

AGENDA
CITY PLAN COMMISSION

Monday, December 3, 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. Report of the November 5, 2012 Plan Commission meeting.
2. Request from the City of Stevens Point to designate lands used for airport purposes as airport related property, and approval of related certify survey map. **Parcel ID's 2408-14-3300-01, 2408-14-4300-01, 2408-22-4522-03, 2408-22-4526-01, 2408-22-4526-02, 2408-23-2000-01, 2408-23-2000-02, 2408-23-2004-02, 2408-23-2200-01, 2408-23-4000-04, and 2408-23-4000-05.**
3. Request from Sentry World Golf Course - Sentry Insurance, for a conditional use permit for the purposes of dredging, constructing improvements, installing new irrigation, and renovating their golf course at **601 N Michigan Avenue (Parcel ID 2408-21-3100-02).**
4. Request from the McDill Inland Lake Protection and Rehabilitation District, for a conditional use permit to dredge portions of McDill Pond. **Parcel IDs 2308-04-4001-17, 2308-04-4004-21, 2308-04-4004-22, 2308-04-4004-23, 2308-04-4015-14, 2308-04-4020-01, and an unnumbered parcel.**
5. Request from Ken Lepak, for a conditional use permit to dredge portions of McDill Pond. **Parcel ID 2308-04-4015-15.**
6. Conditional use permit renewals for the following:
 - a. **801 Francis Street (Parcel ID 2308-05-1012-26)** - Fred's Towing: Conditional use permit to operate a car and truck wrecking facility.
 - b. **2124 Rice Street (Parcel ID 2308-04-2006-03)** - Players' Lounge: Conditional use permit to operate a tavern.
7. Request from Jason Glisczynski of Players' Lounge for a conditional use permit amendment to allow for a permanent liquor license premise extension to the indoor sports area at **2124 Rice Street (Parcel ID 2308-04-2006-03).**
8. Request from Jason Glisczynski of Players' Lounge for a conditional use permit amendment to allow for a temporary premise extension to the indoor sports area for events on December 31, 2012, January 26, 2013, March 2, 2013, and July 20, 2013 at **2124 Rice Street (Parcel ID 2308-04-2006-03).**
9. Request from Bushman Electric Crane and Sign, representing Len Dudas, for a sign variance to allow a second freestanding sign to exceed the 16 foot height requirement in the B-4 District at **3333 Main Street (Parcel ID 2408-33-1019-30).**

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.

10. Request from Bushman Electric Crane and Sign, representing the YMCA, for a sign variance to allow wall signs exceeding the 32 square foot requirement allowed in the R-5 District at **1000 Division Street (Parcel ID 2408-32-1002-01)**.
11. Amending Chapter 23 (Zoning Code) of the Revised Municipal Code to allow for the infilling of building space on a property, through the conditional use process, where the current building setback is not in conformance (create Section 23.02(1)(b)(3)(h)).
12. Amending Chapter 23 (Zoning Code) of the Revised Municipal Code to change non-conforming premises to non-conforming uses, and related references (Section 23.01(17)).
13. Amending Chapter 23 (Zoning Code) of the Revised Municipal Code to create Section 23.02(4)(h) relating to standards and requirements for Planned Industrial Development Districts.
14. Presentation and discussion on several land use concepts from UWSP Students enrolled in NR 488/688, Land Use Plan Implementation, for the former Lullabye Site, **1017 Third Street (Parcel ID 2408-32-2003-01)**.
15. Adjourn.

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PUBLISH: November 30, 2012 and December 7, 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, December 17, 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 Sentry World Golf Course, Sentry Insurance, for a conditional use permit to dredge, construct improvements, install new irrigation, and renovate their golf course at 601 N. Michigan Avenue (Parcel ID 2408-21-3100-02). This property being zoned "C" Conservancy District, and described as LOT 3 CSM #1195-4-253 & A BNG PRT S1/2 S21 T24 R8 LYG S OF HY 51 BELT LINE (260.568 AC-CSM) EXC PRT SOLD 580784 (& 581569) (.30 AC) 334/63-71 339/74 339/246, City of Stevens Point, Portage County, Wisconsin.
- 2) Request from the McDill Inland Lake Protection and Rehabilitation District, for a conditional use permit to dredge portions of McDill Pond (Parcel IDs 2308-04-4001-17, 2308-04-4004-21, 2308-04-4004-22, 2308-04-4004-23, 2308-04-4015-14, 2308-04-4020-01, and an unnumbered parcel). These properties being described as ALL THAT PRT OF SE NE OF S4 T23 R8 LYG UNDER WATERS OF MCDILL POND & DAN'S CHANNEL 356/344 - 556450, LOT 2 CSM #471-2-131 BNG PRT NW SE S4 T23 R8, LOT 3 CSM #471-2-131 BNG PRT NW SE S4 T23 R8, LOT 4 CSM #471-2-131 BNG PRT NW SE S4 T23 R8, OUTLOT 1 GODFREY'S POINT AS DEDICATED PER SAID PLAT I/19, and NESE EXC DAN KOZICZKOWSKI SUB; EX CSMS 16/139; 40/56; 40/87; 44/4 & E C THAT PRT OF GODFREY'S POINT SUB AS LIES IN THE NESE S4 T23 R8 216/210, City of Stevens Point, Portage County, Wisconsin.
- 3) Request from the Ken Lepak, for a conditional use permit to dredge portions of McDill Pond (Parcel ID 2308-04-4015-15). This property being zoned "R-2" Single Family District, and described as OUTLOT 2 GODFREY'S POINT AS DEDICATED PER SAID PLAT I/19, City of Stevens Point, Portage County, Wisconsin.
- 4) Request from Fred's Towing, 801 Francis Street (Parcel ID 2308-05-1012-26) for a conditional use permit renewal to operate a car and truck wrecking facility. This property being zoned "M-2" Heavy Industrial, and described as LOT 1 CSM#8754-35-134 BNG PRT NWNW S5 T23 R8 670175, City of Stevens Point, Portage County, Wisconsin.
- 5) Request from Players' Lounge, for a conditional use permit renewal to operate a tavern, to amend their conditional use permit to permanently extend their liquor premise area to the indoor sports area, and to amend their conditional use permit for a temporary liquor premise extension on the following dates: December 31, 2012, January 26, 2013, March 2, 2013 and July 20, 2013 at 2124 Rice Street (Parcel ID 2308-04-2006-03). This property being zoned "B-4" Commercial District, and described as LOT 1 CSM#9633-41-113 BNG PRT NWNW; SUBJ TO ESMT & RC DES 721385 S4 T23 R8 721384, City of Stevens Point, Portage County, Wisconsin.
- 6) Amendment of the Revised Municipal Code of the City of Stevens Point, Chapter 23 Zoning, to allow for lesser setbacks for additions between existing structures through the conditional use process, within the M-2 Heavy Manufacturing Zoning District (Section 23.02(3)(b)).

- 7) Amendment of the Revised Municipal Code of the City of Stevens Point, Chapter 23 Zoning, to allow for the infilling of building space on a property, through the conditional use process, where the current building setback is not in conformance (Section 23.02(1)(b)(3)(h)).
- 8) Amendment of the Revised Municipal Code of the City of Stevens Point, Chapter 23 Zoning, to change non-conforming premises to non-conforming uses, and related references (Section 23.01(17)).
- 9) Amendment of the Revised Municipal Code of the City of Stevens Point, Chapter 23 Zoning, to create Section 23.02(4)(h) relating to standards and requirements for Planned Industrial Development Districts.

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

Monday, November 5, 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 Curlless, and Commissioner David Cooper.

ALSO PRESENT: Economic Development Specialist Kyle Kearns, Alderperson Beveridge, Alderperson Suomi, Alderperson M. Stroik, Alderperson Trzebiatowski, Alderperson R. Stroik, Alderperson Phillips, Assessor Siebers, Deputy Comptroller Freeberg, Mary Patoka, Mike Olson, Matthew Brown, Bill Seno, Amber Garbe, Josh Garbe, Joe Wanta, Kathy Kaniecki, Judy Alvarez, Victor Alvarez, Gregg Karr, Patrick Taylor, Eugene Johnson, Jeff Piatino, Bevin Piantion, Steve Mattson, James Travis, Joe Fox, Fred Jaworski, Mary Lou Jaworski, Kathleen Weisbrod, John Weisbrod, Don Dobesty, Jen Dobesty, Larry Weiser, Sarah Wallace, Connie Roselius, Corrine Formella, Beatrice Danielski, Laura Venturino, Lisa Yolitz, Keith Yolitz, Lucille Kellerman, Richard Kellerman, Chris Woytasik, Kathy Speckmann, Gary Plahmer, Perry Cook, Cory Woytasik, Earl Bork, Betty Bork, Baral, Kathy Breseman, William Breseman, Connie Hetzer, Alan Hetzer, Pam Slagowski, Lucille Scott, Andrew Scott, John Johnson, Suzanne Johnson, Bryan Deegan, Harrison Batzler, Brent Turney, Hal Young, Audrey Young, Lex Bursteen, Bill Clarkson, Jack Pelton, Sally Chevalier, Kathy Bean, Sandra Wendland, Allan Wendland, Ann Yudchitz, Nate Wetzal, Carolyn Sommer, Rich Sommer, Tom McCarrier, Sue Chapman, Carol McCarrier, Kathleen Retzki, Grace Mitchell, John Rock, Rachel Leach, Kimberly Nowak, Michael Nowak, Annette Bernsteen, Mary Ann Powell, John Powell, Tom Jakusz, Karen Jakusz, Robert Mitchell, Janet Blaha, Jerry Hild, Michelle Konkol, Ed Bohanski, Pat Bohanski, Mark Konkol, Mary Ann Laszewski, Cathy Dugan, Reid Rocheleau, David Brandt, and Lois Precourt.

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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

Article 7: Center Context Areas

Article 8: Special Context Areas

No action will be taken at this time.

9. Adjourn.
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1. Reports of the September 24 and October 1, 2012 Plan Commission meetings.

Economic Development Specialist Kyle Kearns pointed out some typographical errors in the minutes of the September 24, 2012 and recommended corrections.

Motion by Commissioner Patton to approve the report of the September 24 and October 1, 2012 meetings; seconded by Alderperson Moore. Motion carried 7-0.

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)**.

Economic Development Specialist Kyle Kearns stated that this language was placed on the property in the mid 1980's because of it being adjacent to Koziczkowski Park. After speaking with the Director of Parks it was found that the City has no intention of expanding the park and the Director would be recommending the language removal to the Park Board. The land owners fear that the right of first refusal language may hinder their ability to market the property. Staff recommends approving the request to remove the right of first refusal covenant/condition.

Commissioner Patton asked what the current zoning was, to which Mr. Kearns stated R-2 Single Family.

Commissioner Curless stated that if the city ever did want to expand that would be a nice option to have for the city. Furthermore, he does not see it affecting the marketability. Mayor Halverson stated that this request is from the property owners, the Parks Department and Director Schrader have no plans for acquisition, so there was no opposition of lifting those rights. Mayor Halverson continued that it is a right of first refusal, so if we refuse to buy it, there should be no deterrent to any possible purchase of the property.

Attorney David Ray, First Law Group, stated that he was contacted by the Hedquists and was asked to contact the city with respect to the right of first refusal that was contained in a land contract that was signed by them when the home was purchased in 1985. The property is not actively marketed at this time, but if and when they ever do have a buyer for the property, since the city has not ever talked to them about the possibility of using their property as part of the park in the future, the request was made.

Motion by Commissioner Patton to approve the removal of 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 seconded by Commissioner Haines. Motion carried 7-0.

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**.

Economic Development Specialist Kyle Kearns stated Team Schierl 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 Certified Survey Map and exists on the northeast corner of the intersection of Highway 10 East and Badger Avenue and would be maintained by the city along Badger Avenue. Curb exists within the dedicated land to accommodate the adjacent right-of-ways.

Motion by Commissioner Patton to approve dedication of 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 Highway 10 East and Badger Avenue intersection and within parcel 2408-36-1100-01; seconded by Commissioner Cooper.

Aldersperson Trzebiatowski asked about the extension of Windy Drive and the sole user of the property being the gas station with the dedication of the land to the city, is that when the land is finished, or are we going to be responsible for installing pavement curb and gutter, to which Mayor Halverson clarified that this was just a small corner of the property at Badger and Highway 10 East, not to the north by Windy Drive.

Motion carried 7-0.

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**).

Economic Development Specialist Kyle Kearns stated this property is already zoned "R-4" Multi-Family and 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 third bedroom existing above the garages. Two-bedroom and three-bedroom units will be disbursed uniformly within each building. Staff would recommend approval with the following conditions:

- 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.
- 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.

Commissioner Haines clarified the zoning to currently be “R-4” Multi-Family.

Commissioner Patton asked what types of rentals this property would be, to which Mayor Halverson stated Mr. Seno could explain that best.

Bill Seno stated there will be two points of ingress and egress. They do meet the required parking setback requirements as well as being able to put much of it behind the front building so what would be seen driving by is the townhouse façade. He continued by saying that they will work with a civil engineer to plan the storm retention and also try to create a nice play area at the back of the south building. Mr. Seno explained the “low income” housing with specifics being that the rents on Doolittle will be \$645-\$680 for the two-bedroom units and \$720-735 for the three-bedroom units and will be available for people making up to a certain income level. He stated that this is not a section 8 property, but rent is set and the tenants must pay or they just cannot afford to live there. The income limits would be based 50-60% of Portage Counties median income which varies based on the number of people in the household. Mr. Seno stated he prefers the term moderate income verses low income. He continued to state that the Doolittle apartments would have a 1,270 square foot floor area for the two-bedrooms and 1,610 square foot floor area for the three-bedroom apartments which would all have attached garages. Mr. Seno stated the whole effort is to start out building quality housing with things that people want, then use the federal tax credits subsidy to make the rents for the quality housing affordable for moderate income people.

Commissioner Curless asked how these apartments would differ from the ones to the east, to which Mr. Seno stated he is familiar with them from a market study, but does not have the information with him tonight. Commissioner Patton asked if the income levels were the same or higher, to which Mr. Seno stated he believed the ones to the east are market rate. Commission Curless asked who owned the ones to the east, to which Mayor Halverson stated Doolittle Land LLC, and stated that they are rented at generally market rate and did not think there were any section 42 properties in that area.

Commissioner Patton asked who would be operating the apartments, to which Mr. Seno stated CAP Services would manage and run the complexes. His company works with identifying the sites and seeking the approvals and guaranteeing construction but once they are built, CAP takes over and manages them.

Mike Olson, CAP Services, stated that they have currently 18 of these types of projects, mainly in Waupaca, Wood, and Adams County. He explained the process; CAP Services applies for the financing and once they are awarded the tax credits they will then go and find an investor who will buy the tax credits for a negotiated amount and that is what puts the influx of cash into the project and then they will not have to borrow as much and keep the rents down. From there, the investor will own the majority percentage of the LLC and CAP will own the remaining part. CAP Services will have all the guarantees that they will be constructed the way the plans are written, and all the guarantees to the investors that it has the cash flow and that it stays in compliance with every rule including the tax credit rules and city ordinances as well as conditional uses. Mr. Olson continued to state that in 15 years the investor will exhaust the tax credits, so in the following years CAP Services will have the right of first refusal to purchase the property which is their intention with every property, and will remain through their mission to be moderate income housing and stay local.

Commissioner Patton asked if there was any property like this in town, to which Mr. Olson replied no not like this one. Commissioner Patton stated he is concerned for what happens 15 years if it is run down and then there are no improvements due to CAP Services not having the funds to invest or buy the properties.

Mike Olson, CAP Services, stated that the property would have to stay in the tax credit program for 30 years; it is just that the investor has the opportunity to get out in 15 years. These properties are set up on the front end with a replacement reserve account for any major capital improvements such as new roofs that is capitalized up front and then added to that account every year. At the time of the investor being ready to sell, the property is then purchased by CAP for the existing debt. So essentially the property is financed at the existing debt and will continue to operate as it has been. Mr. Olson also stated that as far as the property being run down, you will just have to trust their track record. They have been doing tax credit properties since 2003 and every one of them are in good condition.

Commissioner Haines verified that there is an account specifically set of for maintenance of the property, to which Mr. Olson stated yes. She then asked if all the units capped at the income level or if some are available for market rate and have you ever done some that are mixed, to which Mr. Olson stated all are tax credit units and yes they have done mixed ones in the past. Commissioner Haines continued to ask why this one was not done as a mixed property, to which Mr. Olson stated it comes down to numbers in terms of what it costs to operate the project and what would be needed for rents. He continued saying that tax credits are very competitive and the more low to moderate income units you have within a development the more credits and equity is received, allowing you to borrow less and keep the rents stable.

Aldersperson Moore asked how much of the rent is subsidized by CAP Services, to which Mr. Olson stated none; the tenants are required to pay the full amount. Commissioner Patton asked if they are subsidized by anyone, to which Mr. Olson stated no, unless someone would get a voucher from the county, but it is not project based. Commissioner Haines asked if people who would like to live

in these apartments apply to CAP services do they have to show their income level, to which Mr. Olson stated yes they have to apply and then verify every income source and prove that they can afford to live in these apartments. He continued stating that they are like any other landlord that does credit checks and background checks as well. Commissioner Haines then asked if students could live there, to which Mr. Olson stated that full time students cannot apply to live in this project, unless they are living with their parents who live there, it is an IRS rule.

Commissioner O'Donnell asked what the vacancy rates were for the other projects, to which Mr. Olson answered their occupancy rates are right around 99%.

Commissioner Curless confirmed that within 15 years CAP services will own the project if they so choose, to which Mr. Olson stated yes, Commissioner Curless then asked if they plan on keeping it, or if they could resell if they wanted to. Mr. Olson responded stating that yes the plan is for CAP to purchase, but they could sell if they wanted to, but the buyer would have to stay within the tax credit rules for 30 years.

Commissioner Patton asked what to say to the people who are concerned with the general traffic and noise increase in the area around single family residences. Mr. Olson stated that Doolittle is zoned for the multifamily, and parking is sufficient for the area, the best answer is that they run the complexes well and if there are issues to call CAP and they will be addressed and handled.

Commissioner Cooper asked where is the nearest tax credit property to Stevens Point, to which Mr. Olson stated in Wisconsin Rapids by the mall which has 17 units with the same building style as Regent Street, also in Waupaca with the cottage style that is planned on Regent Street and townhouse style like they want to put on Doolittle.

Alderman Trzebiatowski asked about the concern for devaluation of surrounding properties and if these properties were going to be tax exempt.

Assessor Siebers stated that in looking at the neighborhood on Doolittle, it is an apartment street, it is zoned for multifamily, and what it appears is that the developer wants to bring all three properties together. Furthermore, he stated that he does not see a devaluation occurring with any single family residences as a result of this project. With his understanding these are a section 42 properties and he is not allowed to assess the value of the tax credits, just the private money that is put into the property only.

Keith Yolitz, 308 Sommer Street, asked if CAP Services is a State, County, or City organization, or who and what level of government would be maintaining the property.

Mary Patoka CAP Services stated that they are a private non-profit organization govern by a board of directors including members in Portage County. Their mission is to bring about an increase in the ability of low income people to become self-sufficient. Ms. Patoka stated that they may help small businesses get started, they may help businesses get growing with loan funds, they help people with training to be able to compete for better jobs, and put effort into developing affordable housing so people have a decent place to live. Partnering with Mr. Seno is to bring safe, decent, and affordable housing to the community. She continued to state that they do currently have a number of tax credit projects that have been developed, and over 700 rental units which may include single family dwellings in Stevens Point. Ms. Patoka explained that they have a property management staff

including maintenance crews and have contracts with local contractors for snow removal, landscaping, and maintenance. She stated that CAP is the go to on these projects and takes pride in making well taken care of, quality projects. They have an obligation to the tax credit investors, and if they are doing a poor job with keeping occupancy rate low, that puts a lot of things into jeopardy. Ms. Patoka stated that if you do ask any of their tenants, they would say that they are responsive and do a good job. Furthermore, they are constantly looking at the maintenance and appearance of the property and use the replacement reserves to do that before it gets to a point of being too late.

Mayor Halverson asked what's CAP Services' stance on the future ownership of the properties. Mary Patoka stated that the board of directors agrees that affordable housing is part of their mission and they look at the properties in the long term and want to maintain them as affordable housing units during the 30 year period. It does not absolve them of their responsibility to their mission to continue to do that work. CAP does expect to retain them for as long as they can be expected to be viable, so the board has not said anything, but does want to make as much as possible safe and decent housing available for the families that might not otherwise be able to afford it.

Commissioner Patton asked with all the units they currently have, why you would want the controversy of placing multifamily housing in an area where there will be an issue. Mary Patoka stated part is the mission of the organization, to compete for the finances to make these projects work, as well as looking at census tracts that will help them get the money. She continued stating that they had to look at where they could get the money and score well in the competition for the tax credits; she stated that they are not trying to be controversial, but they are trying to be good neighbors. Ms. Patoka stated that they are not trying to sneak anything past people or ignore that a change in the neighborhood might create some concerns, but at the same time CAP feels they are doing it for the right reasons and people should have access to affordable safe and stable housing.

Larry Weiser, 616 Sunset Blvd, asked if there are any demographic priorities for the potential residents and what criteria will you use to select the persons qualified to live there.

Mary Patoka, CAP Services, stated that on Doolittle the apartments will be two and three bedroom townhouses so they are anticipating more family housing and on Regent Street they will be marketing to seniors as well. She stated the criteria comes back to the screening process including income, credit checks, background checks, which is all monitored by WHEDA regularly to make sure they are compliant with the tax credit code.

Lois Precourt, 3217 Regent Street, asked Mr. Seno if the neighborhood meeting on October 25 regarding the Regent Street development had some type of relationship with the project on Doolittle. Mr. Seno stated that Doolittle does stand alone from the development on Regent Street, but depending on what happens tonight, that may be reconsidered. He continued that if one part of Regent Street does get the conditional use permit, and the other does not get re-zoning, then they may combine the two developments into one.

Aldersperson Beveridge stated that due to his mother being on the board of directors for CAP Services, he will be recusing himself from any votes or discussions on this project.

Kathy Kaniecki, 145 Wilshire Blvd N, asked if there would be a privacy fence and had concern for increased crime, traffic, noise, and lack of privacy from the additional persons living in the area. She

also pointed out that an increase in income and rent does not make a difference in the quality of person that would reside there, but she is more at ease that a background check will be done, and that it will not be student housing.

Andrew Scott, 324 Sommers St, asked why the other housing projects were in outlying areas and the Stevens Point one is an infill project; has a project ever been done in an infill, single family residential area.

Bill Seno stated that most of the towns that they have developed in are smaller and with the locations that were available they may have been at the edge or outside of town, but were still on the main bus routes and close to the pharmacies and grocery stores. They prefer to be on central city sites near these amenities.

Reid Rocheleau asked what is going on with buying the tax credits, and asked for a postponement of these agenda items until more information is available. He also questioned how this would help the community, again suggesting to pause and listen to the people.

Josh Garbe, 324 Indiana Ave N, asked that if the property is assessed on private money, then how are the taxes paid when it is a private party investor and then how would the taxes be paid when CAP Services takes over and most of their properties are tax exempt.

Assessor Siebers stated that the Mayor had asked him specific questions as to what the total assessment is going to be on the projects, and he is unable to predict what the exact assessment would be because he does not know what the tax credits are and by state law are not an assessable item. He can only assess the private money that is put into a project. He further stated that we do have section 42 housing in Stevens Point on Prentice Street and if someone is interested in the assessment on those properties, they can contact his office. Mayor Halverson pointed out that if the ownership goes to tax exempt, then they won't be paying any taxes, to which Assessor Siebers stated is correct.

Kimberly Nowak, Sommers St, stated that she has a concern for the increase in traffic and trying to keep the kids safe in the area.

Commissioner Cooper asked if Mr. Olson or Ms. Patoka can speak to tenant rules, codes of conduct, and policing of the residents and as to what is expected of the tenants for these kinds of properties. Mayor Halverson also asked for them to walk through what the background check includes and if there is a criminal history are they excluded.

Mike Olson, CAP Services, stated that with the application they first verify income to make sure they don't make too much and do an analysis to see if they would be able to afford the rent. They also do a credit check and make sure they are credit worthy, but if someone has a credit score that is low do to medical, that is taken into consideration. Continuing, Mr. Olson stated they do a criminal background check, and any fraud, domestic abuse, or drug violations are not allowed housing and are immediately denied. With code of conduct for tenants, there is a comprehensive tenant handbook with rules and then with any lease violations or rule violations would be started with a five day notice and eviction. Commissioner Cooper asked what a substandard credit score would be, to which Mr. Olson stated he does not have the figures with him, but can provide them.

Aldersperson Moore asked with a nonprofit where does the rent money go, to which Mr. Olson stated to pay the debt, utilities, up keeps, and staffing that takes care of the property as well, basically the investor and the banker make sure they have enough money to cover the debt by 15% and once they pay all the bills there is a debt ratio of 1.15 and at the end of the day there is not much money after that. It is not a big cash flowing business, but all the money is sunk back into the property.

Commissioner Haines asked who would invest in these types of projects, to which Mr. Olson stated companies, banks, insurance companies, and big corporations that are looking to get a federal tax credit.

Commissioner Curless asked that in 15 years when CAP owns the property will they be tax exempt, to which Mr. Olson stated in year 16 when CAP buys the property they could apply for tax exempt status and probably get it. In Wisconsin Rapids, CAP does own a 35 unit subsidized property that is on the tax rolls because the property can afford to pay it. So with all 18 of the tax credit properties set up on 30 year proformas to pay their bills and real estate taxes, the intent is to continue to pay the section 42 property taxes on that property. Mr. Olson did explain that a lot of the single family properties that CAP does own in Stevens Point are off the tax roll, because they just don't have the cash flow to pay the taxes. Commissioner Curless asked about the properties on West River Drive if they were tax exempt, to which Mr. Olson stated that is commercial and some of it is on the tax roll.

Commissioner O'Donnell asked for Mr. Olson to speak in regards to the impact on the existing properties in the neighborhood, to which he replied with the experience from the other municipalities there has not been any property devaluation and they have not done anything like this in Stevens Point. Mr. Olson continued, stating that out of 700 units, there have been very minimal issues. If they thought there was a concern for safety, they would not do the projects and are building the properties for their mission; to provide quality and affordable housing.

Commissioner O'Donnell asked for clarification that CAP is about half way through the original tax credit properties, to which Mr. Olson stated yes.

Motion by Commissioner Patton to deny the request 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; seconded by Aldersperson Moore. Motion carried 5-2, with Mayor Halverson and Commissioner Haines voting in the negative.

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.

Economic Development Specialist Kyle Kearns stated that this is just the rezoning item, with the property currently being zoned "R-2" Single Family to the proposed rezoning of "R-4" Multiple Family. The lot fully meets the minimum lot requirements for the R-4 district of density and width. The density would be 16 units at 40 bedrooms equaling 69,600 square feet. The property encompasses 126,750 square feet meeting the density requirements. The request in the rezoning is somewhat consistent with the comprehensive plan with sections in our plan relating specifically to this type of housing and how it needs to exist. When taking in consideration the use of the site, the layout, the transition from the single family residential homes to the south with the more dense

residential homes to the north, this fits within the rezoning principal and a large portion of wooded lot will remain as a buffer between the uses to the south. Staff reserves recommendation for the plan commission upon hearing public input. Provided to the commission would be a handout with the conclusions and summary of the public housing study that was done on August 14, 2012 and provided to the Community Development Authority. Mr. Kearns then quoted the American Marketing Services recommendations "There is a potential need for additional affordable rental housing in Stevens Point. 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." The CDA does not have the funds to construct, or manage any additional public housing developments; therefore, private developments must be promoted to accommodate the deficiency identified in the housing study.

William Schmidt, stated we are talking about the trust we have in our city government, when you have a zoning area that is single family, in our trust we believe that you will maintain that single family status. He asked the commissioners to consider if this zoning and housing development were to be put in across or next to your residence.

Mary Ann, Laszewski 1209 Wisconsin Street, stated it is important to remember that this is an issue about protection provided by zoning. She continued that residents in this area moved in with the understanding that it would remain single family zoning. She feels that down zoning would be improper and unfair to the residents in the area, and that 15 homes could be easily plotted on this land. She feels that this zoning and housing development would not be a benefit to the area and that there are market rate apartments that are available for less rent with more space and this should be denied.

Andy Scott, 324 Sommers Street, feels that the proposed development of apartments off of Regent Street is not appropriate for the existing neighborhood, he pointed out that there is already a mixed use development adjacent to the proposed development. He is against the rezoning and development due to increased traffic and safety concerns. Mr. Scott asked the commissioners to deny the proposal due to the large foot print of the development that would change the characteristic of the neighborhood.

Cathy Dugan, 615 Sommers Street, feels that there is a need for affordable housing, but not in this area, due to a concern for safety due to traffic. Ms. Dugan also expressed concerns for lack of privacy in the building design, loss of woods and green space, and that this type of development is not on the comprehensive plan land use maps. She feels that low income housing would best fit into the community in scattered areas rather than one large development.

Amber Garbe, 325 Indiana Ave. N., pointed out the importance of maintaining the cities long term plan. She felt that the reliability of the study was questionable with a very narrow data set, and should not be used in consideration of this development. She urged denial of the rezoning and the development project.

Lois Precourt, 3217 Regent Street, stated that she appreciated Mr. Seno's neighborhood meeting and the information that was conveyed at that time. She pointed out that when asking the Mayor why this neighborhood, Mayor Halverson had stated it was a good fit, but she does not feel so with

the predominately single family housing that is currently there. Ms. Precourt stated that we are not the other communities, and she is against this project.

Josh Garbe, 324 Indiana Ave. N., he views the rezoning as classic spot zoning and the area currently does have a good buffer. He is against the rezoning to multiple families, and does feel that the area that is currently zoned multiple family in that area should be rezoned back to single family.

Rich Sommer, 4224 Janick Circle, stated he is against the rezoning, and feels it does not make sense. He stated he has apartments near the proposed development that include heat, water, internet and cable for the same rent as the proposed moderate income apartments and feels that private market housing is doing a good job meeting the needs of the low to moderate income demand and feels it is wrong for this area.

Jeff Piantino, 3508 Jordan Lane, stated he is concerned for the increase of traffic and concern for safety in the neighborhood which included the increase from when Copps Grocery store came in and asked for the commission to consider the future of the neighborhood and the safety of the neighborhood.

Lucy Scott, 324 Sommers Street, does not feel the rezoning of the area and development meets the definition of zoning and is not a harmonious match with this area and expressed a concern for the safety due to increased traffic and asked the commission to not approve this project.

Steve Mattson, 3300 Jordan Lane, stated he is against the rezoning and the development and that walking around the neighborhood this morning, he is amazed at the citizen interest and involvement.

John Weisbrod, 3609 Simonis Street, stated that there is a great opportunity cost, the cost of rezoning is to give up the potential for possible single family residences and that opportunity cost is tremendous.

Lex Bernstein, 900 Frontenac Ave., feels that zoning is to prevent new developments from harming existing residences and in his opinion the rezoning of this area is preferential in treatment and there is no return to the residents that live in this area and it cannot be justified. He is concerned that the land was not marketed as single family housing. He feels this development is questionable and that the city must preserve the character of the community.

Kathleen Weisbrod, 3609 Simonis Street, is against the rezoning. She feels that to change zoning this way is like pulling the rug out and is not fair to the current single family owners.

David Brandt, 3001 Lampman Drive, stated that the development is creating competition for the current landlords. He stated that property like this could be used for affordable land for someone to start a family in the City of Stevens Point and keep UWSP graduates in our community.

John Johnson, 432 Indiana Ave, stated that he sees the city losing lots of single family home opportunities. He asked for clarification as to if sidewalks would or would not be built. He does have concern for the closeness of the driveways and the safety concerns as well as storm water drainage being a current issue and would continue to be. He is against the project.

Commissioner Patton pointed out that he had supported multiple family apartment complexes in the past, and they currently have a family leaving the neighborhood due to the traffic and noise. Furthermore, residents in his area are concerned for the resale property values as well as the values of the development strain on the school in that area if this project does pass.

Motion by Commissioner Patton to deny the request to rezone the property bounded by Regent Street, Saint Paul Street, Dearborn Avenue, and Jordan Lane from “R-2” Single Family Residential District to “R-4” Multiple Family I Residence District; seconded by Mayor Halverson. Motion carried 7-0.

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**).

Motion by Alderperson Moore to deny the request 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; seconded by Commissioner Patton. Motion carried 7-0.

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**).

Motion by Alderperson Moore to deny the request 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; seconded by Commissioner Cooper. Motion carried 7-0.

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
 - Article 7: Center Context Areas
 - Article 8: Special Context Areas

Mayor Halverson explained that due to the length of the current meeting the Zoning Re-write discussion will not continue and, that the commissioners would be polled as to whether to continue with the special Zoning Re-write meetings, or to create a subcommittee to continue with the Zoning Re-write.

9. Adjourn.

Meeting Adjourned at 8:21 PM.



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: 11/26/2012
Re: Request from the City of Stevens Point to designate lands used for airport purposes as airport related property, and approval of related certify survey map.

In order to comply with federal grant assurances for the airport, lands used for airport purposes need to be officially designated as airport lands. This request is to designate those lands as airport lands. In addition, there are two areas where land swaps are proposed to better meet the use of the lands by both the airport and the other City functions.

Lots 2 and 3 on the attached Certified Survey Map would be under the ownership of the City of Stevens Point, whereas Lot 1 would be under a separate municipal ownership, such as, the City of Stevens Point, Stevens Point Municipal Airport – Grantee. All land will still remain under municipal ownership.

Staff recommends approval.

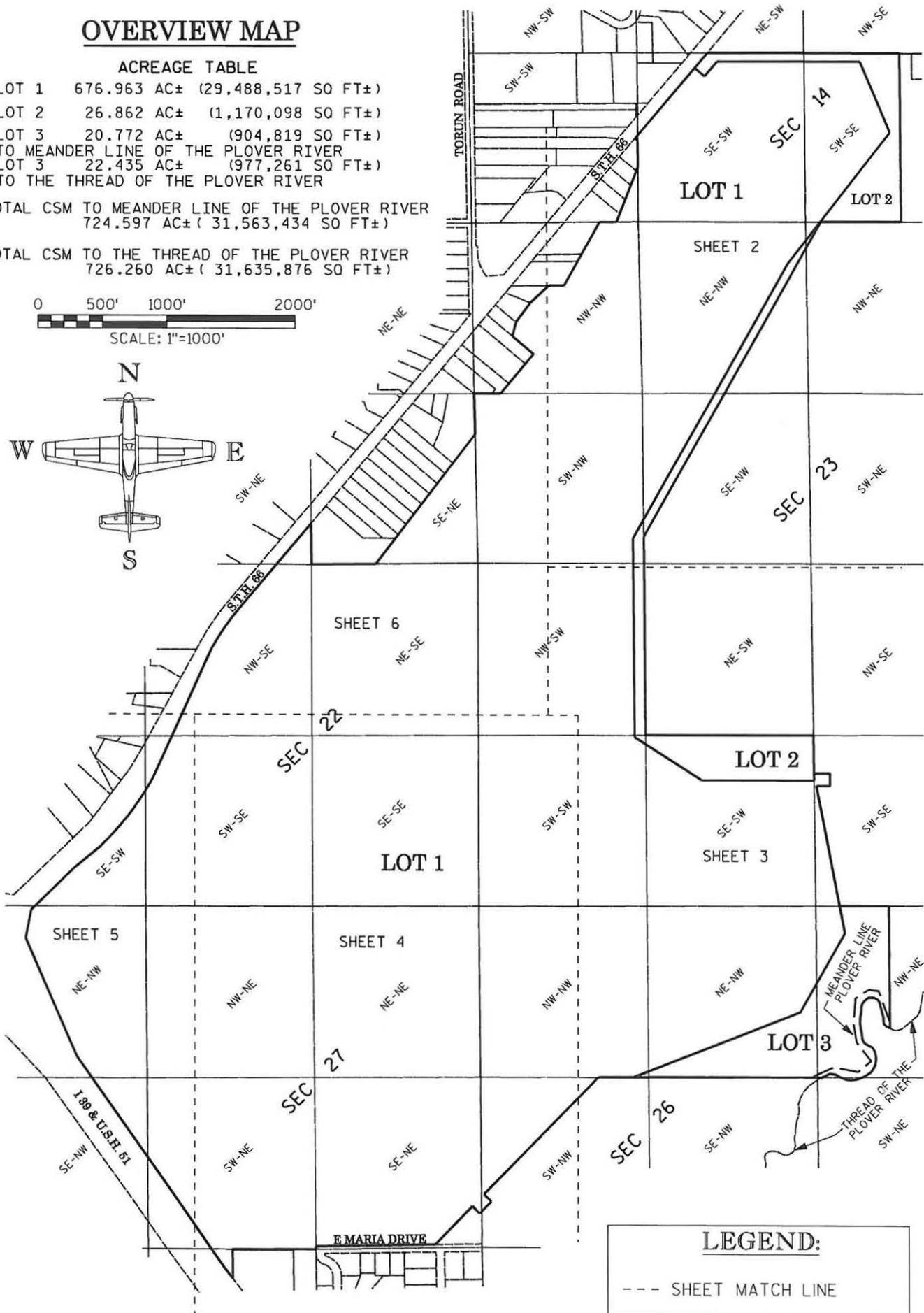
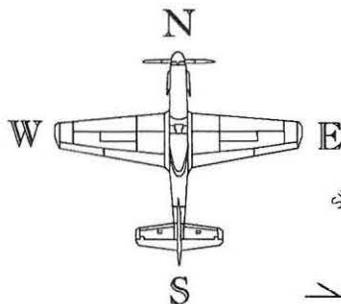
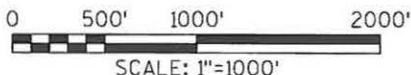
CERTIFIED SURVEY MAP NUMBER

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OVERVIEW MAP

ACREAGE TABLE

LOT 1	676.963 AC±	(29,488,517 SQ FT±)
LOT 2	26.862 AC±	(1,170,098 SQ FT±)
LOT 3	20.772 AC±	(904,819 SQ FT±)
TO MEANDER LINE OF THE PLOVER RIVER		
LOT 3	22.435 AC±	(977,261 SQ FT±)
TO THE THREAD OF THE PLOVER RIVER		
TOTAL CSM TO MEANDER LINE OF THE PLOVER RIVER		
	724.597 AC±	(31,563,434 SQ FT±)
TOTAL CSM TO THE THREAD OF THE PLOVER RIVER		
	726.260 AC±	(31,635,876 SQ FT±)



LEGEND:
 --- SHEET MATCH LINE

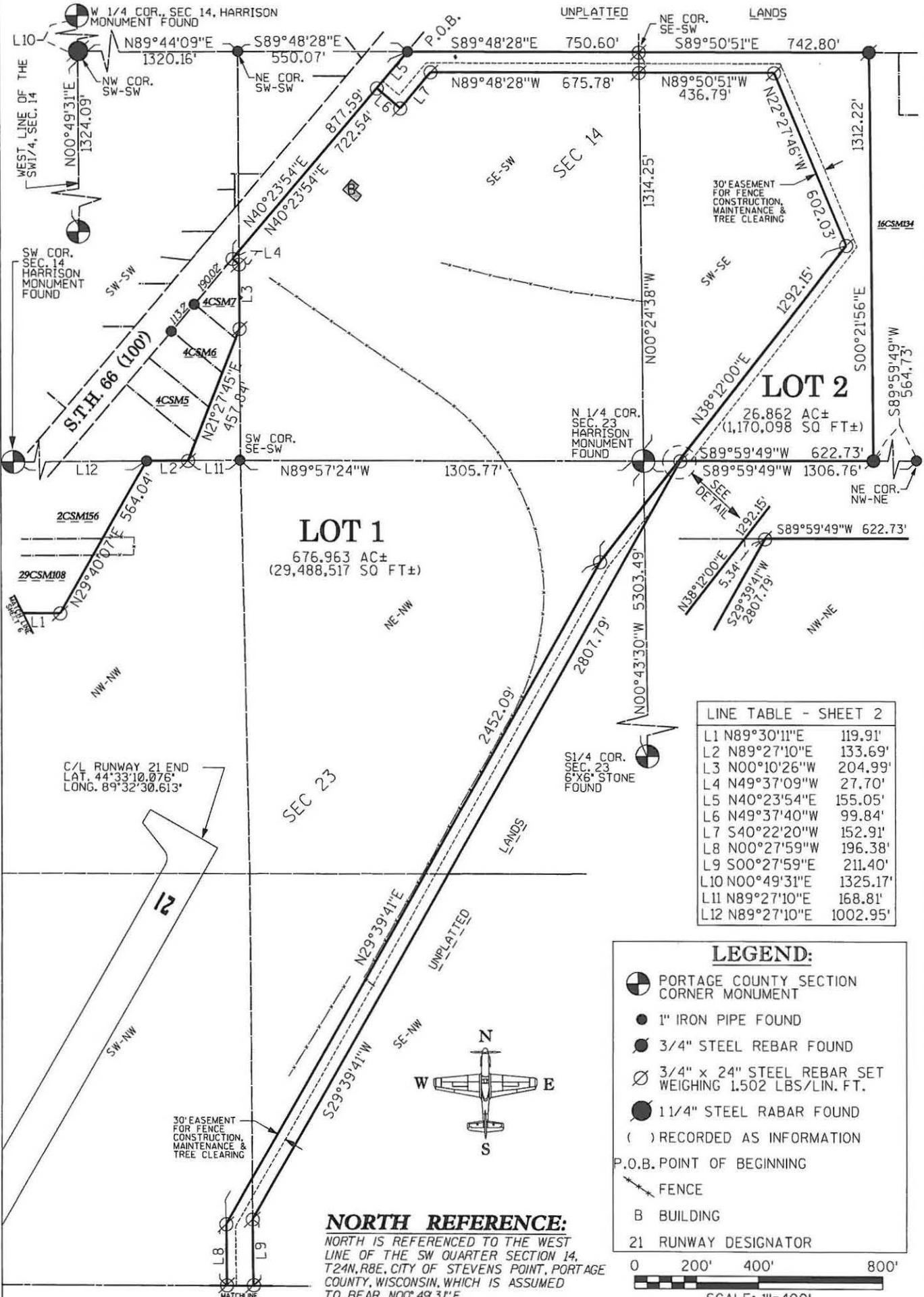
DATE 10/19/2012	DIRECTORY NO. E1972A10
PROJECT NO. E1972A10	DRAFTED BY BAW
SHEET 1 OF 9	DRAWING NAME E1972CSM.DGN

SURVEY FOR: **BUREAU OF AERONAUTICS**
STEVENS POINT AIRPORT
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 MADISON, WI 53707-7914

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DATE	DIRECTORY NO.
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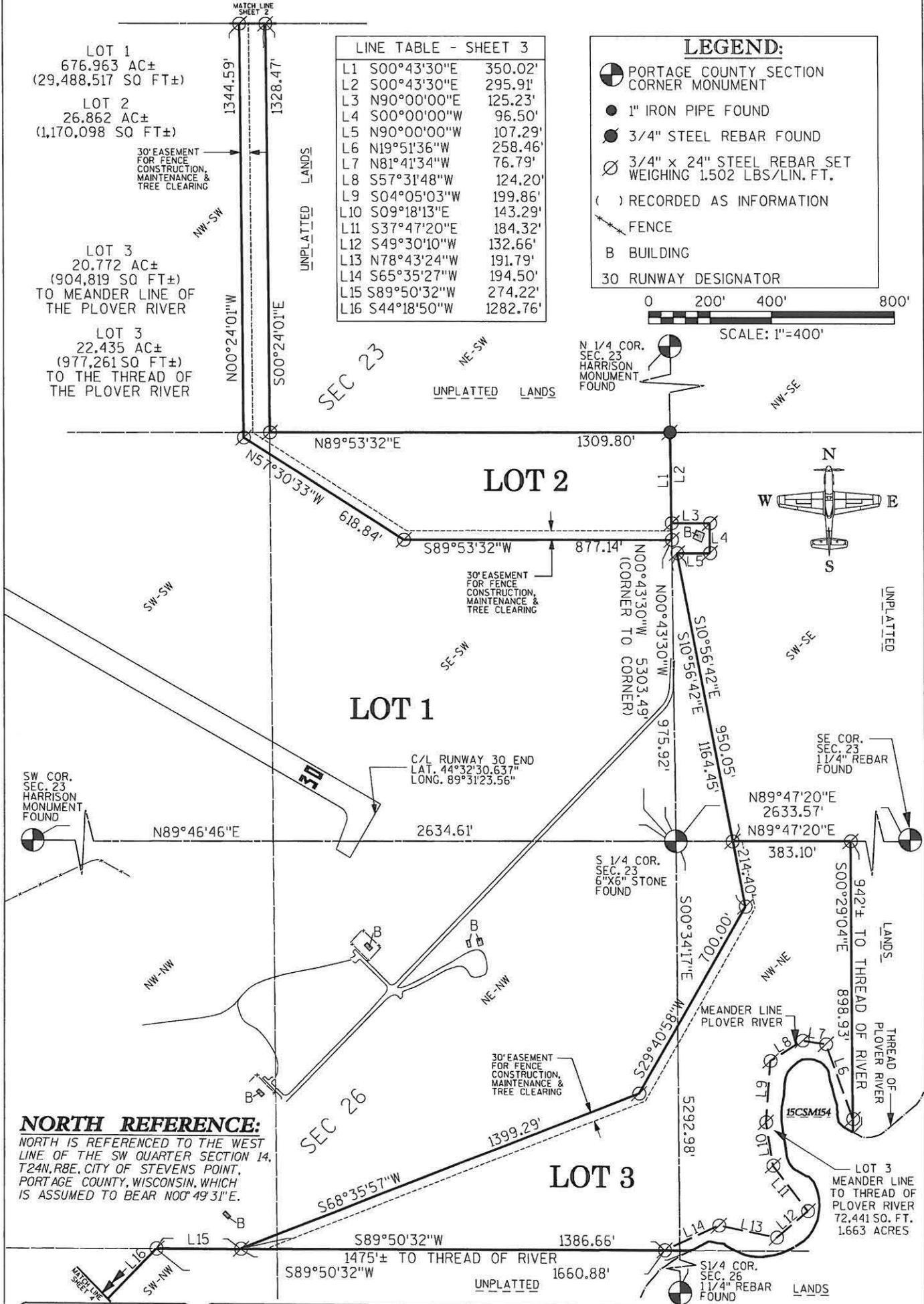
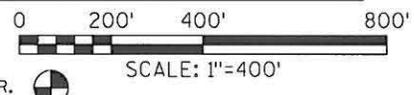
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TO MEANDER LINE OF
THE PLOVER RIVER

LOT 3
22.435 AC±
(977,261 SQ FT±)
TO THE THREAD OF
THE PLOVER RIVER

LINE TABLE - SHEET 3		
L1	S00°43'30"E	350.02'
L2	S00°43'30"E	295.91'
L3	N90°00'00"E	125.23'
L4	S00°00'00"W	96.50'
L5	N90°00'00"W	107.29'
L6	N19°51'36"W	258.46'
L7	N81°41'34"W	76.79'
L8	S57°31'48"W	124.20'
L9	S04°05'03"W	199.86'
L10	S09°18'13"E	143.29'
L11	S37°47'20"E	184.32'
L12	S49°30'10"W	132.66'
L13	N78°43'24"W	191.79'
L14	S65°35'27"W	194.50'
L15	S89°50'32"W	274.22'
L16	S44°18'50"W	1282.76'

LEGEND:

- PORTAGE COUNTY SECTION CORNER MONUMENT
- 1" IRON PIPE FOUND
- 3/4" STEEL REBAR FOUND
- 3/4" x 24" STEEL REBAR SET WEIGHING 1.502 LBS/LIN. FT.
- () RECORDED AS INFORMATION
- FENCE
- B BUILDING
- 30 RUNWAY DESIGNATOR



NORTH REFERENCE:
NORTH IS REFERENCED TO THE WEST LINE OF THE SW QUARTER SECTION 14, T24N, R8E, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN, WHICH IS ASSUMED TO BEAR N00°49'31"E.

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PROJECT NO. E1972A10	DRAFTED BY BAW
SHEET 3 OF 9	DRAWING NAME E1972CSM.DGN

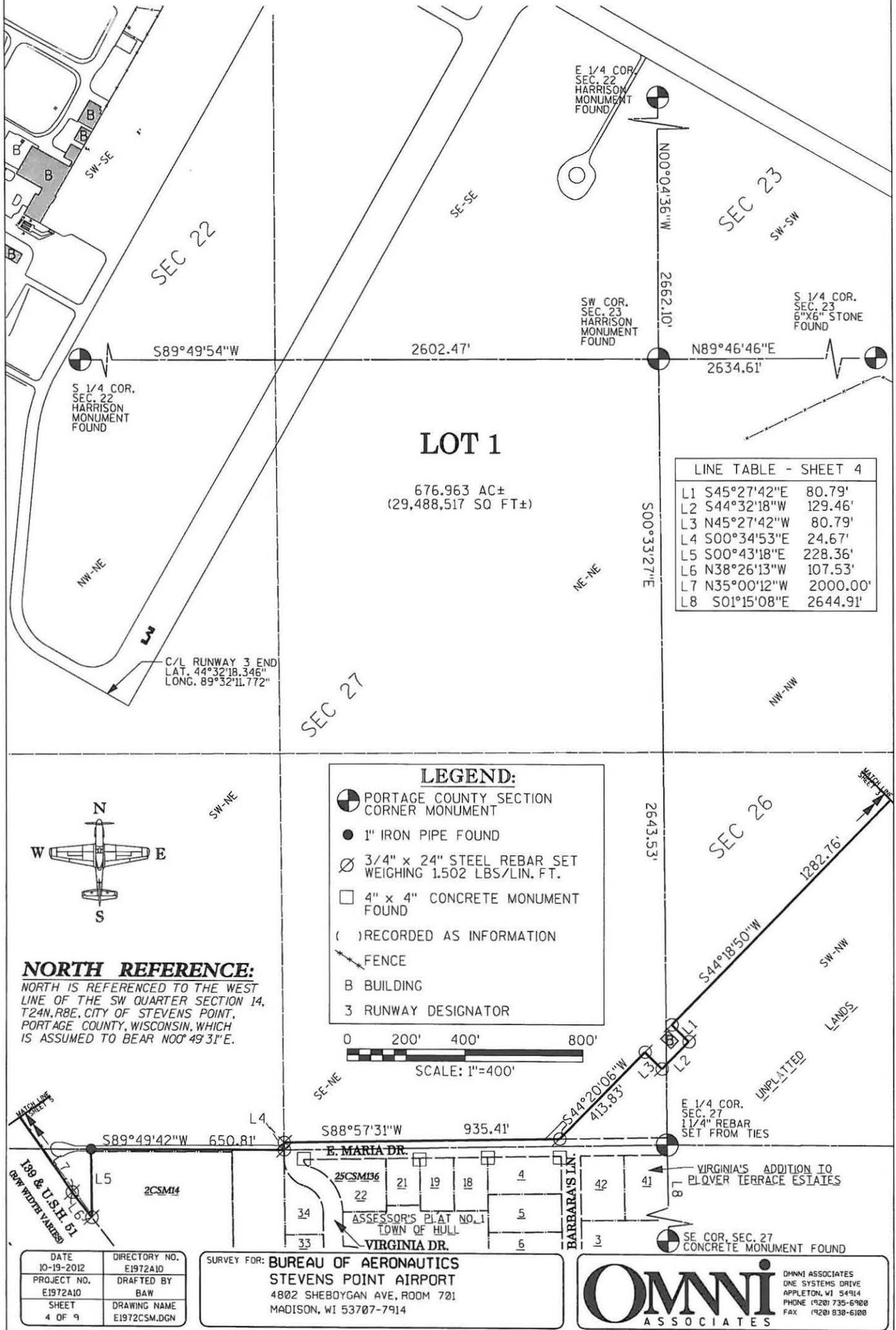
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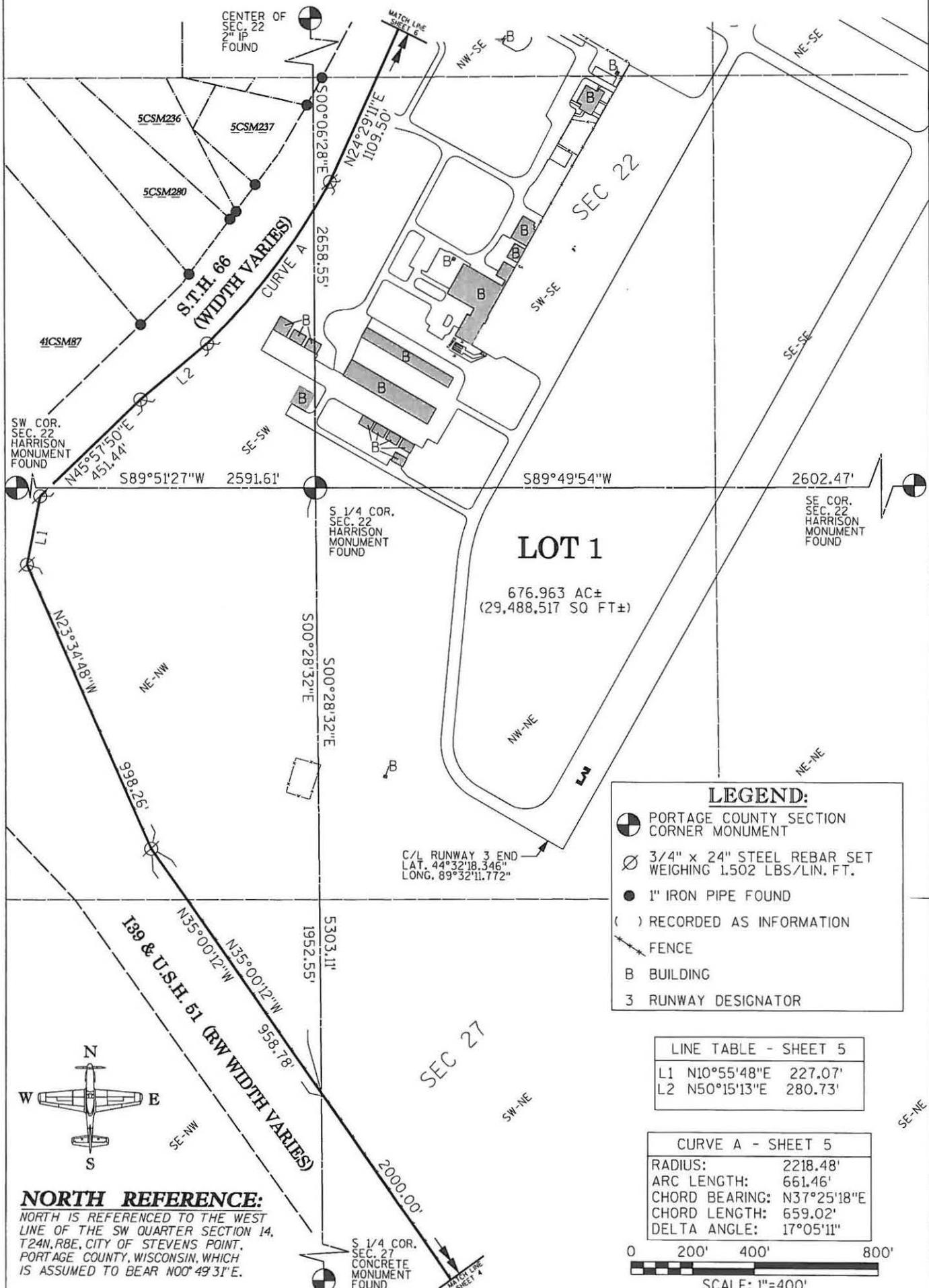
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LEGEND:

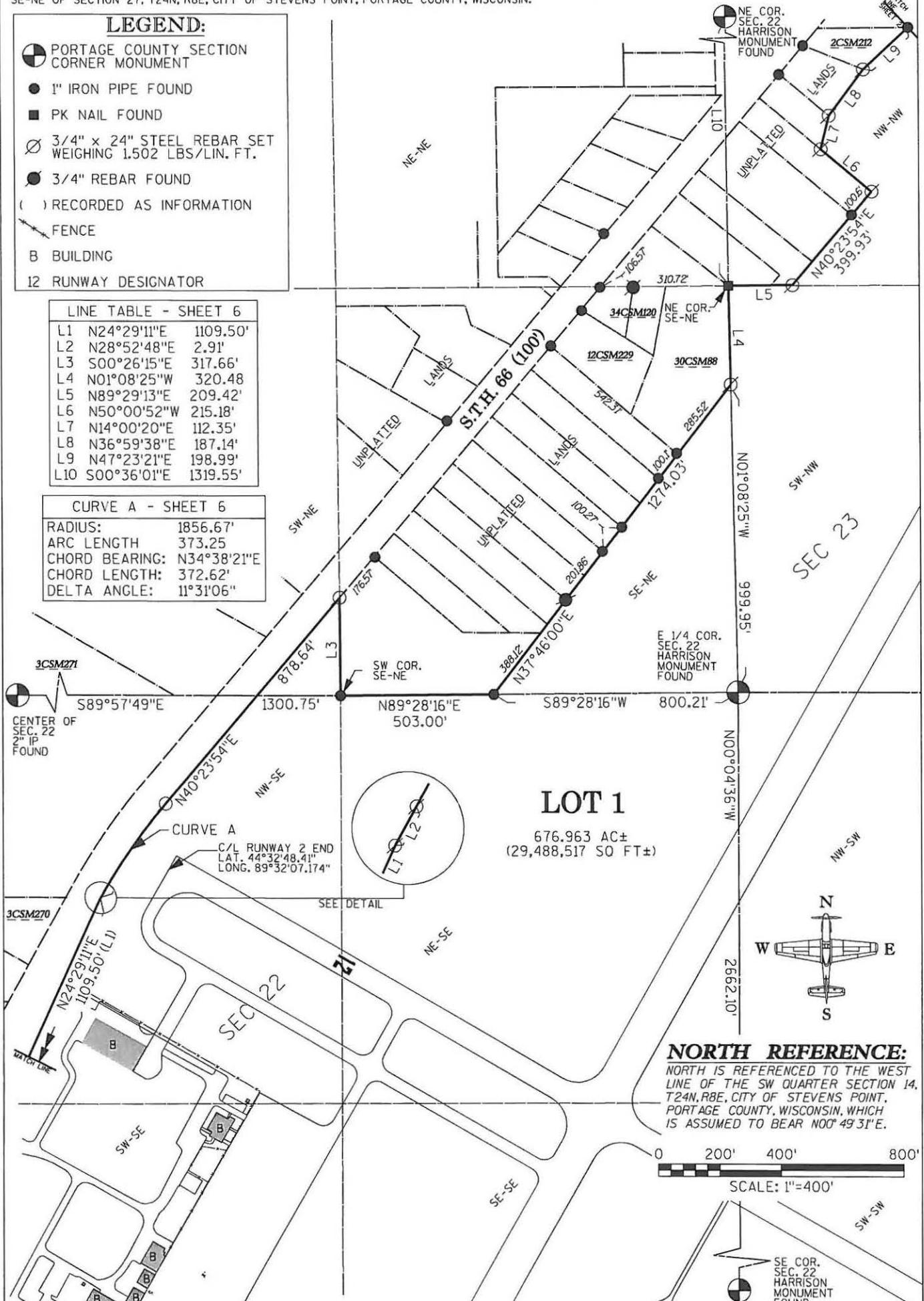
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- 3/4" REBAR FOUND
- () RECORDED AS INFORMATION
- FENCE
- B BUILDING
- 12 RUNWAY DESIGNATOR

LINE TABLE - SHEET 6

L1	N24°29'11"E	1109.50'
L2	N28°52'48"E	2.91'
L3	S00°26'15"E	317.66'
L4	N01°08'25"W	320.48'
L5	N89°29'13"E	209.42'
L6	N50°00'52"W	215.18'
L7	N14°00'20"E	112.35'
L8	N36°59'38"E	187.14'
L9	N47°23'21"E	198.99'
L10	S00°36'01"E	1319.55'

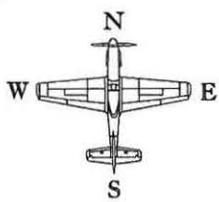
CURVE A - SHEET 6

RADIUS:	1856.67'
ARC LENGTH	373.25'
CHORD BEARING:	N34°38'21"E
CHORD LENGTH:	372.62'
DELTA ANGLE:	11°31'05"



LOT 1

676.963 AC±
(29,488,517 SQ FT±)



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SURVEYOR'S CERTIFICATE:

I DAVID A. YURK, STATE OF WISCONSIN REGISTERED LAND SURVEYOR S-2648, DO HEREBY CERTIFY THAT BY THE ORDERS OF THE OWNER, I HAVE MADE A SURVEY OF A PARCEL OF LAND BEING A PART OF THE SW-SE, SE-SW, SW-SW OF SECTION 14, BEING ALL OF THE NE-SE, SE-SE AND PART OF THE SW-NE, SE-NE, NW-SE, SE-SW, SW-SE, OF SECTION 22, BEING ALL OF THE SW-NW, NW-SW, SW-SW, SE-SW AND PART OF THE NW-NE, NE-NW, NW-NW, SE-NW, SW-SE OF SECTION 23, BEING ALL OF THE NW-NW, NE-NW AND PART OF THE NW-NE, SW-NW, OF SECTION 26, BEING ALL OF THE NW-NE, NE-NE AND PART OF THE NE-NW, SE-NW, SW-NE, SE-NE OF SECTION 27, T24N, R8E, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN. MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 14
 THENCE N00°49'31"E COINCIDENT WITH THE WEST LINE OF THE SW QUARTER OF SECTION 14 A DISTANCE OF 1324.09 FEET TO THE NW CORNER OF THE SW-SW OF SECTION 14; THENCE N89°44'09"E COINCIDENT WITH THE NORTH LINE OF THE SW-SW TO THE NE CORNER OF THE SW-SW OF SECTION 14; THENCE S89°48'28"E COINCIDENT WITH THE NORTH LINE OF THE SE-SW A DISTANCE OF 550.07 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING S89°48'28"E COINCIDENT WITH SAID NORTH LINE A DISTANCE OF 750.60 FEET TO THE NE CORNER OF THE SE-SW QUARTER OF SECTION 14; THENCE S89°50'51"E COINCIDENT WITH NORTH LINE OF THE SE-SW OF SECTION 14 A DISTANCE OF 742.80 FEET; THENCE S00°21'56"E A DISTANCE OF 1312.22 FEET TO THE SOUTH LINE OF THE SW-SE OF SECTION 14; THENCE S89°59'49"W COINCIDENT WITH SAID SOUTH LINE A DISTANCE OF 622.73 FEET; THENCE S29°39'41"W A DISTANCE OF 2807.79 FEET TO THE EAST LINE OF THE SW-NW OF SECTION 23; THENCE S00°27'59"E COINCIDENT WITH SAID EAST LINE A DISTANCE OF 211.40 FEET TO THE NE CORNER OF THE NW-SW OF SECTION 23; THENCE S00°24'01"E COINCIDENT WITH THE EAST LINE OF THE NW-SW OF SECTION 23 A DISTANCE OF 1328.47 FEET TO THE SE CORNER OF THE NW-SW OF SECTION 23; THENCE N89°53'32"E COINCIDENT WITH THE NORTH LINE OF THE SE-SW OF SECTION 23; THENCE S00°43'30"E COINCIDENT WITH THE EAST LINE SE-SW OF SECTION 23 A DISTANCE OF 295.91 FEET; THENCE N90°00'00"E A DISTANCE OF 125.23 FEET; THENCE S00°00'00"W A DISTANCE OF 96.50 FEET; THENCE N90°00'00"W A DISTANCE OF 107.29 FEET; THENCE S10°56'42"E A DISTANCE OF 950.05 FEET TO THE NORTH LINE OF THE NW-NE OF SECTION 26; THENCE N89°47'20"E COINCIDENT WITH SAID NORTH LINE A DISTANCE OF 383.10 FEET; THENCE S00°29'04"E A DISTANCE OF 898.93 FEET TO THE MEANDER LINE FOR THE PLOVER RIVER; THENCE N19°51'36"W COINCIDENT WITH SAID MEANDER LINE A DISTANCE OF 258.46 FEET; THENCE N81°41'34"W COINCIDENT WITH SAID MEANDER LINE A DISTANCE OF 76.79 FEET; THENCE S57°31'48"W COINCIDENT WITH SAID MEANDER LINE A DISTANCE OF 124.20 FEET; THENCE S04°05'03"W COINCIDENT WITH SAID MEANDER LINE A DISTANCE OF 199.86 FEET; THENCE S09°18'13"E COINCIDENT WITH SAID MEANDER LINE A DISTANCE OF 143.29 FEET; THENCE S37°47'20"E COINCIDENT WITH SAID MEANDER LINE A DISTANCE OF 184.32 FEET; THENCE S49°30'10"W COINCIDENT WITH SAID MEANDER LINE A DISTANCE OF 132.66 FEET; THENCE N78°43'24"W COINCIDENT WITH SAID MEANDER LINE A DISTANCE OF 191.79 FEET; THENCE N19°51'36"W COINCIDENT WITH SAID MEANDER LINE A DISTANCE OF 258.46 FEET; THENCE S65°35'27"W COINCIDENT WITH SAID MEANDER LINE A DISTANCE OF 194.50 FEET WITH SAID MEANDER LINE BEING APPROXIMATELY 50 FEET FROM THE THREAD OF THE PLOVER RIVER TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NE-NW OF SECTION 26; THENCE S44°18'50"W COINCIDENT WITH SAID SOUTH LINE AND THE SOUTH LINE OF THE NW-NW OF SECTION 26 A DISTANCE OF 1660.88 FEET; THENCE S44°18'50"W A DISTANCE OF 1282.76 FEET; THENCE S45°27'42"E A DISTANCE OF 80.79 FEET; THENCE S44°32'18"W A DISTANCE OF 129.46 FEET; THENCE N45°27'42"W A DISTANCE OF 80.796 FEET; THENCE S44°20'06"W A DISTANCE OF 413.83 FEET TO THE NORTH RIGHT-OF-WAY LINE FOR EAST MARIA DRIVE THENCE S88°57'31"W COINCIDENT WITH SAID NORTH LINE A DISTANCE OF 935.41 FEET TO ITS INTERSECTION WITH THE WEST LINE OF THE SE-NE OF SECTION 27; THENCE S00°34'53"E COINCIDENT WITH SAID WEST LINE A DISTANCE OF 24.67 FEET TO THE SE CORNER OF THE SW-SE OF SECTION 27; THENCE S89°49'42"W COINCIDENT WITH THE SOUTH LINE OF THE SW-NE OF SECTION 27 A DISTANCE OF 650.81 FEET; THENCE S00°43'18"E A DISTANCE OF 228.36 FEET TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 139 (US 151); THENCE S38°26'13"W COINCIDENT WITH SAID NORTHEASTERLY LINE A DISTANCE OF 107.53 FEET; THENCE N35°00'12"W COINCIDENT WITH SAID NORTHEASTERLY LINE A DISTANCE OF 2000.00 FEET; THENCE N23°34'48"W COINCIDENT WITH SAID NORTHEASTERLY LINE A DISTANCE OF 998.26 FEET; THENCE N10°55'48"E COINCIDENT WITH SAID NORTHEASTERLY LINE A DISTANCE OF 227.07 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE FOR STH 66; THENCE N45°57'50"E COINCIDENT WITH SAID EASTERLY LINE A DISTANCE OF 451.44 FEET; THENCE N50°15'13"E COINCIDENT WITH SAID EASTERLY LINE A DISTANCE OF 280.73 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT FOR SAID EASTERLY RIGHT-OF-WAY LINE (HAVING A RADIUS OF 2218.48 FEET WITH ITS CENTER LOCATED TO THE NORTHWEST AND HAVING A CHORD OF 659.02 FEET IN LENGTH WHICH BEARS N37°25'18"E) A DISTANCE OF 661.46 FEET; THENCE N24°29'11"E COINCIDENT WITH SAID EASTERLY LINE A DISTANCE OF 1109.50 FEET; THENCE N28°52'48"E COINCIDENT WITH SAID EASTERLY LINE A DISTANCE OF 2.91 FEET TO THE BEGINNING OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT FOR SAID EASTERLY RIGHT-OF-WAY LINE (HAVING A RADIUS OF 1856.67 FEET WITH ITS CENTER LOCATED TO THE SOUTHEAST AND HAVING A CHORD OF 372.62 FEET IN LENGTH WHICH BEARS N34°38'21"E) A DISTANCE OF 373.25 FEET; THENCE N40°23'54"E COINCIDENT WITH SAID EASTERLY LINE A DISTANCE OF 878.64 FEET TO ITS INTERSECTION WITH THE WEST LINE OF THE SE-NE OF SECTION 22; THENCE S00°26'15"E COINCIDENT WITH SAID WEST LINE A DISTANCE OF 317.66 FEET TO THE SW CORNER OF THE SE-NE QUARTER OF SECTION 22; THENCE N89°28'16"E COINCIDENT WITH THE SOUTH LINE OF THE SE-NE OF SECTION 22 A DISTANCE OF 503.00 FEET; THENCE N37°46'00"E A DISTANCE OF 1274.65 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE SE-NE OF SECTION 22; THENCE N01°12'34"W COINCIDENT WITH SAID EAST LINE A DISTANCE OF 320.00 FEET TO THE NE CORNER OF THE SE-NE OF SECTION 22; THENCE N89°29'13"E A DISTANCE OF 209.42 FEET; THENCE N40°23'54"E A DISTANCE OF 399.93 FEET; THENCE N50°00'52"W A DISTANCE OF 215.18 FEET; THENCE N14°00'20"E A DISTANCE OF 112.35 FEET;

DATE 10/19/2012	DIRECTORY NO. E1972A10
PROJECT NO. E1972A10	DRAFTED BY BAW
SHEET 7 OF 9	DRAWING NAME E1972CSM.DGN

SURVEY FOR: BUREAU OF AERONAUTICS
 STEVENS POINT AIRPORT
 4802 SHEBOYGAN AVE, ROOM 701
 MADISON, WI 53707-7914



CERTIFIED SURVEY MAP NUMBER

BEING A PART OF THE SW-SE, SE-SW, SW-SW OF SECTION 14, BEING ALL OF THE NE-SE, SE-SE AND PART OF THE SW-NE, SE-NE, NW-SE, SE-SW, SW-SE, OF SECTION 22, BEING ALL OF THE SW-NW, NW-SW, SW-SW, SE-SW AND PART OF THE NW-NE, NE-NW, NW-NW, SE-NW, SW-SE OF SECTION 23, BEING ALL OF THE NW-NW, NE-NW AND PART OF THE NW-NE, SW-NW, OF SECTION 26, BEING ALL OF THE NW-NE, NE-NE AND PART OF THE NE-NW, SE-NW, SW-NE, SE-NE OF SECTION 27, T24N, R8E, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE CONTINUED:

THENCE N36°59'38"E A DISTANCE OF 187.14 FEET; THENCE N47°23'21"E A DISTANCE OF 198.99 FEET; THENCE N89°30'11"E A DISTANCE OF 119.91 FEET; THENCE N29°40'07"E A DISTANCE OF 564.04 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE SW-SW OF SECTION 14; THENCE N89°27'10"E COINCIDENT WITH SAID SOUTH LINE A DISTANCE OF 133.69 FEET; THENCE N21°27'45"E A DISTANCE OF 457.84 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE SW-SW OF SECTION 14; THENCE N00°10'26"W COINCIDENT WITH SAID EAST LINE A DISTANCE OF 204.99 FEET; THENCE N49°37'09"W A DISTANCE OF 27.70 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE FOR STH 66; THENCE N40°23'54"E COINCIDENT WITH SAID EASTERLY LINE A DISTANCE OF 877.59 FEET TO THE POINT OF BEGINNING ALSO INCLUDED WITH THIS DESCRIBED PROPERTY IS THAT PART OF THE NE-NW AND THE NW-NE OF SECTION 26 WHICH LIES BETWEEN THE ABOVE DESCRIBED MEANDER LINE AND THE THREAD OF THE PLOVER RIVER

SAID PARCEL OF LAND CONTAINS 724.597 ACRES (31,563,434 SQUARE FEET) MORE OR LESS TO THE MEANDER LINE.

SAID PARCEL OF LAND CONTAINS 726.260 ACRES (31,635,876 SQUARE FEET) MORE OR LESS TO THE MEANDER LINE.

THIS CERTIFIED SURVEY MAP IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY AND LAND DIVISION UNDER THE DIRECTION OF THE OWNER OF SAID LANDS.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF STEVENS POINT AND PORTAGE COUNTY IN SURVEYING, DIVIDING, AND MAPPING OF SAID LANDS.

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION MADE THEREOF.

DAVID A. YURK

RLS S-2648

DATE

NOTES:

- 1) COORDINATES AND BEARINGS ON THIS CERTIFIED SURVEY MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), PORTAGE COUNTY NAD 1983 (2007) ADJUSTMENT.
- 2) ALL DIMENSIONS ARE COMPUTED AND MEASURED TO THE NEAREST 0.01 FOOT.
- 3) ALL BEARINGS ARE COMPUTED TO THE NEAREST ONE HALF SECOND AND MEASURED TO THE NEAREST 5 SECONDS.
- 4) PARCEL 1, BEING THE CITY OF STEVENS POINT ON BEHALF OF THE STEVENS POINT AIRPORT (STEVENS POINT AIRPORT) WILL MAINTAIN A 30' EASEMENT FROM PARCELS 2 & 3, BEING THE CITY OF STEVENS POINT FOR CONSTRUCTION AND MAINTENANCE OF A FENCE AND TREE CLEARING.
- 5) PARCEL 1, BEING THE CITY OF STEVENS POINT ON BEHALF OF THE STEVENS POINT AIRPORT (STEVENS POINT AIRPORT) WILL MAINTAIN A MODIFIED CLEAR ZONE EASEMENT OVER PARCELS 2 & 3. THE MODIFIED CLEAR ZONE EASEMENT WILL LIMIT THE HEIGHT OF ANY STRUCTURES OR TREES ON PARCELS 2 & 3 TO A HEIGHT OF 35 FEET. PARCEL 1, BEING THE CITY OF STEVENS POINT ON BEHALF OF THE STEVENS POINT AIRPORT (STEVENS POINT AIRPORT) HAS THE RIGHT TO CLEAR ANY OBJECT OVER 35 FEET.

DATE 10/19/2012	DIRECTORY NO. E1972A10
PROJECT NO. E1972A10	DRAFTED BY BAW
SHEET 8 OF 9	DRAWING NAME E1972CSM.DGN

SURVEY FOR: BUREAU OF AERONAUTICS
STEVENS POINT AIRPORT
4802 SHEBOYGAN AVE. ROOM 701
MADISON, WI 53707-7914



CERTIFIED SURVEY MAP NUMBER

BEING A PART OF THE SW-SE, SE-SW, SW-SW OF SECTION 14, BEING ALL OF THE NE-SE, SE-SE AND PART OF THE SW-NE, SE-NE, NW-SE, SE-SW, SW-SE, OF SECTION 22, BEING ALL OF THE SW-NW, NW-SW, SW-SW, SE-SW AND PART OF THE NW-NE, NE-NW, NW-NW, SE-NW, SW-SE OF SECTION 23, BEING ALL OF THE NW-NW, NE-NW AND PART OF THE NW-NE, SW-NW, OF SECTION 26, BEING ALL OF THE NW-NE, NE-NE AND PART OF THE NE-NW, SE-NW, SW-NE, SE-NE OF SECTION 27, T24N, R9E, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

CITY OF STEVENS POINT PLANNING DEPARTMENT APPROVAL:

THIS CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND ACCEPTED BY THE CITY OF STEVENS POINT PLANNING DEPARTMENT.

AUTHORIZED REPRESENTATIVE

DATE

OWNER'S CERTIFICATE:

THE CITY OF STEVENS POINT DOES HEREBY CERTIFY THAT IT HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

IN WITNESS WHEREOF, THE SAID OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE THIS _____, DAY OF _____, 2012.

MAYOR

DATE

CLERK

DATE

STATE OF WISCONSIN

SS

PORTAGE COUNTY

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2012, THE ABOVE NAMED TO ME KNOWN TO BE THE SAME PERSON OR PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____, WISCONSIN

MY COMMISSION EXPIRES _____

DATE 10/19/2012	DIRECTORY NO. E1972A10
PROJECT NO. E1972A10	DRAFTED BY BAW
SHEET 9 OF 9	DRAWING NAME E1972CSM.DGN

SURVEY FOR: BUREAU OF AERONAUTICS
STEVENS POINT AIRPORT
4802 SHEBOYGAN AVE, ROOM 701
MADISON, WI 53707-7914



Administrative Staff Report

Sentry World Gold Course, Sentry Insurance

Conditional Use

601 N. Michigan Avenue

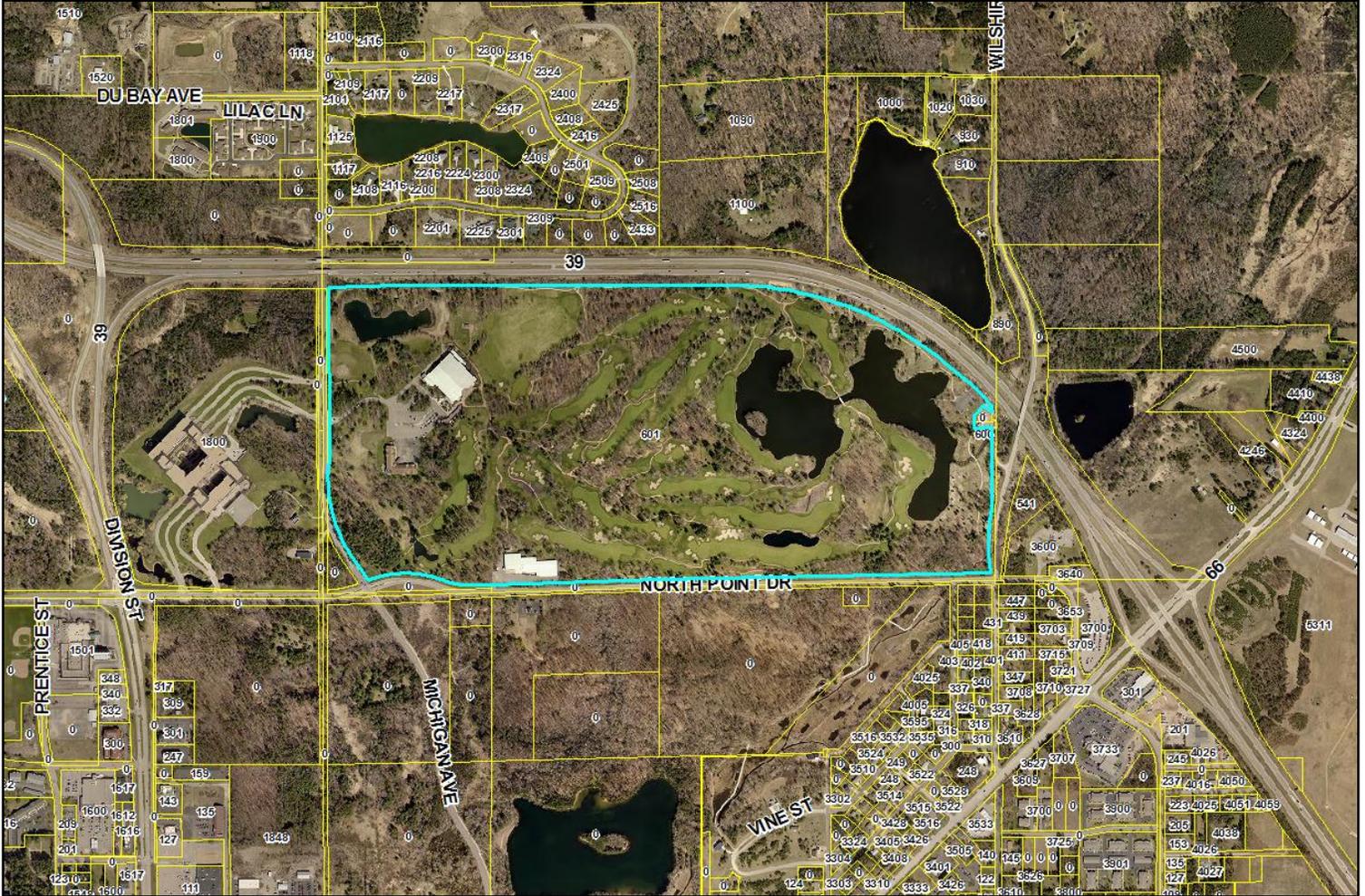
December 3, 2012



Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none">Richard Zahn & Carl Chase <p>Staff:</p> <ul style="list-style-type: none">Michael Ostrowski, Director mostrowski@stevenspoint.comKyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none">2408-21-3100-02 <p>Zone(s):</p> <ul style="list-style-type: none">"C" Conservancy District and "B-4" Commercial <p>Master Plan:</p> <ul style="list-style-type: none">Park <p>Council District:</p> <ul style="list-style-type: none">District 11 – Moore <p>Lot Information: 2408-21-3100-02</p> <ul style="list-style-type: none">Effective Frontage: 1,820 feetEffective Depth: 6,230 feetSquare Footage: 11,338,672.8Acreage: 260.30 <p>Current Use:</p> <ul style="list-style-type: none">Golf Course <p>Applicable Regulations:</p> <ul style="list-style-type: none">23.01(16) and 23.02(1)(a)	<p>Request</p> <p>Request from Sentry World Golf Course - Sentry Insurance, for a conditional use permit for the purposes of dredging, constructing improvements, installing new irrigation, and renovating their golf course at 601 N Michigan Avenue (Parcel ID 2408-21-3100-02).</p> <p>Attachment(s)</p> <ul style="list-style-type: none">Parcel ID SheetExhibit MapApplicationPlansWetland Map <p>Findings of Fact</p> <ul style="list-style-type: none">Property is zoned "C" Conservancy District and "B-4" Commercial.Golf courses are a conditional use within the "C" Conservancy zoning district.The request is to install a new irrigation system, renovate tees, greens and bunkers and perform improvements on lakes/creeks.Approximately 85% of the course layout will remain unchanged.The golf course exists within a wetland. <p>Staff Recommendation</p> <p>Staff recommends approval, subject to the following condition(s):</p> <ul style="list-style-type: none">All necessary permits and approvals must be obtained prior to the project start, including approval from the WDNR.A final storm water management / drainage plan shall be submitted to be approved by the Engineering Department and Director of Public Works.Any structures placed on the property shall meet setback requirements.
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Vicinity Map



Background

Richard Zahn, representing Sentry Insurance, is requesting a conditional use permit to renovate and perform improvements to Sentry's golf course at 601 Michigan Avenue. Details regarding improvements are below:



- Shift tees or green complexes on four holes
- Install a new irrigation system
- Perform fairway bunker renovation,
- Renovate parts of the cart path
- Dredge portions of the lakes and creeks
- Plant and relocate/remove trees, grass and flowers
- Expand the putting and short game practice areas
- Perform minor improvements on holes
- Install new golf cart practice hole parking area

The above list is not all inclusive, as the project is quite large and encompasses over 200 acres of property.

Sentry golf course has been open since the early 1980's and offers 18 holes, a driving range, and putting practice areas, along with a club house, restaurant, and numerous other indoor amenities. The applicant has stated that these improvements are needed to maintain the course's status as one of the best in the state. Furthermore, the results from the improvements will make the course a much more recognizable golf experience with better conditions, and refined design details. Once complete, the renovations will lengthen the course 250 yards, from 6,951 yards to 7,200 yards.

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 use currently exists on the property and has for over 30 years.

Findings: The establishment of this use should not be detrimental to the public, as it has functioned for many years with no major issues. Its location away from concentrated residential areas and near the interstate does not endanger the public health, safety, morals, comfort or general welfare.

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

Analysis: The use already exists on the property.

Findings: The use 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 use will occur on a 260 acre parcel surrounding by Sentry's property to the west, I-39 to the north, and Schmeckle Reserve to the South.

Findings: The use should not impede the normal and orderly development and improvement of the 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: No new structures are proposed, except maybe minor outbuildings.

Findings: This standard is met.

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

Analysis: The use currently exists.

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: The use currently exists. No new ingress/egress points are proposed on the property.

Findings: This standard is met.

- 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 "C" Conservancy District. This district is established to provide protection to environmentally-sensitive lands such as floodplains, wetlands, shorelands, well fields, airport fringe lands and fringe lands remote from City services and access. The district is also intended to be applied as a means of regulating the timing and direction of land development in accordance with the City's Comprehensive Plan.

Mapped wetlands exist on the property (see attached map). Proper approval was given by the Wisconsin Department of Natural Resources and City when the use began.

Findings: The proposed use is appropriate for the intent of this district. Staff would recommend that the applicant secure WDNR approval.

- 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 will be 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.**

N/A

- 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.**

N/A

- 11) **Access to the site shall be safe.**

Analysis: No new driveways or access points are proposed.

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: The use currently exists. Storm water drainage will be affected due to the excavating of dirt and shifting of course tees, bunkers and greens. The applicant has submitted a draft storm water management / drainage plan for the property.

Findings: Staff is recommending a final storm water management / drainage plan be submitted and approved by City Engineering.

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

Analysis: The use currently exists and no change in noise, lighting, or traffic is anticipated.

Findings: This standard is met.

- 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.**

N/A

Name and Address		Parcel #	Alt Parcel #	Land Use
Sentry Insurance 1800 North Point Dr Stevens Point, WI 54481		240821310002	240821310002	Golf Course/Raquet Club/Resta
		Property Address		Neighborhood
		601 Michigan Ave N		Sentry Insurance (Comm)
		Subdivision		Zoning
Display Note		Certified Survey Map		C-CONSERVANCY

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

SITE DATA

PERMITS

Actual Frontage	Effective Frontage	Effective Depth	Square Footage	Acreage	Date	Number	Amount	Purpose	Note
1,820.0	1,820.0	6,230.0	11,338,672.8	260.300	3/7/2012	12-0085	\$32,000	048 Int Renov/Remod	sentryworld kitchen re
					3/7/2012	12-0085	\$2,000	020 Electrical	kitchen remodel
					3/7/2012	12-0085	\$8,000	032 Furnace (HVAC)	kitchen remodel
					3/7/2012	12-0085	\$8,000	066 Plumbing	kitchen remodel
					10/5/2004	32865	\$752,000	003 Addition	Pro Shop
					9/30/2004	32763	\$345,000	042 Interior Renov/Re	restaurant, locker & to

2012 ASSESSED VALUE

Class	Land	Improvements	Total
B-Commercial	\$3,032,900	\$2,717,800	\$5,750,700
Total	\$3,032,900	\$2,717,800	\$5,750,700

LEGAL DESCRIPTION

LOT 3 CSM #1195-4-253 & A BNG PRT S1/2 S21 T24 R8 LYG S OF HY 51 BELT LINE (260.568 AC-CSM) EXC PRT SOLD 580784 (& 581569) (.30 AC) 334/63-71 339/74 339/246

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
Sentry Insurance 1800 North Point Dr Stevens Point, WI 54481		240821310002	240821310002	Golf Course/Raquet Club/Resta
		Property Address		Neighborhood
		601 Michigan Ave N		Sentry Insurance (Comm)
		Subdivision		Zoning
Display Note		Certified Survey Map		C-CONSERVANCY

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Motel (D avg)	1996	46,615	Wood Frame - Avg	8
2	1	Raquet Club / Volley Ball	1981	63,540	Metal - Avg	40
2	2	Store, Retail (C avg)	2004	3,975	Masonry - Avg	17
3	1	Warehse, Storage (S good)	1981	48,240	Metal - Good	18
4	1	Golf Cart Storage Bldg(S good)	1983	21,353	Metal - Good	18
5	1	Concession Stand (C good)	1984	483	Masonry - Good	12

Total Area

184,206

BASEMENT DATA**COMPONENTS**

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
				1	1	Elevator - Passenger	1
				1	1	Fire Place - Metal	2
				1	1	Sprinkler System	46,615
				2	1	Elevator - Passenger	1
				2	1	Mezzanine - Finished	13,750
				2	1	Sprinkler System	80,040
				3	1	Loading Dock(s)	600
				3	1	Mezzanine - Storage (Avg Qual)	2,900
				3	1	Sprinkler System	51,140

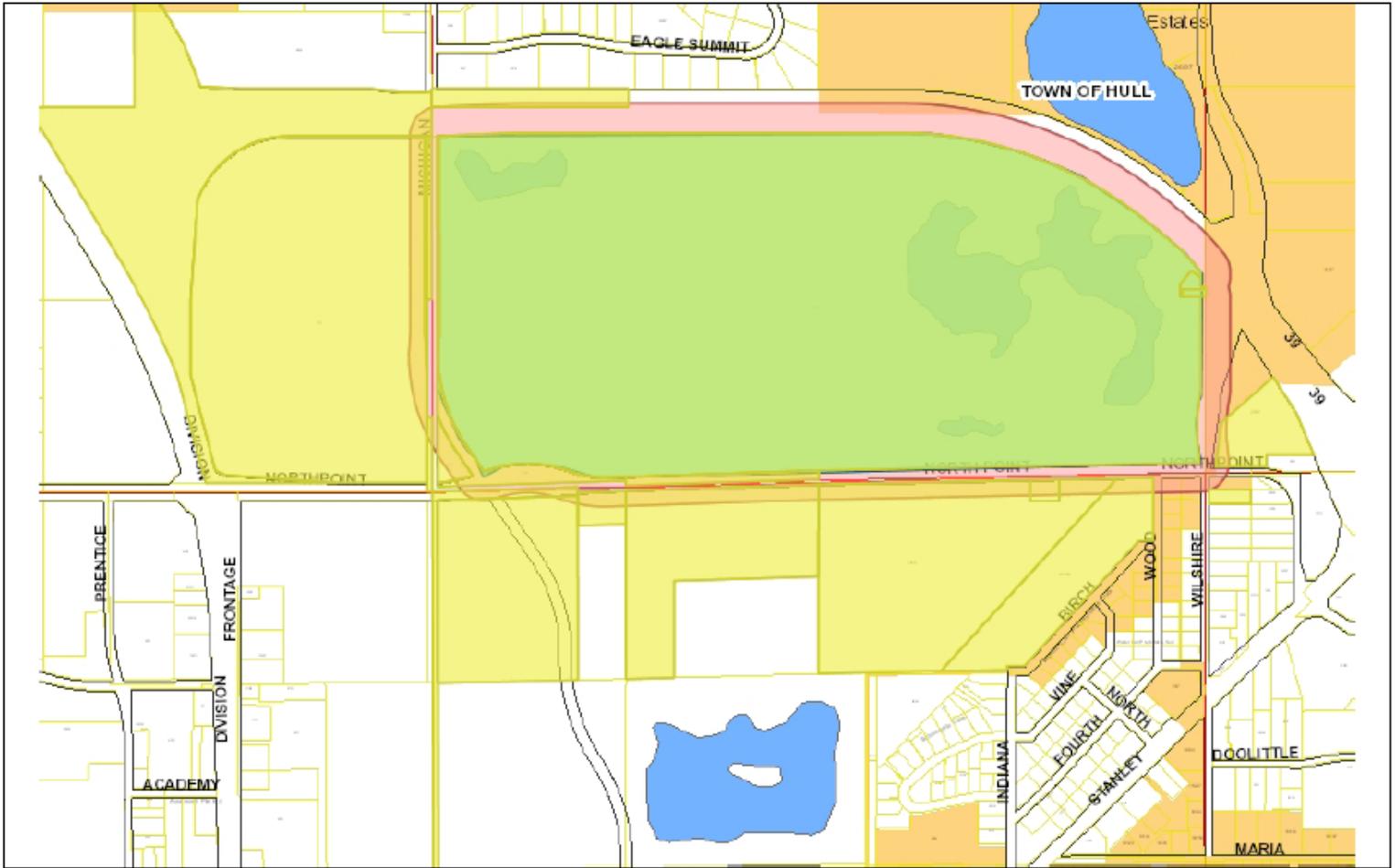
DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS**STRUCTURE DATA**

Site Improvement	Units	Age	31
Tennis Court	6	Year Built	1981
Gate House	1	Eff. Year	1981
Golf Course per hole	18	One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	2.00
		Business Name	Golf Course/Restaurant/Clubs

601 Michigan Avenue – Sentry Golf Course – Conditional Use Permit– Exhibit Map (200 foot buffer)



Tax Key	Name	Mailing Address	City & State	ZIP	Address	CITY	ZIP
281240820440001	State of WI		Stevens Point WI	54481	0 DIVISION ST	STEVENS POINT	54482
281240820452102	State of WI		Stevens Point WI	54481	0 HIGHWAY 51 (ROW)	STEVENS POINT	54482
281240821310002	SENTRY INSURANCE	1800 North Point Dr	Stevens Point WI	54481	601 MICHIGAN AVE	STEVENS POINT	54481
281240821390001	City of Stevens Point	1515 Strongs Ave	Stevens Point WI	54481	0 NORTH POINT DR	STEVENS POINT	54481
281240821390001	City of Stevens Point	1515 Strongs Ave	Stevens Point WI	54481	0 NORTH POINT DR	STEVENS POINT	54481
281240820440003	City of Stevens Point	1515 Strongs Ave	Stevens Point WI	54481	0 MICHIGAN AVE	STEVENS POINT	54481
281240820440002	SENTRY INSURANCE	1800 North Point Dr	Stevens Point WI	54481	180 0 NORTH POINT DR	STEVENS POINT	54481
281240821440003	Wisconsin Public Service	P O Box 19002	Green Bay WI	54307	0 WILSHIRE BLVD	STEVENS POINT	54481
281240821440002	ANR PIPELINE	P O Box 25	Stevens Point WI	54481	600 WILSHIRE BLVD	STEVENS POINT	54481
281240822330001	Stevens Point Congregation of Jehovah's Witness	609 Sunset Ave	Stevens Point WI	54481	360 0 NORTH POINT DR	STEVENS POINT	54481
281240821330002	SENTRY INSURANCE	1800 North Point Dr	Stevens Point WI	54481	0 MICHIGAN AVE	STEVENS POINT	54481
281240820440003	City of Stevens Point	1515 Strongs Ave	Stevens Point WI	54481	0 MICHIGAN AVE	STEVENS POINT	54481
281240821490001	City of Stevens Point	1515 Strongs Ave	Stevens Point WI	54481	0 NORTH POINT DR	STEVENS POINT	54481
281240828110002	BOARD OF REGENTS	P O Box 8010	Madison WI	53708	0 NORTH POINT DR	STEVENS POINT	54481
281240828120001	University of Wisconsin Board of	PO Box 8010	Madison WI	53708	0 NORTH POINT DR	STEVENS	54481

	Regents					POINT	
281240828110001	UW System % Schmeekle Board of Regents	1848 Maria Dr	Stevens Point WI	54481	0 NORTH POINT DR	STEVENS POINT	54481
281240828210001	BOARD OF REGENTS	P O Box 8010	Madison WI	53708	0 NORTH POINT DR	STEVENS POINT	54481
281240828390400	City of Stevens Point	1515 Strongs Ave	Stevens Point WI	54481	0 RESERVE ST	STEVENS POINT	54481
281240827200204	Lamar S & Melanie T White	447 Wilshire Blvd North	Stevens Point WI	54481	447 WILSHIRE BLVD	STEVENS POINT	54481
281240828200005	University of Wisconsin Board of Regents	P O Box 8010	Madison WI	53708	0 NORTH POINT DR	STEVENS POINT	54481
281240828200003	University of Wisconsin Board of Regents	P O Box 8010	Madison WI	53708	0 MICHIGAN AVE	STEVENS POINT	54481

REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION

Sentry World Golf Course, 601 N. Michigan, Stevens Point, WI 54482
ADDRESS OF PROPERTY:

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

Requested Change:

Project Scope: Construct improvements to the existing golf course. Maintain approximately 85% of the course layout in its current position. provide a new irrigation system and renovate the key features of the course (tees, greens, bunkers).
Detail: On four holes, shift the tees or the greens complexes to new locations. These shifts will be intended to improve playability and a variety of shots to the course. The result will be a recognizably new golf experience, with better conditions and refined design details. The recommended design lengthens the course 250 yards, from 6,951 yards to 7,200 yards
Construction will include: Green Complexes, Irrigation, Tree Work, Fairway Bunker Renovation, Tee Complex Renovation, Cart Pat Renovation, Lakes / Creek Work, Practice Facility Improvements, White Sand, Dredging.

OWNER/APPLICANT:

Sentry Insurance
Name: c/o Carl Chase PE, CPE Director-Corporate Services
Address: 1800 North Point Drive
Stevens Point, WI 54481
(City, State, Zip Code)

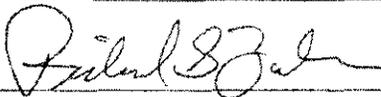
Telephone: 715-346-6270
Cell Phone: _____


Signature

AGENT FOR OWNER/APPLICANT:

Rettler Corporation
Name: c/o Richard G Zahn, PE,
Address: 3317 Business Park Drive
Stevens Point, WI 54482
(City, State, Zip Code)

Telephone: 715-341-2633
Cell Phone: 715-347-2321


Signature

Scheduled Date of Plan Commission Meeting: December 3, 2012

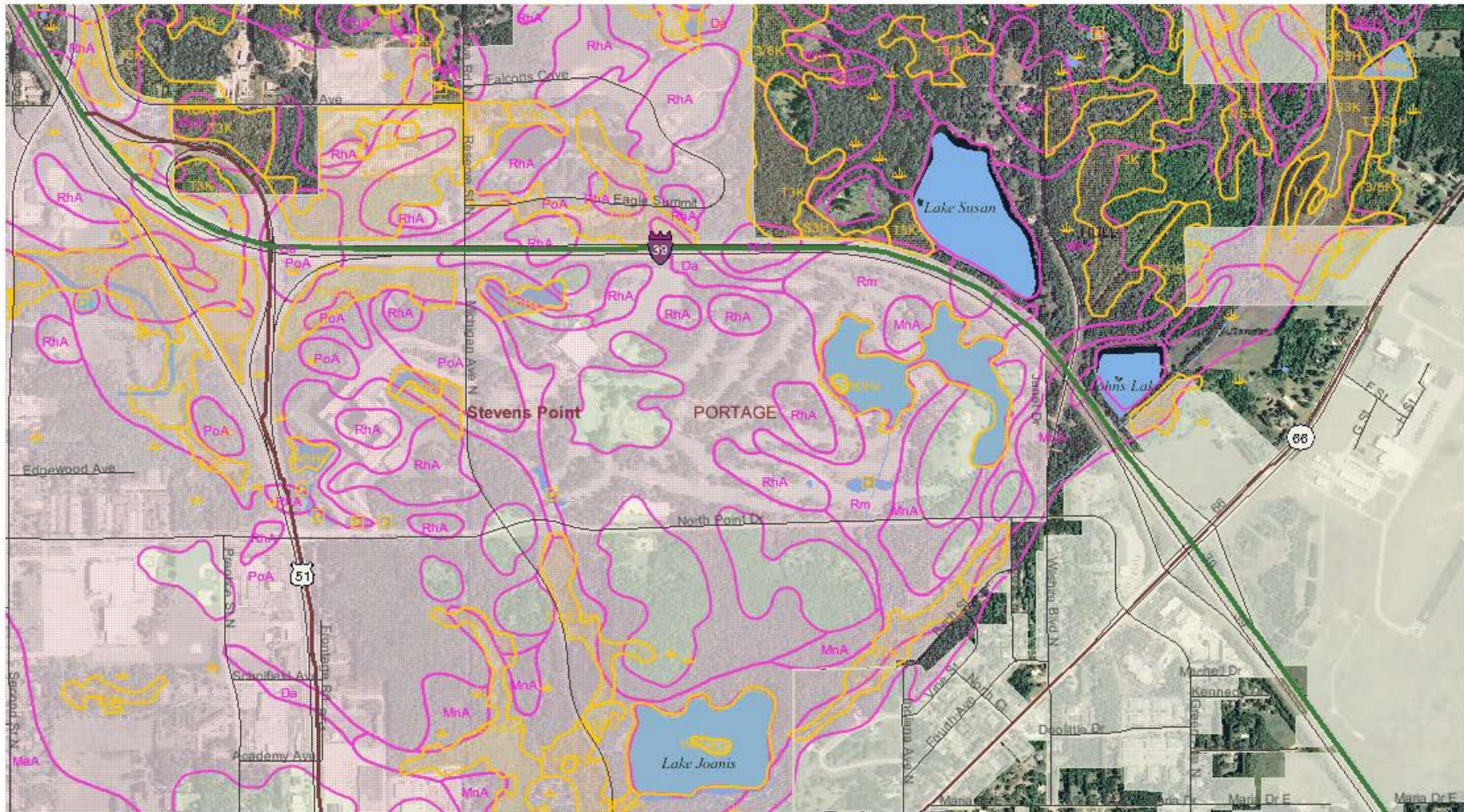
Scheduled Date of Common Council Meeting: December 17, 2012

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 # _____



Administrative Staff Report

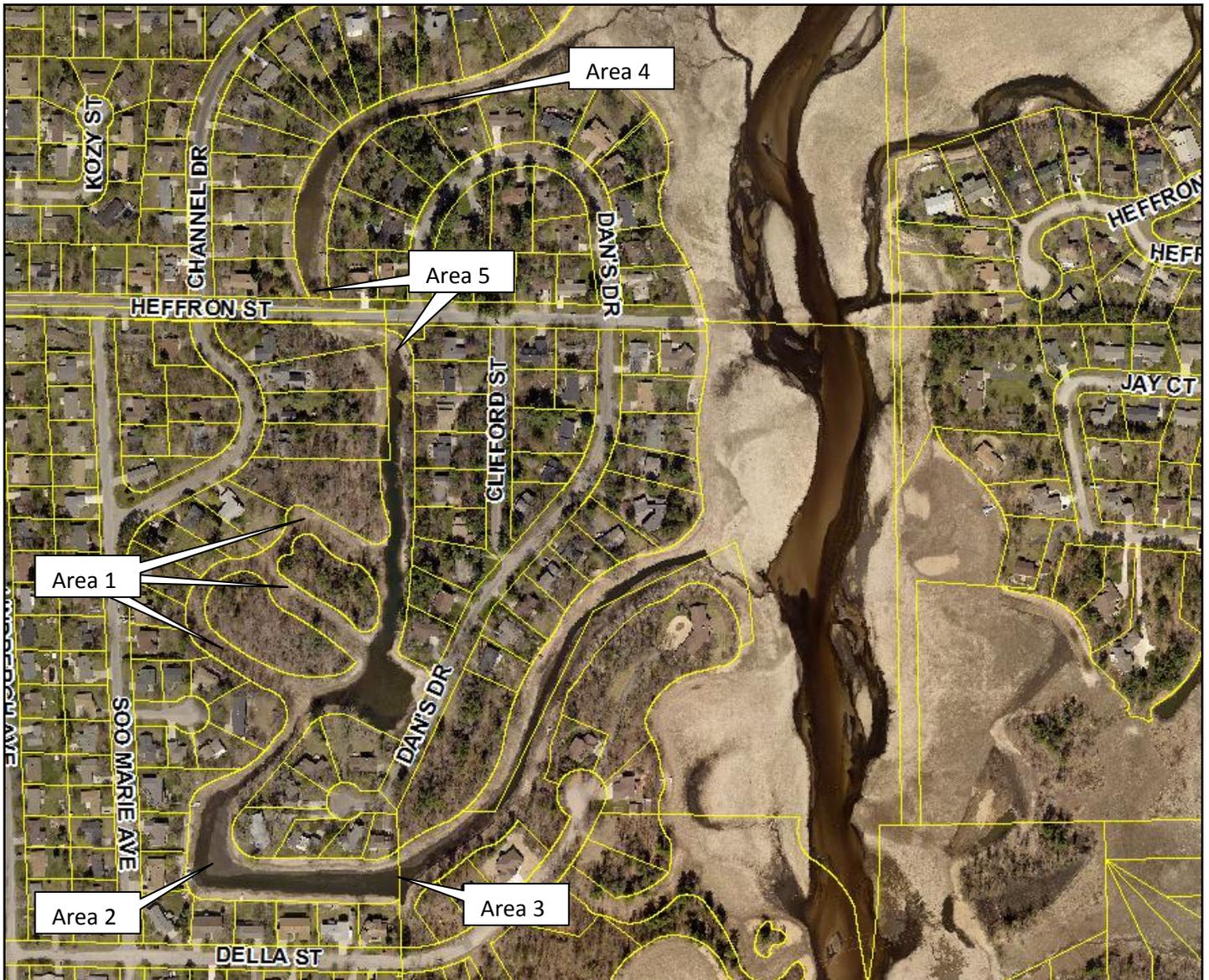
McDill Pond Conditional Use – Dredge December 3, 2012



Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none">• McDill Lake District <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">• 2408-04-4001-17, 2408-04-4004-21, 2408-04-4004-22, 2408-04-4004-23, 2408-04-4015-14, 2408-04-4020-01, and an unnumbered parcel. <p>Zone(s):</p> <ul style="list-style-type: none">• Water/Variou <p>Master Plan:</p> <ul style="list-style-type: none">• Water <p>Council District:</p> <ul style="list-style-type: none">• District 10 – Phillips <p>Lot Information:</p> <ul style="list-style-type: none">• N/A <p>Current Use:</p> <ul style="list-style-type: none">• McDill Pond <p>Applicable Regulations:</p> <ul style="list-style-type: none">• 23.01(16)	<p>Request</p> <p>Request from the McDill Inland Lake Protection and Rehabilitation District, for a conditional use permit to dredge portions of McDill Pond. Parcel IDs 2408-04-4001-17, 2408-04-4004-21, 2408-04-4004-22, 2408-04-4004-23, 2408-04-4015-14, 2408-04-4020-01, and an unnumbered parcel.</p> <p>Attachment(s)</p> <ul style="list-style-type: none">• Parcel Data Sheets• Application• Project Description / Plans• Lake District Notice <p>Findings of Fact</p> <ul style="list-style-type: none">• Dredging is a conditional use within our zoning ordinance.• Lake bed is owned by private individuals and the City of Stevens Point.• The fill material will be hauled off-site. <p>Staff Recommendation</p> <p>Approve, subject to the following condition(s):</p> <ul style="list-style-type: none">• Applicants shall determine and take the necessary precautions for the protection against Blastomycosis.• Applicants must receive approval from all other regulating agencies (e.g. Wisconsin DNR and FEMA).• Applicants must receive approval the City Parks Department and Public Works Department.• Written permission must be granted by property owners of property being dredged.• Spoils dredged shall not be disposed within the floodplain or a Hydraulic and Hydrologic Analysis must be submitted/reviewed by City Staff.• Additional areas may be approved by staff.• A zoning permit must be obtained from the City Community Development Department.
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Vicinity Map



Background

The McDill Lake District is proposing to have several areas of the channel south and east of Channel Drive that stretches to Della Street dredged in order to improve water quality and the flow throughout the channel. Our zoning ordinance considers all dredging a conditional use. With the current drawdown of the pond, it gives the McDill Lake District a unique opportunity to remove sediment material. Please see the attached project description for a complete background. Five areas are marked on the proposed plan to be dredged. The cited areas are large so additional dredging can occur if needed, as it is often difficult to identify exact dredging locations prior to the actual dredging. The group is requesting approval to dredge areas within the entire channel that have not yet been identified. Depending on time, weather, and complexity not all of the identified areas may be dredged.

The proposed project would begin early next year and the fill material would be hauled off-site.

Standards of Review

- 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 proposed project is to dredge the lake bed in several areas of the channel in order to improve water quality and flow through the area.

Findings: The use should not be detrimental to the general welfare of the public. The one concern that staff has is that Blastomycosis, a rare infection that may develop when people breathe in a fungus called Blastomyces dermatitidis, which is found in wood and soil, has been known to exist in this area and may be released with the disturbance of the soil. The concern is more for the individuals doing the dredging. Staff would recommend that the applicants contact the Wisconsin DNR to determine the appropriate precautions to take when working on this project. Staff would also recommend that all other necessary agency approvals are granted prior to the start of the project.

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

Analysis: The use should not be injurious to the uses already permitted in the area.

Findings: This standard is met. Please see standard #1.

- 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 dredging will occur mostly in areas that are normally under water.

Findings: The use should not impede the normal development of the surrounding properties.

- 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;**

N/A

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

N/A

- 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 off of Della Street on City owned property. Furthermore, the North Channel dredge areas would be accessed through private landowner properties. Property owners have agreed to allow access to the dredge areas via their properties.

Findings: The applicants shall get approval from the City Parks Department.

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 project will take place in an area that is normally under water.

Findings: This standard is met.

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.

N/A

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.

N/A

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.

N/A

11) Access to the site shall be safe.

N/A

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

N/A

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

N/A

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.

N/A

Name and Address		Parcel #	Alt Parcel #	Land Use
Ralph S McQueen 1725 Main St Stevens Point, WI 54481		230804400117	230804400117	Vacant Land - Residential
		Property Address		Neighborhood
		Inundated		284 McDill Koz Della Bon Bay
		Subdivision		Zoning
Display Note		Metes And Bounds		C-CONSERVANCY

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Ralph S McQueen	3/9/1999	\$100	Quit Claim Deed	55	6450	Land

SITE DATA**PERMITS**

Actual Frontage	0.0	Date	Number	Amount	Purpose	Note
Effective Frontage	0.0					
Effective Depth	0.0					
Square Footage	0.0					
Acreage	0.000					

2012 ASSESSED VALUE

Class	Land	Improvements	Total
A-Residential	\$0	\$0	\$0
Total	\$0	\$0	\$0

LEGAL DESCRIPTION

ALL THAT PRT OF SE NE OF S4 T23 R8 LYG UNDER WATERS OF MCDILL POND & DAN'S CHANNEL 356/344 - 556450

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
Ralph S McQueen 1725 Main St Stevens Point, WI 54481		230804400117	230804400117	Vacant Land - Residential
		Property Address		Neighborhood
		Inundated		284 McDill Koz Della Bon Bay
		Subdivision		Zoning
Display Note		Metes And Bounds		C-CONSERVANCY

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
Timothy J & London L Cooper 3209 Channel Dr Stevens Point, WI 54481		230804400421	230804400421	Residential W/Water Frontage
		Property Address		Neighborhood
		Channel Dr		284 McDill Koz Della Bon Bay
		Subdivision		Zoning
Display Note		Certified Survey Map		R2-SINGLE

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Timothy J & London L Cooper	8/12/2011	\$525,000	Warranty Deed W/Add'L F	760564		Land & Build.

SITE DATA

PERMITS

Actual Frontage	80.0	Date	Number	Amount	Purpose	Note
Effective Frontage	80.0					
Effective Depth	361.5					
Square Footage	28,920.0					
Acreage	0.664					

2012 ASSESSED VALUE

Class	Land	Improvements	Total
A-Residential	\$60,500	\$11,800	\$72,300
Total	\$60,500	\$11,800	\$72,300

LEGAL DESCRIPTION

LOT 2 CSM #471-2-131 BNG PRT NW SE S4 T23 R8 760564

DWELLING DATA (0 of 0)

Style		Basement		Exposed	
Ext. Wall		Heating			
Story Height		Age		Fuel Type	
Year Built		Eff. Year		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

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GVS Property Data Card

Stevens Point

Name and Address		Parcel #	Alt Parcel #	Land Use
Timothy J & London L Cooper 3209 Channel Dr Stevens Point, WI 54481		230804400421	230804400421	Residential W/Water Frontage
		Property Address		Neighborhood
		Channel Dr		284 McDill Koz Della Bon Bay
		Subdivision		Zoning
Display Note		Certified Survey Map		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
Garage - Det Frame with Loft	1992	900.0	C	Average

PROPERTY IMAGE



PROPERTY SKETCH

Name and Address		Parcel #	Alt Parcel #	Land Use
Timothy J & London L Cooper 3209 Channel Dr Stevens Point, WI 54481		230804400422	230804400422	Residential W/Water Frontage
		Property Address		Neighborhood
		3209 Channel Dr		284 McDill Koz Della Bon Bay
		Subdivision		Zoning
Display Note		Certified Survey Map		R2-SINGLE

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Timothy J & London L Cooper	8/12/2011	\$525,000	Warranty Deed W/Add'L F	760564		Land & Build.

SITE DATA

PERMITS

Actual Frontage	80.0	Date	Number	Amount	Purpose	Note
Effective Frontage	80.0	6/14/2012	12-0333	\$0	016 Deck/Patio/Porch	install pier
Effective Depth	423.3	11/5/1996	26374	\$75,000	003 Addition	
Square Footage	33,860.0					
Acreage	0.777					

2012 ASSESSED VALUE

Class	Land	Improvements	Total
A-Residential	\$62,600	\$348,100	\$410,700
Total	\$62,600	\$348,100	\$410,700

LEGAL DESCRIPTION

LOT 3 CSM #471-2-131 BNG PRT NW SE S4 T23 R8 760564

DWELLING DATA (1 of 1)

Style	06 Contemporary		Basement	Full	Exposed	No
Ext. Wall	Cedar / Shake / Cement Siding		Heating	Air Conditioning		
Story Height	2	Age	22	Fuel Type	Gas	
Year Built	1976	Eff. Year	1990	System Type	Warm Air	
Class	A-Residential		Total Rooms	7	Bedrooms	3
Int. Cond. Relative to Ext.	Interior Same As Exterior		Family Rooms	1		
Physical Condition	Good		Full Baths	4	Half Baths	1
Kitchen Rating	Excellent		Bath Rating	Excellent		

FEATURES

ATTACHMENTS

Description	Units	Description	Area
Fireplace	1	Open Frame Porch	60
Openings	1	Frame Garage	506
Metal / Gas Fireplace	1	Wood Deck	2407
Additional Plumbing Fixtures	6	Wood Deck	102
Rec Room FBLA	2,142	Screen Porch (Frame)	121

Name and Address		Parcel #	Alt Parcel #	Land Use
Timothy J & London L Cooper 3209 Channel Dr Stevens Point, WI 54481		230804400422	230804400422	Residential W/Water Frontage
		Property Address		Neighborhood
		3209 Channel Dr		284 McDill Koz Della Bon Bay
		Subdivision		Zoning
Display Note		Certified Survey Map		R2-SINGLE

LIVING AREA

Description	Gross Area	Calculated Area
Basement	2,478.0	
Finished Basement Living Area	0.0	0.0
First Story	2,624.0	2,624.0
Second Story	1,562.0	1,562.0
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		4,186.0

DETACHED IMPROVEMENTS

Description	Year Built	Square Feet	Grade	Condition

PROPERTY IMAGE



PROPERTY SKETCH

Name and Address		Parcel #	Alt Parcel #	Land Use
David G & Lynn Holborn 3201 Channel Dr Stevens Point, WI 54481		230804400423	230804400423	Residential W/Water Frontage
		Property Address		Neighborhood
		3201 Channel Dr		284 McDill Koz Della Bon Bay
		Subdivision		Zoning
Display Note		Certified Survey Map		R2-SINGLE

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
David G & Lynn Holborn	7/1/1985	\$98,000	Warranty Deed	464	659	Land & Build.

SITE DATA

PERMITS

Actual Frontage	0.0	Date	Number	Amount	Purpose	Note
Effective Frontage	0.0	9/5/2006	34263	\$795	066 Plumbing	replace hwh
Effective Depth	0.0					
Square Footage	37,664.0					
Acreage	0.865					

2012 ASSESSED VALUE

Class	Land	Improvements	Total
A-Residential	\$63,000	\$103,900	\$166,900
Total	\$63,000	\$103,900	\$166,900

LEGAL DESCRIPTION

LOT 4 CSM #471-2-131 BNG PRT NW SE S4 T23 R8 464/659

DWELLING DATA (1 of 1)

Style	01 Ranch		Basement	Full	Exposed	No
Ext. Wall	Wood / Masonite		Heating	Air Conditioning		
Story Height	1	Age	39	Fuel Type	Gas	
Year Built	1973	Eff. Year	1973	System Type	Warm Air	
Class	A-Residential		Total Rooms	7	Bedrooms	4
Int. Cond. Relative to Ext.	Interior Same As Exterior		Family Rooms	0		
Physical Condition	Average		Full Baths	2	Half Baths	0
Kitchen Rating	Average		Bath Rating	Average		

FEATURES

ATTACHMENTS

Description	Units	Description	Area
Masonry Adjustment	192	Open Frame Porch	24
Fireplace	1	Frame Garage	616
Openings	1	Open Frame Porch	168
Additional Plumbing Fixtures	1	Concrete / Masonry Patio	200
Basement Finish	1,096	Wood Deck	144

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GVS Property Data Card

Stevens Point

Name and Address		Parcel #	Alt Parcel #	Land Use
David G & Lynn Holborn 3201 Channel Dr Stevens Point, WI 54481		230804400423	230804400423	Residential W/Water Frontage
Property Address			Neighborhood	
3201 Channel Dr			284 McDill Koz Della Bon Bay	
Subdivision			Zoning	
Display Note		Certified Survey Map	R2-SINGLE	

LIVING AREA

Description	Gross Area	Calculated Area
Basement	1,376.0	
Finished Basement Living Area	0.0	0.0
First Story	1,476.0	1,476.0
Second Story	0.0	0.0
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		1,476.0

DETACHED IMPROVEMENTS

Description	Year Built	Square Feet	Grade	Condition

PROPERTY IMAGE



PROPERTY SKETCH

Name and Address		Parcel #	Alt Parcel #
City of Stevens Point 1515 Strongs Avenue Stevens Point, WI 54481		230804401514	230804401514
		Property Address	
		Della St	
Display Note			

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

PERMITS

Date	Number	Amount	Purpose	Note

2012 ASSESSED VALUE

Class	Land	Improvements	Total
X4-Local Exempt	\$0	\$0	\$0
Total	\$0	\$0	\$0

LEGAL DESCRIPTION

OUTLOT 1 GODFREY'S POINT AS DEDICATED PER SAID PLAT I/19

PROPERTY IMAGE

PROPERTY SKETCH

NO IMAGE ON FILE

Name and Address		Parcel #	Alt Parcel #	Land Use
Daniel Koziczowski 1515 Strongs Ave Stevens Point, WI 54481		230804402001	230804402001	Vacant Land - Residential
		Property Address		Neighborhood
		Inundated		284 McDill Koz Della Bon Bay
		Subdivision		Zoning
Display Note		Metes And Bounds		C-CONSERVANCY

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

SITE DATA**PERMITS**

Actual Frontage	0.0	Date	Number	Amount	Purpose	Note
Effective Frontage	0.0					
Effective Depth	0.0					
Square Footage	763,179.7					
Acreage	17.520					

2012 ASSESSED VALUE

Class	Land	Improvements	Total
A-Residential	\$0	\$0	\$0
Total	\$0	\$0	\$0

LEGAL DESCRIPTION

NESE EXC DAN KOZICZKOWSKI SUB; EX CSMS 16/139; 40/56; 40/87; 44/4 & EXC THAT PRT OF GODFREY'S POINT SUB AS LIES IN THE NESE S4 T23 R8 216/210

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

11/26/2012 8:33:00 AM

GVS Property Data Card

Stevens Point

Name and Address		Parcel #	Alt Parcel #	Land Use
Daniel Koziczowski 1515 Strongs Ave Stevens Point, WI 54481		230804402001	230804402001	Vacant Land - Residential
		Property Address		Neighborhood
		Inundated		284 McDill Koz Della Bon Bay
		Subdivision		Zoning
Display Note		Metes And Bounds		C-CONSERVANCY

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

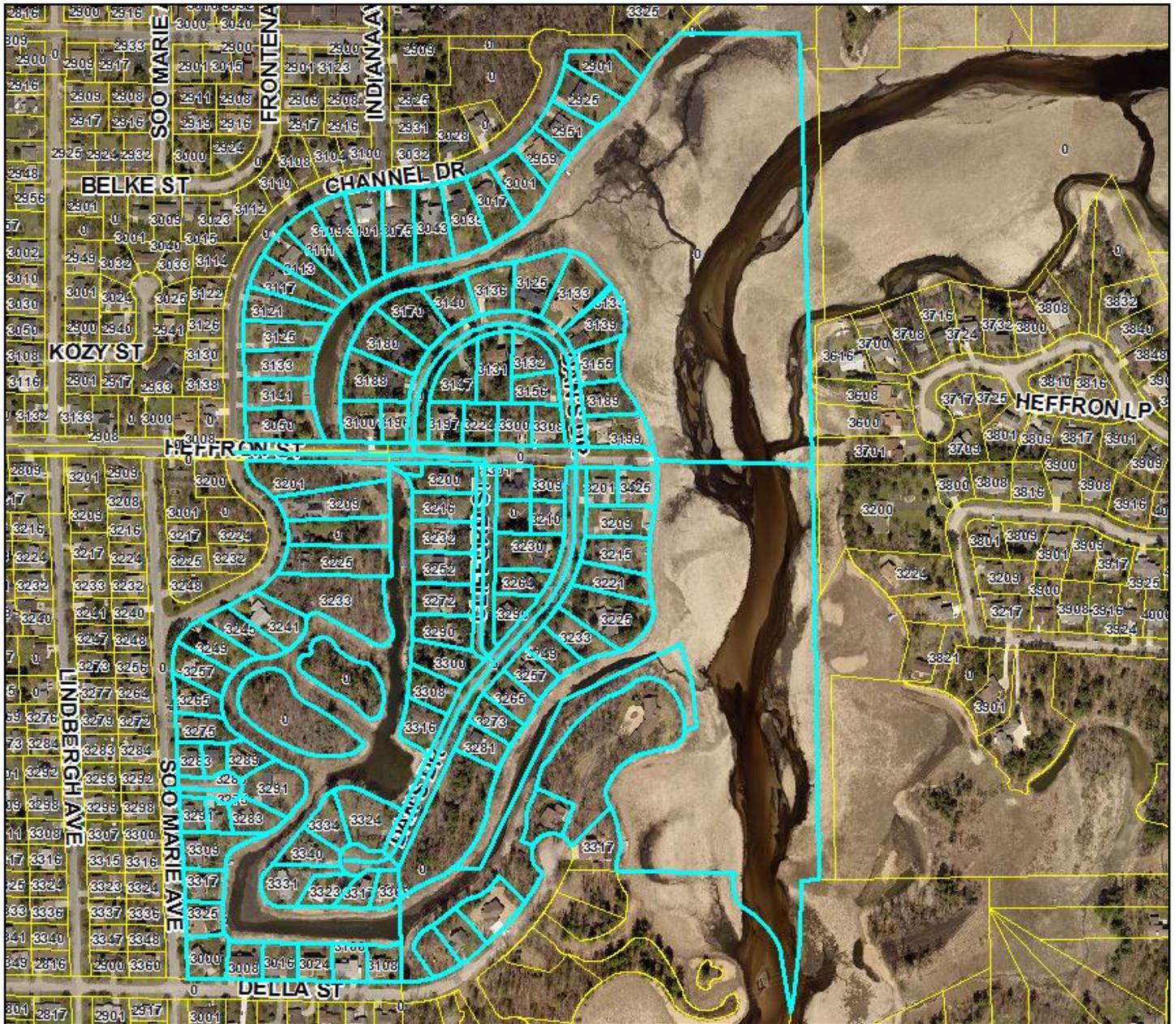
Description	Year Built	Square Feet	Grade	Condition

PROPERTY IMAGE

PROPERTY SKETCH

NO IMAGE ON FILE	
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McDill Pond Dredge – South and East of Channel Drive and North of Della Street – Conditional Use Permit– Exhibit Map (Adjacent Properties)



Tax Key	Last Name	First Name	Mailing Address	City & State	Zip	Address	Street	Type	City	Zip
2812308044001 17	MCQUEEN	RALPH S	527 JACKSON ST	BEDFORD VA	24523	0	UNDER WATER		STEVENS POINT	54481
2812308041011 01	COBLE	DANIEL W	2901 CHANNEL DR	STEVENS POINT WI	54481	2901	CHANNEL	DR	STEVENS POINT	54481
2812308041011 02	REPINSKI TRUST	JEROME & P	2925 CHANNEL DR	STEVENS POINT WI	54481	2925	CHANNEL	DR	STEVENS POINT	54481
2812308041011 03	PEPOWSKI	KENNETH L	2951 CHANNEL DR	STEVENS POINT WI	54481	2951	CHANNEL	DR	STEVENS POINT	54481
2812308041011 04	SHELLIN	CHARLES & SUSAN	2959 CHANNEL DR	STEVENS POINT WI	54481	2959	CHANNEL	DR	STEVENS POINT	54481
2812308041011	BARROWS	ALLEN F JR &	3001	STEVENS	54481	3001	CHANNEL	DR	STEVENS	54481

05		A	CHANNEL DR	POINT WI					POINT	
2812308041011	DOEBLER	ELEANOR	3017	STEVENS	54481	3017	CHANNEL	DR	STEVENS	54481
06		ANN & PAUL E	CHANNEL DR	POINT WI					POINT	
2812308041011	KEWER	JEAN M	3035	STEVENS	54481	3035	CHANNEL	DR	STEVENS	54481
07			CHANNEL DR	POINT WI					POINT	
2812308041011	HALBACH	JANE L	3043	STEVENS	54481	3043	CHANNEL	DR	STEVENS	54481
08			CHANNEL DR	POINT WI					POINT	
2812308041011	STROIK	TODD A &	3075	STEVENS	54481	3075	CHANNEL	DR	STEVENS	54481
09		SARA	CHANNEL DR	POINT WI					POINT	
2812308041011	BELKE	JAMES &	3101	STEVENS	54481	3101	CHANNEL	DR	STEVENS	54481
10		JOHN	CHANNEL DR	POINT WI					POINT	
2812308041011	FABER		3109	STEVENS	54481	3109	CHANNEL	DR	STEVENS	54481
11		REVOCABLE T	CHANNEL DR	POINT WI					POINT	
2812308041011	CUMMINS	BRIAN P	3111	STEVENS	54481	3111	CHANNEL	DR	STEVENS	54481
12			CHANNEL DR	POINT WI					POINT	
2812308041011	REINHARDT	ARTHUR &	3113	STEVENS	54481	3113	CHANNEL	DR	STEVENS	54481
13		SUSAN	CHANNEL DR	POINT WI					POINT	
2812308041012	WAGNER	JAY & TINA	3125 DAN'S DR	STEVENS	54481	3125	DAN'S	DR	STEVENS	54481
06				POINT WI					POINT	
2812308041012	SWAN TRUST	JOSEPH AND	3133 DAN'S DR	STEVENS	54481	3133	DAN'S	DR	STEVENS	54481
05		BEVERLY		POINT WI					POINT	
2812308041011	OLSEN	RALPH L & D	3117	STEVENS	54481	3117	CHANNEL	DR	STEVENS	54481
14			CHANNEL DR	POINT WI					POINT	
2812308041012	RASMUSSEN	CARL A &	3136 DAN'S DR	STEVENS	54481	3136	DAN'S	DR	STEVENS	54481
07		LYNN D		POINT WI					POINT	
2812308041012	MARONEK	WILLIAM & P	3140 DAN'S DR	STEVENS	54481	3140	DAN'S	DR	STEVENS	54481
08		MARONEK		POINT WI					POINT	
2812308041012	SWAN	JOSEPH L &	3133 DAN'S DR	STEVENS	54481	3133	DAN'S	DR	STEVENS	54481
14		BEVERLY J		POINT WI					POINT	
2812308041011	SRODA	RONALD P & D	3121	STEVENS	54481	3121	CHANNEL	DR	STEVENS	54481
15			CHANNEL DR	POINT WI					POINT	
2812308041012	HALVERSON	ORVILLE S &	3139 DAN'S DR	STEVENS	54481	3139	DAN'S	DR	STEVENS	54481
04		KIM M		POINT WI					POINT	
2812308041012	METCALF	MICHAEL R &	3170 DAN'S DR	STEVENS	54481	3170	DAN'S	DR	STEVENS	54481
09		J		POINT WI					POINT	
2812308041012	KREISA, J	AKA JEAN K	3180 DAN'S DR	STEVENS	54481	3180	DAN'S	DR	STEVENS	54481
10		KATHLEEN		POINT WI					POINT	
2812308044901	STEVENS	CITY OF	1515 STRONGS	STEVENS	54481	0	DAN'S	DR	STEVENS	54481
01		POINT	AVE	POINT WI					POINT	
2812308041011	SADLEMYER	JAMES F & A	3125	STEVENS	54481	3125	CHANNEL	DR	STEVENS	54481
16			CHANNEL DR	POINT WI					POINT	
2812308041013	VOLLRATH	JOHN F & C	3131 DAN'S DR	STEVENS	54481	3131	DAN'S	DR	STEVENS	54481
02		ELIZABETH		POINT WI					POINT	
2812308041013	HOLMES	JOHN D &	3132 DAN'S DR	STEVENS	54481	3132	DAN'S	DR	STEVENS	54481
01		BARBARA		POINT WI					POINT	
2812308041012	MURASKI	DAVID J &	3155 DAN'S DR	STEVENS	54481	3155	DAN'S	DR	STEVENS	54481
03		GAIL L		POINT WI					POINT	
2812308041013	EBERHARD	KENT L &	3147 DAN'S DR	STEVENS	54481	3147	DAN'S	DR	STEVENS	54481
03		SUSAN J		POINT WI					POINT	
2812308041012	WESTERHOUSE	JERRY L &	3188 DAN'S DR	STEVENS	54481	3188	DAN'S	DR	STEVENS	54481
11		KAREN S		POINT WI					POINT	
2812308041011	HAMILTON	DR GURDON H	3133	STEVENS	54481	3133	CHANNEL	DR	STEVENS	54481
17		& LUANN M	CHANNEL DR	POINT WI					POINT	

2812308041013 08	CHEN	WEN-YAN	3156 DAN'S DR	STEVENS POINT WI	54481	3156	DAN'S	DR	STEVENS POINT	54481
2812308041011 18	SWENSON	TODD D	3141 CHANNEL DR	STEVENS POINT WI	54481	3141	CHANNEL	DR	STEVENS POINT	54481
2812308041012 02	JARABEK	JOSEPH F & C	3189 DAN'S DR	STEVENS POINT WI	54481	3189	DAN'S	DR	STEVENS POINT	54481
2812308041012 12	ZENNER & RHAEM S	THOMAS J	3100 HEFFRON ST	STEVENS POINT WI	54481	3100	HEFFRON	ST	STEVENS POINT	54481
2812308041012 13	FILTZ	ARNOLD A & GRACE A	3196 DAN'S DR	STEVENS POINT WI	54481	3196	DAN'S	DR	STEVENS POINT	54481
2812308041013 04	KNAAPEN	DAVID R & THERESA JO	3197 DAN'S DR	STEVENS POINT WI	54481	3197	DAN'S	DR	STEVENS POINT	54481
2812308041013 05	MASSOGLIA	DENNIS J & B	3224 HEFFRON ST	STEVENS POINT WI	54481	3224	HEFFRON	ST	STEVENS POINT	54481
2812308041013 06	NELSON	RICHARD J & FRANCES M	3300 HEFFRON ST	STEVENS POINT WI	54481	3300	HEFFRON	ST	STEVENS POINT	54481
2812308041013 07	VERMILLION P ETAL	C/O VALERIA M VERMILION	3308 HEFFRON ST	STEVENS POINT WI	54481	3308	HEFFRON	ST	STEVENS POINT	54481
2812308041011 19	FELCKOWSKI	CHESTER J	3050 HEFFRON ST	STEVENS POINT WI	54481	3050	HEFFRON	ST	STEVENS POINT	54481
2812308041012 01	MOUW	GORDON L & JULIE	3199 DAN'S DR	STEVENS POINT WI	54481	3199	DAN'S	DR	STEVENS POINT	54481
2812308044902 00	STEVENS POINT	CITY OF	1515 STRONGS AVE	STEVENS POINT WI	54481	0	HEFFRON		STEVENS POINT	54481
2812308044004 23	HOLBORN	DAVID G & LYNN	3201 CHANNEL DR	STEVENS POINT WI	54481	3201	CHANNEL	DR	STEVENS POINT	54481
2812308044003 01	FISHER, MITCHELL C	FULTON, ELIZABETH D	3200 CLIFFORD ST	STEVENS POINT WI	54481	3200	CLIFFORD	ST	STEVENS POINT	54481
2812308044002 02	KNAPP	JUSTIN & TAMARA	3301 HEFFRON ST	STEVENS POINT WI	54481	3301	HEFFRON	ST	STEVENS POINT	54481
2812308044002 01	ROSS JOINT REVOCA	CARROLL J & MARILYN A	3309 HEFFRON ST	STEVENS POINT WI	54481	3309	HEFFRON	ST	STEVENS POINT	54481
2812308044901 00	STEVENS POINT	CITY OF	1515 STRONGS AVE	STEVENS POINT WI	54481	0	DAN'S	DR	STEVENS POINT	54481
2812308044001 02	AEBY	JAMES F & S	3201 DAN'S DR	STEVENS POINT WI	54481	3201	DAN'S	DR	STEVENS POINT	54481
2812308044001 01	AEBY	TREVA	3425 HEFFRON ST	STEVENS POINT WI	54481	3425	HEFFRON	ST	STEVENS POINT	54481
2812308044004 22	NOEL	JOHN & PATRICIA	3209 CHANNEL DR	STEVENS POINT WI	54481	3209	CHANNEL	DR	STEVENS POINT	54481
2812308044003 02	LERAND	L WAYNE & JUDITH A	3216 CLIFFORD ST	STEVENS POINT WI	54481	3216	CLIFFORD	ST	STEVENS POINT	54481
2812308044002 03	TUSZKA	JAN E	3210 DAN'S DR	STEVENS POINT WI	54481	0	CLIFFORD	ST	STEVENS POINT	54481
2812308044002 08	TUSZKA	JAN E	3210 DANS DR	STEVENS POINT WI	54481	3210	DAN'S	DR	STEVENS POINT	54481
2812308044001 03	ECKBERG	JACK F & MILDRED R	3209 DAN'S DR	STEVENS POINT WI	54481	3209	DAN'S	DR	STEVENS POINT	54481
2812308044004 21	NOEL	JOHN M & PATRICIA D	1145 CLARK ST	STEVENS POINT WI	54481	0	CHANNEL	DR	STEVENS POINT	54481
2812308044003 03	ENLUND, ABIGAIL L	ENLUND, CHRISTOPHER J	3232 CLIFFORD ST	STEVENS POINT WI	54481	3232	CLIFFORD	ST	STEVENS POINT	54481
2812308044002	BOURBONNAI	THOMAS E &	3230 DAN'S DR	STEVENS	54481	3230	DAN'S	DR	STEVENS	54481

07	S	ANNE M		POINT WI					POINT	
2812308044001	WAECHTER	DONALD & CHRISTINE	3215 DAN'S DR	STEVENS POINT WI	54481	3215	DAN'S	DR	STEVENS POINT	54481
2812308044004	SPANBAUER	RONALD D & L	3225 CHANNEL DR	STEVENS POINT WI	54481	3225	CHANNEL	DR	STEVENS POINT	54481
2812308044003	TRAUTSCHOL D REVOC	MARK R & MARY M	3252 CLIFFORD ST	STEVENS POINT WI	54481	3252	CLIFFORD	ST	STEVENS POINT	54481
2812308044001	LEVY	MARC J & DEBRA L	3221 DAN'S DR	STEVENS POINT WI	54481	3221	DAN'S	DR	STEVENS POINT	54481
2812308044002	CARRISON	JOHN W & TONYA M	3264 DAN'S DR	STEVENS POINT WI	54481	3264	DAN'S	DR	STEVENS POINT	54481
2812308044004	JERSEY	JOSEPH R & H	3233 CHANNEL DR	STEVENS POINT WI	54481	3233	CHANNEL	DR	STEVENS POINT	54481
2812308044003	AANRUD REV TRUST	JANE F AANRUD TRUSTEE	3272 CLIFFORD ST	STEVENS POINT WI	54481	3272	CLIFFORD	ST	STEVENS POINT	54481
2812308044001	SCHROEDER	ROBERT L	3225 DAN'S DR	MEDFORD OR	97504	3225	DAN'S	DR	STEVENS POINT	54481
2812308044004	RICHARD	WILLIAM G & J	3241 CHANNEL DR	STEVENS POINT WI	54481	3241	CHANNEL	DR	STEVENS POINT	54481
2812308044002	SULLIVAN	MARK J & PEGGY	3290 DAN'S DR	STEVENS POINT WI	54481	3290	DAN'S	DR	STEVENS POINT	54481
2812308044004	THOMPSON	SANDRA M	3245 CHANNEL DR	STEVENS POINT WI	54481	3245	CHANNEL	DR	STEVENS POINT	54481
2812308044001	KARR,KEITH	BENZMILLER, BETH A	3233 DAN'S DR	STEVENS POINT WI	54481	3233	DAN'S	DR	STEVENS POINT	54481
2812308044003	KEATS	NORMAN E & V	3290 CLIFFORD ST	STEVENS POINT WI	54481	3290	CLIFFORD	ST	STEVENS POINT	54481
2812308044004	SECRETARY OF VET	AFFAIRS FT SNELLING	1 FEDERAL DR	STEVENS POINT WI	54481	3249	CHANNEL	DR	STEVENS POINT	54481
2812308044001	GANSER	WAYNE D & JEAN E	3249 DAN'S DR	STEVENS POINT WI	54481	3249	DAN'S	DR	STEVENS POINT	54481
2812308044004	RICHARD	WILLIAM G & J	3241 CHANNEL DR	STEVENS POINT WI	54481	0	ISLAND VIEW	CT	STEVENS POINT	54481
2812308044003	FREEBERG	CARRIE A	3300 DAN'S DR	STEVENS POINT WI	54481	3300	DAN'S	DR	STEVENS POINT	54481
2812308044004	GONSKE	STEVEN T & M	3257 SOO MARIE AVE	STEVENS POINT WI	54481	3257	SOO MARIE	AVE	STEVENS POINT	54481
2812308044001	STENBORG	THOMAS P & MARGARET A	3257 DAN'S DR	STEVENS POINT WI	54481	3257	DAN'S	DR	STEVENS POINT	54481
2812308044003	HIGGINBOTHAM	LEWIS G JR & MARGARET E	3308 DAN'S DR	STEVENS POINT WI	54481	3308	DAN'S	DR	STEVENS POINT	54481
2812308044004	KEDROWSKI	JOHN H & LINDA B	3291 THOMPSON COURT	STEVENS POINT WI	54481	0	THOMPSON	CT	STEVENS POINT	54481
2812308044001	POMEROY SURVIVOR'	PRISCILLA M	3265 DAN'S DR	GREEN VALLEY, AZ	85614	3265	DAN'S	DR	STEVENS POINT	54481
2812308044004	RADUE	WILLIAM R	3265 SOO MARIE AVE	STEVENS POINT WI	54481	3265	SOO MARIE	AVE	STEVENS POINT	54481
2812308044001	EPSTEIN	LINDA M	3273 DAN'S DR	STEVENS POINT WI	54481	3273	DAN'S	DR	STEVENS POINT	54481
2812308044003	STUCZYNSKI	JOSEPH M	3316 DAN'S DR	STEVENS POINT WI	54481	3316	DAN'S	DR	STEVENS POINT	54481

2812308044004 08	STOKES	JAMES D & ROBERTA E	3275 SOO MARIE AVE	STEVENS POINT WI	54481	3275	SOO MARIE	AVE	STEVENS POINT	54481
2812308044001 12	CHOUDOIR	ELEANOR J	3281 DAN'S DR	STEVENS POINT WI	54481	3281	DAN'S	DR	STEVENS POINT	54481
2812308044004 11	ORNOWSKI	ROBERT T & MARY C	3289 THOMPSON CT	STEVENS POINT WI	54481	3289	THOMPSON	CT	STEVENS POINT	54481
2812308044004 09	TINKLENBER G,Y M	% VIRGIL B & CONSTANCE	3283 SOO MARIE AVE	STEVENS POINT WI	54481	3283	SOO MARIE	AVE	STEVENS POINT	54481
2812308044004 10	HOLLAND, SEAN P	PETERSON, KIRSTIN L	541 SEVENTH ST	PLOVER WI	54467	3280	THOMPSON	CT	STEVENS POINT	54481
2812308044001 13	STEVENS POINT	CITY OF	1515 STRONGS AVE	STEVENS POINT WI	54481	0	DAN'S	DR	STEVENS POINT	54481
2812308044004 12	KEDROWSKI	JOHN H & LINDA B	3291 THOMPSON CT	STEVENS POINT WI	54481	3291	THOMPSON	CT	STEVENS POINT	54481
2812308044014 01	CHARTIER	KENNETH J & ANDREA M	BATHEYER ST 107B	STEVENS POINT WI	54481	3324	DAN'S	DR	STEVENS POINT	54481
2812308044014 03	SHULER	CRAIG A & JULIET A	3334 DANS DR	STEVENS POINT WI	54481	3334	DAN'S	DR	STEVENS POINT	54481
2812308044004 13	BROOKS VOGLINO	RK ET AL,% FLORIAN & EUNIC	3283 THOMPSON CT	STEVENS POINT WI	54481	3283	THOMPSON	CT	STEVENS POINT	54481
2812308044004 34	BROEGE	DENNIS I & SHARON M	3291 SOO MARIE AVE	STEVENS POINT WI	54481	3291	SOO MARIE	AVE	STEVENS POINT	54481
2812308044004 33	THOMPSON	MARILYN J	3275 THOMPSON CT	STEVENS POINT WI	54481	3275	THOMPSON	CT	STEVENS POINT	54481
2812308044014 04	KISER	ALEX A	3340 DAN'S DR	STEVENS POINT WI	54481	3340	DAN'S	DR	STEVENS POINT	54481
2812308044004 24	BLONIGEN	JOSEPH P & ELIZABETH	3309 SOO MARIE AVE	STEVENS POINT WI	54481	3309	SOO MARIE	AVE	STEVENS POINT	54481
2812308044014 05	RICE,HAROLD A	VERMILLION, PATRICIA J	3331 DAN'S DR	STEVENS POINT WI	54481	3331	DAN'S	DR	STEVENS POINT	54481
2812308044004 25	PREBS	DONALD & PATRICIA A	3317 SOO MARIE AVE	STEVENS POINT WI	54481	3317	SOO MARIE	AVE	STEVENS POINT	54481
2812308044014 07	SHAW	MARITA M	3317 DAN'S DR	STEVENS POINT WI	54481	3317	DAN'S	DR	STEVENS POINT	54481
2812308044014 08	MOREY	DARYL A & GWEN J	3309 DAN'S DR	STEVENS POINT WI	54481	3309	DAN'S	DR	STEVENS POINT	54481
2812308044014 06	TANGUAY	JAMES R & MARY ELLEN	3323 DAN'S DR	STEVENS POINT WI	54481	3323	DAN'S	DR	STEVENS POINT	54481
2812308044015 17	MILLER	DEAN E & JILL M	P O BOX 611	STEVENS POINT WI	54481				STEVENS POINT	54481
2812308044004 26	SRODA	BRUCE A	3325 SOO MARIE AVE	STEVENS POINT WI	54481	3325	SOO MARIE	AVE	STEVENS POINT	54481
2812308044015 02	ERICKSON	MAYBELLE	2210 MAIN ST APT 221	LONGMONT CO	80501				STEVENS POINT	54481
2812308044015 01	ERICKSON	MAYBELLE	2210 MAIN ST AP 221	LONGMONT CO	80501				STEVENS POINT	54481
2812308044004 27	KOEPPEL	ANTHONY & BRENDA	3000 DELLA ST	STEVENS POINT WI	54481	3000	DELLA	ST	STEVENS POINT	54481
2812308044004 28	GRIMSTAD	WILLIAM R & JULIE A	3008 DELLA ST	BEDFORD TX	76021	3008	DELLA	ST	STEVENS POINT	54481
2812308044004 32	WW LAND LLC		P O BOX 671	PLOVER WI	54467	3108	DELLA	ST	STEVENS POINT	54481

2812308044004 29	FIERS	JOHN R JR & KIMBERLY W	3016 DELLA ST	STEVENS POINT WI	54481	3016	DELLA	ST	STEVENS POINT	54481
2812308044004 30	PETERS	IONE L	3024 DELLA ST	STEVENS POINT WI	54481	3024	DELLA	ST	STEVENS POINT	54481
2812308044004 31	OUDENHOVE N	GARY L & AMY E	3100 DELLA ST	STEVENS POINT WI	54481	3100	DELLA	ST	STEVENS POINT	54481
2812308044015 14	STEVENS POINT	CITY OF	1515 STRONGS AVENUE	STEVENS POINT WI	54481				STEVENS POINT	54481
2812308044013 15	ENERSON	DAVID E & PAMELA G	3325 DELLA ST	STEVENS POINT WI	54481				STEVENS POINT	54481
2812308044013 16	ENERSON	DAVID E & PAMELA G	3325 DELLA ST	STEVENS POINT WI	54481				STEVENS POINT	54481

NOV 20 2012

REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION

R#1-50358
\$250
11-20-12

ADDRESS OF PROPERTY: 3000 Block Della 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).

Driveway on McDill Road of N+S Channel + Della St
Lot #17 frontage + inlet curve see attached permits
diagram for DNE

OWNER/APPLICANT:

AGENT FOR OWNER/APPLICANT:

Name: McDill Lake District/Kenhepat
Address: 3317 Della
Stevens Point WI 54481
(City, State, Zip Code)

Name: Krista Olson
Address: 3317 Della
Stevens Point WI 54481
(City, State, Zip Code)

Telephone: (715) 344-1779
Cell Phone: (608) 678-0634

Telephone: (715) 344-1779
Cell Phone: (608) 678-0634

Krista Olson
Signature

Krista Olson
Signature

Scheduled Date of Plan Commission Meeting: _____

Scheduled Date of Common Council Meeting: _____

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 # _____

IP-WC-2011-50-07145 McDill Pond Channels Dredging Amendment

McDill Inland Lake Protection and Rehabilitation District

Current issue:

In Winter 2012 the South Channel of McDill Pond was dredged to remove sediment material that caused the water to go uphill to exit the channel. Since the dredging was completed, several homeowners on the channel have brought to attention other areas they would like dredged to improve navigation. Currently there are several areas in the channel where sediment has accumulated, causing navigation issues where boaters must pull their motors up, or are unable to navigate through with a gas propelled engine. The areas have also experienced a closing of the springs, causing poor water quality. The last major dredge of the channel was completed in the early 1960's, and over the years sediment has accumulated at several different locations. Dredging would improve the water quality and open up navigations for about 70 residences and the general public on the channel of McDill Pond.

The next set of photos are of the various different dredge locations that are being requested to be amended in the permit.



Area 1, around the islands. Notice the water has stopped flowing around the islands, and it has shallowed to the point that boats have difficulty navigating through



Area 1 – other opening of the island, again too shallow and narrowed for boat navigation due to sediment buildup



Area 2 – Horseshoe of South Channel, area has accumulated sediment around the bend causing difficulty for navigation by homeowners



Area 2 further around the bend of the horseshoe



Area 3 – we stopped too short last year on the Della St Channel Dredge where the water doesn't continue to flow out, and now there is a hill between one section and the previously dredged area.

Area 4 – Area in front of Rasmussen residence, again an uphill area that needs to be leveled off so boats don't hit their props on the bottom



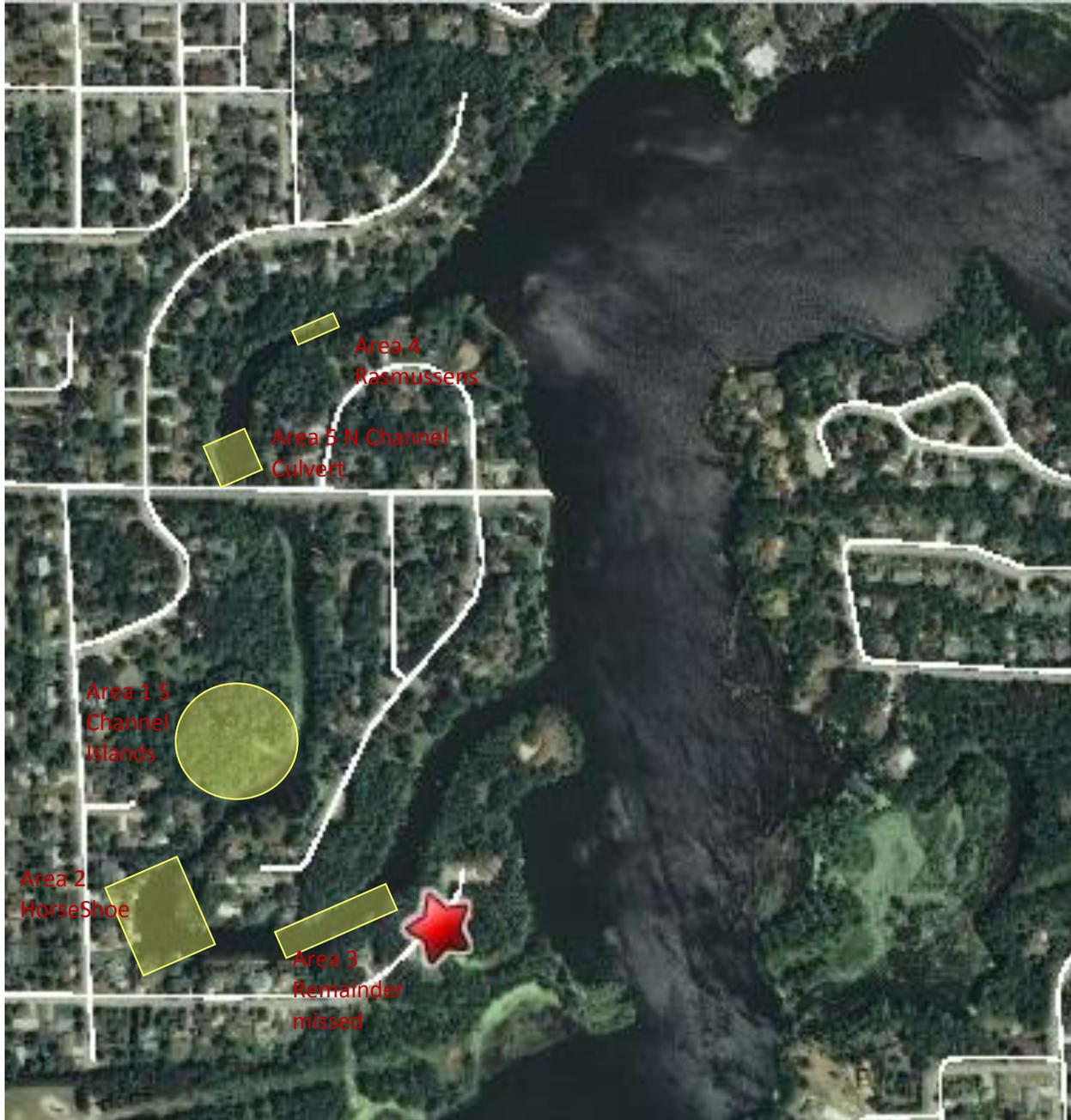
Area 5 – North Channel right before the culvert, the area is filling in with sediment, and boats are not able to make a proper turnaround without having to raise motors

Proposed Materials: Construcks Trucking and Excavating has been selected as the contractor. Excavating would use backhoe and catapillar to scoop and remove excess lake bed material, which is a combination of black muck buildup from decaying plant material and sand. The work we would like to complete between beginning of January and end of February to allow equipment to drive on the lakebed while it is froze. Due to the lakebed access area being frozen and snow covered erosion from other areas would be minimal, and any need to provide silt fencing will be completed if the weather is unusually warm creating erosion issues. The excavated areas would be smoothed out to create a natural curve contour to the bottom of the lakebed. Any disturbed shoreline areas would be replanted with grass or naturalizing grass mix in spring.

Spoils Disposal: The excavated material would be transported to and spread at two different locations. The first location is owned by Lake District Member Ken Lepak, at 6693 County Highway J. The remaining material will be hauled to 2608 Water St Stevens Point WI 54481, rented by Ken Lepak. Excavated material on the Lepak property would be spread across the farmfield area to build an access road on the Lepak property with proper erosion control. Map of locations is shown below.

The areas on the map below would be dredged to remove a 2 – 3’ deep path approximately 14’ wide. Two homeowners have requested that deepholes up to 5’ deep be dredged off their dock for fish habitat, one at 3216 Della St, the other at 3136 Dans Dr, pending DNR approval. The Della Street pathway that was used last year for dredging along with the Riverwoods park area would be used to access dredge locations on the South Channel. The North channel dredge areas would be accessed through private landowner properties, which have agreed to the access through their property. Funding of the project is being handled by donations from homeowners.

Full McDill Pond view map with the two dredge areas



Administrative Staff Report

McDill Pond – Ken Lepak Conditional Use – Dredge December 3, 2012



Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none">Ken Lepak <p>Staff:</p> <ul style="list-style-type: none">Michael Ostrowski, Director mostrowski@stevenspoint.comKyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none">2308-04-4015-15 <p>Zone(s):</p> <ul style="list-style-type: none">Water/Variou <p>Master Plan:</p> <ul style="list-style-type: none">Water <p>Council District:</p> <ul style="list-style-type: none">District 10 – Phillips <p>Lot Information:</p> <ul style="list-style-type: none">N/A <p>Current Use:</p> <ul style="list-style-type: none">McDill Pond <p>Applicable Regulations:</p> <ul style="list-style-type: none">23.01(16) & 23.08(B)(2.1)	<p>Request</p> <p>Request from Ken Lepak, for a conditional use permit to dredge portions of McDill Pond. Parcel ID 2308-04-4015-15.</p> <p>Attachment(s)</p> <ul style="list-style-type: none">Exhibit MapApplicationProject Description / Plans <p>Findings of Fact</p> <ul style="list-style-type: none">Dredging is a conditional use within our zoning ordinance.Lake bed is owned by the City of Stevens Point.The fill material will be placed on Ken Lepak's adjacent properties, 75 feet from the shoreline and out of the floodplain area.Dredge area is approximately 30' wide and 400' in length.The applicant is working with the property/user to the south (Godfrey Erickson Wildlife Area) to secure permission to dredge the channel. <p>Staff Recommendation</p> <p>Approve, subject to the following condition(s):</p> <ul style="list-style-type: none">Applicants shall determine and take the necessary precautions for the protection against Blastomycosis.Applicants must receive approval from all other regulating agencies (e.g. Wisconsin DNR and FEMA).Applicants must receive approval the City Parks Department and Public Works Department.Spoils dredged shall not be disposed within the floodplain or a Hydraulic and Hydrologic Analysis must be submitted/reviewed by City Staff.Additional areas may be approved by staff.A zoning permit must be obtained from the City Community Development Department.
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Vicinity Map



Background

Ken Lepak is proposing to dredge sections of McDill Pond in order to remove accumulated silt around his lots. Mr. Lepak owns two undeveloped lots south of Della Street, near the cu-de-sac. The dredge area will occur south of his lots and will make the historically un-navigable channel navigable. Dredging within this small channel has never been performed. Further details are included within the attached project description. Across from Mr. Lepak's lots and the channel exists the Godfrey Erickson Wildlife Area owned by the City of Stevens Point.

Dredged material would be spread 75 feet from the shoreline, out of the floodplain, onto Mr. Lepak's properties. The dredged areas would be smoothed out to create a natural curve contour on the lakebed bottom. Furthermore, disturbed shoreline would be replanted with grass in the spring. The proposed project would begin early next year.

Standards of Review

- 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 proposed project is to dredge the lake bed stretching approximately 400 linear feet in a channel south of Della Street in order to improve water quality and flow through the area.

Findings: The use should not be detrimental to the general welfare of the public. The one concern that staff has is that Blastomycosis, a rare infection that may develop when people breathe in a fungus called Blastomyces dermatitidis, which is found in wood and soil, has been known to exist in this area and may be released with the disturbance of the soil. The concern is more for the individuals doing the dredging. Staff would recommend that the applicants contact the Wisconsin DNR to determine the appropriate precautions to take when working on this project. Staff would also recommend that all other necessary agency approvals are granted prior to the start of the project.

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

Analysis: The use should not be injurious to the uses already permitted in the area.

Findings: This standard is met. Please see standard #1.

- 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 dredging will occur mostly in areas that are normally under water.

Findings: The use should not impede the normal development of the surrounding properties.

- 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;**

N/A

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

N/A

- 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 via properties owned by Ken Lepak.

Findings: This standard is met.

- 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 project will take place in an area that is normally under water.

Findings: This standard is met.

- 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.**

N/A

- 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.**

N/A

- 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.**

N/A

- 11) **Access to the site shall be safe.**

N/A

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

N/A

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

N/A

- 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.**

N/A

Name and Address		Parcel #	Alt Parcel #
City of Stevens Point 1515 Strongs Avenue Stevens Point, WI 54481		230804401515	230804401515
		Property Address	
		Della St	
Display Note			

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

PERMITS

Date	Number	Amount	Purpose	Note

2012 ASSESSED VALUE

Class	Land	Improvements	Total
X4-Local Exempt	\$0	\$0	\$0
Total	\$0	\$0	\$0

LEGAL DESCRIPTION

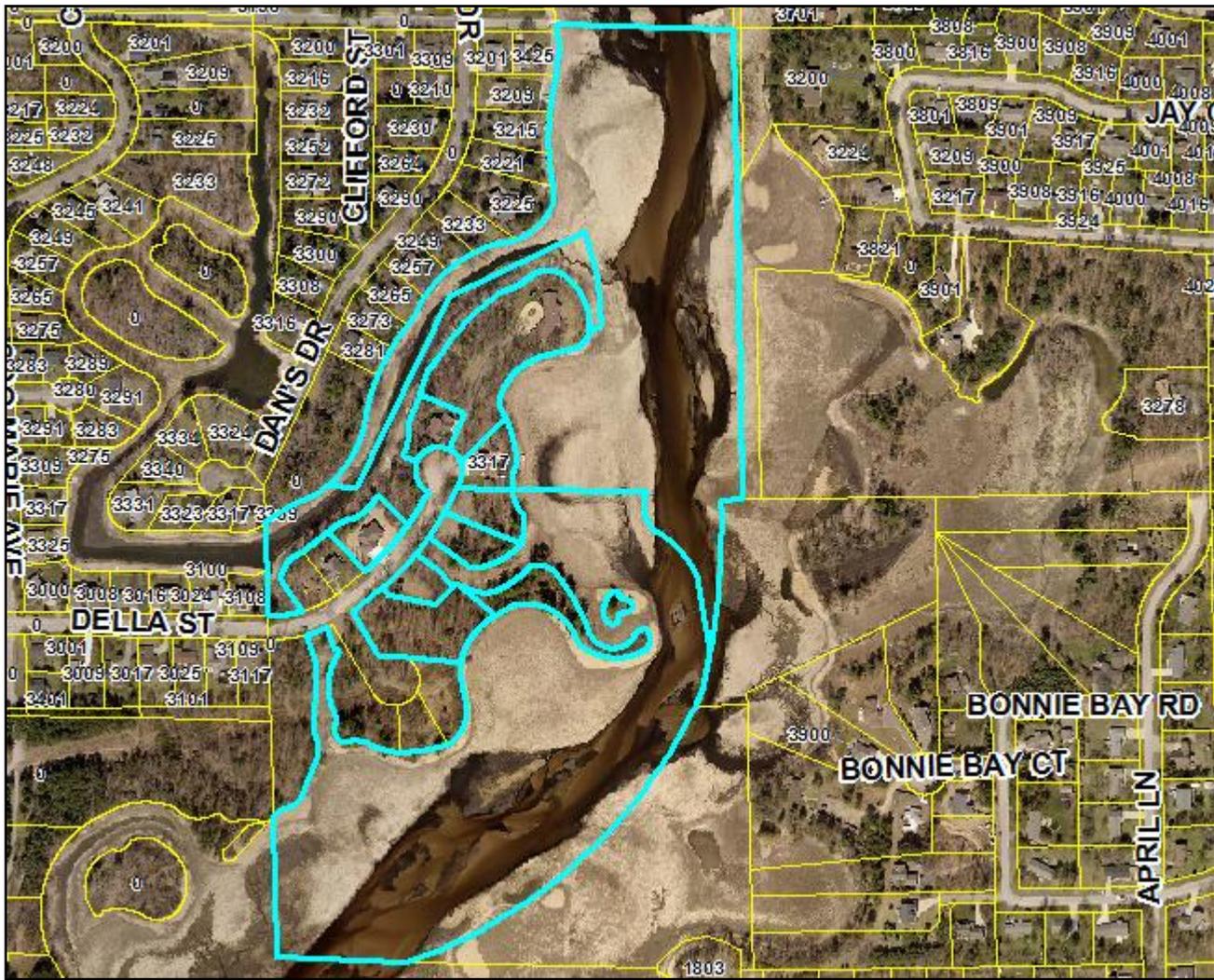
OUTLOT 2 GODFREY'S POINT AS DEDICATED PER SAID PLAT I/19

PROPERTY IMAGE

PROPERTY SKETCH

NO IMAGE ON FILE

McDill Pond Dredge – Ken Lepak – Conditional Use Permit– Exhibit Map (Adjacent Properties)



Tax Key	Last Name	First Name	Mailing Address	State & City	Zip	Address	Street	Type	City	Zip
281230804401518	OLSON	GREGORY S & KRISTA K	3317 Della St	Stevens Point, WI	54481	3317	Della	St.	Stevens Point	54481
281230804401506	LEPAK	KENNETH L	3016 Channel Dr	Stevens Point, WI	54481	0	Della	St.	Stevens Point	54481
281230804401517	MILLER	DEAN E & JILL M	P.O. Box 611	Stevens Point, WI	54481	3216	Della	St.	Stevens Point	54481
281230804401507	LEPAK	KENNETH L	3016 Channel Dr	Stevens Point, WI	54481	0	Della	St.	Stevens Point	54481
281230804401502	THOMAS	JEFFREY S & BRENDA K	3208 Della St	Stevens Point, WI	54481	3208	Della	St.	Stevens Point	54481
281230804401501	LEPAK	KENNETH L	3016 Channel Dr	Stevens Point, WI	54481	3200	Della	St.	Stevens Point	54481
281230804401508	STEVENS POINT	CITY OF	1512 Strongs Avenue	Stevens Point, WI	54481	0	Della	St.	Stevens Point	54481
281230804401516	STEVENS POINT	CITY OF	1513 Strongs Avenue	Stevens Point, WI	54481	0	Della	St.	Stevens Point	54481
281230804401509	STEVENS POINT	CITY OF	1514 Strongs Avenue	Stevens Point, WI	54481	0	Osprey Ct / Della	St.	Stevens Point	54481
281230804401514	STEVENS POINT	CITY OF	1515 Strongs Avenue	Stevens Point, WI	54481	0	Della	St.	Stevens Point	54481
281230804401317	BEGGS	RICHARD E & LORI L	3316 Della St	Stevens Point, WI	54481	3316	Della	St.	Stevens Point	54481
281230804401318	ENERSON	DAVID E & PAMELA G	3325 Della St	Stevens Point, WI	54481	3325	Della	St.	Stevens Point	54481
281230804401515	STEVENS POINT	CITY OF	1515 Strongs Avenue	Stevens Point, WI	54481	0	Della	St.	Stevens Point	54481

REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION

ADDRESS OF PROPERTY: LOTS 6 + 7 GODFREYS POINT
PARCEL # 281230804401507 - 281230804401506

- 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).

DREDGE CHANNEL SOUTH OF LOTS 6 + 7 AND PLACE
DREDGE MATERIAL APPROXIMATELY 75' BACK FROM WATERS
EDGE

OWNER/APPLICANT:

Name: KENNETH L LEPAK
Address: 3016 CHANNEL DR
STEVENS POINT, WI 54481
(City, State, Zip Code)

Telephone: 715-341-3208
Cell Phone: 715-347-3213

Kenneth L Lepak
Signature

AGENT FOR OWNER/APPLICANT:

Name: _____
Address: _____

(City, State, Zip Code)

Telephone: _____
Cell Phone: _____

Signature

Scheduled Date of Plan Commission Meeting: Dec. 3rd

Scheduled Date of Common Council Meeting: Dec. 17

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 # _____

IP-WC-2012-##-#### McDill Pond Ken Lepak Lots Dredging Permit

Project Purpose and Need:

The land in front of Lot 6 and 7 has a shallow shelf that extends out into the main body of McDill pond. This makes for difficult navigation when mooring a boat at a future dock on the lots. The channel that curves to the side of lot 7 has sediment that has accumulated over the years, causing navigation issues to lot 7 and the back slough. Boaters must pull their motors up, or are unable to navigate through with a gas propelled engine. In the back half of the slough around lot 7 it is barely navigable by kayak. The area also used to have a very active spring in the front of lot 5 – 7, which has been closing up over the years. This area has never experienced any major dredging of any kind. Dredging would improve the water quality and open up navigation into a back slough for nature observers to view the Godfrey Audubon wildlife park of McDill Pond.

The next set of photos are of the various different dredge locations that are being requested in this permit.



Spring in front of Lots 5 – 7, still has a little water coming through but is slowly dying off. Was a quality fishing area many years back due to springs, but is slowly dying off.



Beginning of bend into back slough around lot 7, notice accumulation of sediment has created difficulty for accessing by boat.

Proposed Materials and Work: Excavating would use backhoe and payloader to scoop and remove excess lake bed material, which is a small amount of black muck buildup from decaying plant material and sand. The work we would like to complete between beginning of January and end of February to allow equipment to drive on the lakebed while it is froze. Due to the lakebed access area being frozen and snow covered erosion from other areas would be minimal, and any need to provide silt fencing will be completed if the weather is unusually warm creating erosion issues. The excavated areas would be smoothed out to create a natural curve contour to the bottom of the lakebed. Any disturbed shoreline areas would be replanted with grass or naturalizing grass mix in spring.

Neighboring Property Owners:

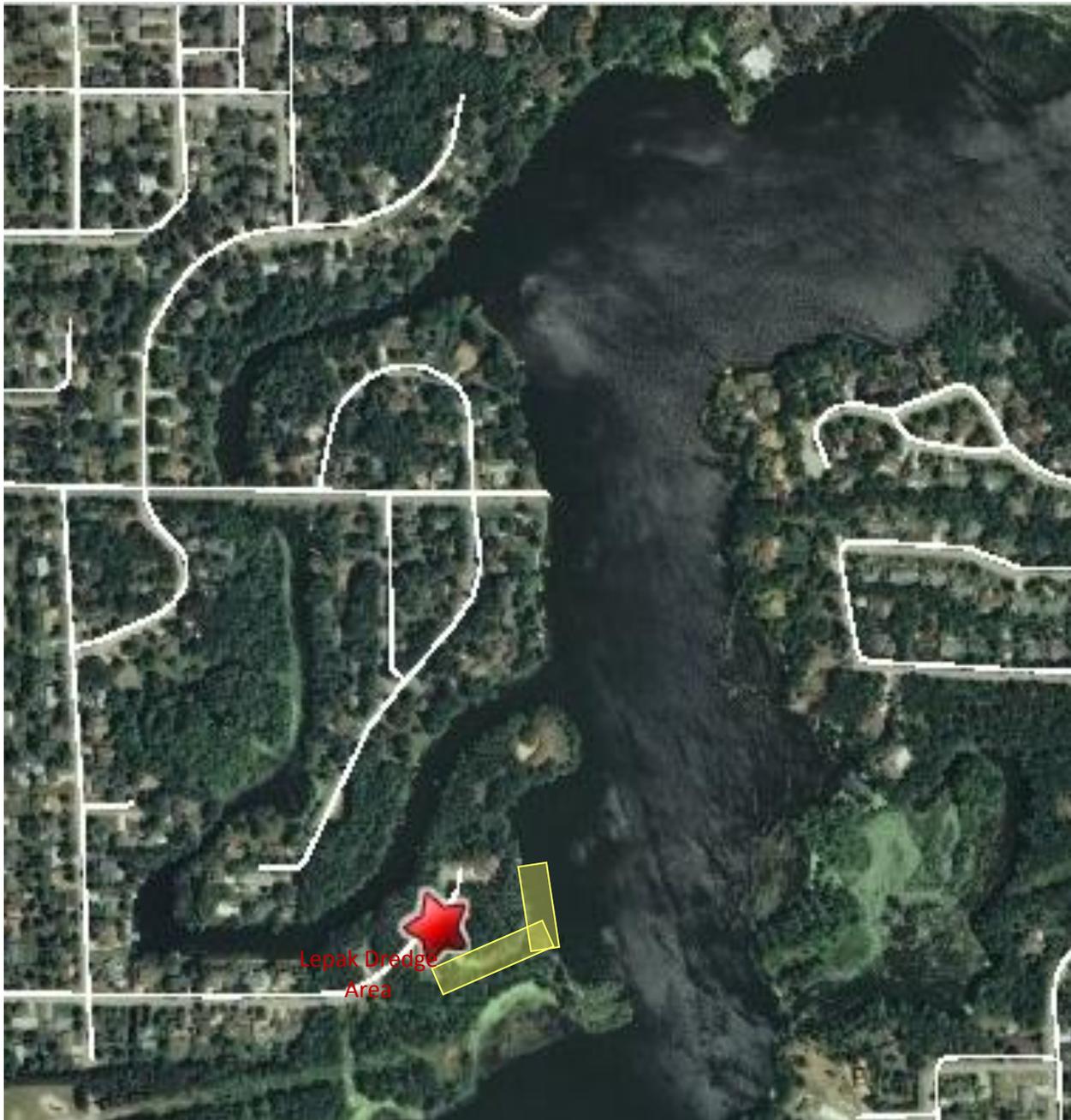
City Of Stevens Point –Godfrey Erickson Wildlife Area
2442 Sims Ave.
Stevens Point, WI 54481
(Approval from Tom Schrader of the Parks Dept in attached)

Greg and Krista Olson
3317 Della St Stevens Point WI 54481

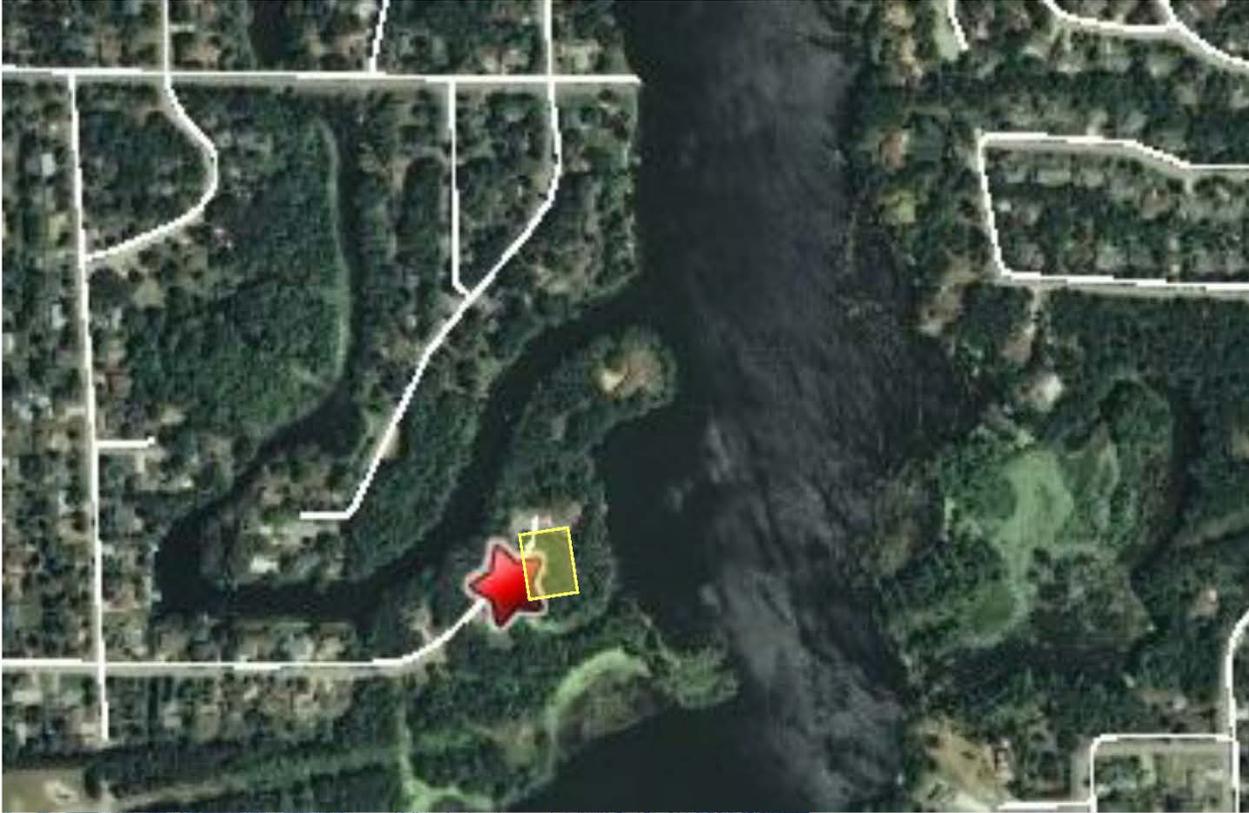
We approve of the project signed: _____

The areas on the map below would be dredged to remove a 2 – 3' deep path approximately 30' wide with tapering on sides to a max depth of 3' along a 400' length of linear feet impacted. Total yards to be removed would be about 1150 yards. Funding of the project is being handled by property owner.

Full McDill Pond view map with the dredge areas



Spoils Disposal: The excavated material would be placed on lot 6 and 7 for future use in building homes on the property. The soil would be smoothed out and seeded in the spring, and all erosion control measures would be put in place. A small load of sand would be pushed into the 30' riparian swim area in front of lot 5 homeowners property to improve the sand swim area. The sand in that area would only add an additional 3 – 6" around the right side of the dock, pending DNR approval. The map below shows the location of where the spoils would be placed, and the photo is of the lots.





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: Kyle Kearns
CC:
Date: 11/26/2012
Re: Conditional Use Renewals

Two conditional use permits are up for renewal. These permits include:

1. Players' Lounge, **2124 Rice Street (Parcel ID 2308-04-2006-03)** to operate a tavern and
2. Fred's Towing, **801 Francis Street (Parcel ID 2308-05-1012-26)** to operate a car and truck wrecking facility.

Both businesses are meeting the conditions placed upon them.

In June, Council granted a 6-month extension to Players' Lounge for the conditional use permit to operate a tavern. Since June of this year, there have been no noise, traffic, or other complaints reported. Furthermore, the police department only cites two incidents, both of which were called in by the owner for a drunken patron and for camping on the property.

Therefore, staff would recommend approval of the renewals with an expiration date for Player's Lounge to match that of the conditional use permit renewals approved in May, 2012 which is June 30, 2014. Staff would recommend an expiration of December 31, 2016 for Fred's Towing.

The current resolutions are attached.

Name and Address		Parcel #	Alt Parcel #	Land Use
SFM Enterprises Inc 801 Francis St Stevens Point, WI 54481		230805101226	230805101226	Warehouse, Storage
		Property Address		Neighborhood
		801 Francis St		Division St/Church St (Comm)
		Subdivision		Zoning
Display Note	New Parcel for 2006	Certified Survey Map		M2-HEAVY INDUSTRIAL

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
SFM Enterprises Inc	3/21/2005	\$95,000	Warranty Deed	670175		Land & Build.

SITE DATA

PERMITS

Actual Frontage	207.0	Date	Number	Amount	Purpose	Note
Effective Frontage	207.0	4/28/2008	35432	\$2,182	066 Plumbing	bathroom remodel
Effective Depth	379.8	6/27/2007	34841	\$2,500	042 Interior Renov/Re	office & bathroom
Square Footage	78,612.4	5/8/2006	33939	\$0	020 Electrical	separate service-200
Acreage	1.805	4/28/2005	33163	\$2,000	093 Sewer and/or Wa	
		2/18/2005	32987	\$5,000	042 Interior Renov/Re	new doorways/walls
		12/5/1994	24754	\$4,900	020 Electrical	

2012 ASSESSED VALUE

Class	Land	Improvements	Total
B-Commercial	\$33,600	\$57,900	\$91,500
Total	\$33,600	\$57,900	\$91,500

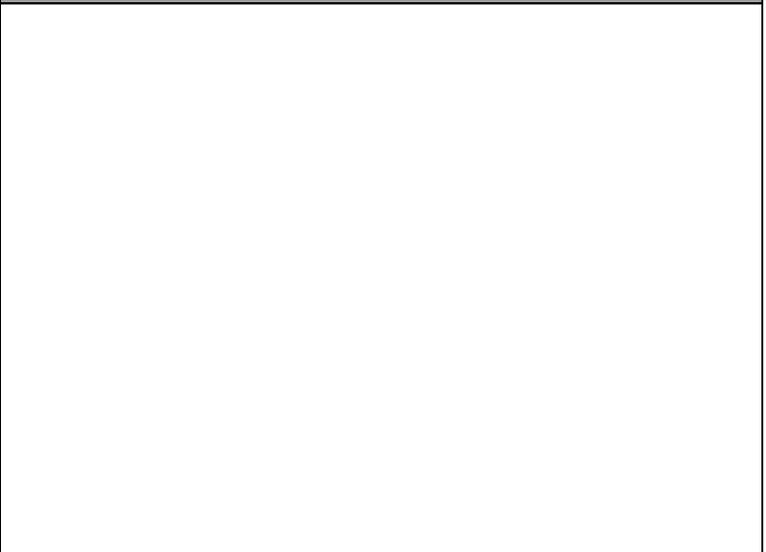
LEGAL DESCRIPTION

LOT 1 CSM#8754-35-134 BNG PRT NWNE S5 T23 R8 670175

PROPERTY IMAGE



PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
SFM Enterprises Inc 801 Francis St Stevens Point, WI 54481		230805101226	230805101226	Warehouse, Storage
		Property Address		Neighborhood
		801 Francis St		Division St/Church St (Comm)
		Subdivision		Zoning
Display Note	New Parcel for 2006	Certified Survey Map		M2-HEAVY INDUSTRIAL

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Warehse, Storage (C low)	1912	1,200	Masonry - Low	12
1	2	Warehse, Storage (C low)	1961	1,680	Masonry - Low	12
1	3	Warehse, Storage (C low)	1967	3,600	Masonry - Low	14
2	1	Warehse, Storage (D low)	1900	9,968	Wood/Stl Frm - Low	12

Total Area		16,448
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BASEMENT DATA

COMPONENTS

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
2	1	Warehouse Bsmnt - Unfinished	2,100				

DETACHED IMPROVEMENTS

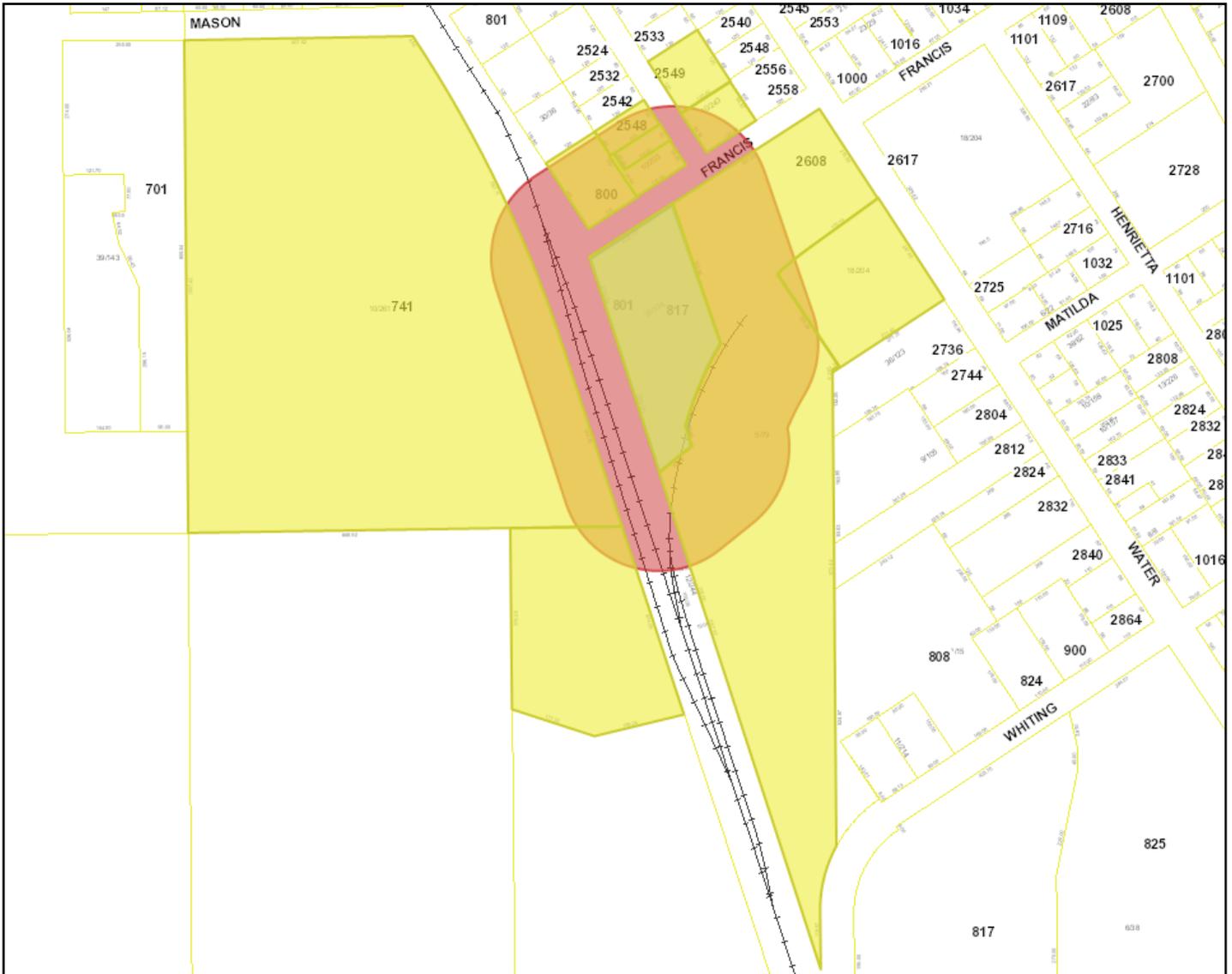
Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS

STRUCTURE DATA

Site Improvement	Units	Age	62
		Year Built	1912
		Eff. Year	1950
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	1.00
		Business Name	Auto Tow Yard/Misc

801 Francis Street – Fred's Towing – Conditional Use Renewal– Exhibit Map (200 Feet Boundary)



Tax Key	Property Address	Owner Name	Mailing Address	City	Zip
281230805100415	2549 Prairie St	ROSEL LLC	924 West Pearl St	Stevens Point WI	54481
281230805100901	741 Mason St	FLINT HILLS RESOURCES PINE BEND LLC	4111 E 37th St N	Wichita KS	67220
281230805100416	2557 Prairie St	ADAM F MAVES AND JASON M WOJTALEWICZ	8844 Lakeview Ln	Amherst WI	54406
281230805100709	2548 Prairie St	MARY E MIELKE	2548 Prairie St	Stevens Point WI	54481
281230805101222	2608 Water ST	EDWARD S & MARY ANN Rusin JT REV TRST	1681 North Second Dr	Stevens Point WI	54481
281230805100708	2556 Prairie St	ARTHUR R & DELORES S HOPPE	921 Fourth St	Plover WI	54467
281230805100706	800 Francis St	FREDERICK J & JOAN A GARSKI	800 Francis St	Stevens Point WI	54481
281230805100707	808 Francis St	ARTHUR R & DELORES S HOPPE	921 Fourth St	Plover WI	54467
281230805101226	801 Francis St	SFM ENTERPRISES INC	801 Francis St	Stevens Point WI	54481
281230805101004	0 Mason St	FLINT HILLS RESOURCES PINE BEND LLC	4111 E 37th St N	Wichita KS	67220

File # 1951

CYNTHIA A WISINSKI
PORTAGE COUNTY REGISTER OF DEEDS
RECEIVED FOR RECORD
DEC. 18, 2008 AT 07:30AM



RESOLUTION

CYNTHIA A WISINSKI, REGISTER OF DEEDS
Fee Amount: \$11.00

RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met and that the property at **801 Francis Street**, described as Lot 1 CSM #8754-35-134 Bng Port NW NE S5 T23 R8, is hereby granted a Conditional Use Permit for the purpose of Operating a Car and Truck Wrecking Facility as a Conditional Use with the following conditions/restrictions:

- 1) The site be screened from Francis Street with a minimum 6ft high opaque fence if the storage area is used for storing wrecked or towed vehicles
- 2) Wrecked vehicles be stored not less than 40 ft from the right of way
- 3) The site be used for storage and not for uses that generate loud noises, especially after 6 P.M.
- 4) No stacking of vehicles allowed over 6 ft in height
- 5) This conditional use to expire **December 31, 2012.**

APPROVED: _____

Andrew Halverson, Mayor

ATTEST: _____

John Moe, City Clerk

Dated: December 15, 2008
Adopted: December 15, 2008

Drafted by: John Gardner
Return to: City Clerk

Name and Address		Parcel #	Alt Parcel #	Land Use
JG Landbankski LLC 1320 Okray Ave Plover, WI 54467		230804200603	230804200602	Store, Retail
		Property Address		Neighborhood
		2124 Rice St		Division St/Church St (Comm)
Subdivision		Zoning		
Display Note	New Parcel for 2009	Certified Survey Map		B4-COMMERCIAL

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
JG Landbankski LLC	8/7/2008	\$300,000	Warranty Deed	721384		Land & Build.

SITE DATA

PERMITS

Actual Frontage	486.7	Date	Number	Amount	Purpose	Note
Effective Frontage	486.7	1/12/2010	36725	\$15,500	042 Interior Renov/Re	kitchen/archery range
Effective Depth	299.9	9/15/2008	35850	\$758,000	003 Addition	& remodeling
Square Footage	145,934.0	7/10/2002	30915	\$4,300	032 Furnace (HVAC)	Replace Heating System
Acreage	3.350	10/15/1999	28788	\$0	099 Sign	
		9/7/1999	28704	\$74,000	042 Interior Renov/Re	remodel
		9/1/1999	28713	\$8,400	099 Sign	

2011 ASSESSED VALUE

Class	Land	Improvements	Total
B-Commercial	\$145,500	\$828,200	\$973,700
Total	\$145,500	\$828,200	\$973,700

LEGAL DESCRIPTION

LOT 1 CSM#9633-41-113 BNG PRT NWNW; SUBJ TO ESMT & RC DES 721385 S4 T23 R8 721384

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
JG Landbankski LLC 1320 Okray Ave Plover, WI 54467		230804200603	230804200602	Store, Retail
		Property Address		Neighborhood
		2124 Rice St		Division St/Church St (Comm)
		Subdivision		Zoning
Display Note	New Parcel for 2009	Certified Survey Map		B4-COMMERCIAL

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Store, Retail (S low)	1973	12,200	Metal - Low	24
1	2	Raquet Club / Volley Ball	1973	21,680	Metal - Low	24
1	3	Bar/Tavern (S avg)	2009	3,895	Metal - Avg	14
Total Area				37,775		

BASEMENT DATA

COMPONENTS

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
				1	2	Mezzanine - Storage (Avg Qual)	2,000

DETACHED IMPROVEMENTS

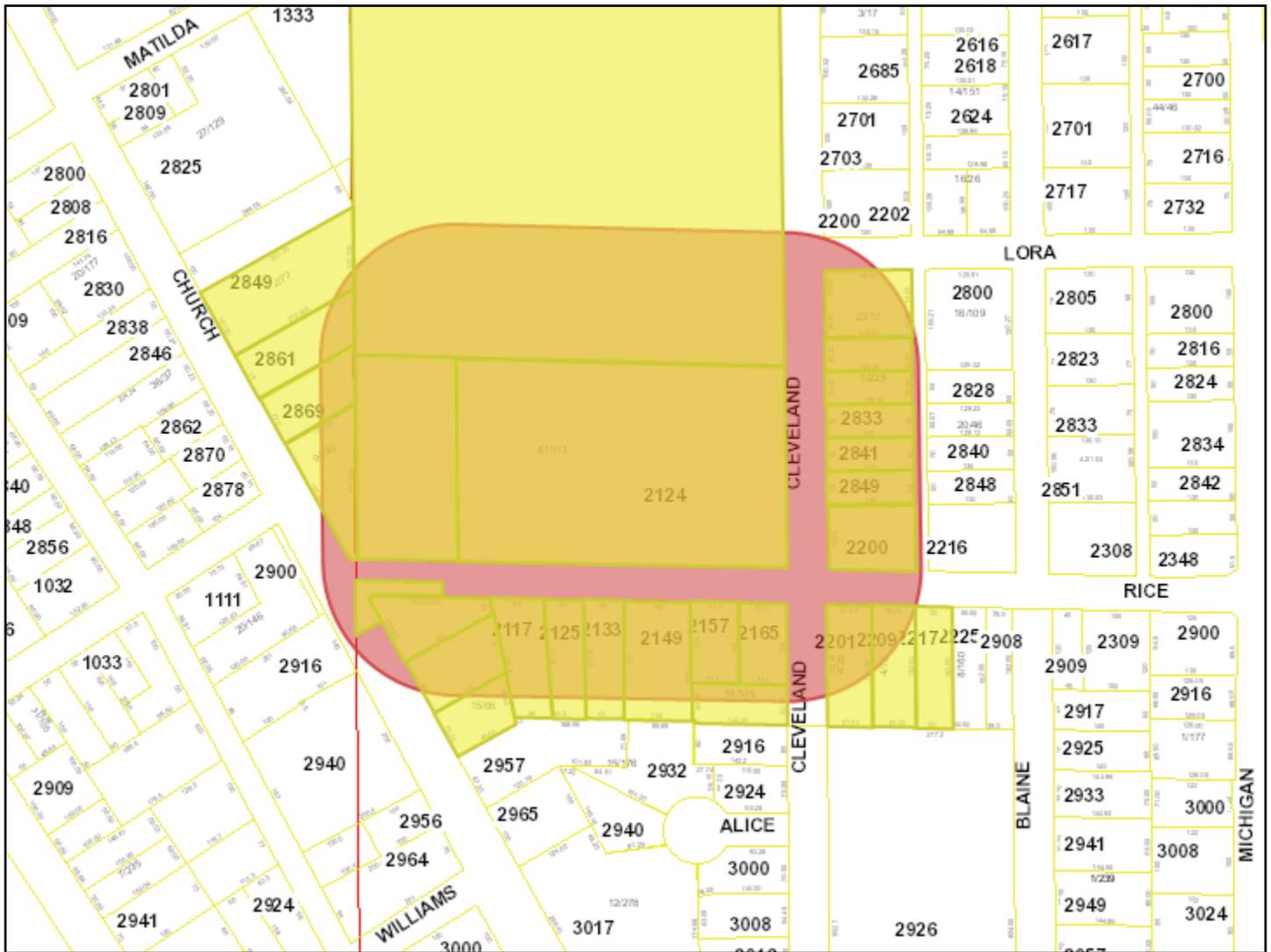
Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS

STRUCTURE DATA

Site Improvement	Units	Age	27
		Year Built	1973
		Eff. Year	1985
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	1.00
		Business Name	Competitors Choice / Players Lo

2124 Rice Street – Players’ Lounge – Conditional Use Renewal & Amendment – Exhibit Map (200 Feet Boundary)



TaxKey	Property Address	Owner Name	Mailing Address	City	State	Zip Code
281230804200601	2125 Patch St Forest Cemetery	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281230804200603	2124 Rice St	JG Landbankski LLC	1320 Okray Ave	Plover	WI	54467
281230804200604	Rice St	South Point Center	5495 Azores Ct	San Diego	CA	92124
281230804200701	2165 Rice St	Wisconsin Housing & Economic	PO Box 1728	Madison	WI	53701
281230804200702	2157 Rice St	Leroy J Cordy &	2157 Rice St	Stevens Point	WI	54481
281230804200703	2149 Rice St	Mary G Haessly	2149 Rice St	Stevens Point	WI	54481
281230804200704	2133 Rice St	David J & Diane C Lobermeier	2133 Rice St	Stevens Point	WI	54481
281230804200705	2125 Rice St	Kevin M Duda	2125 Rice St	Stevens Point	WI	54481
281230804200706	2117 Rice St	Heather R Tetzlaff	2117 Rice St	Stevens Point	WI	54481
281230804200707	Rice & Church St	City Of Stevens Point	1515 Strongs Avenue	Stevens Point	WI	54481
281230804200708	2901 Church St	Stephen R Faber & J S Meyers	3008 Vine St	Stevens Point	WI	54481

281230804200709	2933 Church St	Nicholas P & Aubrey M Schommer	2933 Church St	Stevens Point	WI	54481
281230804200710	2941 Church St	Jeremy R Pagel	2941 Church St	Stevens Point	WI	54481
281230804200729	2908 Cleveland Ave	James E & Linda Glodowski	2908 Cleveland Ave	Stevens Point	WI	54481
281230804201003	2217 Rice St	Albert P Somers	2140 Jelinski Circle	Plover	WI	54467
281230804201004	2209 Rice St	Joseph B & Jamy A Klopotic	2209 Rice St	Stevens Point	WI	54481
281230804201005	2201 Rice St	Stevens Point Area	1900 Polk St	Stevens Point	WI	54481
281230804201103	2825 Cleveland Ave	Peter B & Barbara J Shippy	2825 Cleveland Ave	Stevens Point	WI	54481
281230804201104	2833 Cleveland Ave	Eric Wroblewski	6700 County Rd HH	Stevens Point	WI	54482
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281230804201116	Cleveland Ave	Peter B & Barbara J Shippy	2825 Cleveland Ave	Stevens Point	WI	54481
281230805101710	2849 Church St	Exchange Services LLC	2849 Church St	Stevens Point	WI	54481
281230805101711	2861 Church St	Exchange Services LLC	2849 Church St	Stevens Point	WI	54481
281230805101712	2869 Church St	Corine S Peroutka	2869 Church St	Stevens Point	WI	54481
281230805101713	2877 Church St	Thomas J Bushman	PO Box 68	Rosholt	WI	54473



CYNTHIA A WISINSKI
PORTAGE COUNTY REGISTER OF DEEDS
RECEIVED FOR RECORD
June 19, 2012 AT 09:20AM

CYNTHIA A WISINSKI, REGISTER OF DEEDS
Fee Amount: \$30.00
Total Pages 3

RESOLUTION

[2124 RICE STREET]

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at **2124 Rice Street (Parcel ID 2308-04-2006-03)**, LOT 1 CSM#9633-41-113 BNG PRT NWNW; SUBJ TO ESMT & RC DES 721385 S4 T23 R8 721384 Stevens Point, Portage County, Wisconsin, is hereby granted a Conditional Use Permit for the purposes of operating a tavern with the following conditions:

- 1) The building must be modified with materials specifically designed to muffle or contain noise/music inside the building.
- 2) Screening in the form of berms shall be installed on the Rice St. and Cleveland Ave. sides of the lot.
- 3) Entrances shall be arranged in a manner that patrons under the age of 21 will not be admitted to the bar area.
- 4) The hours of operation shall be limited to the following:
 - a. Live band concerts held on the premises shall be limited to an 11 PM ending of the music performance.
 - b. DJ or band activity shall cease at 10 PM on Sunday through Thursday, and 11 PM on Friday and Saturday nights.
 - c. The tavern/lounge shall have hours of operation from 11:00 AM to 2:00 AM on Monday – Friday (or legally allowed hours, whichever is earlier) and 11:00 AM to 2:30 AM on Saturday – Sunday (or legally allowed hours, whichever is earlier).
- 5) The business must be operated in a manner that music heard from outside the building does not unreasonably disturb the peace and enjoyment of the residential neighborhood.
- 6) The business must be operated in a manner that patrons must be prevented from congregating outdoors in a manner that would unreasonably disturb the peace and enjoyment of the residential neighborhood.
- 7) The doors shall be kept closed so that noise does not unreasonably disturb the peace and enjoyment of the residential neighborhood.
- 8) The exterior of the building, including the tavern expansion, shall be improved as shown on the attached plans.
- 9) No alcohol or fermented malt beverage may be served or consumed in the volleyball and basketball area, outside of league play.

- 10) The building plan layout as presented on the attachment is approved and shall not be modified without city approval.
- 11) Alcohol may be served and consumed only in the following places: 90 days from date of passage of this conditional use resolution or when the "bar area" opens whichever occurs first: 19 ft x 54 ft area designated "temporary bar area" as shown on attached map; after 90 days from passage of this conditional use resolution: 41 ft x 96 ft building addition designated as "bar area" as shown on the attached map.
- 12) It is the intent of the City to require completion of the exterior portions of the project by the end of April, 2009. However, given that exterior work may be difficult to complete by the end of April due to poor weather conditions, the Inspection Department is given the discretion to allow the business to operate the tavern as provided above with an extension of time to complete the exterior portion of the project as shown on the attached drawings until June 30, 2009.
- 13) A complete site plan/landscaping plan be submitted to the Community Development Department by February 22, 2010 that would include that the 5 planting areas be enhanced and redesigned with raised mulch beds with increased plantings of year round foliage, and a new raised mulch bed be installed across the entire entry south driveway with plantings to match the requirements for the other planting areas.
- 14) Dumpsters be screened with fencing that matches the building color.
- 15) Paint, or other materials, on the south side of the building to replace the area currently painted blue and wrap around the building to the north (not to include the area above the blue) with consistency in the gray colors of the building to be approved by the Community Development Department.
- 16) Year round foliage on the south side of the building.
- 17) Close the south driveway closest to the building and curb it off at the owners expense.
- 18) Remove the hvacunits along the south elevation.
- 19) Repair the deck and paint the rusty doors and posts on the south elevation.
- 20) This Conditional Use Permit shall expire December 31, 2012.

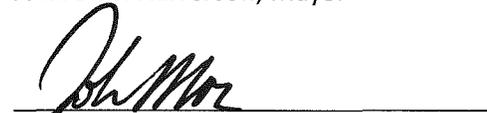
Such approval constitutes a Conditional Use Permit under the City's ordinances.

Approved:



Andrew J. Halverson, Mayor

Attest:



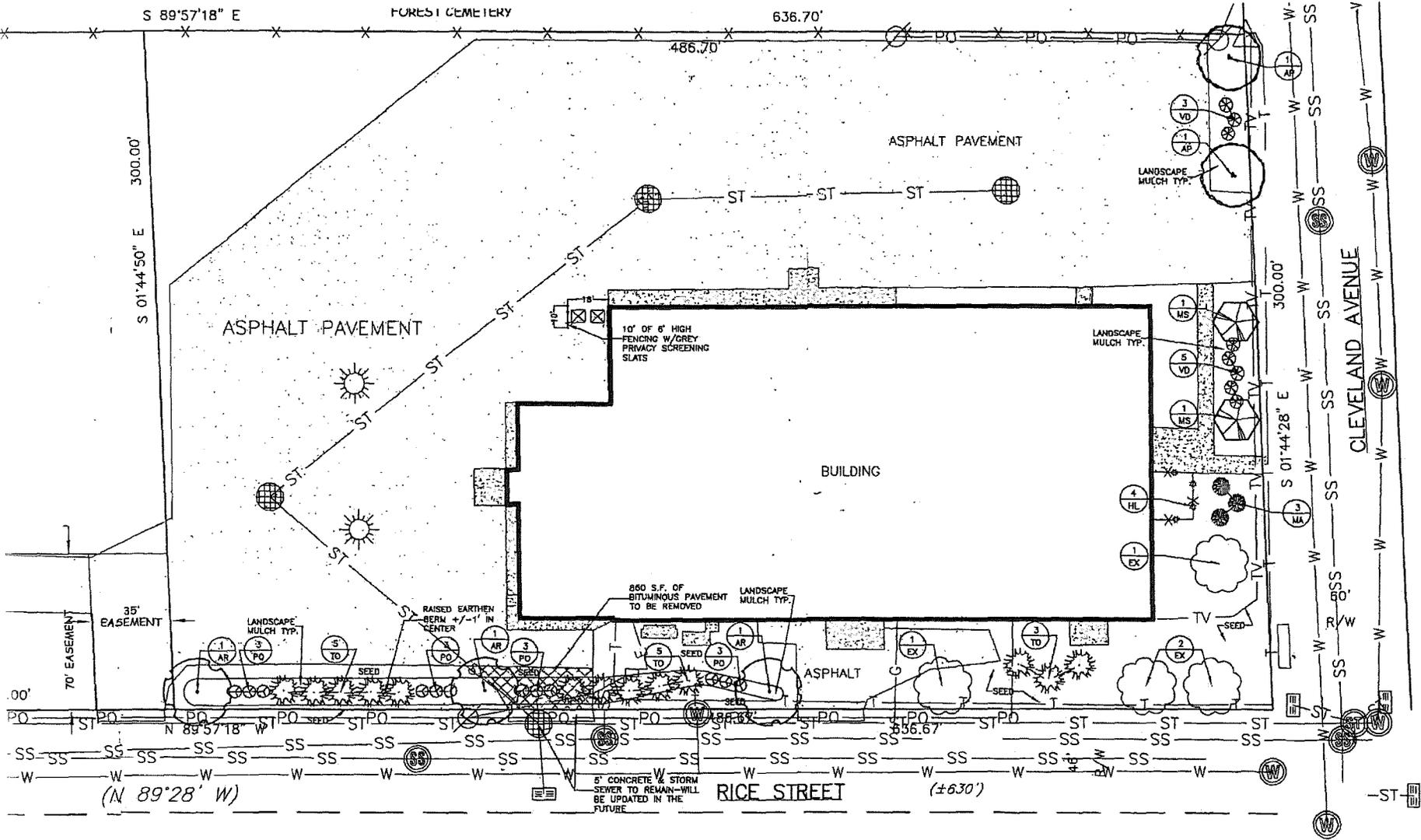
John Moe, City Clerk

Dated: June 18, 2012

Adopted: June 18, 2012

Drafted by: Michael Ostrowski

Return to: City Clerk

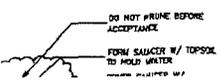


DOC# 716293

DOC# 772441

GENERAL NOTES:

1. CONTACT DISSEY'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PRIVATE UTILITIES PRIOR TO THE START OF WORK.
3. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS.
4. SEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS AS NOTED.
5. ALL PLANTINGS LISTED SHALL MEET THE NURSERYMEN'S ASSOCIATION STANDARDS FOR THE SIZES GIVEN.
6. 4" OF SHREDDED BARK MULCH SHALL BE PLACED IN ALL BEDS.
7. ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
8. ALL TREES IN THE TURF AREA SHALL HAVE A 5" DIAMETER CIRCLE OF 4" DEPTH OF SUPERFICIAL





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: 11/26/2012

Re: 2124 Rice Street, Players' Lounge - Conditional Use Permit Amendment

Baring the final approval for Player's Lounge to operate as a tavern via a conditional use permit renewal, Player's Lounge is also requesting to permanently expand their liquor license premise to the indoor sports area.

Players' Lounge has only been approved to serve liquor and alcoholic beverages within the bar and during league play for sporting events. In the past, Players' Lounge has had to come before staff or the Plan Commission for every event that did not involve sports. Mr. Glisczynski has stated and described within the attached narrative that events of all types are crucial to the growth and success his business. Furthermore, as many events are on a smaller scale (30-75 people) fees associated with conditional use permit amendments adds significantly to the event costs. Additionally, most small events are requested on short notice without adequate time to allow for Plan Commission approval, therefore, significantly presenting a disadvantage when competing with similar businesses.



Player's Lounge has had no complaints, violations, or other incidents in the last 6 months. Additionally, the owner has taken drastic steps to meet with surrounding property owners, share contact information, and gain input and insight regarding the site and its location within the neighborhood.

With that said, staff recommends approving Jason Glisczynski's request to amend the conditional use permit to permanently expand the premise with the following conditions, many of which will remain:

- 1) The building must be modified with materials specifically designed to muffle or contain noise/music inside the building.
- 2) Screening in the form of berms shall be installed on the Rice St. and Cleveland Ave. sides of the lot.
- 3) Entrances shall be arranged in a manner that patrons under the age of 21 will not be admitted to the bar area.
- 4) The hours of operation shall be limited to the following:
 - a. Live band concerts held on the premises shall be limited to an 11 PM ending of the music performance.
 - b. DJ or band activity shall cease at 10 PM on Sunday through Thursday, and 11 PM on Friday and Saturday nights.
 - c. The tavern/lounge shall have hours of operation from 11:00 AM to 2:00 AM on Monday – Friday (or legally allowed hours, whichever is earlier) and 11:00 AM to 2:30 AM on Saturday – Sunday (or legally allowed hours, whichever is earlier).
- 5) The business must be operated in a manner that music heard from outside the building does not unreasonably disturb the peace and enjoyment of the residential neighborhood.
- 6) The business must be operated in a manner that patrons must be prevented from congregating outdoors in a manner that would unreasonably disturb the peace and enjoyment of the residential neighborhood.
- 7) The doors shall be kept closed so that noise does not unreasonably disturb the peace and enjoyment of the residential neighborhood.
- 8) The exterior of the building, including the tavern expansion, shall be improved as shown on the attached plans.
- ~~9) No alcohol or fermented malt beverage may be served or consumed in the volleyball and basketball area, outside of league play.~~
- 10) The building plan layout as presented on the attachment is approved and shall not be modified without city approval.
- ~~11) Alcohol may be served and consumed only in the following places: 90 days from date of passage of this conditional use resolution or when the "bar area" opens whichever occurs first: 19 ft x 54 ft area designated "temporary bar area" as shown on attached map; after 90 days from passage of this conditional use resolution: 41 ft x 96 ft building addition designated as "bar area" as shown on the attached map.~~
- 12) It is the intent of the City to require completion of the exterior portions of the project by the end of April, 2009. However, given that exterior work may be difficult to complete by the end of April due to poor weather conditions, the Inspection Department is given the discretion to allow the business to operate the tavern as provided above with an extension of time to complete the exterior portion of the project as shown on the attached drawings until June 30, 2009.
- 13) A complete site plan/landscaping plan be submitted to the Community Development Department by February 22, 2010 that would include that the 5 planting areas be enhanced and redesigned with raised mulch beds with increased plantings of year round foliage, and a new

raised mulch bed be installed across the entire entry south driveway with plantings to match the requirements for the other planting areas.

- 14) Dumpsters be screened with fencing that matches the building color.
- 15) Paint, or other materials, on the south side of the building to replace the area currently painted blue and wrap around the building to the north (not to include the area above the blue) with consistency in the gray colors of the building to be approved by the Community Development Department.
- 16) Year round foliage on the south side of the building.
- 17) Close the south driveway closest to the building and curb it off at the owners expense.
- 18) Remove the hvac units along the south elevation.
- 19) Repair the deck and paint the rusty doors and posts on the south elevation.
- 20) All events shall be monitored by Player's Lounge staff, along with parking.
- 21) Any garbage or trash shall be removed from the property within 24 hours of the event.
- 22) Alcohol shall not be consumed outside of the allowable premise area.
- 23) This Conditional Use Permit shall expire June 31, 2014.

The previous resolutions are attached.

Photos



In the event that the permanent premise extension does not get approved, Mr. Glisczynski is also requesting the temporary premise extension to the indoor sports area for the following events:

- a) Monday, December 31, 2012: New Years Eve Bean Bag Toss Tournament
- b) Saturday, January 26, 2013: Local Business Christmas Party
- c) Saturday, March 2, 2013: Point Bock Run Party

Based off the past 6 months and the events that occurred during those months, as well as, the absence in complaints and incidents, staff would recommend approval of the amendment to the conditional use

permit to temporarily extend the premise for the three events listed above, with the following conditions:

- 1) Previous conditions still remain.
- 2) Event shall be monitored by staff, along with parking.
- 3) Any garbage or trash shall be removed from the property within 24 hours of the event.
- 4) Alcohol shall not be consumed outside of the allowable premise area.
- 5) DJ or band activity shall cease at 11:00 PM.

Name and Address		Parcel #	Alt Parcel #	Land Use
JG Landbankski LLC 1320 Okray Ave Plover, WI 54467		230804200603	230804200602	Store, Retail
		Property Address		Neighborhood
		2124 Rice St		Division St/Church St (Comm)
Subdivision		Zoning		
Display Note	New Parcel for 2009	Certified Survey Map		B4-COMMERCIAL

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
JG Landbankski LLC	8/7/2008	\$300,000	Warranty Deed	721384		Land & Build.

SITE DATA

PERMITS

Actual Frontage	486.7	Date	Number	Amount	Purpose	Note
Effective Frontage	486.7	1/12/2010	36725	\$15,500	042 Interior Renov/Re	kitchen/archery range
Effective Depth	299.9	9/15/2008	35850	\$758,000	003 Addition	& remodeling
Square Footage	145,934.0	7/10/2002	30915	\$4,300	032 Furnace (HVAC)	Replace Heating System
Acreage	3.350	10/15/1999	28788	\$0	099 Sign	
		9/7/1999	28704	\$74,000	042 Interior Renov/Re	remodel
		9/1/1999	28713	\$8,400	099 Sign	

2011 ASSESSED VALUE

Class	Land	Improvements	Total
B-Commercial	\$145,500	\$828,200	\$973,700
Total	\$145,500	\$828,200	\$973,700

LEGAL DESCRIPTION

LOT 1 CSM#9633-41-113 BNG PRT NWNW; SUBJ TO ESMT & RC DES 721385 S4 T23 R8 721384

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
JG Landbankski LLC 1320 Okray Ave Plover, WI 54467		230804200603	230804200602	Store, Retail
		Property Address		Neighborhood
		2124 Rice St		Division St/Church St (Comm)
		Subdivision		Zoning
Display Note	New Parcel for 2009	Certified Survey Map		B4-COMMERCIAL

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Store, Retail (S low)	1973	12,200	Metal - Low	24
1	2	Raquet Club / Volley Ball	1973	21,680	Metal - Low	24
1	3	Bar/Tavern (S avg)	2009	3,895	Metal - Avg	14
Total Area				37,775		

BASEMENT DATA

COMPONENTS

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
				1	2	Mezzanine - Storage (Avg Qual)	2,000

DETACHED IMPROVEMENTS

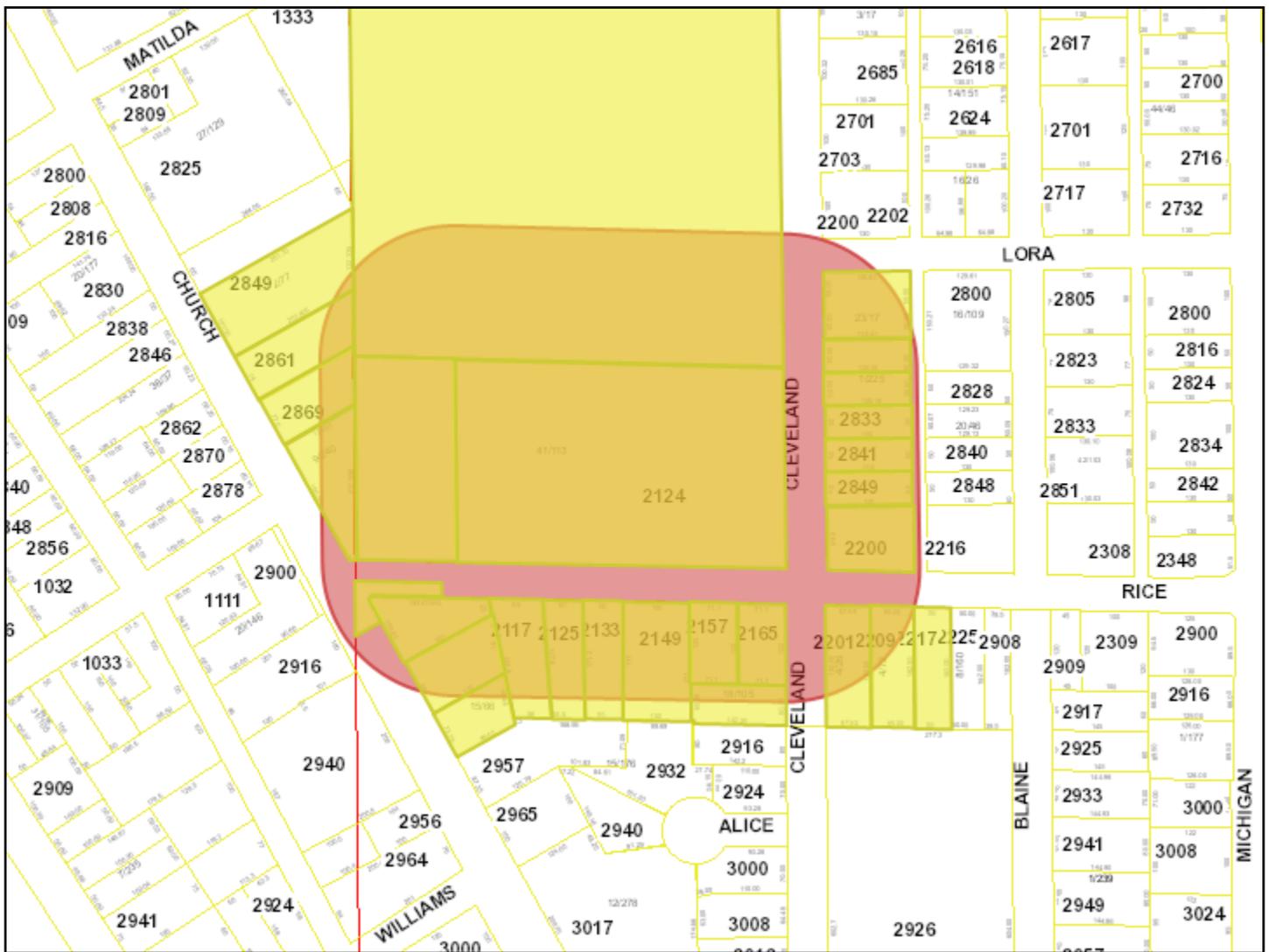
Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS

STRUCTURE DATA

Site Improvement	Units	Age	27
		Year Built	1973
		Eff. Year	1985
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	1.00
		Business Name	Competitors Choice / Players Lo

2124 Rice Street – Players’ Lounge – Conditional Use Renewal & Amendment – Exhibit Map (200 Feet Boundary)



TaxKey	Property Address	Owner Name	Mailing Address	City	State	Zip Code
281230804200601	2125 Patch St Forest Cemetery	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281230804200603	2124 Rice St	JG Landbankski LLC	1320 Okray Ave	Plover	WI	54467
281230804200604	Rice St	South Point Center	5495 Azores Ct	San Diego	CA	92124
281230804200701	2165 Rice St	Wisconsin Housing & Economic	PO Box 1728	Madison	WI	53701
281230804200702	2157 Rice St	Leroy J Cordy &	2157 Rice St	Stevens Point	WI	54481
281230804200703	2149 Rice St	Mary G Haessly	2149 Rice St	Stevens Point	WI	54481
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281230805101713	2877 Church St	Thomas J Bushman	PO Box 68	Rosholt	WI	54473

772441



CYNTHIA A WISINSKI
PORTAGE COUNTY REGISTER OF DEEDS
RECEIVED FOR RECORD
June 19, 2012 AT 09:20AM

CYNTHIA A WISINSKI, REGISTER OF DEEDS
Fee Amount: \$30.00
Total Pages 3

RESOLUTION

[2124 RICE STREET]

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at **2124 Rice Street (Parcel ID 2308-04-2006-03)**, LOT 1 CSM#9633-41-113 BNG PRT NWNW; SUBJ TO ESMT & RC DES 721385 S4 T23 R8 721384 Stevens Point, Portage County, Wisconsin, is hereby granted a Conditional Use Permit for the purposes of operating a tavern with the following conditions:

- 1) The building must be modified with materials specifically designed to muffle or contain noise/music inside the building.
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- 4) The hours of operation shall be limited to the following:
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- 7) The doors shall be kept closed so that noise does not unreasonably disturb the peace and enjoyment of the residential neighborhood.
- 8) The exterior of the building, including the tavern expansion, shall be improved as shown on the attached plans.
- 9) No alcohol or fermented malt beverage may be served or consumed in the volleyball and basketball area, outside of league play.

- 10) The building plan layout as presented on the attachment is approved and shall not be modified without city approval.
- 11) Alcohol may be served and consumed only in the following places: 90 days from date of passage of this conditional use resolution or when the "bar area" opens whichever occurs first: 19 ft x 54 ft area designated "temporary bar area" as shown on attached map; after 90 days from passage of this conditional use resolution: 41 ft x 96 ft building addition designated as "bar area" as shown on the attached map.
- 12) It is the intent of the City to require completion of the exterior portions of the project by the end of April, 2009. However, given that exterior work may be difficult to complete by the end of April due to poor weather conditions, the Inspection Department is given the discretion to allow the business to operate the tavern as provided above with an extension of time to complete the exterior portion of the project as shown on the attached drawings until June 30, 2009.
- 13) A complete site plan/landscaping plan be submitted to the Community Development Department by February 22, 2010 that would include that the 5 planting areas be enhanced and redesigned with raised mulch beds with increased plantings of year round foliage, and a new raised mulch bed be installed across the entire entry south driveway with plantings to match the requirements for the other planting areas.
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- 19) Repair the deck and paint the rusty doors and posts on the south elevation.
- 20) This Conditional Use Permit shall expire December 31, 2012.

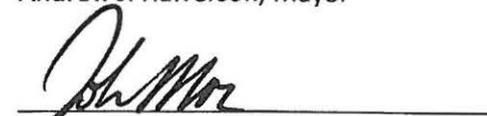
Such approval constitutes a Conditional Use Permit under the City's ordinances.

Approved:



Andrew J. Halverson, Mayor

Attest:



John Moe, City Clerk

Dated: June 18, 2012

Adopted: June 18, 2012

Drafted by: Michael Ostrowski

Return to: City Clerk

775918



CYNTHIA A WISINSKI
PORTAGE COUNTY REGISTER OF DEEDS
RECEIVED FOR RECORD
Sep. 19, 2012 AT 09:53AM

Cynthia A. Wisinski

CYNTHIA A WISINSKI, REGISTER OF DEEDS
Fee Amount: 100.00
Total Pages 4

RESOLUTION

[2124 RICE STREET]

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at **2124 Rice Street, (Parcel ID 2308-04-2006-03)**, described as LOT 1 CSM#9633-41-113 BNG PRT NWNW; SUBJ TO ESMT & RC DES 721385 S4 T23 R8 721384, City of Stevens Point, Portage County, Wisconsin, is here by granted a Conditional Use Permit Amendment for the purpose of a temporary premise expansion to the indoor sports area on October 20, 2012, November 9, 2012 and July 20, 2013 as shown on the attached plans. The Conditional Use Permit is subject to the following condition(s):

1. Previous conditions still remain.
2. Event shall be monitored by staff, along with parking.
3. Any garbage or trash shall be removed from the property within 24 hours of the event.
4. Alcohol shall not be consumed outside of the allowable premise area.
5. DJ or band activity shall cease at 11:00 PM.

Such approval constitutes a Conditional Use under the City's ordinances.

Approved:

Andrew J. Halverson, Mayor

Attest:

John Moe, City Clerk

Dated: September 17, 2012

Adopted: September 17, 2012

Drafted by: Michael Ostrowski

Return to: City Clerk

November 20, 2012

Michael Ostrowski:

Et al:

For the upcoming meetings in December we would like to ask the Plan Commission, Public Protection Committee, and the Common Council to review and vote on each of these matters separately during the upcoming meetings. These are three separate requests, and we do not intend to have them voted on simultaneously.

1. Renewal of our liquor license and conditional use permit. Our permit is due to expire at the end of the year, we would like to be on the same rotation as all other taverns in Stevens Point as far as liquor license renewal and conditional use permit renewal.
2. Approval of upcoming events that will include the sports center. These events are not unlike any other event that we have had in the past which has been approved and taken place without incident.
 - a. SPASH class reunion set for July 20, 2013
 - b. New Years Eve Bean Bag Toss Tournament, December 31, 2012
 - c. Local Business Christmas Party – January 26, 2013
 - d. Post Bock Run party – March 2nd
3. Permanent expansion of premise to include the sports center, with the same conditions as currently placed on the existing premise
 - a. We are currently approved to be able to serve in the sports center during “league play only”. Although this coincides with our original business plan to a partial extent, this is not and never was our full intention of this development on the South Side of Stevens Point. Our original plan submitted in 2008 included plans to utilize this very large building for events, and to be able to serve in the sports center at the same time as the bar area.
 - i. Please keep in mind that in the event the expanded premise becomes a problem the city will always have the opportunity to not renew our conditional use permit or liquor license. Our entire business rests on the license and conditional use permit, and loss of said license and permit would result in the business closing.
 - b. A constant strain on our business is the fact that we have multiple opportunities to host events in the sports center, however, the customers typically asking to have said events only give us 3-6 weeks’ notice prior to said event. It is not practical for us to obtain approval from the city due to the lengthy process of filing the appropriate paperwork to go before all of the necessary governmental bodies as required under our current permit.

- i. We have had numerous events that we could have done for customers that have ended up at our competitors due to our inability to get events approved quickly. This not only costs our business significant revenue, but also gives our competition a significant advantage over us.
- ii. There is a \$250 charge each time we must file a request, making hosting such events almost completely impractical. This not only puts us at a huge competitive disadvantage to our competition, it impedes us from utilizing this massive space we are responsible for heating and maintaining. Although the city has initiated an approval process for up to 4 events per year to be approved at staff level, this only covers a small portion of what we could be doing if we had the ability to obtain approvals faster, or simply operate in the space that we own without requiring approval for all actions.
- iii. This request does fall in line with our original business plan we submitted to the city back in 2008. The original approval for the development of this old, run down, decrepit building was to eventually permit us to operate fully within the building, without having to come to the city every time we wanted to do an event or utilize the sports center area, provided we could prove over time we were capable of doing so with minimal impact to the neighborhood. In 4 years of operating with so many events occurring with so few issues I feel we have proven that we are capable of being able to host an event in the sports center space without going through the current city approval process.
 1. Current zoning for that parcel has permitted uses to include but not limited to a gas station, repair shops, farm implement and trailer sales and repair, and so forth. Many of these permitted uses could create just as much traffic and noise if not more than what we currently do or will do in the future.
- c. If we are not able to grow our business and use the building to the fullest extent it will become impossible to continue to operate, rendering the building once again, useless. I firmly believe it is not the intent of the city to impede the growth of business within the community, but rather embrace it in a fashion that will work to limit the affect growing business may have on residential neighbors, while understanding that it is impossible to permit growth of any kind without some sort of impact.
 - i. The South Side business district has numerous commercial vacancies; we are one of the few businesses growing in this district.
- d. In over 4 years of doing business and on average of over 40 events per year (approximately 15 of which occurred outside our normal premise with city approval) we have never had a single instance of serving an underage person, a fight, or a citation for loud noise or inappropriate behavior during our events.
- e. The majority of our events consist of 30-75 people, and all of our events that have been of larger scale, a few as many as 500+ people, have not resulted in any citations or major problems with the city. Any small issues such as parking have been addressed and not repeated.

Administrative Staff Report

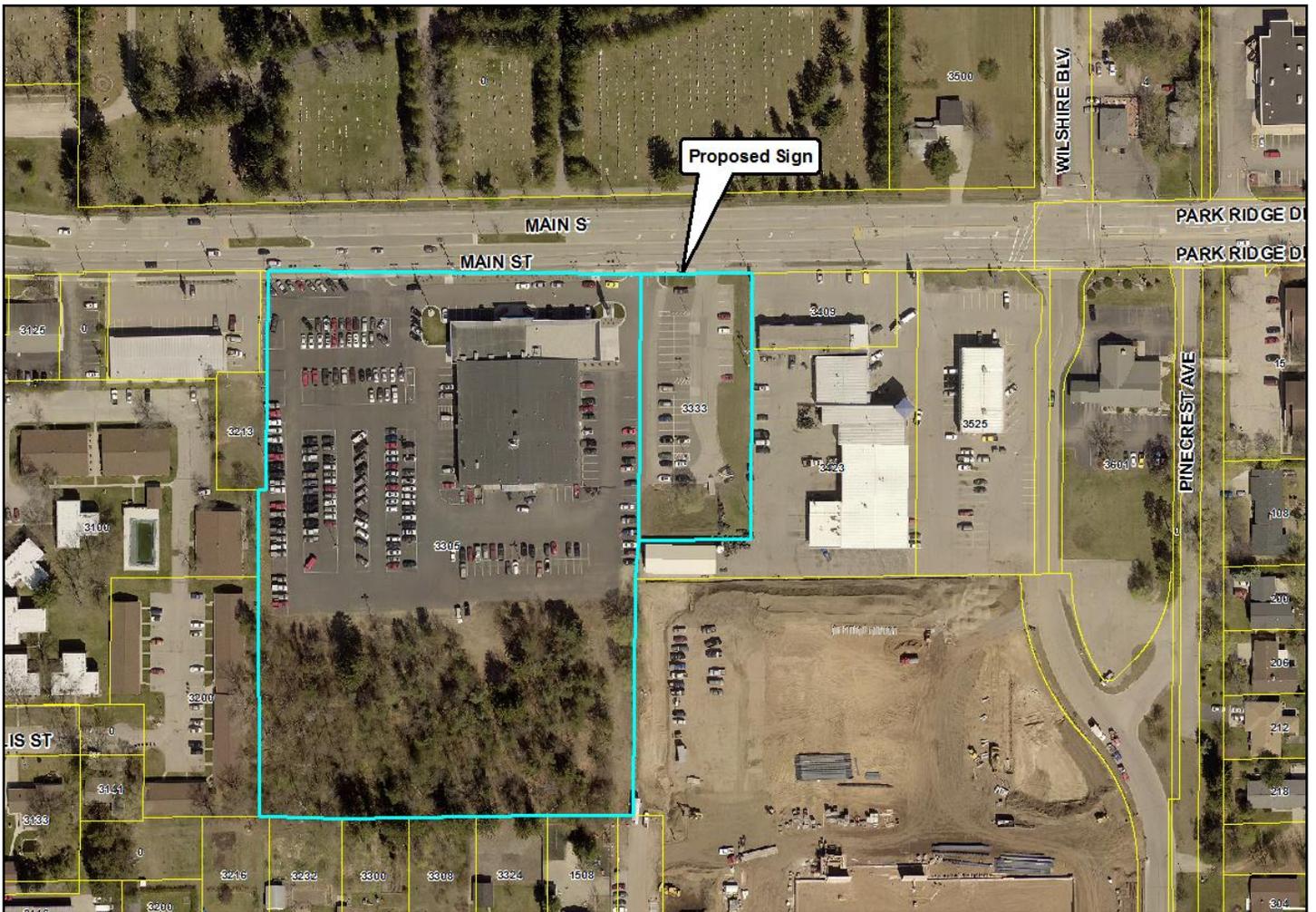
Len Dudas Sign Variance
3333 Main Street
December 3, 2012



Department of Community Development

<p>Applicant(s): Len Dudas</p> <p>Staff:</p> <ul style="list-style-type: none">Michael Ostrowski, Director mostrowski@stevenspoint.comKyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none">2408-33-1019-30 <p>Zone(s): "B-4" Commercial District</p> <p>Master Plan:</p> <ul style="list-style-type: none">Commercial / Office/ Multi-family <p>Council District:</p> <ul style="list-style-type: none">District 7 – Trzebiatowski <p>Lot Information:</p> <ul style="list-style-type: none">Frontage (feet): 131Depth (feet): 316Square Footage: 41,396Acreage: 0.950 <p>Current Use:</p> <ul style="list-style-type: none">Car Dealership Lot <p>Applicable Regulations:</p> <ul style="list-style-type: none">Chapter 25.04 (7)	<p>Request</p> <p>Request from Bushman Electric Crane and Sign, representing Len Dudas, for a sign variance to allow a freestanding sign to exceed the 16 foot height requirement in the B-4 District at 3333 Main Street (Parcel ID 2408-33-1019-30).</p> <p>Attachment(s)</p> <ul style="list-style-type: none">Parcel Data SheetApplicationSign Rendering <p>Findings of Fact</p> <ul style="list-style-type: none">The sign is set back from the property approximately 5 feet.The existing pole is approximately 20 feet high with the existing changeable copy sign 32 s. f. in size at a height of 8 feet from the ground.The request is to install a 64 sq. ft. illuminated cabinet sign above the changeable copy sign.The proposed cabinet sign and changeable copy board total 96 sq. ft.Maximum height allowed for a second freestanding sign is 16', given that at least 300 feet of frontage is evident.Maximum square footage allowed for a second freestanding sign is 100 s. f., given that at least 300 feet of frontage is evident.The sign is not within the vision triangle. <p>Staff Recommendation</p> <p>In reviewing this request, staff has found no hardship or unique property characteristics that would warrant the proposed variance. In addition, a second freestanding sign is allowed on the property at a height of 16 feet and maximum size of 100 square feet that can provide sufficient marketability for the property. Therefore, staff would recommend denying the request for a variance to exceed the height requirement.</p>
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Vicinity Map



Background

Bailey Bushman, representing Len Dudas Motors, is proposing to install an illuminated cabinet sign onto and above an existing pole and changeable copy sign. The bottom of the changeable copy sign is proposed to be at a height of 8 feet where as the total height of the sign will be 20 feet. Details for each sign are below:

Proposed Sign (Illuminated - Cabinet):

Faces: 2

Display: "Certified Service" + Graphics

Height: 20' to top

Size: 8' x 8' = 64 sq. ft.

Existing Sign (Changeable Copy Board):

Faces: 2

Display: Changeable letters

Height (sign): 12' to top, 8' to bottom

Size: 4' x 8' = 32 sq. ft.

City sign code allows free standing signs up to 20' in height and 150 square feet in area (for properties with over 200 feet of frontage), however, as this property shares the same use as the adjacent lot and is under the same ownership, it is considered as one zoning lot. A zoning lot is defined below:

Zoning Lot: is a single tract of land which (at the time of filing for a Land Use or Building Permit) is designated by its owner or developer as a tract to be used, developed or built upon as a unit, under the ownership and/or legal control of the person or persons applying for the Land Use and/or Building Permit(s). A zoning lot shall be large enough to meet the various yard, area and setback requirements of this ordinance.

Therefore, the sign is considered a second freestanding sign and must meet the sign code requirements for the district. Len Dudas Motors currently has a non-conforming freestanding sign on the property that exceeds height and size requirements. If approved, this request would allow a second non-conforming sign on the property.

Any request to exceed the requirements within the sign code requires a variance from the Plan Commission.

Standards of Review

In obtaining a permit, the applicant may submit an appeal to the common council for a variance from certain requirements of this ordinance. The plan commission shall provide a recommendation to the common council when a variance is requested. A variance may be granted by the common council where the literal application of the ordinance would create a substantial hardship for the sign user and the following criteria are met:

- 1) A literal application of the ordinance would result in a demonstrated practical difficulty or unnecessary hardship to the property.**

Analysis: The current changeable copy sign on the property is 32 square feet and stands at a maximum height of 12 feet with 8 feet of ground clearance. It has been determined that the sign does not fall within the vision triangle. Furthermore, the sign meets the 5 foot setback requirement. Len Dudas Motors uses the lot in question for their business directly adjacent to the west. Furthermore, a large non-conforming freestanding sign exists on that lot (see photos below).



Findings: As the same use exists on both lots only one freestanding sign is allowed unless, over 300 feet of frontage exists. In this case, 300 feet of frontage does exist which would allow for a second freestanding sign at a maximum height of 16 feet and maximum size of 100 square feet. Those requirements can be met utilizing the existing pole. No hardship exists which would demonstrate a variance is needed.

- 2) The granting of the requested variance would not be materially detrimental to the property owners in the vicinity.**

Analysis: There are several existing nonconforming signs along the Main Street / Highway 10 corridor that exceed the height and square footage requirements, one of which is on the same property. The Hilltop Restaurant and La Quinta Inn, down the street both have freestanding signs that exceed the height requirement. The property in question is a total of 7.7 acres, with approximately 2.5 acres undeveloped. A total of 579 feet of frontage exists. Furthermore, the facility is situated approximately 50 feet from the right-of-way. Businesses border the property to the east and west, both with signage. A cemetery exists across from the property with no signage.

Findings: The properties large size may warrant a second freestanding size, however it does not warrant two non-conforming freestanding signs. The need for a larger non-conforming sign may be detrimental to property owners who have conforming freestanding signs along Main Street/Hwy 10. Len Dudas Motors would stand out much more along that corridor, providing a significant marketability advantage. Other businesses along Main Street have requested sign variances that have been denied. Very few sign variances have been approved since the sign ordinance adoption. This request is very similar to other request which have been denied.

3) Hardship caused the sign user under a literal interpretation of the ordinance is due to conditions unique to that property and does not apply generally to the city.

Analysis: The property is relatively flat and square. Len Dudas Motors purchased the lot in question to expand their car dealership lot. Three ingress/egress points exist on the property, two of which are directly east and west of the proposed sign. Although this is a separate lot it is under the same use and is classified as one land use and property. No unique property characteristics exist on the property.

Findings: While there are no unique property characteristics, the need for a sign at the proposed location may be warranted, if it meets the sign code requirements. A sign at that location may assist vehicles traveling west along Main Street/Hwy 10, patrons of the business who use the service department. Yet signage that meets the requirements will be adequate to meet the signage needs at the proposed location. An informative service sign also exists nearby the proposed sign location that helps to serve that need for signage.

4) The granting of the variance would not be contrary to the general objectives of this ordinance.

Analysis: The purpose of these sign regulations are: to encourage the effective use of signs as a means of communication in the City of Stevens Point (hereinafter referred to as the city); to maintain and enhance the beauty and unique character and enhance the aesthetic environment of the city by eliminating visual blight; to enhance the city's ability to attract sources of economic development and growth; to protect pedestrians and motorists of the city from damage or injury caused or partially attributable to the distractions and obstructions which are hereby declared to be caused by improperly sized or situated signs; to minimize the possible adverse effect of signs on nearby public and private property; to promote the public safety, welfare and convenience, and enjoyment of travel and the free flow of traffic within the city; and to provide a uniform sign ordinance between the City of Stevens Point, Village of Plover and Portage County.

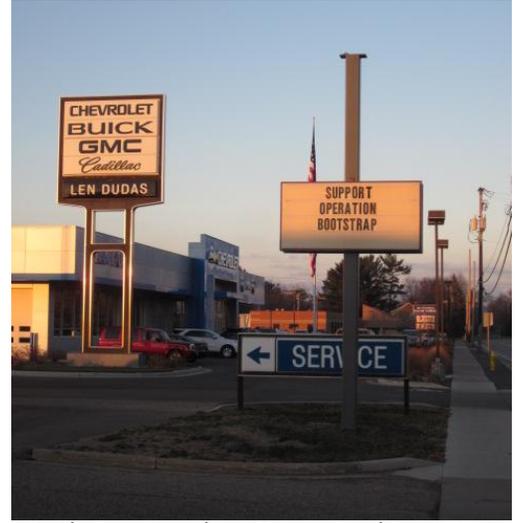
Findings: The proposed height increase would allow for better sign visibility but make the sign nonconforming as well. Furthermore, exceeding the height requirement makes two freestanding signs on the property which are non-conforming. No hardship exists that would warrant a larger sign at that location. As oversized signage already exists, additional oversized signage may increase traffic hazards along Main Street / Hwy 10. This thoroughfare is already scattered with signs that distract drivers, and decreases the aesthetics of the area.

In granting a variance, the plan commission may attach additional requirements necessary to carry out the spirit and purpose of this ordinance in the public interest.

Images



Len Dudas Property - Looking West



Both Freestanding Signs - Looking West

Name and Address		Parcel #	Alt Parcel #	Land Use			
Dudas Enterprises LLC 3305 Main St Stevens Point, WI 54481		240833101931	240833101931	Garage, Service & Auto Showrm			
		Property Address			Neighborhood		
		3305 Main St			Hwy 10 W of Hwy 39 (Comm)		
		Subdivision			Zoning		
Display Note		Metes And Bounds		B4-COMMERCIAL			

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Dudas Enterprises LLC	1/6/2004	\$945,800	Warranty Deed	650260		Land & Build.

SITE DATA

PERMITS

Actual Frontage	448.0	Date	Number	Amount	Purpose	Note
Effective Frontage	448.0	10/14/2011	11-738	\$4,600	099 Sign	channel ltrs above gar
Effective Depth	656.0	9/29/2010	37373	\$20,000	099 Sign	signage
Square Footage	293,888.0	9/21/2010	37344	\$7,500	066 Plumbing	storm sewer
		9/13/2010	37366	\$8,000	099 Sign	relocate signs/change
Acreage	6.747	8/12/2010	37239	\$5,082	002 Air Conditioning &	Service Addn & Remo
		8/12/2010	37239	\$781,320	004 Addition and Rem	Service Addn & Remo

2012 ASSESSED VALUE

Class	Land	Improvements	Total
B-Commercial	\$567,000	\$1,362,300	\$1,929,300
Total	\$567,000	\$1,362,300	\$1,929,300

LEGAL DESCRIPTION

PRT SENE S33 T24 R8 COM 30' S & 218.12' E NW COR SD 40 TH S 259' MOL; W 9.07'; S389.12' MOL E 458.17' MOL; N 648.12' TO SL HWY 10; W 448.12' TO POB INCL OL 2 OF CSM#4706-16-201 542/1152-53 650260

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
Dudas Enterprises LLC 3305 Main St Stevens Point, WI 54481		240833101931	240833101931	Garage, Service & Auto Showrm
		Property Address		Neighborhood
		3305 Main St		Hwy 10 W of Hwy 39 (Comm)
		Subdivision		Zoning
Display Note		Metes And Bounds		B4-COMMERCIAL

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Service Gar (S good)	1966	20,450	Metal - Good	18
2	1	Auto Showroom (S avg)	1966	6,302	Metal - Avg	18

Total Area

26,752

BASEMENT DATA**COMPONENTS**

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
				1	1	Canopy - Retail	1,440
				1	1	Mezzanine - Storage (Avg Qual)	4,620

DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition
Storage Building	1980	320.0	C	Average

SITE IMPROVEMENTS**STRUCTURE DATA**

Site Improvement	Units	Age	15
		Year Built	1966
		Eff. Year	1997
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	1.00
		Business Name	Len Dudas Chevrolet/Cadillac

Name and Address		Parcel #	Alt Parcel #	Land Use
Leonard J & Dalphine M Dudas 4817 Barbara's Ln Stevens Point, WI 54481		240833101930	240833101930	Restaurant, Fast Food
		Property Address		Neighborhood
		3333 Main St		Hwy 10 W of Hwy 39 (Comm)
		Subdivision		Zoning
Display Note		Certified Survey Map		B4-COMMERCIAL

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Leonard J & Dalphine M Dudas	10/28/2002	\$275,000	Warranty Deed	618016		Land & Build.

SITE DATA

PERMITS

Actual Frontage	131.0	Date	Number	Amount	Purpose	Note
Effective Frontage	131.0	11/10/2009	36691	\$0	070 Raze/Demolition	Hot n Now bldg
Effective Depth	316.0					
Square Footage	41,396.0					
Acreage	0.950					

2012 ASSESSED VALUE

Class	Land	Improvements	Total
B-Commercial	\$218,500	\$42,000	\$260,500
Total	\$218,500	\$42,000	\$260,500

LEGAL DESCRIPTION

LOT 2 CSM#4706-16-201 BNG PRT SE NE S33 T24 R8 618016

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
Leonard J & Dalphine M Dudas 4817 Barbara's Ln Stevens Point, WI 54481		240833101930	240833101930	Restaurant, Fast Food
		Property Address		Neighborhood
		3333 Main St		Hwy 10 W of Hwy 39 (Comm)
		Subdivision		Zoning
Display Note		Certified Survey Map		B4-COMMERCIAL

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	
Blacktop Pkg- Avg Cond	28,000	Year Built	
		Eff. Year	
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	
		Business Name	

REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION

ADDRESS OF PROPERTY: Len Dudas Motors 3305 Main 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).

We would like to provide/install a illum sign cabinet
with "Certified Service" graphics onto existing pole on
property to east of car lot. CAH of 20' for necessary clearance

OWNER/APPLICANT:

Name: Mike Dudas
Address: 3305 Main St.
Stevens Point WI 54481
(City, State, Zip Code)

Telephone: 715 - 344 - 3410
Cell Phone: _____

Signature

AGENT FOR OWNER/APPLICANT:

Name: Bailey Bushman - Bushman Sign
Address: 4925 Cove Dr.
Stevens Point, WI 54481
(City, State, Zip Code)

Telephone: 715 - 341 - 4942
Cell Phone: 715 - 340 - 0939

Bailey Bushman
Signature

Scheduled Date of Plan Commission Meeting: _____

Scheduled Date of Common Council Meeting: _____

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

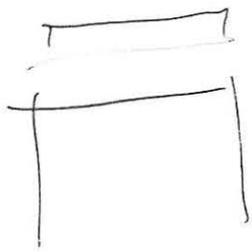
All requests with supporting documentation are due at the Community Development Office **three weeks** prior to the actual meeting.

Fee schedule is on second page.

Receipt # _____

Len Dudas Motors

1. Existing property purchased to expand lot -
has existing sign post w/ reader board already there. Customer uses reader board for advertising, but would like to make the sign complete with a brand panel above. Reader board needs to be at least 8' above ground to prevent tampering. 10' vision triangle
2. Surrounding property owners Signage is all on one property - this is unique as a second lot.
- 3.

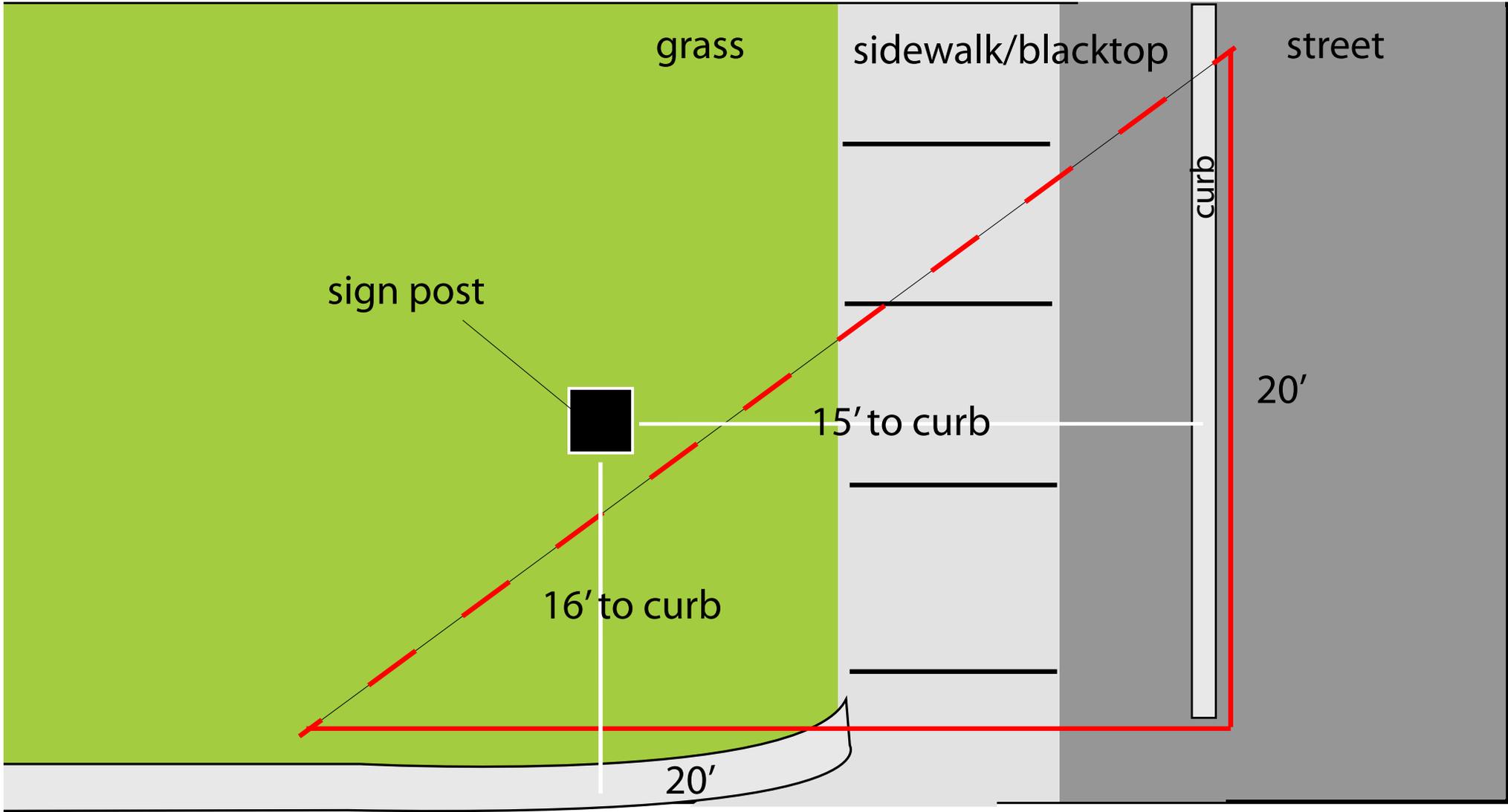


20' OVERALL HEIGHT (MOUNTED TO EXISTING POLE)
8' X 8' NEW SIGN CABINET W/ LEXAN FACES
HIGH PERFORMANCE VINYL GRAPHICS
NEW LEXAN FACES TRACKED FOR COPY IN EXISTING READERBOARD CABINETS
REPAINT EXISTING CABINETS AND POLE
\$7,640.00 + tax/permit



**LEN DUDAS
MOTORS
STEVENS POINT
USA**





Administrative Staff Report

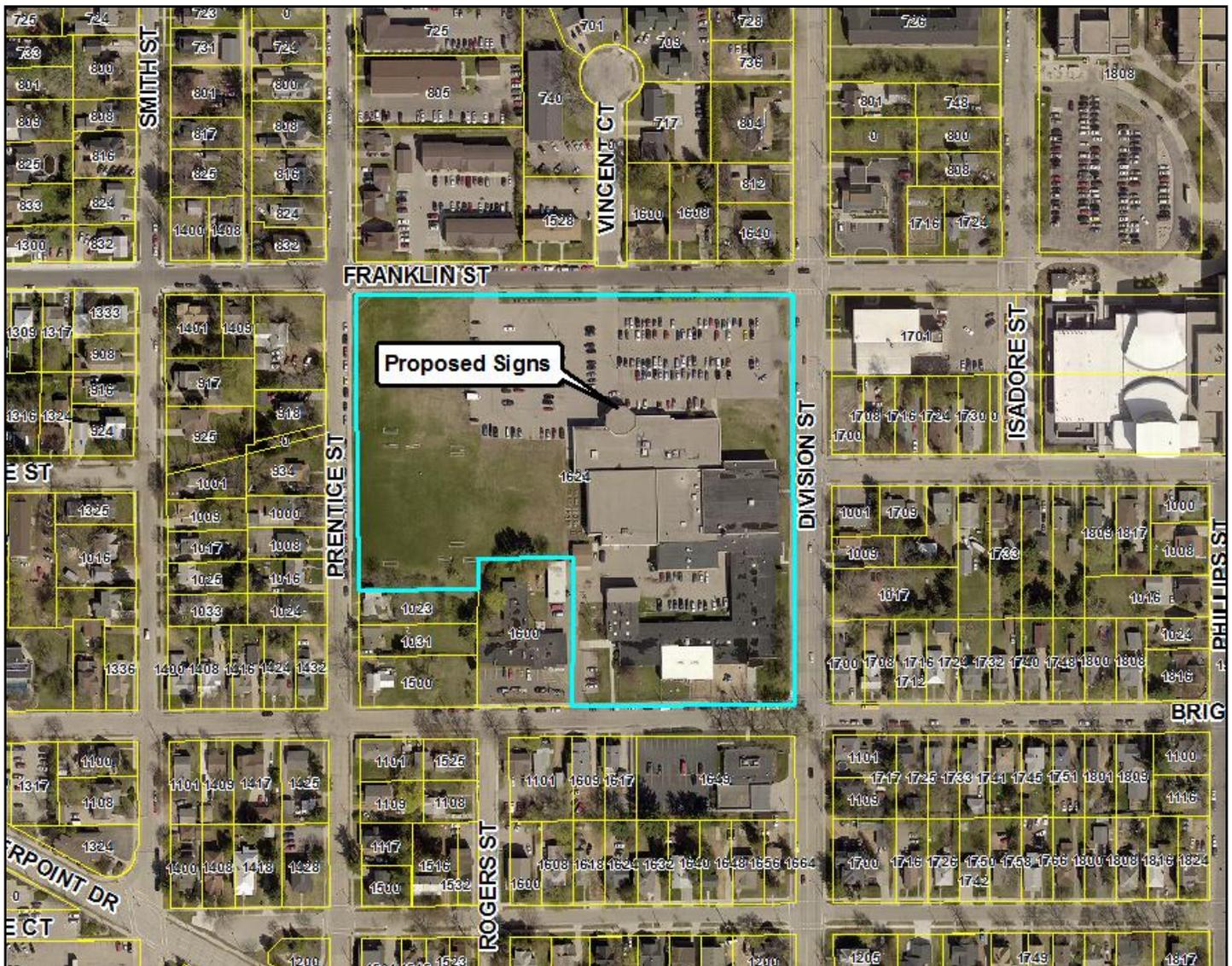
YMCA Sign Variance
1000 Division Street
December 3, 2012



Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none">• YMCA <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">• 2408-32-1002-01 <p>Zone(s):</p> <p>"R-5" Multiple Family II Residence District</p> <p>Master Plan:</p> <ul style="list-style-type: none">• Commercial / Office/ Multi-family <p>Council District:</p> <ul style="list-style-type: none">• District 1 – Beveridge <p>Lot Information:</p> <ul style="list-style-type: none">• Frontage (feet): unavailable• Depth (feet): unavailable• Square Footage: unavailable• Acreage: unavailable <p>Current Use:</p> <ul style="list-style-type: none">• Recreational Facility <p>Applicable Regulations:</p> <ul style="list-style-type: none">• Chapter 25.04 (7)	<p>Request</p> <p>Request from Bushman Electric Crane and Sign, representing the YMCA, for a sign variance to allow wall signs exceeding the 32 square foot requirement allowed in the R-5 District at 1000 Division Street (Parcel ID 2408-32-1002-01).</p> <p>Attachment(s)</p> <ul style="list-style-type: none">• Parcel Data Sheet• Application• Sign Rendering <p>Findings of Fact</p> <ul style="list-style-type: none">• Property is zoned "R-5" District• The request is for two wall signs that exceed the requirement for wall signs in the "R-5" district.• Walls signs within the "R-5" District shall not exceed 32 square feet.• The proposed signs total 72.56 sq. ft.• Previous signs have already been removed. <p>Staff Recommendation</p> <p>In reviewing this request, the size of the property, the location of the building on the property, and the size of the building itself does create a uniqueness with this request. Staff would recommend approval of the request to allow up to the requested amount of signage, but require the sign to be in channel letter type sign, as opposed to the proposed white cabinet signs. A channel letter type sign will not only be more fitting into this area in term of design, but reduce the potential of illumination that the sign lighting projects. In addition, having the white cabinet signs may create a washout of the YMCA lettering or logos when viewed from a distance, which is one of the reasons why staff is supporting a larger sign for this request.</p> <p>As a note, the previous sign was a channel letter sign.</p>
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Vicinity Map



Background

Bailey Bushman, representing the YMCA, is requesting for a sign variance to install two wall signs totaling over 72 square feet at 1000 Division Street. Details for each sign are below:

Proposed Wall Sign A:

Faces: 1
Display: YMCA Logo + "Stevens Point
YMCA"
Direction: Division St. & Franklin St.
Size: 52.43 sq. ft.

Proposed Wall Sign B:

Faces: 1
Display: YMCA Logo
Direction: Division St. & Prentice St.
Size: 20.13 sq. ft.

The previous channel letter signs have been removed, which now expose large holes within the façade. Their removal was due in part to the YMCA's new branding and marketing logo/design. The applicant has stated that the proposed signs were only 1 inch larger than each dimension of the previous signs.

Our sign code allows for only one wall sign at a size of 32 square feet within the R-5 zoning district. The request exceeds the size and amount requirement. The YMCA's previous signs also did not meet the district sign requirement for wall signs, making them non-conforming.

Standards of Review

In obtaining a permit, the applicant may submit an appeal to the plan commission for a variance from certain requirements of this ordinance. The plan commission shall provide a recommendation to the common council when a variance is requested. A variance may be granted by the common council where the literal application of the ordinance would create a substantial hardship for the sign user and the following criteria are met:

1) A literal application of the ordinance would result in a demonstrated practical difficulty or unnecessary hardship to the property.

Analysis: The proposed signs are comparable in size of the previously non-conforming signs. In total, the YMCA fronts four streets: Division Street, Prentice Street, Briggs Street and Franklin Street. Furthermore, the facility is situated on the property primarily along Division Street and Briggs Street, with ingress/egress off Division Street and Franklin Street. The main entrance to the facility faces north along Franklin Street and lies approximately 200 feet from the street. Lastly, the main entrance was recently remodeled which presented an overhang with several distinct façades that face north, northeast, and northwest.

Findings: The facade over the main entrance does provide adequate space for a wall sign that is visible from Division Street, Franklin Street, and Prentice Street. Furthermore, the freestanding electronic reader board, recently installed along Division Street, adequately markets the property from the north, south, and east. As driveways exist along Division Street and Franklin Street, these may be the most important sides to provide signage. Given the size of the property, the location of the building, and the size of the building, it does make it difficult to install a sign only meeting the 32 square feet limitation, and still see it from the adjacent streets.

2) The granting of the requested variance would not be materially detrimental to the property owners in the vicinity.

Analysis: Surrounding uses are primarily single family, two-family, or multi-family residential homes. A bank exists to the northeast, across Division Street, with a funeral home existing to the south across Briggs Street. Properties along the north side of the property are primarily multi-family dwellings, with which the proposed signs would face.

Findings: No property or facility within the vicinity is as large as the YMCA. Furthermore, as multi-family exists to the north, staff does not feel that the requested variance would be detrimental to the property owners in the vicinity. The building's setback from Franklin Street, at almost 200 feet is sufficient space between the residential uses that exist, which do not have signs. See the photos below.



3) Hardship caused the sign user under a literal interpretation of the ordinance is due to conditions unique to that property and does not apply generally to the city.

Analysis: The property encompasses almost an entire block. Over half of the property is occupied by impervious surface with the other half as greenspace in the form of sports fields. Furthermore, the greenspace exists along Prentice and Franklin Streets, whereas, the facility and parking exists along Division.

Findings: The uniqueness of the property is due to the size of the property, the location of the building on the property, and the size of the building. Having a sign at 32 square feet will make it difficult to see from the street.

4) The granting of the variance would not be contrary to the general objectives of this ordinance.

Analysis: The purpose of these sign regulations are: to encourage the effective use of signs as a means of communication in the City of Stevens Point (hereinafter referred to as the city); to maintain and enhance the beauty and unique character and enhance the aesthetic environment of the city by eliminating visual blight; to enhance the city's ability to attract sources of economic development and growth; to protect pedestrians and motorists of the city from damage or injury caused or partially attributable to the distractions and obstructions which are hereby declared to be caused by improperly sized or situated signs; to minimize the possible adverse effect of signs on nearby public and private property; to promote the public safety, welfare and convenience, and enjoyment of travel and the free flow of traffic within the city; and to provide a uniform sign ordinance between the City of Stevens Point, Village of Plover and Portage County.

Findings: The increased size of the wall signs should not be contrary to the general objectives of the Sign Ordinance. The increased size of the signs will not create an over prolific amount of signage, and will remain proportionate to the size of the building.

In granting a variance, the plan commission may attach additional requirements necessary to carry out the spirit and purpose of this ordinance in the public interest.

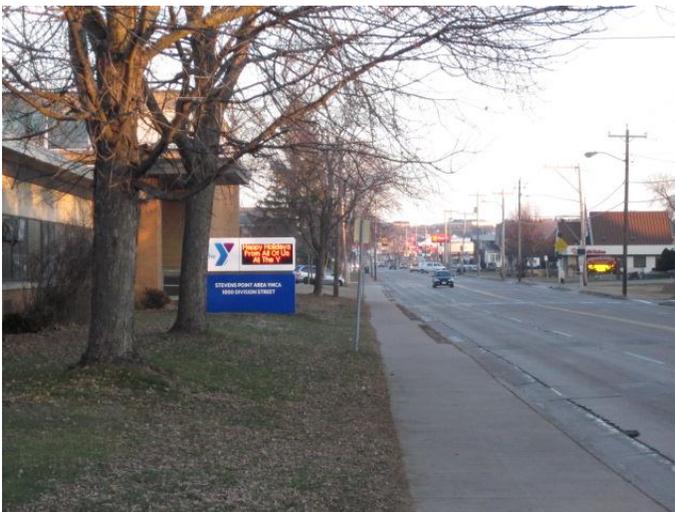
Images



YMCA Main Entrance



YMCA Main Entrance (From Franklin St.)



Electronic Reader Board (Division St - Looking North)



YMCA - From Franklin & Prentice Intersection

Name and Address		Parcel #	Alt Parcel #
YMCA - Stevens Point (Exempt) 1000 Division Street Stevens Point, WI 54481		240832100201	240832100201
		Property Address	
1000 Division St/1624-56 Briggs St			
Display Note			

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

PERMITS

Date	Number	Amount	Purpose	Note
10/22/2012	12-0691	\$94,770	032 Furnace (HVAC)	
10/22/2012	12-0691	\$337,485	042 Interior Renov/Remodel	Add Big Bros/Big Sis offices offices for Big Bros/Big Sis offices for Big Bros/Big Sis monument sign w/LED display break room
10/22/2012	12-0691	\$63,753	020 Electrical	
10/22/2012	12-0691	\$37,856	066 Plumbing	
10/17/2012	12-0671	\$20,000	099 Sign	
12/29/2011	11-893	\$3,950	042 Interior Renov/Remodel	

2012 ASSESSED VALUE

Class	Land	Improvements	Total
X5-Other Exempt	\$0	\$0	\$0
Total	\$0	\$0	\$0

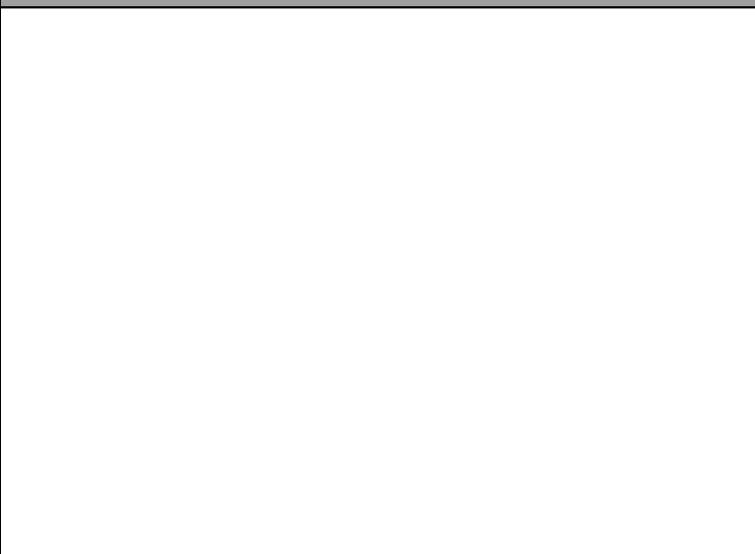
LEGAL DESCRIPTION

ALL OF BLK 11 OF SMITH BRIGGS & PHILLIPS ADD & PRT OF SW SE OF S29 T24 R8 & PRT OF NW NE OF S32 T24 R8 AS DES IN 187/367 LESS PRCL DES 325/124

PROPERTY IMAGE



PROPERTY SKETCH



REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION

ADDRESS OF PROPERTY: YMCA 1000 Division 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).
We are looking to install two wall signs with the new logo / ID requirements in place of where the existing wall signs were located

OWNER/APPLICANT:

Name: YMCA of Stevens Point
Address: 1000 Division St.
Stevens Point, WI 54481
(City, State, Zip Code)

Telephone: 715-342-2980
Cell Phone: _____

Signature

AGENT FOR OWNER/APPLICANT:

Name: Bailey Bushman - Bushman Sign
Address: 4925 Cove Dr.
Stevens Point, WI 54481
(City, State, Zip Code)

Telephone: 715-341-4942
Cell Phone: 715-340-0939

Bailey Bushman
Signature

Scheduled Date of Plan Commission Meeting: _____

Scheduled Date of Common Council Meeting: _____

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 # _____

EACH EAST & WEST

FACING SIGN IS SIZED TO COVER LARGE HOLES ON THE BUILDING FACADE - HOLES FROM PREVIOUSLY ALLOWED CHANNEL LETTERS. EACH SIGN IS ONLY 1" LARGER THAN EACH DIMENSION OF THE ORIGINAL SIGNS.

IF ONLY 1-3250-ft. SIGN IS ALLOWED @ THE MAIN ENTRANCE THE IDENTITY OF THE BUILDING, WHICH TAKES UP THE MAJORITY OF ONE CITY BLOCK, FROM THE OPPOSITE SIDE IS MASKED. WITH THE EXCEPTION OF A NEW, COMPLIANT E.M.C. SIGN ALONG DIVISION STREET, AND PARKING SIGNS, THERE ARE NO EXTERIOR SIGNS IDENTIFYING THE Y.

BECAUSE THE MAIN ENTRANCE OF THE BUILDING HAS CHANGED THROUGH REMODELING, THAT SINGLE SIGN IS NO LONGER NEAR THE ENTRANCE. THE FACADE SIGNS IDENTIFY THE ENTRANCE FROM TWO WELL TRAVELLED DIRECTIONS.

THE Y ONLY REMOVED THE ORIGINAL SIGNS TO BE COMPLIANT WITH YUSA GUIDELINES FOR THE Y'S NEW BRANDING. THEY ARE GIVEN A LIMITED AMOUNT OF TIME TO MAKE ALL THE NECESSARY CHANGES. THEY HAVE VERY SPECIFIC DESIGN PROTOCOL TO FOLLOW & THE SIGN DESIGNS REFLECT THAT.

IT DOESN'T SEEM THAT THE Y IS ASKING TOO MUCH - JUST TO BE ALLOWED TO SWAP OUT OLD SIGNS FOR NEW.

12.58
416
525P

4.55
416 > 325P

1"=32" OLD BRAND SIGNS



VIEW FROM PARKING LOT ENTRANCE

FACING CORNER OF DIVISION/FRANKLIN

FACING CORNER OF DIVISION/PRENTICE



1"=32"



PROPOSED NEW BRAND SIGNS

1"=16"

Faces WEST



sign approx. 58" w x 50"h
covers holes for 48"h x 50"w channel letter logo

Faces EAST



sign min. size 151"w x 50"h
covers holes for 48"x149" channel letters



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

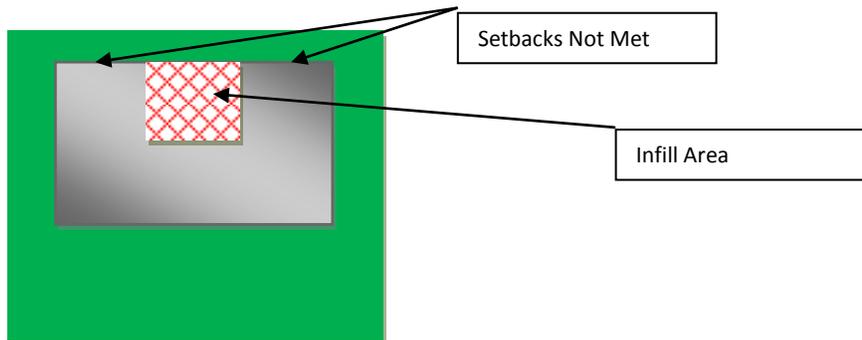
From: Michael Ostrowski and Kyle Kearns

CC:

Date: 11/28/2012

Re: Ordinance Amendment – Infilling of building space on a property, through the conditional use process, where the current building setback is not in conformance.

A request has been submitted to our office to allow a business, who currently do not meet the current setbacks for the zoning district in which they are in, to infill a portion of their building to become flush with the existing portion of their building. Under our non-conforming structure ordinance, this would not be allowed because it is essentially altering a non-conforming structure.



With non-conforming structures, there are a couple schools of thought:

1. Allow no structural alteration to a structure if it is non-conforming at all, or
2. Allow structural changes so long as the structural change meets the current zoning requirements.

Number 2 above allows for non-conforming structures to remain and to be altered, but not to increase the actual non-conformity.

Buildings that are u-shaped present another challenge. The area left in middle can become an unproductive area for the property and hinder the maximum potential. With that said, staff would recommend allowing existing buildings like these to fill in the inner portion, up to the

existing setback of the building. However, these requests shall be considered a conditional use in order to allow appropriate conditions to be placed on the property to prevent negative impacts on adjacent properties and neighborhoods. The Plan Commission and Common Council may establish the setback based upon functional design of the proposed building setback of neighboring properties, impact on neighborhood open space, future road requirements, alternative structural designs, building facade, public input, as well as other factors.

Section 23.02(1)(b)(3)(h)

Infilling of building space on a property, where the current building setback is not in conformance.

In addition, the non-conforming section will need to be modified to allow such infill to occur. The amendment will involve changing the non-conforming premises to non-conforming uses.

Section 23.01(17) Nonconforming Premises.

- a) **Intent.** This ordinance and districts therein, or any later amendments may create situations where use of premises and parking, yards, setbacks, heights, lot area, lot width and density previously permitted may become prohibited, regulated or otherwise restricted for the purpose of implementing community plans and development goals. It is the intent of this ordinance to permit the continuance of these nonconforming premises, but not to encourage their survival. Such nonconforming premises are declared by the ordinance to be incompatible with conforming premises in the districts involved.
- b) Existing Nonconforming ~~PremisesUses~~. A nonconforming ~~premise-use~~ existing at the time of the adoption or amendment of this ordinance may be continued, but no use ~~or structure~~ on such premises shall be enlarged, increased, extended, reconstructed, resumed, substituted, or altered unless the nonconformity is changed to conforming except as follows:
 - 1) If a nonconforming use is discontinued for a period of less than 12 months, the previous use may be resumed.
 - 2) Minor modifications on nonconforming ~~premises-uses~~ may be approved by Zoning Administrator such as permitting substitution of a more restricted use; permitting ordinary maintenance repairs such as interior and exterior painting, decorating, paneling, and the replacement of doors, windows, and other nonstructural components; or permitting minor deviations from parking, yard, setback, height, lot width, area or density where there are special circumstances caused by the nonconformity which would deprive the subject property of privileges enjoyed by other property in the vicinity under the same zoning classification. Minor modifications are permitted

only after the Zoning Administrator finds the modifications are not contrary to the public health, safety, or well-being, the modifications are compatible with surrounding uses, the modifications would not injure the neighborhood.

- 3) Additions to structures not conforming with floodway standards are permitted provided they will not increase the amount of obstruction to flood flows, are flood-proofed by means other than the use of fill to the floor protection elevation, and would not, over the life of the structure, exceed 50 percent of the present equalized assessment value.**

- c) Where a lot of record at the effective date of this ordinance, or a lot in a subdivision which the Common Council has officially approved and agreed to accept at the time of the effective date of this ordinance, has less area or width than herein required in the district in which it is located, said lot may nonetheless be used for a one-family dwelling or for any other non-dwelling use permitted in the district in which it is located.**



Memo

Michael Ostrowski, Director

Community Development

City of Stevens Point

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Stevens Point, WI 54481

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mostrowski@stevenspoint.com

City of Stevens Point – Department of Community Development

To: Plan Commission
From: Michael Ostrowski and Kyle Kearns
CC:
Date: 11/28/2012
Re: Ordinance Amendment – Planned Industrial Development

In October Council approved the zoning for the newly annexed 700+ acre site termed East Park Commerce Center (EPCC) with the assumption that in the coming months the entire site would be rezoned to a Planned Industrial Development District. The first process to achieve this is to amend our zoning code to allow Planned Industrial Development Districts (PID).

Similar to the Planned Development District amendment made in October the PID template has been taken from our zoning code rewrite document. Staff has formatted the PID language to fit within the confines of our current zoning ordinance. Essentially, this part, regarding PID's, is proposed to be reviewed and adopted prior to the entire adoption of the Zoning Code, however we are fast-tracking it to be adopted early. This section will remain and be incorporated into the new Zoning Code upon adoption.

Planned Industrial Development Districts are very similar to Planned Development Districts. The difference is that they allow industrial type uses, where Planned Development Districts do not. The intent of this district is to allow flexibility in site design and building standards, while providing higher quality site design that is more sensitive to the surrounding properties. For example, in regards to EPCC, staff could ensure that appropriate development occurs adjacent to the residential subdivision that provides adequate buffering. Additionally, setbacks, building height, landscaping, parking, and other site design development features can be regulated.

For these reasons, staff has proposed to create the Planned Industrial Development ordinance. The Planned Industrial Development language is attached.

23.02(4) Special Districts

h) "PID" Planned Industrial Development District

A Planned Industrial Development is a zoning district that is permitted within the Industrial Districts. The district allows flexibility in site design and building type standards approved by the Common Council.

1. Components of a PID

A PID approval consists of two separate steps:

- a. Approval of a rezoning and concept plan, by the Common Council ; and
- b. The subsequent approval of a preliminary subdivision plat or site plan consistent with the PID concept plan by the Planning Commission.

2. When Allowed

- a. A PID is intended for industrial projects that demonstrate a higher quality of site design that is more sensitive to the surrounding land uses, both built and natural, than is possible under other available zoning districts.
- b. All permitted and/or conditional uses found within the "M-1" Light Industrial and "M-2" Heavy Industrial zoning districts may be allowed as a permitted or conditional use.

3. Application and Fees

- a. A pre-application conference with the City Zoning Administrator (Administrator) is required.
- b. All applications for a PID shall be filed in writing with the Administrator.
- c. The application shall include the following additional materials:
 - i. A narrative explaining in detail the uses that will occur on the site, the square footage of structures and uses, open space acreage, the relationship of the proposed development to surrounding land uses in the area and other related development features;
 - ii. Concept plan schematically showing all streets, utilities, land uses, access to existing streets, major open space and a conceptual drainage plan; and
 - iii. A specific list of all requested deviations from the provisions of this zoning code.
- b. The applicant may provide concurrent applications for site plan or subdivision review.

4. Rezoning and Concept Plan Review by Administrator

- a. The Administrator may refer the application to other affected or interested agencies for review and comment.

- b. The Administrator shall provide notice as set out in this zoning ordinance and/or Wisconsin Statutes.
- c. The Administrator shall recommend approval, approval with conditions, or denial of the PID rezoning and concept plan.

5. Rezoning and Concept Plan Review by Planning Commission

- a. Following notice and a public hearing as required in this ordinance and /or Wisconsin Statutes, the Planning Commission shall recommend approval, approval with conditions, or denial of the PID rezoning and concept plan.
- b. In recommending, the Planning Commission shall consider the recommendation of the Administrator, relevant comments of all interested parties and the review criteria below.

6. Public Hearing and Decision by the Common Council

- a. Following notice and a public hearing as required in this zoning ordinance and/or Wisconsin Statutes, Common Council shall approve, approve with conditions, or deny the PID rezoning and concept plan.
- b. In deciding, the Common Council shall consider the recommendations of the Administrator and Planning Commission, relevant comments of all interested parties and the review criteria below.

7. Review Criteria

The Common Council shall consider the following criteria in approving, approving with conditions, or denying a PID rezoning and concept plan:

- a. The proposed PID is consistent with the pertinent elements of the City of Stevens Point Comprehensive Plan and any other adopted plans;
- b. The proposed development meets the requirements of this zoning ordinance or is granted a specific deviation by the Common Council ;
- c. The proposed PID will reinforce the existing or planned character of the area;
- d. The site is appropriate for the uses and site design allowed in the proposed PID concept plan;
- e. The PID demonstrates a higher quality of site design that is more sensitive to the surrounding lands, both built and natural, than is possible under other available zoning districts;
- f. Public facilities and services including but not limited to schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities are adequate and will not be detrimentally impacted by the development or uses in the proposed PID; and
- g. The PID will not substantially or permanently injure the appropriate use of adjacent properties.

8. Allowed Deviations

Unless otherwise expressly approved by the Common Council as part of the approved rezoning and concept plan, all planned developments shall be subject to all applicable standards of this zoning ordinance. In order to approve modifications of otherwise applicable standards, the Common Council must find that:

- a. Requested deviations from applicable building type standards, permitted uses, or other development standards that otherwise would apply are justified by the compensating benefits of the planned development; and
- b. The requested deviations do not detract from the established character or form of any surrounding conforming properties.

9. Action Following Approval

Approval of a PID rezoning and concept authorizes the submission of subdivision plats and site plans consistent with the PID approval.

10. Modification of Adopted Concept Plan

The Administrator is authorized to approve minor modifications to an approved concept plan. All modifications not listed as minor below shall be considered by the Common Council consistent with the original approval of the PID. The following modifications shall be considered minor:

- a. Up to a 10 percent increase or any decrease in gross floor area of a single building;
- b. Up to a 10 percent reduction or any increase in the approved setbacks from exterior property lines; and
- c. Relocation of parking areas, internal streets or structures where such relocation occurs more than 100 feet from exterior property lines.

11. Effect of Denial

The denial of a PID application shall ban the subsequent application for the same or similar district for a period of 12 months.

12. Expiration

A PID rezoning does not expire. A PID concept plan expires after two years if no preliminary plat, site plan or building permit has been filed. A two year extension may be granted by the Common Council.