

AGENDA
CITY PLAN COMMISSION

Tuesday, September 3, 2013 – 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 August 5, 2013 Plan Commission meeting.
2. Request from Richard Bierman, representing the property owner, to rezone **3640 Northpoint Drive (Parcel ID: 2408-22-3300-02)** from "R-5" Multi-Family II to "B-4" Commercial.
3. Request from Richard Bierman, representing the property owner, for a modification from landscaping standards at **3700 Northpoint Drive (Parcel ID 2408-27-2001-05)**.
4. Approval of Concept Plan for East Park Commerce Center – Planned Industrial Development Zoning District.
5. Request from Service Cold Storage, LLC for a site plan review of the proposed cold storage warehouse at **5700 E.M. Copsps Drive (portion of Parcel ID 2308-01-2100-01)**.
6. Request from the City of Stevens Point to add a 100 foot wide extension of E.M. Copsps Drive on the Official Street Map of the City of Stevens Point. Such area starts approximately at the intersection of Week Street and E.M. Copsps Drive and extends east for approximately 1,926 feet.
7. Request from the City of Stevens Point to add a 50 foot wide extension of Third Street on the Official Street Map of the City of Stevens Point. Such area starts approximately at the intersection with Main Street and continues north to its intersection with CenterPoint Drive.
8. Request from the City of Stevens Point to add a 60 foot wide extension of Strongs Avenue on the Official Street Map of the City of Stevens Point. Such area starts approximately at the intersection with Main Street and continues north to its intersection with CenterPoint Drive.
9. Adjourn.

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.

PUBLISH: August 23, 2013 and August 30, 2013

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, September 9, 2013 at 7:00 PM at the Lincoln Center, 1519 Water Street, Stevens Point, Wisconsin, to hear the following:

- 1) Request from the City of Stevens Point to add a 100 foot wide extension of E.M. Copps Drive on the Official Street Map of the City of Stevens Point. Such area starts approximately at the intersection of Week Street and E.M. Copps Drive and extends east for approximately 1,926 feet.

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

PUBLISH: August 30, 2013 and September 6, 2013

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, September 16, 2013 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 Richard Bierman, representing the property owner, to rezone 3640 Northpoint Drive (Parcel ID: 2408-22-3300-02) from "R-5" Multiple Family II Residence District to "B-4" Commercial District. This property being zoned "R-5" Multiple Family II Residence District, and described as LOT 2 CSM #4029-14-85 BNG PRT SW SW S22 T24 R8, City of Stevens Point, Portage County, Wisconsin.
2. Request from the City of Stevens Point to add a 50 foot wide extension of Third Street on the Official Street Map of the City of Stevens Point. Such area starts approximately at the intersection with Main Street and continues north to its intersection with CenterPoint Drive.
3. Request from the City of Stevens Point to add a 60 foot wide extension of Strongs Avenue on the Official Street Map of the City of Stevens Point. Such area starts approximately at the intersection with Main Street and continues north to its intersection with CenterPoint Drive.

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, August 5, 2013 – 6:00 PM
Lincoln Center – 1519 Water Street

PRESENT: Mayor Andrew Halverson, Alderperson Jerry Moore, Commissioner Tony Patton, Commissioner Dave Cooper, and Commissioner Garry Curless (Commissioner Anna Haines excused).

ALSO PRESENT: Community Development Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, Attorney Beveridge, Comptroller Ladick, Alderperson Doxtator, Alderperson Suomi, Alderperson M. Stroik, Alderperson R. Stroik, Alderperson Phillips, Guy Stewart, John Kraft, Chris Jones, Marcin Mrozek, Jim Lucas, Bev Mancl, Mark Boeck, Richard Bierman, Reid Rocheleau, Travis Kornowski, Sarah Wallace, Gene Kemmeter, Leonard Moadlo, Rosemary Gagas, and Larry Gagas.

INDEX:

1. Report of the July 1, 2013 Plan Commission meeting.
2. Request from Brad Wolf, representing the property owner, for a conditional use permit for the purposes of constructing an attached garage using the “R-TND” Traditional Neighborhood Development Overlay District minimum side-yard setback requirements at **2024 Wyatt Ave (Parcel ID 2408-32-4046-14)**.
3. Request from Beverly Mancl for a conditional use permit for the purpose of constructing an 8-unit townhouse style apartment complex, at the southeast corner of **Echo Dells Avenue and Riverview Avenue (Parcel ID 2308-05-4300-36)**, as well as a modification to the parking lot and landscaping standards, relating to a reduced parking lot setback and location of the parking lot in a street yard.
4. Request from Richard Bierman, representing the property owner, for a conditional use permit for the purpose of constructing a car dealership and service facility within the wellhead protection district zone B at **3700 Northpoint Drive (Parcel ID 2408-27-2001-05)**.
5. Request from the City of Stevens Point to acquire approximately 1.320 acres of **Parcel ID 2308-01-2200-05** (Portage County property) for the extension of E.M. Copsps Drive to the east.
6. Request from the City of Stevens Point to acquire approximately 37.01 acres (Moadlo Property) within the **northwest corner of the East Park Commerce Center (Parcel ID 2308-01-2100-01)** to be used for right-of-way and future development sites.
7. Review and recommendation on transferring and/or selling approximately 27 acres of property located in the **northwest corner of the East Park Commerce Center (portion of Parcel ID 2308-01-2100-01)**, to Service Cold Storage, LLC.
8. Review and recommendation on extending and naming E.M. Copsps Drive, east of Week Street to the eastern edge of Parcel ID 2308-01-2100-01.
9. Adjourn.

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1. Report of the July 1, 2013 Plan Commission meeting.

Motion by Alderperson Moore to approve the report of the July 1, 2013 meeting; seconded by Commissioner Cooper. Motion carried 5-0.

2. Request from Brad Wolf, representing the property owner, for a conditional use permit for the purposes of constructing an attached garage using the “R-TND” Traditional Neighborhood Development Overlay District minimum side-yard setback requirements at **2024 Wyatt Ave (Parcel ID 2408-32-4046-14)**.

Director Ostrowski explained the request is to take down the existing garage, recreating a new one and the setback would be four feet off of the property line. Current requirements within the existing zoning district are seven and a half, but since it is in the TND district, they are allowed to go down to the four feet. Staff would recommend approval with the conditions outlined in the staff report.

Motion by Mayor Halverson to approve the conditional use permit for the purposes of constructing an attached garage using the “R-TND” Traditional Neighborhood Development Overlay District minimum side-yard setback requirements at 2024 Wyatt Ave (Parcel ID 2408-32-4046-14) with the following conditions:

- **All necessary building permits shall be obtained for the proposed work.**
- **The applicant shall not widen the curb cut and driveway within the public right-of-way without the approval of all applicable departments.**
- **The driveway shall not be wider than 20 feet.**
- **Gutters shall be installed on the entire north side of the structure and directed appropriately to prevent drainage onto adjacent properties.**
- **The materials of the new garage shall be compatible, to the extent possible, the materials on the main home.**
- **All other applicable ordinance requirements shall be met.**

seconded by Alderperson Moore. Motion carried 5-0.

3. Request from Beverly Mancl for a conditional use permit for the purpose of constructing an 8-unit townhouse style apartment complex, at the southeast corner of **Echo Dells Avenue and Riverview Avenue (Parcel ID 2308-05-4300-36)**, as well as a modification to the parking lot and landscaping standards, relating to a reduced parking lot setback and location of the parking lot in a street yard.

Director Ostrowski explained Ms. Mancl is looking at constructing an 8 unit, 2-bedrooms each townhouse style apartment complex on the corner of Echo Dells and Riverview. He added that there is a request for a reduction in the western street yard setback by 7 feet to 18 feet from the property line to the start of the parking lot. Director Ostrowski explained the request is for better circulation of traffic within the complex in terms of driveway access for visitor parking as well as the parking in front and by the garages. He added in regards to the standards of review, staff has found they have been met and there are a couple that would be modified slightly, such as adding additional landscaping along the northern edge of the property.

Jim Lucas, ArcCentral, stated in addition the property owner will maintain the area between the curb and her property, which is landscaped and well maintained, and she would continue to do that at this site. He continued stating it is a benefit to the property to keep it looking nice. He also added they would put a secondary row of coniferous trees to help with shielding headlights from other properties. Mr. Lucas also explained the plan includes additional parking then required, and maintaining city property offsets the land that they would like to pave closer to the street.

Motion by Commissioner Patton to approve the conditional use permit for the purpose of constructing an 8-unit townhouse style apartment complex, at the southeast corner of Echo Dells Avenue and Riverview Avenue (Parcel ID 2308-05-4300-36), as well as a modification to the parking lot and landscaping standards, relating to a reduced parking lot setback and location of the parking lot in a street yard with the following conditions:

- **If sidewalks were ever to be installed by the City or property owners on directly adjacent properties, the applicant or owners of the property in question shall install sidewalks at his/her own expense within one year.**
- **Material used for the refuse enclosure shall be constructed out of finished wood, or masonry materials.**
- **Additional vegetative landscaping to match the proposed shall be placed along the north side of the building facing Riverview Avenue.**
- **The maximum number of units shall be 8, within a maximum number of 16 bedrooms.**
- **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.**
- **Staff shall have the authority to approve minor changes such as landscaping or drainage.**
- **Landscaping that screens parking, shall be allowed to encroach into the public right-of-way with approval from the appropriate staff. The owner shall manage and maintain the landscaping within the right-of-way and if ever the City were to widen the street or install sidewalks, compensation for landscaping would not be provided. Furthermore, the owner shall remove landscaping at their cost if the above were to occur.**
- **Supplementary landscape planters shall be installed along the westward facing building façade near entryways.**
- **The applicant shall pay the required park fee per unit to the City.**

seconded by Commissioner Curless. Motion carried 5-0.

4. Request from Richard Bierman, representing the property owner, for a conditional use permit for the purpose of constructing a car dealership and service facility within the wellhead protection district zone B at **3700 Northpoint Drive (Parcel ID 2408-27-2001-05).**

Director Ostrowski explained this is the existing Courtesy Nissan Dealership at the northwest corner of I39 and Stanley Street. This request is before us because it is within the wellhead protection zone, not as a standard conditional use, so any of the conditions placed upon this development would have to relate to the protection of the groundwater supply. He continued they are looking at razing the existing building and reconstructing a new Honda Dealership on that site which a site plan was included in the packet with a quantities list of fluids that they would be having on property. Specifically, 500 gallons of oil, 50 gallons of transmission fluid, 50 gallons of antifreeze, and 50 of gallons of washer solvent. Director Ostrowski continued stating all fluids would be above ground, and the oil would have a double wall containment system with the recommendations of a 100% containment area such as a concrete curb or basin to provide a third layer of protection, as well as the other areas we would require them to have that second layer as well. He also explained we would require them to provide a safety manual spill prevention control plan, which has already been done. He added the screening mechanisms for landscaping will be dealt with through the zoning code and any requirements what would need to be met within there. If they do request a modification from any of the zoning standards, those would be before the commission at a later date.

Commissioner Patton asked if Mr. Kraft and Mr. Stewart are aware of the standards, to which Director Ostrowski answered they have been provided the standards.

Richard Bierman, 2108 Johnberg Road, stated he is aware of the concerns of the local property owners regarding landscaping, and his idea is to shift one of the access roads on the site and add some sort of berm and landscaping to compensate for what is seen along the street, but the lot is basically their show room as well. He is concerned about deciduous trees by the cars, but would put in larger type trees and add shrubs.

Commissioner Curless asked if the building would be further north than the present building, and if they owned the house to the north and would that be torn down, to which Mr. Bierman answered yes the new structure would be further north, the house to the north is theirs, and it would be demolished.

Guy Stewart, 3703 North Point Drive, stated he appreciates the interest in working with the neighbors, and understands the conditional use being focused on wellhead protection. He continued stating that in the past, with other conditional use permits that were issued on this site there were assurances that there would be landscape screening when the existing building was put it. He has looked at the screening plan, and it does look like they would require continuous three foot screening on the North Point Drive side of the project. He asks as part of this condition if they would increase the buffer between the residential and commercial uses.

Mayor Halverson answered the increase in the buffer zone cannot be done in what is being discussed tonight because this would be treating a zoned property different than any other property zoned the same.

John Kraft, 3715 North Point Drive, expressed his concern over the landscaping, and just wanted his concern heard.

Motion by Commissioner Patton to approve the conditional use permit for the purpose of constructing a car dealership and service facility within the wellhead protection district zone B at 3700 Northpoint Drive (Parcel ID 2408-27-2001-05) with the following conditions:

- **A drainage plan shall be submitted to the Department of Public Works and reviewed by all appropriate staff, meeting all stormwater requirements as per Chapter 31 of the Revised Municipal Code.**
- **All above ground chemical storage tanks shall be a minimum double walled, unless an equal or greater protection mechanism exists.**
- **No underground tanks shall be installed.**
- **Storage of all chemicals shall occur within 100% containment area such as a concrete curb basin or tub to provide a second/third containment measure against leaks or spills.**
- **Cracks and joints that open on dispensing areas or catch basins, if any, shall be filled and fixed immediately to avoid the infiltration of hazardous chemicals.**
- **Catch basins shall be installed around every fill point to catch product that may drip from the loading hose during the product transfer process.**
- **A spill prevention, control, and countermeasure plan shall be in place prior to the operation of the facility.**

- **Monitoring wells shall be installed throughout the property at locations determined by the Director of Water and the City Engineer. Testing shall be done quarterly. City staff shall be given unrestricted access for compliance purposes. Test shall be completed annually, and the results shall be supplied to the Director of Utilities.**
- **The City reserves the right to establish new conditions for the purpose of protecting the groundwater supply. Furthermore, the department of Community Development and Water Department shall be notified if changes occur to chemicals, quantities, storage or service at the facility or on the property.**
- **All costs associated with the conditions within this resolution shall be at the expense of the operator and/or owner. All required reports relating to sampling, analysis, and/or testing shall be provided to the City upon completion of such sampling, analysis, and/or testing.**
- **If any equal or superior alternative exists over any of the conditions, as determined by the Director of Water, the state, and the Director of Community Development, City of Stevens Point personnel shall have the ability to modify such condition(s).**
- **The conditional use permit shall expire within two years after final occupancy date.**

seconded by Commissioner Cooper.

Motion carried 5-0.

Aldersperson Moore asked how far is the parking area going to be setback from North Point Drive, to which Director Ostrowski stated five feet from the property line. Aldersperson Moore asked how far the property line was back from North Point Drive and was concerned that the road is rather narrow now and does not want to prohibit the city at a later date regarding infringing on the right-of-way if the road is widened. Mayor Halverson explained that can be verified by the survey, and Director Ostrowski added you will have the property line, and then between the property line and the parking lot you will have at least five feet of solid screening.

Guy Stewart, 3703 North Point Drive, commented that with the original annexation of the property and the agreement for the B-4 zoning for that site, there was an approval of a 10 foot landscape area. Mayor Halverson stated we will look into the original landscape buffer and if there was a part of the motion that was specifically connected to allowing the annexation to move forward as part of the original annexation we would have to look at that but would only be able to enforce it if it was recorded with the deed. Director Ostrowski added typically there is not a requirement placed on the zoning/rezoning unless it is recorded on the deed. Aldersperson Moore asked what year the area was annexed, to which Mr. Stewart stated it was about 1998. Mayor Halverson reassured that staff would do some research on that, and see what the documentation says.

Motion carried 5-0.

5. Request from the City of Stevens Point to acquire approximately 1.320 acres of **Parcel ID 2308-01-2200-05** (Portage County property) for the extension of E.M. Copps Drive to the east.
6. Request from the City of Stevens Point to acquire approximately 37.01 acres (Mocadlo Property) within the **northwest corner of the East Park Commerce Center (Parcel ID 2308-01-2100-01)** to be used for right-of-way and future development sites.

7. Review and recommendation on transferring and/or selling approximately 27 acres of property located in the **northwest corner of the East Park Commerce Center (portion of Parcel ID 2308-01-2100-01)**, to Service Cold Storage, LLC.
8. Review and recommendation on extending and naming E.M. Copps Drive, east of Week Street to the eastern edge of Parcel ID 2308-01-2100-01.

Director Ostrowski presented that the East Park Commerce Center has been annexed into the City, the TIF district has been established, and the site has been certified by the State. With these requests, we are looking at getting approval from the Plan Commission to purchase a portion of land from Portage County to extend E.M. Copps Drive as an entrance into the East Park Commerce Center. He continued stating they would also need permission to acquire approximately 37.01 acres from the Mocadlo family. We are looking for the Plan Commission to make a recommendation on acquiring both parcels of land from Portage County, and the Mocadlo family, which describes agenda items number 5 and 6. Director Ostrowski explained item 7, is to transfer approximately 27 acres of land to Service Cold Storage for the creation and construction of a freezer warehouse development of about 160,000 square feet. This area would be north of E.M. Copps Drive extended. He then explained that item 8 is would be the extension and naming of E.M. Copps Drive to the east, and the road would be constructed this year to about the tree line, which would leave about seven acres south of the road available for additional development at a later date.

Motion by Alderperson Moore to approve the following:

- **Acquiring approximately 1.320 acres of Parcel ID 2308-01-2200-05 (Portage County Property for the extension of E.M. Copps Drive to the east.**
- **Acquiring approximately 37.01 acres (Mocadlo Property) within the northwest corner of the East Park Commerce Center (Parcel ID 2308-01-2100-01) to be used for right-of-way and future development sites.**
- **Transferring approximately 27 acres of property located in the northwest corner of the East Park Commerce Center (portion of Parcel ID 2308-01-2100-01), to Service Cold Storage, LLC.**
- **Extending and naming E.M. Copps Drive, east of Week Street to the eastern edge of Parcel ID 2308-01-2100-01.**

seconded by Mayor Halverson.

Reid Rocheleau, 408 Cedar Street, feels the transferring and/or selling of the land concerns him, and questions who decides how much it is sold for and expressed that he is opposed to the Developer's Agreement as well as the process.

Commissioner Cooper asked what would be the time frame for acquiring the 37 acres and the transfer of the property to the taxpaying entity, to which Mayor Halverson stated the same day as closing.

Commissioner Curless asked if the Cold Storage will build on the property, to which Mayor Halverson answered yes, it is all laid out in the Developer's Agreement and also in the progressive liens that would be released as construction progresses so our security interest is protected in the land. Mayor Halverson continued explaining the Common Council in open session agreed to all of the changes to the Developer's Agreement at a special meeting.

Commissioner Cooper pointed out that this development not only is going to move quickly, but they are hiring people and probably expand this rather quickly and hire more people and pay more taxes. Mayor

Halverson confirmed and added there are many contracts already in place for the project. He added their willingness to consider a different site helps the Skyward project move forward and with the geography if you look at the layout of the property, originally it was oriented more square, the difference is E.M. Copps is extended straight to the east, and will take a southern turn more east and have compensation for the railroad right of way. We have to compensate with the road or we lose the distance necessary to maintain the rail right of way along the parcels, and then allows the city to preserve two three acre lots which will then be able to be sold for smaller projects. He also pointed out they could now potentially expand their operations.

Motion Carried 5-0

9. Adjourn.

Meeting Adjourned 6:26 PM.

Administrative Staff Report

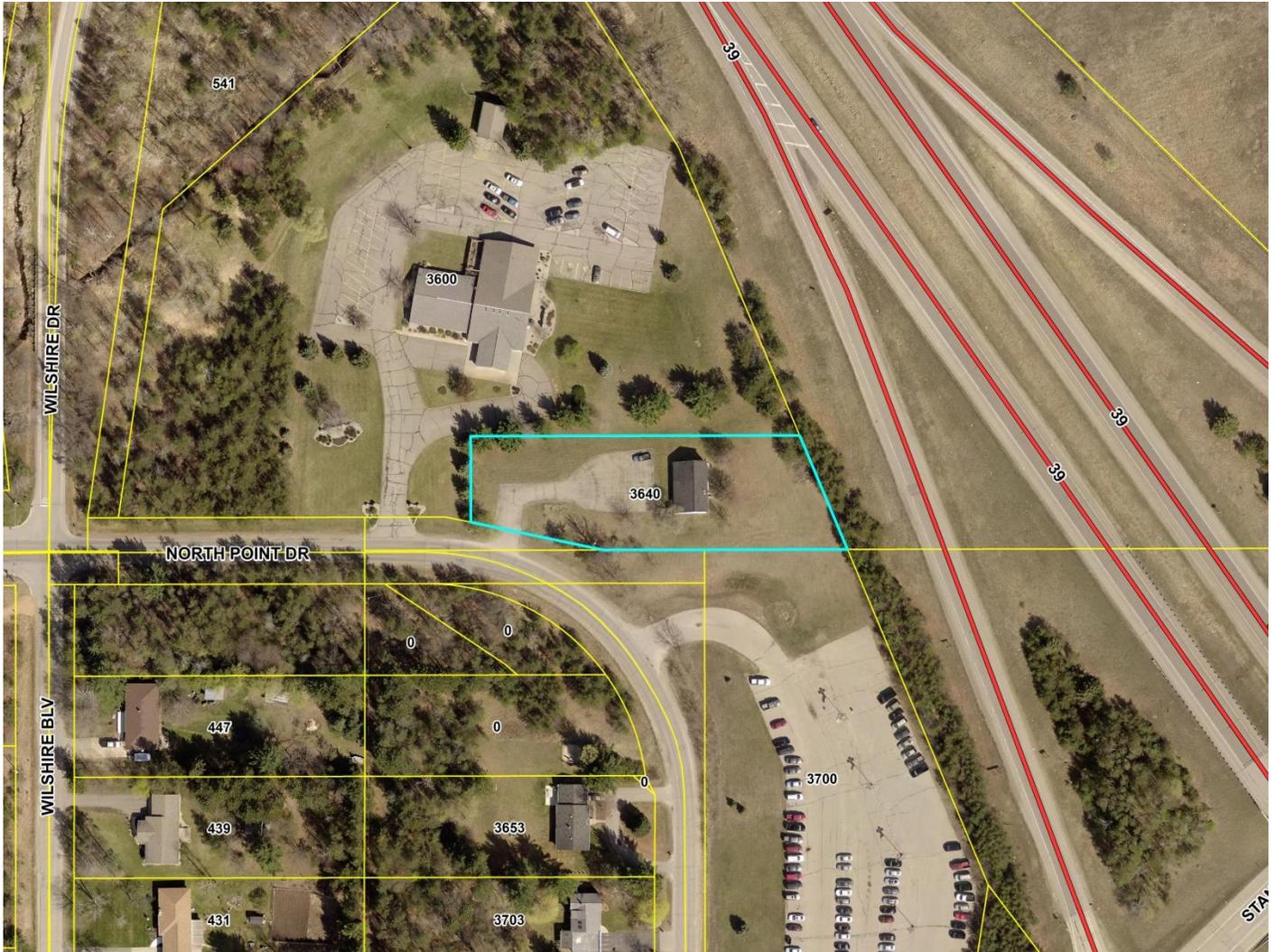
Rezone Request - 3640 Northpoint Drive "R-5" Multiple Family 2 to "B-4" Commercial September 3, 2013



Department of Community Development
1515 Strongs Avenue, Stevens Point, WI 54481
Ph: (715) 346-1568 - Fax: (715) 346-1498

<p>Applicant(s):</p> <ul style="list-style-type: none">Richard Bierman <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">2408-22-3300-02 <p>Lot Information:</p> <ul style="list-style-type: none">Effective Frontage: 108 feetEffective Depth: 348 feetSquare Footage: 37,584Acreage: 0.86 <p>Zone(s):</p> <ul style="list-style-type: none">"R-5" Multiple Family II Residence District <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 8: Patton <p>Current Use:</p> <ul style="list-style-type: none">Vacant <p>Applicable Regulations:</p> <ul style="list-style-type: none">23.02(1)(g), 23.02(2)(d)	<p>Request</p> <p>Request from Richard Bierman, representing the property owner, to rezone 3640 Northpoint Drive (Parcel ID: 2408-22-3300-02) from "R-5" Multi-Family II to "B-4" Commercial.</p> <p>Attachment(s)</p> <ul style="list-style-type: none">Parcel ID SheetExhibit MapApplication <p>Findings of Fact</p> <ul style="list-style-type: none">The property is zoned "R-5" Multiple Family II Residence DistrictThe request is to rezone the property to "B-4" Commercial District.No use currently exists on the property.The City's Comprehensive Plan calls for a commercial, office, or multi-family use on the property. <p>Staff Recommendation</p> <p>Based upon the findings, staff recommends approving the rezoning request for 3640 Northpoint Drive from "R-5" to "B-4."</p>
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Vicinity Map



Background

Richard Bierman, representing the property owner is requesting to rezone the property identified above. The property has existed for decades as "R-5" Multiple Family II, although recently the residential use has ceased on the property. Furthermore, the applicant intends to utilize the property similarly to the permitted use to the south, zoned "B-4" Commercial. If rezoning occurs, parcels will likely be combined.

Standards of Review

Rezoning Request

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

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

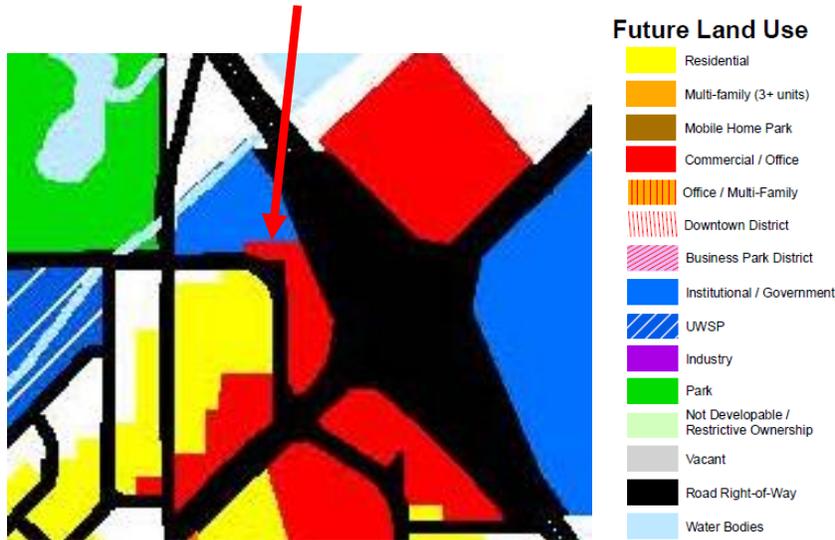
- Minimum Lot Area: 7,000 square feet
- Minimum Lot Width: 60 feet, or 80 feet for corner lots.

Findings: The current lot is 37,584 square feet; 108 feet wide, with a depth of 348 feet, well exceeding the minimum lot size requirements.

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

Analysis: The Comprehensive Plan calls for this area to be a Commercial, Office or Multi-family type use.

Findings: The proposed use is consistent with the City's Comprehensive Plan. The property is directly adjacent to a religious institution, car dealership and interstate. Furthermore, the property's close proximity to the interstate would suggest a commercial or office to exist. Although several residential homes exist across the street, buffering is required to screen parking which also assists to minimize sound and light.

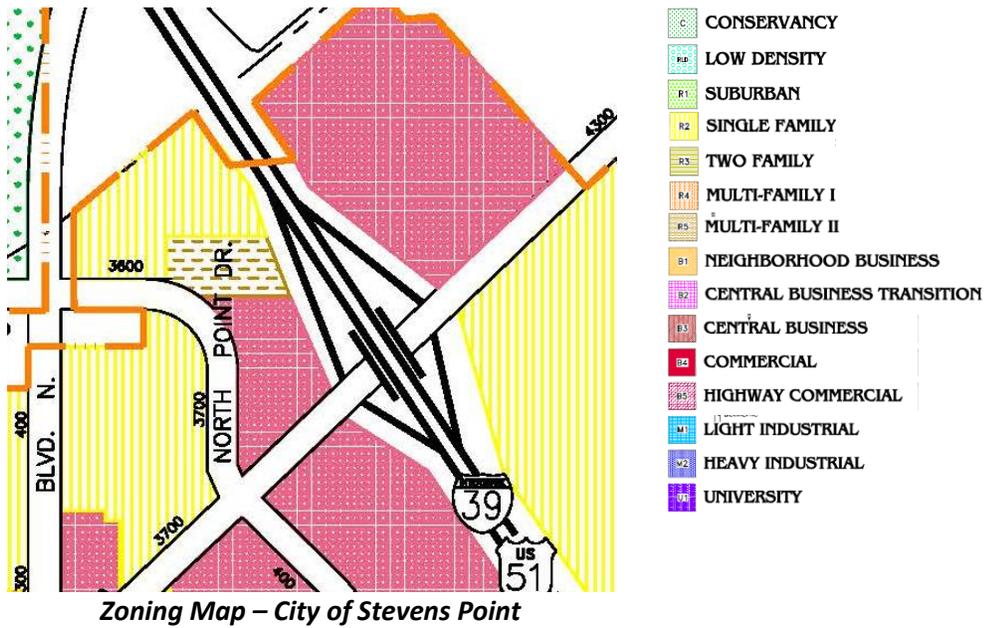


Future Land Use Map – 2005 Stevens Point Comprehensive Plan

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

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

Direction	Zoning	Use
North	"R-2" Single Family Residence	Religious Institution
South	"B-4" Commercial	Car Dealership
East	"B-4" Commercial	Interstate 39 & Clinic
West	"R-2" Single Family Residence	Residential Homes



Findings: Commercial zoning abuts nearly half of the property to the south and east. Although nearby residential zoning exists, there are no directly adjacent residential uses. Residential homes exist across Northpoint Drive. Multi-family uses do not currently exist on the property. Furthermore, the likelihood of the property continuing as, or developing into new multi-family uses is slim due the size of the property and its adjacency to the interstate.

Increasing the intensity of the zoning classification most certainly could cause incompatible uses; however separation exists in the form of a street, to reduce incompatibilities. Furthermore, landscaping and screening standards within our zoning code are in place which also provides a buffer between uses in many cases.

Name and Address		Parcel #	Alt Parcel #	Land Use
Rhineland Real Estate LLC 715 South Wells Lake Geneva, WI 53147		240822330002	240822330002	Office Building
		Property Address		Neighborhood
		3640 North Point Dr		Stanley Street (Comm)
		Subdivision		Zoning
Display Note		Certified Survey Map		R5-MULTI-FAMILY II

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Rhineland Real Estate LLC	7/9/2013	\$3,300,000	Warranty Deed W/Add'L P	787087		Land & Build.
Peck LLC	3/1/2012	\$1,842,500	Warranty Deed W/Add'L P	768177		Land & Build.
Peter D & Jeri A Kopecko	2/29/2012	\$1,842,500	Warranty Deed W/Add'L P	768176		Land & Build.
Peter D & Jeri A Kopecko	1/3/2003	\$283,000	Quit Claim Deed	623388		Land & Build.

SITE DATA**PERMITS**

Actual Frontage		Date	Number	Amount	Purpose	Note
108.0		2/10/1997	26487	\$4,470	020 Electrical	Installation
108.0		12/13/1993	23941	\$1,400	093 Sewer and/or Wa	
348.0						
37,584.0						
Acreage	0.863					

2013 ASSESSED VALUE

Class	Land	Improvements	Total
(2) - B-Commercial	\$94,700	\$84,400	\$179,100
Total	\$94,700	\$84,400	\$179,100

LEGAL DESCRIPTION

LOT 2 CSM#4029-14-85 BNG PRT SW SW S22 T24 R8 787087

PROPERTY IMAGE**PROPERTY SKETCH**

8/26/2013 10:24:17 AM

GVS Property Data Card

Stevens Point

Name and Address		Parcel #	Alt Parcel #	Land Use
Rhineland Real Estate LLC 715 South Wells Lake Geneva, WI 53147		240822330002	240822330002	Office Building
		Property Address		Neighborhood
		3640 North Point Dr		Stanley Street (Comm)
		Subdivision		Zoning
Display Note		Certified Survey Map		R5-MULTI-FAMILY II

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Office Bldg (D avg)	1976	1,500	Wood Frame - Avg	9

Total Area

1,500

BASEMENT DATA**COMPONENTS**

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
				1	1	Mezzanine - Office	750

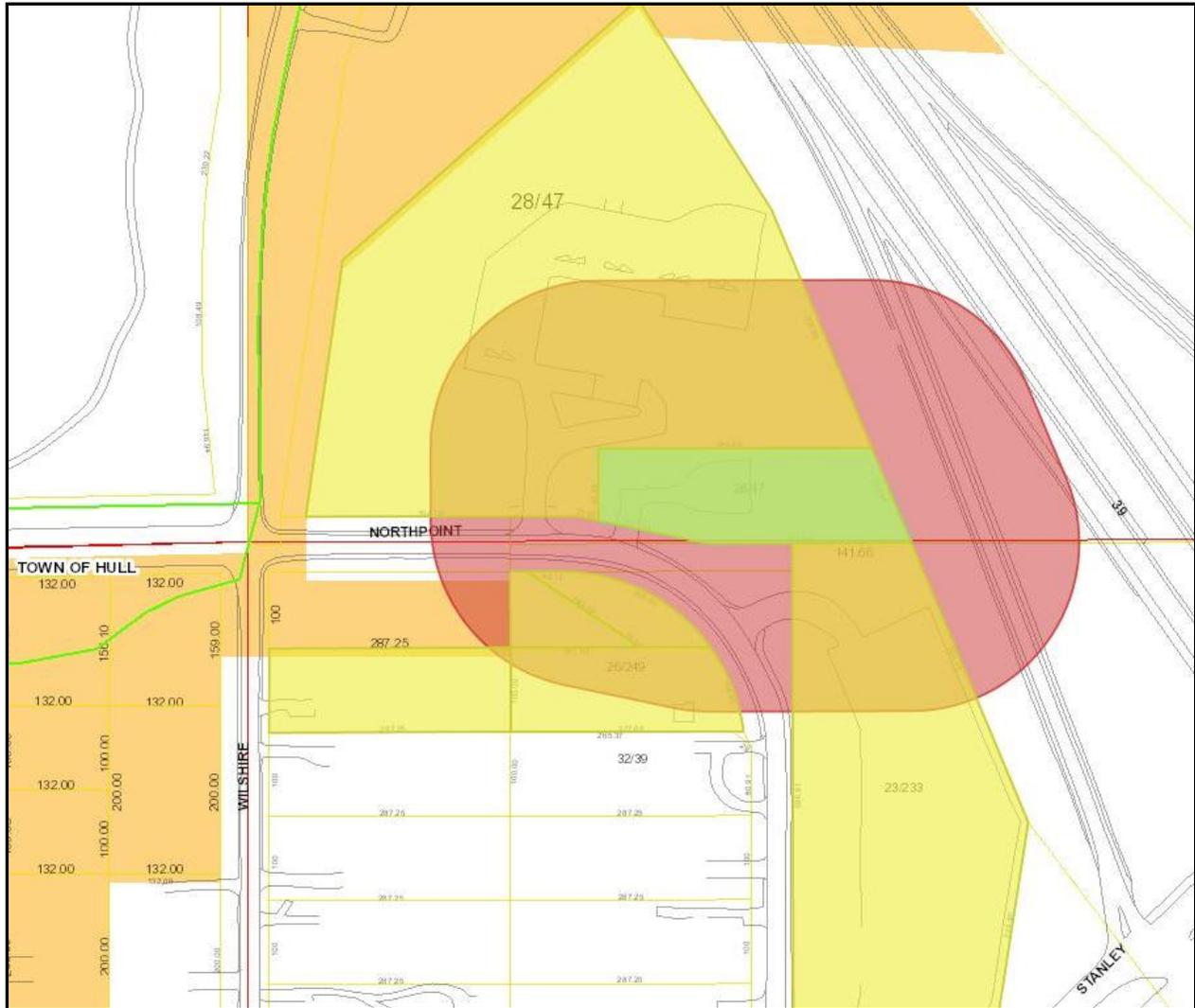
DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS**STRUCTURE DATA**

Site Improvement	Units	Age	31
		Year Built	1976
		Eff. Year	1982
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	1.00
		Business Name	Office Bldg

Rezoning Request – "R-5" Multi-Family 2 to "B-4" Commercial – 3640 Northpoint Dr. – Exhibit Map (200 Feet Boundary)



Tax Key	Name	Mailing Address	City	Zip	Address
281240822330001	STEVENS POINT CONGREGATION OF JEHOVAHS WITNESSE	609 Sunset Ave	Stevens Point WI	54481	3600 NORTH POINT DR
281240822330002	PECK LLC	630 Ben's Ln	Stevens Point WI	54481	3640 NORTH POINT DR
281240827200105	PECK LLC	630 Ben's Ln	Stevens Point WI	54482	3700 NORTH POINT DR
281240827200224	LORELEI LEEWALCZAK	3628 Stanley St	Stevens Point WI	54481	NORTH POINT DR
281240827200201	TOWN HULL	4550 Wojcik Memorial Dr	Stevens Point WI	54482	HIGHWAY 51
281240827200223	LORELEI LEE WALCZAK	3628 Stanley St	Stevens Point WI	54481	NORTH POINT DR
281240827200225	STATE OF WISCONSIN	2610 Industrial St	Wisconsin Rapids WI	54495	NORTH POINT DR
281240827200222	RAMON ADELITA DEGLER DUANE E	3653 North Point Dr	Stevens Point WI	54481	3653 NORTH POINT DR
281240827200221	GUY C & MARY E STEWART	3703 North Point Dr	Stevens Point WI	54481	3703 NORTH POINT DR
281240827200220	MARK J GOLLA SR	3709 North Point Dr	Stevens Point WI	54481	3709 NORTH POINT DR
281240827200219	MARY ELLEN SCHEID KRAFT	3715 North Point Dr	Stevens Point WI	54481	3715 NORTH POINT DR

281240827200216	CURTIS J & MARTHA MKNUDTSON	2669 Kennedy Rd	Rhineland WI	54501	3710 STANLEY ST
281240827200218	BRIAN S PAGE	836 Main St	Stevens Point WI	54481	3721 NORTH POINT DR
281240827220007	PECK LLC	630 Ben's Lane	Stevens Point WI	54482	301 GREEN AVE
281240827200217	LORETTA I MICHELKAMP	3727 North Point Dr	Stevens Point WI	54481	3727 NORTH POINT DR
281240827200204	Lamar S & Melanie T White	447 Wilshire Blvd N	Stevens Point WI	54481	447 Wilshire Blvd N



City of Stevens Point
Community Development Department

1515 Strongs Avenue, Stevens Point, WI 54481
(715) 346-1567
(715) 346-1498
communitydevelopment@stevenspoint.com
<http://stevenspoint.com>

APPLICATION FOR A ZONING MAP AMENDMENT - REZONING

(Pre-Application Conference Required)

R#1-53865
8-19-13
\$250.- \$250

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #	-	Date Submitted	8/19/13	Fee Required	\$250.00	Fee Paid	✓
Associated Applications if Any	-	Assigned Case Manager		Kyle Kearns			
Pre-Application Conference Date	Plan Commission Items 8/5/13						

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)	
Applicant Name	Richard Bierman	Contact Name	
Address	2108 W. Johnsborg Road	Address	
City, State, Zip	Johnsborg, IL 60051	City, State, Zip	
Telephone	815-759-9459	Telephone	
Fax	815-307-8200	Fax	
Email	rbierman@rbcustomdesignsinc.com	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? <input type="checkbox"/>)		PROPERTY OWNER 2 INFORMATION (if Needed)	
Owner's Name	Rhineland Real Estate LLC	Owner's Name	
Address	715 Wells Street	Address	
City, State, Zip	Lake Geneva, WI 53147	City, State, Zip	
Telephone	262-249-5252	Telephone	
Fax	262-249-5244	Fax	
Email	jimbozich@sbcglobal.net	Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
3640 North Point Road #240822330002		
Legal Description of Subject Property		
Area of Subject Property (Acres/Sq Ft)		Area of Requested Rezoning (Acres/Sq Ft)
.865 Acres, 37,696 S.F.		.865 Acres, 37,696 S.F.
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property
Automobile sales parking area	Multi Family	Commercial
Current Zone District		Proposed Zone District
R-5 Multi-Family II		B-4 Commercial

Reason for the zone change request

To utilize the parcel for additional auto sales parking area for the adjacent new automobile dealership to the south. A portion of the parcel will also be utilized for storm water management if required.

Land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)

Auto sales lot will be paved and interior landscape islands will be added. Our current schedule will start end of August early September with the ground breaking and be completed by January 2014.

Current Zoning Surrounding Subject Property

North:	R-2 Single Family	South:	B-4 Commercial
East:	B-4 Commercial	West:	R-2 Single Family

Current Land Use Surrounding Subject Property

North:	Church	South:	Commercial
East:	Vacant / Interstate Highway	West:	Single Family

Is the proposed zoning map amendment consistent with the Comprehensive Plan? If so how?

Yes. The City's future land use map identifies the parcel in question to be developed as Commercial/office/multi-family.

EXHIBITS

Owner Information Sheet	<input type="checkbox"/>	Additional Exhibits If Any:
Letter to District Alderperson	<input type="checkbox"/>	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	<input type="checkbox"/>	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner's (If not the Applicant)	Date
	8/19/13		8/16/13



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: 9/3/2013
Re: 3640 and 3700 Northpoint Drive – Modification from Landscaping Standards

Last month, a conditional use permit was approved at 3700 Northpoint Drive to construct a car dealership and service center within the Wellhead Protection B District. All applicable zoning regulations such as parking and landscaping shall be met unless a modification is requested. Richard Bierman, representing the owner is requesting a modification from landscaping standards, specifically the following:

- Request to deviate from the tree specification requirements along much of the site and place some of those trees elsewhere, as deciduous tree drop leaves and sap, along with bird droppings which will most likely occur on new vehicles.
- Request to deviate from the continuous landscaping screening requirement on the northern side of property, as it is adjacent to an institutional use and will likely never be residential.
- Request to deviate from the continuous landscaping screening requirement along the curve of Northpoint Drive and where a driveway will connect the southern and northern lots.

Our code states the following regarding landscaping:

1) *Tree Specification*

a) *Quantity*

For parking areas being screened from a public right-of-way, residentially property or parking areas within residentially developed area: 1 tree per 50 linear feet - for parking areas being screened from commercial or industrial zoned district: 1 tree per 75 linear feet.

Note: Necessary access ways and drives from public right-of-way all such landscaping (shall be permitted to service the parking areas and such access ways) may be subtracted from the linear dimension used to determine the number of trees required.

b) *Size*

Evergreens: minimum 3 feet in height when measured immediately after planting.

Deciduous: minimum 1 3/4 - 2 inch caliper at planting (to be measured 6" above ground line)

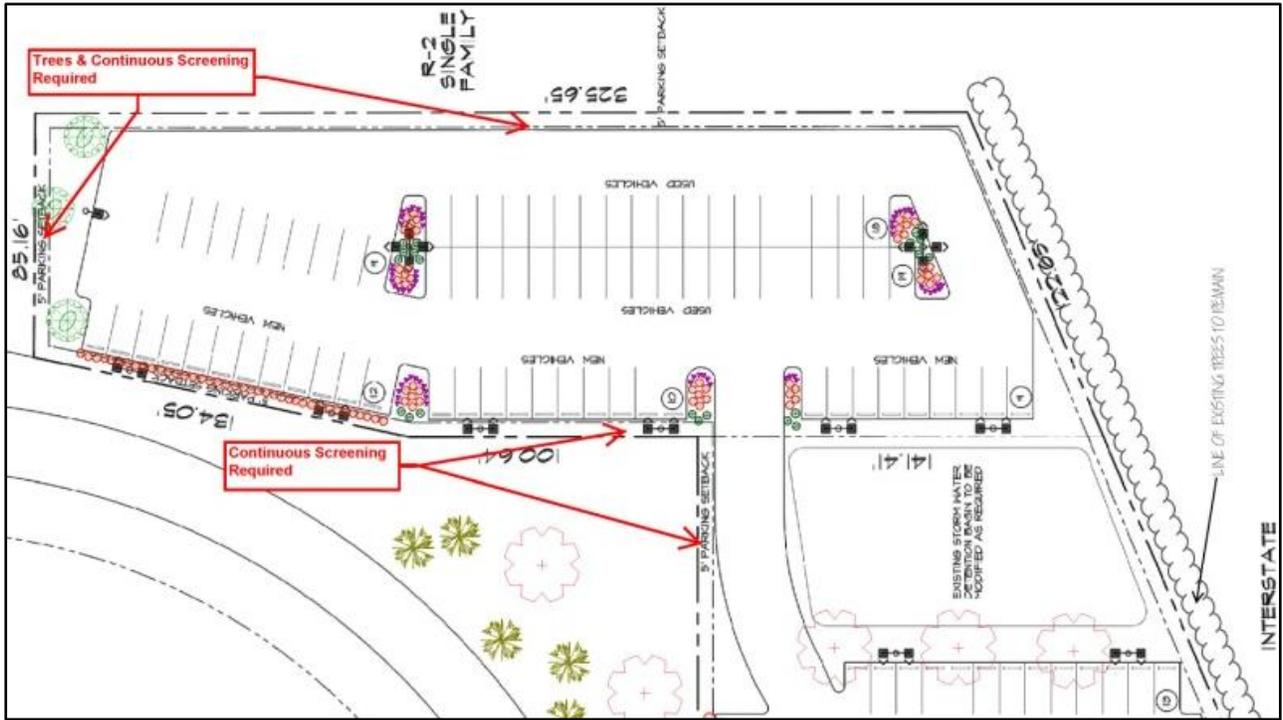
- 2) *The remainder of parking setback area shall be landscaped with a minimum of grass, ground cover or other landscape treatment*
- b) *Continuous Screening. Any off-street parking spaces or lot abutting the public right-of-way or property zoned R-1, R-2, R-3, and R-4 or used for residential purposes shall provide continuous screening as provided below. Clear view requirements shall be maintained as described in Sec. 2.c.) a. and b.*

Based on the above requirements, all areas utilized as parking must be screened continuously along with trees spaced intermittently. You will find the proposed landscaping plan attached which identifies the proposed landscaping and species for the site. It is important to understand the property is quite large and borders three roads that almost entirely surround the property. Furthermore, the applicant has also proposed to construct landscaped islands within the interior as per City ordinance.

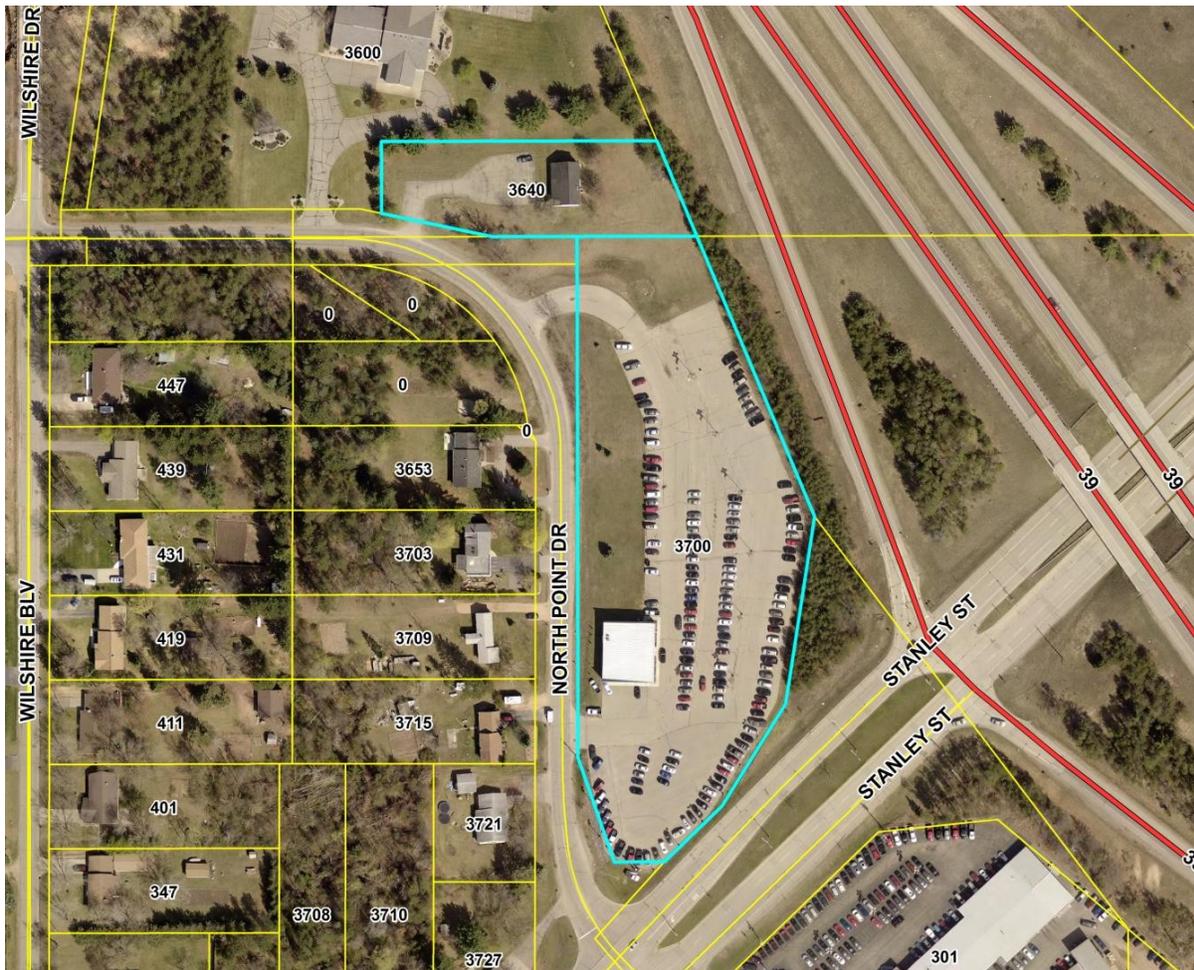
Approximately 30 trees spaced intermittently and varying in species are required to be installed along the properties parking area. The applicant has proposed to deviate from this requirement and install a total of 13 trees, most of which are proposed on the north side of the property. Upon review, staff understands that car dealerships thrive off of exposure and visibility, of which trees may impede. Furthermore, regular maintenance and cleaning of vehicles from tree related impediments across much of the parking area will be a hindrance. Therefore, staff would recommend waiving the requirement for trees along the majority of the site. However, as parking stalls do not directly boarder the northwest and north boundary of the property, staff would require tree specifications to be met at this location, along with continuous screening requirements.

The applicant has proposed a large variety of shrubs, grasses and flowers to continuously screen the parking area across much of the site. Spiraea, the most common proposed shrub, grows approximately three to four feet tall which is an adequate height to screen vehicles. Also, staff has found an area along the southeast property boundary where landscaping is non-existent and would be required according to code. In regards to the variance request from continuous landscape screening requirements on the northwest and northern boundaries as well as, along the curve of NorthPoint Drive, those areas border "R-2" Residential zoned property. Although the northwest and northern boundary borders an institutional use, the property could develop as residential in the future. Additionally, a residential home exists on the curve of Northpoint Drive confirming the need for screening of the parking area at that location.

In conclusion staff would recommend approving the landscaping modification to deviate from the tree specification requirements except on the northwestern and northern property boundaries where the tree specifications requirements must still be met. Staff would not recommend approving the modification to eliminate the continuous landscape screening requirement on the northwest and northern property boundaries as well as, along the curve of Northpoint Drive. Please refer to the map below depicting staff comments above.



Vicinity Map



Name and Address		Parcel #	Alt Parcel #	Land Use
Rhineland Real Estate LLC 715 South Wells Lake Geneva, WI 53147		240822330002	240822330002	Office Building
		Property Address		Neighborhood
		3640 North Point Dr		Stanley Street (Comm)
		Subdivision		Zoning
Display Note		Certified Survey Map		R5-MULTI-FAMILY II

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Rhineland Real Estate LLC	7/9/2013	\$3,300,000	Warranty Deed W/Add'L P	787087		Land & Build.
Peck LLC	3/1/2012	\$1,842,500	Warranty Deed W/Add'L P	768177		Land & Build.
Peter D & Jeri A Kopecko	2/29/2012	\$1,842,500	Warranty Deed W/Add'L P	768176		Land & Build.
Peter D & Jeri A Kopecko	1/3/2003	\$283,000	Quit Claim Deed	623388		Land & Build.

SITE DATA

PERMITS

Actual Frontage	108.0	Date	Number	Amount	Purpose	Note
Effective Frontage	108.0	2/10/1997	26487	\$4,470	020 Electrical	Installation
Effective Depth	348.0	12/13/1993	23941	\$1,400	093 Sewer and/or Wa	
Square Footage	37,584.0					
Acreage	0.863					

2013 ASSESSED VALUE

Class	Land	Improvements	Total
(2) - B-Commercial	\$94,700	\$84,400	\$179,100
Total	\$94,700	\$84,400	\$179,100

LEGAL DESCRIPTION

LOT 2 CSM#4029-14-85 BNG PRT SW SW S22 T24 R8 787087

PROPERTY IMAGE

PROPERTY SKETCH



8/26/2013 10:24:17 AM

GVS Property Data Card

Stevens Point

Name and Address		Parcel #	Alt Parcel #	Land Use
Rhineland Real Estate LLC 715 South Wells Lake Geneva, WI 53147		240822330002	240822330002	Office Building
		Property Address		Neighborhood
		3640 North Point Dr		Stanley Street (Comm)
		Subdivision		Zoning
Display Note		Certified Survey Map		R5-MULTI-FAMILY II

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Office Bldg (D avg)	1976	1,500	Wood Frame - Avg	9

Total Area

1,500

BASEMENT DATA**COMPONENTS**

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
				1	1	Mezzanine - Office	750

DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS**STRUCTURE DATA**

Site Improvement	Units	Age	31
		Year Built	1976
		Eff. Year	1982
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	1.00
		Business Name	Office Bldg

Name and Address		Parcel #	Alt Parcel #	Land Use
Peck LLC 630 Ben's Ln Stevens Point, WI 54482		240827200105	240827200105	Showroom, Automobile
		Property Address		Neighborhood
		3700 North Point Dr		Stanley Street (Comm)
		Subdivision		Zoning
Display Note	New Parcel for 2008 rolls	Certified Survey Map		B4-COMMERCIAL

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Peck LLC Peter D & Jeri A Kopecko	3/1/2012	\$1,842,500	Warranty Deed W/Add'L P	768177		Land & Build.
	2/29/2012	\$1,842,500	Warranty Deed W/Add'L P	768176		Land & Build.

SITE DATA

PERMITS

Actual Frontage	735.0	Date	Number	Amount	Purpose	Note
Effective Frontage	735.0	10/13/2005	34030	\$12,500	099 Sign	new 20' Nissan pylon on building
Effective Depth	216.5	6/16/2005	33269	\$2,600	099 Sign	
Square Footage	159,162.0	12/8/2004	32917	\$241,000	060 New Construction	Showroom
Acreage	3.654	6/24/2002	30858	\$0	020 Electrical	

2013 PARTIAL ASSESSED VALUE

Class	Land	Improvements	Total
(2) - B-Commercial	\$274,000	\$392,800	\$666,800
Total	\$274,000	\$392,800	\$666,800

LEGAL DESCRIPTION

LOT 1 CSM#6410-23-233 & PRT NWNW COM AT NW/C; TH E ON NL, 648.5'; TH S, 586.81' TO BEG; TH N E, 158.60'; TH S, 135.88' TO NELY ROW, 200.25'; TH N, 264' TO POB ALSO INC PRT DES 523/40; EXC 260/692 BNG PRT NW NW S27 T24 R8 622/21-22 564281 623387-POA 623388 768176 768177

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
Peck LLC 630 Ben's Ln Stevens Point, WI 54482		240827200105	240827200105	Showroom, Automobile
		Property Address		Neighborhood
		3700 North Point Dr		Stanley Street (Comm)
		Subdivision		Zoning
Display Note	New Parcel for 2008 rolls	Certified Survey Map		B4-COMMERCIAL

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Auto Showroom (S avg)	2004	3,220	Metal - Avg	14
1	2	Office Bldg (S avg)	2004	980	Metal - Avg	14

Total Area	4,200
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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	9
Blacktop Pkg- Avg Cond	95,200	Year Built	2004
		Eff. Year	2004
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	1.00
		Business Name	Courtesy Motors-Auto Show&Sa



City of Stevens Point
Community Development Department

1515 Strongs Avenue, Stevens Point, WI 54481
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communitydevelopment@stevenspoint.com
http://stevenspoint.com

APPLICATION FOR A SITE PLAN REVIEW

(Pre-Application Conference is Required for Major and Minor Site Plan Reviews)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #	-	Date Submitted	8/19/13	Fee Required	\$150.00	Fee Paid	✓
Associated Applications (if any)	-			Assigned Case Manager			
Pre-Application Conference Date	Plan Commission Items 8/5/13			Minor Site Plan	<input type="checkbox"/>	Major Site Plan	<input type="checkbox"/>

APPLICANT/CONTACT INFORMATION

Landscaping Variance

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)	
Applicant Name	Richard Bierman	Contact Name	
Address	2108 W. Johnsborg Road	Address	
City, State, Zip	Johnsborg, IL 60051	City, State, Zip	
Telephone	815-759-9459	Telephone	
Fax	815-307-8200	Fax	
Email	rbierman@rbcustomdesignsinc.com	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? <input type="checkbox"/>)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name	Rhineland Real Estate LLC	Owner's Name	
Address	715 Wells Street	Address	
City, State, Zip	Lake Geneva, WI 53147	City, State, Zip	
Telephone	262-249-5252	Telephone	
Fax	262-249-5244	Fax	
Email	jimbozich@sbcglobal.net	Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
3640 North Point Road #240822330002		
Legal Description of Subject Property		
Area of Subject Property (Acres/Sq Ft)		
.865 Acres, 37,696 S.F.		
Current Zoning District(s)		
B-4 Commercial		

Designated Future Land Use Category	Current Use of Property	Proposed Use of Property
Automobile Sales Lot	Vacant Multi - Family	Automobile Sales Lot

Describe land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)

The land use will be utilized as parking area for automobile sales area. Our current schedule will start end of August early September with the ground breaking and be completed by January 2014.

Current Zoning Surrounding Subject Property

North:	R-2 Single Family	South:	B-4 Commercial
East:	B-4 Commercial	West:	R-2 Single Family

Current Land Use Surrounding Subject Property

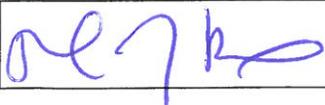
North:	Church	South:	Commercial
East:	Vacant / Interstate Highway	West:	Single Family

EXHIBITS

Owner Information Sheet	<input type="checkbox"/>	Additional Exhibits If Any (List):
Letter to District Alderperson	<input type="checkbox"/>	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	<input type="checkbox"/>	
Site Plan (designating primary, side, and service street frontages)	<input type="checkbox"/>	
Building Elevations	<input type="checkbox"/>	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	<input type="checkbox"/>	
Street Plan with Cross-sections	<input type="checkbox"/>	
Utility Plan	<input type="checkbox"/>	
Landscape Plan (including any equivalent alternative landscaping requests)	<input type="checkbox"/>	
Stormwater Plan	<input type="checkbox"/>	
Outdoor Lighting Plan (location of fixtures, illumination levels)	<input type="checkbox"/>	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner (If not the Applicant)	Date
	8/19/13		8/19/13



City of Stevens Point
Community Development Department

1515 Strongs Avenue, Stevens Point, WI 54481
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*Per # 153865
8-19-13
\$150*

APPLICATION FOR A SITE PLAN REVIEW

(Pre-Application Conference is Required for Major and Minor Site Plan Reviews)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #	-	Date Submitted	8/19/13	Fee Required	\$150.00	Fee Paid	<input checked="" type="checkbox"/>
Associated Applications (if any)	-	Assigned Case Manager	Kyle Kearns				
Pre-Application Conference Date	Plan Commission Items 8/5/13		Minor Site Plan	<input type="checkbox"/>	Major Site Plan	<input type="checkbox"/>	

APPLICANT/CONTACT INFORMATION

Landscape Variance

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)	
Applicant Name	Richard Bierman	Contact Name	
Address	2108 W. Johnsbury Road	Address	
City, State, Zip	Johnsbury, IL 60051	City, State, Zip	
Telephone	815-759-9459	Telephone	
Fax	815-307-8200	Fax	
Email	rbierman@rbcustomdesignsinc.com	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? <input type="checkbox"/>)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name	Rhineland Real Estate LLC	Owner's Name	
Address	715 Wells Street	Address	
City, State, Zip	Lake Geneva, WI 53147	City, State, Zip	
Telephone	262-249-5252	Telephone	
Fax	262-249-5244	Fax	
Email	jimbozich@sbcglobal.net	Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
3700 North Point Road #240827200105		
Legal Description of Subject Property		
Area of Subject Property (Acres/Sq Ft)		
3.70 acres, 161,073 S.F.		
Current Zoning District(s)		
B-4 Commercial		

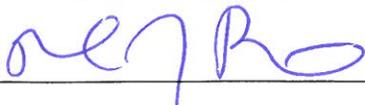
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property
Automobile Showroom & Service	Automobile Showroom	Automobile Showroom
Describe land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)		
<p>The land use will remain the same (Automobile showroom with new Service Center) as the current use. Our current schedule will start end of August early September with the ground breaking and be completed by January 2014.</p>		
Current Zoning Surrounding Subject Property		
North:		South: B-4 Commercial
East: B-4 Commercial		West: R-2 Single Family
Current Land Use Surrounding Subject Property		
North:	Church	South: Commercial
East: Vacant / Interstate Highway		West: Single Family

EXHIBITS

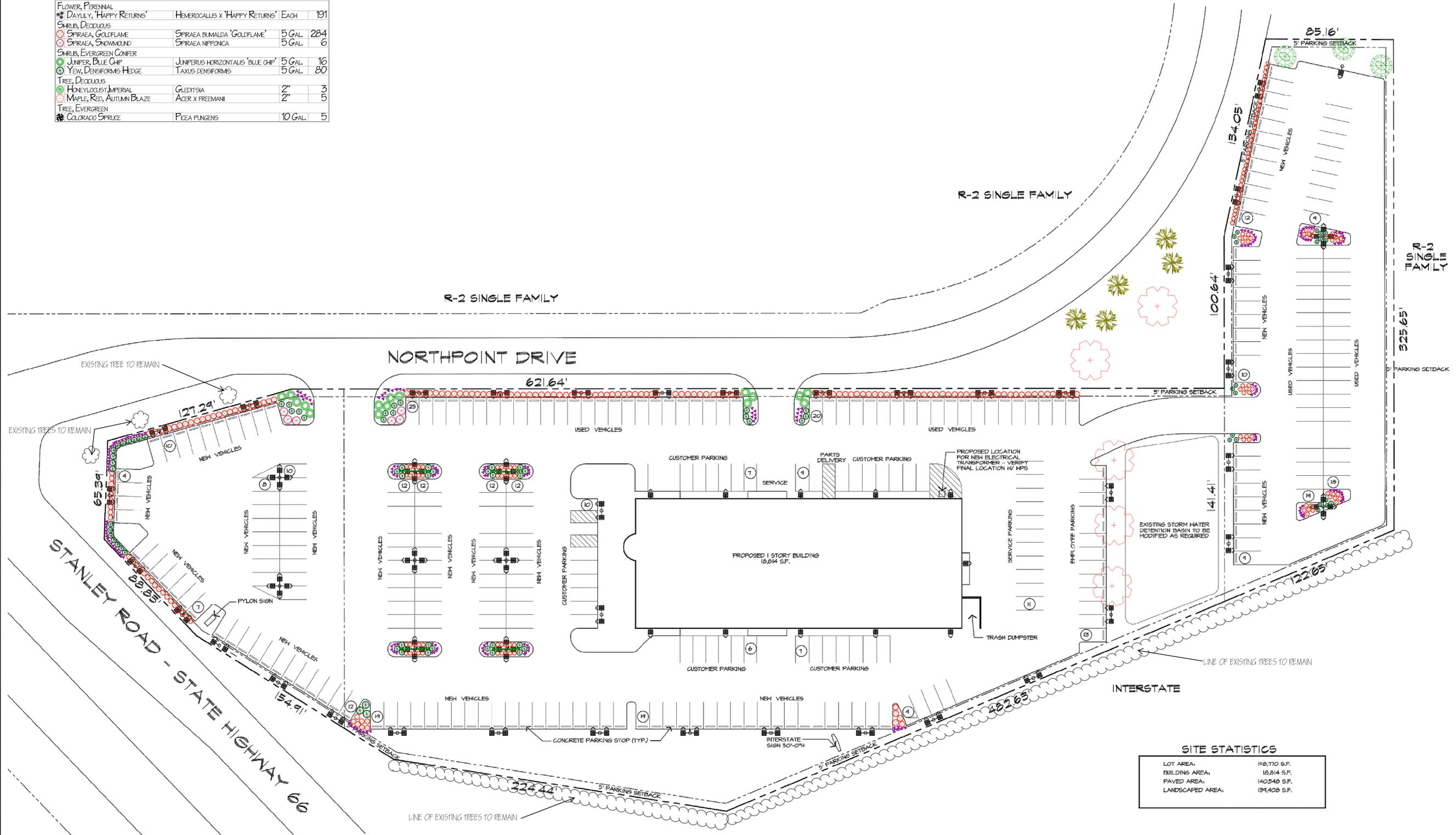
Exhibit Name	Required	Additional Exhibits If Any (List):
Owner Information Sheet	<input type="checkbox"/>	
Letter to District Alderperson	<input type="checkbox"/>	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	<input type="checkbox"/>	
Site Plan (designating primary, side, and service street frontages)	<input type="checkbox"/>	
Building Elevations	<input type="checkbox"/>	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	<input type="checkbox"/>	
Street Plan with Cross-sections	<input type="checkbox"/>	
Utility Plan	<input type="checkbox"/>	
Landscape Plan (including any equivalent alternative landscaping requests)	<input type="checkbox"/>	
Stormwater Plan	<input type="checkbox"/>	
Outdoor Lighting Plan (location of fixtures, illumination levels)	<input type="checkbox"/>	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner (If not the Applicant)	Date
	8/14/13		8/16/13

LEGEND			
COMMON NAME	BOTANICAL NAME	SIZE	QTY
FLOWER, GRASS			
GRASS, FOERSTER'S FEATHER REED	CALAMAGROSTIS X ACUTIFOLIA	EACH	40
FLOWER, PERENNIAL			
DAYLILY, 'HAPPY RETURNS'	HEMEROCALLIS X 'HAPPY RETURNS'	EACH	191
SHRUB, DECIDUOUS			
SPRAEA, GOLDFLAME	SPRAEA BIMALDA 'GOLDFLAME'	5 GAL.	284
SPRAEA, SNOWMOUND	SPRAEA NIPPONICA	5 GAL.	6
SHRUB, EVERGREEN CONIFER			
JUNIPER, BLUE CHIP	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL.	16
YEW, DENSIFORMIS HEDGE	TAXUS DENSIFORMIS	5 GAL.	80
TREE, DECIDUOUS			
HONEYLOCUST, IMPERIAL	GLEDITSA	2"	3
MAPLE, RED, AUTUMN BLAZE	ACER X FREEMANI	2"	5
TREE, EVERGREEN			
COLORADO SPRUCE	PICEA PLUNGENS	10 GAL.	5



SITE STATISTICS	
LOT AREA:	148,770 S.F.
BUILDING AREA:	18,814 S.F.
PAVED AREA:	140,548 S.F.
LANDSCAPED AREA:	139,408 S.F.

LANDSCAPE PLAN
 SCALE: 1" = 30'-0"
 148,770 S.F. = 4.563 ACRES

REVISIONS	BY



CONCEPTUAL SITE PLAN

NEW BUILDING
 STEVENS POINT HONDA
 3700 NORTHPOINT DRIVE
 STEVENS POINT, WI 54481

R.B. CUSTOM DESIGNS INC.
 2108 N. Johnson Road
 Johnson, Illinois 60051
 Phone: 815-754-4494
 Fax: 815-507-8200

Date	8/20/13
Scale	AS NOTED
Drawn	RJB
Job	1898
Sheet	15-1
OF	Sheets

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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: 8/28/2013
Re: East Park Commerce Center Concept Plan – Planned Industrial Development District

As part of the Planned Industrial Zoning District, a concept plan needs to be reviewed and approved by the City. Please find attached the proposed concept plan for East Park Commerce Center, which is zoned PID. You have seen a variation of this plan before with the approval of Tax Incremental Financing District 9.

The plan includes the major street networks, as well as the rail siding track for the northern properties. Upon approval, developments looking to locate within EPCC should have a site plan that is consistent with this concept plan. The goal of the concept plan is to ensure proper planning takes place when doing developments on an individual basis. While more challenging, the costs, as well as the uncertainties of putting in streets and utilities before a known development is in the pipeline is too expensive and risky at this point.



Memo

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City of Stevens Point – Department of Community Development

To: Plan Commission
From: Michael Ostrowski and Kyle Kearns
CC:
Date: 9/3/2013
Re: Service Cold Storage Inc. - Site Plan Review

Service Cold Storage Inc. will be constructing a cold storage warehouse within the East Park Commerce Center at 5700 E.M. Cops Drive. City ordinance states the following regarding development within the "PID" Planned Industrial Development District:

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 approve 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.

It is important to identify that the property is currently zoned "PID" therefore; a rezoning does not need to occur. The site plan has been attached and criteria for approving, approving with conditions, or denying the plan have been review by staff below.

Standards of Review

1. The proposed PID is consistent with the pertinent elements of the City of Stevens Point Comprehensive Plan and any other adopted plans.

Analysis: The City of Stevens Point Comprehensive Plan Identifies this area to as extraterritorial and to develop into a business or industrial park.

Findings: This standard is met.

2. The proposed development meets the requirements of this zoning ordinance or is granted a specific deviation by the Common Council.

Analysis: Building setbacks, parking, landscaping, and other zoning requirements are met.

Findings: This standard is met.

3. The proposed PID will reinforce the existing or planned character of the area.

Analysis: The development is located closest to existing utilities and infrastructure, allowing for ease in extending these utilities and infrastructure. Furthermore, the development coincides with the proposed road and ability for future neighboring lots to utilize rail.

Findings: This standard is met. As the ability for expansion of the use exists, staff would recommend landscaping and screening be installed to screen parking within 6 months of the addition completions.

4. The site is appropriate for the uses and site design allowed in the proposed PID concept plan.

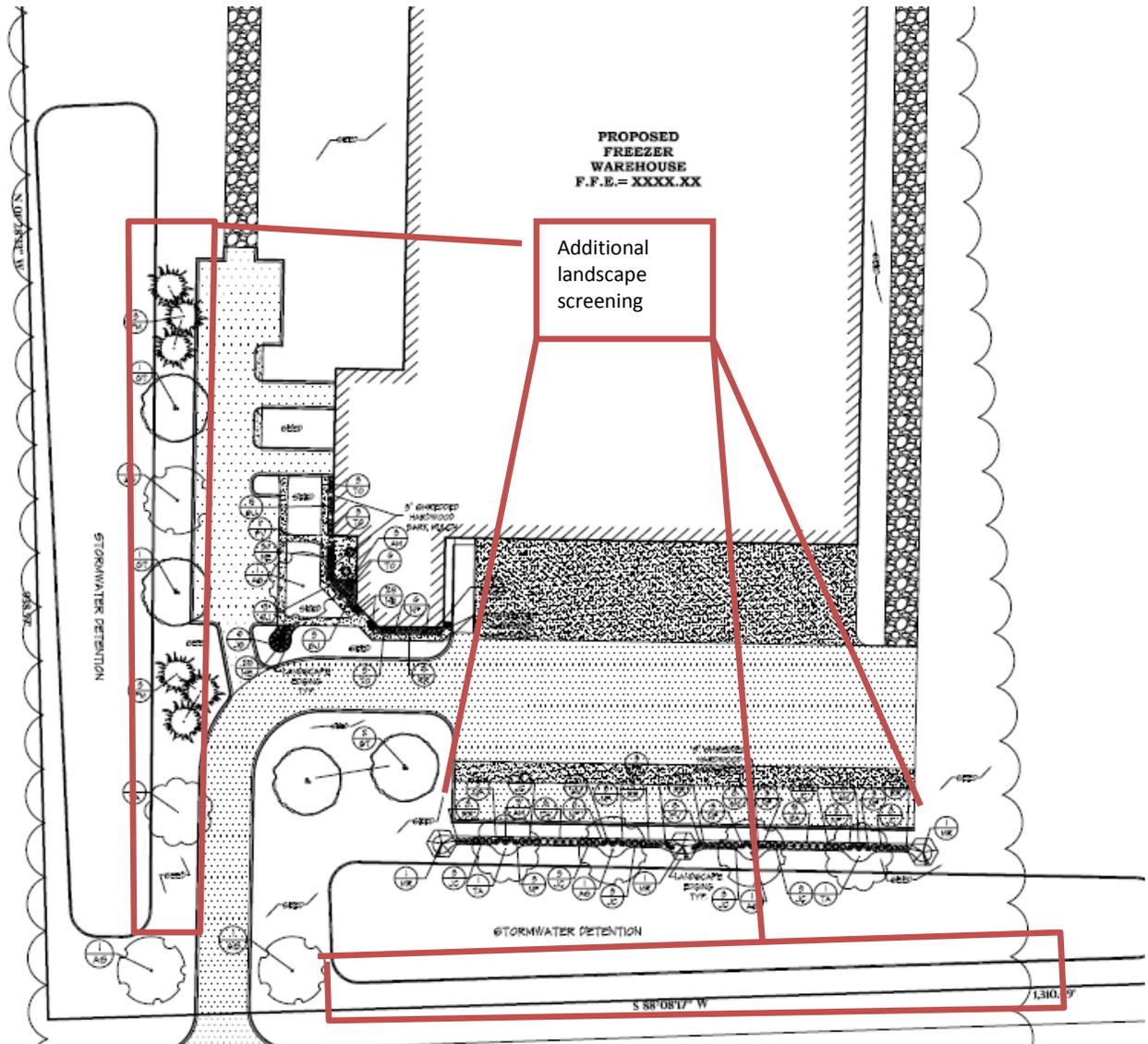
Analysis: The plan for the East Park Commerce Center is to create an industrial and business park. The development incorporates an industrial use along rail which is very fitting for the location within the EPCC. As an office component exists within the facility, it is proposed to face the right-of-way.

Findings: This standard is met.

5. 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.

Analysis: The site design allows for expansion to occur two-fold, while allowing full perimeter vehicle access, adequate onsite drainage, parking, and landscaping. Over half the site will remain undeveloped, until expansion occurs which may be in stages over time.

Findings: Staff would recommend that the southern trailer parking area be screened with a decorative fence of at least 6 feet tall or a berm (minimum of 6 feet) with landscaping. Given that this will be one of the main corridors into EPCC, staff would recommend additional landscape screening along the southern and western property lines, as well as along the sides of the parking areas. In addition, street trees shall be installed along the street at a rate of 1 per every 75 lineal feet.



- 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.

Analysis: Water and wastewater capacity are sufficient for the development and will not in any way be detrimentally impacted. Furthermore, all other infrastructure is or will be in place and will not be negatively impacted by the development.

Findings: This standard is met.

- The PID will not substantially or permanently injure the appropriate use of adjacent properties.

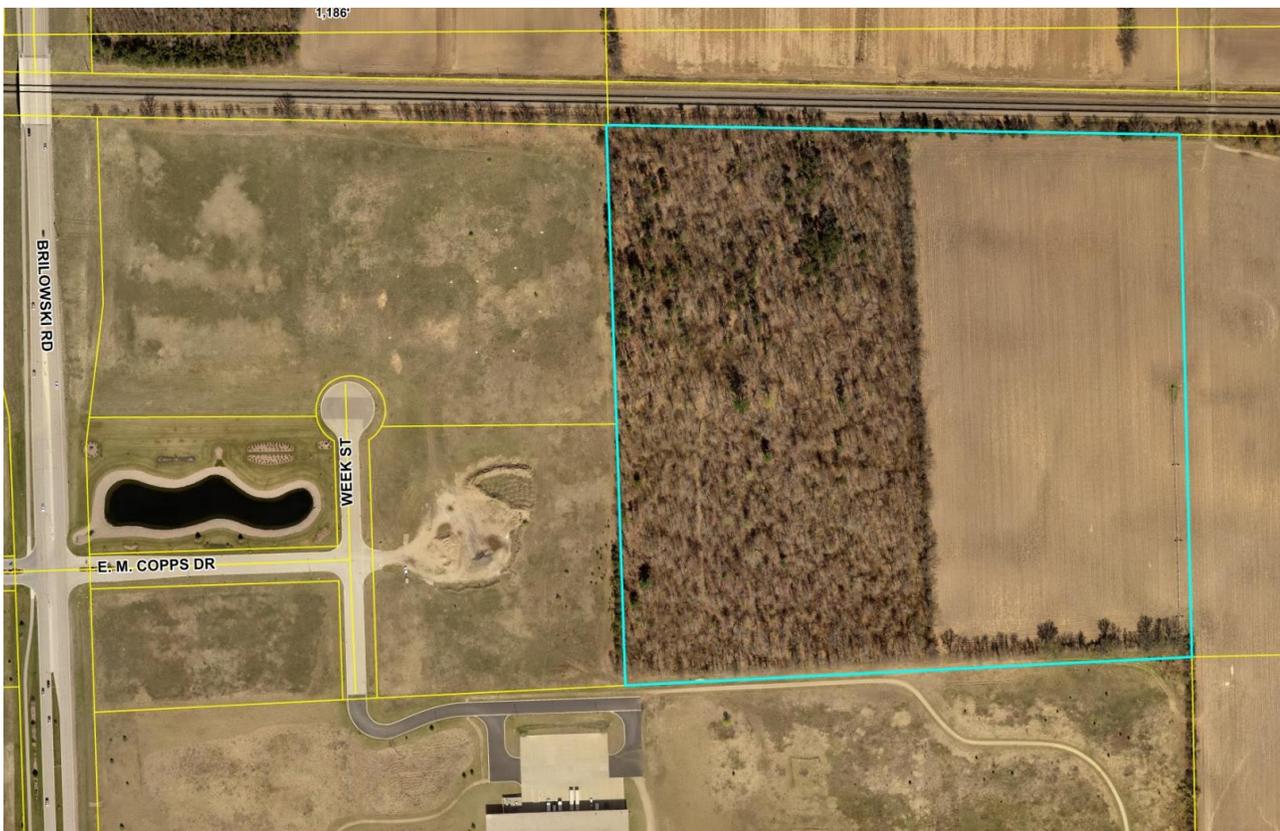
Analysis: The site plan accommodates a potential future rail easement, 100 feet along the northern portion of the property. Furthermore, the easement could accommodate a spur for the cold storage warehouse and/or a spur to neighboring properties to the east. City of Stevens Point property lies to the west, where a transit facility is located that may eventually utilize passenger rail.

Findings: The site plan and development should not injure the use or uses of adjacent properties.

Based on the findings above, staff would recommend approving the site plan for Service Cold Storage Inc. to construct a cold storage warehouse at 5700 E.M. Copps Drive with the following conditions:

- Landscaping and screening shall be installed to screen additional new parking within 6 months of the completion of any addition or expansion.
- The southern trailer parking area shall be screened with a decorative fence of at least 6 feet tall or a berm (minimum of 6 feet) with landscaping.
- Additional landscape screening, to be approved by staff, shall be installed along the southern and western property lines, as well as along the sides of the parking areas.
- Street trees shall be installed along the street at a rate of 1 per every 75 lineal feet.
- Landscaping shall be irrigated and maintained in perpetuity.
- Stormwater detention areas shall be maintained.

Vicinity Map





City of Stevens Point
Community Development Department

1515 Strongs Avenue, Stevens Point, WI 54481
(715) 346-1567
(715) 346-1498
communitydevelopment@stevenspoint.com
<http://stevenspoint.com>

APPLICATION FOR A SITE PLAN REVIEW

(Pre-Application Conference is Required for Major and Minor Site Plan Reviews)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications (if any)				Assigned Case Manager			
Pre-Application Conference Date				Minor Site Plan	<input type="checkbox"/>	Major Site Plan	<input type="checkbox"/>

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input checked="" type="checkbox"/>)	
Applicant Name	Service Cold Storage - Milt Austin	Contact Name	James Lundberg
Address	8362 Monica Road	Address	5709 Windy Drive, Suite D
City, State, Zip	Bancroft, WI 54921	City, State, Zip	Stevens Point, WI 54482
Telephone	715-459-8785	Telephone	715-344-9999
Fax		Fax	715-344-9922
Email	stimilt@uniontel.net	Email	jiml@pobinc.com

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? <input checked="" type="checkbox"/>)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name		Owner's Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
Legal Description of Subject Property		
Area of Subject Property (Acres/Sq Ft)		
27.315 Acres/1,189,860 SF		
Current Zoning District(s)		
Planned Industrial Development		

Designated Future Land Use Category	Current Use of Property	Proposed Use of Property
	Wooded/Agriculture	Cold Storage Facility/Industrial
Describe land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)		
<p>Service Cold Storage is proposing a cold storage facility for that will store various foods for prior to transport to their destination(s). The facility will have several loading dock areas for truck to pick up and deliver goods. The building will also be designed to account for a railroad dock on the north side of the building for use with a future rail spur.</p>		
Current Zoning Surrounding Subject Property		
North:	Existing Railroad	South: Heavy Industrial
East:	Planned Industrial Development	West: Heavy Industrial
Current Land Use Surrounding Subject Property		
North:	Railroad	South: Lands End Distribution Center
East:	Agriculture	West: City Transit Center

EXHIBITS

Owner Information Sheet	<input checked="" type="checkbox"/>	Additional Exhibits If Any (List):
Letter to District Alderperson	<input type="checkbox"/>	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	<input checked="" type="checkbox"/>	
Site Plan (designating primary, side, and service street frontages)	<input checked="" type="checkbox"/>	
Building Elevations	<input checked="" type="checkbox"/>	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	<input checked="" type="checkbox"/>	
Street Plan with Cross-sections	<input type="checkbox"/>	
Utility Plan	<input type="checkbox"/>	
Landscape Plan (including any equivalent alternative landscaping requests)	<input type="checkbox"/>	
Stormwater Plan	<input type="checkbox"/>	
Outdoor Lighting Plan (location of fixtures, illumination levels)	<input type="checkbox"/>	

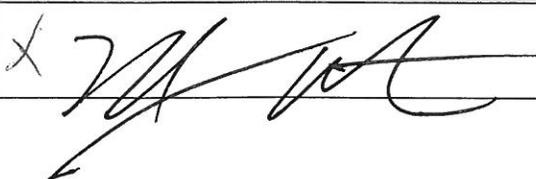
CERTIFICATION AND SIGNATURE

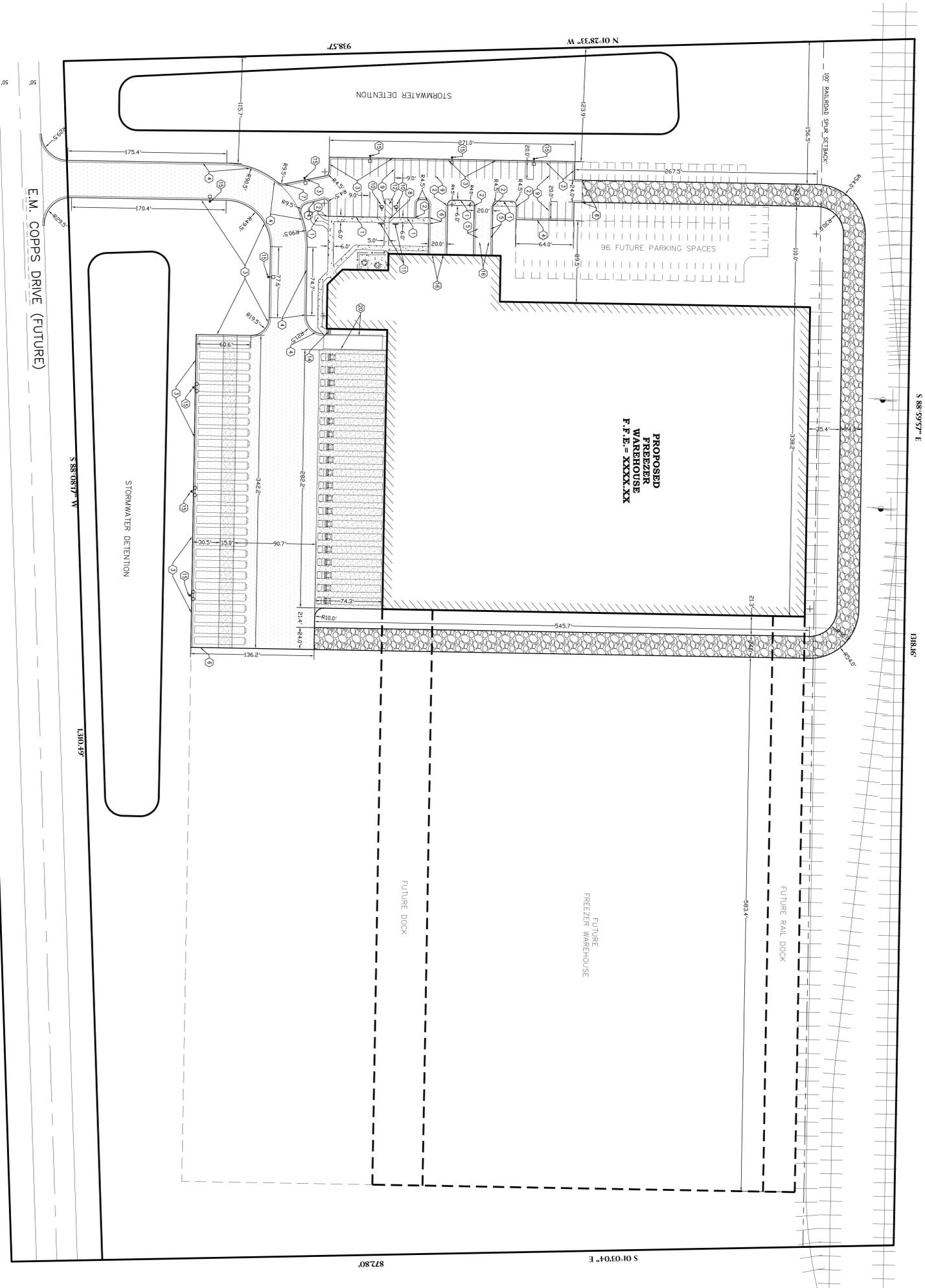
By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner (If not the Applicant)	Date
	8/26/13		

APPLICANT & OWNER INFORMATION SHEET

Any applicant for a planned unit/industrial development must provide the applicant's name, address, and respective ownership interest, if any, on the application. In addition, the applicant must provide, in the space provided on this form, a list of all the owners of the property and the holders of any deeds of trust, identifying which owners and holders of deeds of trust are represented by the applicant.

Application Number		Applicant's Name	
Property Address(es)			
Applicant's Address			
NOTE: If the applicant is not the property owner, this form must be accompanied by a Power of Attorney statement from the property owner.			
Indicate as accurately as possible the form of interest in the property, and the amount held by the individual or entity listed as "applicant" above.			
Fee Title Owner (Has Deed of Ownership)	All	<input type="checkbox"/>	
	A Portion	<input type="checkbox"/>	
Contract Owner	All	<input type="checkbox"/>	
	A Portion	<input type="checkbox"/>	
Holder of a Security Interest	All	<input type="checkbox"/>	
	A Portion	<input type="checkbox"/>	
List the names and addresses of all owners and holders of Deeds of Trust for the property, if any, and indicate which owners or holders of deeds of trust are represented by the applicant in the space below (please add additional pages, if needed).			
Signature of Applicant		Date Signed	
		8-26-13	



KEYNOTES:

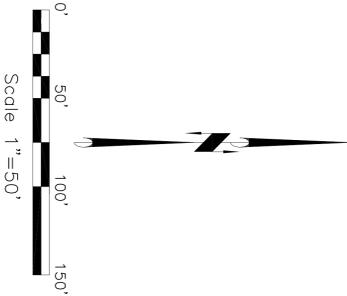
- ① THICKENED EDGE WALK
- ② 2" THICKENED EDGE WALK
- ③ 24" CONCRETE CURB & GUTTER
- ④ 24" CONCRETE CURB & GUTTER (RIGHT)
- ⑤ 10" CURB TAPER SECTION
- ⑥ 1" CURB TAPER SECTION
- ⑦ 3" CURB TO RECTIFY CURB TRANSITION
- ⑧ HAND-CAR RAMP
- ⑨ PARKING LOT STRIPING
- ⑩ HANDICAP PARKING STALL
- ⑪ HANDICAP PARKING SIGN
- ⑫ ADA ACCESS ROUTE
- ⑬ CONCRETE TRANSFORMER PAD
- ⑭ CONCRETE STAIRS w/RAILINGS (SEE STRUCTURAL)
- ⑮ LIGHT POLE (SEE ELECTRICAL PLAN)
- ⑯ CONCRETE BOLLARD
- ⑰ 24" CONCRETE CURB AND GUTTER
- ⑱ 24" CONCRETE CURB AND GUTTER
- ⑲ 10" CURB TAPER SECTION
- ⑳ REMAINING WALL (SEE STRUCTURAL)
- ㉑ CLEAR AND GRAB TREE
- ㉒ REMOVE CONCRETE CURB
- ㉓ REMOVE PAVEMENT
- ㉔ REPLACE EXISTING CURB AND GUTTER
- ㉕ REPLACE EXISTING CURB TYPE AND SIZE (MATCH EXISTING CURB TYPE AND SIZE)
- ㉖ FLAG POLE

GENERAL NOTES:

1. CONTACT DODGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. MONITORING AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
5. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND LOCAL AUTHORITIES.
6. SEE SHEET C400 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
7. ALL EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
8. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
9. CONTROL STAKES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
10. CONTROL STAKES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
11. PROVIDE PROPER BARRIERS, SIGNS AND TRAFFIC CONTROL TO MAINTAIN TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
12. SIDEWALK JOINTS TO BE AS INDICATED OR AS APPROVED BY CONSTRUCTION MANAGER.
13. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDING/FERTILIZED/GRASS PLANTING IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
14. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDING/FERTILIZED/GRASS PLANTING IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
15. ALL RADIUS DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB AND FACE OF THICKENED EDGE WALK.

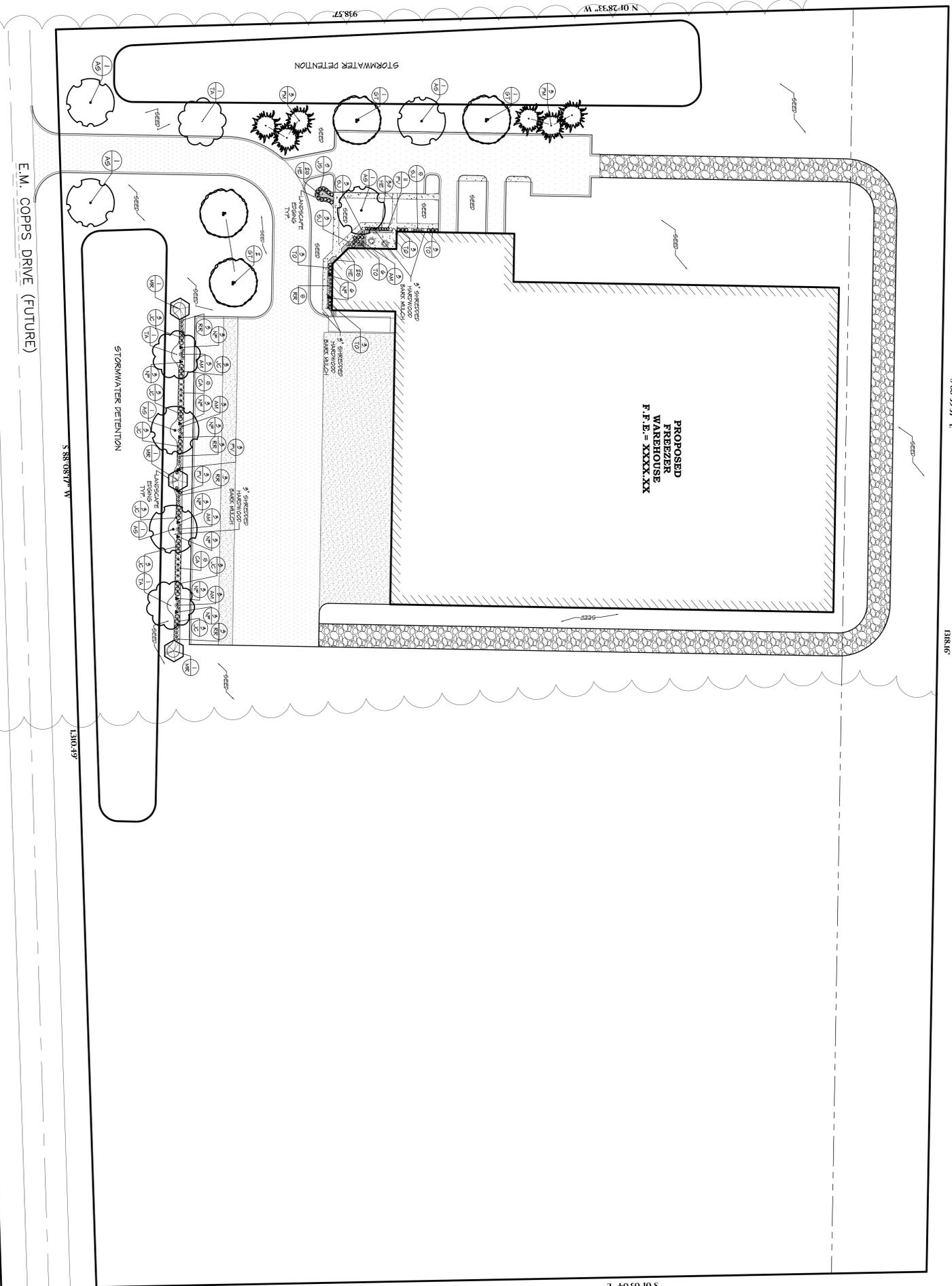
PAVEMENT HATCH PATTERNS:

- ① PROPOSED 3" LIGHT DUTY ASPHALT PAVEMENT W/BASE COURSE
- ② PROPOSED 4" HEAVY DUTY ASPHALT PAVEMENT W/BASE COURSE
- ③ PROPOSED 4" CONCRETE SIDEWALK
- ④ PROPOSED CONCRETE PAVEMENT
- ⑤ PROPOSED GRAVEL DRIVE
- ⑥ REPLACE PAVEMENT - MATCH EXISTING GRAVEL BASE/PAVEMENT SECTION



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<p>SHEET C200</p>	<p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION				<p>SHEET TITLE LAYOUT PLAN</p>	<p>PROJECT NEW DISTRIBUTION FACILITY FOR: E M COPPS DRIVE STEVENS POINT, WI 54482</p>	<p>SERVICE COLD STORAGE</p>	<p>PRELIMINARY DOCUMENTS DATE: 08-14-2013</p>	<p>TIPPMANN CONSTRUCTION a Tippmann Group Company 9009 COLDWATER ROAD • FORT WAYNE, INDIAN PHONE: (260) 490-3900 FAX: (260) 490-5295</p>	<p>POB Land Surveying Engineering Landscape Architecture 5709 Windy Drive, Suite D Stevens Point, WI 54482 715.344.5999 (PH) 715.344.9922 (FX)</p>	<p>PDM POINT OF BEGINNING www.pointofbeginning.com • 3222 WEST HUNTER DRIVE MILWAUKEE, WI 53225 715.344.5999 (PH) 715.344.9922 (FX)</p>
NO.	DATE	DESCRIPTION												



- GENERAL NOTES:**
1. CONTACT DIGGERS NOTICE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
 2. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
 3. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES SHOWN.
 4. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES SHOWN.
 5. ALL TREES IN THE TURF AREA SHALL HAVE A 3" DIAMETER CIRCLE OF 3" DEPTH SHREDED HARDWOOD BARK MULCH.
 6. ALL TREES IN THE TURF AREA SHALL HAVE A 3" DIAMETER CIRCLE OF 3" DEPTH SHREDED HARDWOOD BARK MULCH.
 7. 3" OF SHREDED BARK MULCH SHALL BE PLACED IN ALL PLANTING BEDS. COLOR TO BE CHOSEN BY OWNER.
 8. OWNER SHALL BE PLACED BENEATH ALL SHREDED BARK MULCH.
 9. CONDUITS AND SIGNAGE SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE WAREHOUSE.
 10. CONDUITS AND SIGNAGE SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

PLANTING SCHEDULE:

TREES	SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT Maturity	QUANTITY
AS		ACER SACCARINUM 'GREEN MOONLAK'	GREEN MOONLAK MAPLE	3" CAL.	55T	6
GT		GLADIOLA RAINCROWNS 'SPOKOLE'	SKUNK HONETROUSER	3" CAL.	45T	4
BR		MAHONIA RED BROWN	RED BROWN TOWERING CHAMPAGNE	1 1/2" CAL.	15T/W	3
TA		TILIA AMERICANA 'VENNDIOP'	REMOIND LINDEN	3" CAL.	40-50T	3

SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT Maturity	QUANTITY
AM	ARONIA MEGACARPUS 'AUTUMN MAGIC'	AUTUMN MAGIC CHOKERBERRY	24"	2'-3T	15
UN	UNIBERIS CHENSIS 'VALEA'	WINEY JUNBER	24"	5'-13" W	11
US	UNIBERIS SPINOSA 'ARCOUM JUNE'	ARCOUM JUNE	24"	5T/W	24
SI	SPRENGERIA JAPONICA 'COLETTAWE'	COLETTAWE SPRENGER	12"-18" W	18T/W	29
TO	THUJA OCCIDENTALIS 'HEITZ WIDERT'	HEITZ WIDERT ARBORVITAE	18"	2'-3T	11
			24"	3'-4T	18

LANDSCAPE REQUIREMENTS:

REQUIREMENT: 1 TREE SHALL BE PLANTED PER EVERY 75 LINEAL FEET OF STREET FRONTAGE

1,310 LF. OF STREET FRONTAGE/75 = 18 TREES REQUIRED

PROPOSED: 19 TREES

POB Land Surveying Engineering Landscape Architecture
 5709 Windy Drive, Suite D Stevens Point, WI 54482
 715.344.9292 (F) 715.344.9222 (F)

PDM Point of Beginning

TIPPMANN CONSTRUCTION
 a Tippmann Group Company
 9009 COLDWATER ROAD • FORT WAYNE, INDIAN
 PHONE: (260) 490-3900 FAX: (260) 490-5495

PRELIMINARY DOCUMENTS
 DATE: 08-14-2013

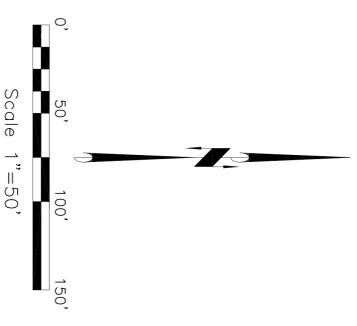
PROJECT: NEW DISTRIBUTION FACILITY FOR: SERVICE COLD STORAGE
 E M COPPS DRIVE STEVENS POINT, WI 54482

SHEET TITLE: LANDSCAPE PLAN

REVISIONS:

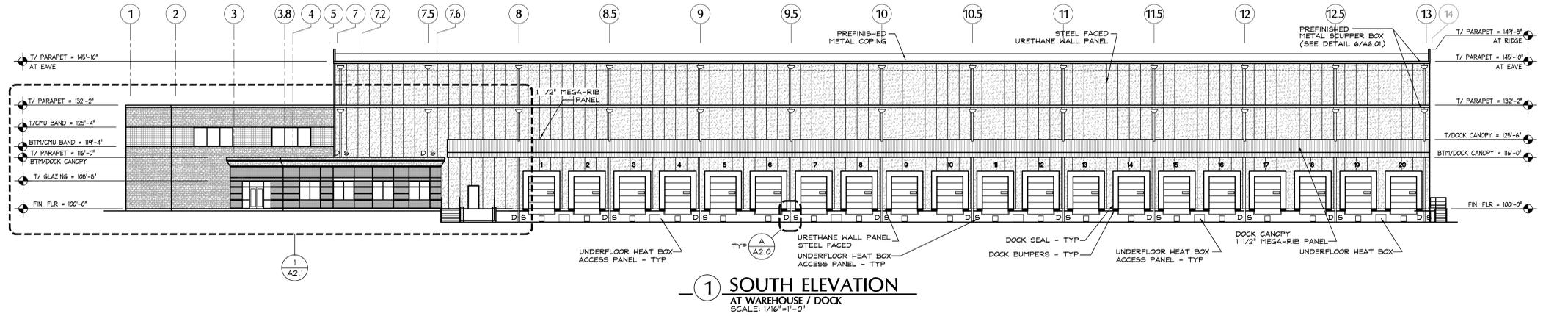
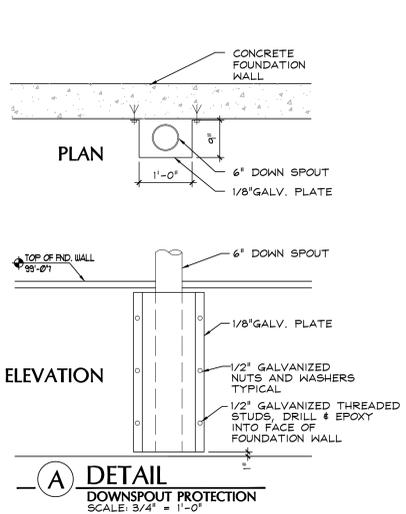
NO.	DATE	DESCRIPTION
1	08-14-13	ISSUE FOR PERMIT

DRWING BY: JLC
 DATE: 08-14-13
 JOB NO. 131085

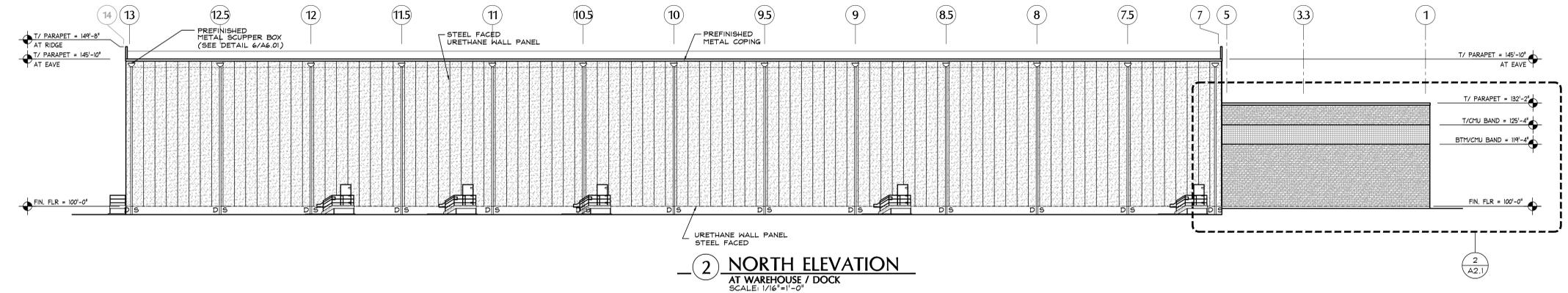


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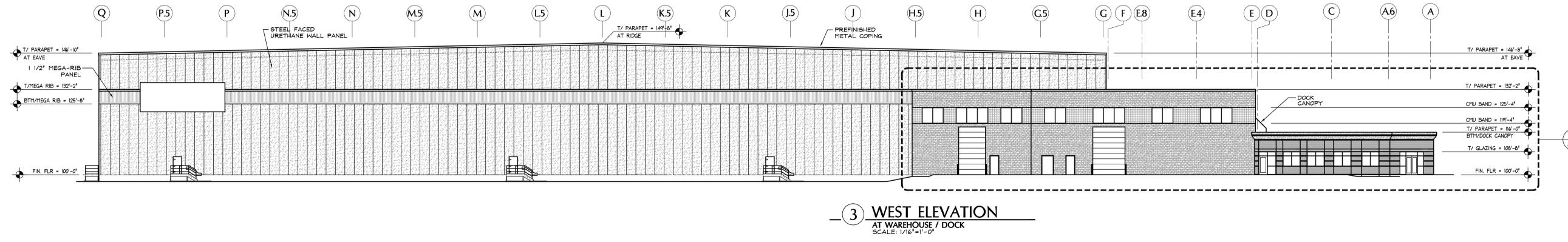
SHEET: C600



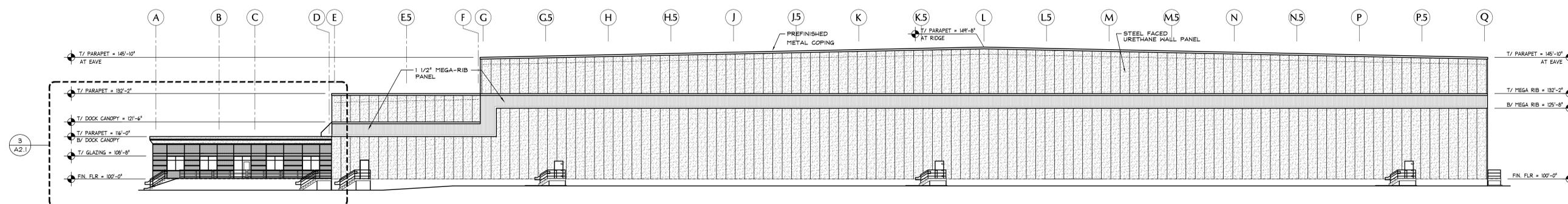
1 SOUTH ELEVATION
AT WAREHOUSE / DOCK
SCALE: 1/16"=1'-0"



2 NORTH ELEVATION
AT WAREHOUSE / DOCK
SCALE: 1/16"=1'-0"



3 WEST ELEVATION
AT WAREHOUSE / DOCK
SCALE: 1/16"=1'-0"



4 EAST ELEVATION
AT WAREHOUSE / DOCK
SCALE: 1/16"=1'-0"

CERTIFICATION:

TIPPMANN CONSTRUCTION
a Tippmann Group Company

1805 GOLDMAN STREET, SUITE 100, FORT WAYNE, INDIANA 46825
PHONE: (260) 480-3000 • FAX: (260) 480-8705

PRELIMINARY DOCUMENTS
DATE: 7-9-2013

PROJECT: NEW DISTRIBUTION FACILITY FOR:
5700 E M CORPS DRIVE
STEVENS POINT, WI 54482

SERVICE: COLD STORAGE

OVERALL EXTERIOR ELEVATIONS

SHEET TITLE

REVISIONS:	DATE:	BY:

DRAWN BY: PDM
DATE: 7-9-2013
JOB NO. 13-005
CAD FILE: 13-005-A20

SHEET

A2.0



TIPPMANN GROUP



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: 9/3/2013
Re: Official Street Map Amendments - E.M.Copps Drive, Third Street, and Strongs Avenue

With the extension of E.M. Copps Drive for East Park Commerce Center, as well as the extension of Third Street and Strongs Avenue for the downtown redevelopment project, the Official Street Map will need to be amended as follows:

- **Third Street**

A 50 foot wide street from its intersection with Main Street to its intersection with CenterPoint Drive more particularly described as follows and depicted on attached Exhibit "A":

Said street being all of vacated Third Street document number 378930, and all of Third Street (aka Third Court) of Valentine Brown's Addition to the City of Stevens Point, located in the Northeast Quarter of the Northwest Quarter of Section 32, Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin described as follows:

Commencing at the north quarter corner of said Section 32; thence South 89 degrees 52 minutes 42 seconds West along the north line of said Northeast Quarter of the Northwest Quarter 1,165.33 feet; thence South 00 degrees 07 minutes 18 seconds East 584.24 feet to the southeast corner of said Third Street and CenterPoint Drive, and the point of beginning; thence South 01 degree 16 minutes 05 seconds West along the east right-of-way line of said Third Street 564.33 feet to the northeast corner of said Third Street and Main Street; thence North 89 degrees 47 minutes 18 seconds West 50.01 feet to the northwest corner thereof; thence North 01 degree 16 minutes 05 seconds East along the west right-of-way line of said Third Street 564.70 feet to the southwest corner of said Third Street and CenterPoint Drive; thence South 89 degrees 21 minutes 54 seconds East 49.98 feet the southeast corner thereof, and the point of beginning and there terminating.

- **Strong's Avenue**

A 60 foot wide street from its intersection with Main Street to its intersection with CenterPoint Drive more particularly described as follows and depicted on attached Exhibit "B":

Said street being part of Lots 10, 11, 12, 13, 14, and 15 of Block 29, and part of Lots 10, 11, 16, and 17 of Block 32, and part of vacated College Avenue document number 380289 of Valentine Brown's Addition to the City of Stevens Point, located in the Northeast Quarter of the Northwest Quarter of Section 32, Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin described as follows:

Commencing at the north quarter corner of said Section 32; thence South 89 degrees 52 minutes 42 seconds West along the north line of said Northeast Quarter of the Northwest Quarter 682.24 feet; thence South 00 degrees 07 minutes 18 seconds East 599.18 feet to the south right of way line of CenterPoint Drive and the point of beginning; thence South 45 degrees 18 minutes 49 seconds West 21.23 feet to the northerly extension of the west property line of lands recorded with the Portage County Register of Deeds as Document Number 690352 also being the outside exterior surface of the building wall (herein referred to as the building wall); thence South 00 degrees 21 minutes 05 seconds West along said building wall 287.97 feet; thence South 46 degrees 52 minutes 05 seconds East along said building wall 9.68 feet; thence South 89 degrees 37 minutes 33 seconds East along said building wall 79.59 feet; thence South 00 degrees 26 minutes 06 seconds West 242.35 feet to the north right of way line of Main Street; thence North 89 degrees 47 minutes 18 seconds West along said north right of way line 60.00 feet; thence North 00 degrees 26 minutes 06 seconds East 182.52 feet to a line 60.00 feet south of and parallel with said building wall; thence North 89 degrees 37 minutes 33 seconds West along said parallel line 86.61 feet to the southerly extension of a line 60.00 feet west of and parallel with said building wall; thence North 00 degrees 21 minutes 05 seconds East along said parallel line 354.41 feet; thence North 44 degrees 41 minutes 55 seconds West 21.25 feet to the south right of way line of said CenterPoint Drive; thence South 89 degrees 43 minutes 27 seconds East along said south right of way line 90.04 feet to the point of beginning and there terminating.

- **E.M. Cops Drive**

A 100 foot wide street from its intersection with Week Street to a point 1926 feet east more particularly described as follows and depicted on attached Exhibit "C",

Said street located in the Fractional Northwest Quarter of the Northwest Quarter and the Fractional Northeast Quarter of the Northwest Quarter of Section 1, Township 23 North, Range 8 East, City of Stevens Point, Portage

County, Wisconsin and more specifically described as follows:

Commencing at the north quarter corner of said Section 1; thence South 01 degree 03 minutes 04 seconds East along the east line of said Fractional Northeast Quarter of the Northwest Quarter 1,118.87 feet to the point of beginning (P.O.B.); thence continuing South 01 degree 03 minutes 04 seconds East 100.01 feet; thence South 88 degrees 08 minutes 17 seconds West 1,309.75 feet to its intersection with the west line of said Fractional Northeast Quarter of the Northwest Quarter; thence continuing South 88 degree 08 minutes 17 seconds West 574.66 feet to the east right of way line of Week Street; thence North 01 degree 53 minutes 22 seconds West along said east right of way line of Week Street 100.00 feet; thence North 88 degrees 08 minutes 17 seconds East 575.38 feet to its intersection with the west line of said Fractional Northeast Quarter of the Northwest Quarter; thence continuing North 88 degrees 08 minutes 17 seconds East 1,310.49 feet to the east line of said Fractional Northeast Quarter of the Northwest Quarter and the point of beginning and there terminating.

EXHIBIT "A" THIRD STREET

GOV'T LOT 1

NE-NW
SECTION 32, T24N, R8E

GOV'T LOT 2



EXHIBIT "B" STRONGS AVENUE

NE-NW
SECTION 32, T24N, R8E
STRONGS AV.

60 FT. WIDE

STRONGS AV.

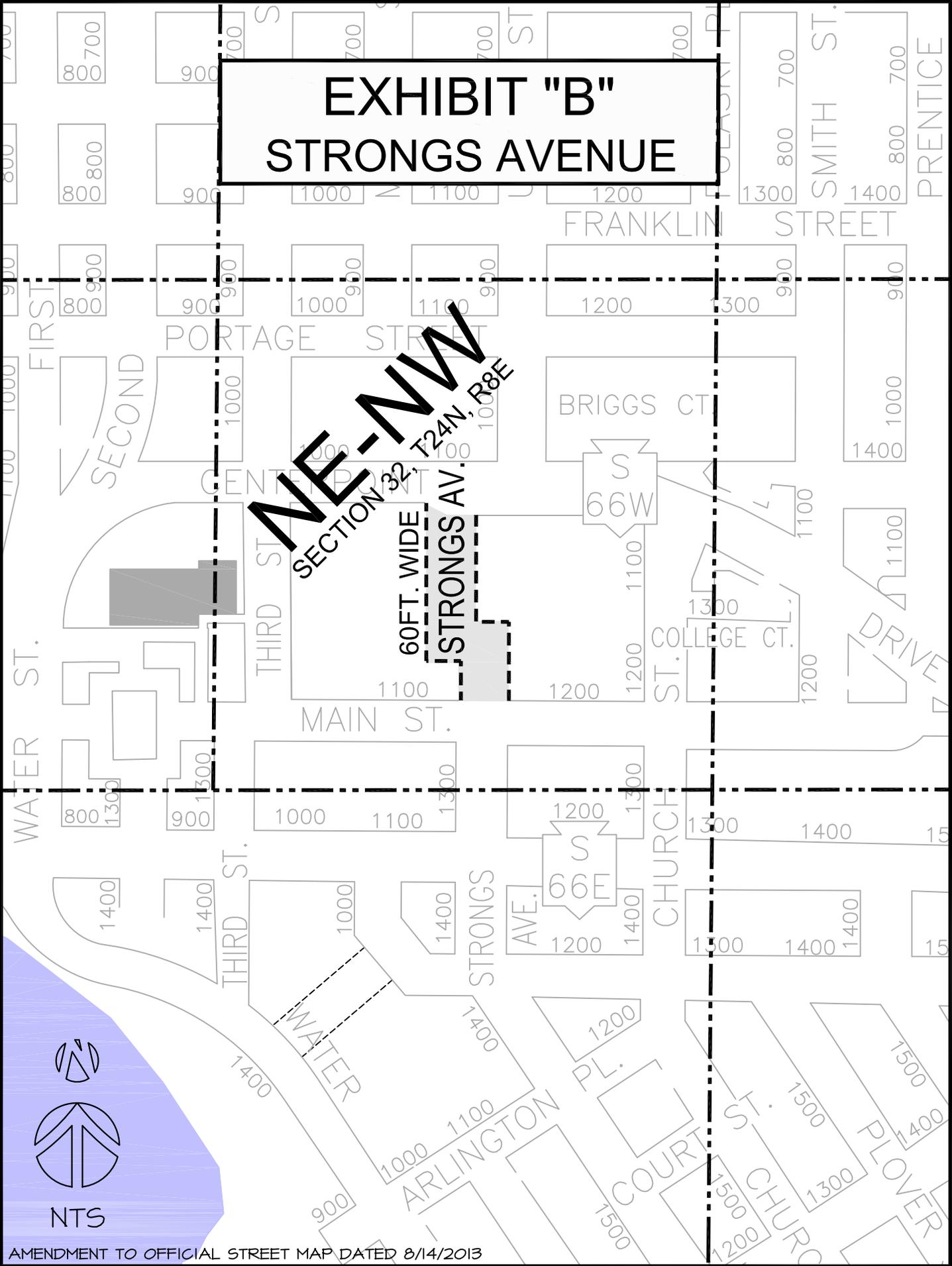


EXHIBIT "C" E.M. COPPS DRIVE

TOWN OF HULL

CANADIAN NATIONAL RAILWAY

FRAC: NW-NW
SECTION 1, T23N, R8E
TRANSIT FACILITY

FRAC: NE-NW
SECTION 1, T23N, R8E

E.M. COPPS DRIVE 100FT. WIDE

PORTAGE

COUNTY



EAST PARK