISSION of the TOWN OF WESTON to DANIEL E. HIGGINBOTHAM and MARGARET E. HIGGINBOTHAM, property owners, at 156 Kent Street, Wausau, WI 54403.

WHEREAS, DANIEL E. HIGGINBOTHAM and MARGARET E. HIGGINBOTHAM are the owners of the property described below in the Town of Weston, and which property is subject to is an agreement to whereby DANIEL E. HIGGINBOTHAM and MARGARET E. HIGGINBOTHAM will construct a new single-family detached residence and utilize thereon for the use of a SINGLE-FAMILY DETACHED RESIDENCE and BED AND BREAKFAST related principal uses. The said property upon which said activity is to take place is more particularly described as follows:

That part lying southerly of the southerly line of Northwestern Avenue, excluding that part described in document number 1493323 and shown on an unrecorded plat of survey; excluding par described in document number 1696603; beginning at the corner of the northwest ¼ of the northwest ¼, south 1 degree east 188.07 feet to the southerly right-of-way of Northwestern Avenue and the point of beginning south 63 degrees east 488.97 feet along the southerly right-of-way of said avenue, southeasterly 55.56 feet, south 65 degrees east 151.9 feet to intersect with the northerly right-of-way of the Canadian National Railroad right-of-way, northwesterly 228.64 feet, north 77 degrees west 411.47 feet along said railroad right-of-way to west line of the northwest ¼ of the northwest ¼ of Section 8, north 1 degree west 158.56 feet along the west line to the southerly right-of-way of said avenue to the point of beginning; part of the northwest ¼ of the northwest ¼ and part of the southwest ¼ of the northwest ¼ of Section 8, Townline 28 north, Range 8 east, Town of Weston, Marathon County, Wisconsin.

WHEREAS, the property described above is in the RR-5 RURAL RESIDENTIAL-5-ACRE zoning district of the Town of Weston, which permits the use of an BED AND BREAKFAST in said zoning district by conditional use permit; and

WHEREAS, DANIEL E. HIGGINBOTHAM and MARGARET E. HIGGINBOTHAM has requested a condition use permit for the property, per Figure 3.04: Allowable Uses in Rural, Open Space and Residential, so as to allow the use of an BED AND BREAKFAST on said premise; and

WHEREAS, a petition for a conditional use permit having been duly filed with the Town Zoning Administrator, and placed on the Plan Commission agenda after first being assured by Town professional staff review that the application is complete, and following staff review and Plan Commission review, investigation and a public hearing which was held August 7, 2018, the Plan Commission after giving full consideration to the criteria and standards for granting a conditional use permit, as set forth in the Town Ordinance, including Section 94.16.06, approve said application in writing.

WHEREAS, upon the discontinuance of the use of a BED AND BREAKFAST on said premise for a period exceeding 365 days, the issuance of the conditional grant shall automatically become invalidated. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operating during this period.

WHEREAS, all requirements of the approved conditional use permit shall be continued regardless of ownership of the subject property and shall run with the land, except where limited by the zoning code or by a specific condition attached to this conditional use grant herein.

NOW, THEREFORE, BE IT RESOLVED, the PLAN COMMISSION of the Town of Weston, in Marathon County, Wisconsin, here by grant DANIEL E. HIGGINBOTHAM and MARGARET E. HIGGINBOTHAM a conditional use permit for the property described above, for the use of a BED AND BREAKFAST as defined in Section 94.4.05(13) of the Village Zoning Ordinance. The conditions for the issuance of the conditional use permit are as follows:

1. The use of a bed and breakfast shall be in accordance within the performance standards listed in Section 94.4.05(13) and Operational Plan attached as "Exhibit A" and Site Plan attached as Exhibit 'B' thereon said property;



THIS INSTRUMENT DRAFTED BY:  
Jared M. Wehner, Assistant Planner  
Planning and Development, Village of Weston  
5500 Schofield Avenue, Weston, WI 54476

DRAFT

## **Narrative regarding Conditional-use application to run a Bed and Breakfast at 2625 Northwestern Avenue**

My wife Margaret and I are building a hoping to build a house this fall at 2625 Northwestern Avenue. The land abuts Camp Sturtevant. We worked out easement agreements with Camp Sturtevant whereby we are allowed to access Northwestern Avenue across the Railroad Tracks, via their driveway in exchange for their use of some of our property. Our driveway will extend roughly 500 feet West of the Camp Sturtevant driveway. This is being offered only to illustrate that the location for the home and business will be secluded from surrounding residences.

Weston's ordinances read that a Bed and Breakfast is a Conditional-use within our zoning district, thus the requirement to appear before the Board. We hope to initially build a house and have two bedrooms within the house that can be utilized as guest accommodations. In the future, we would like to build a small micro-home that would be another bedroom accommodation. I have attached a map which shows our intentions.

With the amount of property that we have and the long driveway, there certainly won't be any parking nuisance type issues. We are going to be living at this location and certainly won't want any nighttime noise disruptions, so that shouldn't be an issue.

We are interested in the Bed and Breakfast as we are empty-nesters who don't have a lot of nearby relatives and enjoy talking to interesting people. Our property is well-suited to attracting travelers in that it is on the Lower Eau Claire River Water Trail, it is near downtown Wausau, it is on the extension of the Mountain Bay Bicycle Trail and is relatively secluded. We feel that we will have a successful hobby.

We would appreciate approval of our conditional use so that we could finalize our home plans move forward.

***Amendment to Conditional Use Application Operational Plan***

In general we had read the requirements in the Weston Zoning Code and were planning to abide by the requirements set forth therein. I will elaborate on each of the sections in question below:

3. Stays of 14 days or more: We are anticipating most stays to be in the one to three night nature and will not allow stays of more than 14 consecutive nights.

4. We will be keeping a log of patrons. I believe that this is also required by the State of Wisconsin Administrative Code

5. Meals: Again, this is addressed in the State Administrative Code. We are anticipating serving a breakfast meal on weekends with only a continental breakfast available to patrons throughout the week. No other meals would be provided

6. Alcohol: We will be abiding by the State restrictions related to the dispensing of wine to guests. No other alcohol will be served to guests.

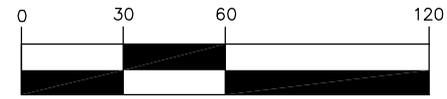
Please include this as part of the Conditional-use application.

# Higginbotham Layout Conditional Use 2625 Northwestern

LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8,  
TOWNSHIP 28 NORTH, RANGE 8 EAST, TOWN OF WESTON,  
MARATHON COUNTY, WISCONSIN

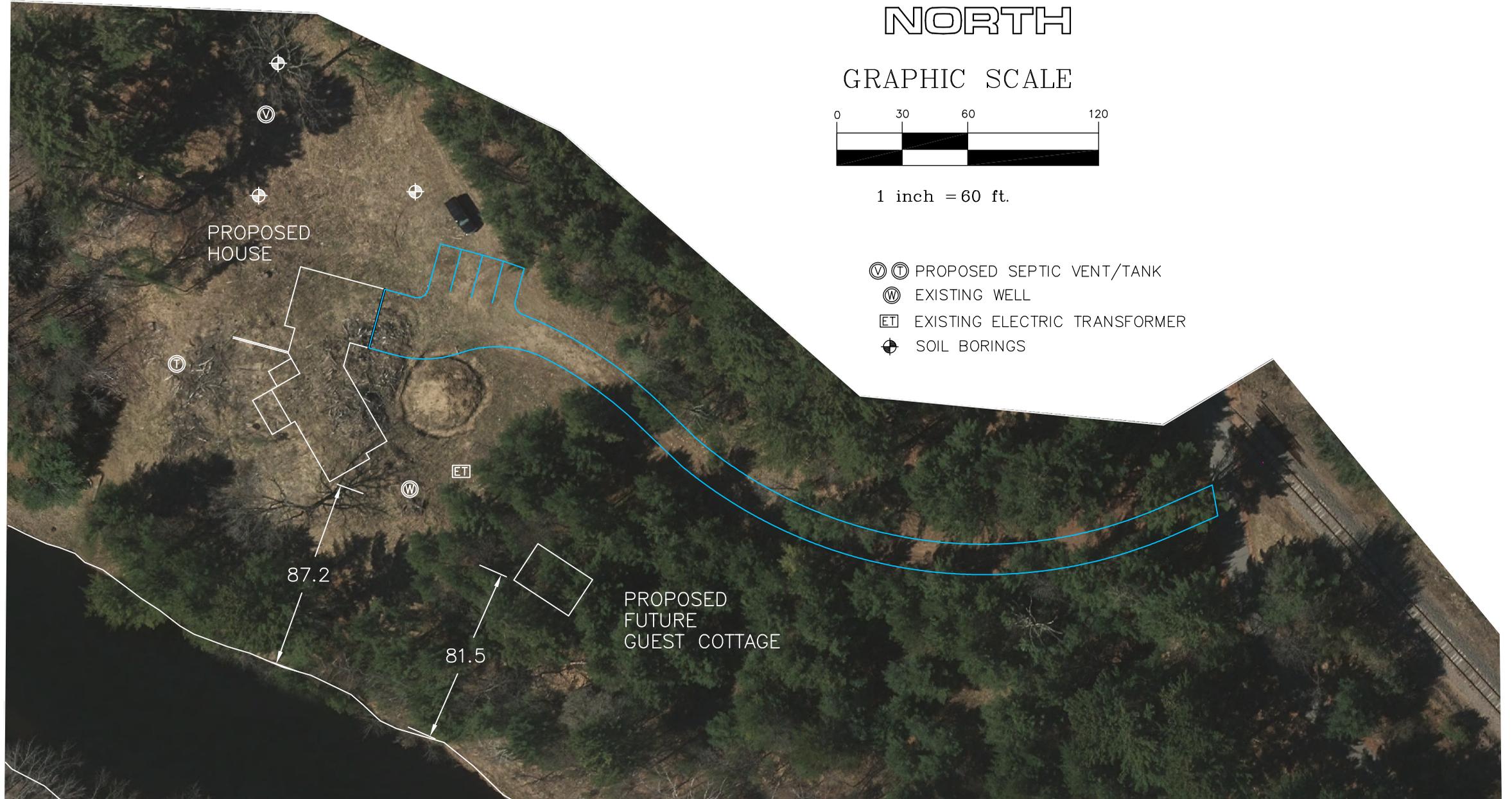


GRAPHIC SCALE

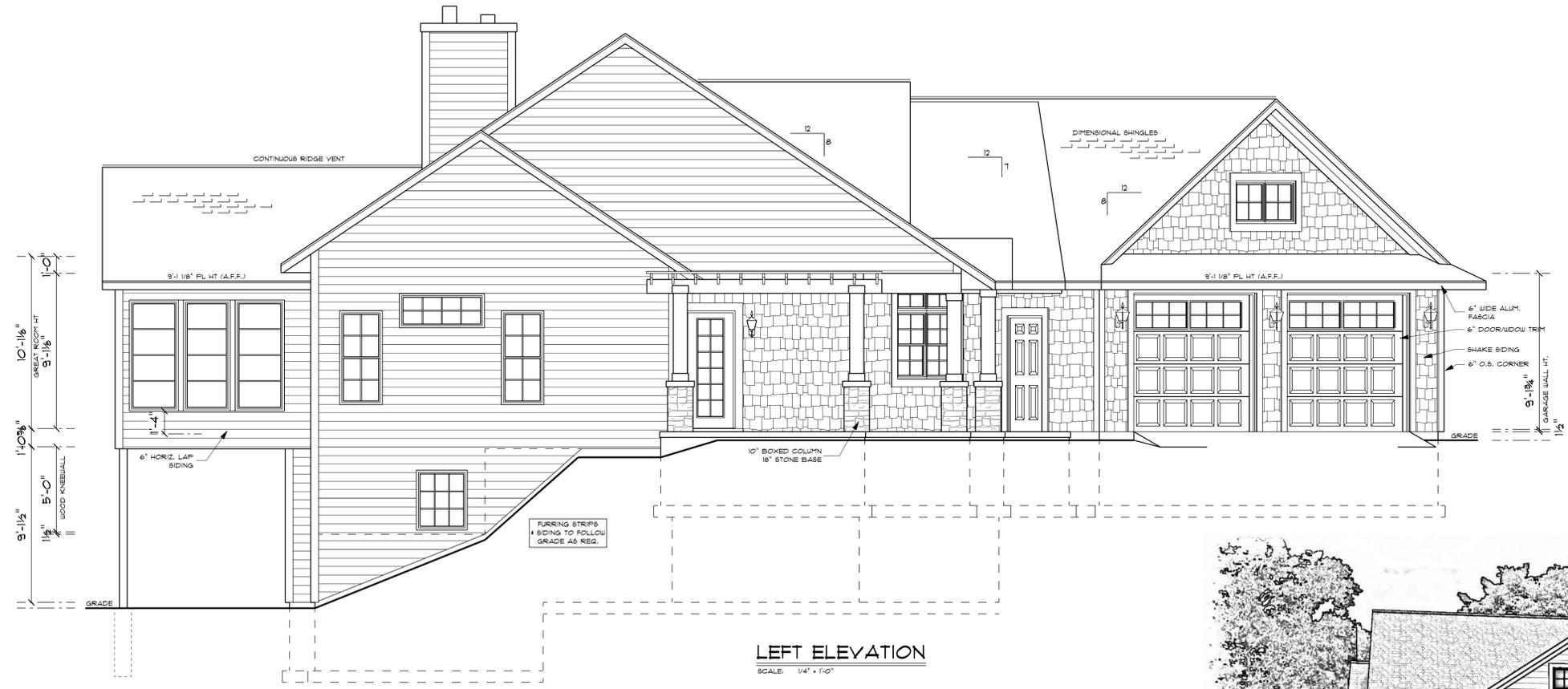


1 inch = 60 ft.

- Ⓧ Ⓣ PROPOSED SEPTIC VENT/TANK
- Ⓜ EXISTING WELL
- ET EXISTING ELECTRIC TRANSFORMER
- ⊕ SOIL BORINGS



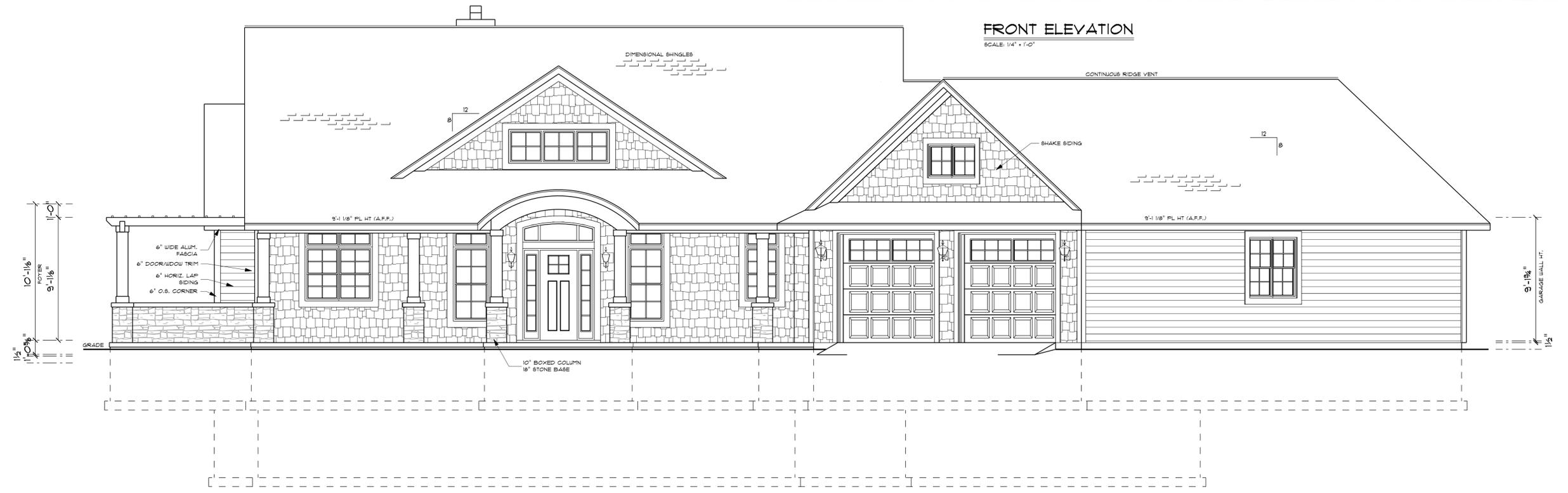
# Higginbotham Family



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



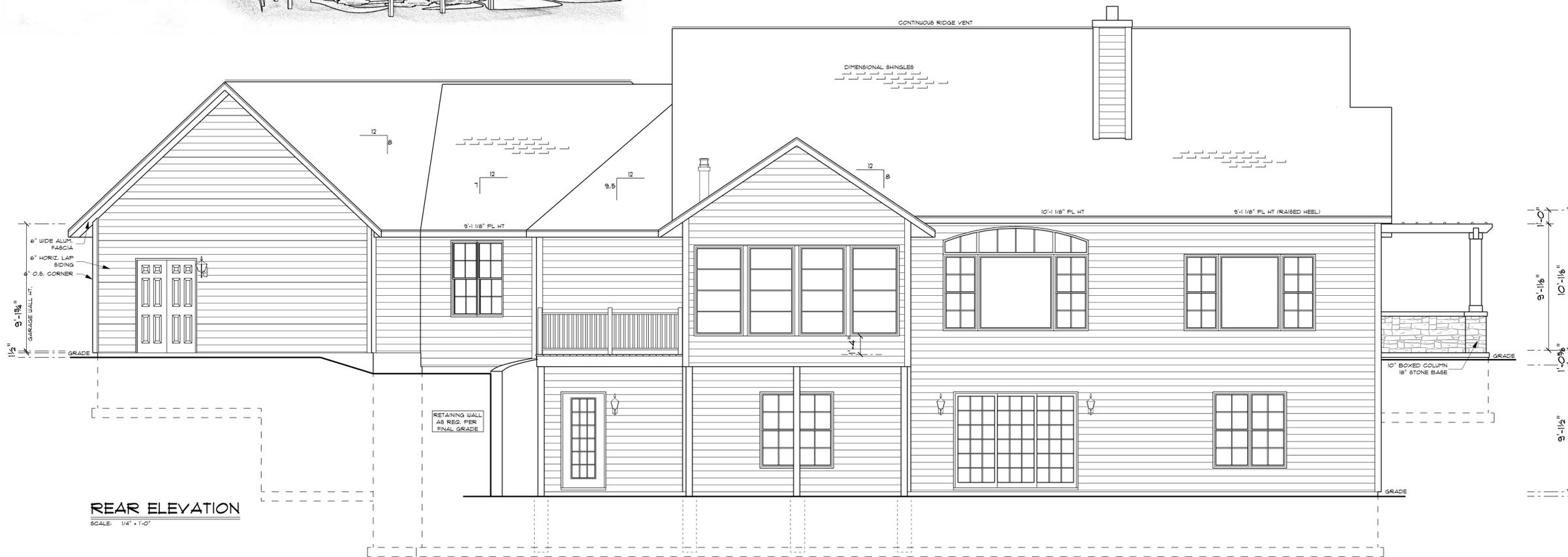
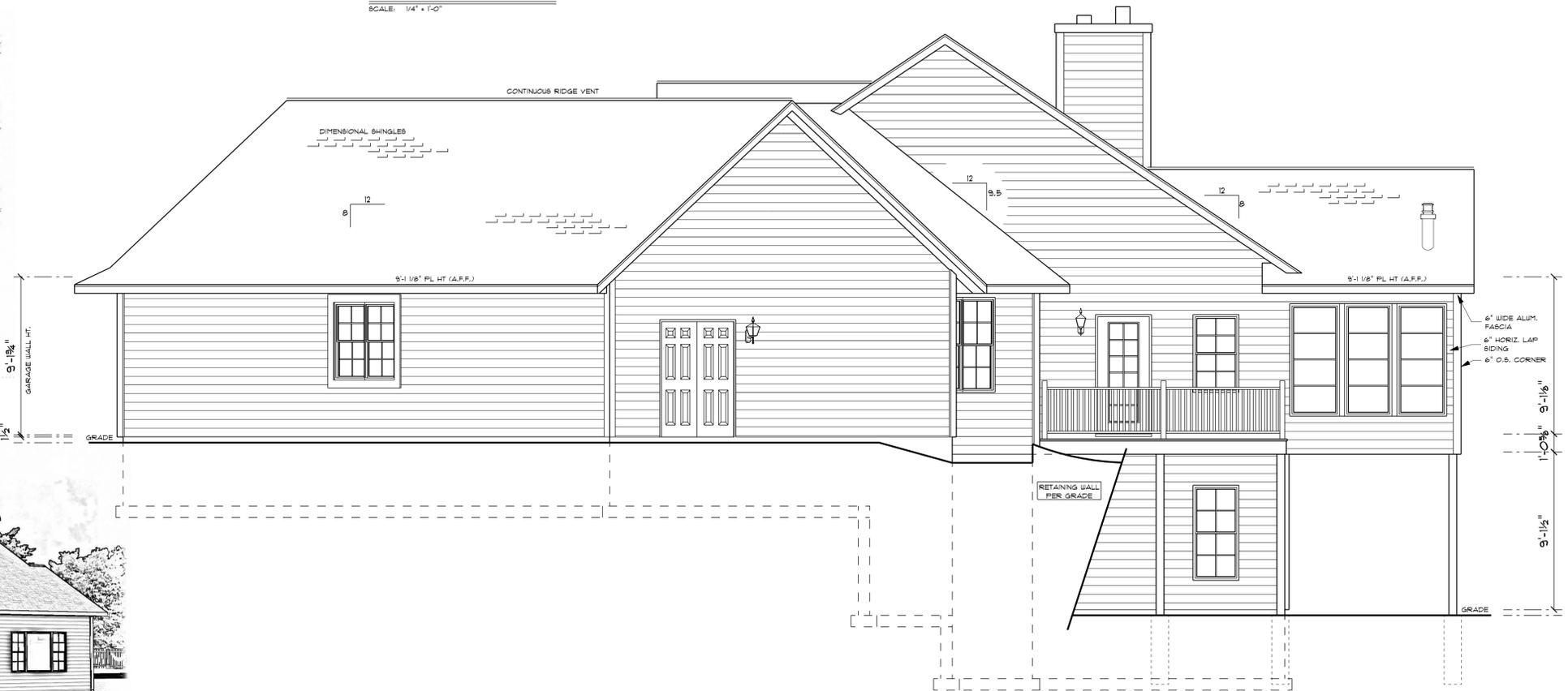
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



|   |                    |   |
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| REVISED:  |                    |   |
| SCALE: As Noted   | DRAUN BY: J. SMITH |   |
| DATE: 6/26/2018   |                    |   |
| <b>KOLBY CONSTRUCTION LLC</b><br>Sumac Lane<br>Birmingham, AL 35414<br>PHONE: 715-551-9958<br>EMAIL: kolbyconstructionllc@gmail.com |                    |   |
|   |                    |   |
| <b>Higginbotham Family</b>  |                    |   |

**RIGHT ELEVATION**

SCALE: 1/4" = 1'-0"



**REAR ELEVATION**

SCALE: 1/4" = 1'-0"

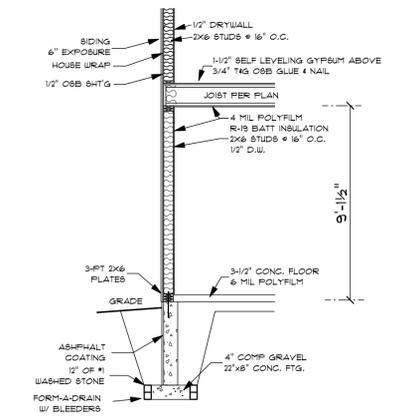
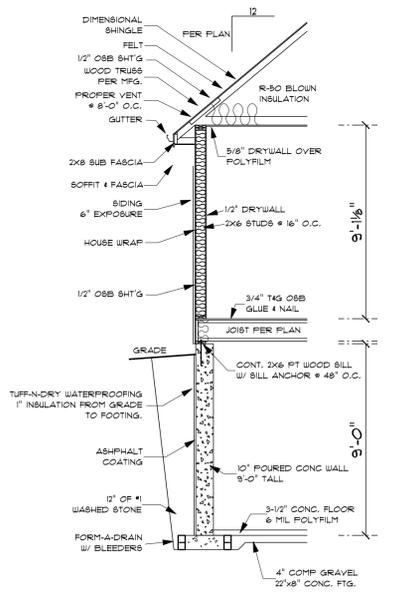
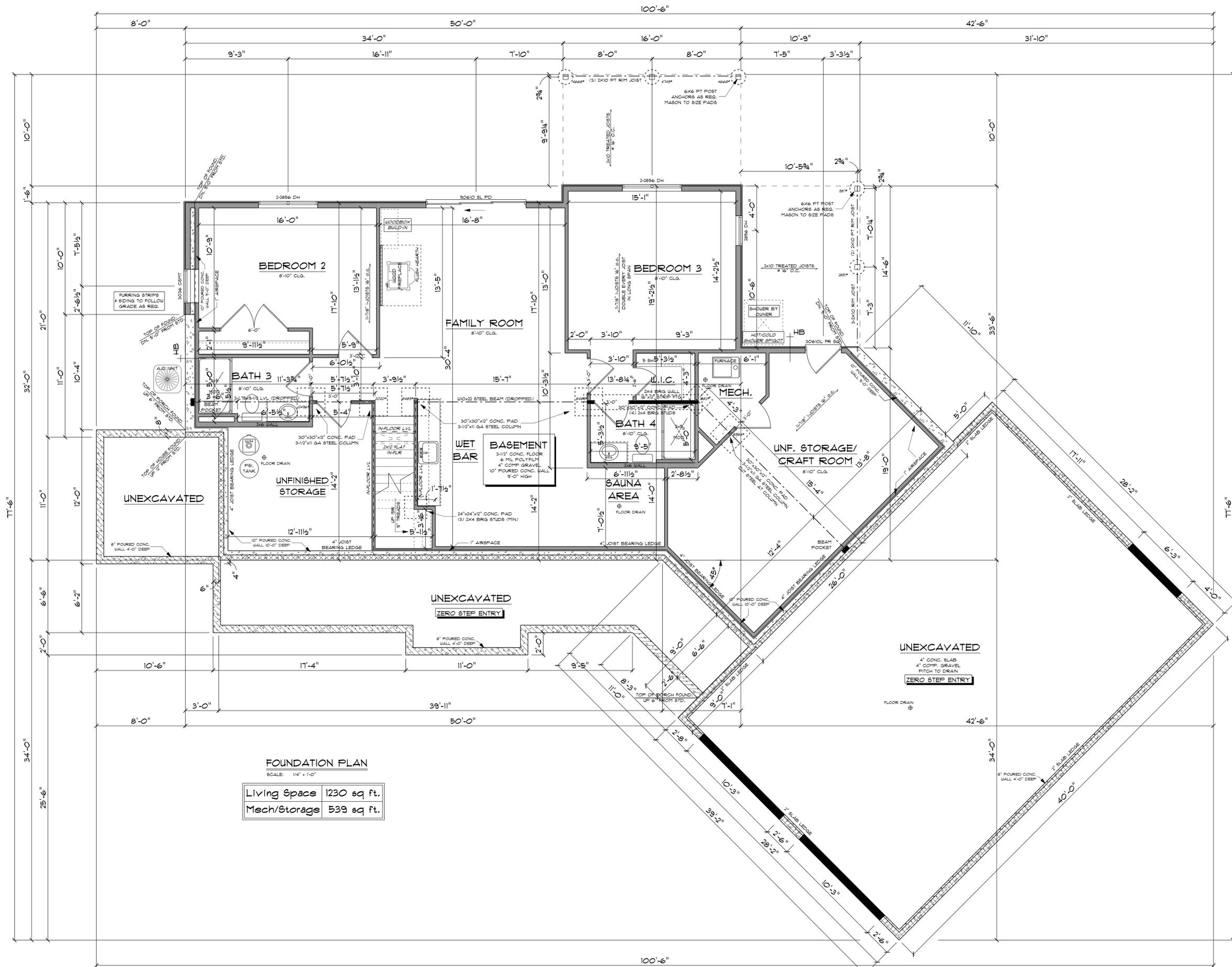
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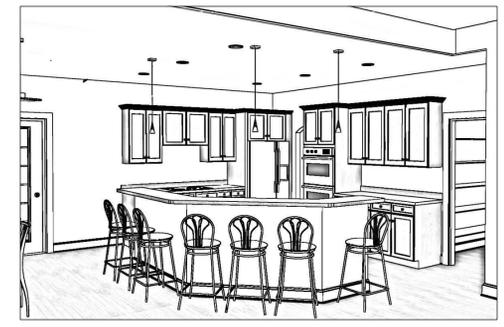
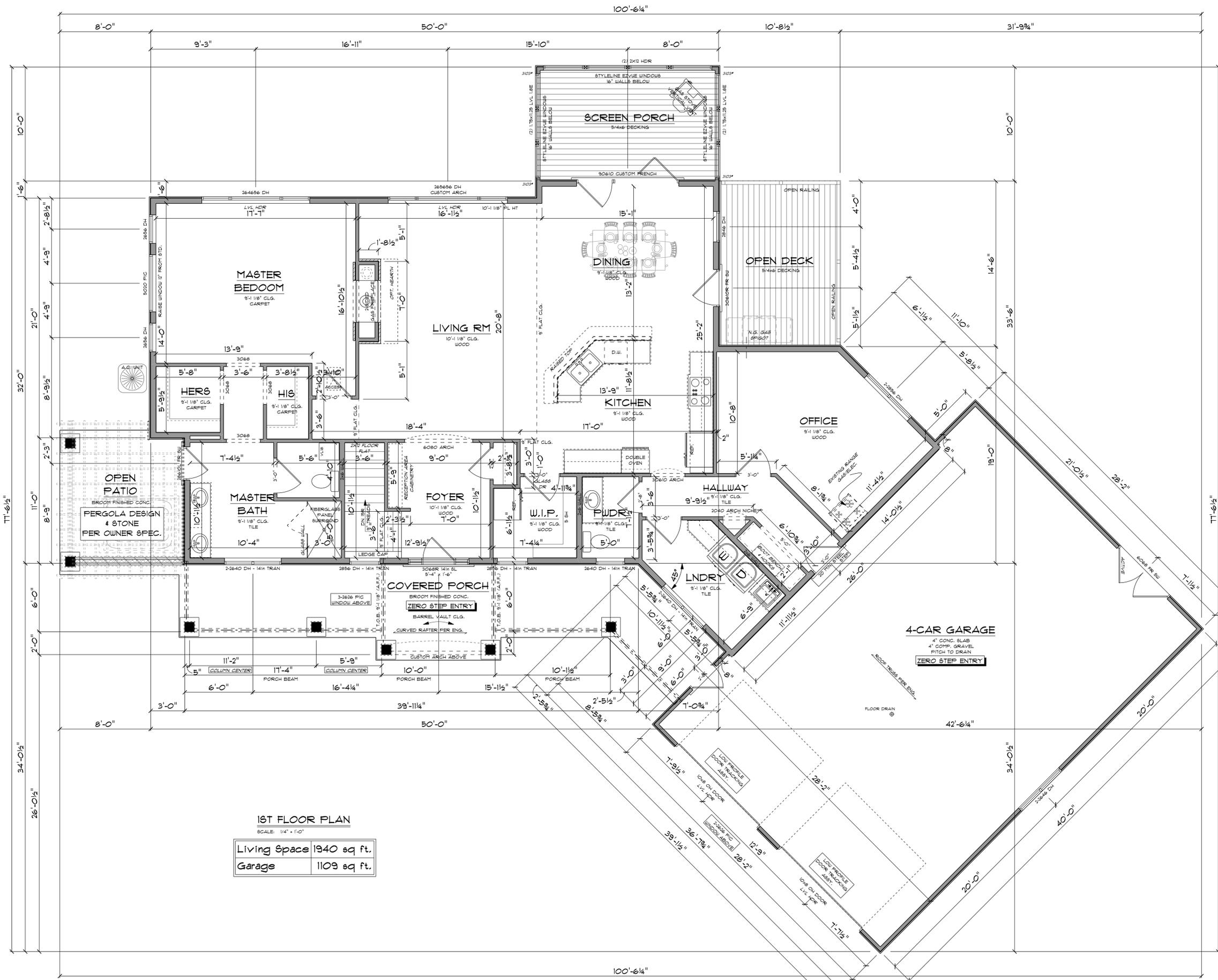
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DRAWN BY: J. SMITH  
DATE: 6/26/2018

**KOLBY CONSTRUCTION LLC**  
Sumac Lane  
Birmingham, AL 35414  
PHONE: 715-551-9558  
EMAIL: kolbyconstructionllc@gmail.com







Wall Bracing Compliance Worksheet  
 Complete this worksheet to provide equivalent information on the plans submitted with the permit application.  
 Sketch and dimension the building plan and the wall bracing (required) per Figure 321.25-A and Figure 321.25-B.  
 Provide and label additional sketches of the building plan (change or different floor levels).

**SEE PLAN**

Indicate applicable Wall Bracing Method for each level (see Table 321.25-1), each labeled rectangle if more than one (see Table 321.25-2), and amount of bracing (% of braced panels or length of braced wall required) per the respective table (provide additional worksheets for additional rectangles as needed).

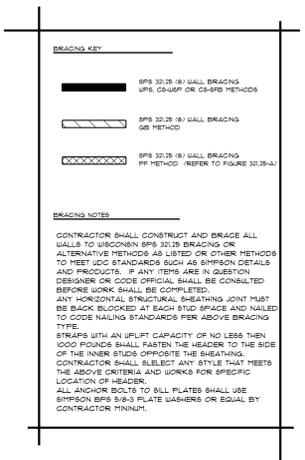
Rectangle A - Wall Br. = 9'-0" Base to Ridge Br. = 14'-7" Max. Opening Br. = 9'-11" Wind Exp. = B

| Roof and ceiling only        | Long side | Short side | Long side | Short side |
|------------------------------|-----------|------------|-----------|------------|
| One floor, roof and ceiling  | 3         | 2          | 2         | 1          |
| Two floors, roof and ceiling |           |            |           |            |

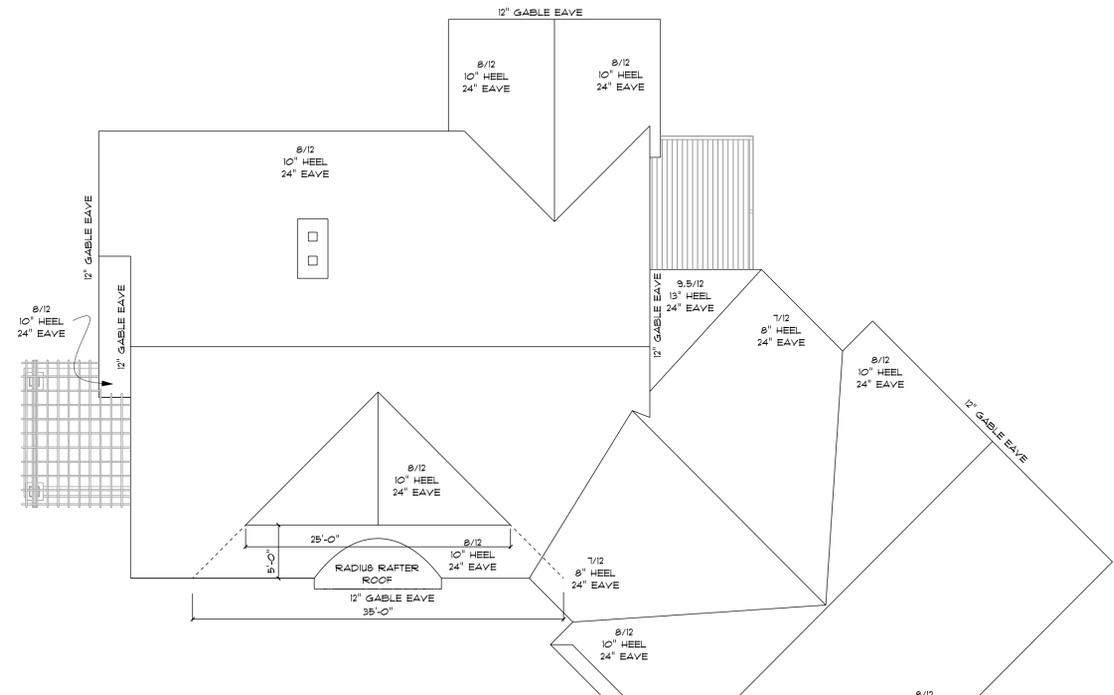
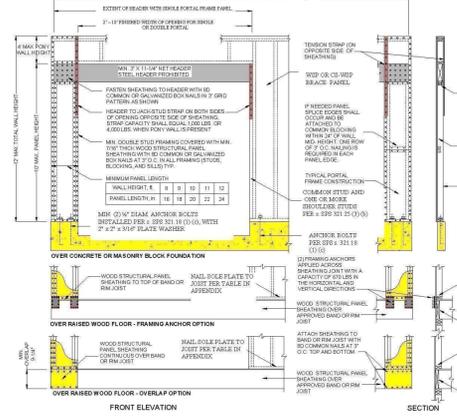
Rectangle B - Wall Br. = 9'-0" Base to Ridge Br. = 10'-10" Max. Opening Br. = 8'-0" Wind Exp. = B

| Roof and ceiling only        | Long side | Short side | Long side | Short side |
|------------------------------|-----------|------------|-----------|------------|
| One floor, roof and ceiling  | 3         | 3          | 3         | 1          |
| Two floors, roof and ceiling |           |            |           |            |

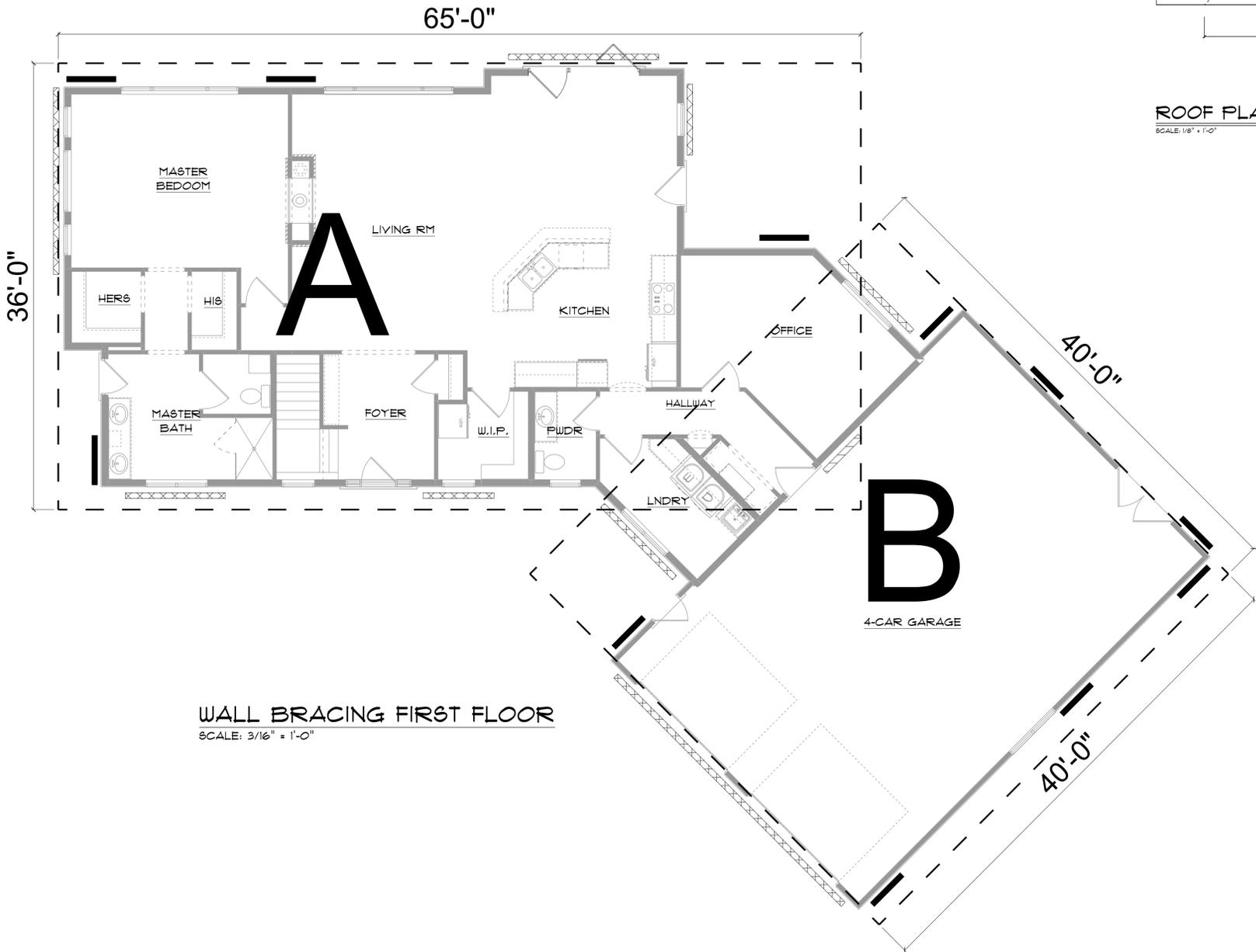
Indicate the location and construction details of required braced wall panels determined above on each rectangle as required by Figure 321.25-A on the floor plan submitted with the permit application.



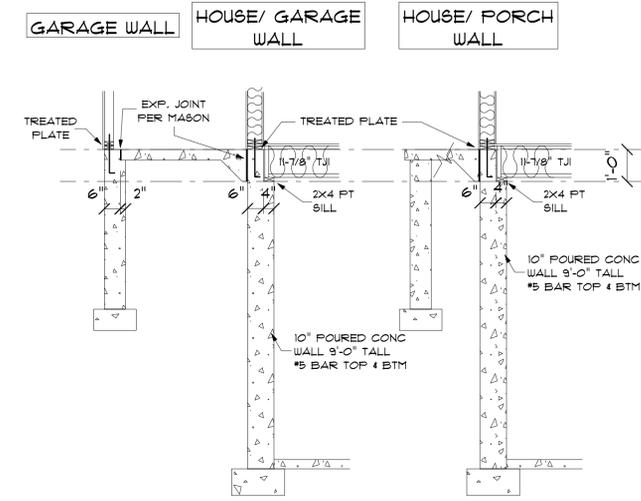
**Figure 321.25-A PF - PORTAL FRAME BRACE CONSTRUCTION**



**ROOF PLAN**  
SCALE: 1/8" = 1'-0"



**WALL BRACING FIRST FLOOR**  
SCALE: 3/16" = 1'-0"



**ZERO STEP DETAIL**  
SCALE: 3/8" = 1'-0"

PAGE: 5

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**Higginbotham Family**