

AGENDA
CITY PLAN COMMISSION

Monday, October 7, 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 September 3, 2013 Plan Commission meeting.
2. Request from Ministry Saint Michael's Hospital for a conditional use permit to construct a 15,000 square foot addition and associated equipment within the required setback at **900 Illinois Avenue (Parcel ID 2408-33-2003-15)**.
3. Request from Richard Bierman, representing the property owner, for a sign variance to construct two freestanding signs which exceed the height requirements at **3700 Northpoint Drive (Parcel ID 2408-27-2001-05)**.
4. Request from American Trucking Group for a variance from parking and landscape standards at **3016 Krembs Avenue (Parcel ID 2308-02-2301-16)**
5. Request from CoVantage Credit Union for site plan review approval within the B-5 Highway Commercial District at the northwest corner of U.S. Highway 10 and Badger Avenue (**Parcel ID 2408-36-2200-15 & 2408-36-2200-16**).
6. Acceptance of donated land from Albert Feltz to the City of Stevens Point to be designated as parkland located **east of Parkway Drive on McDill Pond (Portion of Parcel ID 2308-03-2001-28)**.
7. 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: October 4, 2013 and October 11, 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, October 21, 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 Ministry Saint Michael's Hospital for a conditional use permit to construct an approximate 15,000 square foot addition and associated equipment with reduced setbacks at 900 Illinois Avenue (Parcel ID 2408-33-2003-15). This property being zoned "R-5" Multiple Family II Residence District, and described as PRT OF SW SW S28 T24 R8 LYG S OF PRAIS E OF FREMONT & W OF ILLINOIS & PRT NWNW S33 T24 R8 COM NL SD SEC & EL FREMONT S 330' E 400' N330' W400' TO POB & ALL BLK 3 BOY & ATWELL'S 5TH ADD 691/348/53, City of Stevens Point, Portage County, Wisconsin.

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

All interested parties are invited to attend.

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

John Moe, City Clerk

REPORT OF CITY PLAN COMMISSION

September 3, 2013 – 6:00 PM
Lincoln Center – 1519 Water Street

PRESENT: Mayor Andrew Halverson, Alderperson Jerry Moore, Commissioner Tony Patton, Commissioner Anna Haines, Commissioner Garry Curlless, and Commissioner Dave Cooper.

ALSO PRESENT: Community Development Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, City Attorney Andrew Beveridge, Comptroller/Treasurer Corey Ladick, Alderperson George Doxtator, Alderperson Mary Stroik, Alderperson Randy Stroik, Brandi Makuski, Chris Jones, Richard Bierman, Nate Enwald, Don Wiza, Lorelei Walczak, Adam Tippmann, James Ford, Bob Makuski, James Lundberg, Austin Konkol, and Debbie Konkol.

 INDEX:

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. Cops 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. Cops 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. Cops 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.

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1. Report of the August 5, 2013 Plan Commission meeting.

Motion by Alderperson Moore to approve the report of the August 5, 2013 meeting; seconded by Commissioner Cooper. Motion carried 6-0.

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.

Director Ostrowski stated this is the parcel north of the new Honda facility that is going to be placed at the corner of Northpoint and Stanley, and between the church and the dealership. He continued

stating it is an odd parcel in that it will likely not be developed as office or a multi-family use, therefore, staff recommends approval one of the zoning change request.

Motion by Commissioner Patton to approve the rezoning of 3640 Northpoint Drive (Parcel ID 2408-22-3300-02) from “R-5” Multi-Family II to “B-4” Commercial; seconded by Commissioner Curless.

Commissioner Patton asked if there were any thoughts on changing the curve in the road regarding this development.

Lorelei Walczak, 3628 Stanley Street, questioned whether repair to Northpoint Drive regarding the potholes and the narrowness of the road would occur. Mayor Halverson stated the applicant would not be responsible for this work, but the city would prioritize that repair project along with others throughout the City.

Aldersperson Moore commented the rezoning would cure the spot zoning in that area and appears to be an element that does not belong there now.

Mayor Halverson commented that it is a good thing to utilize this area, and address the concerns for lighting, minimizing lighting towards the interstate and away from the homes.

Motion carried 6-0.

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)**.

Director Ostrowski explained with the new dealership, they will be doing a good amount of landscaping surrounding the property and internal landscaping, however they are asking for a modification to the current requirements, which require continuous screening of the parking lot as well as street trees or parking lot trees. He continued stating, specifically in this request they are asking to deviate from tree counts as well as the continuous screening on the southeast corner, north and northwest part of the property. Director Ostrowski stated the parcel to the north is institutional in use and is zoned residential, therefore, code requirements would require that area to be fully screened, as well as on the western side of the property including the bend in the road abutting the street, and the portion on the southeast corner would have to be screened because it abuts a street. He stated in reviewing the request, staff does not have any concerns with the southeast portion of the lot as the viewable sales for the vehicles warrants limited screening, however, the northern part of the parcel as well as the western half especially by the bend around Northpoint Drive, should be screened. Lastly, the director described that tree specifications along the northern half and northwest side should be met as there are no vehicles that are proposed to be parked directly adjacent to the property. Regarding the internal landscaping, they are close to the 2% code requirement.

Mayor Halverson concurred with the directors comments.

Aldersperson Moore asked if this is the final plan submitted, to which Director Ostrowski stated this is the plan they have submitted, and our recommendations are on page 3 of 3 in the staff report.

Commissioner Haines clarified that it was not in the plan submitted to staff, but in the staff report, to which Director Ostrowski stated yes and that staff does not have any concerns with the deviation on the southeastern portion of the lot as well as the street/parking lot trees for the western and southern half of the lot.

Commissioner Curless asked who enforces this, to which Director Ostrowski stated the Community Development Department.

Motion by Commissioner Patton to approve the modification from landscaping standards at 3700 Northpoint Drive (Parcel ID 2408-27-2001-05) with the following conditions:

- **Tree specification requirements per City Ordinance shall be met along the northwestern and northern property boundaries.**
- **Continuous landscape screening per City Ordinance shall be required on the northwest and northern property boundaries as well as, along the curve of Northpoint Drive.**

seconded by Aldersperson Moore. Motion carried 6-0.

4. Approval of Concept Plan for East Park Commerce Center – Planned Industrial Development Zoning District.

Director Ostrowski explained since this is a Planned Industrial Development District a concept plan needs to be created to make sure developments that come in are consistent with the overall plan for the area. He continued stating this plan shows the backbone roads within the 760 acre area and includes a rail spur for additional lots to be created on the northern and northeastern part of the property. Furthermore, it identifies the overpass for Burbank Road. Director Ostrowski continued stating that as development occurs at the western half of this park, we want to make sure to preserve areas where we can continue to move east and not jeopardize the rail spur or road network.

Commissioner Haines asked if the yellow lines designated the rail, to which Director Ostrowski stated yes, it may go south as it gets away from the main lines and service a number of other sites. Mayor Halverson added potentially there may be some deviation of some of the roads as development occurs, but generally speaking this would be the overall layout of those main arterial collectors to feed the traffic out to Burbank Road and to Highway HH. Director Ostrowski added that throughout this process you will see as with the next agenda item the developers will bring in a site plan and we would review it based off of this concept we have adopted.

Commissioner Patton stated we will not be building the roads right away, so we will not be trapped, to which Director Ostrowski stated correct. Mayor Halverson added we are trying to be as flexible as possible with this kind of acreage and only building out the infrastructure on a project by project basis.

Motion by Commissioner Cooper to approve the Concept Plan for East Park Commerce Center – Planned Industrial Development Zoning District; seconded by Commissioner Curless. Motion carried 6-0.

5. Request from Service Cold Storage, LLC for a site plan review of the proposed cold storage warehouse at **5700 E.M. Cops Drive (portion of Parcel ID 2308-01-2100-01)**.

Director Ostrowski explained this is the 27 acre parcel that we have come familiar with over the past few meetings, located in the East Park Commerce Center. Service Cold Storage is proposing to construct a freezer warehouse for the first phase as well as a potential future freezer warehouse as an addition. He added there is a significant setback from the future E.M. Cops drive of about 250 feet to provide for stormwater detention areas. Staff feels that the site plan is consistent with the concept plan that was recently adopted, but would like to see, in the truck and trailer storage area at the most southern area, decorative fence screening or a berm of at least 6 feet with landscaping. Some additional landscaping in the front by the storm water detention area and on the western side of the lot is also recommended.

Commissioner Haines clarified the parcel is the blue outlined area in the map provided in the staff report, to which Director Ostrowski confirmed. Director Ostrowski said if you take E.M. Cops and extend it east it would be the northern part of the parcel. Mayor Halverson added the remaining 7 acres to the south of E.M. Cops Drive extended will be retained by the city to hopefully be available for more industrial developments.

Commissioner Patton asked if it would be better for them to leave a row of trees than trying to build a fence, to which Director Ostrowski explained we are looking for screening to the south and west.

Commissioner Haines asked about the long piece of land along the extended E.M. Cops Drive, to which Mayor Halverson stated it is owned by the City of Stevens Point and it can accommodate a 6,000-10,000 square foot building with 35-40 parking spaces on each of the three and half acre parcels.

Director Ostrowski commented it is nice that they have positioned the building to have the decorative office space face the entrance of the park, which is visible from the renderings provided.

Commissioner Haines asked if they would build on the entire forested parcel, to which Director Ostrowski stated yes. Mayor Halverson added roughly the first section will be built immediately, allowing for future expansion to the east. Director Ostrowski explained if you look at the second page of the 11 x 17 maps provided you will see were the current forest is compared to the building.

Commissioner Patton asked if there was a choice to leaving the trees, or putting up a fence, to which Mayor Halverson stated the trees are already gone. Commissioner Patton clarified so we are assuming the trees are gone, and so we would have them put up a fence, to which Director Ostrowski stated a decorative fence or a 6 foot berm with landscaping. Mayor Halverson added if we accept the staff recommendations, the flexibility and balance that we have to keep in mind is what really is a true industrial park and the level of landscaping we want to require verses being more flexible and getting away from some of those requirements which has been an inhibitor to growth within the Portage County Business Park. He continued stating balance has to occur of the industrial character of that park with some aesthetics as we move forward.

Commissioner Haines asked for clarification on what staff has recommended. Director Ostrowski clarified that a 6 foot berm is recommended to be installed south of the truck and trailer storage area found directly south of the building. Furthermore, street trees and additional landscaping is recommended as well, in front of the detention basins. Commissioner Haines asked what was meant by decorative fencing, to which Director Ostrowski explained a decorative wooden fence or metal fence, not a chain link fence. Commissioner Haines asked if a berm with landscaping on it could be installed, to which Director Ostrowski stated yes. Mayor Halverson added in looking at the plan, reasonable screening is provided which would be quite full at maturity height and would be adequate, however, if we want to be more aggressive we can add staff recommendations. Commissioner Haines asked if we would ask them to keep a line of trees, to which Mayor Halverson restated the trees are already gone. Director Ostrowski added if we left the trees on the east side of the lot, they would have to remove them when they expand anyway.

Motion by Commissioner Haines to approve the site plan review of the proposed cold storage warehouse at 5700 E.M. Copps Drive (portion of Parcel ID 2308-01-2100-01) with the following conditions:

- **Landscaping 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 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.**

seconded by Commissioner Curless. Motion carried 6-0.

6. 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.

Motion by Alderperson Moore to approve the 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. Seconded by Commissioner Cooper.

Commissioner Haines asked what was the purpose of the wide right-of-way, to which Mayor Halverson stated for semi-truck traffic and the overall nature of the amount of traffic that could be generated in that area. Commissioner Haines then asked how many lanes were planned, to which Mayor Halverson it would accommodate four lanes potentially, but the initial build out would be two lanes. Furthermore, easements for sidewalks, bike paths, and utilities can be accommodated.

Motion carried 6-0.

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.

Mayor Halverson explained this is not a city street right now. Director Ostrowski added it is currently CDA property that needs to be recorded on the official street map.

Motion by Alderperson Moore to approve the 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. Seconded by Commissioner Patton. Motion carried 6-0.

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.

Mayor Halverson explained this request involves creating a city street that will run around Shopko. Commissioner Haines asked why the width was chosen, to which Director Ostrowski stated the space exists for the proposed width and it matches the existing width of Strongs Avenue. She then asked if there would be street parking, to which Mayor Halverson stated potentially.

Commissioner Curless asked if it would be a two-way street, to which Director Ostrowski stated yes.

Mayor Halverson stated this will be as close as we can come to the second reinstating of the north south ingress/egress of downtown which was disrupted by the mall's construction. He added this helps pedestrian movement and vehicular traffic north and south which is important.

Motion by Alderperson Moore to approve the 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. Seconded by Commissioner Curless. Motion Carried 6-0

9. Adjourn.

Meeting Adjourned 6:26 PM.

Administrative Staff Report

Ministry Saint Michael's Hospital

Conditional Use

900 Illinois Avenue

October 7, 2012



Department of Community Development

<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.com Kyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 2408-27-2001-05 <p>Lot Information:</p> <ul style="list-style-type: none"> Effective Frontage: 1,798 feet Effective Depth: 400 feet Square Footage: 279,401 Acreage: 6.414 <p>Zone(s):</p> <ul style="list-style-type: none"> "R-5" Multiple Family 2 District <p>Master Plan:</p> <ul style="list-style-type: none"> Institutional / Government <p>Council District:</p> <ul style="list-style-type: none"> District 3: O'Meara <p>Current Use:</p> <ul style="list-style-type: none"> Institutional: Hospital & Clinic <p>Applicable Regulations:</p> <ul style="list-style-type: none"> 23.01(16), and 23.02(1)(e), and 23.02(1)(g) 	<p>Request</p> <p>Request from Ministry Saint Michael's Hospital for a conditional use permit to construct an approximate 15,000 square foot addition and associated equipment with reduced setbacks at 900 Illinois Avenue (Parcel ID 2408-33-2003-15).</p> <p>Attachment(s)</p> <ul style="list-style-type: none"> Parcel ID Sheet Exhibit Map Application Site Plan Rendering <p>Findings of Fact</p> <ul style="list-style-type: none"> A hospital and clinic use currently exists on the property. The existing uses will be expanded with the primary expansion to the emergency department. The property is zoned "R-5" Multiple Family 2 Residence District. Hospitals and accessory uses are a conditional use within the "R-5" district Common Council may establish reduced setbacks for hospitals. The City's Comprehensive Plan calls for institutional or government use on the property. <p>Staff Recommendation</p> <p>Approve the conditional use permit, subject to the following condition(s):</p> <ol style="list-style-type: none"> All applicable buildings permits shall be obtained. New signage shall meet the requirements outlined within Chapter 25: Sign Code. Security or other staff shall be on hand at all times to make sure that the ambulance exit (onto Illinois) is not blocked. Landscaping shall not impede onto the sidewalks or obstruct vision of vehicles using ingress and egress on the property. Proper signage shall be placed identifying the ambulance garage and parking constraints in front of the doors. Mechanical equipment or refuse storage shall be fully screened with continuous landscaping or opaque fencing. A stormwater management plan shall be submitted to the Water Department for their review.
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As the request involves expanding an existing conditional use within the R-5 district, Common Council must review the request. Additionally, the request involves constructing the addition within the required setback. The excerpt from the Zoning Code below allows Common Council to reduce setbacks for hospitals.

Section 23.02(1)(e)

The Common Council may establish setback requirements for schools, churches, community and senior centers, and hospitals, less than the zoning district requirements. The 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. The school, church, community or senior center, and hospital setback is carried forward to higher zoning district.

Expansion Details:

- Southeast addition to the emergency department
 - Room registration and private exam rooms
 - Enclosed ambulance garage (two units)
 - Patient drop-off and new driveway
- New ingress/egress into existing parking ramp
- Relocation of oxygen tanker & construction of enclosure
- East addition corridor and walkway
- Mobile imaging trailer dock & enclosure

Please refer to the attached project application and narrative for particular information regarding the expansion.

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 proposed expansion will greatly increase the efficiency and comfort of employees and patients at Saint Michael's Hospital. The applicant has indicated that the existing emergency department is in need of space. Furthermore, a central corridor is needed to prevent patients and employees from transecting through other departments. Currently the ambulances are forced to deliver patients within the open along Illinois Avenue. Patients are briefly exposed to the elements and to other individuals passing by the hospital. Additionally, neighbors along Illinois are exposed to constant activity occurring within the emergency department and related to transport.



Regarding setbacks, the existing ambulance entrance dock does not meet the required setback of 25 feet for street yard setbacks and the proposed expansion would encroach further into the setback.

Findings: Overall, the proposed expansion should increase the health, safety, morals, comfort and general welfare within the vicinity. Ingress and egress into the emergency department should be smoother, while providing fewer options for vehicles. Furthermore, ambulances can operate from the enclosed structure off of Illinois Avenue or Fremont Street, which provides additional comfort to patients and less traffic and noise to neighbors. Staff does have a concern that vehicles dropping patients off may impede the access for ambulances, however, hospital security personal will be on hand 24 hours to prevent this from happening. The aesthetic of the area will significantly be increased as well, as increased landscaping is proposed, along with benches. The exterior finish will add to improving the aesthetics as it is made up of masonry and stone veneer that match the existing facility.

The proposed 1-story expansion offers a very aesthetically pleasing design and should not be overwhelming to pedestrians, cars, or neighboring homes with its increased proximity to the street.

Due to the findings above, staff has placed a few additional conditions in the recommendation section of this report to ensure the protection of the safety, and general welfare of citizens and the neighborhood.

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

Analysis: The property borders public rights-of-way on three sides, with the fourth bordering a property to the north under the same ownership, zoned "R-5" Multiple Family 2 Residence District. A pedestrian mall separates the two parcels. Both properties are used or are accessory uses to the institutional (hospital) use and have been for several years.

Findings: The expanded use as a hospital should not be injurious to the uses already permitted within the area. Please see findings under comment 1 relating to the proposed use.

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: Institutional and residential uses surround the property, of which are fully developed. The request involves expanding an existing conditional use.

Findings: This standard is met.

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

Analysis: The proposed addition will match that of existing architecture and materials on the existing facility. Exterior finishes will primarily be masonry and stone veneer with a small amount of aluminum panels between window columns. Window finishes will match those found on the most recent hospital addition. Furthermore, the cantilevered structure is proposed to be clad aluminum paneling. At its tallest point, the hospital is 6 stories tall with sections connected to the proposed addition at 1-story.

Findings: The exterior architectural appeal and plan for the proposed expansion should not be at variance with structures already constructed in the neighborhood. Furthermore, the 1-story scale of the proposed addition respects the small residential neighborhood along Illinois Avenue.

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

Analysis: The respective area is an established area of the City.

Findings: Utilities currently exist in the area to serve the property. 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: Changes to ingress and egress are described below:

Emergency Department: The emergency department currently provides ingress and egress to the emergency facility entrance and parking ramp entrance. Furthermore, access to Fremont Street is accessible through the drive aisle. The expansion request involves creating entrance-only and exit-only driveways which direct traffic in off and onto Illinois via a half circle shaped drive aisle with drop-off zones. These same driveways will cater to the enclosed ambulance garage, as well as, an in-only entrance to the parking ramp.

Parking Ramp: Ingress and egress for the parking ramp currently occurs at the northeast and northwest corner of the ramp, as well as, along Sims Avenue. The proposed expansion involves creating ingress only to the parking ramp at the northeast corner. Additionally, the existing stair tower will be removed and constructed at the northeast corner. Work will also be performed at the northwest corner to replace and lengthen walkway and railing systems for staff.

Mobile Imaging Dock: The expansion includes creating a docking bay for the mobile imaging truck (MRI scanner), which is proposed at the northeast corner of the existing hospital. Currently this corner is utilized as an entrance where upon a small drive aisle and covered canopy exists for vehicles. Essentially, the request would create new ingress and egress off of Illinois Avenue, allowing the truck to back into the dock. A retractable enclosure, hidden when not in use, would extend from the building to the trailer during operating hours.

Findings: Although changes to ingress and egress are proposed, none involve significant modification or new access points to the property. The proposed plan should create more fluidity on the property and less confusion, especially within the emergency department drop-off area. Again, the only concern from staff is that the ambulances being blocked from temporarily parked vehicles. The enclosed garage does offer two points of entrance and exit, allowing utilization of the rear entrance if needed. Furthermore, the hospital has advised that security will always be on hand to prevent vehicle from parking in front of the ambulance garage.

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 following districts:

- "R-5" Multiple Family 2 Residence District: This district is established to provide for a mixed-use district of high density living that permits hi-rise housing and also allows a variety of non-residential office type or professional service uses. It is intended that this district will generally be acceptable as a buffer use between lower density residential uses and commercial industrial uses, and in areas capable of handling higher traffic

volumes and areas subject to higher land values than in lower density residential zones with such districts located consistent with the City's Comprehensive Plan.

Findings: The proposed use is appropriate for the intent of the R-5 district, as hospitals are an institutional use which provides a mix to the district. Furthermore, the request involves expanding an existing conditional use.

- 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: The proposed expansion will not meet the required street yard setback of 25 feet within the R-5 district, however the Common Council can reduce setbacks for hospitals. Setbacks vary between just a few feet and 25 feet or greater along Illinois Avenue as the proposed addition has several projecting windows and architectural features, including the MRI dock. The following should be taken into consideration; 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 when determining setbacks. The proposed oxygen tank enclosure on the southwest side of the property will have a 3 foot setback. All other zoning requirements are met including parking, with a total of 701 stalls on campus.

See the attached site plan outlining setbacks.

Findings: The hospital is very limited in its ability to expand. Unfortunately, there's only one option for expansion meeting zoning requirements, and that is to add additional floors. The proposed expansion maintains aesthetically appealing architecture and building materials while creating a transitional zone between the large hospital and smaller single family homes. Additionally, the proposed addition will reduce noise and activity from emergency vehicles, creating a safer and more attractive neighborhood.

- 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: Driveways along Illinois Avenue may shift slightly. The emergency department entrance will have separate "in" and "out" driveways which should relieve any vehicle congestion on the site. Furthermore, the former patient entrance at the northeast corner of the facility will now be utilized strictly for the mobile imaging truck and trailer. Again, to maintain ease of access, the northeast entrance to the parking ramp will be converted to an "entrance only" driveway.

Findings: This standard is met.

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

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

Analysis: Adequate utilities exist at the site.

Findings: This standard is met.

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

Analysis: A lighting plan has been submitted which identifies light fixtures and levels. Noise from traffic and emergency vehicles should be reduced as entrances have changed and a garage will now house the emergency vehicles.

Findings: Upon review of the light plan, lights should not impede onto neighboring properties. Staff would recommend that mechanical equipment and refuse storage be fully screened.

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
St Michael's Hospital 900 Illinois Ave Stevens Point, WI 54481		240833200315	240833200315	Office, Medical
		Property Address		Neighborhood
		900 Illinois Ave		Stanley Street (Comm)
		Subdivision		Zoning
Display Note		Metes And Bounds		R5-MULTI-FAMILY II

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

SITE DATA

PERMITS

Actual Frontage	100.0	Date	Number	Amount	Purpose	Note
Effective Frontage	100.0	6/25/2013	13-0273	\$15,000	020 Electrical	Hook-up new chiller
Effective Depth	243.0	3/12/2012	12-0185	\$200,000	020 Electrical	install new substation
Square Footage	24,300.0	8/2/2011	11-500	\$900	020 Electrical	Rm 2-D-52 office light
Acreage	0.558	2/8/2011	37563	\$9,800	060 New Construction	4th floor sleep lab
		11/12/2010	37473	\$23,998	066 Plumbing	sleep lab
		5/17/2010	37028	\$10,000	099 Sign	

2013 ASSESSED VALUE

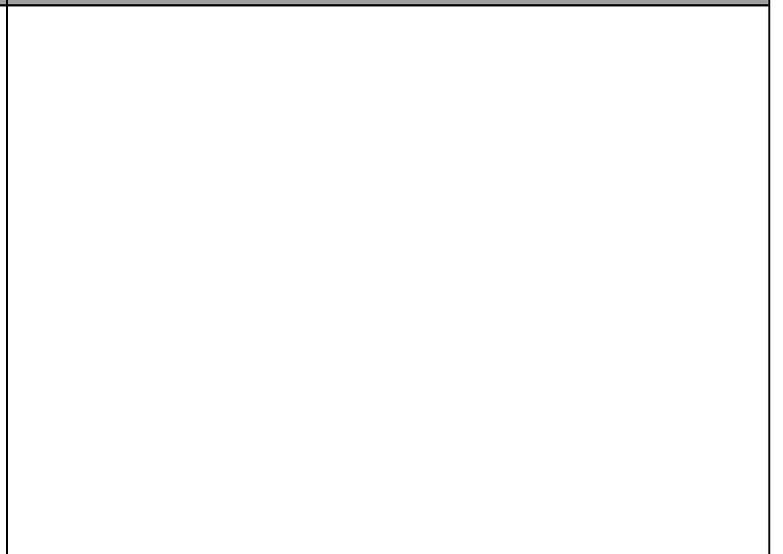
Class	Land	Improvements	Total
(2) - B-Commercial	\$45,900	\$9,851,200	\$9,897,100
Total	\$45,900	\$9,851,200	\$9,897,100

LEGAL DESCRIPTION

PRT OF SW SW S28 T24 R8 LYG S OF PRAIS E OF FREMONT & W OF ILLINOIS & PRT NWNW S33 T24 R8 COM NL SD SEC & EL FREMONT S 330' E 400' N330' W400' TO POB & ALL BLK 3 BOY & ATWELL'S 5TH ADD 691/348/53

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
St Michael's Hospital 900 Illinois Ave Stevens Point, WI 54481		240833200315	240833200315	Office, Medical
		Property Address		Neighborhood
		900 Illinois Ave		Stanley Street (Comm)
		Subdivision		Zoning
Display Note		Metes And Bounds		R5-MULTI-FAMILY II

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Office, Medical (C good)	1997	101,292	Masonry - Good	12
1	2	Office, Medical (C good)	1997	1,332	Masonry - Good	12
1	3	Office, Medical (C good)	1997	6,782	Masonry - Good	12
1	4	Office, Medical (C good)	1974	2,200	Masonry - Good	12

Total Area		111,606
-------------------	--	---------

BASEMENT DATA

COMPONENTS

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
1	1	Office Bsmnt - Unfinished	1,120	1	1	Sprinkler System	110,526
				1	2	Sprinkler System	1,332
				1	3	Sprinkler System	6,782

DETACHED IMPROVEMENTS

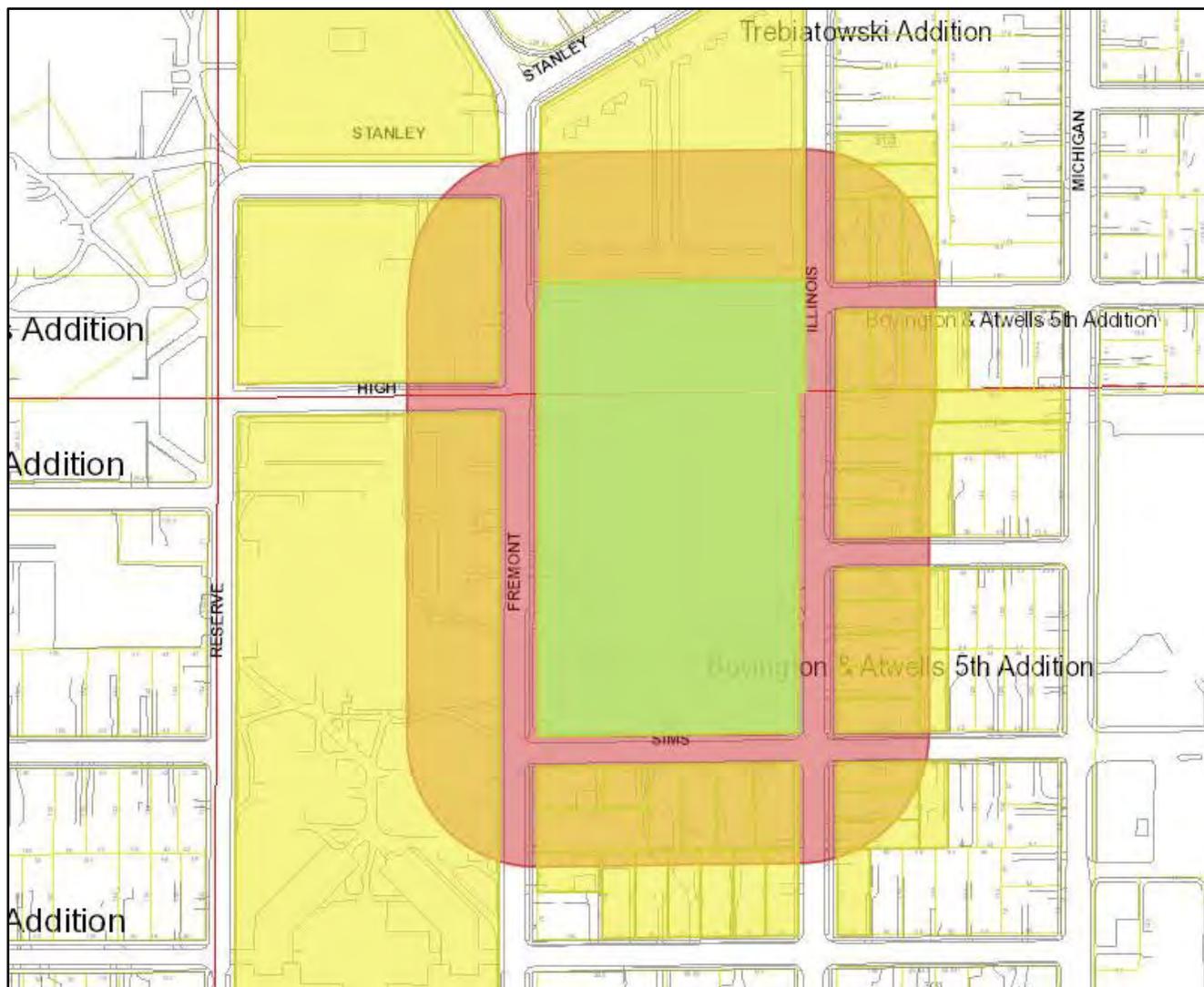
Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS

STRUCTURE DATA

Site Improvement	Units	Age	16
		Year Built	1997
		Eff. Year	1997
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	5.00
		Business Name	St Michael's

Conditional Use Permit Expansion Request & Reduced Setback for Hospital Expansion – 900 Illinois Ave. – Exhibit Map (200 Feet Boundary)



TAX KEY	NAME	MAILING ADDRESS	CITY & STATE	ZIP	PARCEL ADDRESS
281240828300719	BOARD OF REGENTS (Parking lot X)	P O Box 8010	Madison WI	53708	0 FREMONT ST
281240828301025	ST MICHAELS HOSPITAL OF STEVENS PT	900 Illinois Ave	Stevens Point WI	54481	0 ILLINOIS AVE
281240828301410	DANA R & CARRIE F STRAND	8319 Eagle Ridge Ct	Amherst Junction WI	54407	809 ILLINOIS AVE
281240828301414	TOMOKO KURIBAYASHI	2316 Prais St	Stevens Point WI	54481	2316 PRAIS ST
281240828301413	LUKE A CARPENTER	2308 Prais St	Stevens Point WI	54481	2308 PRAIS ST
281240828301412	JARED SCHROEDER	833 Illinois Ave	Stevens Point WI	54481	833 ILLINOIS AVE
281240828300801	ST STANISLAUS KOSTKA PARISH	838 Fremont St 710271	Stevens Point WI	54481	838 FREMONT ST
281240833200315	ST MICHAEL'S HOSPITAL	900 Illinois Ave	Stevens Point WI	54481	900 ILLINOIS AVE
281240828301504	JOAN M KOLODZIEJ	2325 Prais St	Stevens Point WI	54481	2325 PRAIS ST
281240828301505	TRAVIS S KEMPF & GINA M CERASOLI	2317 Prais St	Stevens Point WI	54481	2317 PRAIS ST
281240828301506	RONALD L & JODI R PLASTER	1325 Black Bear Trail	Stevens Point WI	54482	2309 PRAIS ST

281240828301507	RUTH M KOMASA	4720 Barbara's Ln	Stevens Point WI	54481	2301 PRAIS ST
281240833200201	MARK GLEN HOLOUBEK	237 Broadway #101	River Falls WI	54022	916 MICHIGAN AVE
281240833200202	LORRAINE M FALKAVAGE	2000 Roberts Drive	Stevens Point WI	54481	909 ILLINOIS AVE
281240833200401	BOARD OF REGENTS	P O Box 8010	Madison WI	53708	1010 FREMONT ST
281240833200211	RAYMOND F & NEESIE CIESLAK	924 MICHIGAN AVE	STEVENS POINT WI	54481	924 MICHIGAN AVE
281240833200203	LOIS L RUEHL	917 Illinois Ave	Stevens Point WI	54481	917 ILLINOIS AVE
281240833200206	PHILLIP J MCQUILLEN	2316 Jersey St	Stevens Point WI	54481	2316 JERSEY ST
281240833200204	LOR NHIAPAO YANG	925 Illinois Ave	Stevens Point WI	54481	925 ILLINOIS AVE
281240833200205	JEAN M LACKE	933 Illinois Ave	Stevens Point WI	54481	933 ILLINOIS AVE
281240833201405	SHARON L INMAN	2313 Jersey St	Stevens Point WI	54481	2313 JERSEY ST
281240833201406	MARY J OLSON	1001 Illinois Ave	Stevens Point WI	54481	1001 ILLINOIS AVE
281240833201407	CHRISTOPHER J ROBINSON	1009 Illinois Ave	Stevens Point WI	54481	1009 ILLINOIS AVE
281240833201408	KEVNI G & BONNIE L TUTTLE	1017 Illinois Ave	Stevens Point WI	54481	1017 ILLINOIS AVE
281240833201411	JOHN L JR EDGERTON	1903 HUCKLEBERRY LN	OMRO WI	54963	2312 SIMS AVE
281240833201409	BRYAN L DUSSO	1023 Illinois Ave	Stevens Point WI	54481	1023 ILLINOIS AVE
281240833201410	GERARD & LISA K LEE	20 Ridgewood Dr	Stevens Point WI	54481	2304 SIM AVE
281240833201504	SCOTT C & REBECCA HENNING	2321 Sims Ave	Stevens Point WI	54481	2321 SIMS AVE
281240833201505	BRANDON L BASKEN	1101 ILLINOIS AVE	STEVENS POINT WI	54481	1101 ILLINOIS AVE
281240833201301	KENNETH J & ANNETTE I ZYND	2233 Sims Ave	Stevens Point WI	54481	2233 SIMS AVE
281240833201302	MARK L & ROXANNE J KORGER	3336 Soo Marie Ave	Stevens Point WI	54481	2225 SIMS AVE
281240833201303	MARK L & ROXANNE J KORGER	3336 Soo Marie Ave	Stevens Point WI	54481	2217 SIMS AVE
281240833201304	MURPHY JT REV TST	377 County Road AA	Nekoosa WI	54457	2213 SIMS AVE
281240833201305	MURPHY JT REV TST	377 County Road AA	Nekoosa WI	54457	2209 SIMS AVE
281240833201306	MURPHY JT REV TST	377 County Road AA	Nekoosa WI	54457	1101 FREMONT ST
281240833201506	RONALD E & LINDA LIEBE	1300 7th St	Plover WI	54467	1109 ILLINOIS AVE
281240833201307	ASAVENTURE LLC C/O ERNEST K SALIBI	4375 Oakridge Ct	Stevens Point WI	54482	1109 FREMONT ST
281240833201507	RODRICK A & LORA A ELM	1117 Illinois Ave	Stevens Point WI	54481	1117 ILLINOIS AVE
281240833201508	KEVIN C & A SPAAY	2322 County Hwy E	Junction City WI	54443	2300 COLLEGE AVE
281240833201315	CATHERINE BUSHMAN	930 Highland Dr	Plover WI	54467	2266 COLLEGE AVE
281240833201314	GENE G & NANCY KEMMETER	2258 College Ave	Stevens Point WI	54481	2258 COLLEGE AVE
281240833201313	LYNN A & P VAN DIEN	2250 College Ave	Stevens Point WI	54481	2250 COLLEGE AVE
281240833201312	JACK P SONNENTAG	1969 Robinson Rd	Tomahawk WI	54487	2242 COLLEGE AVE
281240833201311	STEPHEN W & LYNN A MARQUARDT	2234 College Ave	Stevens Point WI	54481	2234 COLLEGE AVE
281240833201310	BRIAN A & LILL R BERGQUIST	4408 Pioneer Dr	Stevens Point WI	54481	2222 COLLEGE AVE
281240833201308	KURTENBACH APARTMENTS LLC	5282 Airport Rd	Stevens Point WI	54482	1117 FREMONT ST
281240828301411	EMMET J JUDZIEWICZ	817 Illinois Ave	Stevens Point WI	54481	817 ILLINOIS AVE



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 CONDITIONAL USE PERMIT

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #	-	Date Submitted	9/19/13	Fee Required	\$ 310.00	Fee Paid	\$310.00
Associated Applications if Any	-	Assigned Case Manager	Kyle Kearns				
Pre-Application Conference Date	9/3/2013	Conditional Use Permit Request	Use <input checked="" type="checkbox"/> Expenses, in setbacks				

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)	
Applicant Name	Ministry Saint Michael's Hospital	Contact Name	Michael Neely
Address	900 Illinois Ave.	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	715-346-5440	Telephone	
Fax	715-346-5451	Fax	
Email	michael.neely@ministryhealth.org	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? <input type="checkbox"/>)		PROPERTY OWNER 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		
Located in the SW 1/4 of the SW 1/4 of S.28, T24N, R8E, and in the NW 1/4 of the NW 1/4 of S.33, T24N, R8E. City of Stevens Point, Portage County, Wisconsin		
Designated Future Land Use Category		Current Use of Property
Hospital		Hospital
Explain the land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)		

How will the proposed development reinforce the existing or planned character of the neighborhood? (Use additional pages if necessary)

See attached document: St. Michael's Hospital - ED/ASD Renovation & Expansion Project

Outline steps that will be taken to reduce any negative impacts on adjacent property. (Use additional pages if necessary)

See attached document: St. Michael's Hospital - ED/ASD Renovation & Expansion Project

Current Zoning Surrounding Subject Property			
North:	R2 - Residential-Single Family	South:	R-4 - Multifamily
East:	R2 - Residential-Single Family	West:	U-1 - University; R2 - Residential-Single Family
Current Land Use Surrounding Subject Property			
North:	Single Family	South:	Multifamily
East:	Single Family - Two Family	West:	University & St. Stans Catholic Church

EXHIBITS

Exhibit Name	Required	Additional Exhibits If Any:
Owner Information Sheet	<input checked="" type="checkbox"/>	
Letter to District Alderperson	<input checked="" 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 checked="" type="checkbox"/>	
Building Elevations	<input checked="" 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 checked="" type="checkbox"/>	
Landscape Plan (including any equivalent alternative landscaping requests)	<input checked="" type="checkbox"/>	
Stormwater Plan	<input checked="" type="checkbox"/>	
Outdoor Lighting Plan (location of fixtures, illumination levels)	<input checked="" 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
	9/9/13		

APPLICANT & OWNER INFORMATION SHEET

Any applicant for a conditional use permit 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
	Saint Michael's Hospital of Stevens Point Inc.

Property Address(es)

900 Illinois Ave, Stevens Point, WI 54481-3114

Applicant's Address

Same

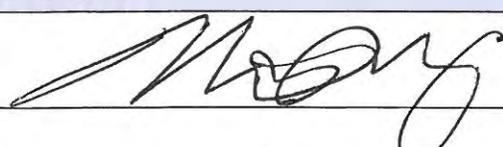
NOTE: If the applicant is not the property owner, this form must be accompanied by a Power of Attorney statement from the property owner.

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) Saint Michael's Hospital of Stevens Point, Inc	All	<input checked="" type="checkbox"/>
	A Portion	<input type="checkbox"/>
Contract Owner Saint Michael's Hospital of Stevens Point, Inc	All	<input checked="" type="checkbox"/>
	A Portion	<input type="checkbox"/>
Holder of a Security Interest Saint Michael's Hospital of Stevens Point, Inc	All	<input checked="" 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).

(Empty space for listing owners and holders of Deeds of Trust)

Signature of Applicant	Date Signed
	9/11/13

St. Michael's Hospital - ED/ASD Renovation & Expansion Project**Project No. 13403-00****4.1.0 Exterior Systems - Basis of Design**

The exterior architecture of the St. Michael's Hospital - ED/ASD project will be of a vocabulary that builds from the newest building additions of the complex and references elements of the oldest. The scale and character of expansion will respect the small residential neighborhood along Illinois Ave. Finally, the new ED/ASD entry will be a composition of the existing building's elements and expressions. This will help provide a consistent architectural language to the entire St. Michael's hospital facility.

The newest additions, including the northwest clinic building, main entrance, and Oncology addition will be referenced as the primary architectural language of the new project. Specifically, the masonry detailing with precast concrete horizontal bands and large vertical window expressions will be continued from the Oncology addition and applied down the Illinois Avenue façade to the new ED/ASD entry. A stone that compliments the original chapel building will replace the brick in various exterior walls to highlight the visitor and patient functions.

The mobile imaging docking area will be relocated to the northeast corner of the project. The docking area is designed with large windows to maintain the daylight and exterior views from the existing rooms that will be built over. The docking area will consist of a retractable enclosure that extends to the mobile imaging trailer. The retractable enclosure will be stored behind aluminum framed glass doors to protect it from weather, vandalism, and hidden from view.

The ED/ASD entry court and canopy are curved to reference the form of the main hospital entry to the north. Tall vertical windows wrap the entry court providing views and day-lighting to the lobby and waiting areas. The ED and ASD patient waiting and registration areas spaces are expressed individually by distinct glass volumes. The entry and lobby is framed under the tall curved volume that also provides hierarchy to the low linear one story addition. The ED waiting is separated from the entry and lobby by a stone clad wall.

The ASD patient and family waiting is a lower scale rectangular glass volume that faces the neighborhood along Illinois Avenue. This waiting area will be able to overflow down the new corridor while providing connections to other hospital amenities such as the Cafeteria and coffee bar at the main lobby.

The new connecting corridor is lined with several individual smaller areas of waiting designed as glass volumes that are similar in proportion and scale as the Oncology's windows. However, these extend outside the masonry walls creating unique respite areas that peer outside of the hospital environment.

Exterior Enclosure

- The exterior finishes will primarily be masonry and stone veneer that match and complement the existing building. The masonry walls will be cavity wall construction, 2" air space, 2" rigid insulation, spray air-vapor barrier. The backing will be a combination of 6" steel stud or 8" reinforced concrete masonry depending on the application or location. A 1" layer of spray foam insulation will be applied to the masonry between furring studs, or the steel studs sheathing, and covered by 5/8" gypsum board. Precast concrete bands will continue through the masonry and stone, extending the architectural vocabulary of the north elevations and main hospital entry. The masonry walls will have a precast concrete base at grade and a precast concrete coping at the top.
- A dry-seal system composite aluminum panel will wrap columns between

windows, extended soffits and other roof structures above the clerestory windows.

- The entry canopy is a cantilevered structure to be clad in a dry-seal composite aluminum panel system.
- The exterior window finishes will match the existing clear anodized aluminum storefront of the 1996 addition. Glazing color will complement the existing facility.
- The Emergency Department will have a clerestory structure on the roof over the core of the department for day-lighting of the interior.
- Exterior doors at the new entrance will be an automatic sliding 4-panel bi-parting, breakaway system. Doors at the parking and loading area will be painted steel with vision glass.
- The ambulance garage overhead door at the public entrance will be anodized-finished extruded aluminum frame with transparent glazing for maximum visibility. There will be a high-speed motor, with a torsion spring balance.

Roofing

- For roof structure, refer to structural portion of this report.
- Roofing material will be 6" of polyiso insulation on the decking, and covered with a 60 mil ballasted membrane.
- Mechanical equipment (AHU) will be located on the roof.

Interior Construction

- Partitions will be of steel stud and gypsum board running full height floor to roof deck. Depending on adjacencies and need, various strategies will be used to dampen sound transfer between spaces including insulation, caulking, and specialized gypsum board.
- Where added security is a concern, partitions will be reinforced with steel mesh or Kevlar.
- Interior windows will be painted steel framed with safety glass as required.
- Interior doors will be particle wood core with wood veneer. Various sizes of vision glass will be added dependant on location and privacy needs.

Parking Structure

- The existing parking structure will remain intact, with minimal loss in parking spaces on either level. The existing stair towers will be removed to make way for the new ambulance garage and drive.
- A new stair tower will be constructed at the Northeast side of the ramp and provide access to the new entrance via covered walkway.
- At the Northwest end, the existing walkway and railing system will be replaced and lengthened for better staff access.



MINISTRY
Saint Michael's Hospital

Sponsored by Sisters of the Sacred Heart Mission

Michael O'Meara
1809 Clark St
Sevens Point, WI 54481

August 29, 2013

RE: Ministry Saint Michael's ED/ASC Expansion Notification

Dear Mr. O'Meara

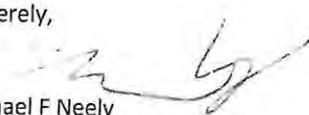
This letter is to inform you of our intent to submit building plans to the City of Stevens Point Planning Commission. At this point in time, we will be submitting the required documentation on September 09, 2013 for inclusion in the October 2013 meeting.

The project consists of a 15,000 square foot addition on the south end of the hospital in space currently between our parking ramp and the existing building. Included in the new construction is the addition of a new entrance and internal walkway that will run along the east side of the building connecting the south side of the hospital to the north side. In addition to the new construction, we will be renovating approximately 40,000 square feet of space. We do not foresee any zoning changes and estimate the loss of parking to be minimal; less than 20 stalls which are primarily located between the parking ramp and the building.

This project will address current operational, community, patients, and neighbor concerns received over the past few years. From an operational standpoint, our current Emergency Room is not designed to handle the existing volume of business and projected increase related to the aging population. The new design will increase our ability to treat patients and allow us to share space between departments for better utilization of staffing and resources. From the community and patient perspective, we are correcting privacy concerns related to registration and treatment. The new model will allow for in room registration and private exam rooms in the Emergency Department and recovery rooms in the Ambulatory Surgery Center. The project includes the addition of an ambulance garage that will protect the privacy of patients being brought in and protect them from the elements. This fits in well within our neighborhood as it will remove the diesel ambulances from being parked off of Illinois Avenue and relocate them to the new garage located to the south of the parking ramp. Ambulances will enter off of Fremont and exit on Illinois. The idling of the ambulances has been an annoyance with neighbors in the past especially during the late hours. The project will significantly improve the look of the Illinois facing.

To date, we had been limiting the amount of project planning that we share pending final approval to proceed from our corporate office, Ministry Health Care, which was received on August 28, 2013. We have thus far shared our intent with the University, City Community Development Director and area first responders and law enforcement. If you would like to meet and review our project in person, please feel free to contact me at (715) 346-5440.

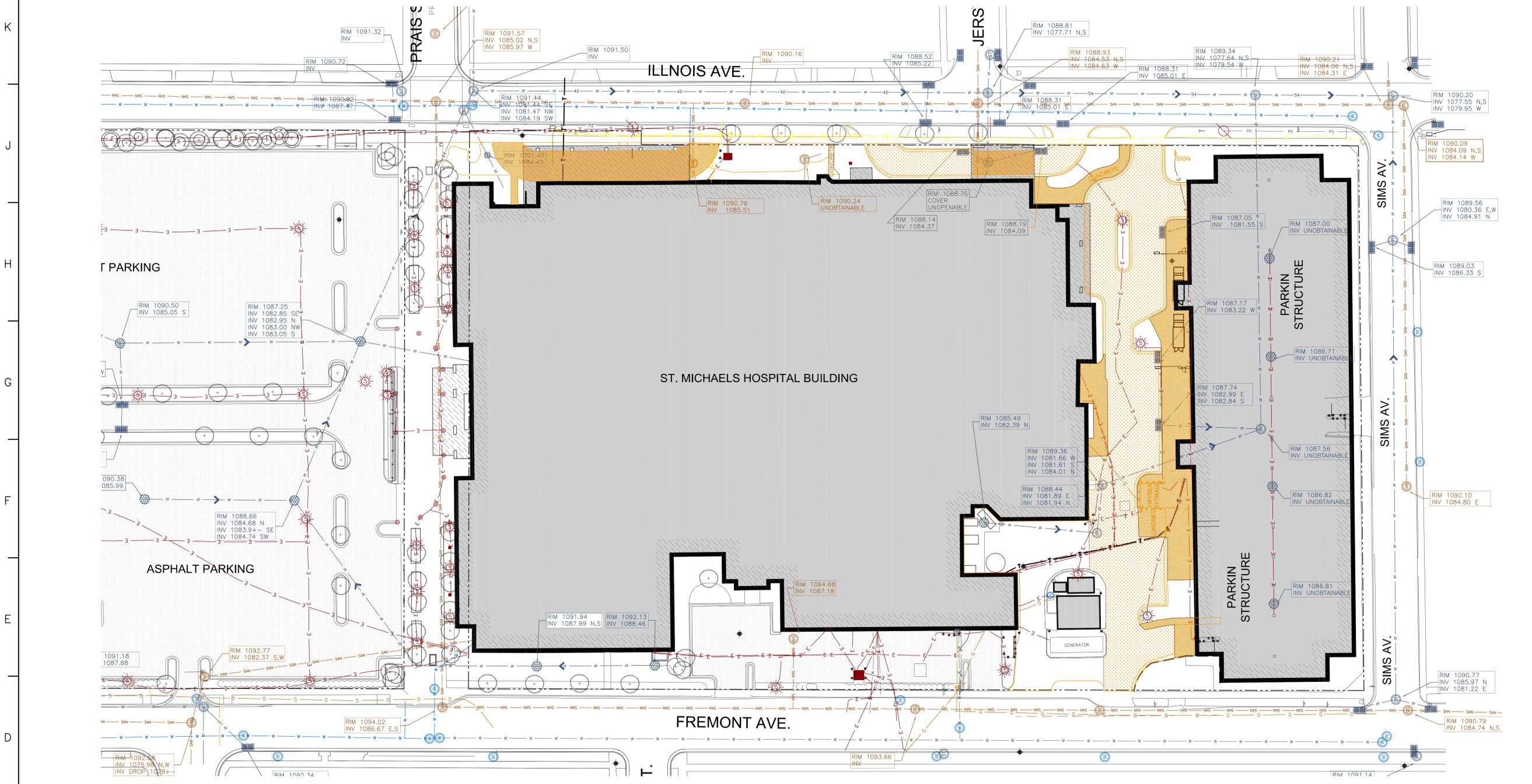
Sincerely,


Michael F Neely
Facilities Management Director

Architects
 644 Stevens Drive
 Madison, WI 53711
 P.O. Box 48877
 Madison, WI 53744-4877
 608-238-8811
 608-238-8727 FAX
 www.ba2.com

Structural ENGINEERS
 644 Stevens Drive
 Madison, WI 53711
 P.O. Box 48877
 Madison, WI 53744-4877
 608-238-8811
 608-238-8727 FAX
 www.ba2.com

RETTLER Corporation
 2317 Business Park Drive, Stevens Point, WI 54481
 Telephone: 715-341-3833 Fax: 715-341-3831
 email: info@rettl.com, website:www.rettl.com



KEY PLAN
 NTS

Rev	Date	Description of Issue



Saint Michael's Hospital
 Stevens Point, Wisconsin

ASD/ED Renovation & Addition

Project Phase Design		Drawn By
Date 7/16/2013		
Project Number 13403-00	Checked By	

Sheet Title
EXISTING SITE TOPO
SITE DEMOLITION
REVIEW & ANALYSIS

Civil Basis of Design 3 of 3
 9-6-13

LEGEND

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

☀ LIGHT POLE/LIGHT	⚡ BURIED ELECTRIC
⚡ POWER POLE	⚡ BURIED GAS
☎ TELEPHONE PEDESTAL	☎ BURIED TELEPHONE
☎ ELECTRICAL BOX	☎ WATERMAIN
☎ TELEPHONE MANHOLE	☎ FIBER OPTICS
☎ SANITARY MANHOLE	☎ EDGE OF BITUMINOUS
☎ WATER MANHOLE	☎ FLAG POLE
☎ STORM MANHOLE	☎ TREE
☎ UTILITY MANHOLE	☎ PINE TREE
☎ CATCH BASIN	☎ BUSH/SHRUB
☎ CATCH BASIN	☎ ELECTRIC METER
☎ CATCH BASIN	☎ GAS METER
☎ WATER VALVE	☎ GAS VALVE
☎ HYDRANT	☎ CONTOUR LINE
● 1 1/4" IRON PIPE FOUND	● SPOT ELEVATION
● #6 RE-BAR FOUND	● SIGN
● COMPUTED PROPERTY CORNER	● SPRINKLER HEAD
● #6 RE-BAR SET	● ELECTRIC OUTLETS
● COMPUTED PROPERTY CORNER	● WOODCHIPS
● HARRISON MONUMENT FOUND	● PLAY EQUIPMENT
● FENCE	● BOLLARD
● SANITARY SEWER	● BENCH
● STORM SEWER	● ROCKS
● POWER OVERHEAD	● VENT PIPE
	● BASKETBALL HOOP
	● SWING
	□ IRRIGATION BOX

BENCH MARK

ELEVATIONS BASED ON UGSS DATUM

BENCHMARK #1
 PUMPERS SPOUT HYD NE CORNER OF ILLINOIS AVE. & PRAIS ST.
 ELEVATION=1093.35

BENCHMARK #2
 PUMPERS SPOUT HYD SW CORNER OF ILLINOIS AVE. & SIMS STREET.
 ELEVATION=1092.30

BENCHMARK #3
 PUMPERS SPOUT HYD SE CORNER OF ILLINOIS AVE. & STANLEY STREET.
 ELEVATION=1091.26

SURVEYOR'S CERTIFICATE

I, AARON PARKS, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A TOPOGRAPHICAL SURVEY AS MADE BY ME ON 08/22/2012.

DATED THIS DAY OF ____ DAY OF ____

SIGNED: _____
 AARON PARKS, RLS #2861

DESCRIPTION

LOCATED IN THE SW 1/4 OF THE SW 1/4 OF S.28, T.24N, R.8E, & IN THE NW 1/4 OF THE NW 1/4 OF S.33, T.24N, R.8E, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN

SURVEYORS NOTES

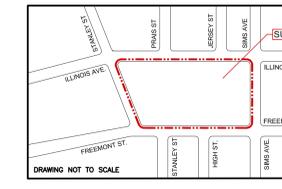
- SYMBOLS USED FOR BOLLARDS LIGHTING AND BOLLARD / GUARD POST ARE THE SAME SYMBOL USING DIFFERENT LINE WEIGHTS.
- LIGHT POLES AND GROUND LIGHTS USE THE SAME SYMBOL BUT DIFFERENT SIZES.
- HEDGES ARE SHOWN USING BUSH SYMBOLS ALIGNED ALONG ROW.
- BOUNDARY AS SHOWN IS APPROXIMATE AND BASED ON FOUND MONUMENTATION IN AND AROUND SITE. NOT TO BE USED AS A LEGAL BOUNDARY.
- ALL STORM AND SANITARY SEWER STRUCTURES WERE NOT MEASURED JUST SHOWN, ONLY MEASURED IF THEY CONTRIBUTED TO SITE DIRECTLY.

SURVEY CONTROL POINTS

COORDINATE SYSTEM BASED ON: PORTAGE COUNTY, COUNTY COORDINATE SYSTEM

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VICINITY MAP



UNDERGROUND UTILITIES

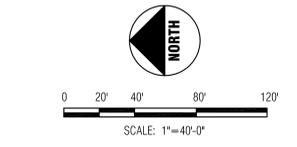
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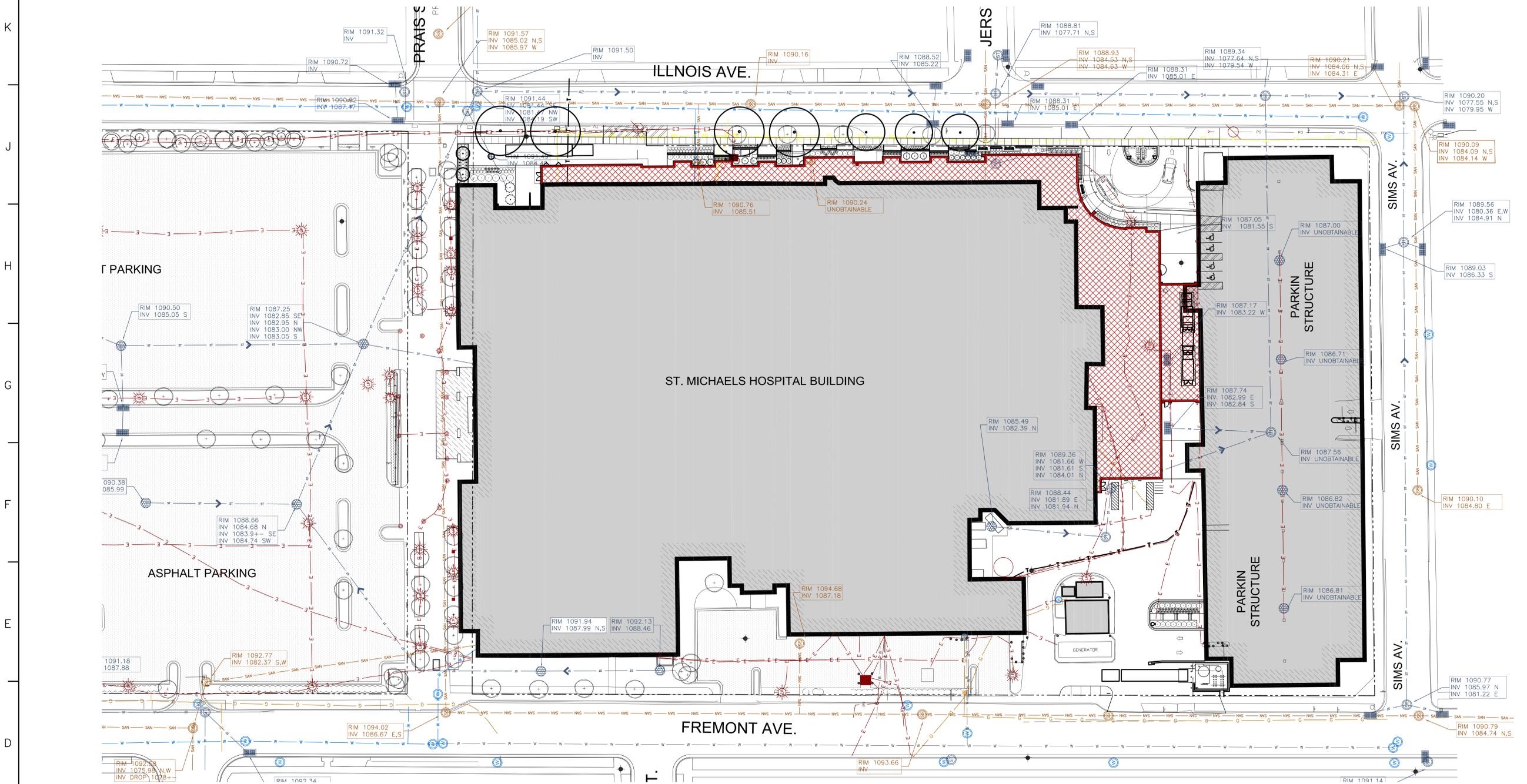


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KEY PLAN
 NTS

Rev	Date	Description of Issue



Saint Michael's Hospital
 Stevens Point, Wisconsin

ASD/ED Renovation & Addition

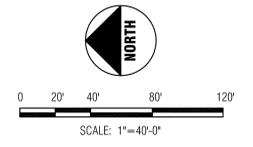
Project Phase Design	Drawn By
Date 7/16/2013	Checked By
Project Number 13403-00	Sheet Title

EXISTING SITE TOPO
PROPOSED SITE LAYOUT
REVIEW & ANALYSIS

Civil Basis of Design 3 of 3 9-6-13	Rev. No.
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LEGEND
 THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

☀ LIGHT POLE/LIGHT	⚡ BURIED ELECTRIC
⚡ POWER POLE	⚡ BURIED GAS
☎ TELEPHONE PEDESTAL	☎ BURIED TELEPHONE
☎ ELECTRICAL BOX	☎ WATERMAIN
☎ TELEPHONE MANHOLE	☎ FIBER OPTICS
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☎ UTILITY MANHOLE	☎ PINE TREE
☎ CATCH BASIN	☎ BUSH/SHRUB
☎ CATCH BASIN	☎ ELECTRIC METER
☎ WATER VALVE	☎ GAS METER
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● 1 1/4" IRON PIPE FOUND	☎ CONTOUR LINE
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☎ POWER OVERHEAD	☎ ROCKS
	☎ VENT PIPE
	☎ BASKETBALL HOOP
	☎ SWING
	☎ IRRIGATION BOX



BENCH MARK
 ELEVATIONS BASED ON UGSS DATUM

- BENCHMARK #1**
 PUMPERS SPOUT HYD NE CORNER OF ILLINOIS AVE. & PRATIS ST.
 ELEVATION=1093.35
- BENCHMARK #2**
 PUMPERS SPOUT HYD SW CORNER OF ILLINOIS AVE. & SIMS STREET.
 ELEVATION=1092.30
- BENCHMARK #3**
 PUMPERS SPOUT HYD SE CORNER OF ILLINOIS AVE. & STANLEY STREET.
 ELEVATION=1091.26

SURVEYOR'S CERTIFICATE

I, AARON PARKS, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A TOPOGRAPHICAL SURVEY AS MADE BY ME ON 08/22/2012.

DATED THIS DAY OF ____ DAY OF ____.

SIGNED: AARON PARKS, RLS #2861

DESCRIPTION

LOCATED IN THE SW 1/4 OF THE SW 1/4 OF S.28, T.24N, R.8E, & IN THE NW 1/4 OF THE NW 1/4 OF S.33, T.24N, R.8E, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN

SURVEYORS NOTES

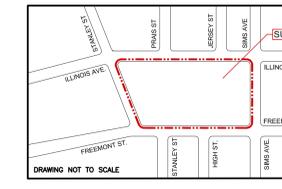
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VICINITY MAP



UNDERGROUND UTILITIES

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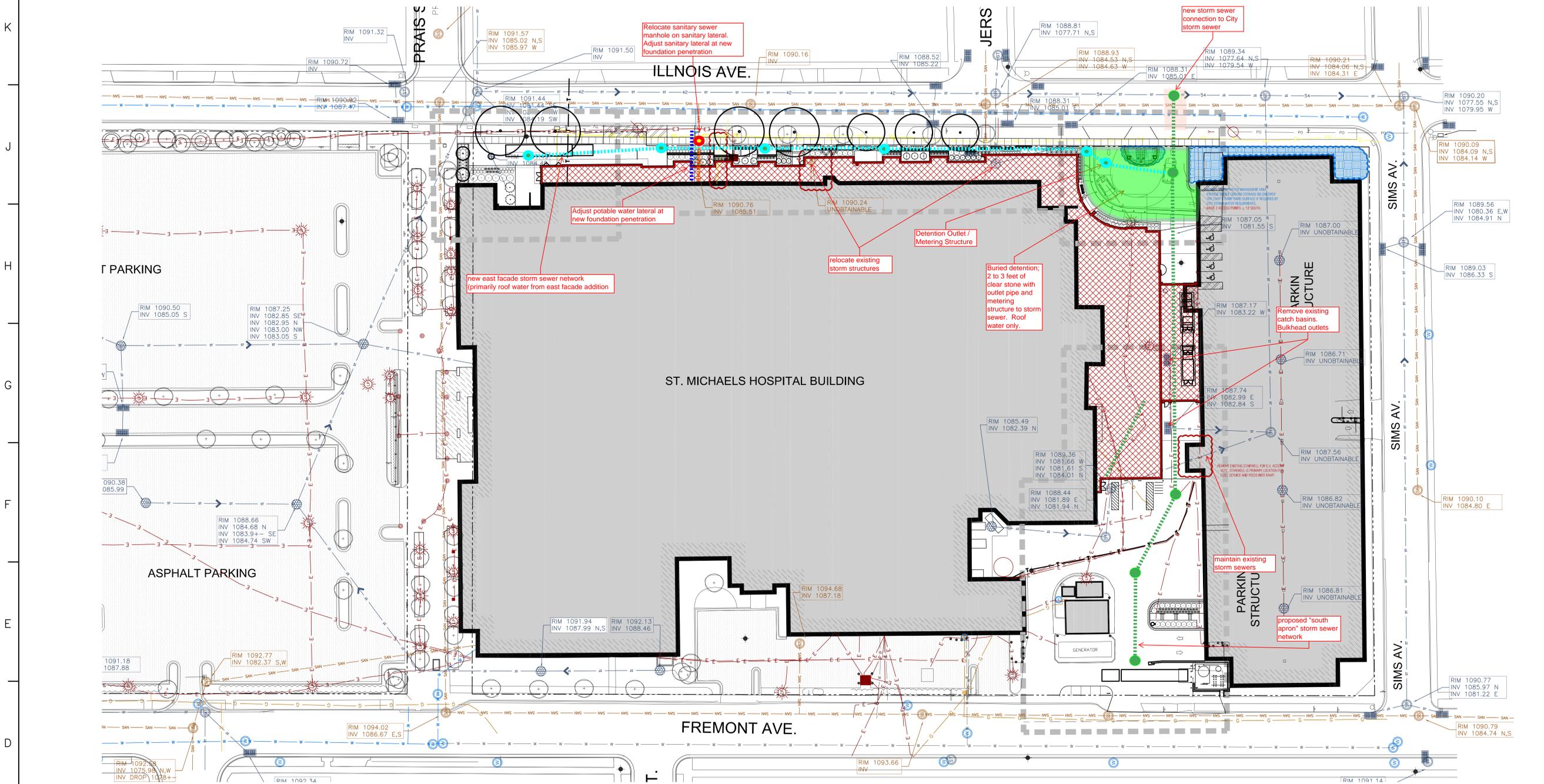
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KEY PLAN
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Saint Michael's Hospital
 Stevens Point, Wisconsin

ASD/ED Renovation & Addition

Project Phase Design	Drawn By
Date 7/16/2013	Checked By
Project Number 13403-00	Sheet Title

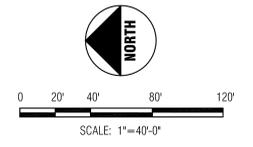
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Civil Basis of Design 3 of 3
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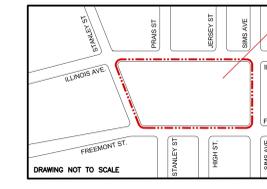
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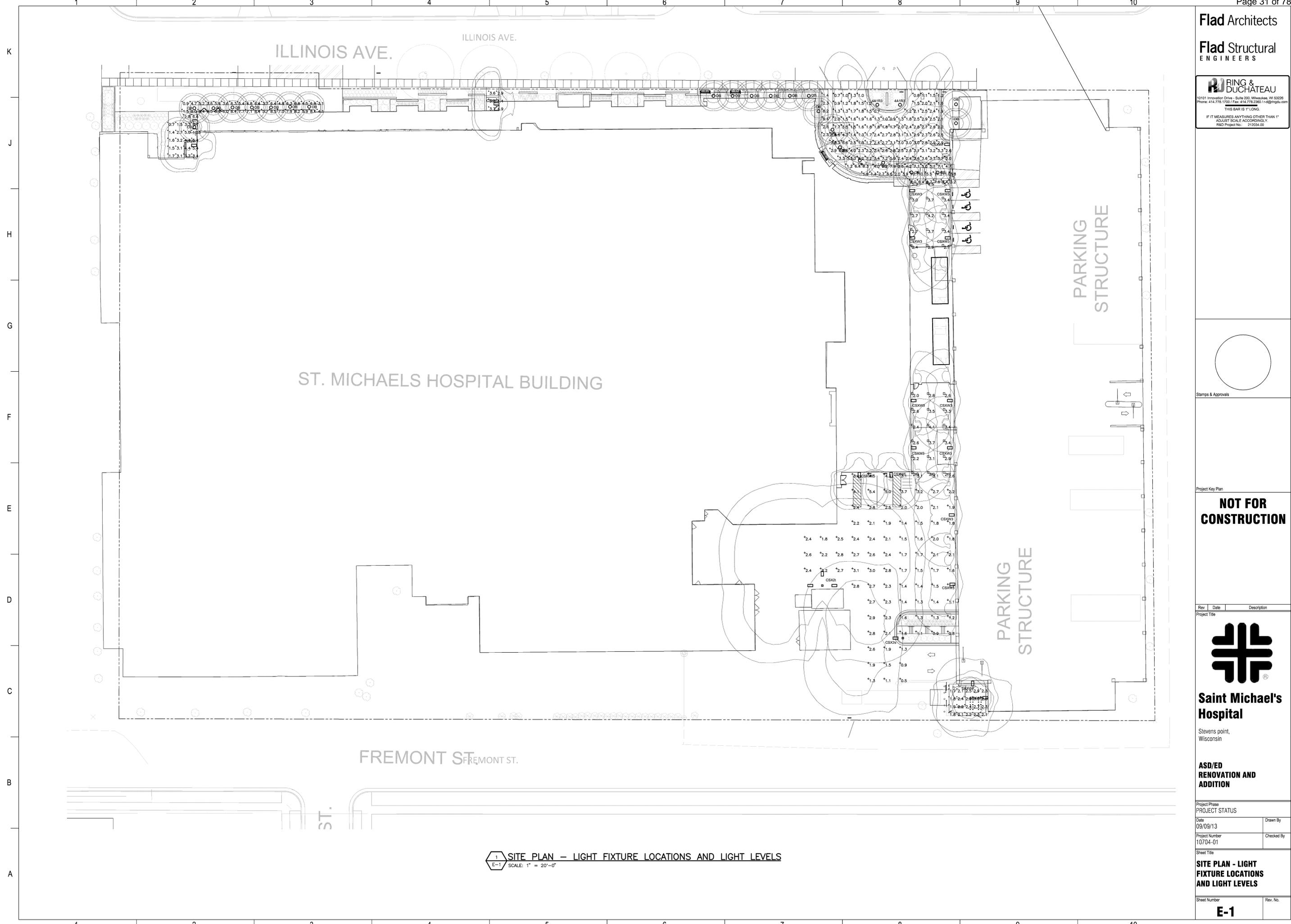
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Flad Architects

Flad Structural
ENGINEERS

RING & DUCHATEAU
10101 Innovation Drive - Suite 200 - Milwaukee, WI 53226
Phone: 414.778.1700 / Fax: 414.778.2300 / r-d@ringdu.com
THIS BAR IS 1" LONG.
IF IT MEASURES ANYTHING OTHER THAN 1"
ADJUST SCALE ACCORDINGLY.
R&D Project No.: 210234.00



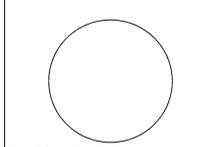
ST. MICHAELS HOSPITAL BUILDING

PARKING
STRUCTURE

PARKING
STRUCTURE

FREMONT ST.

1 SITE PLAN - LIGHT FIXTURE LOCATIONS AND LIGHT LEVELS
E-1 SCALE: 1" = 20'-0"



Stamps & Approvals

Project Key Plan

**NOT FOR
CONSTRUCTION**

Rev Date Description

Project Title



**Saint Michael's
Hospital**

Stevens point,
Wisconsin

**ASD/ED
RENOVATION AND
ADDITION**

Project Phase

PROJECT STATUS

Date 09/09/13 Drawn By

Project Number 10704-01 Checked By

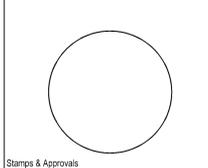
Sheet Title

**SITE PLAN - LIGHT
FIXTURE LOCATIONS
AND LIGHT LEVELS**

Sheet Number

Rev. No.

E-1



Project Key Plan
NOT FOR CONSTRUCTION

Rev	Date	Description



Saint Michael's Hospital
Stevens point, Wisconsin

ASD/ED RENOVATION AND ADDITION

Project Phase
PROJECT STATUS

Date 09/09/13	Drawn By
Project Number 10704-01	Checked By

Sheet Title
SITE PLAN - LIGHT FIXTURE SCHEDULE, CUT SHEETS & STATISTICS

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF
○	4A1R3	2	1760LEDCAPT4A1R3A3T3	CAST ALUMINUM HOUSING, FORMED WHITE ENAMEL ALUMINUM UPPER REFLECTOR, CLEAR ACRYLIC ENCLOSURE	82 WHITE LEDs WITH CLEAR PLASTIC OPTICS BELOW EACH	1760LEDCAPT4A1R3A3T3	Absolute	0.70
□	CSX2a	1	CSX2 LED 3 30B3020K FT MVOLT HS	CSX2 LED WITH 3 LIGHT ENGINES, 300mA DRIVERS, 3000K COLOR TEMP. AND FT OPTICS WITH HOUSE SIDE SHIELDS	LED	CSX2_LED_3_30B30_20K_FT_MVOLT_HS	Absolute	0.85
□	CSX2t	1	CSX2 LED 3 30B3020K FT MVOLT HS	CSX2 LED WITH 3 LIGHT ENGINES, 300mA DRIVERS, 3000K COLOR TEMP. AND FT OPTICS WITH HOUSE SIDE SHIELDS	LED	CSX2_LED_3_30B30_20K_FT_MVOLT_HS	Absolute	0.85
□	CSXW3	11	CSXW LED 1 30B3020K SR3 MVOLT	CSXW LED WITH 1 LIGHT ENGINE, 300mA DRIVER, 3000K LED, TYPE 3 OPTICS	LED	CSXW_LED_1_30B30_20K_SR3_MVOLT	Absolute	0.85
□	CSXWF	6	CSXW LED 1 30B3020K FT MVOLT	CSXW LED WITH 1 LIGHT ENGINE, 300mA DRIVER, 3000K LED, TYPE FT OPTICS	LED	CSXW_LED_1_30B30_20K_FT_MVOLT	Absolute	0.85
○	OB	23	LRR-06018	FABRICATED METAL HOUSING, FABRICATED METAL HEAT SINK MOUNTING BRACKET, EXTRUDED FINNED SEMI-REFLECTOR METAL HEAT SINK, 1 WHITE CIRCUIT BOARD WITH 4 LEDs, MOLDED FROSTED PLASTIC LENS CLEAR FLAT PRISMATIC GLASS LENS OVER UPPER APERTURE OF LOWER REFLECTOR LENS PRISMS UP.	FOUR WHITE LIGHT EMITTING DIODES (LEDs) EACH WITH CLEAR HEMISPHERICAL INTEGRAL LENS, VERTICAL BASE-UP POSITION	LRR-06018IES	Absolute	0.85

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Amb Garage Enter	□	3.0 fc	4.1 fc	2.0 fc	2.1:1	1.5:1
Amb Garage Exit	□	3.5 fc	5.3 fc	2.4 fc	2.2:1	1.5:1
Back Area	+	2.2 fc	5.4 fc	0.5 fc	10.8:1	4.4:1
Drop Off Drive	+	2.9 fc	9.2 fc	0.7 fc	13.1:1	4.1:1
Drop Off Walkway	+	5.2 fc	11.2 fc	1.2 fc	9.3:1	4.3:1
Mobile Tech Area	+	6.0 fc	8.6 fc	0.9 fc	9.6:1	6.7:1
Niche Area	+	3.8 fc	10.3 fc	0.7 fc	14.7:1	5.4:1
O2 Area	+	2.3 fc	3.3 fc	1.7 fc	1.9:1	1.4:1
Step Area	+	3.9 fc	4.9 fc	2.9 fc	1.7:1	1.3:1

STERNBERG TYPE 4A1R3 LED Architectural Luminaires 18-788

1760LED CHATEAU SERIES SPECIFICATIONS

LUMINAIRE DESIGN

- The luminaire shall be a large scale, dramatic design fixture featuring a tall, cylindrical body made up of a cast aluminum top, round lens and flat, spun aluminum shade.
- The 1760 fixture shall be 30" wide and the overall height shall be 33".
- The luminaire shall have LED light sources with roof mounted, down-lighting optics.
- The luminaire shall be supplied with the line-ground, line neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines.
- The luminaire shall be U.L. or E.T.L. listed in U.S. and Canada.

POST FITTER

- The fitter shall be heavy wall cast aluminum alloy for high tensile strength.
- It shall have an inside diameter opening to accept a 3", 4" or 5" round pole or tenon.

CATENARY OPTION

- The catenary attachment shall be made from heavy wall cast aluminum alloy for high tensile strength.
- It shall be provided with a wire span mounting attachment, wiring junction box, and gaskets for daisy chaining capabilities.

DRIVER

- The LED driver shall be securely mounted inside the fixture for optimized driver performance and longevity.
- The LED driver shall be supplied with a quick-disconnect electrical connector on the power supply, providing easy power connections and fixture installation.

LIGHT SOURCES

- The luminaire shall use high output, high brightness LEDs.
- The LEDs shall be mounted in arrays, on printed circuit boards designed to maximize heat transfer to the heat sink surface.
- The LED arrays shall be roof mounted to minimize up-light.
- The LEDs shall be attached to the printed circuit board with not less than 90% pure silver to insure optimal electrical and thermal conductivity.
- The LEDs and printed circuit boards shall be protected from moisture and corrosion by a conformal coating of 1 to 3 mils.
- The LEDs and printed circuit board construction shall be environmentally friendly and 100% recyclable. They shall not contain lead, mercury or any other hazardous substances and shall be RoHS compliant.
- The LED life rating shall be determined in accordance with IESNA LM-80.

EPA = 125 (H) WEIGHT = 60 LBS Rated IP65

LIST NO. 1760LED CHATEAU SERIES

KIRLIN Lighting Since 1895

CATALOG # TYPE **OB**

JOB NAME WATTAGE VOLTAGE

6" LED 1250 LUMENS 20 SYSTEM WATTS LRR-06018

LED • Lensed Downlight • Specular Trim
Up to 90,000 Hour Life • 84 CRI • Type IC • Air Tight Optional LM-80 Qualified • LM-79 Certified Photometry • Wet Location

Specifications

- LED Light Engine**
 - 20-watt LED array, 3500°K standard (see Option -30K or -41K).
 - 1250* lumens, 60 lumens per watt (total system).
 - 84 CRI, up to 90,000 hour life (3,700" - see table below).
 - Fully adjustable, removable for servicing.
- Thermal Management System**
 - All aluminum proprietary heat sink, components and housing maximize cool operation and long life while minimizing maintenance.
- LED Power Supply**
 - Suitable for outdoor / indoor use: 120V, 120V to 60Hz (140V).
 - 120-277V / 50-60Hz standard. Load insensitive.
 - Dimming available, see Option -39.
 - Kirlin made SmartSight™ driver instead, see Option -35.
- Trim Assembly**
 - Seamless tapered specular clear aluminum self-flanged trim.
 - Recessed microprismatic lens, Option -15: C7/3 specular lens.
- Acrylic Enamelled Aluminum Housing**
 - Resistant and corrosion resistant. Exceeds 1000 hour ASTM 5% salt spray test.
 - Shallow depth, fits recessed plenums.
 - Cool operation: Extends life of all components.
 - Fully adjustable. Entire luminaire, including LED light engine, is modular, easily visible and serviced through aperture.
 - Bulk or plaster flange.
 - Air Tight design available, see Option -AT.
 - UL listed, 3 hole with insulated removable cover. Recessed 1/4 GA (NEMA) with 1/2" and 1/4" knockouts.
- Outlet Box**
 - UL listed, 3 hole with insulated removable cover. Recessed 1/4 GA (NEMA) with 1/2" and 1/4" knockouts.
- Installation**
 - Recess indoor or outdoor.
- Accommodates** ceilings up to 11" thick or see Option -79.
- 27" galvanized hanger bars with adjustable mounting brackets (2) supplied.
- For residential mounting hardware for wood wall ceilings, see Option -R4.
- UL-CAL (Concord) Listings**
 - Type IC; for direct contact with insulation.
 - Through branch conductors (4 #12 AWG @90°C) for Type IC listing.
- CE & FCC Compliance**
 - Certified to meet IEC 60061-1-2 & EN 60061-1-2 electromagnetic compatibility standard for medical electrical equipment.
 - ESD Part 15 certified for EMI/RFI emissions.
- FIVE YEAR Limited Warranty**
 - Complete standard fixture.

Performance at a Glance

Projected L70 for Kirlin Luminaires**

In Open Plenum: 60,000 hours
In Insulation (Type IC): 60,000 hours
**Hours of 70% lumen maintenance

LRR-06018
Lumens: 930
S.C.: 0.9
Effic: 74.7%
FTL Test: 70449

LRR-06018-15
Lumens: 930
S.C.: 0.9
Effic: 74.7%
FTL Test: 70450

FC CE

THE KIRLIN COMPANY
3401 EAST JEFFERSON AVENUE • DETROIT, MICHIGAN 48207-4232
(313) 259-6400 • Fax: (313) 259-3409 or (313) 259-3121 • www.kirlinlighting.com

*See note next page

LED LIGHTING	MAX. LUMENS	MAX. SYSTEM WATTS	CATALOG NUMBER
1250	20	LRR-06018	

LED LIGHTING REGULATIONS

CSX2 LED LED Area Luminaire

Contour

DESIGNLIGHTS™ Lighting Facts

CSXW3 & CSXWF

Introduction

The Contour® Series Luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications.

The CSX2 combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts.

It is ideal for replacing traditional metal halide in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications

Height: 1.2 ft (37.1 cm)
Length: 35.3" (90.1 cm)
Width: 18.1/2" (46.0 cm)
Depth: 5.7/8" (14.6 cm)
Weight (max): 59 lbs (26.8 kg)

Ordering Information EXAMPLE: CSX2 LED 4 30B700/40K SR5 MVOLT SPA DDBXD

Series	Light Engine	Performance Package	Distribution	Voltage	Mounting	Optics	Finish	Shipped	Installed
CSX2 LED	3 (Three engine)	530 mA options: 30B700/30K 3000K 30B700/40K 4000K 30B700/50K 5000K	S82 (spot)	120V	MVOLT	None	DDBD	Shipped included	DDBD Dark bronze
CSX2 LED	4 (Four engine)	700 mA options: 30B700/30K 3000K 30B700/40K 4000K 30B700/50K 5000K	S82 (spot)	120V	MVOLT	None	DDBD	Shipped included	DDBD Dark bronze

Accessories

Drilling

Notes

1. Configured with 4000K (40K) provides the standard best color rendering (CRI) and 3000K (30K) provides the warm white color rendering (CRI) and 5000K (50K) provides the cool white color rendering (CRI).

2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).

3. Specific (S82) enabled version with 120V operating capability. PER option required. Not available with 277 or 241V. Additional hardware and options required for (S82) equipment must be purchased separately.

4. Not available with 277 or 241V.

5. Also available as separate accessories see Accessories information on page 10.

6. Single lens (S82) option 120, 277 or 241V voltage option. Double lens (D) option 120, 277 or 241V voltage option.

7. Provides 10% operating capability via two independent drivers, each operating half the luminaires. Ask with PER, DDB, DDB or WBS.

8. Requires an additional switched line.

9. Requires luminaire to be specified with PER option. Ordered and shipped as separate line item.

CSXW LED LED Wall Luminaire

Contour

DESIGNLIGHTS™ Lighting Facts

CSXW3 & CSXWF

Introduction

The Contour® Series Luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications.

The CSXW LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100, 400W metal halide in wall-mounted applications with typical energy savings of 80% and expected service life of over 100,000 hours.

Specifications

Height: 7.1/8" (22.1 cm)
Width: 16.3/8" (41.6 cm)
Depth: 9.5/16" (23.8 cm)
Weight (max): 30 lbs (13.6 kg)

Ordering Information EXAMPLE: CSXW LED 1 30B700/40K SR3 MVOLT DDBTXD

Series	Light Engine	Performance Package	Distribution	Voltage	Mounting	Optics	Finish	Shipped	Installed
CSXW LED	1 (One engine)	530 mA options: 30B500/30K 3000K 30B500/40K 4000K 30B500/50K 5000K	S82 (spot)	120V	MVOLT	None	DDBD	Shipped included	DDBD Dark bronze
CSXW LED	1 (One engine)	700 mA options: 30B500/30K 3000K 30B500/40K 4000K 30B500/50K 5000K	S82 (spot)	120V	MVOLT	None	DDBD	Shipped included	DDBD Dark bronze

Accessories

Mounting Detail

Notes

1. Configured with 4000K (40K) provides the standard best color rendering (CRI) and 3000K (30K) provides the warm white color rendering (CRI) and 5000K (50K) provides the cool white color rendering (CRI).

2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).

3. Specific (S82) enabled version with 120V operating capability. PER option required. Not available with 277 or 241V. Additional hardware and options required for (S82) equipment must be purchased separately.

4. Not available with 277 or 241V.

5. Also available as separate accessories see Accessories information on page 10.

6. Single lens (S82) option 120, 277 or 241V voltage option. Double lens (D) option 120, 277 or 241V voltage option.

Administrative Staff Report

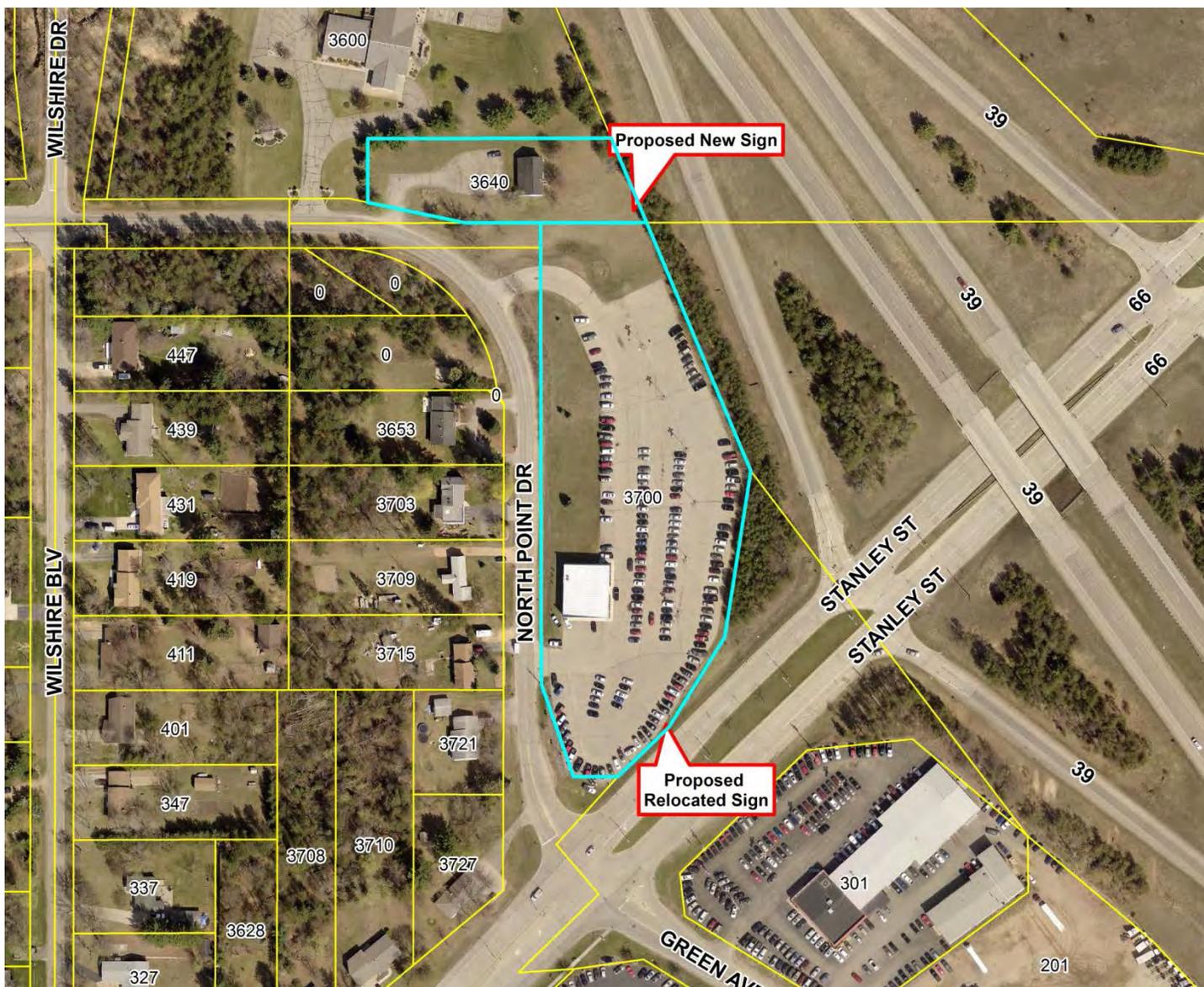
**Honda Sign Variance Request
3700 and 3640 Northpoint Drive
October 7, 2013**



Department of Community Development

<p>Applicant(s): Richard Bierman representing Honda</p> <p>Staff:</p> <ul style="list-style-type: none"> Michael Ostrowski, Director mostrowski@stevenspoint.com Kyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 2408-27-2001-05 & 2408-22-3300-02 <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 8 - Patton <p>Lot Information: 2408-27-2001-05</p> <ul style="list-style-type: none"> Frontage (feet): 735 Depth (feet): 216.5 Square Footage: 159,162 Acreage: 3.654 <p>2408-22-3300-02</p> <ul style="list-style-type: none"> Frontage (feet): 108 Depth (feet): 348 Square Footage: 37,584 Acreage: 0.863 <p>Current Use:</p> <ul style="list-style-type: none"> Car Dealership <p>Applicable Regulations:</p> <ul style="list-style-type: none"> 25.04(7) and 25.14 	<p>Request Request from Richard Bierman, representing the property owner, for a sign variance to construct two freestanding signs which exceed the height requirements at 3700 Northpoint Drive (Parcel ID 2408-27-2001-05) and 3640 Northpoint Drive (Parcel ID 2408-22-3300-02).</p> <p>Attachment(s)</p> <ul style="list-style-type: none"> Parcel Data Sheet Application Site Plan Sign Rendering <p>Findings of Fact</p> <ul style="list-style-type: none"> Freestanding signs shall be limited to twenty (20) feet in height and be setback a minimum of 5 feet from the right-of-way. Two freestanding signs are allowed not greater than 16 feet in height and 100 feet in area, provided that 500 feet of frontage exists for a corner lot. Two signs are proposed to exceed the height requirements on separate, but adjacent parcels under the same use, therefore they are considered one zoning lot. The proposed freestanding sign size and heights are as follows: <ul style="list-style-type: none"> New Sign: 60' in height and 100' in size Relocated Sign: 20' in height and 100' in size <p>Staff Recommendation In reviewing this request, staff has found no hardship or unique property characteristics that would warrant the proposed variance. In addition, two freestanding signs are allowed on the property at a height of 16 feet and maximum size of 100 square feet each, with a distance separation of 200 feet, which can provide sufficient marketability for the property. Therefore, staff would recommend denying the request for a variance to exceed the height requirement for the proposed new sign and the relocated sign if a second sign freestanding sign is pursued.</p>
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Vicinity Map



Background

Richard Bierman, representing Honda at 3700 Northpoint Drive, is requesting a sign variance to install a new freestanding sign exceeding the height requirements within the "B-4" Commercial Zoning District. Additionally, a second variance request, contingent upon the first, is being made for a second freestanding sign that is being relocated to the site which would also exceed the height requirement.

Most recently, a conditional use permit and landscape modification have been granted for the properties in question and identified above, as a Honda Dealership will be constructed on the property. Completion of the facility is anticipated for early 2014 with operation to begin shortly thereafter. Signage, an important aspect to any business, is proposed in two locations. Two freestanding signs are allowed provided certain requirements are met per the ordinance below.

25.04(7)(B)

B. HEIGHT LIMITATIONS

Freestanding signs shall be limited to twenty (20) feet in height.

25.04 (7) (D)

D. AREA REQUIREMENTS FOR FREESTANDING SIGNS

The table below shall be used to determine the maximum square footage allowed per freestanding sign.

ZONING DISTRICT	STREET FRONTAGE	MAXIMUM SQUARE FOOTAGE ALLOWED*
B-1	N.A.	50 square feet
B-2	N.A.	100 square feet
B-4, B-5, M-1, M-2	0 - 200 feet	100 square feet
B-4, B-5, M-1, M-2	201 feet or greater	150 square feet
B-4, B-5	>300 feet (1 street) or >500 feet combined corner lot	- 2 free standing signs not greater than 16' in height each sign 100 sq. ft.

In summary, two freestanding signs can exist on the property if they do not exceed 16 feet in height and 100 square feet in area. It is important to note that the signs are proposed on separate properties, however as the same use occurs on both properties under the same ownership and zoned the same, they are considered one zoning lot and the above highlighted requirements would pertain to the variance requests.

Details for the signs are below:

New Freestanding Sign:

Faces: Two
 Display: Honda Logo & Name, "Honda"
 Height: 60'
 Size: 10' x 10' = 100 square feet
 Illumination: unknown

Relocated Freestanding Sign:

Faces: Two
 Display: Honda Logo & Name, "Honda"
 Height: 20'
 Size: 10' x 10' = 100 square feet
 Illumination: White LED

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 previous car sales business on the property utilized a single freestanding sign along Stanley Street. As the redevelopment of this site occurs, much of the existing infrastructure will remain, however a new larger building will exist with a larger parking lot. The property is irregularly shaped however, and it borders three streets with plenty of frontage. Department of Transportation property to the east impedes a portion of the view from the interstate as full growth evergreen trees line the properties western border.

Findings: A sign meeting the sign requirements placed at the proposed location, on the northeast corner of the site, would be nearly useless as it would be hidden. Two other street frontages exist on the property for signage, although not ideal, if placed properly, signage can be effective. Signs meeting the height requirements can be

placed along Northpoint Drive and Stanley Street without any vision obstruction to customers. As other options exist for freestanding signage on the property, staff finds no unnecessary hardship, unless caused by the placement of the sign along the northeast property line.

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

Analysis: Several property owners with similar commercial businesses exist along the interstate within the vicinity of the property in question. A few properties have freestanding signs exceeding the height requirements, however, others do not. Most recently a neighboring property was denied a similar variance request for signage which was denied. Residential properties exist directly adjacent (west) to the proposed Honda dealership.

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 the interstate (I-39) or Stanley Street. Furthermore, Honda would stand out much more along the corridor, providing a significant marketability advantage. The request would make this the largest sign within the area and potentially within the City. Staff would caution the Plan Commission in approving this sign, as it may open the door to similar request within the area and throughout the City. 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, although uniquely shaped; it is bordered by three streets. The trees east of the property do inhibit freestanding sign location, along with the change in elevation due to the interchange ramps, yet two other frontages exist for freestanding signage. Ingress and egress to the property occurs on the west side of the property from Northpoint Drive. Although the 60' freestanding sign is on 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: A freestanding sign can be placed anywhere along Northpoint Drive and Stanley Street meeting setbacks, height, and size requirements while still being effective. While there are no unique property characteristics, the need for a sign at the proposed location may greatly benefit the business, yet other methods of marketing the site exist. For example, building signage along the east side of the proposed structure will assist in marketing the car dealership to motorists traveling along the interstate.

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 that are non-conforming, as the proposed relocated sign is at a height of 20 feet. The granting of this variance could set precedence for businesses along Interstate 39 to apply for sign variances. Furthermore, an over prolific amount of large signs along the interstate throughout the City would reduce the aesthetics of the areas. The Village of Plover and City of Stevens Point share a similar uniform sign code, and any major changes to the ordinance or exceptions/variances granted would not be consistent. Again, after staff review, no hardship exists that would warrant a larger sign at that location.

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.

When taking into consideration the above findings regarding the sign variance, staff would recommend denying the request as unnecessary hardships and practical difficulties do not exist.

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 #	768177		Land & Build.
	2/29/2012	\$1,842,500	Warranty Deed W/Add'L #	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 Showroom
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	
		6/24/2002	30858	\$0	020 Electrical	
Acreage	3.654					

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; THN 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

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



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
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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



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 SIGN VARIANCE

(Pre-Application Conference Required)

#1.54241

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #	—	Date Submitted	9/23/13	Fee Required	150.00	Fee Paid	150.00
Associated Applications if Any	—	Assigned Case Manager	Kyle Keams				
Pre-Application Conference Date	—	Sign Variance (check all that apply)	Height <input checked="" type="checkbox"/> Size <input type="checkbox"/> Quantity <input type="checkbox"/> Other <input type="checkbox"/> x 2				

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
3700 North Point Road #240827200105	3640 North Point Road #240822330002	
Legal Description of Subject Property		
Current Use of Property		Current Zoning of Property
Automobile Dealership		B-4 Commercial
Will adhering to the Sign Ordinance create a demonstrated practical difficulty or unnecessary hardship to the property? Please provide a detailed description of your request and reasoning with your answer. (Use additional pages if necessary)		
Yes. Since visibility along the interstate is blocked and impeded by the existing tree line, a pole sign of the currently allowed height would not be visible. Potential customers could drive past the facility, which could lead to loss of vehicle sales for the dealership and sales taxes for the City of Stevens Point. The proposed 60 foot high pole sign (10' x 10' sign) would provide the visibility required to attract potential customers and help increase vehicle sales and generate sales tax for the City.		

Would the granting of the variance be materially detrimental to the property owners in the vicinity? Please provide a detailed narrative and reasoning with your answer. (Use additional pages if necessary)

No. The proposed 60 foot high pole sign will be located adjacent to the interstate and away from the residential districts. The face of the sign will be perpendicular to the interstate and will not be facing the residential districts. The sign will be oriented similar to the existing MACK pole sign which is located to the south of our parcel along the interstate.

Does the property have unique property characteristics that cause a hardship to the sign user under a literal interpretation of the Sign Ordinance? If yes, please describe the unique property characteristics. (Use additional pages if necessary)

Yes. Since visibility along the interstate is blocked and impeded by the existing tree line, a pole sign of the currently allowed height would not be visible.

Would the granting of this variance be contrary to the general objectives of the Sign Ordinance? Please provide a detailed narrative and reasoning with your answer. (Use additional pages if necessary)

We believe it would not. There are a number of business establishments located along the interstate which currently have pole signs that exceed the current allowable maximum height.

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

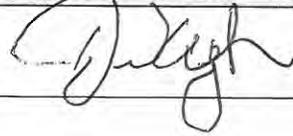
North:	Church	South:	Commercial
East:	Vacant / Interstate Highway	West:	Single Family

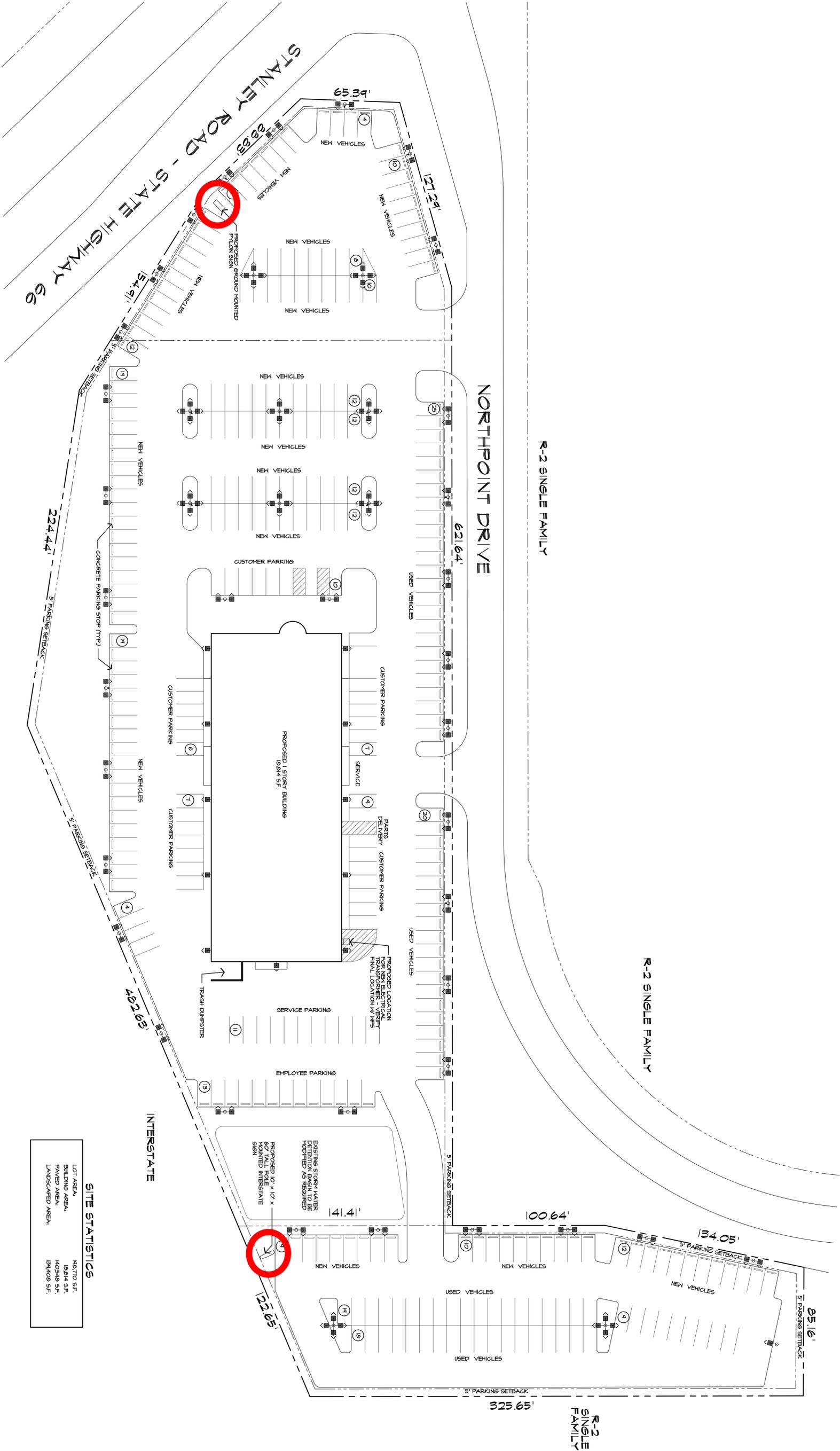
EXHIBITS

Letter to District Alderperson	<input type="checkbox"/>	Additional Exhibits If Any:
Map / Site Plan (designating location of the sign(s))	<input type="checkbox"/>	
Sign Rendering(s) (includes sign dimensions, size & graphics)	<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
	9-20-13		9-16-13



SITE STATISTICS

LOT AREA	19,677.0 S.F.
BUILDING AREA	10,914 S.F.
PAVED AREA	14,054.8 S.F.
LANDSCAPED AREA	19,408 S.F.

SITE PLAN
 SCALE: 1" = 30'-0"
 19,677.0 S.F. = 4.569 ACRES

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R.B. CUSTOM DESIGNS INC.
 2108 N. Johnsborg Road
 Johnsborg, Illinois 60051
 Phone: 815-754-4454 Fax: 815-307-8200

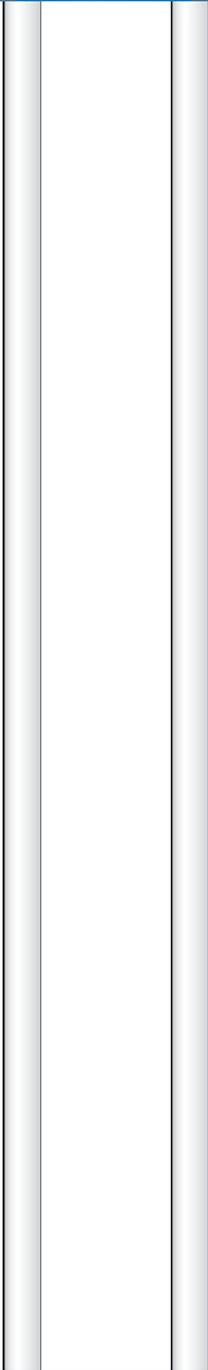
NEW BUILDING
 STEVENS POINT HONDA
 3100 NORTHPOINT DRIVE
 STEVENS POINT, WI 54481

CONCEPTUAL SITE PLAN



Sheet	SP-1
of	Sheets
Date	9/19/13
Scale	AS NOTED
Drawn	RJB
Job	1355

REVISIONS BY	



HBS-10X10X60

Administrative Staff Report

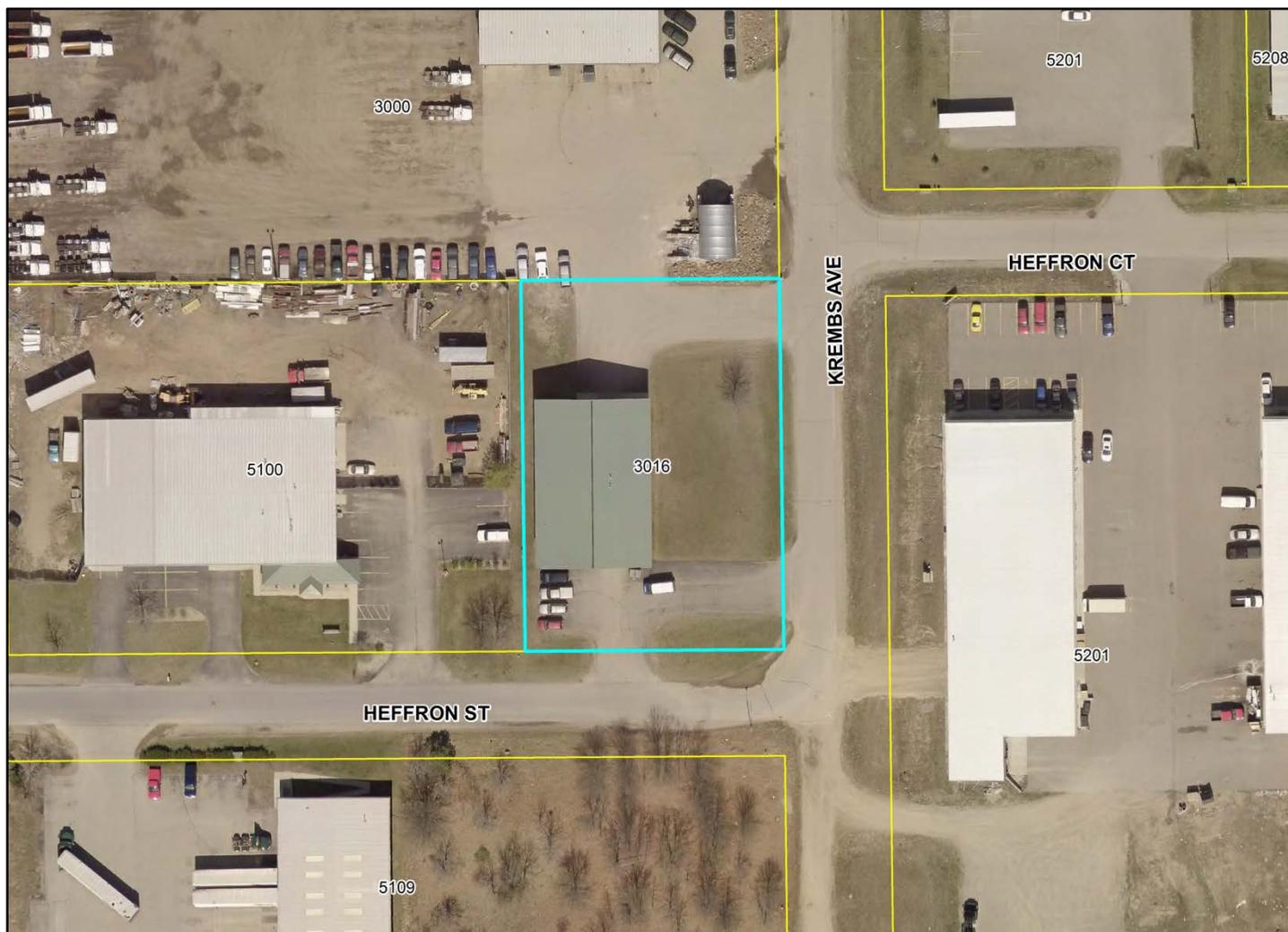
American Trucking Group Parking Variance 3016 Krembs Avenue October 7, 2013



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"> 2308-02-2301-16 <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"> 2308-02-2301-16 <p>Zone(s):</p> <ul style="list-style-type: none"> "M-1" Light Industrial 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 6 – Slowinski <p>Lot Information:</p> <ul style="list-style-type: none"> Actual Frontage: 146 feet Effective Frontage: 146 feet Effective Depth: 209 feet Square Footage: 30,514 Acreage: 0.701 <p>Current Use:</p> <ul style="list-style-type: none"> Storage <p>Applicable Regulations:</p> <ul style="list-style-type: none"> 23.01(14) 	<p>Request</p> <p>Request from American Trucking Group for a modification from the parking and landscape standards at 3016 Krembs Avenue (Parcel ID 2308-02-2301-16)</p> <p>Attachment(s)</p> <ul style="list-style-type: none"> Parcel ID Sheet Application Site Plan <p>Findings of Fact</p> <ul style="list-style-type: none"> The property is zoned "M-1" Light Industrial District. A modification from parking and landscape standards is requested. The variance involves a request for zero setback and no landscape buffer along the north side of the property. The property to the north is under the same ownership and use. The Plan Commission has the authority to grant variances or deviations from parking and landscaping requirements. <p>Staff Recommendation</p> <p>Approve, subject to the following conditions:</p> <ul style="list-style-type: none"> The applicant shall be allowed to deviate from continuous parking lot screening requirements if instead at least three additional street trees are planted. Two along Krembs and one along Heffron. A permit shall be obtained from the Community Development department for the parking lot construction. The street trees and/or landscaping, along with fencing shall not cause any vision obstructions. Clearview requirements shall be maintained. As no curb is proposed, wheel stops shall be installed where the parking lot abuts landscaping strips or grass. Stormwater and drainage requirements shall be met per City ordinance and Water Department review. If the property is ever sold in the future where it is not held under the same ownership, setbacks and landscaping standards shall be met on the north side of the property.
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Vicinity Map



Background

Rick Zahn, representing the applicant, is requesting to deviate from the parking lot and landscape standards when constructing a parking lot at 3016 Krembs Avenue. Specifically, Mr. Zahn is requesting to deviate from the setback and landscaping requirements along the north side of the site. A site plan outlining the building, parking, setbacks, and layout of the property has been submitted, along with a landscaping plan. Our Zoning Ordinance requires the following pertaining to site plans and parking lots:

23.14(f)(2) Common Requirements

Any parking lot containing ten (10) or more contiguous spaces shall be hard-surfaced with bituminous or Portland cement concrete. On the site of a building or open lot use providing an off-street parking area of five (5) or more contiguous spaces, there shall be provided landscaping between such area and the street right-of-way and/or property line as follows:

- a) *Parking Lot Setback. In all zoning districts, parking lots shall be setback from the property line as required by the attached charts. Said strip shall be planted with trees and groundcover as described below:*

SIDE AND REAR YARD PARKING LOT SETBACK

USE	ACROSS FROM ZONING DISTRICT												
	Cons	R1	R2	R3	R4	R5	B1	B2	B3	B4	B5	M1	M2
& R L D	SF	SF	2F	MF	OFF	COMMERCIAL			CBD	Comm	HY10	IND	
Cons & R-1 & R-2	10	10	10	10	10	10	10	10	10	10	10	10	10
R-3	10	10	10	10	10	10	10	10	10	10	10	10	10
R-4	10	10	10	10	10	10	10	10	10	10	10	10	10
R-5	10	10	10	10	10	10	10	10	10	10	10	10	10
B-1	5	5	5	5	5	5	5	5	5	5	5	5	5
B-2	3	3	3	3	3	3	3	3	3	3	3	3	3
B-3	3	3	3	3	3	3	3	3	3	3	3	3	3
U1&B4	5	5	5	5	5	5	5	5	5	5	5	5	5
B-5	10	10	10	10	10	10	10	10	10	10	10	10	10
M-1	5	5	5	5	5	5	5	5	5	5	5	5	5
M-2	5	5	5	5	5	5	5	5	5	5	5	5	5

A five foot side yard setback is required for parking lots within the "M-1" Industrial District. The applicant is requesting to be allowed to deviate from the five foot side yard setback requirement in order to provide a drive aisle between properties. The Plan Commission may grant variations to the parking lot and landscape requirements. Currently the property in question has a drive aisle leading to the property to the north, but has little parking. The parking lot construction was prompted by the increased business activities, therefore increasing parking demands. If a deviation occurs from the setback requirement, concurrently one is needed from the required landscaping. The applicant is also requesting a modification to those requirements, as a zero foot side yard setback for parking prevents landscaping. Our Zoning Ordinance requires the following pertaining to landscape buffers:

- d) *Variations in the required 3 foot landscape buffer area may be approved by the City Plan Commission (without Common Council approval) if it can be shown that the three (3) foot buffer area cannot be provided in entirety without seriously affecting the site development potential and/or layout of the site in question. Variations denied by Plan Commission may be appealed to the Common Council. In all cases, if a variation to the three (3) foot dimensional criteria is granted, the planting/screening requirements of this ordinance shall be complied with.*

A total of 21 parking stalls are proposed to exist on the entire site. City Ordinance requires 1 space per 700 square feet of gross floor area. When taking into account the proposed 5,400 square foot building, 8 parking stalls would be required.

Below are standards of review pertaining to this request.

Standards of Review

- 1) Any parking lot containing ten (10) or more contiguous spaces shall be hard-surfaced with bituminous or Portland cement concrete.

Analysis: The parking lot will be constructed of asphalt.

Findings: This standard is met.

- 2) On the site of a building or open lot use providing an off-street parking area of five (5) or more contiguous spaces, there shall be provided landscaping between such area and the street right-of-way and/or property line.

Analysis: The property is zoned M-1 Light Industrial District and would require a five foot setback around the entire parking lot. The applicant is requesting to deviate from setback and landscape requirements.

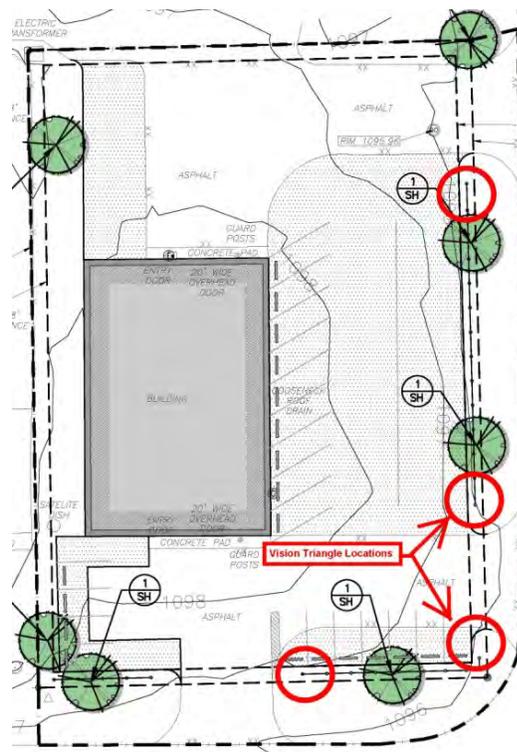
Findings: The proposed setback for the parking lot on the north property line is zero feet. Setbacks are met on all other property sides. The applicant is proposing the zero foot setback in order to maintain a drive aisle connecting the property to the north of which is under the same use. Currently, a drive aisle exists, however proposed changes have triggered the review process. In order for any parking reconstruction to occur, all applicable requirements shall be met or modifications received. As noted above, our Zoning Ordinance allows the Plan Commission to allow modifications to the setback and landscape requirements. One of the key factors in determining to make modifications is if it can be shown that meeting the setback requirement would seriously affect the site development potential and/or layout of the site in question.

The applicant has indicated that a drive aisle is crucial to the success of the business, especially as parking is very limited on the northern parcel, which is primarily used for storage. Furthermore, equipment, personnel and vehicles regularly move between each property utilizing the drive aisle, significantly increasing efficiency. It is important to note that the property has been operating as such for several years without any major problems, complaints, or citations reported from the Department of Community Development.

- 3) Parking areas being screened from a public right-of-way, residentially property or parking areas within a residentially developed area: 1 tree per 50 lineal feet - for parking areas being screened from commercial or industrial zoned district: 1 tree per 75 lineal feet. Any off-street parking spaces or parking lot abutting the public street right-of-way or property zoned R-1, R-2, R-3, and R-4 or used for residential purposes shall provide continuous screening.

Analysis: The applicant has submitted a landscaping plan. Furthermore, tree specification requirements have been met. Continuous screening of parking stalls is proposed to occur via chain link fence with privacy slats.

Findings: The property is unique in that it has three points of ingress and egress, all of which are proposed to stay. This presents an interesting scenario regarding continuous screening of parking stalls, as at least 40 feet of chain link fence falls within the vision triangle and cannot be greater than 2 feet in height.



Aesthetically, several transitional zones that vary in fence height would look very awkward. Therefore, the applicant has requested to install chain link fence at a height of 2 feet throughout the entire site, where required. City ordinance requires 3 foot heights in areas screening parking stalls, other than within the vision triangle. Two foot high chain link fence with privacy slats will not provide adequate screening and would look awkward as well. Therefore staff is recommending that the continuous screening requirement be waived and instead additional street trees be planted.

- 4) Protection of Landscape Strips and Plantings from Vehicular Encroachment. One of the following methods must be provided to eliminate vehicular encroachment in an area where parking spaces abut a landscaped area of the site: Wheel stops of masonry, steel, or heavy timber construction shall be provided at a distance of two (2) feet from the edge of the planting area. The parking space shall not extend into the required parking area setback unless approved. Curb. If curb is used, a minimum five (5) foot landscape strip shall be required. It is intended that two (2) feet of said strip may be utilized for vehicle overhang and may be credited to stall depth.**

Analysis: Wheel stops are proposed at every parking stall.

Findings: This standard is met.

For the reasons outlined above regarding this request, staff would recommend approving the applicant's request to deviate from the parking lot setback and landscaping standards.

Name and Address		Parcel #	Alt Parcel #	Land Use
American Trucking Corp 4517 Nicolet Ave Stevens Point, WI 54481		230802230116	230802230116	Warehouse, Storage
		Property Address		Neighborhood
		3016 Krembs Ave		Indust Pk & Mich Ave (Comm)
		Subdivision		Zoning
Display Note		Eastside Industrial Park Subd		M1-LIGHT INDUSTRIAL

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
American Trucking Corp	5/1/2013	\$180,000	Warranty Deed	784355		Land & Build.

SITE DATA

PERMITS

Actual Frontage	146.0	Date	Number	Amount	Purpose	Note
Effective Frontage	146.0	12/22/1994	24781	\$138,000	060 New Construction	warehouse
Effective Depth	209.0	11/7/1994	24684	\$2,800	066 Plumbing	
Square Footage	30,514.0					
Acreage	0.701					

2013 ASSESSED VALUE

Class	Land	Improvements	Total
(2) - B-Commercial	\$16,400	\$145,700	\$162,100
Total	\$16,400	\$145,700	\$162,100

LEGAL DESCRIPTION

LOT 16 EASTSIDE INDUSTRIAL PARK SUB BNG PRT SW NW & SE NW S2 T23 R8 784355

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
American Trucking Corp 4517 Nicolet Ave Stevens Point, WI 54481		230802230116	230802230116	Warehouse, Storage
		Property Address		Neighborhood
		3016 Krembs Ave		Indust Pk & Mich Ave (Comm)
		Subdivision		Zoning
Display Note		Eastside Industrial Park Subd		M1-LIGHT INDUSTRIAL

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Warehse, Storage (D avg)	1995	5,400	Wood Frame - Avg	19

Total Area		5,400
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BASEMENT DATA

COMPONENTS

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
				1	1	Air Conditioning	432

DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS

STRUCTURE DATA

Site Improvement	Units	Age	18
		Year Built	1995
		Eff. Year	1995
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	1.00
		Business Name	Storage Warehouse



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)

#1-54051
9-5-13

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted	9/5/13	Fee Required	150.00	Fee Paid	150.00
Associated Applications (if any)	-	Assigned Case Manager	Kyle Keams				
Pre-Application Conference Date	kes	Minor Site Plan	<input type="checkbox"/>	Major Site Plan	<input checked="" type="checkbox"/>		

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input checked="" type="checkbox"/>)	
Applicant Name	American Trucking Grp.	Contact Name	
Address	4517 Nicolet Ave.	Address	
City, State, Zip	Stevens Point, WI, 54481	City, State, Zip	
Telephone	715-344-0920	Telephone	
Fax	715-344-2768	Fax	
Email	trucks@construcks.com	Email	

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	American Trucking Grp.	Owner's Name	
Address	4517 Nicolet Ave.	Address	
City, State, Zip	Stevens Point, WI, 54481	City, State, Zip	
Telephone	715-344-0920	Telephone	
Fax	715-344-2768	Fax	
Email	trucks@construcks.com	Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
281230802230116		
Legal Description of Subject Property		
LOT SIXTEEN OF EASTSIDE INDUSTRIAL PARK SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 23 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN		
Area of Subject Property (Acres/Sq Ft)		
(0.70 Acres / 30,700 Sq Ft)		
Current Zoning District(s)		
Light Industrial		

Designated Future Land Use Category	Current Use of Property	Proposed Use of Property
Light Industrial	Light Industrial	Light 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)

The American Trucking Group Site is currently zoned as Light Industrial and shall remain zoned accordingly. The scope of work associated with this site redevelopment project includes hard surface asphalt pavement, site landscaping, site amenities, site grading and site storm water management upgrades.

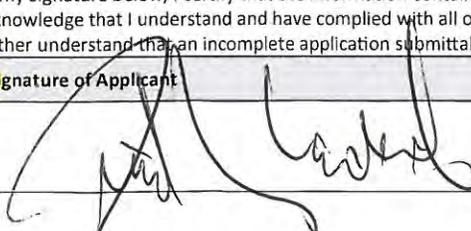
Current Zoning Surrounding Subject Property			
North:	M2	South:	M1
East:	M2	West:	M1
Current Land Use Surrounding Subject Property			
North:	Industrial	South:	Light Industrial
East:	Industrial	West:	Light Industrial

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 checked="" type="checkbox"/>	
Building Elevations	<input 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 checked="" type="checkbox"/>	
Stormwater Plan	<input checked="" type="checkbox"/>	
Outdoor Lighting Plan (location of fixtures, illumination levels)	<input type="checkbox"/>	

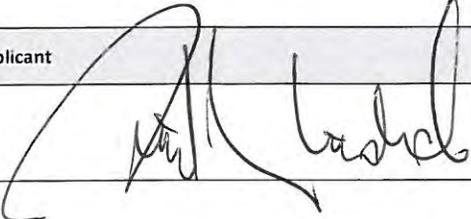
CERTIFICATION AND SIGNATURE

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
	09.05.13		

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
	American Trucking Grp.
Property Address(es)	
4517 Nicolet Ave. Stevens Point, WI, 54481	
Applicant's Address	
4517 Nicolet Ave. Stevens Point, WI, 54481	
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 checked="" 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"/>
<p>Contract Owner: NONE</p> <p>Holder of a Security Interest: NONE</p>	
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
	09.05.13

September 5, 2013

Mr. Michael Ostrowski, Community Development Director
City of Stevens Point
1515 Church Street
Stevens Point, WI 54481

Re: American Trucking Corporation
3016 Krembs Avenue
Site Plan Approval
Rettler Project No. 12.026

Dear Mr. Ostrowski;

On behalf of American Trucking Corporation, please find enclosed the final construction plan set and the City of Stevens Point Erosion Control Permit and Simplified Checklist Application. The storm water management criteria of detaining four (4) inches of runoff onsite has been accomplished by capturing the storm water runoff in the reconstructed roadway ditches.

We are requesting a variance in regards to the five (5) foot pavement setback requirement along the northern property line of the project site, in order to maintain the existing pavement connection between both lots. The owner of the project site has indicated that a variance was granted at the time the 3016 Krembs Ave. property was developed to allow for this driveway connection spanning the property line.

The project will consist of grading, erosion control, and dense graded base, asphalt paving and seeding and fencing and landscape plantings.

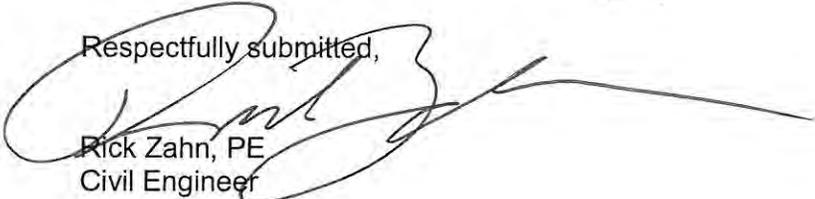
We request your review and approval of the above systems for the project.

Please find the following enclosed:

- Final Construction Plan Set
- Erosion Control Permit and Simplified Checklist Application
- Application for a Site Plan Review

If you have questions, please call me at (715) 341-2633 or e-mail me at rzahn@rettler.com.

Respectfully submitted,



Rick Zahn, PE
Civil Engineer

cc: David Ladick
American Trucking Corporation
3016 Krembs Avenue
Stevens Point, WI 54481
Phone: (715) 344-0920

REV	DATE	ISSUED FOR
1	09/19/13	APPROVAL

DRAWN: DVE
 CHECKED: RZ
 DOCUMENT NO. 13.026



AMERICAN TRUCKING CORPORATION
 3016 KREMBS AVENUE
 STEVENS POINT, WI
 PORTAGE COUNTY

RETTLER corporation
 3377 Business Park Drive, Stevens Point, WI 54482
 Telephone: 715-341-2838; Fax: 715-341-0651
 email: info@rettlr.com, website: www.rettlcr.com

GENERAL NOTES

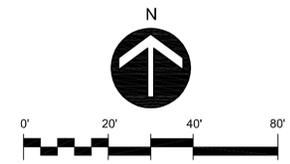
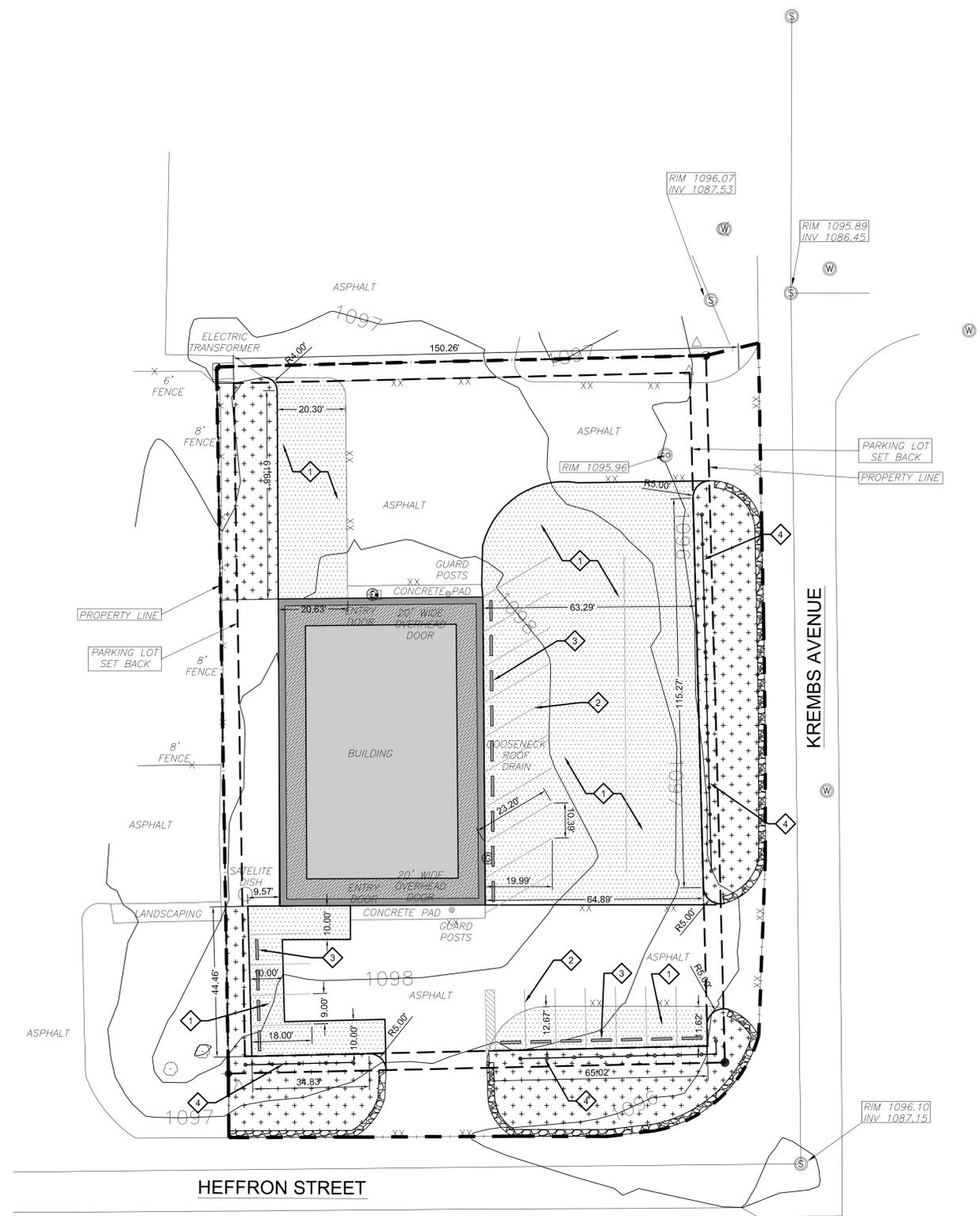
1. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING PRIVATE UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
3. ALL PROPOSED DIMENSIONS ARE REFERENCED PARALLEL OR PERPENDICULAR TO THE PROPOSED FEATURES SHOWN.
4. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE PROJECT MANAGER.
5. SEED, FERTILIZE, AND CRIMP MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS EXCEPT THOSE AREAS INDICATING SOD.
6. ALL CONTRACTORS SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID.

SITE LEGEND

- 3" HOT MIX ASPHALT 1
- 8" DENSE GRADED BASE C6.0
- 2' WIDE GRAVEL SHOULDER +
- SEED +

KEY NOTES

- 1 3" HOT MIX ASPHALT 1
- 2 4" PAVEMENT STRIPING (TYP.) C6.0
- 3 CONCRETE PARKING WHEEL STOPS (TYP.) C6.0
- 4 CHAINLINK FENCING W/ PRIVACY SLATTING - 2' HEIGHT



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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: Plan Staff

CC:

Date: 10/2/2013

Subject: Request from CoVantage Credit Union for site plan review approval within the B-5 Highway Commercial District at the northwest corner of U.S. Highway 10 and Badger Avenue (**Parcel ID 2408-36-2200-15 & 2408-36-2200-16**).

CoVantage Credit Union will be constructing a 6,000 square foot building on 1.69 acres in Parkdale Development on the northwest corner of US Highway 10 and Badger Avenue. Details pertaining to the proposed credit union are below.

Development Details:

- 6,000 s.f. building
- 1-story
- 1.69 acre site
- Four drive -up lanes & 1 ATM lane (5 total)
- 33 initial parking stalls (potential for 13 additional)
- Sidewalks along all streets
- Ingress / egress on Badger Avenue and Windy Drive
- On-site drainage via bio-detention basin

City ordinance requires the following regarding development along Highway 10 East and within the B-5 Highway Commercial District:

Chapter 23.02(2)

e) "B-5" Highway Commercial

5) Site Plan Review. In addition to the standards contained in this and other City ordinances, no building or zoning permit shall be issued for a new use or renovation of any part of an existing use in this Highway Commercial District until the Common Council has approved the site plan for the proposed use. This requirement is adopted to protect the health, safety, and welfare of the citizens of the City and the property owners, to protect the safety of the users of the adjacent highway and the users of the commercial sites of this

district, to protect pedestrians, and to protect property values. Site plan review shall include but not be limited to review of compliance with highway access safety considerations, reduction of access points along the highway, alignment of access points directly or almost directly across from each other consistent with the adopted Highway Access Plan, the sharing of drive access points between adjacent properties, provisions for access easements necessary to implement the access plan, parking lot layout, joint parking provisions, building setback and entrance/service drive positioning, internal traffic circulation, and compliance with all standards contained in City ordinances.

The site plan shall first be reviewed by the Plan Commission. The Common Council may affirm, affirm with modification, or reject the recommendation of the Plan Commission. If the Plan Commission fails to act upon the request of any applicant within 45 days of the submission of the application, the request may be taken directly to the Common Council without benefit of recommendation by the Plan Commission. The Plan Commission may modify the provision contained in this ordinance if, in their opinion, the policies contained in this ordinance are met.

With regard to the above ordinance requirements, staff has summarized findings below.

All setbacks within the proposed plan meet the zoning requirements. The applicant has also received approval from the Department of Transportation for the use and location of the ingress/egress points.

Furthermore, this parcel falls under the review of the 1998 Intergovernmental Agreement for the Parkdale Development Area between the Town of Hull and City of Stevens Point.

Staff has reviewed the proposed site plan against the zoning code and intergovernmental agreement standards and would recommend approval with the following conditions:

- 1 tree shall be planted for every 40 feet where continuous screening is required, and 1 per 50 feet where intermittent screening is required (between the two commercial properties).
- Sidewalks at least 5 feet in width shall be installed on all street sides of the development (3 total sides).
- The dumpster enclosure shall be constructed of similar materials of that of the principal building.
- All lighting shall use cut-off fixtures. Light bulbs or lighting lenses shall not be directly visible from adjacent properties. Lighting shall not exceed 0.5 foot candles at the property line.
- Any building exterior which faces a public street right-of-way must be constructed of brick, precast masonry material, stucco-like material, fluted or split-face block, wood siding, or the equivalent. The facade facing the

right-of-way shall not be composed of metal siding or common face concrete block, except as an integral part of a design that is approved by the City Common Council.

- A stormwater plan shall be approved by the City's Utility Department.

Name and Address		Parcel #	Alt Parcel #	Land Use
Parkdale Development LLC 3021 Patton Drive Plover, WI 54467		240836220015	240836220015	Vacant Land - Commercial
		Property Address		Neighborhood
		Windy Dr		Hwy 10/39 & East of (Comm)
		Subdivision		Zoning
Display Note	Revised Parcel for 2007	Certified Survey Map		B5-HWY COMM

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

SITE DATA

PERMITS

Actual Frontage	260.2	Date	Number	Amount	Purpose	Note
Effective Frontage	260.2					
Effective Depth	342.3					
Square Footage	89,076.9					
Acreage	2.045					

2013 ASSESSED VALUE

Class	Land	Improvements	Total
(2) - B-Commercial	\$392,600	\$0	\$392,600
Total	\$392,600	\$0	\$392,600

LEGAL DESCRIPTION

LOT 2 CSM # 7327-27-7 BNG ALL LOT 7 & PRT LOT 6 PARKDALE SUB; EX PRT TAKEN FOR HWY DES 686662 S36 T24 R8 556322 559823 ANNEX H/45 566448 566817 AFF

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
Parkdale Development LLC 3021 Patton Drive Plover, WI 54467		240836220015	240836220015	Vacant Land - Commercial
		Property Address		Neighborhood
		Windy Dr		Hwy 10/39 & East of (Comm)
		Subdivision		Zoning
Display Note	Revised Parcel for 2007	Certified Survey Map		B5-HWY COMM

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt

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

BASEMENT DATA

COMPONENTS

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area

DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS

STRUCTURE DATA

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

Name and Address		Parcel #	Alt Parcel #	Land Use
Parkdale Development LLC 3021 Patton Drive Plover, WI 54467		240836220016	240836220016	Vacant Land - Commercial
		Property Address		Neighborhood
		5765 Windy Dr		Hwy 10/39 & East of (Comm)
		Subdivision		Zoning
Display Note	Revised Parcel for 2007	Certified Survey Map		B5-HWY COMM

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Parkdale Development LLC	1/14/2000	\$333,900	Warranty Deed	56	9939	Land

SITE DATA

PERMITS

Actual Frontage	Effective Frontage	Effective Depth	Square Footage	Acreage	Date	Number	Amount	Purpose	Note
157.0	157.0	340.1	53,395.7	1.226					

2013 ASSESSED VALUE

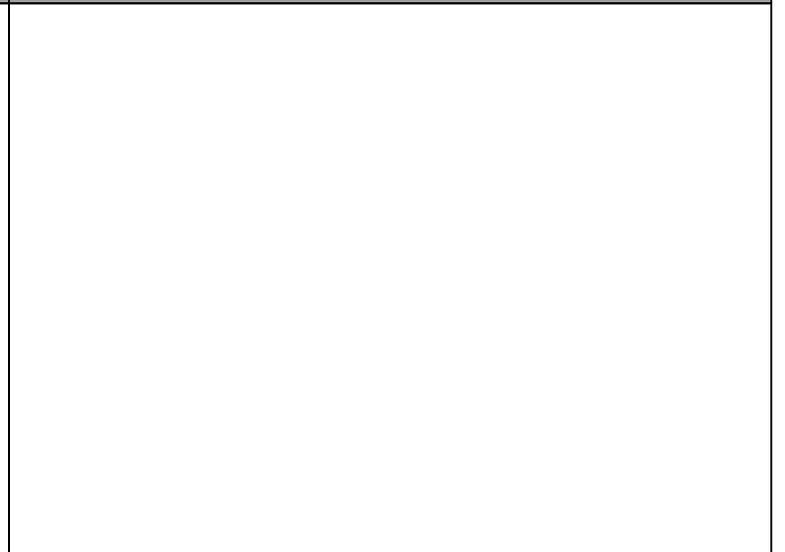
Class	Land	Improvements	Total
(2) - B-Commercial	\$294,200	\$0	\$294,200
Total	\$294,200	\$0	\$294,200

LEGAL DESCRIPTION

LOT 1 CSM # 7327-27-7 BNG PRT LOT 6 PARKDALE SUB; EX PRT TAKEN FOR HWY DESC 686662 S36 T24 R8 556322 559823 ANNEX H/45 566448 566817 AFF 569939

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
Parkdale Development LLC 3021 Patton Drive Plover, WI 54467		240836220016	240836220016	Vacant Land - Commercial
		Property Address		Neighborhood
		5765 Windy Dr		Hwy 10/39 & East of (Comm)
Subdivision		Zoning		
Display Note		Revised Parcel for 2007	Certified Survey Map	B5-HWY COMM

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt

Total Area	0
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BASEMENT DATA

COMPONENTS

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area

DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS

STRUCTURE DATA

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



Outstanding Value – Exceptional Service

August 22, 2013

Alderman Roger Trzebiatowski
3308 McCulloch St
Stevens Point WI 54481

Dear Alderman Trzebiatowski:

According to the City of Stevens Point Community Development Department, CoVantage Credit Union needs to notify you of our plan to acquire a 1.691 acre parcel of land at the NW corner of US Highway 10 and Badger Avenue. Our project will entail the construction of a credit union office with approximately 6,000 square feet of interior space, four drive-up lanes and one ATM drive-up lane. We are beginning the process with the Community Development Department, which will hopefully result in project approvals from both the Plan Commission and the Common Council.

We are excited to come to Stevens Point, and we look forward to working with the City.

Sincerely:

A handwritten signature in blue ink that reads "Brian J. Prunty".

Brian J. Prunty
President/CEO



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)

Ref-54084
\$150
9-9-13

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted	8/28/13	Fee Required	\$150	Fee Paid	\$150
Associated Applications (if any)	None		Assigned Case Manager	Michael Ostrowski			
Pre-Application Conference Date	8-22-2013		Minor Site Plan	<input type="checkbox"/>	Major Site Plan	<input checked="" type="checkbox"/>	

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)	
Applicant Name	CoVantage Credit Union, Brian J. Prunty, CEO	Contact Name	Larry Fesenfeld, Mudrovich Architects
Address	723 6th Avenue, PO Box 107	Address	300 Third Street, Suite 304
City, State, Zip	Antigo WI 54409	City, State, Zip	Wausau WI 54403
Telephone	715-627-4336 extension 2237	Telephone	715-848-4880
Fax	715-627-1056	Fax	715-848-4885
Email	bprunty@covantagecu.org	Email	larry@mudrovich.com

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	Parkdale Development LLC - William J. Bayba, Member	Owner's Name	
Address	3021 Patton Drive	Address	
City, State, Zip	Plover WI 54476	City, State, Zip	
Telephone	715-498-6682	Telephone	
Fax	715-341-6861	Fax	
Email	baybab@firstweber.com	Email	

PROJECT SUMMARY

Subject Property Location (Please Include Address and Assessor's Identification Number(s))		
Parcel 1	Parcel 2	Parcel 3
See below		
Legal Description of Subject Property		
Attached to this application is a preliminary CSM which will be filed prior to the consummation of the real estate sale/purchase between seller, Parkdale Development LLC and buyer, CoVantage Credit Union.		
Area of Subject Property (Acres/Sq Ft)		
73,674 square feet - 1.691 acres		
Current Zoning District(s)		
B-5		

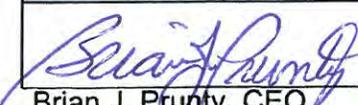
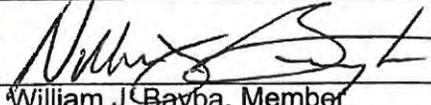
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property
B-5	vacant land	financial institution
Describe land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)		
<p>Credit Union office with approximately 6,000 square feet interior space with four drive-up lanes and one ATM drive-up lane. We are hoping to receive Common Council approval at its October 21, 2013 meeting and break ground near May 1, 2014. We expect the office to be complete by October 31, 2014.</p> <p>Parkdale Development LLC has accepted an offer to purchase from CoVantage Credit Union which is contingent on CoVantage obtaining approval from the City of Stevens Point to construct this office. It is anticipated the real estate transaction will occur after October 21st, but before November 1st.</p>		
Current Zoning Surrounding Subject Property		
North:	B-5	South: R-2 (Town of Hull)
East:	B-5	West: B-5
Current Land Use Surrounding Subject Property		
North:	Parkdale Dental	South: Residential
East:	The Store - C store	West: Vacant

EXHIBITS

Owner Information Sheet	<input type="checkbox"/>	Additional Exhibits If Any (List):
Letter to District Alderperson	<input checked="" 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 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 checked="" 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
	8-29-13		8-26-13

Brian J. Prunty, CEO
CoVantage Credit Union

William J. Bayba, Member
Parkdale Development LLC

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
	CoVantage Credit Union, Brian J Prunty, CEO

Property Address(es)

See attached preliminary CSM

Applicant's Address

PO Box 107, 723 6th Avenue, Antigo WI 54409

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 checked="" 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).

The current owner is:
 Parkdale Development LLC
 3021 Patton Drive
 Plover WI 54467

The new owner shortly after common Council approval shall be:
 CoVantage Credit Union
 723 6th Avenue
 PO Box 107
 Antigo WI 54409

Signature of Applicant	Date Signed
<i>Brian J Prunty, President & CEO</i>	8-29-2013

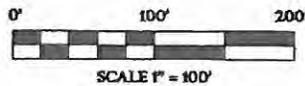
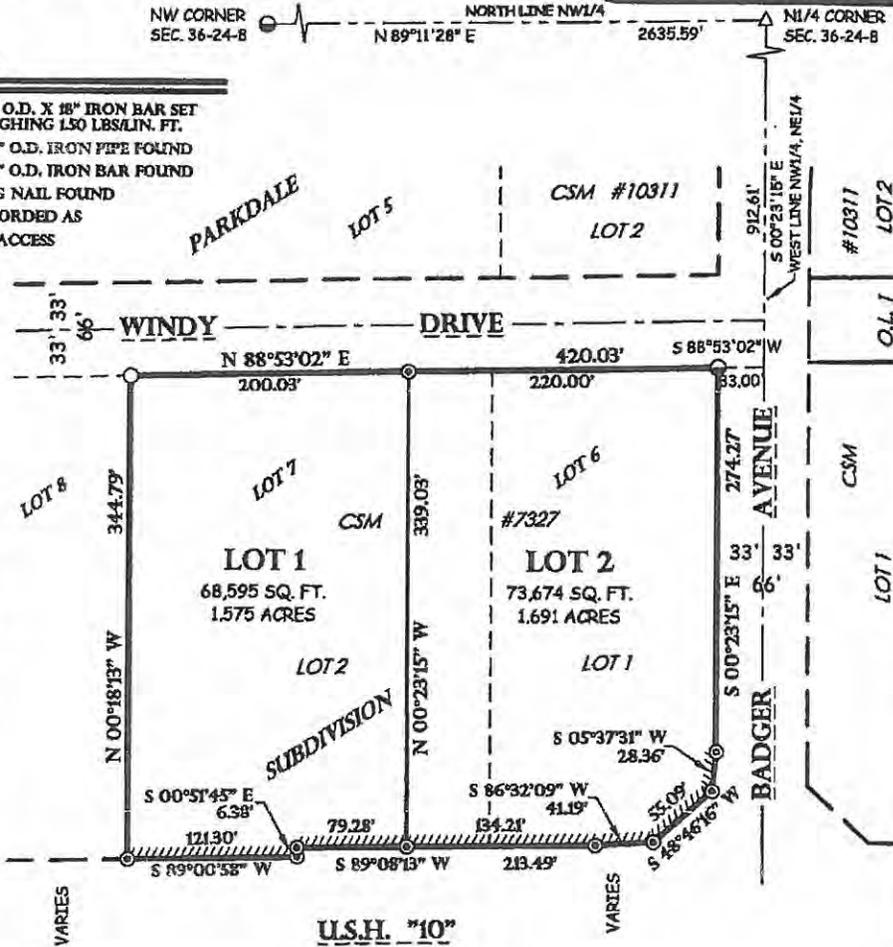
PORTAGE COUNTY CERTIFIED SURVEY MAP

OF PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, BEING PART OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP #7327, PART OF LOTS 6 AND 7 OF PARKDALE SUBDIVISION AND PART OF LOT 1 OF CERTIFIED SURVEY MAP #7081; ALL IN TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

Preliminary

LEGEND

- ⊙ 3/4" O.D. X 18" IRON BAR SET WEIGHING 150 LBS/LIN. FT.
- 1-1/4" O.D. IRON PIPE FOUND
- ⊖ 1-1/4" O.D. IRON BAR FOUND
- △ MAG NAIL FOUND
- () RECORDED AS
- //// NO ACCESS



BASE FOR BEARING

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

Preliminary



Land Surveying
Civil Engineering
Landscape Architecture
Donald J. Buza, RLS #2338
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999(h) 715.344.9922(f)

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

FIELD BOOK B-28 PAGE 58
JOB # 13570

SHEET 1 OF 2 SHEETS

GENERAL NOTES:

1. CONTACT DIGGER'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. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND LOCAL AUTHORITIES.
5. SEE SHEET EC-1 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
7. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
8. ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
9. PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
10. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
11. THE CONTRACTOR SHALL KEEP ALL CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE OUTSIDE OF THE BUFFER AREA AS SHOWN.
12. PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
13. SIDEWALK JOINTS TO BE AS INDICATED OR AS APPROVED BY CONSTRUCTION MANAGER.
14. ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
15. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/ CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

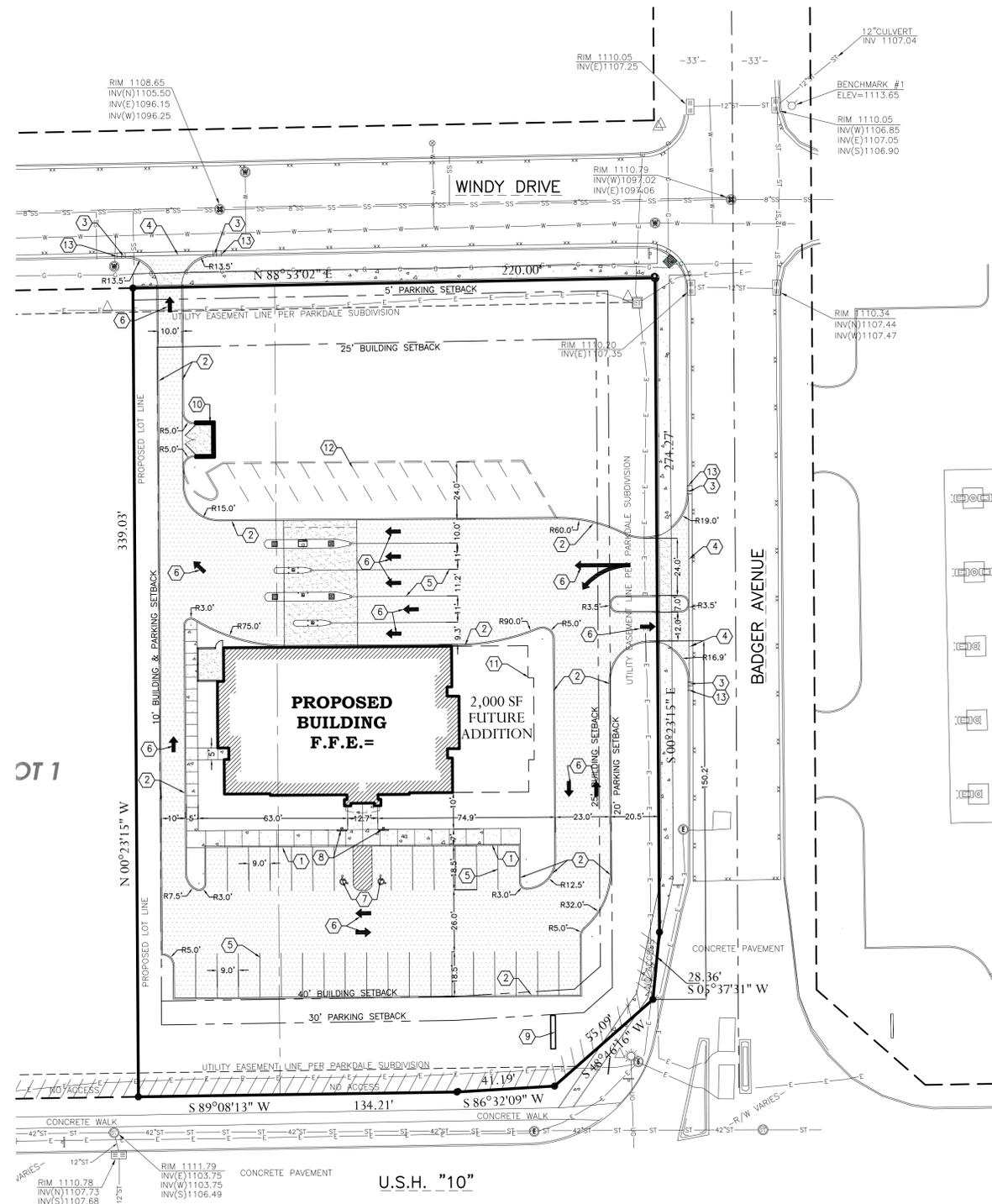
CHECKED: JAMES LUNDBERG
 DRAWN: MELISSA KLUCK
 DATE 10/02/13
 PROJECT NO. 13.095

KEYNOTES:

- | | |
|------------------------------|---|
| ① THICKENED EDGE WALK | ⑨ MONUMENT SIGN
(SEE ARCHITECTURAL PLANS) |
| ② 6" X 18" CONCRETE CURBING | ⑩ DUMPSTER ENCLOSURE
(SEE ARCHITECTURAL PLANS) |
| ③ 1.5' CURB HEAD TAPER | ⑪ FUTURE BUILDING ADDITION |
| ④ DRIVE OVER CURB AND GUTTER | ⑫ FUTURE PARKING STALLS |
| ⑤ PARKING LOT STRIPING | ⑬ SAWCUT & REMOVE EXISTING
CURB AND GUTTER |
| ⑥ DIRECTIONAL ARROW | |
| ⑦ HANDICAP PARKING STALL | |
| ⑧ HANDICAP PARKING SIGN | |

PAVEMENT HATCH PATTERNS:

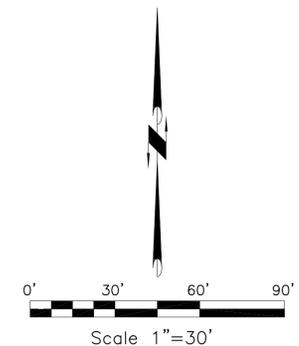
- | | | |
|---|--|---|
| PROPOSED 4" ASPHALTIC CONCRETE PAVEMENT W/ 4" BASE COURSE | | ① |
| PROPOSED 4" CONCRETE PAVEMENT | | ② |
| PROPOSED 4" REINFORCED CONCRETE PAVEMENT | | ③ |



LAYOUT PLAN

**COVANTAGE CREDIT UNION
 STEVENS POINT BRANCH
 CITY OF STEVENS POINT
 PORTAGE COUNTY, WISCONSIN**

Land Surveying
 Engineering
 Landscape Architecture
 5709 Windy Drive, Suite D
 Stevens Point, WI 54482
 715.344.9999 (PH) 715.344.9922 (FX)





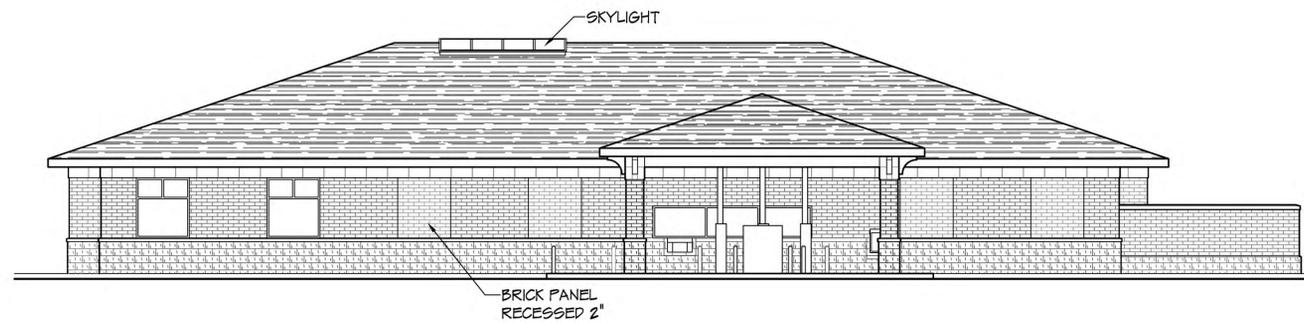
SOUTH ELEVATION



COVANTAGE CREDIT UNION
STEVENS POINT BRANCH
CONCEPTUAL BUILDING ELEVATIONS



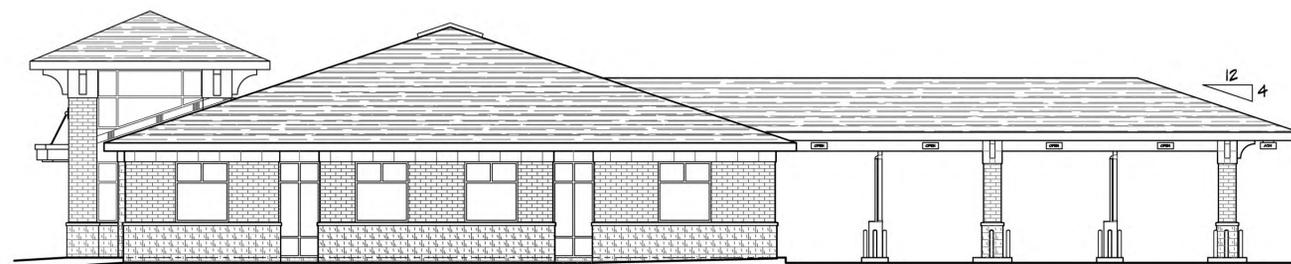
Mudrovich
architects
SEPTEMBER 9, 2013
© COPYRIGHT 2013



NORTH ELEVATION



WEST ELEVATION

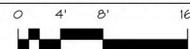


EAST ELEVATION



- ASPHALT SHINGLES
- METAL FASCIA
- EIPS W/ GROOVE TO SIMULATE MORTAR JOINT
- BRICK VENEER
- PRECAST SILL
- SPLITFACE CMU

SOUTH ELEVATION



COVANTAGE CREDIT UNION
 STEVENS POINT BRANCH
 CONCEPTUAL BUILDING ELEVATIONS





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

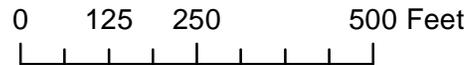
City of Stevens Point – Department of Community Development

To: Plan Commission
From: Plan Staff
CC:
Date: 10/2/2013
Subject: Acceptance of donated land from Albert Feltz to the City of Stevens Point to be designated as parkland located **west of Parkway Drive on McDill Pond (Portion of Parcel ID 2308-03-2001-30).**

Albert Feltz is proposing to donate property to the City of Stevens Point to be utilized as parkland. This property is located on McDill Pond, south of Patch Street and west of Parkway Drive (see attached map). Plover River Park lies directly north and would connect to the proposed donated land via an approximately 50 foot wide strip of land. Residential homes exist directly south and east of the land. The City would be required to pay for an appraisal, all legal proceedings to transfer the land, and the current taxes on the land. The estimated costs are as follows:

- Appraisal – \$250.00-\$500.00
- Taxes – \$4,000.00
- Legal – Staff time, minor recording fees

Staff has no concerns with the request and sees it as a great opportunity to expand a park located on the Plover River. Access to the land will primarily through the existing Plover River Park.



City of Stevens Point
Community Development Department

Parkland Donation Map on McDill Pond



This map was compiled by the City of Stevens Point's Community Development Department for reference purposes only. The accuracy of this map is not guaranteed and the City makes no express or implied warranties of any type regarding this map. Furthermore, the City is not liable for any direct or indirect damages suffered related to the use of this map.

Parcel Number: 281 - 23 - 0803200130

<u>Owners Name & Address</u>	<u>Legal Description</u>
Last: FELTZ REV TRUST	L3 CSM#10056-44-86
First: ALBERT & JEAN	EX S577'THEREOF MEAS ALG
Address: N6814 STEFFEN CT	E/L SD L3;BNG PRT L14
SCANDINAVIA WI	ISLAND VIEW SUB &PRT SENW
54977-0000	S3 T23 R8;&ING/EGR PER CSM
Property Address:	SUBJ RC-704/717
	3.14A M/L 211/404;710044ORD
	737944
School District: 5607 STEVENS POINT AREA	
Vctnl District: 0014 MID-STATE	
	TIF District: 00
	Total Acres: 3.14

This Split Parcel is a New Parcel for Next Year

F10=Display Image