

AGENDA
CITY PLAN COMMISSION

Monday, November 5, 2012 – 6:00 PM
Lincoln Center – 1519 Water Street, Stevens Point, WI 54481

(A Quorum of the City Council May Attend This Meeting)

Discussion and possible action on the following:

1. Reports of the September 24 and October 1, 2012 Plan Commission meetings.
2. Request from David Ray, representing the property owners, to remove the right of first refusal language on the Land Contract by and between the City of Stevens Point and John Patrick Hedquist and Susan Joy Clausen-Hedquist at **3447 Minnesota Avenue (Parcel ID 2308-04-4010-06)**
3. Request from Team Schierl Companies, to dedicate approximately 0.02 acres of land to the City of Stevens Point for the purpose of street right-of-way on the northeast corner of the Highway 10 East and Badger Avenue intersection and within parcel **2408-36-1100-01**.
4. Request from Bill Seno, Seno Companies Inc., for a conditional use permit for the purposes of constructing two townhouse apartment complexes consisting of 10 two-bedroom units and 10 three-bedroom units located along Doolittle Drive. **Parcel ID's 2408-27-2301-09, 2408-27-2301-10 and 2408-27-2301-11.**
5. Request from Bill Seno, Seno Companies Inc., to rezone the property bounded by Regent Street, Saint Paul Street, Dearborn Avenue, and Jordan Lane (**Parcel ID 2408-28-4001-06**), from "R-2 "Single Family Residential District to "R-4" Multiple Family I Residence District.
6. Request from Bill Seno, Seno Companies Inc., for a conditional use permit for the purposes of constructing two cottage-style apartment complexes consisting of 8 two-bedroom units and 8 three-bedroom units at the property bounded by Regent Street, Saint Paul Street, Dearborn Avenue, and Jordan Lane (**Parcel ID 2408-28-4001-06**).
7. Request from Bill Seno, Seno Companies Inc., for a conditional use permit for the purposes of constructing two cottage-style apartment complexes consisting of 14 two-bedroom units located south of Regent Street, between Sommers Street and Saint Paul Street (**Parcel ID's 2408-28-4002-12, 2408-28-4002-11, 2408-28-4002-13, and 2408-28-4002-21**).
8. Discussion and review of the Zoning Code Rewrite template of which will eventually replace the existing Zoning Code. The following sections are proposed for review:

Changes to Article 5: Suburban Context Areas

Article 6: Urban Context Areas

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling 715-346-1567, during normal business hours.

Any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715)346-1569, TDD# 346-1556, or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Article 7: Center Context Areas

Article 8: Special Context Areas

No action will be taken at this time.

9. Adjourn.

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PUBLISH: November 2, 2012 and November 9, 2012

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Common Council of the City of Stevens Point, Portage County, Wisconsin, will hold a Public Hearing on Monday, November 19, 2012 at 7:00 PM in the Council Chambers of the County-City Building, 1516 Church Street, Stevens Point, Wisconsin, to hear the following:

- 1) Request from Bill Seno, Seno Companies Inc., for a conditional use permit for the purposes of constructing two townhouse apartment complexes consisting of 10 two-bedroom units and 10 three-bedroom units located along Doolittle Drive. Parcel ID's 2408-27-2301-09, 2408-27-2301-10 and 2408-27-2301-11. These properties being zoned "R-4" Multiple Family I Residence District and described as LOT 1 CSM#8478-34-8 & A BNG PRT SWNW S27 T24 R8 582/189 789/123, LOT 2 CSM #8478-34-8 BNG PRT SWNW S27 T24 R8 582/189 789/123, and LOT 3 CSM#8478-34-8 BNG PRT SWNW S27 T24 R8 582/189 789/123, City of Stevens Point, Portage County, Wisconsin.
- 2) Request from Bill Seno, Seno Companies Inc., to rezone the property bounded by Regent Street, Saint Paul Street, Dearborn Avenue and Jordan Lane (Parcel ID 2408-28-4001-06), from "R-2" Single Family Residential District to "R-4" Multiple Family I Residence District. This property being zoned "R-2" Single Family Residential District and described as PRT NE SE S28 T24 R8 COM ON EL ST PAUL ST 650F E OW WL SD 40 & 130F N OF SL SD 40, TH N 464.5F. E250F, S560.2F, W125F N100F W125F TO POB 2.91A 191/220 606/1069-70, City of Stevens Point, Portage County, Wisconsin.
- 3) Request from Bill Seno, Seno Companies Inc., for a conditional use permit for the purposes of constructing two cottage-style apartment complexes consisting of 8 two-bedroom units and 8 three-bedroom units at the property bounded by Regent Street, Saint Paul Street, Dearborn Avenue, and Jordan Lane (Parcel ID 2408-28-4001-06). This property being zoned "R-2" Single Family Residential District and described as PRT NE SE S28 T24 R8 COM ON EL ST PAUL ST 650F E OW WL SD 40 & 130F N OF SL SD 40, TH N 464.5F. E250F, S560.2F, W125F N100F W125F TO POB 2.91A 191/220 606/1069-70, City of Stevens Point, Portage County, Wisconsin.
- 4) Request from Bill Seno, Seno Companies Inc., for a conditional use permit for the purposes of constructing two cottage-style apartment complexes consisting of 14 two-bedroom units located south of Regent Street, between Sommers Street and Saint Paul Street (Parcel ID's 2408-28-4002-12, 2408-28-4002-11, 2408-28-4002-13, 2408-28-4002-21). This property being zoned "R-4" Multiple Family Residence District and described as LOT 6 REGENCY GREEN SUB 191/208, LOT 7 REGENCY GREEN SUB 191/208, LOT 9 REGENCY GREEN SUB 191/212 606/1069-70, and LOT 10 REGENCY GREEN SUB BNG PRT NE SE S28 T24 R8 574929 580155, City of Stevens Point, Portage County, Wisconsin.

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling 715-346-1567, during normal business hours.

All interested parties are invited to attend.

BY ORDER OF THE COMMON COUNCIL
OF THE CITY OF STEVENS POINT, WISCONSIN

John Moe, City Clerk

REPORT OF CITY PLAN COMMISSION

Tuesday, September 24, 2012 – 6:00 PM

Lincoln Center – 1519 Water Street

PRESENT: Mayor Andrew Halverson, Alderperson Jerry Moore, Commissioner Anna Haines, Commissioner Garry Curless, and Commissioner David Cooper (Commissioner Tony Patton and Commissioner Sarah O'Donnell excused).

ALSO PRESENT: Community Development Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, City Clerk John Moe, City Attorney Louis Molepske, Comtroller John Schlice, Deputy Comtroller Carrie Freeberg, Alderperson Logan Beveridge, Alderperson Joanne Suomi, Alderperson Michael O'Meara, Alderperson Mike Wiza, Alderperson Mary Stroik, Alderperson Jeremy Slowinski, Alderperson Roger Trzebiatowski, Alderperson Randy Stroik, Alderperson Michael Phillips, Brandi Makuski, Matthew Brown, Brian Kowalski, Jeremy Solin, Corey Ladick, Bob Freckmann, Debbie Manthey, Bill Scholfield, David Senfelds, Sarah Wallace, Mary Ann Laszewski, Barbara Gifford, and Kent Hall.

INDEX:

1. Review and recommendation on options to purchase certain real estate for development purposes, located in the towns of Hull, Stockton, and Plover, lying north of County Road HH, east of Brilowski Road/County Road R, south of Canadian National Railroad right-of-way, and west of Burbank Road, to be known as East Park Commerce Center. Such land consists of approximately 762 acres.
2. Adjourn.

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1. Review and recommendation on options to purchase certain real estate for development purposes, located in the towns of Hull, Stockton, and Plover, lying north of County Road HH, east of Brilowski Road/County Road R, south of Canadian National Railroad right-of-way, and west of Burbank Road, to be known as East Park Commerce Center. Such land consists of approximately 762 acres.

Director Ostrowski stated that this program was an initiative by the WEDC (Wisconsin Economic Development Corporation) from a 2010 study because of the lack of shovel ready sites within the State of Wisconsin. They are looking to create ten certified sites within the state for the first round. Sites must be a minimum of 50 acres and the site that was presented to them from the Stevens Point area is approximately 762 acres, which is the largest submitted. He continued to explain that one of the requirements under the Certified Sites Program is that there is a single ownership or single controlling entity. The cleanest way to do that is for the City of Stevens Point to take out an option on all of the properties and within those options there is a clause that allows the City to assign that option to a third party.

Commissioner Haines asked what the process would be afterwards, to which Director Ostrowski stated the property would need to be annexed and be zoned appropriately. This would occur at the October meetings. He indicated that the likely zoning will be M-1" light industrial or "M-2" heavy industrial. Commissioner Curless asked if that would be the zoning for the whole parcel, to which

Director Ostrowski stated yes. Alderperson Moore asked if the landowners want this, to which Mayor Halverson stated yes the options are with the landowners.

Commissioner Curless asked if the WEDC was a state organization, to which Director Ostrowski stated yes, and Mayor Halverson explained that it is the new Department of Commerce. Mr. Curless then asked how the process would work. Director Ostrowski stated that if there was a buyer of 50 acres, we would assign the option and depending on parcels there may be a condition that if you buy one parcel, you may have to buy another parcel based on the irrigation layout. Renegotiation with the sellers of the property could occur, or the City could assign the option to a third party, and they could then purchase the property directly from the seller. Mayor Halverson added that WEDC is a quasi public private organization that really is the center for all economic development that happens with the state. The Certified Sites Program leverages their marketing ability to work with prospective businesses that are interested in shovel ready sites. WEDC is the main reason for doing this given the amount of marketing opportunities that they bring to the table

Commissioner Curless clarified that the owner gets paid at the time of sale, and is able to farm the land up until then, to which Mayor Halverson stated correct.

Commissioner Curless asked about the new roads, to which Mayor Halverson stated it would be the city's cost based on the increment generated from the project. There would be a TIF District proposed for the entire East Park Commerce Center so as a project develops the utilities would get extended to that project, and then the tax collections that we would receive off of that project are what would then build the roads and extend the utilities to it or others. Mayor Halverson continued that as opposed to most business parks what normally happens is an acquisition of land, all the roads are put in, all the utilities are put in and the infrastructure is built up front. This takes millions of dollars, as opposed to this way, there is no immediate money up front for the City.

Commissioner Curless asked if a buyer wanted only 50 acres, they would have to buy the area closest to the west, to which Mayor Halverson stated not necessarily, but if they wanted utilities, it would be more expensive the further you go east.

Commissioner Haines asked for an explanation of how the site would be marketed, to which Mayor Halverson stated it will be marketed as one or multiple parcels to be used for one user, or several different users. Commissioner Haines then asked what types of development would want the entire 800 acre site, to which Mayor Halverson stated it depends, they know that certain sites want a great deal of land for separation and security, it could be data centers that require uninterrupted power. This area has no type of geological issues, no natural disaster threat besides a tornado that they would be interested in, so in terms of those types of projects, they like isolation for security purposes and a lot of land to separate themselves. He continued stating that the likelihood of one user taking the whole area is highly unlikely, but multiple users who want to build on 40 or 80 acres is possible. Commissioner Haines then asked what the size of the current Portage County Business Park and the Stevens Point Industrial Park is, to which Mayor Halverson stated that the Stevens Point Industrial Park is about 125-130 acres, and the Portage County Business Park is actually about 400 acres.

Commissioner Curless asked how the value per acre was determined, to which Mayor Halverson stated all the property owners agreed to the value. He continued stating that a business park and growth and development on this site has been going on for years. Three years ago City staff was working on drafts of pre-annexation agreements that we would be looking at with these land owners, and this certification process has driven the plan forward and the opportunity was understood as far as getting the land out there for the available businesses. Commissioner Curless

asked if the owners will accept this price, to which Director Ostrowski stated this is the price that they are willing to accept, and this is a two year option based on the requirements of the WEDC program and after two years, there will be further negotiating.

Commissioner Haines asked if this program is a onetime thing, or once a year. Mayor Halverson stated that they are rolling out three years of certification, so there will be 30 sites in the state that will be certified eventually, and this is the first round.

Commissioner Curless asked if the city would be able to handle a developer purchasing the whole 760 acres, to which Mayor Halverson stated it depends on what the user is, what the value of the property is going to be post purchase and how many jobs would be created. If all of a sudden you are working with a property that is into the nine figures of assessment, the City can take down the land pretty quickly for that. He continued to state that the large capacity of our utilities, allows us to handle a complete build out of actually all 3,300 acres that are in our growth area.

Commissioner Cooper clarified that this is the first round of certification, and that there are no other certified sites in the state today, to which Mayor Halverson stated correct, and that if annexed into the city, zoned and submitted to the state for certification, our site will be one of the first 10 in the state, but definitely the largest.

Aldersperson Moore asked how many 40 acre plots are available in the city for building, which Mayor Halverson stated only one, which currently has an option.

Commissioner Haines asked if the zoning would go with our current zoning code, to which Mayor Halverson stated yes and that the north half would be heavy industrial with the south half being light industrial. Director Ostrowski added that the determination was based on the location to the railroad and that the current Portage County Business Park is split similarly with the M-2 to the north and M-1 to the south. Mayor Halverson stated that the property would be used for manufacturing and industrial purposes, but that does not leave out a large professional offices along the Highway HH corridor with plenty of buffer, landscaping, and a lot of obvious buffers between lighter industrial uses as it would progress to the north. The utilities would come in from west to east along the two 40 acre lots by County Road R and Highway HH as well as from north to south.

Aldersperson Trzebiatowski asked if a developer came in, would we retain the option of placing the business based on the type of business or is it up to them where they want to go. Mayor Halverson stated that the city would be aggressive with the setback from the existing Canadian National line for that spur, the other main concern is the switching situation to the west. There is no way for a spur to go through the existing Portage County Business Park due to the close proximity to the switching station. Mayor Halverson continued to state that regardless of where they locate the business, we will purposefully make sure that the spur can progress directly past the property and continue to serve everything to its east as well.

Kent Hall, 200 Pine Bluff Road, stated that the annexation makes sense, and that it has been described in the comprehensive plan. He pointed out that the Portage County Business Park has a master plan and he asked if Stevens Point could also have a master plan as well. He has a concern for the current bird habitat and for the woodlands that make up about 100 acres of the area. He would like to survey the woodlands for breeding birds of summer and ask the city to try to save the major part of the habitat for parkland.

Bob Freckmann, 871 Oak Ridge Lane, stated that the 100 acres of woods is of reasonably good quality, and feels that with that large of an area, it makes sense to include parkland instead of just

solid development. Mr. Freckmann stated that he would be willing to do a botanical survey of the woods at no charge, for it to be used in the final decisions of this property.

Aldersperson Wiza asked for clarification on the annexation, the assessed value of the taxes that would be brought into the city, if there were any costs to the city, and if certified and annexed who would control the options. Director Ostrowski stated that the annexation will be brought before the commission and council for the October meetings and that the land will remain agricultural when brought to the city. Mayor Halverson stated that unless we actually buy the land, which we are not, there would be no cost to the city. Director Ostrowski stated that the city would be in control of the options not the CDA.

Jeremy Solin, 4501 Nicolet Avenue, stated that he is not in favor of sprawl to the east, but he would like to see consideration for innovative uses of these lands with green space in the infrastructure. Furthermore, he stated that a more aggressive approach at bringing in manufacturing sites from an overall systems prospective, and businesses environmental components such as green manufacturing companies needs to be addressed.

Mayor Halverson called a recess of the Plan Commission at 6:30 PM for the start of the scheduled Finance Committee meeting.

Mayor Halverson called the Plan Commission back into session at 6:32 PM.

Commissioner Curless asked if there was any land that would be set aside for green space. Director Ostrowski stated at this point no, we could establish covenants, or we could use a planned industrial district as opposed to just a standard industrial. Mayor Halverson stated that the issue could be considered for the future, but right now, we have to take the appropriate steps for the options and then be able to annex, establish zoning, and then any future planning for that site can happen. He continued stating that there are several master plans for that area that deal with transportation as well as needing flexibility based on need of the developments that may go into that area.

Commissioner Haines stated she is uncomfortable with moving forward without a master plan for that area because it is so open.

Motion by Aldersperson Moore to approve recommendation on options to purchase certain real estate, located in the towns of Hull, Stockton, and Plover, lying north of County Road HH, east of Brilowski Road/County Road R, south of Canadian National Railroad right-of-way, and west of Burbank Road, to be known as East Park Commerce Center. Such land consists of approximately 762 acres; seconded by Commissioner Cooper. Motion carried 4-1, with Commissioner Haines voting in the negative.

2. Adjourn.

Meeting adjourned at 6:34 PM.

REPORT OF CITY PLAN COMMISSION

Monday, October 1, 2012 – 6:00 PM

Lincoln Center – 1519 Water Street

PRESENT: Mayor Andrew Halverson, Alderperson Jerry Moore, Commissioner Tony Patton, Commissioner Anna Haines, Commissioner Sarah O'Donnell, Commissioner Garry Curless, and Commissioner David Cooper.

ALSO PRESENT: Community Development Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, Alderperson Andrew Beveridge, Alderperson Joanne Suomi, Alderperson Michael O'Meara, Alderperson Mary Stroik, Alderperson Jeremy Slowinski, Alderperson Roger Trzebiatowski, Alderperson Randy Stroik, Alderperson Mike Phillips, City Clerk John Moe, Public Works Director Scott Schatschneider, City Attorney Louis Molepske, Jacob Mathias, Brian Kowalski, Matthew Brown, John Holdridge, Dave Wilz, Bill Scholfield, Bob Enright, Jody Hurrish, Mel Bembenek, Corey Ladick, Jim Pollock, Michael Bronk, JD Manville, Carrie Freeberg, Sally Overholt, Barbara Gifford, Kent Hall and Kate Anderson

INDEX:

1. Report of the September 4, 2012 Plan Commission meeting.
2. Request from JD Manville, representing the owner/applicant, for a conditional use permit to increase the occupancy at **927-933 Main Street (Parcel ID 2408-32-2018-03)** from 8 to 12 with four off-site parking permits.
3. Request from Myron Soik and Sons Inc., Blue Top Farms Inc., The Mocadlo Family, and James and Delores Zakrzewski for the purpose of annexing multiple unaddressed properties located in the towns of Hull, Stockton, and Plover to the City of Stevens Point. **Such land, consisting of approximately 762 acres, is to be known as East Park Commerce Center, and is located north of County Road HH, east of Brilowski Road/County Road R, south of Canadian National Railroad right-of-way, and west of Burbank Road (County Parcel ID's: 30230801-13, 34230906:08.01, 34230906:07, 34230906:09.01, 34230906:10, 34230906:24, 34230906:09.03, 34230906.23, 34230906.25, 34230906:26.01, 020230801-03.02, 30230801-14, 30230801-09, 30230801-15, 30230801-12, 020230801-01.04, 020230801-01.02, 020230801-04.02, 020230801-04.01, 034230906:08.04, 34230906:09.02, 020230801-05.02, 020230801-02.06, 020230801-02.02, 020230801-03.01, and 30230801-16.01).** Such annexation includes the northern half of the adjacent right-of-way of County Road HH.
4. Establishing a permanent zoning classification for the properties indicated in the previous agenda item (East Park Commerce Center).
5. Amending Chapter 23 (Zoning Code) of the Revised Municipal Code to allow for a lesser setback for schools, churches, community or senior centers, and hospitals, through the conditional use process, within the R-3 Single Family and Two Family Residence District (Section 23.02(1)(e)).
6. Amending Chapter 23 (Zoning Code) of the Revised Municipal Code to reduce the minimum number of required parking spaces for medical and dental clinics for from 1 space per 200 sq. ft. for buildings under 10,000 sq. ft. and from 1 space per 300 sq. ft. for buildings exceeding 10,000 sq. ft., to 1 space per 300 sq. ft. for all buildings (Section 23.01(14)(d)(4)).
7. Amending Chapter 23 (Zoning Code) of the Revised Municipal Code to delete and recreate Section 23.02(4)(b) relating to standards and requirements for Planned Development Districts.

8. Review and recommendation on executing the Amended & Restated Reciprocal Easements, Parking and Operating Agreement and Declaration of Restrictions governing the former CenterPoint MarketPlace site.
 9. Review and recommendation on transferring a portion of the property located at 1201 Third Court (soon to be 1201 Third Street), along with adjacent parking area(s), from the Community Development Authority of the City of Stevens Point to Mid-State Technical College.
 10. Review and recommendation on transferring and/or selling and/or assigning the rights to the property located at 1101 Centerpoint Drive (Parcel ID 2408-32-2029-61) and the adjacent property (portions of Parcel IDs 2408-32-2029-65 and 2408-32-2029-66) from the Community Development Authority of the City of Stevens Point to Sara Investments Real Estate.
 11. Adjourn.
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1. Report of the September 4, 2012 Plan Commission meeting.

Motion by Alderperson Moore to approve the report of the September 4, 2012 meeting as presented; seconded by Commissioner Curless. Motion carried 7-0.

2. Request from JD Manville, representing the owner/applicant, for a conditional use permit to increase the occupancy at **927-933 Main Street (Parcel ID 2408-32-2018-03)** from 8 to 12 with four off-site parking permits.

Director Ostrowski stated Mr. Manville is requesting a conditional use permit for the purposes of increasing the occupancy of second floor apartments at 927-933 Main Street. Six units currently exist, varying in bedrooms. The property is licensed for only eight occupants, but may have the potential to house 12 occupants. Therefore, the applicant is requesting to increase the occupancy by four to reach the maximum potential and density of the apartments. Additionally, Mr. Manville is proposing to lease four off-site parking stalls from the City located north of the intersection of Crosby Street and Centerpoint Drive in the Crosby Lot. The owner owns adjacent parcels to the south of the property in question, which can accommodate 14 vehicles. Mr. Manville has stated that parking on that property is used by both residents within the apartments and employees at the businesses that exist on the first floor, hence the reason for the offsite parking request. Staff would recommend approval to increase the occupancy subject to the following conditions:

- Applicant must secure the appropriate onsite parking spaces.
- Shall parking ever become unavailable, the conditional use must cease within 60 days, or another parking location must be approved.
- Applicant must secure a multi-family license prior to issuance of an occupancy license.
- Accurate floor plan of the second story shall be submitted by an architect and or engineer to be reviewed by City staff prior to issuance of occupancy license.
- All building codes shall be met prior to issuance of an occupancy license.
- Any interior or exterior work for the apartments shall be completed within one (1) year after final approval, and may be granted a six month extension with approval by staff.
- Exterior improvements must be reviewed and approved by the Historic Preservation / Design Review Commission (windows, trim, etc).
- Dumpsters and/or refuse containers shall be screened from view.

Staff would also recommend the denial of the off-site parking request due to the fact that parking in the rear of the building can fulfill the parking requirements with two additional stalls remaining.

Commissioner O'Donnell asked for clarification since the application asked for 13 occupants, to which Director Ostrowski stated that had changed to 12 occupants since one of the rooms could not be considered a bedroom because it did not have an exit.

Motion by Commissioner Curless to approve the conditional use permit to increase the occupancy at 927-933 Main Street from eight to 12, but deny the off-site parking request with the following conditions:

- **Applicant must secure the appropriate onsite parking spaces.**
- **Should parking ever become unavailable, the conditional use must cease within 60 days, or another parking location must be approved.**
- **Applicant must secure a multi-family license prior to issuance of an occupancy license.**
- **Accurate floor plan of the second story shall be submitted by an architect and or engineer to be reviewed by City staff prior to issuance of occupancy license.**
- **All building codes shall be met prior to issuance of an occupancy license.**
- **Any interior or exterior work for the apartments shall be completed within one (1) year after final approval, and may be granted a six month extension with approval by staff.**
- **Exterior improvements must be reviewed and approved by the Historic Preservation / Design Review Commission (windows, trim, etc).**
- **Dumpsters and/or refuse containers shall be screened from view.**

Seconded by Commissioner Cooper.

Commissioner Haines asked for clarification regarding who was the owner of the parking lot and who currently uses the parking lot. Director Ostrowski stated the lot is under the same ownership and that current tenants, and some of the owners of the businesses and customers use the lot. Commissioner Haines then asked how many parking spaces would be needed, to which Director Ostrowski stated they would need 12 parking spaces and will take up all but three spaces in that lot. Director Ostrowski continued by stating that downtown businesses do not need to provide onsite parking, however they do need to provide onsite parking for residential uses when available.

Motion carried 6-0, with Alderperson Moore recusing.

3. Request from Myron Soik and Sons Inc., Blue Top Farms Inc., The Mocadlo Family, and James and Delores Zakrzewski for the purpose of annexing multiple unaddressed properties located in the towns of Hull, Stockton, and Plover to the City of Stevens Point. **Such land, consisting of approximately 762 acres, is to be known as East Park Commerce Center, and is located north of County Road HH, east of Brilowski Road/County Road R, south of Canadian National Railroad right-of-way, and west of Burbank Road (County Parcel ID's: 30230801-13, 34230906:08.01, 34230906:07, 34230906:09.01, 34230906:10, 34230906:24, 34230906:09.03, 34230906.23, 34230906.25, 34230906:26.01, 020230801-03.02, 30230801-14, 30230801-09, 30230801-15,**

30230801-12, 020230801-01.04, 020230801-01.02, 020230801-04.02, 020230801-04.01, 034230906:08.04, 34230906:09.02, 020230801-05.02, 020230801-02.06, 020230801-02.02, 020230801-03.01, and 30230801-16.01). Such annexation includes the northern half of the adjacent right-of-way of County Road HH.

Director Ostrowski stated this was previously discussed at a special Plan Commission meeting, and this is part of the certified sites program. Furthermore, he stated that the annexation encompasses 775 acres, with 762 acres worth of property, and the other acreage consists of railroad right-of-way as well as the right-of-way for County Road HH. He continued to state that this area was identified in our comprehensive plan as a future growth area for a business park. Director Ostrowski stated this is one of the steps required for the certified sites program by the end of October and staff would recommend approval of the annexation with the zoning to be discussed in the next agenda item.

Alderman Moore clarified the petition of annexation by reading directly from the "Petition for Direct Annexation by Unanimous Approval," stating that all the landowners had signed and petitioned the city for annexation, to which Mayor Halverson stated correct.

Kent Hall, 200 Pine Bluff Road, questioned the study to be done on the Mocadlo woods and if it would include a bird study. Furthermore, Mr. Hall stated that most of the species of birds that would breed in that area are currently wintering in Central and South America. He asked how could an environmental impact study be done on those breeding species. He stated his concern with the mapping of the habitat and asked about the species that occur there as well as the Lupine flower in prairie areas that support the Karner Blue Butterfly. Mr. Hall declared that there is no way to map for that species until the Lupine is out in the spring. He does not feel that the environmental impact study has given us enough information on the impacts to the area, and if these species are found in the spring will that impact the annexation of this land?

Mike Bronk, Chairman of the Town of Stockton, stated that he is not against the proposed annexation, but has concern since the Town of Stockton was not notified prior to it being in the newspaper. He also stated that the town does have concerns such as whether Burbank Road is going to be shared, is the city capable of providing fire protection in that area, and who would be responsible for the fire protection of the 700 plus acres.

John Holdridge, Chairman of the Town of Hull, stated that he questioned the safety issues and impact on the infrastructure of the surrounding area. Furthermore, he stated that it may not be able to support the development. Institutions such as schools need to be considered. Mr. Holdridge also stated that he is in favor of a master plan and is concerned with the zoning of M-2 as well as the types of businesses that are permitted in that zoning district.

Commissioner Haines stated that she is uncomfortable with continuing without a master plan for the development of this area due to its size. She asked that since the application process began,

was there time for the Plan Commission to start thinking about this area, to which Mayor Halverson stated he would point to the future land use plan that is articulated in the City's comprehensive plan, and the extensive review that happened back in 2005 and 2006. It was during that time that the Plan Commission had already planned what is occurring now. Commissioner Haines agreed in a broad sense but does not feel it was specific enough to understand how many workers can be accommodated, if the increase in traffic can be accommodated, and whether or not our housing stock can accommodate those workers. She encourages the Commission to think through the fiscal implications and the economic implications, because without doing so makes her feel uncomfortable.

Commissioner Curless asked if they annex into the city, would the taxes change, to which Mayor Halverson stated that the tax burden on all the properties will drop slightly when it comes into the city. The taxation would be specifically targeted towards the use of the property as opposed to the zoning.

Commissioner Patton asked if something wants to come in there, how much time would the Plan Commission and Council will have to act on the project, to which Mayor Halverson answered it will all depend on a project by project situation, but with any sale of acreage it will have to be approved by Common Council, as they are the option holder on all 762 acres. Mayor Halverson continued by stating that projects of a large scale will take a great deal of planning in terms of how utilities are going to be extended and where will the extension of roads will occur, which will happen on a project by project basis, as users have different needs. Mayor Halverson continued to state that any of those projects could take several months before options are approved by the Common Council depending on if it is an allowed use, the site plan meets the setbacks, and/or if a developers agreement needs to be in place.

Commissioner Haines asked about the property east of County Road R and north of County Road HH, to which Director Ostrowski stated it is a residential subdivision in the Town of Plover with five homes in it. A strip of land connects it to the southeast to keep in it the Town of Plover.

Motion by Alderperson Moore to approve the annexation request as presented; seconded by Commissioner Patton.

Commissioner Haines stated concern regarding the residential subdivision and how it will be dealt with when development occurs, to which Mayor Halverson stated it becomes left over from the rural expansion of very low density residential, moving to the east, where it was surrounded by agriculture, and it is going to have to remain. Commissioner Haines pointed out that those houses will have to be surrounded by light or heavy industrial use, or commercial use, which Mayor Halverson stated correct and continued stating that this annexation has zero population and no electors, so if there were more electors and we had a broader proportion, then we could force the annexation of that forty acres under the law, which would be much better planning, and better growth for the city, but we don't have a situation where that would work.

Commissioner O'Donnell asked when moving forward with development, is there a plan to have some sort of a master plan in place, to which Mayor Halverson stated that the City wants to give as much flexibility upfront as possible to developers. He continued that as we move forward, eventually you may see professional office space along HH, lighter industrial and more aggressive uses progress northward and heavier uses as you continue further to the north. Mayor Halverson stated the difficulty with a master plan as Portage County found out, when you have too tight of a master plan, and get too confined to what you do, then you lose all flexibility and will have to modify your plan or remove streets to accommodate for a business. He continued stating that the more flexibility we have up front, the greater the likelihood for us to build projects, and each project to the east will be planned so that naturally you extend from each development respectively, and there will a clear path for the infrastructure. Mayor Halverson stated that all buildings will be kept as far back from the rail corridor as possible to accommodate for the rail spur that could serve inter-modal users.

Director Ostrowski stated conceptually you can plan out the area, but to specifically lay out each lot is very difficult, especially with manufacturing. Manufacturing is very different, because you will get developers who will need 5-10 acres, then one that will want 80 acres. If you already have roads laid out, you may not be able to accommodate their needs.

Commissioner O'Donnell asked about the environmental concerns that were brought up, to which Mayor Halverson stated that we have to meet the requirements for certification.

Director Ostrowski added that in terms of the roads, they will come back to the Plan Commission if dedicated.

Motion carried 6-1, with commissioner Haines voting in the negative.

4. Establishing a permanent zoning classification for the properties indicated in the previous agenda item (East Park Commerce Center).

Director Ostrowski stated within the packet there has been a map provided with staff recommendation for specific zoning for the property. The northern area and center section is recommended to be M-2 Heavy Industrial. Since a rail spur is anticipated to come down and service the center area, we would like to keep this M-2. Property along County Road HH, Burbank Road, and east of the Town of Plover area would be M-1 Light Industrial. This would mimic the current zoning in the Portage County Business Park and be zoned so you get the lighter type of uses along County Road HH and Burbank Road.

Commissioner Haines pointed out that the current zoning code dates back to 1979 and does not include any of the high tech industry. Her understanding is that uses listed as permitted uses are allowed, and those as conditional uses can occur, but anything not listed is prohibited. She provided an example of a high technological business interested in 80 acres for the storage of servers and a solar array to power those servers and questioned where that would fit in the proposed zoning.

Director Ostrowski stated that type of development would fall under an office type setting. It is impossible for our code to state every single industry use out there, but it is the responsibility of the Zoning Administrator make determinations on non-specific uses, that are similar in nature. Director Ostrowski further stated that all uses within the B-1 through the B-5 district carry forward unless it is exclusively stated as prohibited. Commissioner Haines clarified that some sort of data center would be classified as an office use, but what about the solar array, to which Director Ostrowski stated that it would be an accessory use to the office use. Mayor Halverson also reinforced that it would be at the digression of the Zoning Administrator and the Community Development Director as to what use classification might come into play.

Commissioner Haines asked about the implementation of the zoning code re-write and how this will affect the zoning on the parcels. Director Ostrowski answered that when we re-write the zoning code, a lot of the industrial uses will become a Planned Development special use under the industrial use. Commissioner Haines asked how that would function, to which Director Ostrowski stated very similar to the permitted and conditional use with specific design standards..

Commissioner Curless asked if you can put office buildings in M-1, to which Director Ostrowski stated yes.

Commissioner Haines asked what is considered the vision for this area, to which Mayor Halverson stated inter-modal is a key given geographically for a community that can show this much acreage with the mainline Canadian National Railroad directly adjacent to it with very little grade change, as well as access to the interstate. He continued stating that our infrastructure and geological stability with almost no seismic risk and very little natural disaster concerns draw data center type uses that have very little environmental risks. Mayor Halverson added that green energy technologies as well as green industries would be good as well. Ideally, we would like to fill it with high intensity uses offering thousands of jobs with its ultimate build out in the next 20-30 year window. Mayor Halverson then stated he would be very nervous if one user would come in and take the entire property and hiring 3,000-4,000 workers, creating an unstable model for our economy. He would like to see multiple, several hundred thousand square foot users in different aspects of the economy.

Commissioner Curless asked if any of this land would be left for park land, to which Commissioner Haines stated that we could place that as a restriction or have some land zoned conservancy, but we haven't said that at this point. Director Ostrowski stated that the individual businesses are still going to have to meet stormwater requirements, green space, retention areas, and dedication of land requirements. He continued that most of the businesses in the Portage County Business Park have a high green space requirement, which can be troublesome since it is not a very dense development that takes up lots of land. He added that with this we would like to see more dense development, especially along the rail, promoting our comprehensive plan, however, towards HH and along Burbank, they would like to see lesser intense uses.

Commissioner Haines pointed out no public land right now is proposed to exist. Commissioner Curless asked if a developer came in and wanted to develop a 40 acre piece would they be able to develop all of the land, to which Director Ostrowski stated yes, with Commissioner Haines adding with the appropriate setbacks.

Kent Hall, 200 Pine Bluff Road, asked if there can be something done for the zoning to be more transparent, more taxpayer friendly, and offer more environmental protections. He stated that his concern is if an industry would come in, would it come back to the Plan Commission and Common Council for approval of a done deal, or will there be a chance to modify the arrangements.

Mayor Halverson stated no, if the use meets zoning code, then it is what is allowed in that area, but any sale of land will have to be approved by the Common Council.

John Holdridge, Town of Hull Chairman, stated that if a truck terminal or vehicle manufacturer comes in and is permitted, what is to prevent that operation from going there, and how will we know if it will have massive consequences for this community.

Mayor Halverson stated that the Common Council could decide not to sell the developer that land.

Bob Enright, 5753 Algoma Street, asked to what extent are you planning and it sounds like just a vote on an annexation change that would allow any intrusion of any business into this area. Community values need to be weighed and balanced stated Mr. Enright. He asked if the City is actually going after a particular industry with this annexation and zoning. Finally, Mr. Enright stated the commission is being reactive and the only control that the city has over this is to not sell the land.

Cathy Dugan, 615 Sommers Street, stated she is concerned for the water quality if a big manufacturer comes in, and stated that there needs to be other checks besides the Common Council. She feels there needs to be a way for the public to speak through the commission and feels that our comprehensive plan should not change the character of our community. The Plan Commission and the Common Council need to develop good paying jobs with the businesses that we have now.

Mayor Halverson stated that with economic development, there is a difference between farming verses hunting, and there needs to be a bit of both. He continued that farming is nurturing and culturing the current employers that within the City, but also leveraging your connection with current employers to find either distributors or other related businesses that our current employment base would like to see here. Mayor Halverson stated that specifically going out and finding land that those businesses would be able to build on, is what East Park Commerce Center is targeted for, not just raw hunting for any company that has no affiliation at all, but finding those resources and leads from the existing employers that we already have in our community, which would not only help their productivity, but would expand the job offerings that we have. He continued stating that as we plan for jobs, if we have a 100,000 square foot user, the only building vacant that could be retro fitted would be the Joerns facility. Land available specifically to build these types of employers on is important, we can't choose to only infill when you don't have enough land to retro fit, unless you are going to demolish existing buildings. Mayor Halverson added that at some point we have to understand that new land and our ability to harness construction projects that need to go on larger acre tracks, is something that the city has very little ability to do. Mayor Halverson stated that the intersection of County Road HH and County Road R was drastically improved with the cost split three ways, and we are doing the exact same thing with the intersection of County Road HH and Hoover Avenue. The capacity of Business Park Drive and County Road HH was just expanded to handle increased traffic, so now there are intersections and an interchange that were planned and sized for all of the traffic flow that would be able to be

harnessed in this entire business park. He continued that those improvements have already been made, and we will by the authority of the annexation be acquiring the northern half of County Road HH, which will help us be able to participate now with TIF eligible expenditures to work with the county for expanding those pieces of infrastructure. The Mayor finished by stating that the site is ready for industrial development that would mean jobs that are \$16-18 per hour or more.

Motion by Commissioner Haines to approve the zoning M-1 and M-2 as described but make all manufacturing and industrial uses conditional uses.

Mayor Halverson stated that motion is out of order because the motion would specifically change the zoning code, and that is not on the agenda. Commissioner Haines withdrew her motion.

Commissioner Cooper asked what WEDC is requiring for zoning, to which Director Ostrowski stated that they wanted a manufacturing style of zoning, and the uses in there are not specific to the WEDC, but they wanted a manufacturing type zoning for the marketing of the site and all requirements for the WEDC are to be turned in by October 31, 2012.

Commissioner Curless asked if the commission could put a maximum acreage on the site, so that one company could not purchase the entire site, to which Director Ostrowski stated you could add a performance enhancer in the zoning code that any development over a certain number of acres would need Plan Commission review, but that can't be done tonight, because that amendment is not noticed. It could be done next month if so chosen.

Commissioner Haines asked how this could be brought back to be discussed, to which Director Ostrowski stated we could prepare modifications to the zoning code to be brought back next month to be discussed.

Motion by Commissioner Patton to approve parcels known as Portage County Parcel ID's: 034230906:07, 034230906:10, 034230906.23, 034230906.25, 034230906:26.01, 030230801-14, 030230801-13, 030230801-09, 030230801-15, 030230801-12, and 030230801-16.01 shall be classified as M-1 "Light Industrial."

Parcels known as Portage County Parcel ID's: 034230906:08.01, 034230906:09.01, 034230906:24, 034230906:09.03, 020230801-03.02, 020230801-01.04, 020230801-01.02, 020230801-04.02, 020230801-04.01, 034230906:08.04, 034230906:09.02, 020230801-05.02, 020230801-02.06, 020230801-02.02, and 020230801-03.01 shall be classified as M-2 "Heavy Industrial."

Seconded by Alderperson Moore. Motion carried 5-2, with Commissioner Haines and Commissioner Curless voting in the negative.

5. Amending Chapter 23 (Zoning Code) of the Revised Municipal Code to allow for a lesser setback for schools, churches, community or senior centers, and hospitals, through the conditional use process, within the R-3 Single Family and Two Family Residence District (Section 23.02(1)(e)).

Director Ostrowski stated the current Zoning Ordinance allows for a lesser setback for schools, churches, and senior and community centers. These types of institutions are more community based and serve particular purposes. The reduced setbacks need to be reviewed by the Plan Commission and approved by the Common Council. With that said, hospitals are another institution

that falls into a community-wide category where reduced setbacks may be warranted, based off of certain situations. Director Ostrowski recommended modifying the current ordinance to allow hospitals in this category, as well as reducing the minimum setback requirement to zero feet, with approval through the conditional use process. This would only be allowed in R-3 or higher districts.

Motion by Alderperson Moore to approve the amendment to Chapter 23 (Zoning Code) of the Revised Municipal Code to allow for a lesser setback for schools, churches, community or senior centers, and hospitals, through the conditional use process, within the R-3 Single Family and Two Family Residence District (Section 23.02(1)(e)); seconded by Commissioner Curless.

Commissioner Haines asked what that would mean and what would be the purpose of that, to which Director Ostrowski stated these types of uses could have a reduced setback through the conditional use process. For example, this is seen with churches on a corner that may be built up to the street property line.

Commissioner O'Donnell clarified that this already exists, and that we are just adding hospitals to that, to which Director Ostrowski stated essentially yes, but also modifying the current setback requirements through the conditional use process.

Alderperson Mike Phillips asked how that would affect McKinley School who is interested in putting in a parking lot, to which Director Ostrowski stated this is separate requirement for buildings, as parking lots have different setback requirements.

Motion carried 7-0.

6. Amending Chapter 23 (Zoning Code) of the Revised Municipal Code to reduce the minimum number of required parking spaces for medical and dental clinics for from 1 space per 200 sq. ft. for buildings under 10,000 sq. ft. and from 1 space per 300 sq. ft. for buildings exceeding 10,000 sq. ft., to 1 space per 300 sq. ft. for all buildings (Section 23.01(14)(d)(4)).

Motion by Commissioner Patton to approve amendment to Chapter 23 (Zoning Code) of the Revised Municipal Code to reduce of the minimum number of required parking spaced for medical and dental clinics from 1 space per 200 sq. ft. for buildings under 10,000 sq. ft. and from 1 space per 300 sq. ft. for buildings exceeding 10,000 sq. ft., to 1 space per 300 sq. ft. for all buildings (Section 23.01(14)(d)(4)); seconded by Alderperson Moore.

Commissioner Curless provided an example of a dental office which would need more than 10 spaces due to the employees and the patients being seen for each employee, to which Director Ostrowski stated this is the minimum space requirement and most clinics will build to what they need. In addition, other office type uses are at 1 space per 300 sq. ft.

Motion carried 7-0.

7. Amending Chapter 23 (Zoning Code) of the Revised Municipal Code to delete and recreate Section 23.02(4)(b) relating to standards and requirements for Planned Development Districts.

Director Ostrowski stated that there are four Planned Development Districts (PD's) within the City, all of which have been used to create residential developments. It is not the City's intention to

primarily use PD's as a means for only residential development; however, the standards and requirements for PD's within our code do not favor commercial development. The most limiting factor within the current PD is that a minimum of 5 acres is required. This requirement prevents dense inner City property from utilizing the PD, and in some cases has prevented the revitalization of commercial areas. Additionally, large setbacks are required around the boundaries of the PDs, which again limit dense, main-street like development from occurring along commercial corridors and in downtown. Director Ostrowski proposed to amend the Planned Development ordinance and provided a procedural example which included the rezoning of property to the Planned Development District and the submission of a conceptual plan with setbacks and building types that would need to be reviewed by the Plan Commission.

Commissioner O'Donnell asked who would initiate this and if there would be a minimum or maximum on the sizes, to which Director Ostrowski stated it would be the petitioner, landowner and no there is no size requirements.

Commissioner Haines clarified that this would be residential and business districts, to which Director Ostrowski stated correct.

Motion by Commissioner Cooper to approve amending of Chapter 23 (Zoning Code) of the Revised Municipal Code relating to standards and requirements for Planned Development Districts as presented; seconded by Commissioner Patton. Motion carried 7-0.

8. Review and recommendation on executing the Amended & Restated Reciprocal Easements, Parking and Operating Agreement and Declaration of Restrictions governing the former CenterPoint MarketPlace site.

Mayor Halverson stated that these are before the commission due to a statutory requirement that they are reviewed and a recommendation is given to the CDA for their action.

Director Ostrowski stated that these are the restrictions that govern the former CenterPoint MarketPlace and the types of uses on the site.

Motion by Commissioner Patton to approve the execution of the Amended & Restated Reciprocal Easements, Parking and Operating Agreement and Declaration of Restrictions governing the former CenterPoint Market Place site; seconded by Alderperson Moore. Motion carried 7-0.

9. Review and recommendation on transferring a portion of the property located at 1201 Third Court (soon to be 1201 Third Street), along with adjacent parking area(s), from the Community Development Authority of the City of Stevens Point to Mid-State Technical College.

Director Ostrowski stated this is again a statutory requirement that any transfer of land from the CDA to another party will require the Plan Commission to provide a recommendation. He continued stating this is part of the Mid-State Redevelopment project, and the CSM is provided in the packets and he explained that everything west of the re-established Third Street would be transferred to Mid-State Technical College.

Motion by Commissioner Patton to approve the transferring of a portion of the property located at 1201 Third Court (soon to be 1201 Third Street), along with adjacent parking area(s), from the

Community Development Authority of the City of Stevens Point to Mid-State Technical College; seconded by Commissioner Curless. Motion carried 7-0.

10. Review and recommendation on transferring and/or selling and/or assigning the rights to the property located at 1101 Centerpoint Drive (Parcel ID 2408-32-2029-61) and the adjacent property (portions of Parcel IDs 2408-32-2029-65 and 2408-32-2029-66) from the Community Development Authority of the City of Stevens Point to Sara Investments Real Estate.

Director Ostrowski stated this is also a statutory requirement to make the recommendation to the CDA. The CDA is looking to sell the former Dunham's building and the surrounding land area as identified in the CSM, which is about 1.8 acres to Sara Investments for redevelopment of that site.

Motion by Commissioner Patton to approve the transferring and/or selling and/or assigning the rights to the property located at 1101 Centerpoint Drive and the adjacent property from the Community Development Authority of the City of Stevens Point to Sara Investments Real Estate; seconded by Commissioner Haines. Motion carried 7-0.

11. Adjourn.

Meeting Adjourned at 7:38pm



Memo

Michael Ostrowski, Director

Community Development

City of Stevens Point

1515 Strongs Avenue

Stevens Point, WI 54481

Ph: (715) 346-1567 • Fax: (715) 346-1498

mostrowski@stevenspoint.com

City of Stevens Point – Department of Community Development

To: Plan Commission
From: Michael Ostrowski and Kyle Kearns
CC:
Date: 10/26/2012
Re: Removal of right of first refusal condition - 3447 Minnesota Avenue

David Ray, representing the property owners, John & Susan Hedquist, is requesting the right of first refusal language found on the land contract to be removed. Currently, the language grants the City the right of first refusal on the property. The director of the parks department has stated that the department has no intention to purchase the property in the future and will recommend removing the right-of-refusal condition from the land contract to the Park Board. The property owners fear that the right of first refusal language may hinder their ability to market the property. With that said, staff recommends approving the request to remove the right of first refusal covenant/condition.



DOCUMENT NO.
LA=001
388883

STATE BAR OF WISCONSIN FORM 11-1988
LAND CONTRACT
Individual and Corporate
(TO BE USED FOR ALL TRANSACTIONS WHERE OVER
\$10,000 IS FINANCED AND IN OTHER NON-CONSUMER
ACT TRANSACTIONS)

THIS SPACE RESERVED FOR RECORDING DATA

470 377

Contract, by and between CITY OF STEVENS POINT, a
municipal corporation
("Vendor",
whether one or more) and JOHN PATRICK HEDQUIST and
SUSAN JOY CLAUSEN-HEDQUIST, husband and wife as
joint tenants ("Purchaser", whether one or more).
Vendor sells and agrees to convey to Purchaser, upon the prompt and full per-
formance of this contract by Purchaser, the following property, together with the
rents, profits, fixtures and other appurtenant interests (all called the "Property"),
in PORTAGE County, State of Wisconsin:

PORTAGE COUNTY, WIS.
Received this 31st Day of Dec.
A.D. 1986 2:30 o'clock P.M.
Recorded in Vol. 470 of
Micro-Recorded page 377-79
John R. Johnson
Register of Deeds
Pd. \$8.00

RETURN TO City Clerk
Stevens Point City Hall

Tax Parcel No.

Part of the Southwest Quarter of the Southeast Quarter of Section 4, Township 23
North, Range 8 East; Commencing 160 feet North of the intersection of the
South line of said Forty and the East line of Minnesota Avenue, thence East
to River, thence South 160 feet, thence West on the South line of said Forty to
the East line of Minnesota Avenue, thence North 160 feet to the point of beginning,
Excepting therefrom Certified Survey Map No. 2451 as recorded in Volume 463 of
Portage County Certified Survey Maps, pages 361-362.

SUBJECT TO ATTACHED COVENANTS AND CONDITIONS.

FEE

#2
EXEMPT

This is not homestead property.

Purchaser agrees to purchase the Property and to pay to Vendor at the County City Building, Stevens Point
the sum of \$58,000.00 in the following manner: (a) \$250.00 at the execution of this Contract; and (b) the balance of \$57,750.00 together with interest from date
hereof on the balance outstanding from time to time at the rate of 0% per cent per annum
until paid in full, as follows:

In monthly installments in the amount of \$250.00 beginning on February 1st, 1986.

Provided, however, the entire outstanding balance shall be paid in full on or before the 31st day of
December, 1986. (the maturity date).

Following any default in payment, interest shall accrue at the rate of 12% per annum on the entire amount
in default (which shall include, without limitation, delinquent interest and, upon acceleration or maturity, the entire
principal balance).

Purchaser, unless excused by Vendor, agrees to pay monthly to Vendor amounts sufficient to pay reasonably antici-
pated annual taxes, special assessments, fire and required insurance premiums when due. To the extent received by Vendor,
Vendor agrees to apply payments to these obligations when due. Such amounts received by the Vendor for payment of
taxes, assessments and insurance will be deposited into an escrow fund or trustor account, but shall not bear interest
unless otherwise required by law.

Payments shall be applied first to interest on the unpaid balance at the rate specified and then to principal. Any
amount may be prepaid without premium or fee upon principal at any time after execution of this land contract

In the event of any prepayment, this contract shall not be treated as in default with respect to payment so long
as the unpaid balance of principal, and interest (and in such case accruing interest from month to month shall be treated
as unpaid principal) is less than the amount that said indebtedness would have been had the monthly payments been
made as first specified above; provided that monthly payments shall be continued in the event of credit of any proceeds
of insurance or condemnation, the condemned premises being thereafter excluded herefrom.

Vendor

Vendor agrees to pay the cost of future title evidence. If title evidence is in the form of an abstract, it shall
be retained by Vendor until the full purchase price is paid.

Purchaser shall be entitled to take possession of the Property upon execution of this land contract.

*Cross Out One.

Purchaser promises to pay when due all taxes and assessments levied on the Property or upon Vendor's interest in it and to deliver to Vendor on demand receipts showing such payment.

Purchaser shall keep the improvements on the Property insured against loss or damage occasioned by fire, extended coverage perils and such other hazards as Vendor may require, without co-insurance, through insurers approved by Vendor, in the sum of \$..... its insurable value but Vendor shall not require coverage in an amount more than the balance owed under this Contract. Purchaser shall pay the insurance premiums when due. The policies shall contain the standard clause in favor of the Vendor's interest and, unless Vendor otherwise agrees in writing, the original of all policies covering the Property shall be deposited with Vendor. Purchaser shall promptly give notice of loss to insurance companies and Vendor. Unless Purchaser and Vendor otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided the Vendor deems the restoration or repair to be economically feasible.

Purchaser covenants not to commit waste nor allow waste to be committed on the Property, to keep the Property in good tenable condition and repair, to keep the Property free from liens superior to the lien of this Contract, and to comply with all laws, ordinances and regulations affecting the Property.

Vendor agrees that in case the purchase price with interest and other monies shall be fully paid and all conditions shall be fully performed at the times and in the manner above specified Vendor will on demand, execute and deliver to the Purchaser, a Warranty Deed, in fee simple, of the Property, free and clear of all liens and encumbrances, except any liens or encumbrances created by the act or default of Purchaser, and except: covenants and conditions attached.

Purchaser agrees that time is of the essence and (a) in the event of a default in the payment of any principal or interest which continues for a period of 30 days following the specified due date or (b) in the event of a default in performance of any other obligation of Purchaser which continues for a period of 30 days following written notice thereof by Vendor (delivered personally or mailed by certified mail), then the entire outstanding balance under this contract shall become immediately due and payable in full, at Vendor's option and without notice (which Purchaser hereby waives), and Vendor shall also have the following rights and remedies (subject to any limitations provided by law) in addition to those provided by law or in equity: (i) Vendor may, at his option, terminate this Contract and Purchaser's rights, title and interest in the Property and recover the Property back through strict foreclosure with any equity of redemption to be conditioned upon Purchaser's full payment of the entire outstanding balance, with interest thereon from the date of default at the rate in effect on such date and other amounts due hereunder (in which event all amounts previously paid by Purchaser shall be forfeited as liquidated damages for failure to fulfill this Contract and as rental for the Property if purchaser fails to redeem); or (ii) Vendor may sue for specific performance of this Contract to compel immediate and full payment of the entire outstanding balance, with interest thereon at the rate in effect on the date of default and other amounts due hereunder, in which event the Property shall be auctioned at judicial sale and Purchaser shall be liable for any deficiency; or (iii) Vendor may sue at law for the entire unpaid purchase price or any portion thereof; or (iv) Vendor may declare this Contract at an end and remove this Contract as a cloud on title in a quiet title action if the equitable interest of Purchaser is insignificant; and (v) Vendor may have Purchaser ejected from possession of the Property and have a receiver appointed to collect any rents, issues or profits during the pendency of any action under (i), (ii) or (iv) above. Notwithstanding any oral or written statements or actions of Vendor, an election of any of the foregoing remedies shall only be binding upon Vendor if and when pursued in litigation and all costs and expenses including reasonable attorneys fees of Vendor incurred to enforce any remedy hereunder (whether abated or not) to the extent not prohibited by law and expenses of title evidence shall be added to principal and paid by Purchaser, as incurred, and shall be included in any judgment.

Upon the commencement or during the pendency of any action of foreclosure of this Contract, Purchaser consents to the appointment of a receiver of the Property, including homestead interest, to collect the rents, issues, and profits of the Property during the pendency of such action, and such rents, issues, and profits when so collected shall be held and applied as the court shall direct.

Purchaser shall not transfer, sell or convey any legal or equitable interest in the Property (by assignment of any of Purchaser's rights under this Contract or by option, long-term lease or in any other way) without the prior written consent of Vendor unless either the outstanding balance payable under this Contract is first paid in full or the interest conveyed is a pledge or assignment of Purchaser's interest under this Contract solely as security for an indebtedness of Purchaser. In the event of any such transfer, sale or conveyance without Vendor's written consent, the entire outstanding balance payable under this Contract shall become immediately due and payable in full, at Vendor's option without notice.

Vendor shall make all payments when due under any mortgage outstanding against the Property on the date of this Contract (except for any mortgage granted by Purchaser) or under any note secured thereby, provided Purchaser makes timely payment of the amounts then due under this Contract. Purchaser may make any such payments directly to the Mortgagee if Vendor fails to do so and all payments so made by Purchaser shall be considered payments made on this Contract.

Vendor may waive any default without waiving any other subsequent or prior default of Purchaser.

All terms of this Contract shall be binding upon and inure to the benefits of the heirs, legal representatives, successors and assigns of Vendor and Purchaser. (If not an owner of the Property the spouse of Vendor for a valuable consideration joins herein to release homestead rights in the subject Property and agrees to join in the execution of the deed to be made in fulfillment hereof.)

Dated this 31st day of December 1985
John Patrick Hedquist (SEAL) CITY OF STEVENS POINT, Vendor
John Patrick Hedquist, Purchaser
Susan Joy Clausen-Hedquist (SEAL) BY: Michael D. Haberman, Mayor
Susan Joy Clausen-Hedquist, Purchaser Barbara Kranig, Clerk

AUTHENTICATION

Signature(s)
.....
authenticated this day of, 19.....

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § 700.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
LOUIS J. MOLEPSKE, ATTORNEY
Stevens Point, Wisconsin

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN
Portage County, ss.
Personally came before me this 31st day of December, 1985, the above named
Michael D. Haberman, Barbara Kranig,
John Patrick Hedquist and Susan Joy
Clausen-Hedquist

to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Louis J. Molepske
Notary Public Portage County, Wis.
My Commission is permanent. (If not, state expiration) date:, 19.....

*Name of person signing if any capacity should be typed or printed below their signature.
L & H: CONTRACT - Individual and Corporate - State Bar of Wisconsin, Form No. 11 - 114

388883

Vol 470 Page 379

Attachment to Land Contract; City of Stevens Point/Hedquist

COVENANTS AND CONDITIONS

1. The property may be used only for single family dwelling purposes as long as zoned residential.

2. No structures may be built on the property without City's permission. Provided, however, this condition does not prohibit:

- (a) Repair and rebuilding of present structures;
- (b) Erection of fences, dog house (for household pets only), additions to and extensions of existing structures consistent with single family residential use.

3. In the event the Purchaser desires to sell the real estate, the City shall have the right of first refusal, as follows: In the event Purchaser receives a bonified offer to purchase the property, which Purchaser is willing to accept, Purchaser shall deliver a copy of such offer forthwith to Vendor. Vendor shall, within thirty (30) days thereafter, notify Purchaser, in writing, that Vendor does or does not wish to purchase the property at the same price and on the same terms and conditions as set forth in such offer. Such written notice by Vendor indicating Vendor does wish to exercise this right of first refusal shall, together with such offer, constitute an agreement between Purchaser and Vendor to sell and purchase the property at such price and on such terms and conditions.

4. Vendor agrees to connect water, hot water heater, electrical and furnace and further repair the rear door window so as to provide for occupancy for Purchaser. Vendor further warrants that it will repair and maintain the roof up to December 31, 1986.

Name and Address		Parcel #	Alt Parcel #	Land Use
John P Hedquist & Susan Joy Clausen-Hedquist PO Box 797 Fish Creek, WI 54212		230804401006	230804401006	Residential
		Property Address		Neighborhood
		3447 Minnesota Ave		286 Nebel Hobart Thompson Kc
Subdivision		Zoning		
Display Note		Certified Survey Map		R2-SINGLE

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

SITE DATA**PERMITS**

Actual Frontage	160.0	Date	Number	Amount	Purpose	Note
Effective Frontage	160.0					
Effective Depth	209.0					
Square Footage	33,440.0					
Acreage	0.768					

2012 ASSESSED VALUE

Class	Land	Improvements	Total
A-Residential	\$34,400	\$87,300	\$121,700
Total	\$34,400	\$87,300	\$121,700

LEGAL DESCRIPTION

PRT OF SW SE S4 T23 R8: COM 160F N OF INTERS SL SD FORTY & EL MINN AVE, TH E TO RIVER S 160F, W ON SL OF FORTY TO EL MINN, N 160F TO POB EXC CSM #2451 470/377-79

DWELLING DATA (1 of 1)

Style	07 Old Style		Basement	Full	Exposed	No
Ext. Wall	Wood / Masonite		Heating	Basic		
Story Height	1.5	Age	92	Fuel Type	Gas	
Year Built	1920	Eff. Year	1920	System Type	Warm Air	
Class	A-Residential		Total Rooms	7	Bedrooms	4
Int. Cond. Relative to Ext.	Interior Same As Exterior		Family Rooms	1		
Physical Condition	Average		Full Baths	2	Half Baths	0
Kitchen Rating	Average		Bath Rating	Average		

FEATURES**ATTACHMENTS**

Description	Units	Description	Area
Additional Plumbing Fixtures	3	Enclosed Frame Porch Open Frame Porch	35 192

Name and Address		Parcel #	Alt Parcel #	Land Use
John P Hedquist & Susan Joy Clausen-Hedquist PO Box 797 Fish Creek, WI 54212		230804401006	230804401006	Residential
		Property Address		Neighborhood
		3447 Minnesota Ave		286 Nebel Hobart Thompson Kc
Subdivision		Zoning		
Display Note		Certified Survey Map		R2-SINGLE

LIVING AREA

Description	Gross Area	Calculated Area
Basement	1,156.0	
Finished Basement Living Area	0.0	0.0
First Story	1,324.0	1,324.0
Second Story	1,156.0	1,156.0
Additional Story	0.0	0.0
Attic / Finished	0.0	0.0
Half Story / Finished	0.0	0.0
Attic / Unfinished	0.0	
Half Story / Unfinished	0.0	
Room / Unfinished	0.0	
Total Living Area		2,480.0

DETACHED IMPROVEMENTS

Description	Year Built	Square Feet	Grade	Condition
Garage - Detached Frame/ Block	1970	480.0	C	Average
Frame Shed	1970	608.0	C	Average

PROPERTY IMAGE

PROPERTY SKETCH





Memo

Michael Ostrowski, Director
Community Development
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481
Ph: (715) 346-1567 • Fax: (715) 346-1498
mostrowski@stevenspoint.com

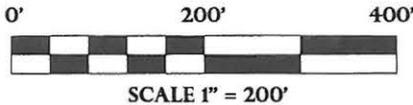
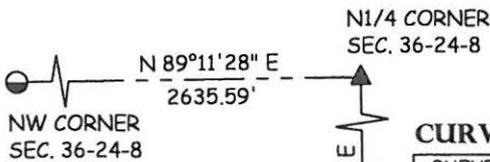
City of Stevens Point – Department of Community Development

To: Plan Commission
From: Michael Ostrowski and Kyle Kearns
CC:
Date: 10/26/2012
Re: Land Dedication - Highway 10 and Badger Avenue Intersection

Team Scheirl Companies is proposing to dedicate a small, 0.02 acre, piece of land for use of right-of-way. The land is described as outlot 2 on the attached Certified Survey Map and exists on the northeast corner of the intersection of Highway 10 East and Badger Avenue. Curb is proposed to exist within the dedicated land to accommodate the adjacent right-of-ways.

Therefore, staff recommends approving the dedication of land.

OF ALL OF LOT 1 OF CERTIFIED SURVEY MAP #8701, BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP #7102; ALL LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.



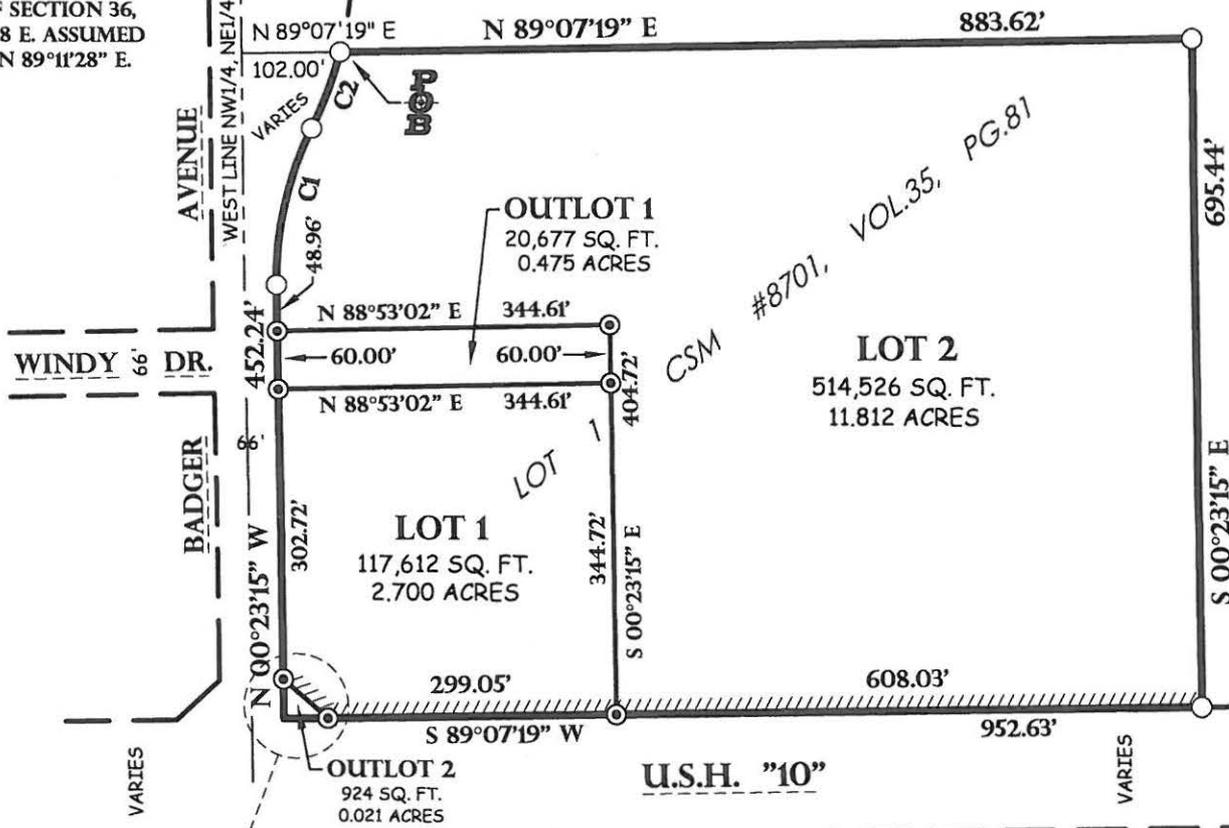
CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	366.98'	169.74'	168.23'	N 12°51'43\" E	26°30'04\"
C2	433.00'	85.77'	85.63'	N 20°26'15\" E	11°20'56\"

BASE FOR BEARING

THE NORTH LINE OF THE NW 1/4 OF SECTION 36, T 24 N, R 8 E. ASSUMED TO BEAR N 89°11'28\" E.

LOT 2 CSM #8701, VOL.35, PG.81



OUTLOT NOTES

OUTLOT 1 CREATED FOR THE PURPOSE OF ACCESS TO LOTS 1 AND 2 OF THIS SURVEY.

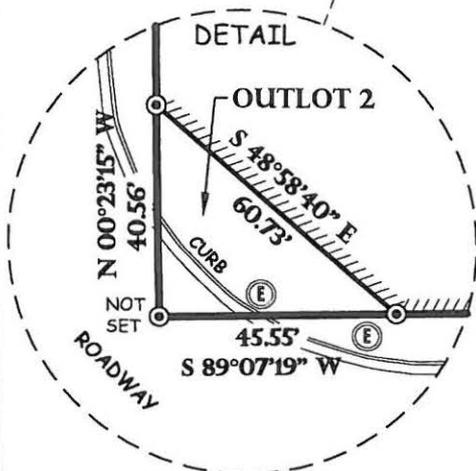
OUTLOT 2 CREATED FOR THE PURPOSE OF CONEYANCE TO THE CITY OF STEVENS POINT FOR STREET PURPOSES.

LEGEND

- ⊙ 3/4" O.D. X 18" IRON BAR SET WEIGHING 1.50 LBS/LIN. FT.
- 1" I.D. IRON PIPE FOUND
- 1 1/4" O.D. IRON BAR FOUND
- ▲ MAG NAIL FOUND
- ⓔ ELECTRIC MAHMHOLE
- //// NO ACCESS



10/12/12



Point of Beginning

Land Surveying
Engineering
Donald J. Buza, RLS #2338
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999(Ph) 715.344.9922(Fx)

THIS INSTRUMENT WAS DRAFTED BY DONALD BUZA AND DRAWN BY DONALD BUZA

FIELD BOOK 48 PAGE 45-48

JOB # 12.536

SHEET 1 OF 3 SHEETS

PORTAGE COUNTY CERTIFIED SURVEY MAP

I, Donald J. Buza, Registered Land Surveyor, hereby certify:

That I have surveyed, divided and mapped all of Lot 1 of Certified Survey Map #8701, being part of Lot 1 of Certified Survey Map #7102 and located in the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin, described as follows:

Commencing at the Northwest 1/4 corner of Section 36, Township 24 North, Range 8 East; thence N 89°11'28"E along the North line of the Northwest 1/4 of said Section 36, 2635.59 feet to the North 1/4 corner of said Section 36; thence S 00°23'15"E along the West line of the Northwest 1/4 of the Northeast 1/4 of said Section 36, 557.32 feet; thence N 89°07'19"E, 102.00 feet to the point of beginning (POB) of the parcel to be described; thence N 89°07'19"E, 883.62 feet; thence S 00°23'15"E, 695.44 feet to the North line of U.S.H. "10"; thence S 89°07'19"W along the said North line of U.S.H. "10", 952.63 feet to the East line of Badger Avenue; thence N 00°23'15"W along the said East line of Badger Avenue, 452.24 feet; thence Northeasterly 169.74 feet along the arc of a curve along the said East line of Badger Avenue, concave Southeasterly, having a radius of 366.98 feet and whose long chord bears N 12°51'43"E, 168.23 feet; thence Northeasterly 85.77 feet along the arc of a curve along the said East line of Badger Avenue, concave Northwesterly, having a radius of 433.00 feet and whose long chord bears N 20°26'15"E, 85.63 feet to the point of beginning.

Subject to (if any) covenants, conditions, restrictions, right-of-ways and easements of record.

That I have made such survey, land division and plat by the direction of Parkdale Development, LLC.

That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Ordinances of Portage County and the Town of Hull in surveying, dividing and mapping the same.

Dated this 12th day of October, 2012.

WISCONSIN
DONALD J. BUZA
S-2338
CUSTER, WI
LAND SURVEYOR
Donald J. Buza
R.L.S. No. S-2338

CITY OF STEVENS POINT APPROVAL

I hereby certify this map and accompanying information is ~~(approved)~~ (conditionally approved) pursuant to the Building and Safety Ordinances of Stevens Point on the basis of the following (facts) (conditions):

- Conditions: (1) PLAN COMMISSION & COMMON COUNCIL ACCEPT THE LAND DEDICATION OF OUTLOT 2
(2) 80% OF THE AREA OF LOT 1 OF CSM. #8701 REC. IN VOL. 35 PAGE 81 BE MAINTAINED IN A NATURAL, UNDISTURBED AND UNDEVELOPED STATE WITH NO FERTILIZERS, CHEMICALS OR PESTICIDES BEING APPLIED.
Community Development Office (3) OUTLOT 1 WILL REMAIN AS A PRIVATE DRIVE.

Brent Curless
Zoning Admin 10/12/2012

Prepared by:
Point Of Beginning, Inc.
5709 Windy Drive, Suite D
Stevens Point, WI 54482

Prepared for:
Parkdale Development, LLC
4701 Industrial Park Road
Stevens Point, WI 54481

Job # 12.536

PORTAGE COUNTY CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP LOT RESTRICTION

As required on Certified Survey Map #8701 recorded in Volume 35 on Page 81, the following restrictions apply to this certified survey map and any subsequent certified survey maps relating to such lands.

The following is the note that appears on Certified Survey Map #8701.

As a condition of the approval of the division of land into these lots, the lots shall be maintained by the owners or occupants so as to provide 80% of the area in a natural, undisturbed and undeveloped state with no fertilizers, chemicals or pesticides being applied to such 80% natural area.

This condition shall run with the land and shall insure to the benefit of the City of Stevens Point or the County of Portage, which shall have the right to enforce this restrictive covenant against any reason, person or persons violating or attempting to violate this covenant either by restraining such violation or by recovering damages.

Such restriction shall continue until such time as the City of Stevens Point in its absolute discretion determines that such restriction is no longer necessary for the protection of its municipal water well system.

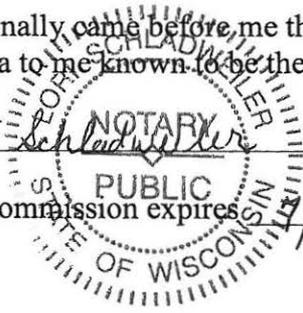
William Bayba
Parkdale Development, LLC – William Bayba

STATE OF WISCONSIN)
COUNTY OF PORTAGE)

Personally came before me this 12th day of October, 2012, the above named William Bayba to me known to be the person who executed the foregoing instrument and hereby acknowledge the same.

Don Schlader, Notary Public, Portage, Wisconsin.

My commission expires 4/17/2016.



Name and Address		Parcel #	Alt Parcel #	Land Use
Parkdale Development LLC 3021 Patton Dr Plover, WI 54467		240836110001	240836110001	Vacant Land - Commercial
		Property Address		Neighborhood
		Highway 10 E/Badger Ave		Hwy 10/39 & East of (Comm)
		Subdivision		Zoning
Display Note	Annexed for 2013 rolls	Certified Survey Map		B5-HWY COMM

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

SITE DATA

PERMITS

Actual Frontage	952.6	Date	Number	Amount	Purpose	Note
Effective Frontage	952.6					
Effective Depth	688.7					
Square Footage	656,109.8					
Acreage	15.062					

2012 ASSESSED VALUE

Class	Land	Improvements	Total
Total	\$0	\$0	\$0

LEGAL DESCRIPTION

LOT 1 CSM#8701-35-81 BNG PRT NWNE S36 T24 R8 15.06A 407/1065 414/314 459/275 556322 CSM 35/81
671754-AFF CSM 775103-ANNEX

PROPERTY IMAGE

PROPERTY SKETCH

NO IMAGE ON FILE

Name and Address		Parcel #	Alt Parcel #	Land Use
Parkdale Development LLC 3021 Patton Dr Plover, WI 54467		240836110001	240836110001	Vacant Land - Commercial
		Property Address		Neighborhood
		Highway 10 E/Badger Ave		Hwy 10/39 & East of (Comm)
Subdivision		Zoning		
Display Note	Annexed for 2013 rolls	Certified Survey Map		B5-HWY COMM

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt

Total Area	0
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BASEMENT DATA

COMPONENTS

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area

DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS

STRUCTURE DATA

Site Improvement	Units	Age	
		Year Built	
		Eff. Year	
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	
		Business Name	

Administrative Staff Report

Seno Conditional Use

Property along Doolittle Drive, east of
145 Wilshire Boulevard
November 5, 2012



Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none">• Bill Seno <p>Staff:</p> <ul style="list-style-type: none">• Michael Ostrowski, Director mostrowski@stevenspoint.com• Kyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none">• 2408-27-2301-09, 2408-27-2301-10, 2408-27-2301-11 <p>Zone(s):</p> <ul style="list-style-type: none">• "R-4" Multiple Family I Residence District <p>Master Plan:</p> <ul style="list-style-type: none">• Professional Office / Multi-family <p>Council District:</p> <ul style="list-style-type: none">• District 8 – Patton <p>Lot Information:</p> <p>2408-27-2301-09</p> <ul style="list-style-type: none">• Effective Frontage: 100 feet• Effective Depth: 302.7 feet• Square Footage: 30,274.5• Acreage: 0.695 <p>2408-27-2301-10</p> <ul style="list-style-type: none">• Effective Frontage: 100 feet• Effective Depth: 303.7 feet• Square Footage: 30,67.55• Acreage: 0.697 <p>2408-27-2301-10</p> <ul style="list-style-type: none">• Effective Frontage: 100 feet• Effective Depth: 303.7 feet	<p>Request</p> <p>Request from Bill Seno, Seno Companies Inc., for a conditional use permit for the purposes of constructing two townhouse apartment complexes consisting of 10 two-bedroom units and 10 three-bedroom located along Doolittle Drive. Parcel ID's 2408-27-2301-09, 2408-27-2301-10 and 2408-27-2301-11.</p> <p>Attachment(s)</p> <ul style="list-style-type: none">• Parcel ID Sheet(s)• Exhibit Map• Application• Site and Landscape Plans• Elevations• Housing Study Summary <p>Findings of Fact</p> <ul style="list-style-type: none">• Current property is zoned R-4.• Multi-Family developments are a conditional use within the R-4 zoning district.• The request is for 50 bedrooms, units may vary amongst both buildings.• The development encompasses three parcels bordered by one street. <p>Staff Recommendation</p> <p>Approve, subject to the following condition(s):</p> <ul style="list-style-type: none">• Additional vegetative landscaping, to match the proposed landscaping, shall be installed extending from the north façade of building 1 to both driveways, meeting the parking lot screening requirement.• Additional vegetative landscaping, to match the proposed landscaping, shall also be installed in the rear of the property near the proposed shed to meet the parking lot screening requirements.• Vegetative landscaping shall be installed along the south side of the southernmost building.• The maximum number of units shall be 20, with a maximum number of 50 beds.• The dumpster enclosure shall be constructed out of finished wood or masonry materials (except for unfinished concrete block).• A lighting plan shall be submitted for review and approval by staff. The lighting shall not negatively impact the adjacent properties.• Snow shall be removed from the site, or stored in a location that it will not negatively impact adjacent properties.
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<ul style="list-style-type: none"> • Square Footage: 30,67.55 • Acreage: 0.697 <p>Current Use:</p> <ul style="list-style-type: none"> • Vacant <p>Applicable Regulations:</p> <ul style="list-style-type: none"> • 23.01(14), 23.01(16), and 23.02(1)(f) 	<ul style="list-style-type: none"> • A stormwater plan will need to be reviewed and approved by the Department of Public Works. • A minimum of 25% of the façade shall be covered with masonry or decorative brick. EIFS may be considered to satisfy this requirement. • A site plan identifying hydrants and fire connections shall be submitted to be reviewed and approved by the fire chief to ensure adequate access and measures are in place to provide fire protection.
--	---

Vicinity Map



Background



Mr. Seno is proposing to construct 10 two-bedroom units and 10 three-bedroom units in two townhouse style apartment complexes on three vacant parcels along Doolittle Drive. Units will include furnished kitchens, full bathrooms, and enclosed garages. Bedrooms will primarily exist on the second floor, with the 3rd bedroom existing above garages. Two-bedroom and three-bedroom units will be disbursed uniformly within each building. The main façade, similar to the photo, will face the street (Doolittle Drive).

It is important to note that a deficiency of this housing has been cited within the City of Stevens Point's Community Development Authority's recent housing study. Furthermore, the study projected the need for this proposed housing to grow over the next decade. Accommodating for this growth is important for the City's overall success and general welfare. The summaries and conclusion directly from the study have been attached.

Standards of Review

Conditional Use Request

- 1) The establishment, maintenance, or operation of the use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.**

Analysis: The current parcels are vacant. Single family homes exist to the west and east of the parcels, as well as to the south. Across the street, to the north, exists multi-family.

Findings: The establishment of this use should not be detrimental to the public, as the use will be located on three parcels of land, totaling 2.091 acres and will have appropriate screening from the single-family uses to the south, east and west.

- 2) The use will not be injurious to the use and for the purpose already permitted;**

Analysis: This area has a mix of uses ranging from single-family residential to commercial, along with multi-family.

Findings: Multi-family apartment complexes should not be injurious to the uses already existing and permitted in this area.

- 3) The establishment of the use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;**

Analysis: The building will be located on three vacant parcels that total over 2 acres. Additional vacant parcels exist north, along Doolittle Drive. The proposed use is consistent with the comprehensive plan which identifies the area to develop as multi-family.

Findings: Vacant property located to the north of the parcels in question is zoned "R-4". The establishment of this use may promote additional development along Doolittle.

- 4) The exterior architectural appeal and functional plan of any proposed structure will not be at variance with either the exterior architectural appeal and functional plan, and scale of the structures already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district so as to result in a substantial or undue adverse effect on the neighborhood;**

Analysis: The proposed buildings will incorporate similar architectural design as the photo above. Main façade materials are of brick, vinyl siding, and decorative veneer. Furthermore, the main façade creates several jogs and crowns over windows that help to break up any monotony. Front entryways will have architectural appealing and functional porticos, under which will exist concrete and landscaping. A similar building in which Mr. Seno has developed are the Waupaca Townhomes located at 730 Butler Drive, Waupaca, Wisconsin.

Findings: There are a variety of architectural styles within this area. The existing multi-family developments to the north are uniquely different in style and materials. While Mr. Seno proposes a similar use, staff feels the difference, specifically in design would not be at variance with the exterior architectural appeal and functional plan, and scale of the structures already constructed in the immediate neighborhood.

- 5) Adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided;**

Analysis: Utilities exist on Doolittle Drive.

Findings: This standard is met.

- 6) Adequate measures have been, or will be, taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;**

Analysis: Ingress/Egress will occur on Doolittle Drive, via two driveways. The driveways are approximately 150 feet apart. The driveway closest to the intersection of Wilshire Boulevard and Doolittle Drive is over 150 feet from the intersection.

Findings: Both driveways are an adequate distance from adjacent intersections and should not cause congestion in this area.

- 7) The proposed use is not contrary to the objectives of any duly adopted land use plan for the City of Stevens Point, any of its components, and/or its environs.**

Analysis: The proposed use would be within the "R-4" Multiple Family I Residence District. This district is established to provide a medium density, mixed residential district intended to provide a transition between lower density detached housing areas and more intense non-residential land usage consistent with the City's Comprehensive Plan.

Findings: The proposed use is appropriate for the intent of this district, as multi-family residential exists to the north and single family residential to the south.

- 8) The use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.**

Analysis: Proposed parking lots are not fully screened. All other zoning requirements met.

Findings: Screening along Doolittle and in front of the building shall be carried on to screen the parking lots from Doolittle Drive. Additionally, screening shall occur on the south side of the property to screen parking lots from neighboring properties to the south.

9) The proposal will not result in an over-concentration of high density living facilities in one area so as to result in a substantial or undue adverse effect on the neighborhood, on the school system, and the social and protective services systems of the community.

Analysis: This request is for 10 two-bedroom and 10 three-bedroom units in two townhouse style apartment complexes, totaling 50 beds. Three other multi-family properties exist within the neighborhood; two directly across from Doolittle Drive to the north, and one east of the property.

Findings: Given that several commercial, single-family, and multi-family uses exist within the immediate area, staff does not feel that this proposal will create an over-concentration of high density living facilities within the immediate area. Furthermore, the property's proximity to Highway 66 (Stanley Street) and to nearby commercial uses, such as a gas station and vehicle dealership deters development of single-family homes on the property. Additionally, the shape of the parcels does not favor single-family development, as they are very elongated.

10) Principal - Applications for exclusive multifamily residential uses: The view from the street should maintain a residential character. The view should be dominated by the building and not by garages, parking, mechanical equipment, garbage containers, or other storage.

a. Parking should not be located in the front yard.

Analysis: Using Doolittle as the front yard, the parking is located within the rear yard.

Findings: This standard is met.

b. Parking should be visually screened from street view and from neighboring properties.

Analysis: The plan provides for landscape screening along the parking lot, however does not fully meet the parking lot screening requirement.

Findings: For the most part, this standard is met. The only additional screening that staff would recommend is along Doolittle Drive, extending from the front of the building and on the properties southwest side, near the shed. This would provide the required parking lot screening from Doolittle Drive and from the rear property.

c. Building should face their main facade toward the street.

Analysis: The building's main façade faces the street (Doolittle Drive). Furthermore, the second building is positioned behind the first both aligned with garages facing each other. Additionally, accessory structures and refuse storage are proposed to exist within the rear yard.

Findings: This standard is met.

- d. **In cases where the main façade of the building cannot face the street, the portion of the building facing the street shall be developed in such a manner that the street-façade is developed using architectural elements like roof lines, windows, and architectural detailing to make the street facade look harmonious in scale, massing, proportion, and building form with other residential structures. (Blank walls facing the street and windows of less than 36 inches vertical are not normally acceptable.)**

Analysis: The main façade faces the street and incorporates several architectural design elements and construction materials.

Findings: This standard is met.

- e. **A minimum of 25% of the façade shall be covered with masonry or decorative block. Exterior insulation and finish systems (EIFS) may be considered to satisfy this requirement if part of an overall architectural design scheme.**

Analysis: A significant amount of masonry in the form of brick is proposed to exist along main facades of both buildings. Decorative brick will surround entryways and portions of first floor windows.

Findings: This standard is met.

11) Access to the site shall be safe.

- a. **All developments shall front on a public right-of-way unless recommended by the Public Works Director.**

Analysis: The development faces Doolittle Drive.

Findings: This requirement is met.

- b. **The driveway to the site shall be located so as not to be a danger to the street flow of traffic.**

Analysis: Two driveways will be located on the site. Approximately 150 feet of separation exists between the driveways.

Findings: The separation is sufficient enough. This standard is met.

- c. **The driveway shall not be too close to neighboring intersections.**

Analysis: The driveway will be over 200 feet away from the intersection of Maria Drive and Second Street North.

Findings: This standard is met.

- d. **Alignment of the driveway shall be coordinated with adjacent access points to avoid conflict or confusion.**

Analysis: There is no other access point immediately across Doolittle Drive; however, two exist across the street on the interior of the proposed driveways.

Findings: Traffic on Doolittle Drive is minimal, as it is primarily residential traffic, therefore, the location of the proposed driveways should not cause conflict or confusion. This standard is met.

- e. **Only one driveway shall be allowed per site unless recommended by the Public Works Director. Two family units may be allowed more than one driveway if those driveways are separated by not less than 10 feet. Maximum driveway openings shall be 20 feet (each).**

Analysis: Two driveways have been proposed for the site. The director of public works has recommended two driveways for the site.

Findings: The director of public works recommends two driveways so as to provide adequate access for emergency vehicles and negate traffic congestion. This standard is met.

- f. **The organization of traffic flow on-site and between the site and the street shall be organized in a clear hierarchy of flow patterns. Internal and external areas where traffic flow changes directions or creates intersections shall be organized at clear intersections and those intersections are spaced far enough apart so as to not cause confusion or problems and to provide for adequate spacing for waiting vehicles.**

Analysis: Both driveways are two-lane drives, allowing for entering and exiting traffic. Each driveway provides access to both buildings along with parking areas.

Findings: This standard is met.

- g. **Intersections are visible and not visually screened.**

Analysis: Landscaping in the form of trees will exist in the front yard, however should not impair visibility.

Findings: This standard is met.

- h. **Adequate drainage and snow storage is provided.**

Analysis: The site provides no designated areas for snow storage. A retention pond exists in the rear of the property.

Findings: Snow shall be removed from the site, or stored in a location that it will not negatively impact the adjacent property owners. Stormwater requirements for the site must be reviewed and approved by the Department of Public Works.

- i. **Minimum size requirements are maintained for safe vehicle circulation.**

Analysis: Two 2-way connected drives are proposed.

Findings: Safe vehicle circulation is achieved, as incoming and exiting traffic can utilize both driveways. This standard is met.

- j. **Parking areas shall be safe. They shall be adequately lit, sized to meet minimum standards, graded so as to not be too steep, and paved with concrete, brick, or bituminous surfacing. The light source shall not be visible from adjacent properties. Lighting shall be developed in such a way to minimize light straying onto adjacent properties.**

Analysis: No lighting plan has been submitted.

Findings: Staff would recommend that a lighting plan be submitted for review and approval by staff as a condition of approval. The lighting should not negatively impact the adjacent properties.

k. Driveways shall be located to minimize the impact to adjacent properties.

Analysis: Adjacent property owners' driveways exist on the same side of the street only to the east, approximately 300 feet away from the property. Two driveways exist across from the site.

Findings: This standard is met.

12) There shall be adequate utilities to serve the site.

- a. The Public Works Director, Police Chief, and Fire Chief shall determine whether there is adequate sanitary sewer, potable water, storm drainage, street capacity, emergency access, public protection services, and other utilities to serve the proposed development. They shall review the plan to ensure safety and access for safety vehicles.**

Analysis: Utilities exist along Doolittle Drive to adequately serve the site. The fire chief has concern regarding fire access and protection on the site.

Findings: Staff is recommending a site plan identifying hydrants and fire connections be submitted to be reviewed and approved by the fire chief to ensure adequate access and measures are in place to provide fire protection.

13) The privacy of the neighboring development and the proposed development shall be maintained as much as practical. Guidelines:

- a. Mechanical equipment including refuse storage shall be screened from neighboring properties.**

Analysis: The trash enclosure is located on the east side of the property, between both buildings and is screened with an enclosure.

Findings: This standard is met. Staff would recommend that the materials used for the enclosure shall be constructed out of finished wood, or masonry materials.

- b. Lighting shall be located to minimize intrusion onto the neighboring properties.**

Analysis: No lighting plan has been submitted.

Findings: Staff would recommend that a lighting plan be submitted for review and approval by staff as a condition of approval.

- c. Sources of noise shall be located in a manner that minimizes impact to neighboring properties.**

Analysis: The request is for a multi-family residential use.

Findings: It is not anticipated that significant noise will be created with this request.

14) Principal - Applications for exclusive multifamily residential uses. Landscaping shall be provided or existing landscape elements shall be preserved to maintain a sense of residential character, define boundaries, and to enhance the sense of enclosure and privacy.

- a. All site plans shall at a minimum meet the guidelines contained in the parking setback landscaping standards.**

Analysis: The proposed plans meet the requirements.

Findings: This standard is met.

- b. In addition, at least one tree per dwelling unit shall be planted outside the parking screening area (minimum size of the tree at planting shall be 1.5 inch caliper)**

Analysis: Fifteen trees are scattered throughout the site. This is in addition to the existing wooded areas that will remain around much of the property line.

Findings: This standard is met.

- c. In addition, at least one plant for each 30 inches of building facing the street shall be planted. The size of the plants shall be a minimum of 18 inches at the time of planting. The planting may be relocated to other portions of the site.**

Analysis: The entire frontage of the first building is lined with landscaping. In addition, the sides of both buildings are fully landscaped, along with areas between each garage. No landscaping has been provided along the south side of the second, southern most building.

Findings: For the most part, this standard is met. Staff would recommend adding some vegetative landscaping along the south side of the southernmost building.

- d. Adjustments to the above requirements may be made to recognize existing landscape elements preserved on the site.**

Analysis: A great deal of landscaping has been provided throughout the site. In addition, some vegetation existing on the site's borders will remain.

Findings: This standard is met.

10/26/2012 9:27:22 AM

GVS Property Data Card

Stevens Point

Name and Address		Parcel #	Alt Parcel #	Land Use
Doolittle Land Company LLC Attn Jeff May PO Box 184 Stevens Point, WI 54481		240827230109	240827230109	Vacant Land - Commercial
		Property Address		Neighborhood
		Doolittle Dr		Stanley Street (Comm)
		Subdivision		Zoning
Display Note	Revised for 2009	Certified Survey Map		R4-MULTI-FAMILY I

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

SITE DATA

PERMITS

Actual Frontage	100.0	Date	Number	Amount	Purpose	Note
Effective Frontage	100.0					
Effective Depth	302.7					
Square Footage	30,274.5					
Acreage	0.695					

2012 ASSESSED VALUE

Class	Land	Improvements	Total
B-Commercial	\$44,300	\$0	\$44,300
Total	\$44,300	\$0	\$44,300

LEGAL DESCRIPTION

LOT 1 CSM#8478-34-8 & A BNG PRT SWNW S27 T24 R8 582/189 789/123

PROPERTY IMAGE

PROPERTY SKETCH

NO IMAGE ON FILE

Name and Address		Parcel #	Alt Parcel #	Land Use
Doolittle Land Company LLC Attn Jeff May PO Box 184 Stevens Point, WI 54481		240827230109	240827230109	Vacant Land - Commercial
		Property Address		Neighborhood
		Doolittle Dr		Stanley Street (Comm)
		Subdivision		Zoning
Display Note	Revised for 2009	Certified Survey Map		R4-MULTI-FAMILY I

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt

Total Area	0
------------	---

BASEMENT DATA

COMPONENTS

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area

DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS

STRUCTURE DATA

Site Improvement	Units	Age	
		Year Built	
		Eff. Year	
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	
		Business Name	

Name and Address		Parcel #	Alt Parcel #	Land Use
Doolittle Land Company LLC Attn Jeff May PO Box 184 Stevens Point, WI 54481		240827230110	240827230110	Vacant Land - Commercial
		Property Address		Neighborhood
		Doolittle Dr		Stanley Street (Comm)
		Subdivision		Zoning
Display Note	Revised for 2009	Certified Survey Map		R4-MULTI-FAMILY I

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

SITE DATA

PERMITS

Actual Frontage	100.0	Date	Number	Amount	Purpose	Note
Effective Frontage	100.0					
Effective Depth	303.7					
Square Footage	30,367.5					
Acreage	0.697					

2012 ASSESSED VALUE

Class	Land	Improvements	Total
B-Commercial	\$44,400	\$0	\$44,400
Total	\$44,400	\$0	\$44,400

LEGAL DESCRIPTION

LOT 2 CSM #8478-34-8 BNG PRT SWNW S27 T24 R8 582/189 789/123

PROPERTY IMAGE

PROPERTY SKETCH

NO IMAGE ON FILE

Name and Address		Parcel #	Alt Parcel #	Land Use
Doolittle Land Company LLC Attn Jeff May PO Box 184 Stevens Point, WI 54481		240827230110	240827230110	Vacant Land - Commercial
		Property Address		Neighborhood
		Doolittle Dr		Stanley Street (Comm)
		Subdivision		Zoning
Display Note	Revised for 2009	Certified Survey Map		R4-MULTI-FAMILY I

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt

Total Area	0
------------	---

BASEMENT DATA

COMPONENTS

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area

DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS

STRUCTURE DATA

Site Improvement	Units	Age	
		Year Built	
		Eff. Year	
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	
		Business Name	

Name and Address		Parcel #	Alt Parcel #	Land Use
Doolittle Land Company LLC Attn Jeff May PO Box 184 Stevens Point, WI 54481		240827230111	240827230111	Vacant Land - Commercial
		Property Address		Neighborhood
		Doolittle Dr		Stanley Street (Comm)
		Subdivision		Zoning
Display Note	Revised for 2005	Certified Survey Map		R4-MULTI-FAMILY I

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

SITE DATA**PERMITS**

Actual Frontage	100.0	Date	Number	Amount	Purpose	Note
Effective Frontage	100.0					
Effective Depth	304.6					
Square Footage	30,460.4					
Acreage	0.699					

2012 ASSESSED VALUE

Class	Land	Improvements	Total
B-Commercial	\$44,400	\$0	\$44,400
Total	\$44,400	\$0	\$44,400

LEGAL DESCRIPTION

LOT 3 CSM#8478-34-8 BNG PRT SWNW S27 T24 R8 582/189 789/123

PROPERTY IMAGE**PROPERTY SKETCH**

NO IMAGE ON FILE

Name and Address		Parcel #	Alt Parcel #	Land Use
Doolittle Land Company LLC Attn Jeff May PO Box 184 Stevens Point, WI 54481		240827230111	240827230111	Vacant Land - Commercial
		Property Address		Neighborhood
		Doolittle Dr		Stanley Street (Comm)
		Subdivision		Zoning
Display Note	Revised for 2005	Certified Survey Map		R4-MULTI-FAMILY I

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt

Total Area	0
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BASEMENT DATA

COMPONENTS

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area

DETACHED IMPROVEMENTS

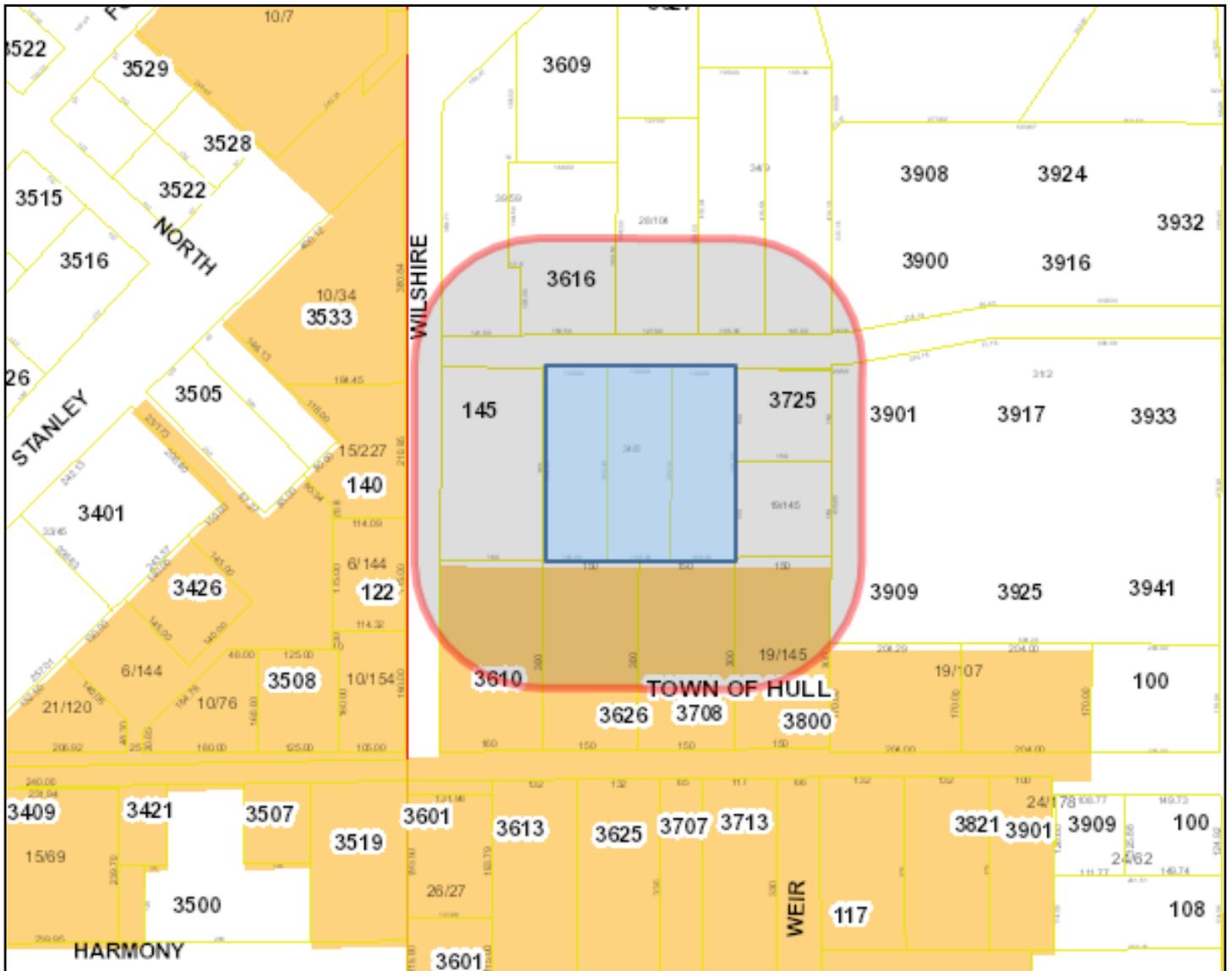
Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS

STRUCTURE DATA

Site Improvement	Units	Age
		Year Built
		Eff. Year
		One Bedroom
		Two Bedroom
		Three Bedroom
		Total Units
		Stories
		Business Name

Conditional Use Permit – Doolittle Drive Townhouse Style Apartment Complexes – Exhibit Map (200 Feet Boundary)



TaxKey	Property Address	Owner Name	Mailing Address	City	State	Zip Code
240827230105	145 WILSHIRE BLVD N	KATHLEEN A KANIECKI	145 WILSHIRE BLVD N	STEVENS POINT	WI	54481
240827230032	DOOLITTLE DR	SANDHILL APARTMENTS LLC	P O BOX 994	STEVENS POINT	WI	54481
240827230031	3616 DOOLITTLE DR	SANDHILL APARTMENTS LLC	P O BOX 994	STEVENS POINT	WI	54481
240827230004	3700 DOOLITTLE DR	ZODIAC INVESTMENTS LLP	P O BOX 999	STEVENS POINT	WI	54481
240827230027	DOOLITTLE DR	DOOLITTLE LAND COMPANY LLC	P O BOX 184	STEVENS POINT	WI	54481
240827230028	DOOLITTLE DR	DOOLITTLE LAND COMPANY LLC	P O BOX 184	STEVENS POINT	WI	54481
240827230029	3900-02 DOOLITTLE DR	CALVIN M AKIN & THOMAS WRIGHT	19105 W CAPITOL DR STE 200	BROOKFIELD	WI	53045

240827230030	3901-41 DOOLITTLE DR	CALVIN M AKIN & THOMAS WRIGHT	19105 W CAPITOL DR STE 200	BROOKFIELD	WI	53045
240827230101	3725 DOOLITTLE DR	RONALD SLICER & MARYANN MCMAHON	3725 DOOLITTLE DR	STEVENS POINT	WI	54481
240827230102	EAST MARIA DR	THREE PHASE PROPERTIES LLC	1614 BURGUNDY LN	STEVENS POINT	WI	54482
240827230111	DOOLITTLE DR	DOOLITTLE LAND COMPANY LLC	P O BOX 184	STEVENS POINT	WI	54481
240827230110	DOOLITTLE DR	DOOLITTLE LAND COMPANY LLC	P O BOX 184	STEVENS POINT	WI	54481
240827230109	DOOLITTLE DR	DOOLITTLE LAND COMPANY LLC	P O BOX 184	STEVENS POINT	WI	54481

REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION

1-49908
\$270
10-15-12

ADDRESS OF PROPERTY: Parcels 27230109, 27230110 and 27230111, Doolittle Drive between Wilshire and Green.

- Zoning Ordinance Change
- Conditional Use Permit
- Variance from Zoning Ordinance -Board of Appeals
- Variance from Sign Ordinance
- Appeal from Subdivision Requirements
- Other

REQUESTED CHANGE: (State briefly what is being requested, and why).

A conditional use permit for applicant's proposed development of 10 two-bedroom townhouse apartments and 10 three-bedroom townhouse apartments in two two-story buildings. All units will provide attached single-car garages, separate entries, washers and dryers, and sprinkler systems for fire protection. Three-bedroom units will include 1 1/2 bathrooms. A space for additional on-site parking.... (see attached addendum)

OWNER/APPLICANT:

AGENT FOR OWNER/APPLICANT:

Name: Seno Companies, Inc.
Address: 14 W. Mifflin St., Suite 309
Madison, WI 53703
(City, State, Zip Code)

Name: William Seno, President
Address: 14 W. Mifflin St., Suite 309
Madison, WI 53703
(City, State, Zip Code)

Telephone: 608-283-7244
Cell Phone: _____

Telephone: 608-283-7244
Cell Phone: _____

Signature

William Seno 10/10/12

Signature

Scheduled Date of Plan Commission Meeting: November 5, 2012

Scheduled Date of Common Council Meeting: November 19, 2012

You, as the applicant, or your agent, shall attend the meeting and present your request.

All requests with supporting documentation are due at the Community Development Office **three weeks** prior to the actual meeting.

Fee schedule is on second page.

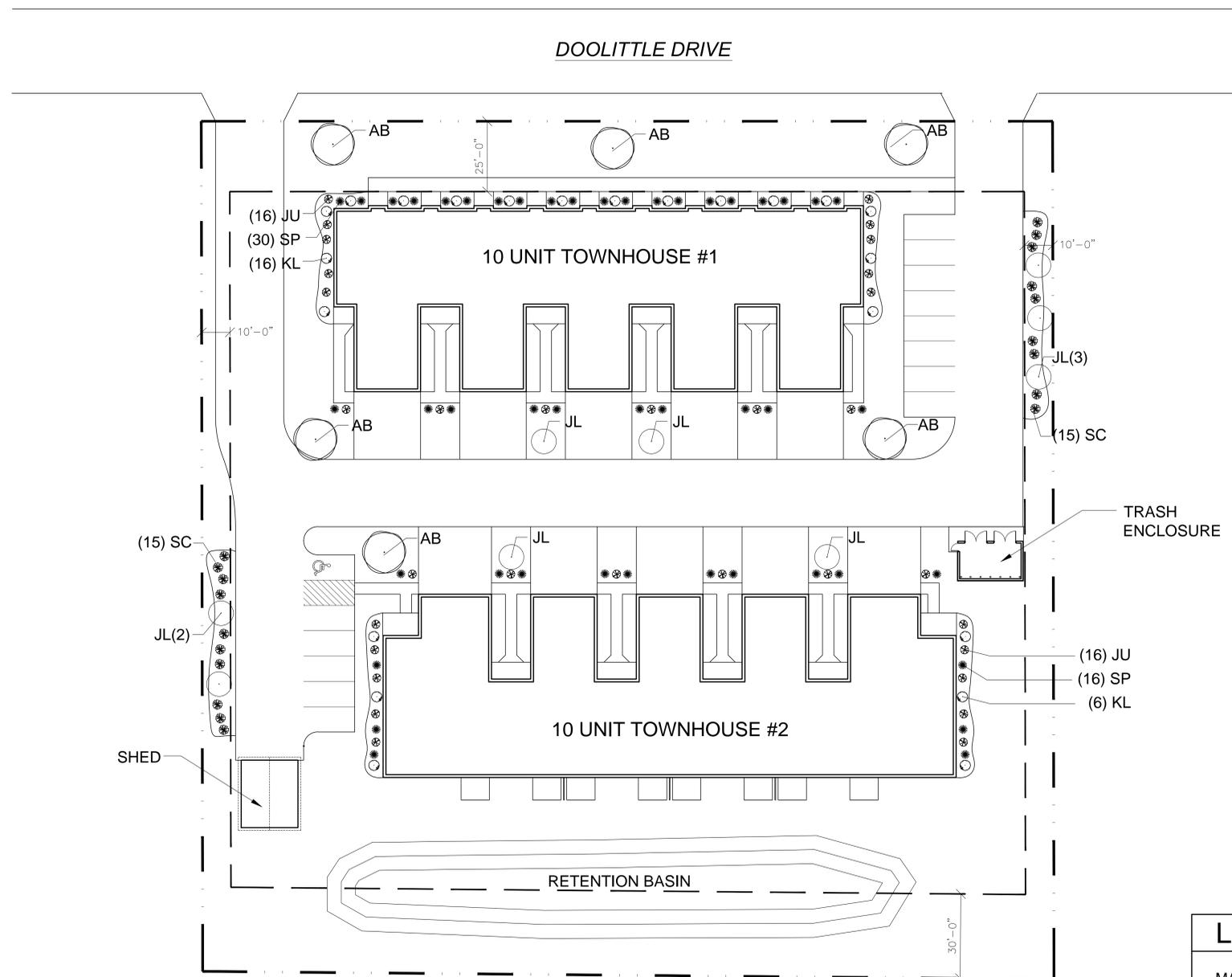
Receipt # _____

Addendum to Conditional Use Application
Parcels 27230109, 27230110 and 27230111
City of Stevens Point

.... will be provided in front of each garage. It is understood that a conditional use permit will be further conditioned on review and approval by city staff of a storm-water plan for the development. The existence of fire sprinklers in the buildings will reduce the need for excess pavement, which will more easily allow for storm-water infiltration. This will be required in the Doolittle Drive neighborhood. The site is approximately 2.1 acres in size. As proposed, no garages will face the street. Instead, townhouse entries and porches will face the street.

Accompanying this application are a site plan, elevations, building plan, and landscaping plan. Also included are photos of similar housing completed by the developers – CAP Services of Stevens Point, and Seno Companies of Madison. A development similar to the development as proposed is Waupaca Townhomes of Waupaca.

DRAWING NOT A SURVEY
PROPERTY LINES OBSERVED FROM
COUNTY PLAT MAP
ACTUAL PROPERTY BEARINGS UNKNOWN



LANDSCAPING LEGEND	
MARK	COMMON NAME
TREES	
JL	Japanese Lilac
AB	Autumn Blaze Maple
SHRUBS	
SP	Spirea
JU	Juniper
SC	Sand Cherry (18" Min. Height at Parking Screening)
KL	Dwarf Korean Lilac

**PRELIMINARY
SITE PLAN**

NORTH

20' 0' 20' 40'

OWNER:
SENO COMPANIES
14 W. MIFFLIN STREET, SUITE 309
MADISON, WI 53703

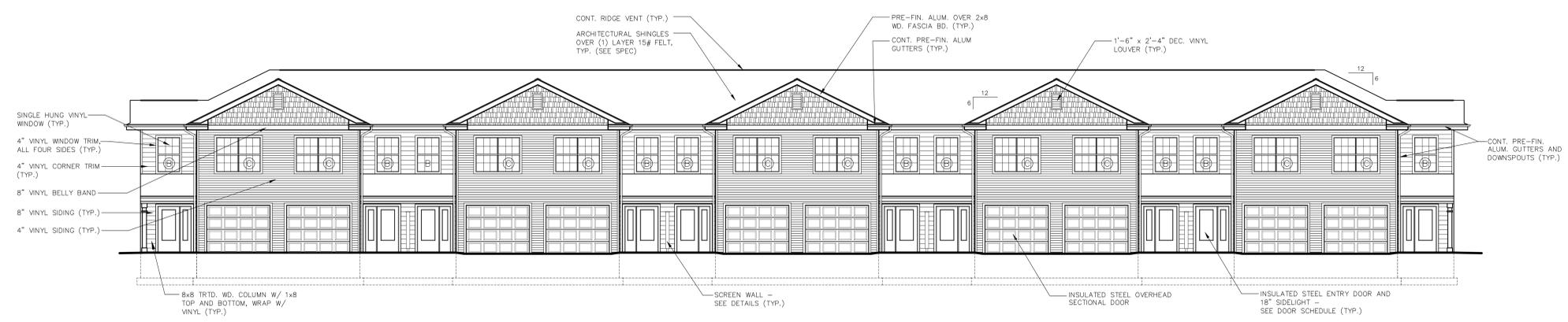
PROJECT:
DOOLITTLE TOWNHOUSES
DOOLITTLE DRIVE
STEVENS POINT, WI

**PRELIMINARY
SHEET DATES:**
10-15-12
10-17-12
10-23-12

JOB NUMBER:
1216850

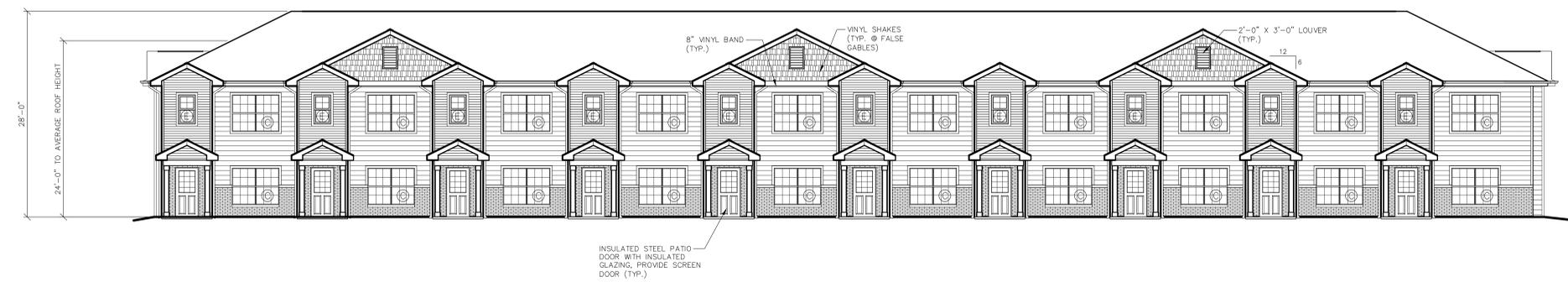
SHEET

C1.0



REAR ELEVATION

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



FRONT ELEVATION

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



SIDE ELEVATION

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



SIDE ELEVATION

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

OWNER:
SENO COMPANIES
14 W. MIFFLIN STREET, SUITE 309
MADISON, WI 53703

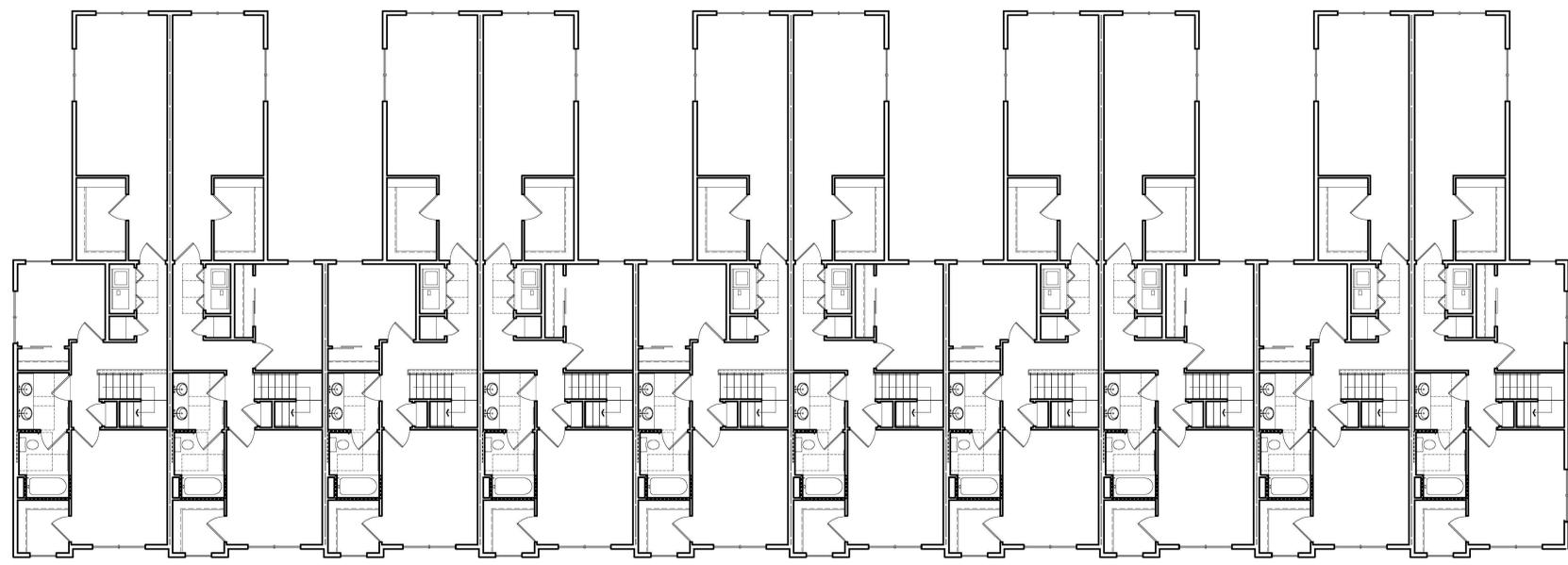
PROJECT:
DOOLITTLE TOWNHOUSES
DOOLITTLE DRIVE
STEVENS POINT, WI

PRELIMINARY SHEET DATES:
10-15-12
10-23-12

JOB NUMBER:
1216850

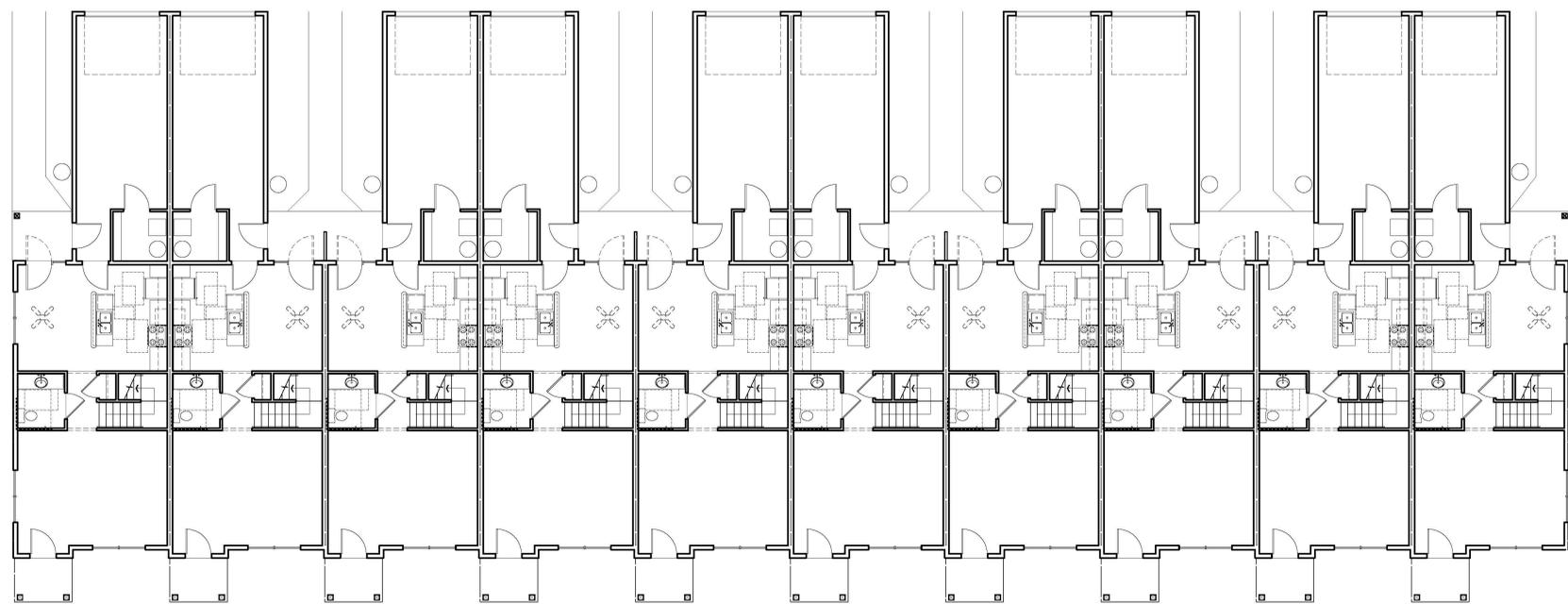
SHEET

A2.0A



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
0 8 16



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"
0 8 16

OWNER:
SENO COMPANIES
14 W. MIFFLIN STREET, SUITE 309
MADISON, WI 53703

PROJECT:
DOOLITTLE TOWNHOUSES
DOOLITTLE DRIVE
STEVENS POINT, WI

PRELIMINARY SHEET DATES:
10-15-12

JOB NUMBER:
1216850
SHEET

A1.1

Administrative Staff Report

Seno Rezoning & Conditional Use

Property bounded by Regent Street, Saint Paul Street,
Dearborn Avenue and Jordan Lane

November 5, 2012



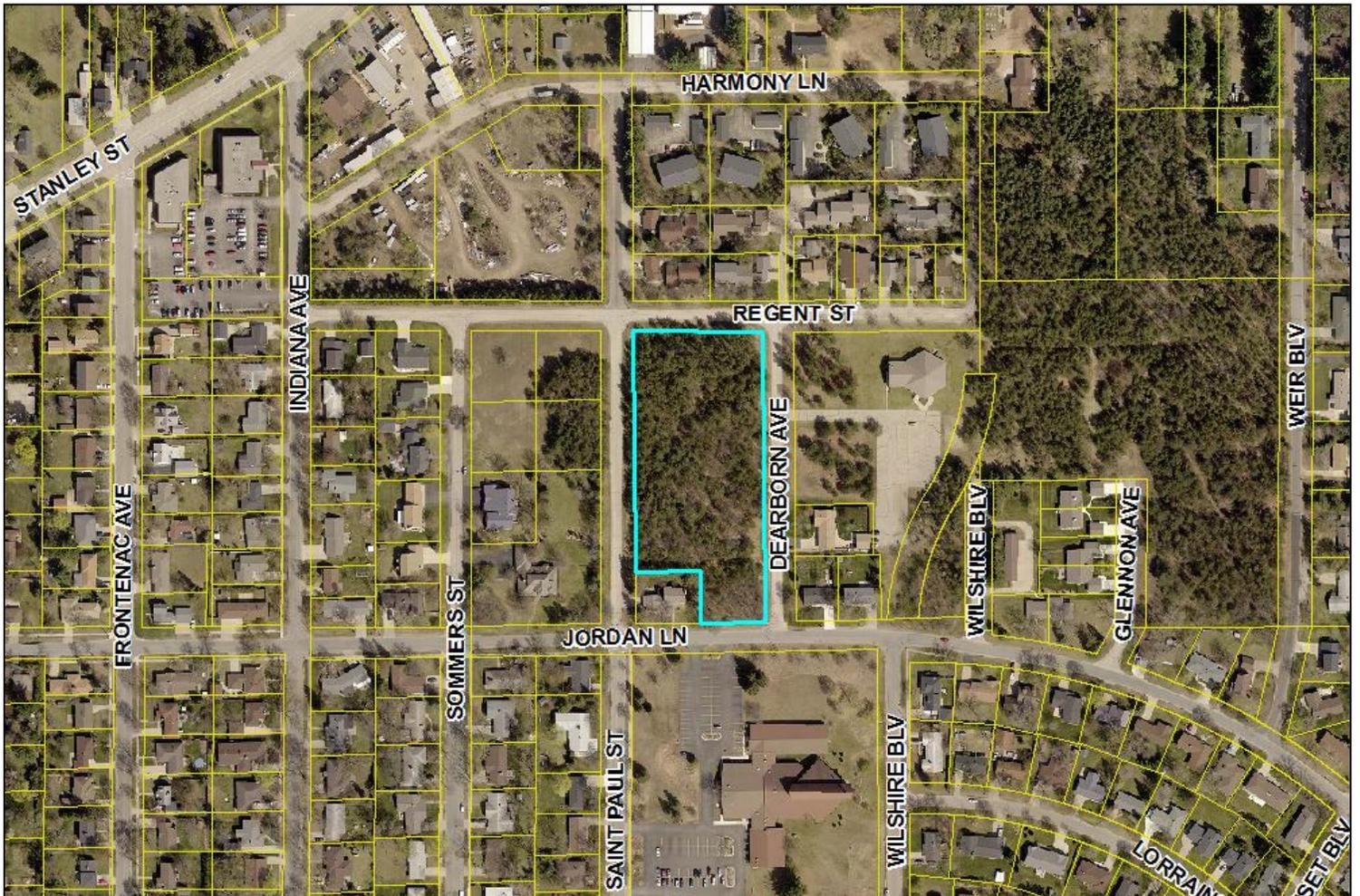
Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none">• Bill Seno <p>Staff:</p> <ul style="list-style-type: none">• Michael Ostrowski, Director mostrowski@stevenspoint.com• Kyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none">• 2408-28-4001-06 <p>Zone(s):</p> <ul style="list-style-type: none">• "R-2" Single Family Residential District <p>Master Plan:</p> <ul style="list-style-type: none">• Residential <p>Council District:</p> <ul style="list-style-type: none">• District 8 – Patton <p>Lot Information: 2408-28-4001-06</p> <ul style="list-style-type: none">• Effective Frontage: 507 feet• Effective Depth: 250 feet• Square Footage: 126,750• Acreage: 2.910 <p>Current Use:</p> <ul style="list-style-type: none">• Vacant <p>Applicable Regulations:</p> <ul style="list-style-type: none">• 23.01(14), 23.01(16), 23.02(1)(d) and 23.02(1)(f)	<p>Request</p> <ol style="list-style-type: none">1. Request from Bill Seno, Seno Companies Inc., to rezone the property bounded by Regent Street, Saint Paul Street, Dearborn Avenue, and Jordan Lane (Parcel ID 2408-28-4001-06), from "R-2" Single Family Residential District to "R-4" Multiple Family I Residence District.2. Request from Bill Seno, Seno Companies Inc., for a conditional use permit for the purposes of constructing two cottage-style apartment complexes consisting of 8 two-bedroom units and 8 three-bedroom units at the property bounded by Regent Street, Saint Paul Street, Dearborn Avenue, and Jordan Lane (Parcel ID 2408-28-4001-06). <p>Attachment(s)</p> <ul style="list-style-type: none">• Parcel ID Sheet• Exhibit Map• Application• Site and Landscape Plans• Elevations• Housing Study Summary <p>Findings of Fact</p> <ul style="list-style-type: none">• Current property is zoned "R-2" Single Family Residential.• Multi-family developments are prohibited in the R-2 district.• The applicant is requesting a rezoning of the property from R-2 to R-4.• Multi-family developments are a conditional use within the R-4 zoning district.• The request is for 16 units, totaling 40 bedrooms, in two buildings. Units may vary amongst both buildings. <p>Staff Recommendation</p> <p>Staff reserves recommendation for the plan commission upon hearing public input. If approved, staff recommends the following condition(s):</p> <ul style="list-style-type: none">• The maximum number of units shall be 16, with a maximum number of 40 beds.• Individual refuse containers shall be stored within units.• A lighting plan shall be submitted for review and approval by staff. The lighting shall not negatively impact the adjacent properties.• Snow shall be removed from the site, or stored in a location that it will not negatively impact adjacent properties.• A stormwater plan will need to be reviewed and approved by the Department of Public Works.• Natural vegetation shown to exist on the site plan shall be maintained
--	--

in their natural state, with adjustments to be made for proper maintenance.

- A new architectural/elevation plan shall be resubmitted for approval. The new plan shall include architectural features that help distinguish the building, such as the presence of masonry.
- A minimum of 25% of the façade shall be covered with masonry or decorative brick. EIFS may be considered to satisfy this requirement.
- A site plan identifying hydrants and fire connections shall be submitted to be reviewed and approved by the fire chief to ensure adequate access and measures are in place to provide fire protection.
- Sidewalks shown on the site plan shall not be installed, as the City has no immediate plans to provide sidewalks along Regent Street and Saint Paul Street.

Vicinity Map



Background



Mr. Seno is proposing to construct 8 two-bedroom units and 8 three-bedroom units in two cottage style apartment complexes on a vacant parcel along Doolittle Drive. Mr. Seno is first requesting a rezoning of the property in order to allow for a multi-family use. His second request is for a conditional use permit to construct the multi-family apartment complex.

Units will include furnished kitchens, full bathrooms, enclosed garages, and covered porches. Buildings are 1-story with pitched roofs. The main façade, seen in the photo, will face the streets (Regent Street and Saint Paul Street).

The anticipated occupants will primarily be seniors and young families.

It is important to note that a deficiency of this housing has been cited within the City of Stevens Point's Community Development Authority's recent housing study. Furthermore, the study projected the need for this proposed housing to grow over the next decade. Accommodating for this growth is important for the City's overall success and general welfare. The summaries and conclusion directly from the study have been attached.

Standards of Review

Rezoning Request

1) The parcel(s) meets the minimum lot requirements.

Analysis: The minimum lot requirements in the "R-4" Commercial District are as follows:

- Lot Area and Density 24+ Units : 4,100 s.f. + 100 s.f./bdm
- Minimum Lot Width: 80 for corner lots

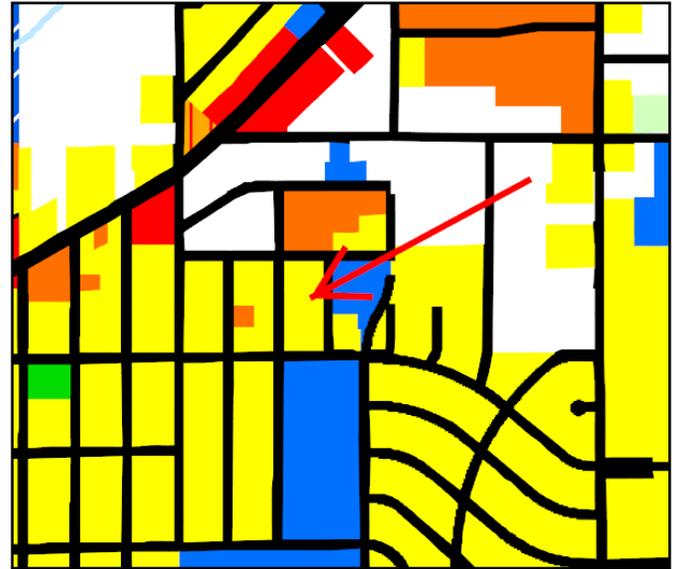
Findings: The current lot borders four streets and has a total of 507 feet of frontage with a depth of 250 feet. Furthermore, the property is 126,750 square feet. The proposed cottage apartments total 69,600 square feet, well exceeding the density and minimum lot size requirements.

2) The change in zoning is consistent with the City Comprehensive Plan.

Analysis: The City's Comprehensive Plan calls for this area to be Residential Use.

Findings: The proposed rezoning to allow for "R-4" Multi-Family 1 Residence Zoning is somewhat consistent with the future land use map as the intent of the district is as follows:

This district is established to provide a mixed-use district of high density living that permits high-rise housing and also allows a variety of non-residential office-type or professional service uses. It is intended that this district will generally be acceptable as a buffer use between lower density residential uses and commercial industrial uses, and in areas capable of handling higher traffic volumes and areas subject to higher land values than in lower density residential zones with such districts located consistent with the City's Comprehensive Plan.



Extraterritorial Land Use Map – 2005 Stevens Point Comprehensive Plan

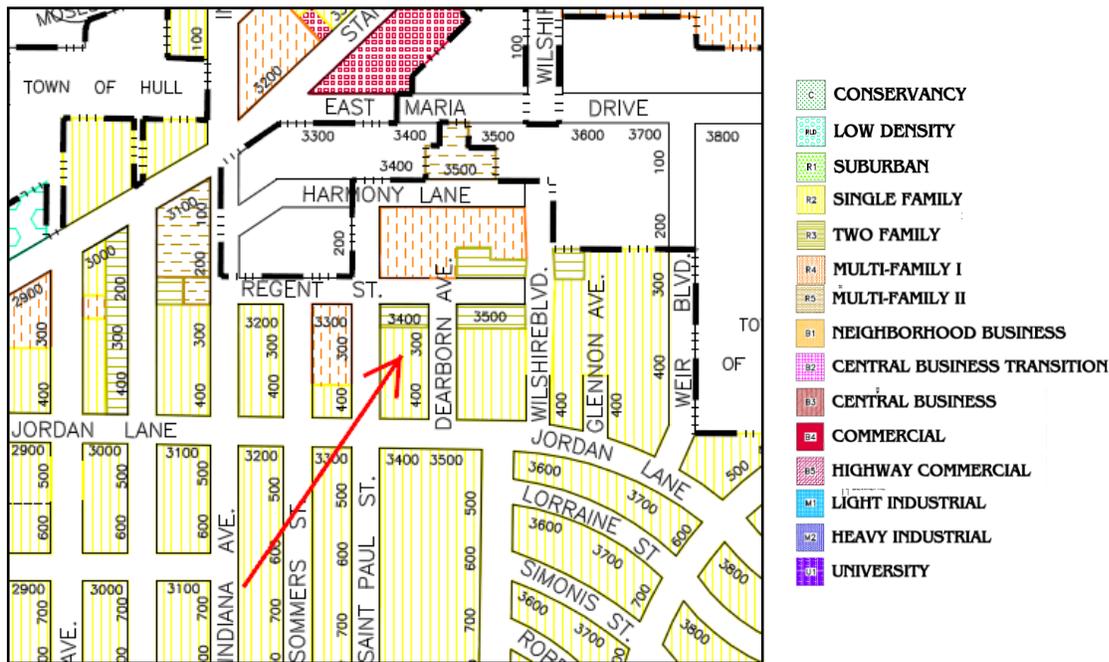
The use proposed on the property in question provides the buffer mentioned above. Dense, multi-story, multi-family development exists to the north of the property, as well as heavy commercial operations. The single-story cottage style apartments provide a pleasant, less intense use between single family homes to the south and the afore mentioned uses to the north. Additionally, an institutional use (church) exists directly to the east. Much of the woods that currently exists on the property will remain, providing even more of a buffer. Lastly, the cottage homes resemble single family homes as they have enclosed garages and separate driveways.

3) The change in zoning will not create adjacent incompatible uses.

Analysis: The following are the current City zoning classifications and uses of adjacent properties:

Direction	Zoning	Use
North	"R-4" Multi-Family 1 Residence District	Apartments (2-story)
South	"R-2" Single Family Residence District	Homes & Church
East	"R-3" Single & Two Family Residence District "R-2" Single Family Residence District	Church Homes
West	"R-4" Multi-Family 1 Residence District "R-2" Single Family Residence	Vacant Homes

Findings: Multi-family residential zoning exists on two sides of the property, to the west and north, with two-family zoning existing on the east. One single-family home exists directly adjacent to the property, near the southwest corner. Several existing trees are proposed to exist on the southern portion of the property, buffering a portion of the single family home to the south. With this proposal, much of the property is left undeveloped, versus the development of 9 or 10 single-family homes that could occur at any time without approval and occupy the entire property. The change in zoning and proposed use will not create adjacent incompatible uses, as more dense multi-family development already exists around the property, along with an institutional use.



City of Stevens Point – Zoning Map

Conditional Use Request

- 1) **The establishment, maintenance, or operation of the use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.**

Analysis: The current parcel is vacant. A single-family home exists to the south, directly adjacent to the property and homes exist across the street, east and west of the property. Across the street, to the north, exists multi-family.

Findings: The establishment of this use should not be detrimental to the public, as the use will be located on a large parcel, totaling 2.91 acres and will have appropriate screening from the single-family uses to the south and east. Additionally, nearly half of the property will remain undeveloped woodlands.

- 2) **The use will not be injurious to the use and for the purpose already permitted;**

Analysis: This area has a mix of uses ranging from single-family residential to institutional, along with multi-family.

Findings: Multi-family apartment complexes should not be injurious to the uses already existing and permitted in this area. The proposed development will create a buffer from commercial and dense multi-family apartments to single-family residential.

- 3) **The establishment of the use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;**

Analysis: The buildings will be located on a vacant parcel, almost 3 acres in size. Vacant parcels exist to the west, along Saint Paul Street, which are proposed to be developed in a similar way by Mr. Seno. Furthermore, the proposed use is somewhat consistent with the comprehensive plan which was described in detail above in the rezoning section.

Findings: Vacant property located to the west of the parcel in question is zoned "R-4". The establishment of this use promotes additional development of surrounding property for uses permitted in the district.

- 4) The exterior architectural appeal and functional plan of any proposed structure will not be at variance with either the exterior architectural appeal and functional plan, and scale of the structures already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district so as to result in a substantial or undue adverse effect on the neighborhood;**

Analysis: The proposed buildings will incorporate similar architectural design as seen in the photos below. Main façade materials are primarily vinyl siding and trim. Decorative elements are found within the façade and include columns and railings within the entryway as well as garage louvers and trim. The covered porches found at each units entrance helps to create jogs within the façade. These porches will be landscaped with vegetation and rock and edging. Similar buildings in which Mr. Seno has developed are the River City Senior Village, at 811 Hale Street, Wisconsin Rapids and Waupaca Senior Village at 2800 Otter Drive, Waupaca, Wisconsin. A similar cottage-style development (built by another developer) closer to Stevens Point is Mission Village of Plover, at 3446 Mission Lane, Plover Wisconsin.



Findings: There are a variety of architectural styles within this area, as several uses exist. Keeping in mind that these cottage-style apartments are within a transitional zone, they are designed to mimic single family homes. The length of the apartments reflect multi-family developments, however individual porches, garages and driveways mimic that of single-family homes or duplexes. While the development incorporates some architectural elements, staff would recommend that masonry be incorporated into the façade, to more closely match buildings within the neighborhood.

- 5) Adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided;**

Analysis: Utilities exist on Regent Street, Saint Paul Street, Dearborn Avenue, and Jordan Lane.

Findings: This standard is met.

- 6) Adequate measures have been, or will be, taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;**

Analysis: Ingress/Egress will occur on nine driveways, four for each building and one for the proposed visitor parking lot. Driveways are located along Saint Paul Street and Regent Street. Two units will share one driveway,

similar to duplexes. Thirty feet separate each driveway, with the visitor lot driveway having much more separation. Driveways are over 50 feet from intersections.

Findings: Driveways are an adequate distance from one another and intersections. Traffic is primarily from residential vehicles. Staff has no concerns regarding ingress/egress on the property, as each driveway can only accommodate 4 vehicles.

7) The proposed use is not contrary to the objectives of any duly adopted land use plan for the City of Stevens Point, any of its components, and/or its environs.

Analysis: The proposed use would be within the "R-4" Multiple Family I Residence District. This district is established to provide a medium density, mixed residential district intended to provide a transition between lower density detached housing areas and more intense non-residential land usage consistent with the City's Comprehensive Plan.

Findings: The proposed use is appropriate for the intent of this district, as dense, multi-story, multi-family residential exists to the north and single family residential to the south.

8) The use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

Analysis: All zoning requirements met.

Findings: This Standard is met.

9) The proposal will not result in an over-concentration of high density living facilities in one area so as to result in a substantial or undue adverse effect on the neighborhood, on the school system, and the social and protective services systems of the community.

Analysis: This request is for 8 two-bedroom and 8 three-bedroom units in two cottage-style apartment complexes, totaling 40 beds. Several other multi-family properties exist within the neighborhood, directly north.

Findings: A development nearly twice than what is proposed could exist on the property. Given the location, type of development, and adjacent uses, the development will not result in an over-concentration of high density living facilities or have an undue adverse effect on the neighborhood. Furthermore, the variety of uses, institutional, commercial and residential assists in providing diversity to the neighborhood.

10) Principal - Applications for exclusive multifamily residential uses: The view from the street should maintain a residential character. The view should be dominated by the building and not by garages, parking, mechanical equipment, garbage containers, or other storage.

a. Parking should not be located in the front yard.

Analysis: The property is bounded by four streets. Access to the visitor parking lot is off of Saint Paul Street.

Findings: This standard is met, as the property is bounded by streets.

b. Parking should be visually screened from street view and from neighboring properties.

Analysis: The plan provides for landscape screening along the front and rear parking lot. The building will screen the parking lot to the north, whereas, existing trees to remain will screen the parking lot to the south.

Findings: This standard is met.

c. Building should face their main facade toward the street.

Analysis: Both buildings main façade face the streets; Regent Street and Saint Paul Street.

Findings: This standard is met.

d. In cases where the main facade of the building cannot face the street, the portion of the building facing the street shall be developed in such a manner that the street-façade is developed using architectural elements like roof lines, windows, and architectural detailing to make the street facade look harmonious in scale, massing, proportion, and building form with other residential structures. (Blank walls facing the street and windows of less than 36 inches vertical are not normally acceptable.)

Analysis: The main façade faces the street and incorporates architectural design elements.

Findings: This standard is met.

e. A minimum of 25% of the façade shall be covered with masonry or decorative block. Exterior insulation and finish systems (EIFS) may be considered to satisfy this requirement if part of an overall architectural design scheme.

Analysis: No masonry is proposed to exist along the façades of either building.

Findings: Staff recommends a minimum of 25% of the façade to be covered with masonry or decorative brick. EIFS may be considered to satisfy this requirement.

11) Access to the site shall be safe.

a. All developments shall front on a public right-of-way unless recommended by the Public Works Director.

Analysis: The development is bounded by four streets. Buildings will face Saint Paul Street and Regent Street.

Findings: This requirement is met.

b. The driveway to the site shall be located so as not to be a danger to the street flow of traffic.

Analysis: Multiple driveways will occur on the property as they are proposed similar to duplexes. Over 30 feet separate the driveways.

Findings: The director of public works is concerned with the number of driveways on such a small block (Regents Street Building).

c. The driveway shall not be too close to neighboring intersections.

Analysis: The driveways along Regent Street will be over 50 feet away from the intersection of Regent Street and Saint Paul Street, as well as, Regent Street and Dearborn Avenue. Driveways along Saint Paul Street are well over 100 feet away from the nearest intersections.

Findings: The director of public works is concerned with the closeness of driveways and their proximity to nearby intersections along Regent Street.

- d. Alignment of the driveway shall be coordinated with adjacent access points to avoid conflict or confusion.**

Analysis: Mr. Seno is also proposing a similar development project across from Saint Paul Street which will almost align with the proposed driveways. No driveways exist north of the property where the building along Regent Street is proposed.

Findings: Traffic on both Regent Street and Saint Paul Streets is minimal, as it is primarily residential traffic, therefore, the location of the proposed driveways should not cause conflict or confusion. This standard is met.

- e. Only one driveway shall be allowed per site unless recommended by the Public Works Director. Two family units may be allowed more than one driveway if those driveways are separated by not less than 10 feet. Maximum driveway openings shall be 20 feet (each).**

Analysis: Nine driveways will exist on the property, one for the visitor parking lot and four for each cottage style apartment complex.

Findings: As the cottage-style design of the apartments mirrors that of single-family homes and duplexes, large parking lots are not incorporated into the site plan. Garages and driveways provide the necessary parking needed on the property. The director of public works has safety concerns for traffic traveling along Regent Street and Saint Paul Street, due to the number and close proximity of driveways.

- f. The organization of traffic flow on-site and between the site and the street shall be organized in a clear hierarchy of flow patterns. Internal and external areas where traffic flow changes directions or creates intersections shall be organized at clear intersections and those intersections are spaced far enough apart so as to not cause confusion or problems and to provide for adequate spacing for waiting vehicles.**

Analysis: Residential driveways are proposed that do not incorporate circulation throughout the site. The visitor parking lot will be a two-way drive.

Findings: This standard is met.

- g. Intersections are visible and not visually screened.**

Analysis: Landscaping in the form of trees will exist in the front yard, however should not impair visibility.

Findings: This standard is met.

- h. Adequate drainage and snow storage is provided.**

Analysis: A retention pond exists in the rear of the property. Snow storage for the visitor parking lot will exist between the lot and retention pond.

Findings: Snow shall be removed from the site, or stored in a location that it will not negatively impact the adjacent property owners. Stormwater requirements for the site must be reviewed and approved by the Department of Public Works.

i. Minimum size requirements are maintained for safe vehicle circulation.

Analysis: Driveways are shared amongst two units. The visitor parking lot driveway is two-way.

Findings: This standard is met for the visitor parking lot and not applicable for the other driveways.

j. Parking areas shall be safe. They shall be adequately lit, sized to meet minimum standards, graded so as to not be too steep, and paved with concrete, brick, or bituminous surfacing. The light source shall not be visible from adjacent properties. Lighting shall be developed in such a way to minimize light straying onto adjacent properties.

Analysis: No lighting plan has been submitted. Little lighting is needed, as the visitor parking lot contains 10 stalls.

Findings: Staff would recommend that a lighting plan be submitted for review and approval by staff as a condition of approval. The lighting should not negatively impact the adjacent properties.

k. Driveways shall be located to minimize the impact to adjacent properties.

Analysis: Adjacent property owners' driveways only exist on Saint Paul Street and are approximately 75 feet from the closest driveway.

Findings: This standard is met.

12) There shall be adequate utilities to serve the site.

a. The Public Works Director, Police Chief, and Fire Chief shall determine whether there is adequate sanitary sewer, potable water, storm drainage, street capacity, emergency access, public protection services, and other utilities to serve the proposed development. They shall review the plan to ensure safety and access for safety vehicles.

Analysis: Utilities exist along Regent Street, Saint Paul Street, Dearborn Avenue, and Jordan Lane to adequately serve the site.

Findings: Staff is recommending a site plan identifying hydrants and fire connections be submitted to be reviewed and approved by the fire chief to ensure adequate access and measures are in place to provide fire protection.

13) The privacy of the neighboring development and the proposed development shall be maintained as much as practical. Guidelines:

a. Mechanical equipment including refuse storage shall be screened from neighboring properties.

Analysis: Individual trash containers for each unit are proposed.

Findings: N/A

- b. Lighting shall be located to minimize intrusion onto the neighboring properties.**

Analysis: No lighting plan has been submitted.

Findings: Staff would recommend that a lighting plan be submitted for review and approval by staff as a condition of approval.

- c. Sources of noise shall be located in a manner that minimizes impact to neighboring properties.**

Analysis: The request is for a multi-family residential use.

Findings: It is not anticipated that significant noise will be created with this request.

14) Principal - Applications for exclusive multifamily residential uses. Landscaping shall be provided or existing landscape elements shall be preserved to maintain a sense of residential character, define boundaries, and to enhance the sense of enclosure and privacy.

- a. All site plans shall at a minimum meet the guidelines contained in the parking setback landscaping standards.**

Analysis: The proposed plans meet the requirements.

Findings: This standard is met.

- b. In addition, at least one tree per dwelling unit shall be planted outside the parking screening area (minimum size of the tree at planting shall be 1.5 inch caliper)**

Analysis: 10 trees are proposed to be planted, primarily in the front yard of the development, in addition to existing trees proposed to remain.

Findings: This standard is met.

- c. In addition, at least one plant for each 30 inches of building facing the street shall be planted. The size of the plants shall be a minimum of 18 inches at the time of planting. The planting may be relocated to other portions of the site.**

Analysis: The entire front of each building, where pavement does not exist, is proposed to be lined with landscaping. In addition, sides of both buildings are fully or partially landscaped. Several trees are to remain on the site.

Findings: This standard is met.

- d. Adjustments to the above requirements may be made to recognize existing landscape elements preserved on the site.**

Analysis: A great deal of landscaping has been provided throughout the site. In addition, existing natural vegetation will remain.

Findings: This standard is met.

Name and Address		Parcel #	Alt Parcel #	Land Use
Viking Holding Inc P O Box 366 Stevens Point, WI 54481		240828400106	240828400106	Vacant Land - Residential
		Property Address		Neighborhood
		St Paul St & Jordan Ln		255 Jnck PlvrH Boy Rslyn Cntrl
		Subdivision		Zoning
Display Note		Metes And Bounds		R2-SINGLE

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

SITE DATA

PERMITS

Actual Frontage	507.0	Date	Number	Amount	Purpose	Note
Effective Frontage	507.0					
Effective Depth	250.0					
Square Footage	126,750.0					
Acreage	2.910					

2012 ASSESSED VALUE

Class	Land	Improvements	Total
A-Residential	\$75,000	\$0	\$75,000
Total	\$75,000	\$0	\$75,000

LEGAL DESCRIPTION

PRT NE SE S28 T24 R8 COM ON EL ST PAUL ST 650F E OW WL SD 40 & 130F N OF SL SD 40, TH N 464.5F. E250F, S560.2F, W125F N100F W125F TO POB 2.91A 191/220 606/1069-70

DWELLING DATA (0 of 0)

Style		Basement		Exposed	
Ext. Wall		Heating			
Story Height		Age		Fuel Type	
Year Built	0	Eff. Year	0	System Type	
Class		Total Rooms		Bedrooms	
Int. Cond. Relative to Ext.		Family Rooms			
Physical Condition		Full Baths		Half Baths	
Kitchen Rating		Bath Rating			

FEATURES

ATTACHMENTS

Description	Units	Description	Area

Name and Address		Parcel #	Alt Parcel #	Land Use
Viking Holding Inc P O Box 366 Stevens Point, WI 54481		240828400106	240828400106	Vacant Land - Residential
		Property Address		Neighborhood
		St Paul St & Jordan Ln		255 Jnck PlvrH Boy Rslyn Cntrl
		Subdivision		Zoning
Display Note		Metes And Bounds		R2-SINGLE

LIVING AREA

Description	Gross Area	Calculated Area
Basement Finished Basement Living Area First Story Second Story Additional Story Attic / Finished Half Story / Finished Attic / Unfinished Half Story / Unfinished Room / Unfinished Total Living Area		

DETACHED IMPROVEMENTS

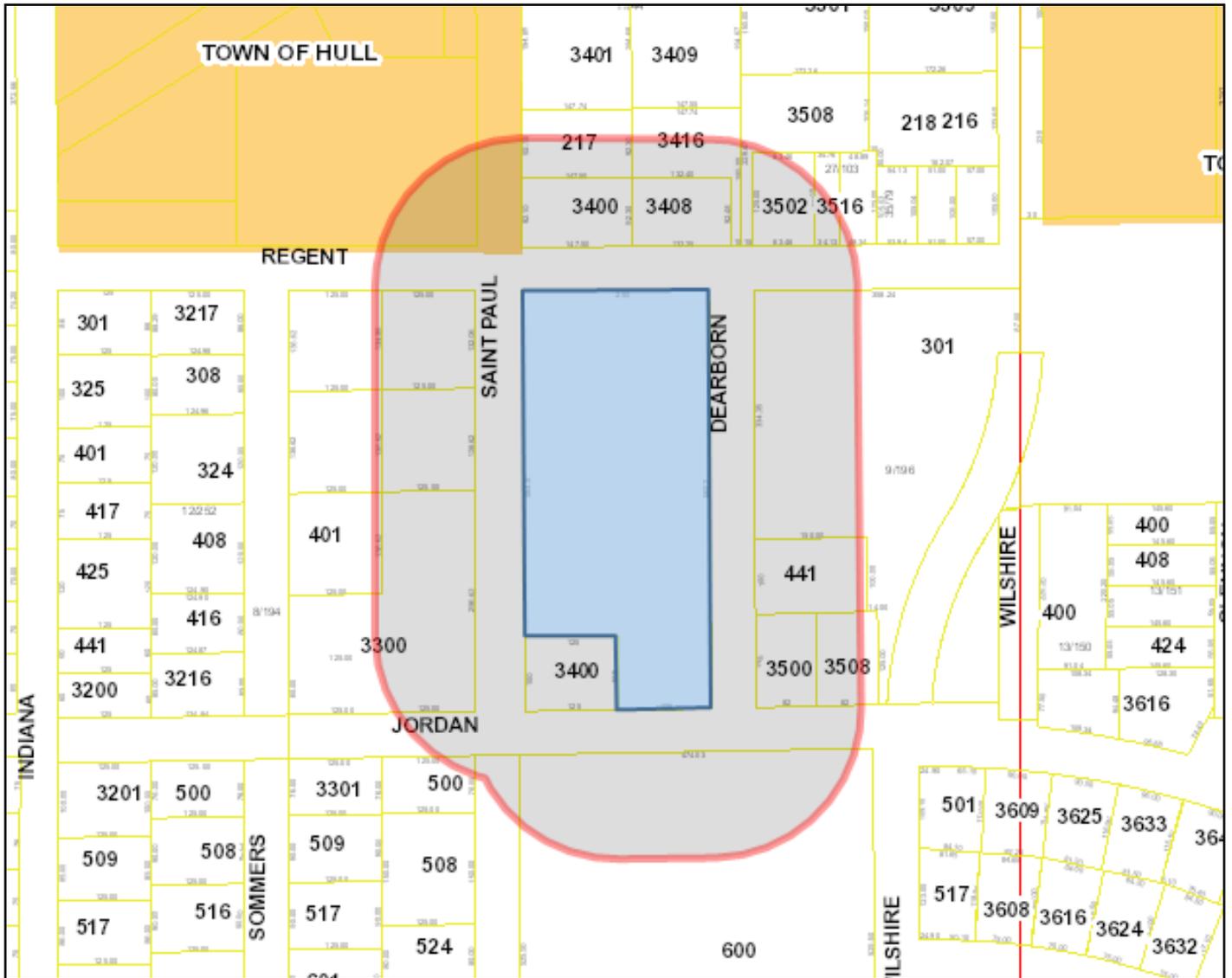
Description	Year Built	Square Feet	Grade	Condition

PROPERTY IMAGE

PROPERTY SKETCH

NO IMAGE ON FILE	
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Conditional Use Permit – Regent Street, Dearborn Avenue, Jordan Lane & Saint Paul Street Cottage Style Apartment Complexes – Exhibit Map (200 Feet Boundary)



TaxKey	Property Address	Owner Name	Mailing Address	City	State	Zip Code
240828400124	3400 Regent Street	Frank J Laskowski	2503 Torun Road	Stevens Point	WI	54482
240828400123	217 Saint Paul Street	Frank J Laskowski	2503 Torun Road	Stevens Point	WI	54482
240828400106	Saint Paul Street and Jordan Lane	Viking Holding Inc.	P.O. Box 366	Stevens Point	WI	54481
240828400110	3400 Jordan Lane	Saint Paul's Methodist Church	600 Wilshire Blvd	Stevens Point	WI	54481
240828400122	3416 Regent Street	Joshua Y & Amber Y Garbe	324 Indiana Ave N	Stevens Point	WI	54481
240828400125	3406-08 Regent Street	Don R Scaffidi	201 Green Ave N	Stevens Point	WI	54481
240828400107	301 Dearborn Ave	Hmong Alliance Church of Stevens	301 Dearborn Avenue	Stevens Point	WI	54481

		Point Inc.				
240828400104	441 Dearborn Ave	Elmer H & Julie E Krause	441 Dearborn Ave	Stevens Point	WI	54481
240828400102	3500 Jordan Lane	Robert & R Stoltz	3500 Jordan Lane	Stevens Point	WI	54481
240828400103	3508 Jordan Lane	Jeff J & Bevin R Piantino	3508 Jordan Lane	Stevens Point	WI	54481
240828401801	600 Wilshire Blvd	Saint Paul's United Methodist Church	600 Wilshire Blvd	Stevens Point	WI	54481
240828400126	3500-02 Regent Street	Duane A Schultz	717 Mary Ann Ave	Stevens Point	WI	54481
240828400121	3508 Regent Street	Donald J & Florence V Woyak	2931 Birch St	Stevens Point	WI	54481
240828400131	3516 Regent St	Patricia S Stewart	3516 Regent St	Stevens Point	WI	54481
240828400132	3518 Regent St	Jacqueline L Hoppen	3518 Regent St	Stevens Point	WI	54481
240828401701	500 Saint Paul St	Richard & L Fossen	500 Saint Paul St	Stevens Point	WI	54481
240828400220	3300 Jordan Lane	Hans O & Laura L Hofmeister	3300 Jordan Lane	Stevens Point	WI	54481
240828400214	401 Sommers St Unit A	Earle D & Elizabeth Sievwright	401 Sommers St Unit A	Stevens Point	WI	54481
240828400221	Saint Paul St	Viking Holding Inc.	P.O. Box 366	Stevens Point	WI	54481
240828400213	Sommers St	Viking Holding Inc.	P.O. Box 366	Stevens Point	WI	54481
240828400212	Sommers & Regent St	Viking Holding Inc.	P.O. Box 366	Stevens Point	WI	54481
240828400211	Regent & Saint Paul St	Viking Holding Inc.	P.O. Box 366	Stevens Point	WI	54481

1-49908
\$270
10-15-12

REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION

ADDRESS OF PROPERTY: Parcel 28400106 SE corner of Regent St. and Saint Paul Street, City of Stevens Point

- Zoning Ordinance Change
- Conditional Use Permit
- Variance from Zoning Ordinance -Board of Appeals
- Variance from Sign Ordinance
- Appeal from Subdivision Requirements
- Other

REQUESTED CHANGE: (State briefly what is being requested, and why).

Rezoning of the parcel to R4 Multifamily, and a conditional use permit for applicant's proposed development of 8 two-bedroom apartments and 8 three-bedroom apartments in two single-story buildings. All units will provide attached single-car garages, accessible bathrooms, full kitchens, walk-in pantries, washers and dryers, and separate entries and porches. A space for additional on-site parking will.... (see attached addendum)

OWNER/APPLICANT:

Name: Seno Companies, Inc.
Address: 14 W. Mifflin St., Suite 309
Madison, WI 53703
(City, State, Zip Code)

Telephone: 608-283-7244
Cell Phone: _____

Signature

AGENT FOR OWNER/APPLICANT:

Name: William Seno, President
Address: 14 W. Mifflin St., Suite 309
Madison, WI 53703
(City, State, Zip Code)

Telephone: 608-283-7244
Cell Phone: _____

William Seno 10/10/12

Signature

Scheduled Date of Plan Commission Meeting: November 5, 2012

Scheduled Date of Common Council Meeting: November 19, 2012

You, as the applicant, or your agent, shall attend the meeting and present your request.

All requests with supporting documentation are due at the Community Development Office **three weeks** prior to the actual meeting.

Fee schedule is on second page.

Receipt # _____

Addendum to Conditional Use Application

Parcel 28400106

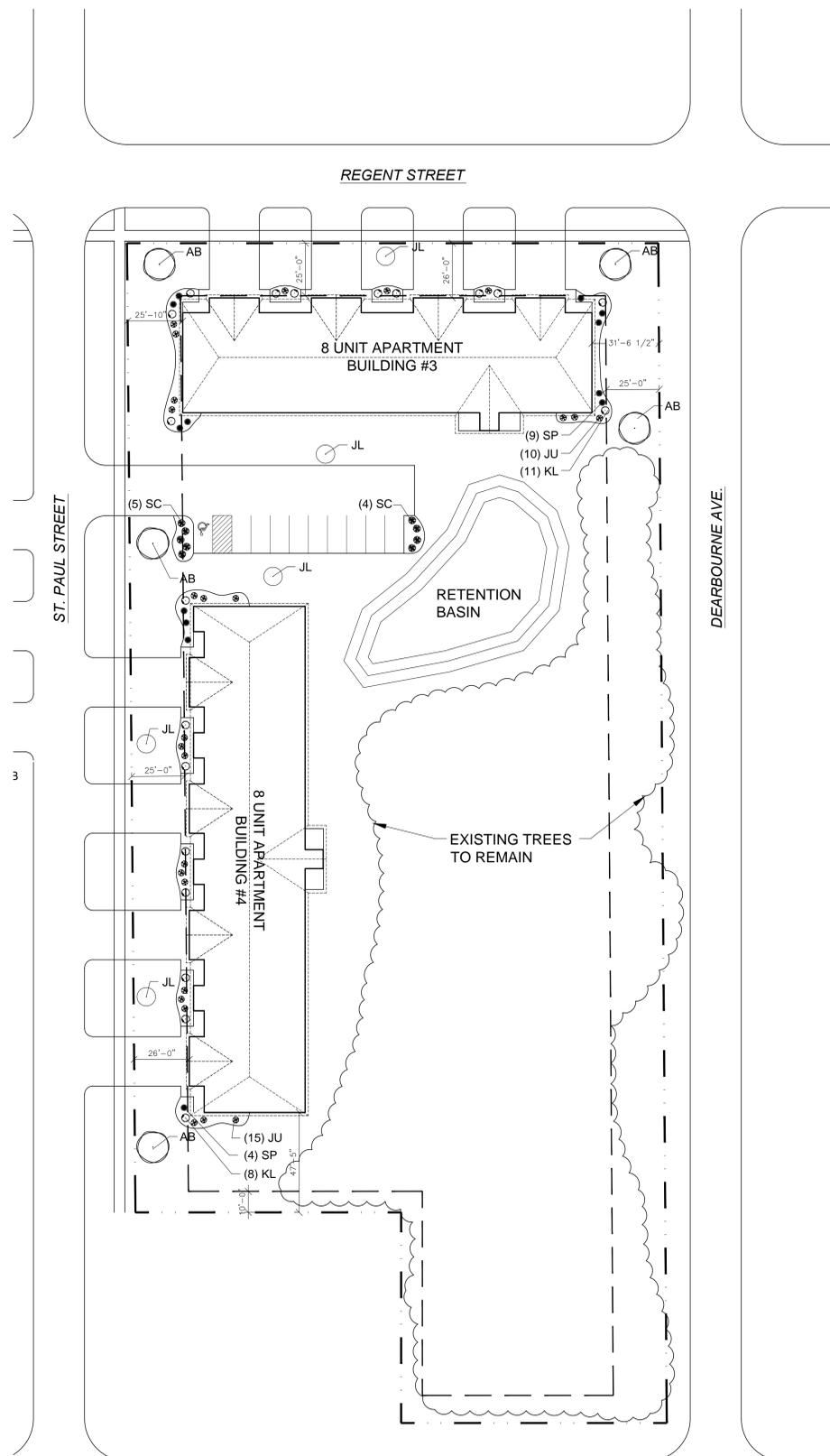
City of Stevens Point

.... be provided in front of each garage. It is understood that a conditional use permit will be further conditioned on review and approval by city staff of a storm-water plan for the development. A large part of the site is to be retained as wooded open space, as indicated in the attached site plan, as a buffer between the development and single-family homes to the south and east. The site is approximately 2.9 acres. Public sidewalks are to be extended along the east side of Saint Paul Street, and along the south side of Regent Street. Trash will be picked up at curb-side by a private hauler.

The development is proposed in conjunction with a proposed development of 14 similar apartments, in two single-story buildings, immediately west of Saint Paul Street. The latter development will require a conditional use permit. As proposed, the two developments may be considered at the same time by the City of Stevens Point.

Accompanying this application are a site plan, elevations, building plan, and landscaping plan. Also included are photos of similar housing completed by the developers – CAP Services of Stevens Point, and Seno Companies of Madison. Similar developments in the Stevens Point area include Waupaca Senior Village, Iola Senior Village, and River City Senior Village (Wisconsin Rapids).

DRAWING NOT A SURVEY
PROPERTY LINES OBSERVED FROM
COUNTY PLAT MAP
ACTUAL PROPERTY BEARINGS UNKNOWN



LANDSCAPING LEGEND	
MARK	COMMON NAME
TREES	
JL	Japanese Lilac
AB	Autumn Blaze Maple
SHRUBS	
SP	Spirea
JU	Juniper
KL	Dwarf Korean Lilac
SC	Sand Cherry (18' Min. Height at Parking Screening)



OWNER:
SENO COMPANIES
14 W. MIFFLIN STREET, SUITE 309
MADISON, WI 53703

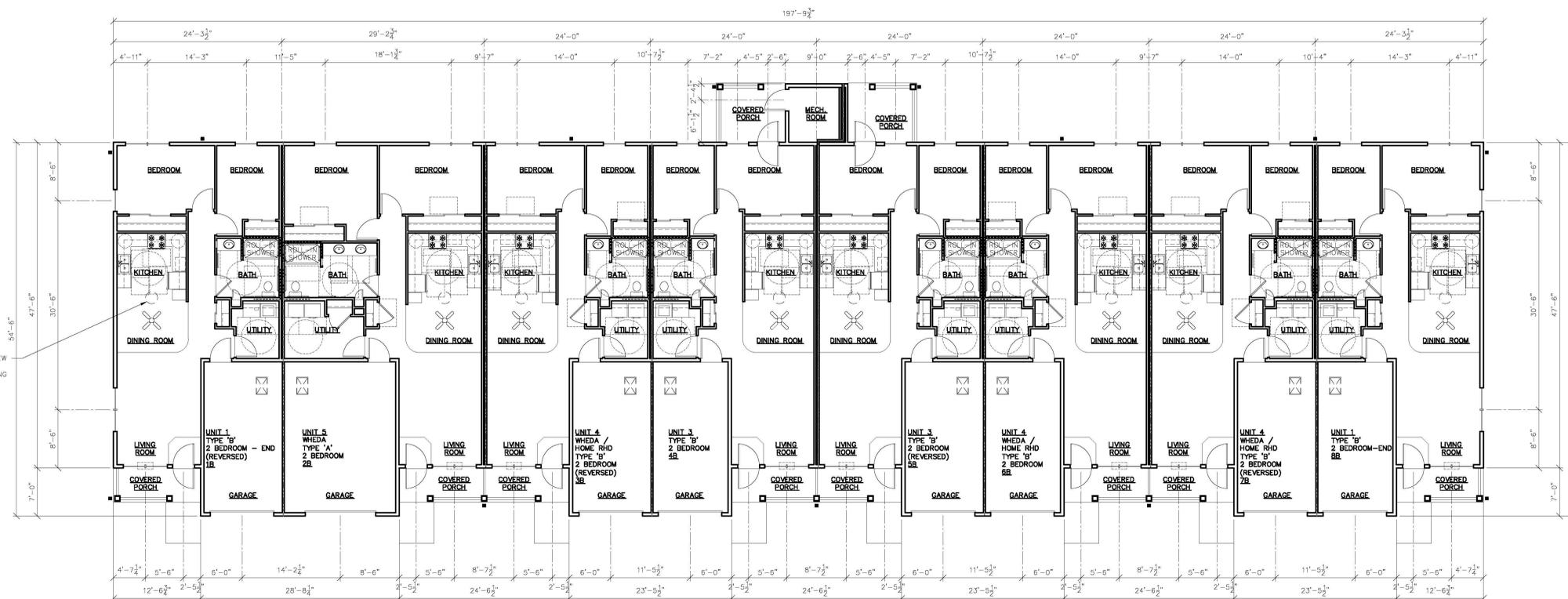
PROJECT:
POINT COTTAGES
REGENT STREET
STEVENS POINT, WI

PRELIMINARY SHEET DATES:

10-11-12
10-18-12
10-23-12

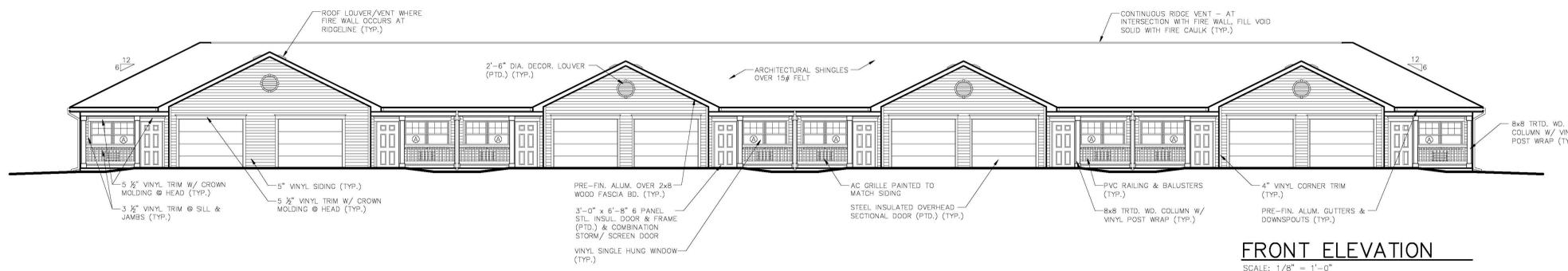
JOB NUMBER:
1216860
SHEET

C1.0A



SOLARTUBE 21C 21# OPTI VIEW
DIFFUSER KIT - PITCHED
COLLAR, SHINGLE W/ FLASHING
(TYP. @ EACH APARTMENT)

**8 UNIT
FLOOR PLAN**
SCALE: 1/8" = 1'-0"
NORTH

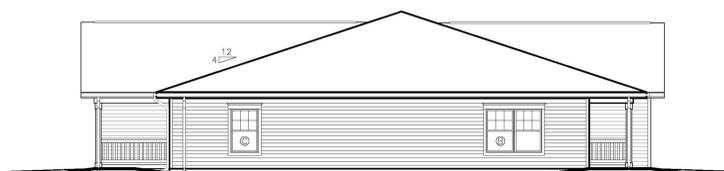


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE

UNIT NO.	NOMINAL SIZE (WIDTH X HEIGHT)	TYPE
⊙	6'-4" x 4'-0"	(PR) SINGLE HUNG VINYL WINDOWS (MULLED TOGETHER)
• ⊙	6'-4" x 5'-0"	(PR) SINGLE HUNG VINYL WINDOWS (MULLED TOGETHER)
• ⊙	3'-2" x 5'-0"	SINGLE HUNG VINYL WINDOW

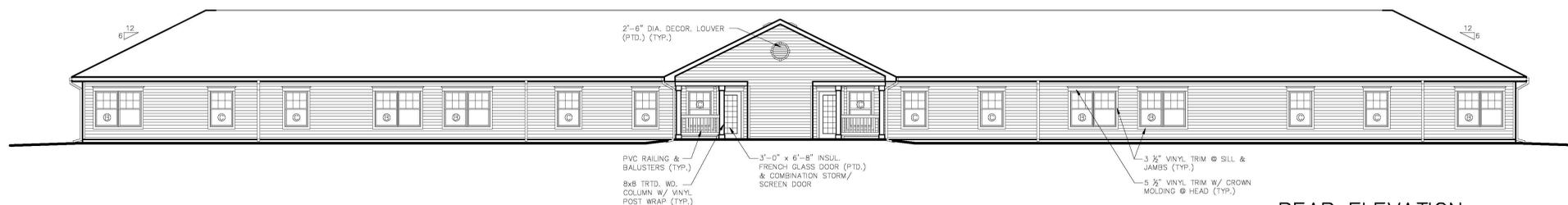
* WINDOW UNIT TO MEET EGRESS CLEAR OPENING REQUIREMENTS PER IBC SECTION 1029
20" CLEAR WIDTH NET OPENING
24" CLEAR HEIGHT NET OPENING
5 S.F. MIN CLEAR OPENING FOR EGRESS (GRADE-LEVEL OPENINGS)
- ENERGY STAR WINDOWS
- WINDOWS TO HAVE GRILLES BETWEEN GLAZING



SIDE ELEVATION
SCALE: 1/8" = 1'-0"



SIDE ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

OWNER:
SENO COMPANIES
14 W. WIFFLIN STREET, SUITE 309
MADISON, WI 53703

PROJECT:
POINT COTTAGES
REGENT STREET
STEVENS POINT, WI

PRELIMINARY SHEET DATES:
10-11-12

JOB NUMBER:
1216860
SHEET

A1.1A



Administrative Staff Report

Seno Rezoning & Conditional Use

Properties South of Regent Street, between Sommers Street and Saint Paul Street

November 5, 2012

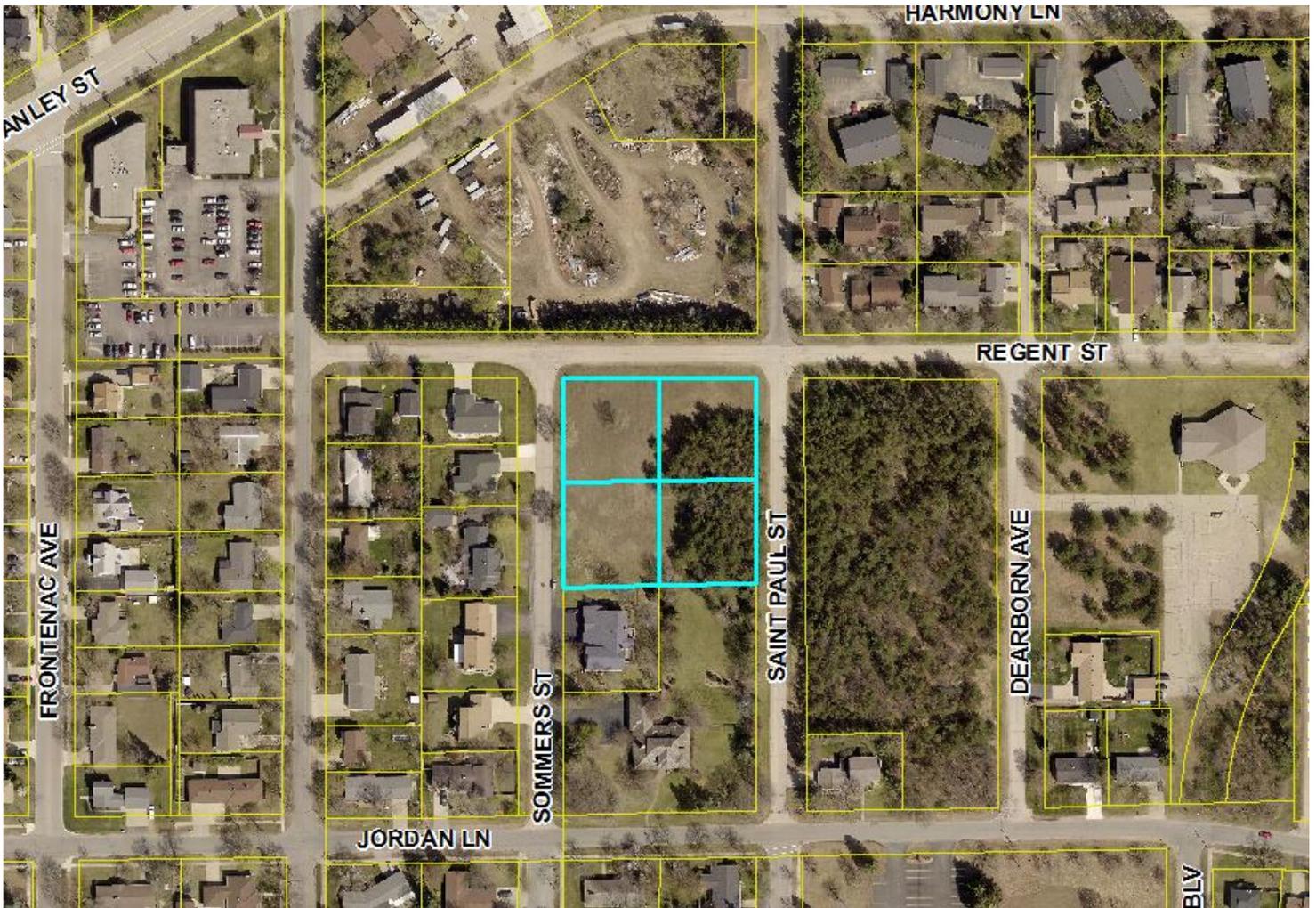


Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none">• Bill Seno <p>Staff:</p> <ul style="list-style-type: none">• Michael Ostrowski, Director mostrowski@stevenspoint.com• Kyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none">• 2408-28-4002-12, 2408-28-4002-11, 2408-28-4002-13, 2408-28-4002-21 <p>Zone(s):</p> <ul style="list-style-type: none">• "R-4" Multiple Family 1 Residence District <p>Master Plan:</p> <ul style="list-style-type: none">• Residential <p>Council District:</p> <ul style="list-style-type: none">• District 8 – Patton <p>Lot Information:</p> <p>2408-28-4002-12</p> <ul style="list-style-type: none">• Effective Frontage: 137 feet• Effective Depth: 125 feet• Square Footage: 17,125• Acreage: 0.393 <p>2408-28-4002-11</p> <ul style="list-style-type: none">• Effective Frontage: 132 feet• Effective Depth: 125 feet• Square Footage: 16,500• Acreage: 0.397 <p>2408-28-4002-13</p> <ul style="list-style-type: none">• Effective Frontage: 137 feet	<p>Request</p> <ol style="list-style-type: none">1. Request from Bill Seno, Seno Companies Inc., for a conditional use permit for the purposes of constructing two cottage-style apartment complexes consisting of 14 two-bedroom units located south of Regent Street, between Sommers Street and Saint Paul Street (Parcel ID's 2408-28-4002-12, 2408-28-4002-11, 2408-28-4002-13, and 2408-28-4002-21). <p>Attachment(s)</p> <ul style="list-style-type: none">• Parcel ID Sheet• Exhibit Map• Application• Site and Landscape Plans• Elevations• Housing Study Summary <p>Findings of Fact</p> <ul style="list-style-type: none">• Current property is zoned "R-4" Multiple Family 1 Residence District• Multi-family developments are a conditional use within the R-4 zoning district.• The request is for 14 units, totaling 28 bedrooms, in two buildings.• The development encompasses four parcels bordered by three streets. <p>Staff Recommendation</p> <p>Staff reserves recommendation for the plan commission upon hearing public input. If approved, staff recommends the following condition(s):</p> <ul style="list-style-type: none">• The maximum number of units shall be 14, with a maximum number of 28 beds.• Individual refuse containers shall be stored within units.• Snow shall be removed from the site, or stored in a location that it will not negatively impact adjacent properties.• A stormwater plan will need to be reviewed and approved by the Department of Public Works.• A new architectural/elevation plan shall be resubmitted for approval. The new plan shall include architectural features that help distinguish the building, such as the presence of masonry.• A minimum of 25% of the façade shall be covered with masonry or decorative brick. EIFS may be considered to satisfy this requirement.• A new landscaping plan shall be submitted to be reviewed and approved by staff, incorporating added landscaping to the retention basin in the form of vegetation, rock, edging, or fencing.
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<ul style="list-style-type: none"> • Effective Depth: 125 feet • Square Footage: 17,125 • Acreage: 0.393 <p>2408-28-4002-21</p> <ul style="list-style-type: none"> • Effective Frontage: 137 feet • Effective Depth: 125 feet • Square Footage: 17,125 • Acreage: 0.393 <p>Current Use:</p> <ul style="list-style-type: none"> • Vacant <p>Applicable Regulations:</p> <ul style="list-style-type: none"> • 23.01(14), 23.01(16) and 23.02(1)(f) 	<ul style="list-style-type: none"> • A site plan identifying hydrants and fire connections shall be submitted to be reviewed and approved by the fire chief to ensure adequate access and measures are in place to provide fire protection. • Sidewalks shown on the site plan shall not be installed, as the City has no immediate plans to provide sidewalks along Regent Street and Saint Paul Street.
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Vicinity Map



Background



Mr. Seno is proposing to construct 14 two-bedroom units in two cottage style apartment complexes on four vacant parcels that border Regent Street, Sommers Street, and Saint Paul Street. He is requesting a conditional use permit to construct the multi-family apartment complex.

Units will include furnished kitchens, full bathrooms, enclosed garages, and covered porches. Buildings are 1-story with pitched roofs. The main façade, seen in the photo, will face the streets (Regent Street and Saint Paul Street).

The anticipated occupants will primarily be seniors and young families.

It is important to note that a deficiency of this housing has been cited within the City of Stevens Point's Community Development Authority's recent housing study. The study projected the need for this proposed housing to grow over the next decade. Accommodating for this growth is important for the City's overall success and general welfare. The summaries and conclusion directly from the study have been attached.

Standards of Review

Conditional Use Request

- 1) The establishment, maintenance, or operation of the use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.**

Analysis: The current parcels are vacant. Two single-family homes exist to the south, directly adjacent to the property and homes exist across the street, west of the property. Across the street, to the north, exists commercial property within the town of Hull. A similar development by Mr. Seno is proposed to the east of the property.

Findings: The establishment of this use should not be detrimental to the public, as the use will be located on four parcels, totaling 1.576 acres and will have appropriate screening from the neighboring single-family uses to the south and west.

- 2) The use will not be injurious to the use and for the purpose already permitted;**

Analysis: This area has a mix of uses ranging from single-family residential to institutional and commercial, along with multi-family.

Findings: Multi-family apartment complexes should not be injurious to the uses already existing and permitted in this area. The proposed development will create a transitional buffer from commercial and dense multi-family apartments to single-family residential.

3) The establishment of the use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

Analysis: The buildings will be located on four vacant parcels over 1.5 total acres in size. Vacant parcels exist to the east, along Saint Paul Street, which are proposed to be developed in a similar way by Mr. Seno.

Findings: Vacant property located to the east of the parcels in question is zoned "R-2" and proposed to be zoned "R-4" Multi-Family. The establishment of this use promotes additional development of surrounding property for uses permitted in the district.

4) The exterior architectural appeal and functional plan of any proposed structure will not be at variance with either the exterior architectural appeal and functional plan, and scale of the structures already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district so as to result in a substantial or undue adverse effect on the neighborhood;

Analysis: The proposed buildings will incorporate similar architectural design as the photos below. Main façade materials are primarily vinyl siding and trim. Decorative elements are found within the façade and include columns and railings within the entryway as well as garage louvers and trim. The covered porches found at each units entrance helps to create jogs within the façade. These porches will be landscaped with vegetation and rock and edging. Similar buildings in which Mr. Seno has developed are: the River City Senior Village, at 811 Hale Street, Wisconsin Rapids and Waupaca Senior Village at 2800 Otter Drive, Waupaca, Wisconsin. Additionally, similar cottage-style development (built by another developer) close to Stevens Point is Mission Village of Plover, at 3446 Mission Lane, Plover Wisconsin.



Findings: There are a variety of architectural styles within this area, as several uses exist. Keeping in mind that these cottage-style apartments are within a transitional zone, they are designed to mimic single family homes. The length of the apartments reflect multi-family developments, however individual porches, garages and driveways mimic that of single-family homes. While the development incorporates some architectural elements, staff would recommend that masonry be incorporated into the façade, to more closely match buildings within the neighborhood.

5) Adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided;

Analysis: Utilities exist on Regent Street, Saint Paul Street, and Sommers Street.

Findings: This standard is met.

- 6) Adequate measures have been, or will be, taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;**

Analysis: Ingress/Egress will occur on seven driveways. Driveways are located along Saint Paul Street and Regent Street. Two units will share one driveway, similar to duplexes. The building along Regent Street, consisting of 8 units will have 4 driveways; whereas, the building along Saint Paul Street, consisting of 6 units will have 3 driveways. Approximately Thirty feet separate each driveway. Driveways are 40 or more feet from intersections.

Findings: Driveways are an adequate distance from one another and intersections. Traffic is primarily from residential vehicles. Staff has no concerns regarding ingress/egress on the property, as each driveway can only accommodate 4 vehicles.

- 7) The proposed use is not contrary to the objectives of any duly adopted land use plan for the City of Stevens Point, any of its components, and/or its environs.**

Analysis: The proposed use would be within the "R-4" Multiple Family I Residence District. This district is established to provide a medium density, mixed residential district intended to provide a transition between lower density detached housing areas and more intense non-residential land usage consistent with the City's Comprehensive Plan.

Findings: The proposed use is appropriate for the intent of this district, as dense, multi-story, multi-family residential exists to the north, along with commercial, and single family residential exists to the south.

- 8) The use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.**

Analysis: All zoning requirements met.

Findings: This Standard is met.

- 9) The proposal will not result in an over-concentration of high density living facilities in one area so as to result in a substantial or undue adverse effect on the neighborhood, on the school system, and the social and protective services systems of the community.**

Analysis: This request is for 8 two-bedroom and 6 two-bedroom units in two cottage-style apartment complexes, totaling 28 beds. Several other multi-family properties exist within the neighborhood to the northeast. Single-family homes exist to the south and west. Commercial properties exist to the north.

Findings: Given the location, type of development, and adjacent uses, the development will not result in an over-concentration of high density living facilities or have an undue adverse effect on the neighborhood. Furthermore, the variety of uses, institutional, commercial and residential assists in providing diversity to the neighborhood.

- 10) Principal - Applications for exclusive multifamily residential uses: The view from the street should maintain a residential character. The view should be dominated by the building and not by garages, parking, mechanical equipment, garbage containers, or other storage.**

- a. Parking should not be located in the front yard.**

Analysis: The property is bounded by three streets and has shared driveways. No parking lots are proposed to exist.

Findings: N/A

- b. Parking should be visually screened from street view and from neighboring properties.**

Analysis: N/A

Findings: N/A

- c. Building should face their main facade toward the street.**

Analysis: Both buildings main façade face the streets; Regent Street and Saint Paul Street.

Findings: This standard is met.

- d. In cases where the main facade of the building cannot face the street, the portion of the building facing the street shall be developed in such a manner that the street-facade is developed using architectural elements like roof lines, windows, and architectural detailing to make the street facade look harmonious in scale, massing, proportion, and building form with other residential structures. (Blank walls facing the street and windows of less than 36 inches vertical are not normally acceptable.)**

Analysis: The main façade faces the street and incorporates architectural design elements.

Findings: This standard is met.

- e. A minimum of 25% of the façade shall be covered with masonry or decorative block. Exterior insulation and finish systems (EIFS) may be considered to satisfy this requirement if part of an overall architectural design scheme.**

Analysis: No masonry is proposed to exist along the façades of either building.

Findings: Staff recommends a minimum of 25% of the façade to be covered with masonry or decorative brick. EIFS may be considered to satisfy this requirement.

11) Access to the site shall be safe.

- a. All developments shall front on a public right-of-way unless recommended by the Public Works Director.**

Analysis: The development is bounded by three streets. Buildings will face Saint Paul Street and Regent Street.

Findings: This requirement is met.

- b. The driveway to the site shall be located so as not to be a danger to the street flow of traffic.**

Analysis: Multiple driveways will occur on the property as they are proposed similar to duplexes. Over 30 feet separate the driveways.

Findings: The director of public works is concerned with the number of driveways on such a small block (Regent Street building).

c. The driveway shall not be too close to neighboring intersections.

Analysis: The driveways along Regent Street will be nearly 50 feet away from the intersection of Regent Street and Saint Paul Street, as well as, Regent Street and Sommers Street. Driveways along Saint Paul Street are well over 100 feet away from the nearest intersections.

Findings: The director of public works is concerned with the closeness of driveways and their proximity to nearby intersections along Regent Street.

d. Alignment of the driveway shall be coordinated with adjacent access points to avoid conflict or confusion.

Analysis: Mr. Seno is also proposing a similar development project across from Saint Paul Street which will almost align with the proposed driveways. No driveways exist north of the property where the building along Regent Street is proposed.

Findings: Traffic on both Regent Street and Saint Paul Streets is minimal, as it is primarily residential traffic, therefore, the location of the proposed driveways should not cause conflict or confusion.

e. Only one driveway shall be allowed per site unless recommended by the Public Works Director. Two family units may be allowed more than one driveway if those driveways are separated by not less than 10 feet. Maximum driveway openings shall be 20 feet (each).

Analysis: Seven driveways will exist on the property, three for the 6 - unit building and four for the 8 - unit building.

Findings: As the cottage-style design of the apartments mirrors that of single-family homes and duplexes, large parking lots are not incorporated into the site plan. Garages and driveways provide the necessary parking needed on the property. The director of public works has safety concerns for traffic traveling along Regent Street and Saint Paul Street, due to the number and close proximity of driveways.

f. The organization of traffic flow on-site and between the site and the street shall be organized in a clear hierarchy of flow patterns. Internal and external areas where traffic flow changes directions or creates intersections shall be organized at clear intersections and those intersections are spaced far enough apart so as to not cause confusion or problems and to provide for adequate spacing for waiting vehicles.

Analysis: Residential driveways are proposed that do not incorporate circulation throughout the site.

Findings: N/A

g. Intersections are visible and not visually screened.

Analysis: Landscaping in the form of trees will exist in the front yard, however should not impair visibility of vehicles utilizing driveways.

Findings: This standard is met.

h. Adequate drainage and snow storage is provided.

Analysis: A retention pond exists in the rear of the property. Snow will be stored adjacent to each driveway

Findings: Snow shall be removed from the site, or stored in a location that it will not negatively impact the adjacent property owners. Stormwater requirements for the site must be reviewed and approved by the Department of Public Works.

i. Minimum size requirements are maintained for safe vehicle circulation.

Analysis: Driveways are shared amongst two units.

Findings: N/A

j. Parking areas shall be safe. They shall be adequately lit, sized to meet minimum standards, graded so as to not be too steep, and paved with concrete, brick, or bituminous surfacing. The light source shall not be visible from adjacent properties. Lighting shall be developed in such a way to minimize light straying onto adjacent properties.

Analysis: N/A

Findings: N/A

k. Driveways shall be located to minimize the impact to adjacent properties.

Analysis: Neighboring property owners' driveways do exist directly adjacent to the property along both Regent Street and Saint Paul Street.

Findings: This standard is met.

12) There shall be adequate utilities to serve the site.

a. The Public Works Director, Police Chief, and Fire Chief shall determine whether there is adequate sanitary sewer, potable water, storm drainage, street capacity, emergency access, public protection services, and other utilities to serve the proposed development. They shall review the plan to ensure safety and access for safety vehicles.

Analysis: Utilities exist along Regent Street, Saint Paul Street and Sommers Street to adequately serve the site.

b. Findings: Staff is recommending a site plan identifying hydrants and fire connections be submitted to be reviewed and approved by the fire chief to ensure adequate access and measures are in place to provide fire protection.

13) The privacy of the neighboring development and the proposed development shall be maintained as much as practical. Guidelines:

a. Mechanical equipment including refuse storage shall be screened from neighboring properties.

Analysis: Individual trash containers for each unit are proposed.

Findings: N/A

- b. Lighting shall be located to minimize intrusion onto the neighboring properties.**

Analysis: N/A

Findings: N/A

- c. Sources of noise shall be located in a manner that minimizes impact to neighboring properties.**

Analysis: The request is for a multi-family residential use.

Findings: It is not anticipated that significant noise will be created with this request.

14) Principal - Applications for exclusive multifamily residential uses. Landscaping shall be provided or existing landscape elements shall be preserved to maintain a sense of residential character, define boundaries, and to enhance the sense of enclosure and privacy.

- a. All site plans shall at a minimum meet the guidelines contained in the parking setback landscaping standards.**

Analysis: No parking lot exists on the site, as shared driveways are proposed.

Findings: N/A

- b. In addition, at least one tree per dwelling unit shall be planted outside the parking screening area (minimum size of the tree at planting shall be 1.5 inch caliper)**

Analysis: Twelve trees are proposed to be planted, primarily in the front yard of the development, in addition, a few existing trees may remain.

Findings: This standard is met.

- c. In addition, at least one plant for each 30 inches of building facing the street shall be planted. The size of the plants shall be a minimum of 18 inches at the time of planting. The planting may be relocated to other portions of the site.**

Analysis: The entire front of each building, where pavement does not exist, is proposed to be lined with landscaping. In addition, sides of both buildings are fully landscaped.

Findings: To provide for improved screening and privacy of neighboring development staff recommends adding additional landscaping around the retention basin in the form of vegetation, rock, edging, fencing, etc.

- d. Adjustments to the above requirements may be made to recognize existing landscape elements preserved on the site.**

Analysis: A great deal of landscaping has been provided throughout the site.

Findings: This standard is met.

Name and Address		Parcel #	Alt Parcel #	Land Use
Viking Holding Inc PO Box 366 Stevens Point, WI 54481		240828400212	240828400212	Vacant Land - Residential
		Property Address		Neighborhood
		Sommers & Regent St		25 North East (Residential)
		Subdivision		Zoning
Display Note		Regency Green Sub		R4-MULTI-FAMILY I

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

SITE DATA**PERMITS**

Actual Frontage	137.0	Date	Number	Amount	Purpose	Note
Effective Frontage	137.0					
Effective Depth	125.0					
Square Footage	17,125.0					
Acreage	0.393					

2012 ASSESSED VALUE

Class	Land	Improvements	Total
A-Residential	\$27,400	\$0	\$27,400
Total	\$27,400	\$0	\$27,400

LEGAL DESCRIPTION

LOT 6 REGENCY GREEN SUB 191/208

DWELLING DATA (0 of 0)

Style		Basement		Exposed	
Ext. Wall		Heating			
Story Height		Age		Fuel Type	
Year Built	0	Eff. Year	0	System Type	
Class		Total Rooms		Bedrooms	
Int. Cond. Relative to Ext.		Family Rooms			
Physical Condition		Full Baths		Half Baths	
Kitchen Rating		Bath Rating			

FEATURES**ATTACHMENTS**

Description	Units	Description	Area

Name and Address		Parcel #	Alt Parcel #	Land Use
Viking Holding Inc PO Box 366 Stevens Point, WI 54481		240828400212	240828400212	Vacant Land - Residential
		Property Address		Neighborhood
		Sommers & Regent St		25 North East (Residential)
		Subdivision		Zoning
Display Note		Regency Green Sub		R4-MULTI-FAMILY I

LIVING AREA

Description	Gross Area	Calculated Area
Basement Finished Basement Living Area First Story Second Story Additional Story Attic / Finished Half Story / Finished Attic / Unfinished Half Story / Unfinished Room / Unfinished Total Living Area		

DETACHED IMPROVEMENTS

Description	Year Built	Square Feet	Grade	Condition

PROPERTY IMAGE

PROPERTY SKETCH

NO IMAGE ON FILE	
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Name and Address		Parcel #	Alt Parcel #	Land Use
Viking Holding Inc PO Box 366 Stevens Point, WI 54481		240828400211	240828400211	Vacant Land - Residential
		Property Address		Neighborhood
		Regent & St Paul St		25 North East (Residential)
		Subdivision		Zoning
Display Note		Regency Green Sub		R4-MULTI-FAMILY I

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

SITE DATA**PERMITS**

Actual Frontage	132.0	Date	Number	Amount	Purpose	Note
Effective Frontage	132.0					
Effective Depth	125.0					
Square Footage	16,500.0					
Acreage	0.379					

2012 ASSESSED VALUE

Class	Land	Improvements	Total
A-Residential	\$18,100	\$0	\$18,100
Total	\$18,100	\$0	\$18,100

LEGAL DESCRIPTION

LOT 9 REGENCY GREEN SUB 191/212 606/1069-70

DWELLING DATA (0 of 0)

Style		Basement		Exposed	
Ext. Wall		Heating			
Story Height		Age		Fuel Type	
Year Built	0	Eff. Year	0	System Type	
Class		Total Rooms		Bedrooms	
Int. Cond. Relative to Ext.		Family Rooms			
Physical Condition		Full Baths		Half Baths	
Kitchen Rating		Bath Rating			

FEATURES**ATTACHMENTS**

Description	Units	Description	Area

Name and Address		Parcel #	Alt Parcel #	Land Use
Viking Holding Inc PO Box 366 Stevens Point, WI 54481		240828400211	240828400211	Vacant Land - Residential
		Property Address		Neighborhood
		Regent & St Paul St		25 North East (Residential)
		Subdivision		Zoning
Display Note		Regency Green Sub		R4-MULTI-FAMILY I

LIVING AREA

Description	Gross Area	Calculated Area
Basement		
Finished Basement Living Area		
First Story		
Second Story		
Additional Story		
Attic / Finished		
Half Story / Finished		
Attic / Unfinished		
Half Story / Unfinished		
Room / Unfinished		
Total Living Area		

DETACHED IMPROVEMENTS

Description	Year Built	Square Feet	Grade	Condition

PROPERTY IMAGE

PROPERTY SKETCH

NO IMAGE ON FILE	
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Name and Address		Parcel #	Alt Parcel #	Land Use
Viking Holding Inc PO Box 366 Stevens Point, WI 54481		240828400213	240828400213	Vacant Land - Residential
		Property Address		Neighborhood
		Sommers St		25 North East (Residential)
		Subdivision		Zoning
Display Note		Regency Green Sub		R4-MULTI-FAMILY I

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

SITE DATA**PERMITS**

Actual Frontage	137.0	Date	Number	Amount	Purpose	Note
Effective Frontage	137.0					
Effective Depth	125.0					
Square Footage	17,125.0					
Acreage	0.393					

2012 ASSESSED VALUE

Class	Land	Improvements	Total
A-Residential	\$27,400	\$0	\$27,400
Total	\$27,400	\$0	\$27,400

LEGAL DESCRIPTION

LOT 7 REGENCY GREEN SUB 191/208

DWELLING DATA (0 of 0)

Style		Basement		Exposed	
Ext. Wall		Heating			
Story Height		Age		Fuel Type	
Year Built	0	Eff. Year	0	System Type	
Class		Total Rooms		Bedrooms	
Int. Cond. Relative to Ext.		Family Rooms			
Physical Condition		Full Baths		Half Baths	
Kitchen Rating		Bath Rating			

FEATURES**ATTACHMENTS**

Description	Units	Description	Area

Name and Address		Parcel #	Alt Parcel #	Land Use
Viking Holding Inc PO Box 366 Stevens Point, WI 54481		240828400213	240828400213	Vacant Land - Residential
		Property Address		Neighborhood
		Sommers St		25 North East (Residential)
		Subdivision		Zoning
Display Note		Regency Green Sub		R4-MULTI-FAMILY I

LIVING AREA

Description	Gross Area	Calculated Area
Basement Finished Basement Living Area First Story Second Story Additional Story Attic / Finished Half Story / Finished Attic / Unfinished Half Story / Unfinished Room / Unfinished Total Living Area		

DETACHED IMPROVEMENTS

Description	Year Built	Square Feet	Grade	Condition

PROPERTY IMAGE

PROPERTY SKETCH

NO IMAGE ON FILE	
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Name and Address		Parcel #	Alt Parcel #	Land Use
Viking Holding Inc PO Box 366 Stevens Point, WI 54481		240828400221	240828400221	Vacant Land - Residential
		Property Address		Neighborhood
		St Paul St		25 North East (Residential)
		Subdivision		Zoning
Display Note		Regency Green Sub		R4-MULTI-FAMILY I

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Viking Holding Inc Harry Eskritt & Fred Steffen	6/8/2000	\$26,500	Warranty Deed	57	4929	Land
	5/4/1998	\$22,310	Warranty Deed	53	9064	Land

SITE DATA

PERMITS

Actual Frontage	137.0	Date	Number	Amount	Purpose	Note
Effective Frontage	137.0					
Effective Depth	125.0					
Square Footage	17,125.0					
Acreage	0.393					

2012 ASSESSED VALUE

Class	Land	Improvements	Total
A-Residential	\$27,400	\$0	\$27,400
Total	\$27,400	\$0	\$27,400

LEGAL DESCRIPTION

LOT 10 REGENCY GREEN SUB BNG PRT NE SE S28 T24 R8 574929 580155

DWELLING DATA (0 of 0)

Style		Basement		Exposed	
Ext. Wall		Heating			
Story Height		Age		Fuel Type	
Year Built	0	Eff. Year	0	System Type	
Class		Total Rooms		Bedrooms	
Int. Cond. Relative to Ext.		Family Rooms			
Physical Condition		Full Baths		Half Baths	
Kitchen Rating		Bath Rating			

FEATURES

ATTACHMENTS

Description	Units	Description	Area

Name and Address		Parcel #	Alt Parcel #	Land Use
Viking Holding Inc PO Box 366 Stevens Point, WI 54481		240828400221	240828400221	Vacant Land - Residential
		Property Address		Neighborhood
		St Paul St		25 North East (Residential)
		Subdivision		Zoning
Display Note		Regency Green Sub		R4-MULTI-FAMILY I

LIVING AREA

Description	Gross Area	Calculated Area
Basement Finished Basement Living Area First Story Second Story Additional Story Attic / Finished Half Story / Finished Attic / Unfinished Half Story / Unfinished Room / Unfinished Total Living Area		

DETACHED IMPROVEMENTS

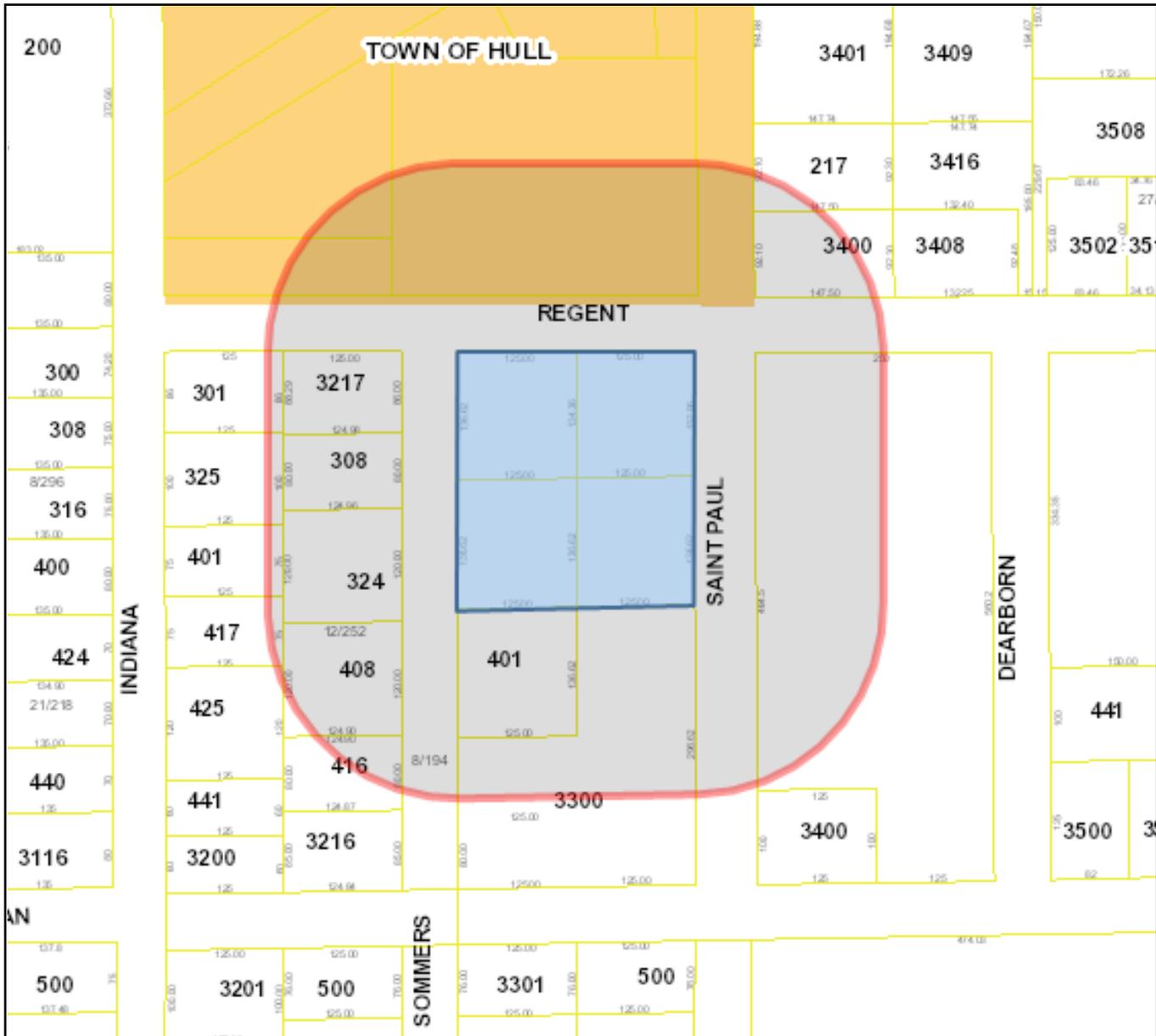
Description	Year Built	Square Feet	Grade	Condition

PROPERTY IMAGE

PROPERTY SKETCH

NO IMAGE ON FILE	
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Conditional Use Permit – Regent Street, Sommers Street & Saint Paul Street Cottage Style Apartment Complexes – Exhibit Map (200 Feet Boundary)



TaxKey	Property Address	Owner Name	Mailing Address	City	State	Zip Code
240828400123	217 ST PAUL ST	FRANK J LASKOWSKI	2503 TORUN RD	STEVENS POINT	WI	54482
240828400124	3400 REGENT ST	FRANK J LASKOWSKI	2503 TORUN RD	STEVENS POINT	WI	54482
240828400106	ST PAUL ST & JORDAN LN	VIKING HOLDING INC	P O BOX 366	STEVENS POINT	WI	54481
240828400220	3300 JORDAN LN	HANS O & LAURA L HOFMEISTER	3300 JORDAN LN	STEVENS POINT	WI	54481
240828400214	401 SOMMERS UNIT A	EARLE D & ELIZABETH SIEVWRIGHT	401 SOMMERS UNIT A	STEVENS POINT	WI	54481

240828400215	401 SOMMERS UNIT B	BENNETTE C KRATZ REVOCABLE TRUST	401 SOMMERS ST UNIT B	STEVENS POINT	WI	54481
240828400216	401 SOMMERS UNIT C	AL TOUMI	401 SOMMERS ST UNIT C	STEVENS POINT	WI	54481
240828400217	401 SOMMERS UNIT D	KATHLEEN C KAZ	401 SOMMERS ST UNIT D	STEVENS POINT	WI	54481
240828400312	416 SOMMERS ST	WARD GRASSL	416 SOMMERS ST	STEVENS POINT	WI	54481
240828400318	408 SOMMERS ST	WILLIAM G & JUDITH A NANTELL	408 SOMMERS ST	STEVENS POINT	WI	54481
240828400317	324 SOMMERS ST	ANDREW C & LUCILLE M SCOTT	324 SOMMERS ST	STEVENS POINT	WI	54481
240828400315	308 SOMMERS ST	KEITH D & LISA S YOLITZ	308 SOMMERS ST	STEVENS POINT	WI	54481
240828400316	3217 REGENT ST	LOIS C PRECOURT	3217 REGENT ST	STEVENS POINT	WI	54481
240828400212	SOMMERS & REGENT ST	VIKING HOLDINGS INC	P O BOX 366	STEVENS POINT	WI	54481
240828400211	REGENT & ST PAUL ST	VIKING HOLDINGS INC	P O BOX 366	STEVENS POINT	WI	54481
240828400221	ST PAUL ST	VIKING HOLDINGS INC	P O BOX 366	STEVENS POINT	WI	54481
240828400213	SOMMERS ST	VIKING HOLDINGS INC	P O BOX 366	STEVENS POINT	WI	54481
240828400306	425 INDIANA AVE	GERALD E & JOANNE M MLODIK	425 INDIANA AVE	STEVENS POINT	WI	54481
240828400305	417 INDIANA AVE	MITCHELL E LUNDQUIST ET AL	417 INDIANA AVE	STEVENS POINT	WI	54481
240828400304	401 INDIANA AVE	THOMAS R DETWYLER	401 INDIANA AVE	STEVENS POINT	WI	54481
240828400303	325 INDIANA AVE	LEONARD C DREVA	325 INDIANA AVE	STEVENS POINT	WI	54481
240828400302	301 INDIANA AVE	THOMAS R & PAMELA J SLAGOWSKI	301 INDIANA AVE	STEVENS POINT	WI	54481
240828400307	441 INDIANA AVE	AUDREY A FAUST	441 INDIANA AVE	STEVENS POINT	WI	54481
240828400308	3200 JORDAN LN	LAWRENCE E & LISA MORGAN	3200 JORDAN LN	STEVENS POINT	WI	54481
240828400309	3216 JORDAN LN	JASON R & TRICIA L MAYEK	3216 JORDAN LN	STEVENS POINT	WI	54481
240828400101	3400 JORDAN LN	ST PAUL'S METHODIST CHURCH	600 WILSHIRE BLVD	STEVENS POINT	WI	54481

REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION

1-49907
\$260
10-15-12

ADDRESS OF PROPERTY: Parcels 28400211, 28400212, 28400213 and 28400221 (SW corner of Regent St. and Saint Paul St.)

- Zoning Ordinance Change
- Conditional Use Permit
- Variance from Zoning Ordinance -Board of Appeals
- Variance from Sign Ordinance
- Appeal from Subdivision Requirements
- Other

REQUESTED CHANGE: (State briefly what is being requested, and why).

A conditional use permit for applicant's proposed development of 14 two-bedroom apartments in two single-story buildings. All units will provide attached single-car garages, wheelchair-accessible restrooms, roll-in showers, full kitchens, walk-in pantries, washers and dryers, and separate entries and porches. A space for additional on-site parking will be provided in front of each garage. It is understood that.... (see attached addendum)

OWNER/APPLICANT:

AGENT FOR OWNER/APPLICANT:

Name: Seno Companies, Inc.,
Address: 14 W. Mifflin Street, Suite 309
Madison, WI 53703
(City, State, Zip Code)

Name: William Seno, President
Address: 14 W. Mifflin Street, Suite 309
Madison, WI 53703
(City, State, Zip Code)

Telephone: 608-283-7244
Cell Phone: _____

Telephone: 608-283-7244
Cell Phone: _____

Signature

William Seno 10/10/12
Signature

Scheduled Date of Plan Commission Meeting: November 5, 2012

Scheduled Date of Common Council Meeting: November 19, 2012

You, as the applicant, or your agent, shall attend the meeting and present your request.

All requests with supporting documentation are due at the Community Development Office **three weeks** prior to the actual meeting.

Fee schedule is on second page.

Receipt # _____

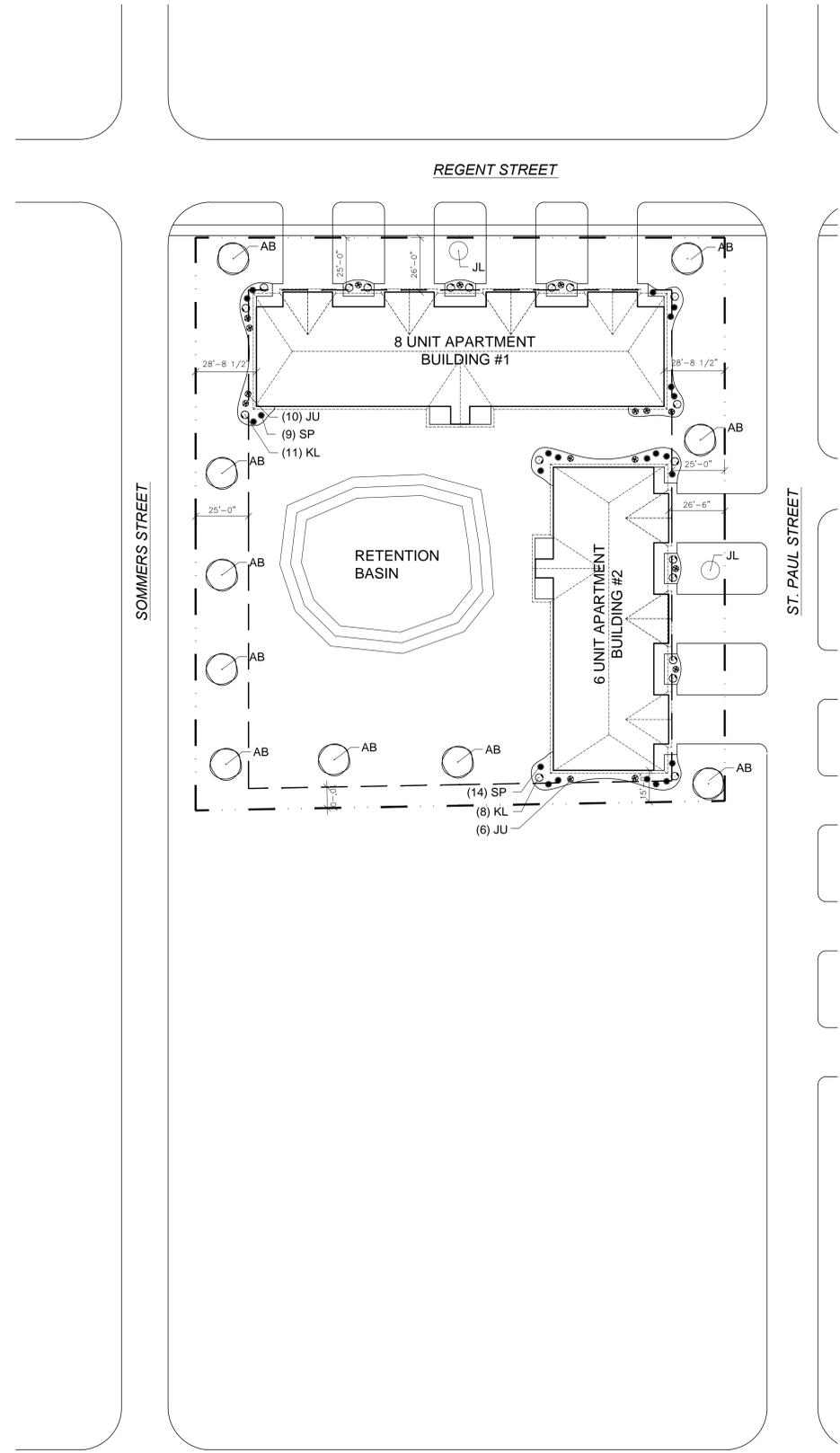
Addendum to Conditional Use Application
Parcels 28400211, 28400212, 28400213 and 28400221
City of Stevens Point

.... a conditional use permit will be further conditioned on review and approval by city staff of a storm-water plan for the development. The southwest quadrant of the site is to be retained as open space, as a buffer between the development and single-family homes to the south and west. The site is approximately 1.5 acres. Public sidewalks are to be extended along the south side of Regent Street and the east side of Saint Paul Street. Trash will be picked up at curb-side by a private hauler.

The development is proposed in conjunction with a proposed development of 16 similar apartments, in two single-story buildings, immediately east of Saint Paul Street. The latter development will require rezoning and a conditional use permit. As proposed, the two developments may be considered at the same time by the City of Stevens Point.

Accompanying this application are a site plan, elevations, building plan, and landscaping plan. Also included are photos of similar housing completed by the developers – CAP Services of Stevens Point, and Seno Companies of Madison. Similar developments in the Stevens Point area include Waupaca Senior Village, Iola Senior Village, and River City Senior Village (Wisconsin Rapids).

DRAWING NOT A SURVEY
PROPERTY LINES OBSERVED FROM
COUNTY PLAT MAP
ACTUAL PROPERTY BEARINGS UNKNOWN



LANDSCAPING LEGEND	
MARK	COMMON NAME
TREES	
JL	Japanese Lilac
AB	Autumn Blaze Maple
SHRUBS	
SP	Spirea
JU	Juniper
KL	Dwarf Korean Lilac
SC	Sand Cherry (18' Min. Height at Parking Screening)



OWNER:
SENO COMPANIES
14 W. MIFFLIN STREET, SUITE 309
MADISON, WI 53703

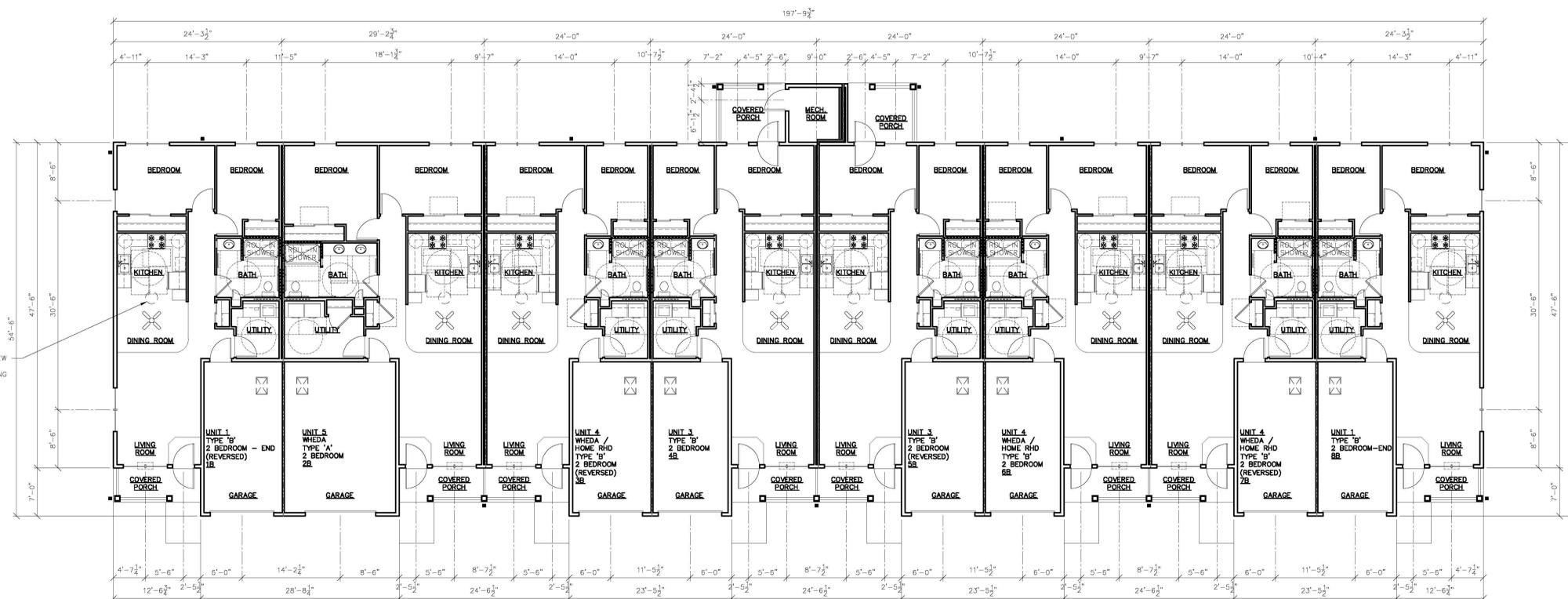
PROJECT:
POINT COTTAGES
REGENT STREET
STEVENS POINT, WI

PRELIMINARY SHEET DATES:
10-11-12
10-23-12

JOB NUMBER:
1216860

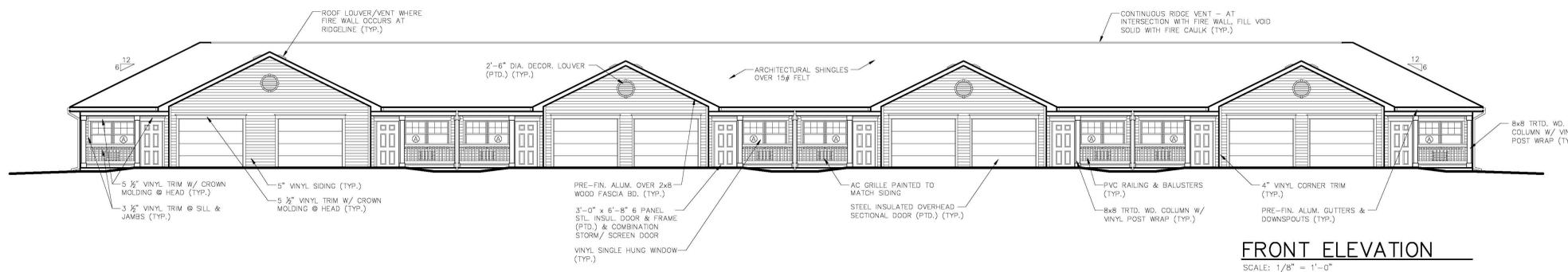
SHEET

C1.0B



SOLARTUBE 21C 21# OPTI VIEW
DIFFUSER KIT - PITCHED
COLLAR, SHINGLE W/ FLASHING
(TYP. @ EACH APARTMENT)

**8 UNIT
FLOOR PLAN**
SCALE: 1/8" = 1'-0"
NORTH

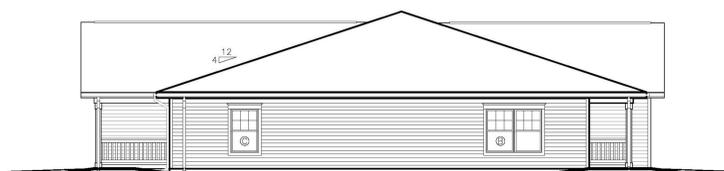


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

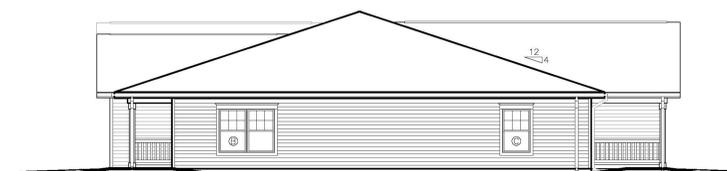
WINDOW SCHEDULE

UNIT NO.	NOMINAL SIZE (WIDTH X HEIGHT)	TYPE
⊙	6'-4" x 4'-0"	(PR) SINGLE HUNG VINYL WINDOWS (MULLED TOGETHER)
• ⊙	6'-4" x 5'-0"	(PR) SINGLE HUNG VINYL WINDOWS (MULLED TOGETHER)
• ⊙	3'-2" x 5'-0"	SINGLE HUNG VINYL WINDOW

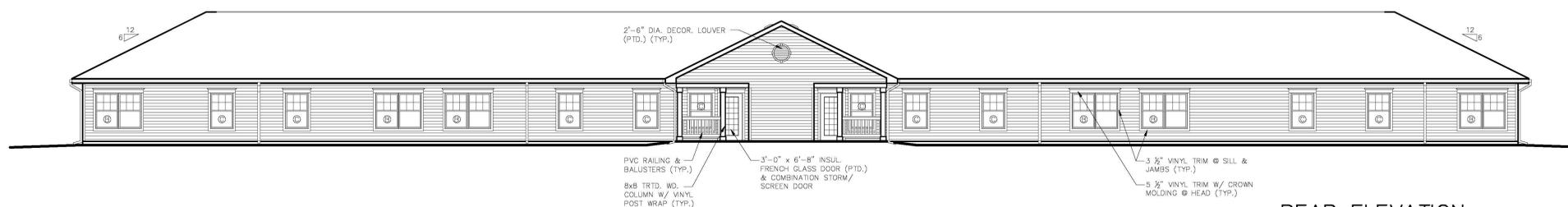
* WINDOW UNIT TO MEET EGRESS CLEAR OPENING REQUIREMENTS PER IBC SECTION 1029
20" CLEAR WIDTH NET OPENING
24" CLEAR HEIGHT NET OPENING
5 S.F. MIN CLEAR OPENING FOR EGRESS (GRADE-LEVEL OPENINGS)
- ENERGY STAR WINDOWS
- WINDOWS TO HAVE GRILLES BETWEEN GLAZING



SIDE ELEVATION
SCALE: 1/8" = 1'-0"



SIDE ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

OWNER:
SENO COMPANIES
14 W. WIFFLIN STREET, SUITE 309
MADISON, WI 53703

PROJECT:
POINT COTTAGES
REGENT STREET
STEVENS POINT, WI

PRELIMINARY SHEET DATES:
10-11-12

JOB NUMBER:
1216860
SHEET

A1.1A

VI. CONCLUSIONS AND RECOMMENDATIONS

A. Conclusions

AMS has conducted this study in order to assess the affordable housing needs of Stevens Point and to assist the CDA in weighing various options for the city's existing stock of public housing and the Edgewater Manor senior building. In doing so, AMS reviewed demographic and housing market data, and estimated current levels of potential demand for various types of affordable housing, along with projections of future need. The entire process was supplemented by information from interviews with CDA officials, and other individuals involved with the local rental and for-sale housing market.

Demographics

Demographic trends in the Stevens Point area have generally been positive in recent years. Both Stevens Point and Portage County as a whole have experienced solid growth in population and households. Between 2000 and 2010, the city's population was estimated to have increased 4.0%, to 25,534, with the number of households growing 8.0%, to 10,045. A further 0.8% increase in population is forecast by 2017, with households projected to increase by 1.7%, to 10,220.

Between 2000 and 2012, the median household income in Stevens Point increased by 14.8%, from \$33,482 to \$38,443. The 2012 median income in the city is 22.4% below the Portage County median of \$49,516. However, income growth in the county as a whole has lagged that in Stevens Point somewhat, with the county median income increasing 13.5% between 2000 and 2012. By 2017, the median household income in Stevens Point is projected to increase by 1.5%, to \$39,013, while the county median is expected to rise 1.7%, to \$50,351.

The median household income for the state of Wisconsin has been slightly higher than in Portage County since 2000. The state's 2012 median of \$49,999 is 13.1% higher than the 2000 median of \$44,208, similar to the rate of increase in the county. However, the statewide median household income is projected to increase another 2.2%, to \$51,101, by 2017, surpassing income growth in both Stevens Point and Portage County.

In 2012, an estimated 46.3% (4,647) of all Stevens Point households have incomes below \$35,000. Some 32.5% earn less than \$25,000, and 17.0% actually make less than \$15,000. However, it should be noted that the city's substantial student population skews household income levels downward somewhat. Nonetheless, most of those households earning \$35,000 or less would technically qualify for at least some types of affordable housing. A one-person household earning \$38,600 in 2012 is at 80% of AMI in Portage County, and a four-person household earning \$34,900 would qualify for a unit at 50% AMI.

Seniors, age 65 and older, tend to have significantly lower incomes than younger households. In Stevens Point, it is estimated that 67.4% of all 65+ households have 2012 incomes below \$35,000, with 51.3% earning less than \$25,000, and 28.6% earning less than \$15,000. Some 22.7% of 65+ households have incomes between \$35,00 and \$75,000, while just 9.8% earn

more than \$75,000. These figures are indicative of a strong ongoing need for affordable senior rental housing in Stevens Point.

As the CDA provides housing for a substantial number of households with one or more disabled members, AMS also looked at disability rates in Stevens Point. Disability data were not available from the 2010 census, so AMS analyzed figures from 2000. At that time, there were 23,027 residents of the city age five or older. Of that number, 3,091 (13.4%) had one or more disabilities. Among those ages five to 20, the rate of disability was 7.4%, while 11.9% of those between 21 and 64 had at least one disability. The incidence of disability was highest among seniors, with 35.4% of the 2,820 Stevens Point residents age 65+ having one or more disabilities.

Local Economy

The economy in Stevens Point and Portage County has fared better than many areas of similar size in the Midwest through the recent recession. Unemployment in the county averaged 6.6% in 2011, with 2,814 workers unemployed on average. However, the above rate indicated solid improvement from 2010, when the unemployment rate in the county was 7.2%. Also on the positive side, both employment and the workforce in Portage County grew steadily from 2002 through 2008. Even with the job losses of the past three years, there were still 1,950 (5.2%) more employed adults in the county in 2011 than in 2002.

Nonetheless, unemployment in the city of Stevens Point remains stubbornly high, significantly higher than in Portage County overall. In May 2012, the rate in the city was 7.8%, up from 7.4% in May 2011. This increase occurred even as the county rate remained steady, at 6.3%, over the same 12-month period. Contributing to the increase in Stevens Point were mass layoffs at NewPage and Joerns Healthcare, which cost the area more than 500 jobs in 2011 and 2012.

Housing Stock

With respect to housing, Stevens Point has a relatively high rate of renter-occupancy. In 2012, an estimated 47.7% of occupied housing units in the city are rentals, with 52.3% being owner-occupied. However, like census data on population and households, census housing figures are skewed by the city's student population. As a result, the rate of renter-occupancy among permanent Stevens Point residents is surely lower than 47%. The overall rate of housing vacancy in Stevens Point is low, at just 5.3%.

Although detached single-family homes constitute 86.1% of owner-occupied housing in the city, the vast majority of occupied rental housing (66.8%) is in buildings of two to 19 units. With respect to age, in 2010, some 10.4% of total housing units in Stevens Point had been built in 2000 or after, and another 9.3% had been constructed between 1990 and 1999. Still, 52.5% of all housing units in Stevens Point were more than 40 years old. However, the city's rental stock was substantially newer than owner-occupied housing, with 57.8% of all renter-occupied units having been built after 1970, and 20.5% after 1990. The median year built for renter-occupied units was 1974, compared with 1961 for owner-occupied housing.

The housing stock in the city of Stevens Point is comprised largely of units with three bedrooms or fewer. In 2010, 67.7% of all occupied units in the city had two or three bedrooms. While 76.5% of owner-occupied units had three or four bedrooms, 69.8% of all renter-occupied housing units had one or two bedrooms.

Housing Market

AMS surveyed a total of 22 privately owned family rental developments for this study. Of this total, 11 were in Stevens Point and 11 in Plover. This sample was comprised of seven affordable and mixed-income properties, with a total of 252 units, and 15 market-rate developments, with 900 units.

Five of the seven privately owned affordable and mixed-income properties surveyed were funded with Low Income Housing Tax Credits (LIHTC). The other two have project-based Section 8 subsidies. In all, the affordable sample included 188 (75.2%) LIHTC units targeted to households at or below 30%, 40%, 50% or 60% AMI, and 62 (24.8%) project-based Section 8 units.

All of the affordable family properties surveyed were in good condition, and occupancy rates were high. The overall weighted average rate for the 250 units in the affordable and mixed-income sample was 95%, with just 13 vacancies.

With regard to rents, AMS focused primarily on typical LIHTC units at 60% AMI. There are only eight tax-credit one-bedroom units in the market, all at Woodside Village. The 60% AMI rent there is \$495. The weighted average 60% AMI two-bedroom rent for the sample is \$597, while the average for three-bedrooms is \$674. There are also a small number of four-bedrooms, at the Townhomes at Craftsman Village, which have a 60% AMI rent of \$790.

The 15 market-rate family developments surveyed vary considerably in age, though most are in good condition. The three newest developments, two in Plover and one in Stevens Point, are also the largest in the sample, accounting for 516 (57.3%) of the 900 total units. The 140-unit Willow Estates in Plover is still partly under construction.

Overall, occupancy was very strong at the market-rate properties examined. The weighted average rate for the 902-unit sample (including 2 units in a mixed-income property) was 98%. In all, 11 of the 15 properties reported rates of 95% or higher, with six being at 100% and none below 91%.

Market-rate rents in the Stevens Point area are, on average, \$95 to \$179 higher than 60% AMI rents in the market. The weighted average one-bedroom market-rate rent is \$590, while the average two-bedroom rents for \$714 and the average three-bedroom rent is \$853.

Still, these rents are modest. For example, the average market-rate two-bedroom rent of \$714 is equal to 30% of monthly income for a household earning \$28,560, and the average three-bedroom rent of \$853 is affordable to a family earning as little as \$34,120.

AMS also surveyed a total of four properties targeted to low- and moderate-income seniors. Three are tax-credit and the fourth is Section 8. The four developments have a total of 164 units, all of which are affordable. The four properties range in age from 10 to 34 years, but all are in good condition.

Occupancy at the affordable senior developments is strong, though the market is not as tight as in some cities of similar size. The weighted average occupancy rate for the three tax-credit properties is 97%, though only one had a waiting list. However, the Section 8 property is full, with a waiting list.

The unit mix for the senior properties is somewhat unusual. Specifically, the three tax-credit developments consist of 27% one-bedrooms and 73% two-bedrooms. At the Section 8 property, Fireside Apartments, all 59 units are one-bedrooms.

Average 60% AMI rents at the surveyed senior properties are about \$40 above the average 60% rents for the same unit types in the family tax-credit sample. The weighted average one-bedroom rent is \$534, while the average two-bedroom rents for \$638.

AMS also examined the extent to which home-ownership could be an option for low- and moderate-income renters in Stevens Point. In 2011, the median sale price for the 181 single-family homes sold in the city was \$112,000. In theory, at that level, a home would be affordable to a household earning approximately \$31,500. With half of all homes in the city selling for less than \$112,000, and 43.1% for less than \$100,000, home-ownership would seem to be attainable for many renters with modest incomes. However, as a practical matter, most families with incomes below 50% AMI (\$34,900 for a four-person household in Portage County) do not have the wherewithal to purchase and maintain a home. Typically, lack of cash for a down payment, household debt levels, weak credit history and other factors preclude home-ownership for many in this group.

CDA Properties

Occupancy is strong at Stevens Point's two public housing developments, and in its scattered site units. The 95 family units at Madison View are 94% occupied, while the 80 scattered site family units are at 95%. The 73 elderly and disabled units at Hi-Rise Manor are full. The weighted average occupancy rate for all 247 units is 96%.

Demand

To gauge the need for additional affordable rental housing in Stevens Point, AMS began by analyzing data on the number of Stevens Point renters considered to be cost burdened - those paying more than 30% of their monthly household income for rent and utilities. The Census Bureau's ACS estimates indicated that in 2010 some 1,021 Stevens Point renter households between the ages of 25 and 64, and another 265 renter households ages 65 and older, were in this category.

AMS then estimated gross potential demand in the market for tax-credit and deeply subsidized family and senior housing. Gross potential demand was then compared with the existing supply of each type of housing, to determine whether there was currently a shortfall or excess supply.

The estimates of potential unmet demand presented in this study should be considered the upper limits of possible additional need for affordable housing in the city. Market-rate rents in the Stevens Point area are modest, and rents at many market-rate properties are actually affordable to households that would qualify for subsidized housing. Thus, a significant number of the households that comprise gross potential demand for affordable rental housing are living in market-rate properties and experiencing no unusual housing cost burden.

In calculating demand for deeply subsidized family rental housing, AMS began with the maximum income limit for a six-person household at 30% AMI in Portage County, which is \$24,300. Based on this figure, AMS has assumed that demand for family units would typically come from renter households with incomes below \$25,000. In addition, it was assumed that demand for family housing would come from households under age 65. In 2012, there are an estimated 1,717 Stevens Point renter households under age 65 with incomes below \$25,000.

AMS then calculated the current supply of affordable family rental housing targeted to households with incomes below \$25,000. Based on the above criteria, AMS estimates that there are currently 411 units of such housing in the area. With gross potential demand estimated at 1,717 households, the existing supply indicates potential additional need for as many as 1,306 subsidized units for families earning less than \$25,000.

For family tax-credit housing, AMS estimated gross potential demand at 1,258 renter households under age 65 with 2012 incomes between \$25,000 and \$50,000. The existing supply of affordable housing available to these prospective renters was estimated at 580 units. With gross potential demand of 1,258 households, the existing supply indicates potential additional need for as many as 678 family units affordable to households with incomes between \$25,000 and \$50,000.

AMS estimated that potential demand for deeply subsidized senior housing would come mainly from the 484 Stevens Point senior (65+) renter households with annual incomes below \$15,000. With 213 existing units of affordable housing targeted to this group, there is a potential additional need for up to 271 units of deeply subsidized senior housing.

Gross potential demand for senior 60% AMI tax-credit housing would come mainly from the estimated 522 elderly (65+) renter households with incomes of \$15,000 to \$35,000. With a current supply of 302 units affordable to at least some in this group, there is potential additional need for up to 220 units of senior tax-credit housing. This estimate is actually conservative, because it does not include demand from seniors who are currently homeowners.

There has been no new affordable family or senior rental housing built in the city of Stevens Point since the mid-1990s, and none is currently proposed. The more recent development in

the area, mainly tax-credit housing, has all been in Plover. At the same time, the number of income-qualified households for such housing in Stevens Point has continued to grow.

In projecting potential additional demand for affordable rental housing in the city over the coming five, 10 and 15 years, AMS has taken a conservative approach. However, the trends of the past 15 to 20 years cannot be ignored. AMS has projected that the total number of renter households in Stevens Point that would qualify for affordable housing – mainly those with annual household incomes of less than \$35,000 – will continue to grow.

In 2012, there are an estimated 2,217 renter households earning less than \$35,000 in Stevens Point, and a supply of 553 affordable units in the city. This points to a potential need for up to 1,664 additional affordable units. Assuming that no new affordable rental housing will be built in the city, the level of additional need is projected to increase to 1,674 units by 2017, 1,713 units in 2022 and 1,752 units in 2027.

The pattern is similar with respect to the need for affordable senior rental housing. There are currently an estimated 659 senior renters in the city with incomes below \$35,000. At the same time, there are 157 units of affordable rental housing targeted to seniors in the city (including 36 vouchers at Edgewater Manor). This indicates a potential need for as many as 502 additional rental units affordable to senior households with incomes below \$35,000. Again, assuming that no new affordable rental housing will be built in the city, the level of additional need is projected to increase to 533 units by 2017, 577 units in 2022, and 624 units in 2027.

B. Recommendations

Based on the findings of this study, AMS believes that there is a potential need for additional affordable rental housing in Stevens Point. With no new affordable housing development of significant size in the city since the mid-1990s, and unmet need among low-income families, seniors and special needs populations, the CDA could promote new development targeted to any of those groups. AMS has provided recommendations, in order of priority, for each of these types of housing.

In addition, though also related to these recommendations for addressing future housing need, AMS has provided several possible courses of action the CDA might take with respect to Edgewater Manor.

New Affordable Housing

As noted above, there currently appears to be unmet demand in Stevens Point for affordable rental housing targeted to families, seniors and special needs populations. Given the continued population and household growth forecast for the city in the coming years, the need among all three groups is also only likely to increase in the future, to varying degrees.

1. Family Housing

Although there is a need for additional affordable housing for both families and seniors in Stevens Point, AMS would give priority to family housing. The need appears to be particularly strong among very low-income households, those below 50% AMI, and in many cases, 40% or 30% of AMI. This is evident in the market, with occupancy being particularly strong at deeply subsidized privately owned properties, such as River Cove, in Stevens Point, and Sunset Terrace, in Plover, both Section 8 developments.

Although the waiting lists maintained by the CDA and the PCHA for public housing and Housing Choice Vouchers, respectively, are not screened, they do appear to indicate some level of need for additional affordable housing in Stevens Point. There are currently more households on the public housing waiting list seeking family units than senior (when disabled applicants for Hi-Rise Manor are factored out). There are 45 families on the list seeking two-bedroom units or larger, along with 27 non-disabled persons under age 55 seeking one-bedroom units.

The PCHA has 225 households on its voucher waiting list. As only 74 (31%) of the Authority's 240 current voucher holders are seniors, it seems likely that the majority of households on the waiting list are also families and other younger people. While many on the list may not ultimately qualify for vouchers, the number who would is still likely to be significant.

Although there is clearly need for more family housing targeted to very low-income households, the question, of course, is how to develop such housing. It would seem the best option might be to promote more development of LIHTC family housing, but with a significant portion of the units designated for households below 30% or 40% AMI, with project-based vouchers, if that option is available.

2. Disabled/Special Needs Housing

AMS believes that there is also a substantial need for additional housing for the disabled and other special needs populations. There are currently 33 households headed by disabled persons on the public housing waiting list, including 23 under the age of 55. This, of course, does not include many individuals with mental, developmental, physical or sensory disabilities who require some type of supportive housing arrangement. Nor does it include other, difficult-to-quantify populations, such as victims of domestic violence or the homeless.

In any case, the facilities that do provide supportive housing for special needs populations in Stevens Point tend to be small and have long waiting lists. The same is true in markets of all sizes across the state and the nation.

The CDA should consider partnering with private developers and not-for-profit groups to generate development of additional supportive housing to serve clearly identifiable special needs populations in the city. Development could be funded through HUD's Section 811 program, using tax credits, or through other programs.

In addition, Edgewater Manor might also be a possibility for disabled housing. This option is discussed later, in AMS' specific recommendations for that property.

3. Senior Housing

As shown in Section IV of this study, there appears to be additional potential demand for affordable rental housing targeted to seniors in Stevens Point. As with family housing, the greatest need is likely among very low-income seniors, those earning less than 30% or 40% of AMI. Aside from Hi-Rise Manor, there is only one deeply subsidized (Section 8) senior property in the area, the 59-unit Fireside Apartments in Whiting. Not surprisingly, it is full with a waiting list.

While the need for more affordable senior housing may be less acute than that for special needs or family housing, there are more options for getting senior housing built. In addition to the possibility of a tax-credit development with some number of project-based vouchers, as discussed for families, a Section 202 development, targeted to a more frail low-income elderly population, could be an option.

Edgewater Manor

AMS believes that there is a range of potential options for Edgewater Manor, with some relating to our broader recommendations above. The options vary from updating units and improving the marketing and leasing program, to a major redevelopment, in which some number of units might be combined to create larger, more marketable units. Another option might be to convert the building into public housing for very low-income seniors, though this may very well not be possible under current HUD policy and CDA fiscal constraints.

While some of the occupancy problem at Edgewater is surely related to the marketing effort, the size and condition of the units is surely the greater problem. Currently, prospective renters at Edgewater Manor are, in many cases, also potential tax-credit senior renters, which is clear from the rents at area LIHTC senior properties. However, the size and outdated appearance of Edgewater units, and the amenities offered, are not competitive with LIHTC senior properties in the area.

For example, at Wyndemere Estates, the 60% AMI one-bedroom units rent for \$510 a month, which is \$20 less than Edgewater Manor. However, Wyndemere is only 16 years old, its one-bedroom units are 700 square feet, and the property offers optional garage parking. Hickory Drive Apartments, a senior tax-credit property in Plover, has 625 square-foot one-bedrooms with a 60% AMI rent of \$525. In the long run, in its current state, Edgewater Manor cannot begin to compete with these newer, larger and more attractive senior housing options.

In many ways, the Edgewater Manor site is well suited for senior housing. There is a bus stop in front of the building and the site offers scenic views of the river. In addition, it is on the edge of the downtown area, close to the library, local and county government offices, and

other amenities. As a result, AMS recommends that the CDA try to keep the building as elderly housing.

If feasible, the preferred option would be a major redevelopment of the property, similar to that at Hi-Rise Manor a few years ago. This would entail the combination of perhaps 40 to 50 units into larger one- and perhaps some two-bedroom units. The result would be a reduction from 81 to 55 or 60 units. Of course, the redevelopment program would also update the rehabbed units with new kitchens, including new appliances and cabinets. There would also need to be new baths, which would provide accessible showers. New carpeting for the units and the hallways should also be added, while the building's heating and mechanical systems would likely need to be upgraded or replaced.

Another important element of any major redevelopment program would be ensuring that there is ample off-street parking. If the property were reduced to 55 or 60 units, the existing lot might be large enough. However, the ideal solution would be to provide garage (or at least covered) parking for all units, adjacent to the building. The existing parking lot to the north of the building may not be large enough to accomplish this. Another option might be to acquire the commercial building just south of Edgewater Manor, at 1466 Water, and demolish it so that a portion of the land could be used for additional parking.

The remaining portion of the parcel at 1466 Water could be utilized to build additional townhome style or one-story villas. There are many senior developments throughout the Midwest that consist of a mid-rise senior building along with a smaller number of units in low-rise structures or single-story villas.

An alternative would be to continue operating Edgewater Manor as a low-amenity, market-rate senior building. But even under this scenario, to improve the low occupancy rate, the CDA would need to do a significant update of the units, most notably the kitchens, baths and unit flooring, over time. This would be a less costly option, and it would result in a somewhat more competitive building. However, it would still leave the CDA with a low-performing property at what is a very desirable location.

A key element in either of the above scenarios will be a much stronger marketing program. AMS understands that the CDA has very limited funds available for marketing, though this situation should improve somewhat once the debt on the building is retired this September. Assuming the CDA retains ownership, the building should have its own brochure and website, distinct from those for public housing. The brochure need not be expensive. A professionally designed, two- or four-color tri-fold piece, similar to those of Pioneer Place or Whitetail Run Senior Living would suffice.

There should, ideally, also be a designated marketing and leasing person, experienced in working with seniors. This staff member could be part-time, as budgets and demand dictate. As there is some confusion about the product and target market at Edgewater Manor, a strong community outreach program should be undertaken as well. Presentations by the leasing agent at churches, senior centers, the library or other locations where seniors congregate can also be very helpful for raising awareness of the development.

Also very important will be a furnished model. This is normally a great asset for rental developments of all types, but it can be especially useful in convincing seniors who might be downsizing from a house or a larger apartment that they can live in a smaller unit, which can be attractive and still fit their needs.

Should the decision be made to do a major tax-credit rehab of Edgewater Manor, AMS recommends that the CDA hire a private developer to oversee the project. In addition, the CDA should create a new name for the building, to ensure that the community knows that the property is different and improved.

A third option would be to convert Edgewater Manor to public housing, though there would, admittedly, be serious obstacles to doing so. The building could be designated for low-income seniors, or elderly and disabled residents, like Hi-Rise Manor, and would fill public housing's traditional role as housing of last resort. However, if Edgewater Manor were to be converted to public housing, this should be done in conjunction with a large-scale rehab and modernization effort to make the units more appealing. If feasible, the combination of some units to create larger units, as well as more accessible units, would be advisable. This measure has worked very well at Hi-Rise Manor. A similar product at Edgewater's attractive riverfront location would likely be well received in the market as well.

If, for various reasons, it becomes unlikely that Edgewater Manor could be substantially rehabbed and converted to either tax-credit or public housing, the CDA may also want to consider simply demolishing the building and land-banking the site. This would be done until such time as the economy and the conventional real estate market recover further. Acquiring the parcel next door, would, of course, increase the value of both parcels.

Currently, the market-rate rental market in Stevens Point (excluding properties that are student oriented) seems quite strong, with generally high occupancy rates. In the coming years, a riverfront development, perhaps a combination of market rate rental and for-sale townhomes, could correspond well with the City's strategic plan to increase commercial activity and the residential population in and near downtown. While the disposition of the property would not generate additional units for affordable housing, at least some of the proceeds from the sale of the land might be used to purchase additional parcels for in-fill or scattered site affordable housing.

CDA Family Public Housing

AMS recommends no change in basic structure or subsidy programs with respect to the CDA's family housing. Both Madison View Townhomes and the 80 scattered site units have established positions in the affordable rental market, and demand for both is strong. Madison View, in particular, plays a vital role in providing affordable rental options for large households, with 43 three-bedrooms, and eight units with four or more bedrooms. The development has fairly solid curb appeal and does not project a low-income image. Landscaping is at least average, and some of the residents actually tend flowers and plants in front of their units. There are also larger garden plots behind the buildings, which residents can tend.

Over the years, capital funds have been used to replace such items as windows and doors. Kitchens were rehabbed during the 1990s, and new cabinets and countertops were installed. While the occasional toilet has been replaced, the units still retain the original bathrooms. In order for Madison View to continue to provide decent, quality housing for low-income Stevens Point households, it is recommended that substantial rehab and repairs continue over the next five years. This will help to ensure that the development remains a positive element in the city's affordable housing stock.

CDA Senior and Disabled Public Housing

Like the CDA's family properties, the recently rehabbed Hi-Rise Manor provides 73 units of much needed housing for low-income seniors and disabled adults in Stevens Point. The property is normally 100% occupied, with a waiting list. As a result, AMS recommends no changes with regard to that property.