

AGENDA
CITY PLAN COMMISSION

February 3, 2014 – 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 January 9, 2014 Plan Commission meeting.
2. Request from Bailey Bushman, representing the property owner, for a sign variance to construct a projecting sign within the required setback at **2833 Stanley Street (Parcel ID 2408-28-4007-18)**.
3. Request from Jim Jakusz, for the purpose of annexing approximately 2.23 acres of land addressed as **1901 Brilowski Road (County Parcel ID 020-24-0836-10.15)** from the Town of Hull to the City of Stevens Point.
4. Establishing a permanent zoning classification of "R-3" Single and Two Family Residence District for **1901 Brilowski Road (County Parcel ID 020-24-0836-10.15)** (Jim Jakusz annexation request).
5. Request from the City of Stevens Point (Water Department), to purchase an approximate 38-acre parcel of land, located north of the city limits in the Town of Hull, **County Parcel IDs 020-24-0822-07.02 and 020-24-0822-08.02** (Hyland property) for the protection of the well fields.
6. Request from the City of Stevens Point (Water Department) to transfer the land located north of the city limits in the Town of Hull, **County Parcel IDs 020-24-0822-07.02 and 020-24-0822-08.02** (Hyland property) to Schmeeckle Reserve (UWSP).
7. Determination of use for vacant City-owned property existing between **Illinois Avenue and Michigan Avenue north of Prais Street (Parcel ID 2408-28-3014-25)**.
8. Determination of use for vacant City-owned property existing **northeast of 1447 Water Street (Parcel ID 2408-32-2020-43)**.
9. Adjourn.

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

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

PUBLISH: January 31, 2014 and February 7, 2014

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, February 17, 2014 at 7:00 PM in the Council Chambers of the County-City Building, 1516 Church Street, Stevens Point, Wisconsin, to hear the following:

1. Amendment of the Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point, which would classify the following territory as "R-3" Single and Two Family Residence District:

PART OF 1901 BRILOWSKI ROAD (COUNTY PARCEL ID 020-24-0836-10.15) - PART OF LOT 1 OF CERTIFIED SURVEY MAP #6191, VOLUME 23, PAGES 14 & 14A LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 36, TOWN 24 NORTH, RANGE 8 EAST, TOWN OF HULL, PORTAGE COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 36, THENCE S00°38'24"E, ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 36, 383.22 FEET, THENCE N89°14'05"E, 36.09 FEET TO THE EAST RIGHT-OF-WAY OF BRILOWSKI ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N00°38'24"W, ALONG SAID EAST RIGHT-OF-WAY, 140.22 FEET; THENCE N89°14'05"E, 10.00 FEET; THENCE N00°38'24"W ON A LINE 10 FEET EAST OF AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF BRILOWSKI ROAD 233.00 FEET TO A LINE 10 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP #6191; THENCE N89°14'05"E, ALONG SAID PARALLEL LINE, 243.96 FEET TO ITS INTERSECTION WITH THE EAST LINE OF SAID LOT 1; THENCE S00°26'00"E, ALONG SAID EAST LINE OF LOT 1 AND ITS SOUTHERLY EXTENSION 373.23 FEET TO THE NORTHEAST CORNER OF LOT 1 OF HUNTER OAKS SUBDIVISION LOCATED IN SECTION 36; THENCE S89°14'05"W, ALONG THE NORTH LINE OF CERTIFIED SURVEY MAP #7562, 252.62 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION CONTAINING 2.12 ACRES, {92,204 SQUARE FEET}.

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

All interested parties are invited to attend.

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

John Moe, City Clerk

REPORT OF CITY PLAN COMMISSION

January 9, 2014 – 6:00 PM
Lincoln Center – 1519 Water Street

PRESENT: Mayor Andrew Halverson, Commissioner Tony Patton, Commissioner Garry Curless, and Commissioner David Cooper (Aldersperson Jerry Moore, Commissioner Daniel Hoppe, and Commissioner Anna Haines were excused).

ALSO PRESENT: Community Development Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, Comptroller Treasurer Corey Ladick, Aldersperson George Doxtator, Aldersperson Joanne Suomi, Aldersperson Mary Stroik, Aldersperson Jeremy Slowinski, Aldersperson Phillips, Nate Enwald, Brandi Makuski, Mary Kay Firkus, Chris Jones, Rick Zinda, Reid Rocheleau, Barb Jacob, Mary Ann Laszewski, Brett Everman, Kareen Everman, Kayly Everman, Christina Scott, Attila Weninger, Jim Jasper, Jim Lundberg, Sue Felder, Andrea Marty, Jennifer Brandt, Mark Brandt, Anne Schierl, Brittany Melby, Lois Hofmeister, Beverly Weck, Kevin Quevillon, Fritz Schierl, John Noel, Patty Noel, Terry Rothmann, Kent Worzalla, Lisa Worzalla, Jerry Gargulak, and Greg Nyen.

 INDEX:

1. Report of the December 2, 2013 Plan Commission meeting.
2. Request from the City of Stevens Point to amend the Official Street Map to widen Maria Drive by approximately 33 feet. Such area starts approximately at the intersection with Second Street and continues west to its intersection with First Street.
3. Relocation Orders for 100 and 104 Second Street North and Relocation Map for Maria Drive at Second Street North.
4. Amend the ground lease and property use agreement between the City of Stevens Point and the Boys & Girls Club of Portage County, Inc. for the property located at **2442 Sims Avenue and 933 Michigan Avenue (Parcel ID 2408-33-2001-05)**.
5. Request from Point of Beginning, Inc, representing the Stevens Point Area School District for a conditional use permit for the purposes of constructing an educational/community center, Life Skills Center, at the Stevens Point Area High School, **1201 Northpoint Drive (Parcel ID 2408-29-2100-21)**.
6. Public comment relating to the application by the City of Stevens Point for Environmental Protection Agency (EPA) grant funds to assess brownfield sites throughout target areas of the City, including, but not limited to, near Business 51, downtown, and along Canadian National's main railway.
7. Adjourn.

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1. Report of the December 2, 2013 Plan Commission meeting.

Motion by Commissioner Cooper to approve the report of the December 2, 2013 meeting; seconded by Commissioner Curless. Motion carried 4-0.

2. Request from the City of Stevens Point to amend the Official Street Map to widen Maria Drive by approximately 33 feet. Such area starts approximately at the intersection with Second Street and continues west to its intersection with First Street.

Director Ostrowski stated that agenda items 2 and 3 are related. Furthermore, he stated that with the closure of Mickey's Restaurant, the city is looking to acquire the property, and approximately 10 feet of the adjacent property to the north to widen Maria Drive, which would create a safer vehicle and pedestrian environment.

The Public Works Committee and Common Council will ultimately go through the relocation process, however, the official street map needs to be amended which triggers a review and recommendation from Plan Commission.

Commissioner Curless asked how much the owners are asking for the building, to which Mayor Halverson stated \$150,000. Commissioner Curless then asked if the purchase would include the business, the recipes, and liquor license, Mayor Halverson stated this is only for the real estate.

Director Ostrowski stated that this would put the street width at 66 feet, which is standard. Mayor Halverson added this would also better align the street as well as increase safety for the Madison School area.

Reid Rocheleau, 408 Cedar Street, stated he is against the purchase of the property citing it is too expensive, and feels it will not accomplish anything for the area.

Kent Worzalla, 1608 Woodview Drive, asked if the city does acquire 10 feet from his property, what will happen to the existing structures in that area. Mayor Halverson answered, informing him that the city would be obligated under the law to relocate those structures to an area of the property owner's choice at the City's expense, along with the appraisal and land acquired.

Motion by Commissioner Patton to approve the amendment to the Official Street Map to widen Maria Drive by approximately 33 feet, starting approximately at the intersection with Second Street and continuing west to its intersection with First Street; seconded by Mayor Halverson.

Commissioner Curless and Cooper stated their approval for the request, citing improvements to safety. Mayor Halverson added this will give a clear vision triangle for traffic coming from the west traveling east bound to see the oncoming traffic from the north.

Motion carried 4-0.

3. Relocation Orders for 100 and 104 Second Street North and Relocation Map for Maria Drive at Second Street North.

Mary Ann Laszewski, 1209 Wisconsin Street, suggested Maria Drive be closed off and curb and gutter be installed there since it is expensive to demolish the building and install the street.

Motion by Commissioner Patton to approve the relocation orders for 100 and 104 Second Street North and relocation map for Maria Drive at Second Street North; seconded by Commissioner Cooper. Motion carried 4-0.

4. Amend the ground lease and property use agreement between the City of Stevens Point and the Boys & Girls Club of Portage County, Inc. for the property located at **2442 Sims Avenue and 933 Michigan Avenue (Parcel ID 2408-33-2001-05).**

Director Ostrowski explained that in May of 2013 the Common Council passed agreements for the ground lease and property use for the Boys and Girls Club. At that time, the plan was to connect portions of the Recreation Center to the Mid-State Building. The plans have since been modified, to include an addition to the east of the Recreation Center and not connect to Mid-State building. Director Ostrowski continued stating this request is currently for the lease agreement, and will be back before the commission for a conditional use permit. Staff recommends approval of the changes with the conditions outlined in the staff report.

Commissioner Curless stated he felt this was a better plan than what was presented in May and that it would help the value of the MSTC building for future sale. Mayor Halverson agreed stating this plan is more specific.

Motion by Mayor Halverson to approve the amendment to the ground lease and property use agreement between the City of Stevens Point and the Boys & Girls Club of Portage County, Inc. for the property located at 2442 Sims Avenue and 933 Michigan Avenue (Parcel ID 2408-33-2001-05) with the following conditions:

- **The existing fence shall be relocated to fully enclose the Parks Departments storage area.**
- **All costs associated with redesigning the outside storage area shall be borne by the Boys and Girls Club of Portage County, to include but not limited to: moving/installing a new fence/gate, tree removal blacktop surface, and power pole relocation (if needed).**
- **All costs associated with the moving/replacing HVAC to the gym and fiber optics to the building shall be borne by the Boys and Girls Club of Portage County.**
- **The locker room area for gym users shall be accessible for the public to use during non-club hours, and therefore, situated without having to enter the Boys and Girls Club wing.**
- **Storage space currently utilized by the Parks Department shall be relocated to an area accessible through the gym or the east and west wings.**
- **The change will need to meet all building code requirements, including proper exiting.**

seconded by Commissioner Patton. Motion carried 4-0.

5. Request from Point of Beginning, Inc, representing the Stevens Point Area School District for a conditional use permit for the purposes of constructing an educational/community center, Life Skills Center, at the Stevens Point Area High School, **1201 Northpoint Drive (Parcel ID 2408-29-2100-21).**

Director Ostrowski explained this request is for a smaller, 3,000 square foot facility off of North Point Drive. He explained the handout has a revised building layout, which turns the building 180 degrees. Furthermore, this new request addresses some of the concerns pointed out in March of 2013, including the proximity to the taverns, parking, and safe transit. Staff does have a concern regarding the architectural appeal and design, in that this plan appears very residential in nature and does not match the main school campus, which has more of an institutional design.

Attila Weninger, School Superintendent, clarified the Life Skills Center will not sit directly in front of the high school but west of it along North Point Drive. Furthermore, the reason for it being separate from the school is to include in the curriculum the need to navigate and transition from life away from school, and the reason for the residential appearance is to provide a feeling of home for the students.

Jim Jasper, Samuels Group, stated that if the plan is flipped where the front will be off of North Point Drive, it will make access to the facility more cumbersome. Also, the facility has maintained the zoning requirements within the R-2 "Single Family" zoning. Lastly, the facility is meant to be a different culture than the institutional school learning environment.

Commissioner Cooper asked if Mr. Jasper preferred the original building layout prior to the new layout of the building, to which he stated yes. Mr. Jasper furthermore responded that if the main entrance is left on the south side, the north façade can be altered to appear more fitting to the area and still be functional.

Mary Kay Firkus, 1000 North Point Drive, asked about the staff report and why the facility can't be placed on the southwest side of the school, to which Mayor Halverson stated a similar request was made several months ago when it was determined that a site southwest of the school ultimately did not meet the conditional use standards according to the Common Council. He continued stating at this site there is a much higher likelihood of rising to the standards. Ms. Firkus then asked what specifically about the southwest site was not fitting, to which Mayor Halverson stated he supported that site, furthermore stating, it is by far more important to see it constructed in an area that will gain wide support. She then asked about the Prentice Street area, to which Mayor Halverson stated this location was determined by the School Board.

Reid Rocheleau, 408 Cedar Street, is opposed to the request citing the size, and its close proximity to the Little White Inn. He feels it does not meet the standards of review, specifically being out of character with the surrounding neighborhood, and the loss of parking. Mr. Rocheleau feels that the facility should have a canopy.

Greg Nyen, 1858 Sunset Lake Road, stated the intent is for a 3,000 square foot structure to maintain educational characteristics to serve a portion of the student population. He feels this site allows for safe access for students to walk and be dropped off. Additionally, this facility will not be for just disabled students, but for alternative students, regular mainstream students, as well as use by the community. He was not opposed to changing the design of the structure.

Commissioner Curless asked if there are only seven students in the program at a time, to which Mr. Nyen stated there are limitations to the program because there is only room in the current apartment for seven students and three staff members. It gets even smaller if the students are wheelchair bound.

Kareen Everman, 1185 Custer Square, pointed out her son Brett is a direct recipient of this program but due to the size of his wheelchair, he is unable to partake in this educational opportunity. She is excited about this plan and feels it is in a better location than the previously presented plan, and suggested having some of the parking larger for van accessibility as well as having a canopy for loading and unloading students.

Barb Jacob, 1616 Depot Street, is not opposed to the facility, but feels there is still an issue with the close proximity to the tavern. She does not want this project to hinder any future expansion of an existing business and feels this should be postponed for more complete plans.

Jim Jasper, Samuels Group, pointed out the distance between the entrance of the facility and the entrance of the tavern is in accordance with the state statute.

Commissioner Cooper asked Mr. Jasper how shovel ready the project plans were, to which he responded 75% based upon some civil engineering plans, and the position of the building. Commissioner Cooper then asked if the presented foot print is complete, to which Mr. Jasper stated yes. The school board approved the configuration but it will have to be changed if the structure is flipped to face North Point Drive.

Mayor Halverson explained the tavern was there long before the school, and according to the law, as it pre-exists the high school, flexibility is given under the law that regulates the distance from schools to licensed

establishments. The tavern has every right to rebuild if there was a total loss, to continue to operate on that site, and to expand on that site. The specific reference in the statute relates to new taverns.

Director Ostrowski explained that setbacks are met, the plan is greater than 300 feet from the main entrance of the facility to the main entrance of the tavern, there will be no loss of parking, except if accessible stalls are created, and utilities already exist on site. The only concern that staff has is the façade of the facility and how it relates to the campus and street. Staff does not have a concern with the entrance facing the parking lot, but the north side of the facility should have a more prominent façade.

Mayor Halverson agreed with Director Ostrowski and the school district to keep the multipurpose room facing south toward the parking, however, with aesthetic improvements that would happen to the north elevation to be broke up with stucco, columns, or other masonry to give a significantly stronger view towards North Point Drive.

Motion by Mayor Halverson to approve the request from Point of Beginning and the Stevens Point School District for a conditional use permit for the purposes of constructing an educational/community center, Life Skills Center, at the Stevens Point Area High School, 1201 North Point Drive (Parcel ID 2408-29-2100-21) with the following conditions:

- All building codes shall be met and building permits obtained.
- Accessible parking stalls shall be installed within the parking area directly south of the facility.
- A lighting plan shall be submitted, to be reviewed and approved by the Community Development Department.
- The applicant shall re-submit renderings that include additional architectural elements and materials that better compliment the site and surrounding facility. These plans shall be reviewed by the Plan Commission and approved by the Common Council.
- The building's north façade shall incorporate additional architectural design elements.
- If refuse containers are to be provided for this facility, the screening materials shall be those that complement the main materials of the exterior façade of the facility.
- An updated landscaping plan shall be submitted, providing additional screening in the form of trees and shrubbery. Such plan shall be reviewed by the Plan Commission and approved by the Common Council.
- Minor modifications to the design and site plan can be approved by staff.

seconded by Commissioner Cooper.

Commissioner Curless clarified that the building will not exceed 3,030 square feet, to which Mayor Halverson answered correct. Commissioner Cooper asked if there would be accessible parking earmarked for this property, to which Director Ostrowski stated that is included in condition #2 in the staff report.

Motion carried 4-0.

6. Public comment relating to the application by the City of Stevens Point for Environmental Protection Agency (EPA) grant funds to assess brownfield sites throughout target areas of the City, including, but not limited to, near Business 51, downtown, and along Canadian National's main railway.

Mayor Halverson explained this is part of the process for the city to apply and submit a request for a grant through the EPA and asked if there was any public comment, to which there was none.

Commissioner Patton asked for clarification as to what brownfield assessment was, to which Director Ostrowski explained the City would be applying to the EPA for brownfield assessment monies. This grant would allow us to look at sites throughout the city, with specific target areas in the Downtown, Business 51 Corridor, and along the Canadian National Railway. It would allow us to have Phase I and Phase II environmental assessments done to see what concerns exist and from there apply for clean up funds to increase the redevelopment potential for these properties.

7. Adjourn.

Meeting Adjourned 7:05 PM.

Administrative Staff Report

GT Mobility Sign Variance Request

2833 Stanley Street

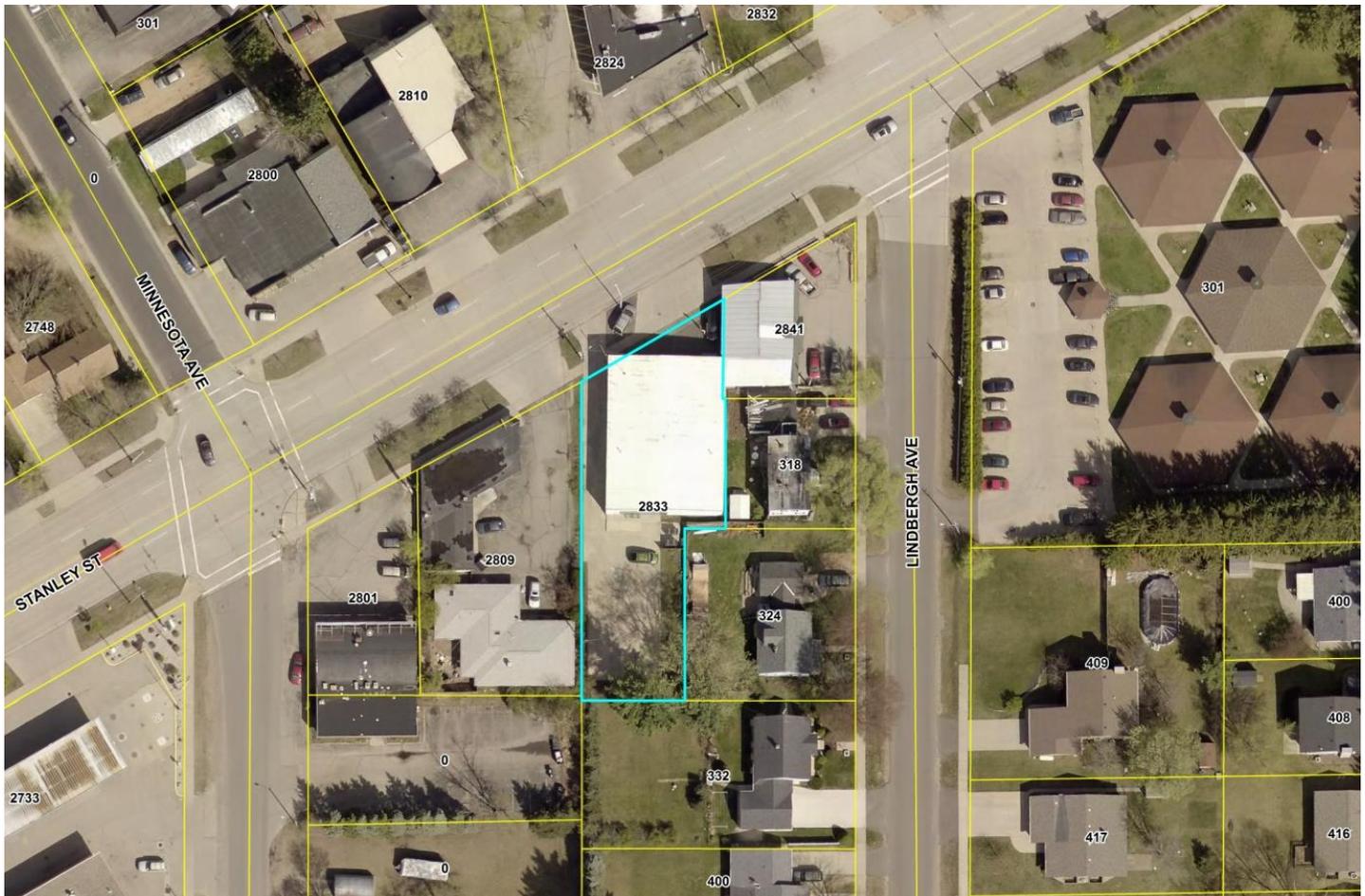
February 3, 2014



Department of Community Development

<p>Applicant(s): Bailey Bushman, representing GT Mobility</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"> 2408-28-4007-18 <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 2 - Suomi <p>Lot Information:</p> <ul style="list-style-type: none"> Frontage (feet): 70 Depth (feet): 175 Square Footage: 12,250 Acreage: 0.281 <p>Current Use:</p> <ul style="list-style-type: none"> Handicap Adaptive Driving Equipment Sales and Installation <p>Applicable Regulations:</p> <ul style="list-style-type: none"> 25.04(7) and 25.14 	<p>Request</p> <p>Request from Bailey Bushman, representing the property owner, for a sign variance to construct a projecting sign within the required setback at 2833 Stanley Street (Parcel ID 2408-28-4007-18).</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"> All signs shall be set back a minimum of 5 feet from the right-of-way. Projecting signs shall not overhang the right-of-way. The proposed projecting sign is setback 24 inches from the sidewalk. The proposed projecting sign dimensions are as follows: <ul style="list-style-type: none"> Sign width = 6 feet Sign height = 3 feet Total sign = 18 square feet. Total building projection = 7 feet Sign variances can be granted from certain requirements of the sign ordinance, subject to plan commission review and common council approval. <p>Staff Recommendation</p> <ul style="list-style-type: none"> A sign setback of at least 24 inches (two feet) shall be maintained. The sign shall not exceed 18 square feet. The sign and mounting equipment shall not project more than 7 feet from the building façade. All electrical wiring shall be hidden from view.
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Vicinity Map



Background

Bailey Bushman, representing GT Mobility, at 2833 Stanley Street, is requesting a sign variance to install a new projecting sign encroaching within the required five foot setback requirement for signs within the "B-4" Commercial Zoning District.

Currently, a wall sign exists similar in size to the projecting sign. The applicant has stated that due to the building's proximity and layout on the property, along with the angled street frontage, the existing wall sign is not visible to westbound traffic along Stanley Street. Therefore, an 18 square foot projecting sign has been proposed on the northwest side of the building to better advertise the business. Furthermore, the location of the sign has been identified by the applicant to be the optimal location along the building façade to achieve exposure and advertise. Section 25.04(7) of the Uniform Sign Ordinance states the following relating to projecting signs within the "B-4" Commercial Zoning District:

25.04(7)(C)

C. PROJECTING SIGN REQUIREMENTS

Projecting signs are allowed when the sign is to be attached to a building that has a setback of 10 feet or less from the street right-of-way. Such projecting signs shall not overhang the right-of-way.

I. SETBACK REQUIREMENTS

All signs shall be set back a minimum of 5 feet from the right-of-way.

In this case, a projecting sign would be permitted on the property, provided that the building has a setback of 10 feet or less. The current building setback is approximately nine feet at the location proposed. In order to meet the sign requirements above, the projecting sign could not exceed four feet in width if it were attached directly to the building. Sign separation from the building is crucial, which has been proposed at one foot, therefore allowing only a 3 foot wide sign to meet the setback requirement. The applicant is proposing a six foot wide sign in order to provide graphics large enough to identify the business. It is important to note that the sign does not overhang the right-of-way and would be setback two feet from the right-of-way.

Cabinet Projecting Sign Details

Faces: Two

Total Projection: 7 feet

Display: Business Name, Logo & Website

Total Size: 18 square feet

Height: 3 feet

Clearance: 11 feet from grade

Width: 6 feet

Illumination: Fluorescence Lamps

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 building façade faces Stanley Street, directly north, which runs at an angle to the building. In other words, the street does not run parallel to the building. Furthermore, a neighboring building to the east has a minimal setback (see attached map).

Findings: Due to the irregular property line along Stanley Street, and neighboring building layout, signage meeting the requirements may have little to no effectiveness. In order to identify the building and business inside, a potential patron would need to view the property directly from the north, which may force several potential customers to turn around or miss the building entirely. Furthermore, signage on the west side of the building will allow for optimal visibility, as the adjacent building impedes signage visibility further east. If the applicant is required to meet the ordinance standards, it would significantly reduce sign exposure and visibility.

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

Analysis: The majority of the surrounding properties along Stanley Street are commercial uses that display a variety of signage. Furthermore, a variety of properties along Stanley Street have an angle property line and have buildings orientated to match or have much larger setbacks. Lastly, the majority of buildings along Stanley Street have side yard setbacks. The proposed projecting sign would not encroach onto the right-of-way.

Findings: The property's unique situation with the neighboring lot may warrant a projecting sign that encroaches into the required setback. Furthermore, the sign does not encroach into the right-of-way or over the sidewalk, and it provides adequate clearance from grade at 11 feet. The sign should not be materially detrimental to property owners within the vicinity.

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 and building already exist in a developed area. Very few, if any, similar properties exist throughout the community where building setbacks are not met, property lines are angled, and the neighboring building is attached and set several feet in front of the other.

Findings: Signage meeting the ordinance would cause limited, if any visibility and exposure by traveling motorists. Therefore, the applicant has proposed a sign that increases exposure and visibility, crucial to the viability of a business, while maintaining safety near the right-of-way. A wall sign or projecting sign at another location along the building façade will not be as effective. The hardship does not generally apply to the city.

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 projecting sign that encroaches into the required setback by three feet would allow for better sign visibility but make the sign nonconforming as well. Vehicle and pedestrian safety should not be negatively affected with the proposed sign. The property's shape and building location in relation to Stanley Street and neighboring buildings is very unique and not one often seen throughout the City. The proposed sign is not overly large, although it does project seven feet from the building, it is still two feet from the sidewalk. Again, after staff review, a unique property characteristic exists that creates a hardship when displaying effective signage.

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 approving the request as unnecessary hardships and practical difficulties do exist due to a unique property and surrounding characteristics.

Name and Address		Parcel #	Alt Parcel #	Land Use
N & B Enterprises LLC 844 Ontario Rd Green Bay, WI 54311		240828400718	240828400718	Warehouse, Storage
		Property Address		Neighborhood
		2833 Stanley St		255 Jnck PlvrH Boy Rslvn Cntrl
		Subdivision		Zoning
Display Note		Certified Survey Map		B4-COMMERCIAL

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
N & B Enterprises LLC	3/6/2006	\$185,000	Warranty Deed	685958		Land & Build.

SITE DATA

PERMITS

Actual Frontage	70.0	Date	Number	Amount	Purpose	Note
Effective Frontage	70.0	12/17/2013	13-0730	\$2,785	099 Sign	GT Mobility
Effective Depth	175.0	11/6/2013	13-0656	\$25,000	024 Exterior Renovati	store front siding/stone
Square Footage	12,250.0	10/8/2003	31971	\$6,000	099 Sign	
Acreage	0.281	10/8/2003	31971	\$0	024 Exterior Renovati	garage door
		1/24/1995	24807	\$9,000	042 Interior Renov/Re	Showroom & Office
		7/11/1994	21312	\$8,000	060 New Construction	parking lot

2013 ASSESSED VALUE

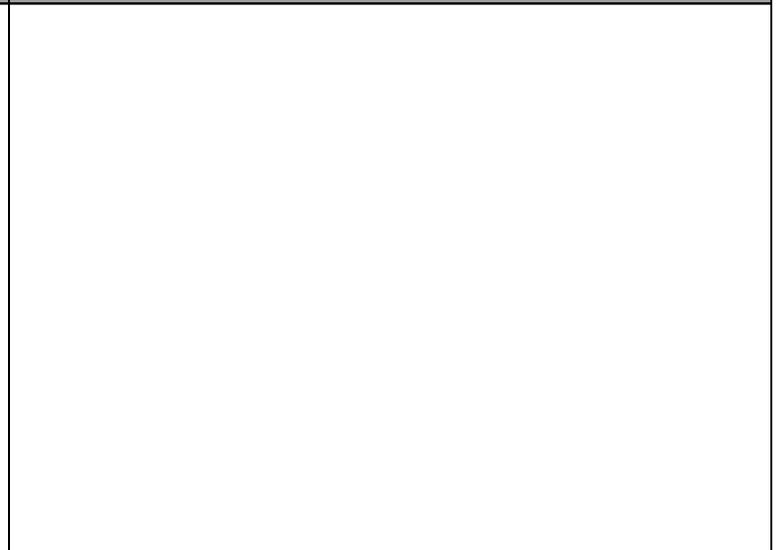
Class	Land	Improvements	Total
(2) - B-Commercial	\$38,600	\$95,800	\$134,400
Total	\$38,600	\$95,800	\$134,400

LEGAL DESCRIPTION

LOT 1A CSM #3938-13-296 BNG PRT NW SE S28 T24 R8 685958

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
N & B Enterprises LLC 844 Ontario Rd Green Bay, WI 54311		240828400718	240828400718	Warehouse, Storage
		Property Address		Neighborhood
		2833 Stanley St		255 Jnck PlvrH Boy Rslyn Cntrl
		Subdivision		Zoning
Display Note		Certified Survey Map		B4-COMMERCIAL

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Warehse, Storage (S avg)	1963	4,800	Metal - Avg	16

Total Area		4,800
-------------------	--	-------

BASEMENT DATA

COMPONENTS

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
				1	1	Mezzanine - Storage (Avg Qual)	396

DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS

STRUCTURE DATA

Site Improvement	Units	Age	29
		Year Built	1963
		Eff. Year	1985
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	1.00
		Business Name	Advantage Mobility & Services L



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)

R# 1-55543
\$150
1-9-14

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #	-	Date Submitted	1/6/14	Fee Required	150.00	Fee Paid	150.00
Associated Applications if Any	-	Assigned Case Manager	Kyla Kearns				
Pre-Application Conference Date	with Michael & Conference call 1/6/14			Sign Variance (check all that apply)	Height <input type="checkbox"/> Size <input type="checkbox"/> Quantity <input type="checkbox"/> Other <input checked="" type="checkbox"/>		

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input checked="" type="checkbox"/>)	
Applicant Name	Bushman Sign/Bailey Bushman	Contact Name	
Address	4925 Coye Dr.	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	715-341-4942	Telephone	
Fax	715-254-0234	Fax	
Email	baileyb@bushmanelectric.com	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? <input type="checkbox"/>)		PROPERTY OWNER 2 INFORMATION (if Needed)	
Owner's Name	GT Mobility	Owner's Name	
Address	2833 Stanley St.	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	715-341-2712	Telephone	
Fax		Fax	
Email	toddn@gtmobility.com	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		
Current Use of Property	Current Zoning of Property	
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)		

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, this would not effect the neighboring properties be it with ~~the~~ effecting other signage or blocking any sort of view. Since this property is tucked back as far as it is, the sign alone does not even project beyond the property to the east and to the west, there is a driveway.

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)

This property is tucked back behind a neighboring business which makes it invisible to west bound traffic - therefore we are proposing a flag mount sign which will not be effective unless mounted on the west end of the building. At this end of the building, the sidewalk practically touches the corner giving no clearance room.

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)

No - the location we are proposing for this sign and the size of the sign itself are not contrary to the general objectives - the sign is only 18 sq. ft and will not project over the sidewalk which could be looked at as a safety concern. In this particular location, it helps the effectiveness of the sign as not to be hidden to customers looking for this business.

Current Zoning Surrounding Subject Property

North:		South:	
East:		West:	

Current Land Use Surrounding Subject Property

North:		South:	
East:		West:	

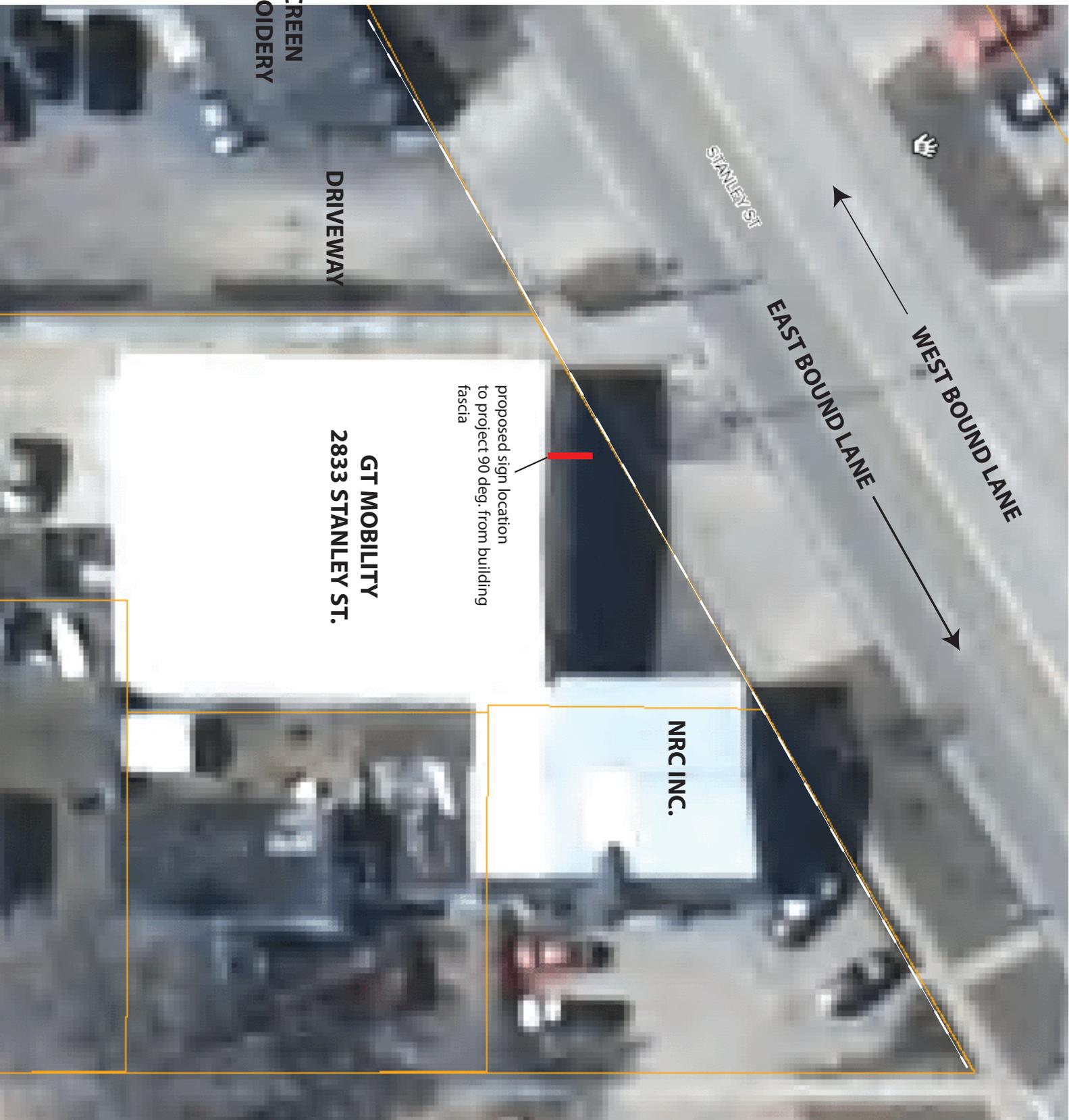
EXHIBITS

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)	Date
	1-3-13		



POINT SCREEN
AND EMBROIDERY

DRIVEWAY

GT MOBILITY
2833 STANLEY ST.

proposed sign location
to project 90 deg. from building
fascia

NRC INC.

STANLEY ST

EAST BOUND LANE

WEST BOUND LANE



PROPOSED SIGN-

3'H X 6'W PROJECTING SIGN TO BE MOUNTED TO THE WEST OF THE OVERHEAD DOORS FOR MAXIMUM VISIBILITY-
OVERALL SIGN SIZE IS 18 SQ. FT AND WE ARE LOOKING TO PROJECT IT 12" OFF THE BUILDING TO ALLOW BETTER VISIBILITY.

WE ARE REQUESTING A VARIANCE TO INSTALL THE SIGN WITH ONLY A 24" CLEARANCE FROM THE SIDEWALK.

THE BUILDING TO THE EAST HIDES THE FRONT OF THIS BUILDING FROM WEST BOUND TRAFFIC AND THE ANGLE OF THE BUILDING MAKES IT HARD TO SEE FOR EAST BOUND TRAFFIC. THE FLAG MOUNTED SIGN LOCATED EAST OF THE OVERHEAD DOORS IS THE BEST SOLUTION FOR VISIBILITY TO EAST AND WEST BOUND TRAFFIC, BUT THE SIDEWALK CUTS SO CLOSE TO THE BUILDING IT DOES NOT ALLOW FOR A 5' SETBACK OFF THE EDGE OF THE SIDEWALK. THE LOCATION WE ARE ASKING FOR APPROVAL TO PLACE THE SIGN GIVES A 24" CLEARANCE TO THE EDGE OF THE SIDEWALK.

Existing Sign
4'X8' sign flush mounted to wall



proposed sign
3'H x 6'W sign projecting 12" off building





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: 1/27/2014

Re:

1. Request from Jim Jakusz, for the purpose of annexing approximately 2.23 acres of land addressed as 1901 Brilowski Road (County Parcel ID 020-24-0836-10.15) from the Town of Hull to the City of Stevens Point.
2. Establishing a permanent zoning classification of "R-3" Single and Two Family Residence District for 1901 Brilowski Road (County Parcel ID 020-24-0836-10.15) (Jim Jakusz annexation request).

Jim Jakusz, owner of 1901 Brilowski Road, is requesting to annex the property into the City of Stevens Point from the Town of Hull, and establish a permanent "R-3" Single and Two Family Residence District zoning classification. Currently, a single family home exists on the property with access off of Brilowski Road. The applicant anticipates splitting the lot and constructing homes shortly after annexation.

In regards to annexation, there are basically six types:

- Annexation by Unanimous Approval
- Annexation by One-Half approval
- Annexation by Referendum
- Annexation by City or Village Initiated Referendum
- Annexation of Town Islands
- Annexation of Territory Owned by a City or Village

With this request, we are dealing with annexation by unanimous approval as the applicant is the sole owner of the property.

State Statute 66.0217(2) Direct annexation by unanimous approval. Except as provided in this subsection and sub. (14), and subject to ss. 66.0301 (6) (d) and 66.0307 (7), if a petition for direct annexation signed by all of the electors residing in the territory and the owners of all of the real property in the territory is filed with the city or village clerk, and with the town clerk of the town or towns in which the territory is located, together with a scale map and a legal description of the property to be annexed, an annexation ordinance for the annexation of the territory may be

enacted by a two-thirds vote of the elected members of the governing body of the city or village without compliance with the notice requirements of sub. (4). In an annexation under this subsection, subject to sub. (6), the person filing the petition with the city or village clerk and the town clerk shall, within 5 days of the filing, mail a copy of the scale map and a legal description of the territory to be annexed to the department and the governing body shall review the advice of the department, if any, before enacting the annexation ordinance. No territory may be annexed by a city or village under this subsection unless the territory to be annexed is contiguous to the annexing city or village.

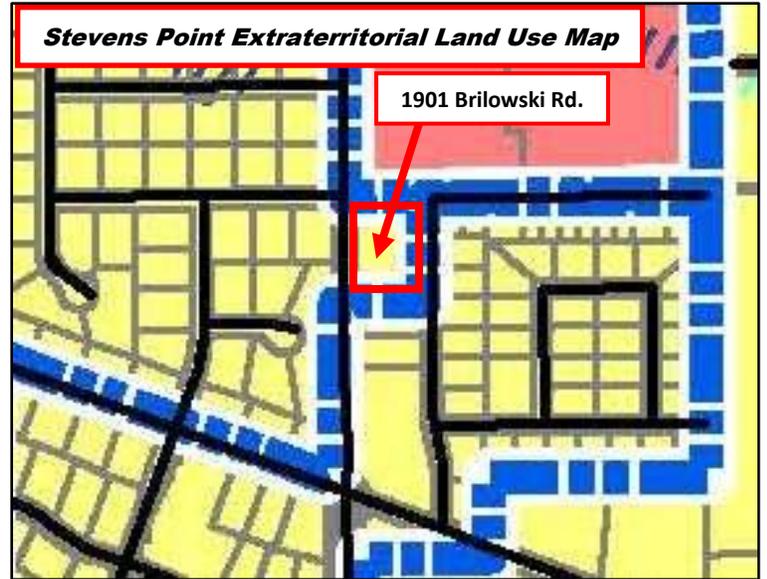
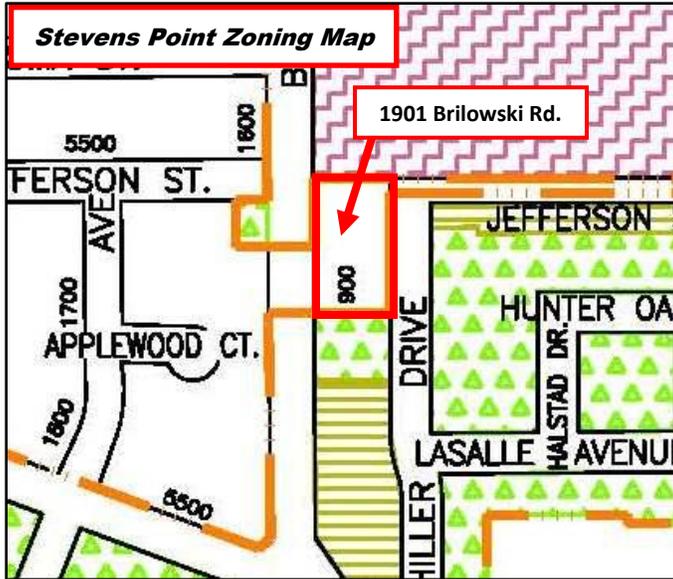
The steps outlined above regarding the petition, along with the proper notice have been made by the applicant.

Map of Proposed Annexed Territory

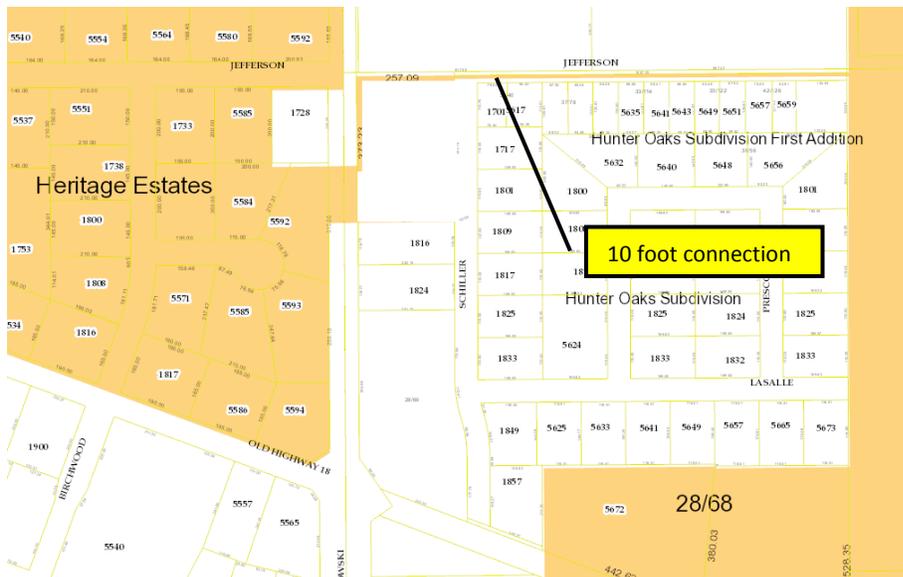


Wis. Stats. require the Plan Commission to make a recommendation to the governing body on annexation requests. In addition, our Zoning Ordinance requires the following for the zoning of property:

All territory annexed to the City of Stevens Point shall automatically become a part of the "RLD" Low Density Residence District until definite boundaries and zoning districts are recommended by the City Plan Commission and adopted by the Common Council; provided, however, that the Common Council shall adopt definite boundaries and district regulations within 90 days from the date of the annexation. The Plan Commission may recommend definite zoning districts and boundaries to the City Council prior to or at the time the Council acts on a proposed annexation, and may adopt definite boundaries at the time of annexation provided the public notice procedure is followed.



CONSERVANCY	SINGLE FAMILY	MULTI-FAMILY II	Residential	Downtown District	Park
LOW DENSITY	TWO FAMILY	NEIGHBORHOOD BUSINESS	Multi-family (3+ units)	Business Park District	Not Developable / Restrictive Ownership
SUBURBAN	MULTI-FAMILY I	CENTRAL BUSINESS TRANSITION	Mobile Home Park	Institutional / Government	Vacant
LIGHT INDUSTRIAL	CENTRAL BUSINESS	COMMERCIAL	Commercial / Office	UWSP	Road Right-of-Way
HEAVY INDUSTRIAL	HIGHWAY COMMERCIAL		Office / Multi-Family	Industry	Water Bodies
UNIVERSITY					



The property in question is directly adjacent to the City. This property helps connect several town properties west of Brilowski Road to the Town of Hull to the east of Brilowski Road. Right now, there is a 10-foot umbilical cord that provides this connection along Jefferson Street; this annexation would leave a 10-foot section to continue the connection of these properties to the Town of Hull.

In regards to the zoning request to "R-3" Single and Two Family Residential District, this classification would not be inconsistent with the comprehensive plan, nor the surrounding zoning. The "R-3" district is often used to buffer single family residential from higher intensity uses. The property's close proximity to Brilowski Road, a four lane thoroughfare, and large commercial uses to the north would suggest more intense uses than single family. "R-3" zoning exists both along Jefferson Street, as well as along Brilowski Road, which helps provide a buffer to the "R-1" Suburban zoning for the subdivision.

The future land use map does not identify the property as it is outside of the city limits; however, the extraterritorial land use map within the comprehensive plan indicates the property to develop as residential which includes one and two family. Therefore, a zoning classification of "R-3" would be consistent with the comprehensive plan, as it not only follows the planned use of the property, but it also provides a buffer between the single family zoning and the more intense commercial zoning and the four lane thoroughfare.

Staff would recommend approval of the annexation request, as well as the permanent rezoning of the property to "R-3" Single and Two Family Residential District.



Portage County Tax Application

ASSESSMENT

[Tax Home](#)

[New Search](#)

[Search Results](#)

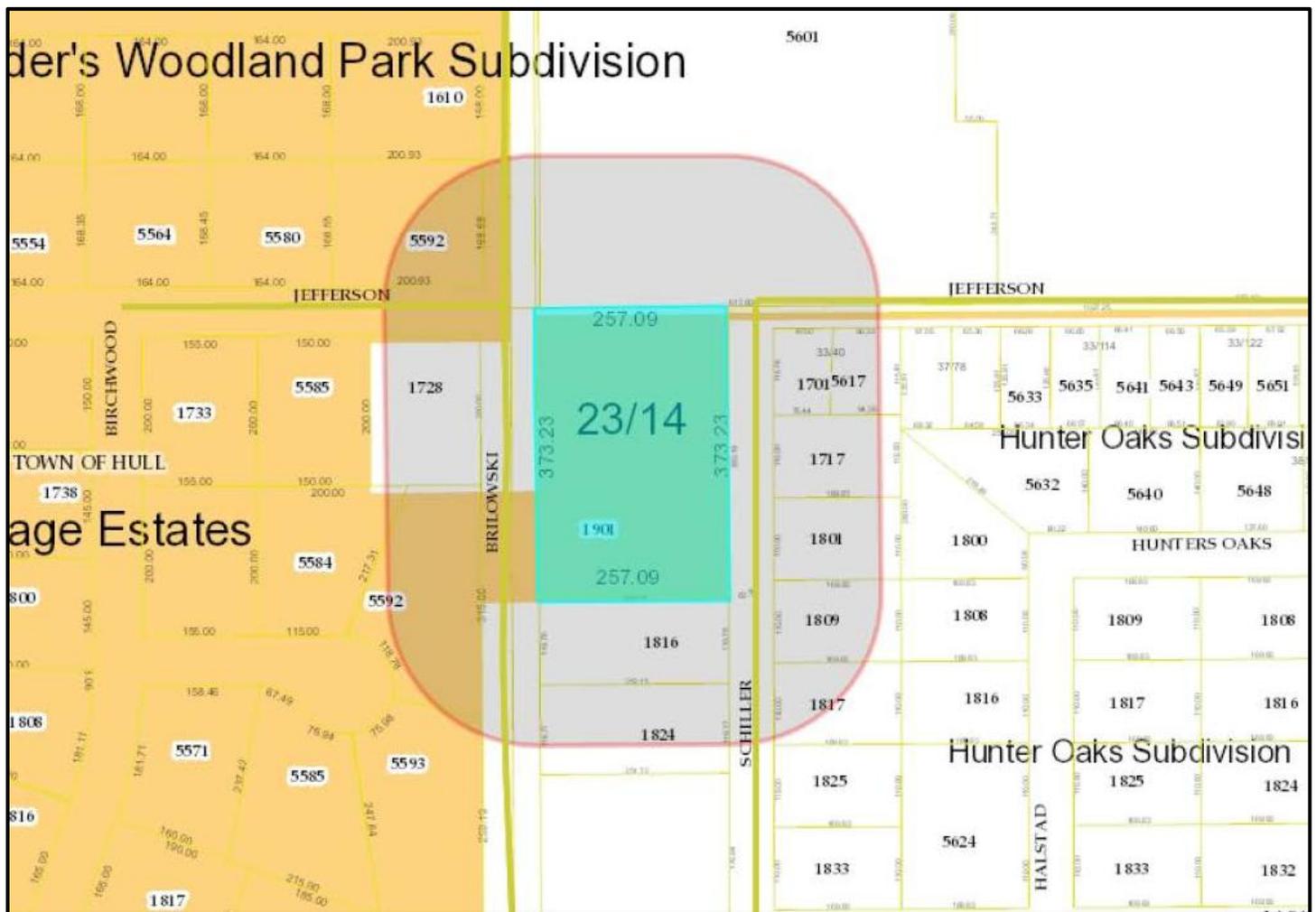
[Tax Info](#)

Parcel Number:	020-24-0836-10.15	Address:	6056 SHARONWOOD LN STEVENS POINT WI, 544820000
Municipality:	TOWN OF HULL		
Current Owner:	NORTHERN, CONSTRUCTION INC		
Note Field:			

Property Address:	Legal Descriptions
1901 BRILLOWSKI RD	
STEVENS POINT, WI 54482	L1 CSM6191-23-14&A & THAT PRT NWSW DESC 633423
	EX RD ROW 549727 S36T24R8
	2.23A 777809;778205AOC

	Acres	Land	Improvements	School District:	STEVENSON POINT AREA
RESIDENTIAL	2.23	26,800	166,000	Vctnl District:	MID-STATE
				Total Acres:	2.23
				Total Land:	26,800
				Total Improve:	166,000
				Exempt Info	

1901 Brilowski Road Exhibit Map (200 Feet Boundary) – Annexation & Zoning Designation Request



Parcel Number	Name	Mailing Address	City	Zip	Property Address
020240835-A	State of Wisconsin	HY 51 ROW		0	
281240836230004	RBR Joint Venture c/o Doyle Rogers CO	PO Drawer A	Batesville, AR	72503	5601 Hwy 10 E
281240836230099	City of Stevens Point	1515 Strongs Ave	Stevens Point, WI	54481	0 Brilowski Rd
20920502	Leonard D & M Bronk	5592 Jefferson St	Stevens Point, WI	54482	5592 Jefferson St
020240836-10.14	Town of Hull			0	
020240836-10.15	Northern Construction INC	6056 Sharonwood Ln	Stevens Point, WI	54482	1901 Brilowski Rd
020240836-10.05	the public			0	
281240836320148	Sharon m Lilyquist	5617 Jefferson St	Stevens Point, WI	54482	5617 Jefferson St
281240836320147	Charles a Bornhoeft sr	1701 Schiller Dr	Stevens Point, WI	54482	1701 Schiller Dr
281240835400101	Theodore J & Rosemary Francis	1728 Brilowski Rd	Stevens Point, WI	54482	1728 Brilowski Rd
281240836320139	Renee P Bernauer	1717 Schiller Dr	Stevens Point, WI	54482	1717 Schiller Dr
203807	Robert I & Sharon A Kalpinski	5592 APPLEWOOD CT	Stevens Point, WI	54482	5592 Applewood Ct
203808	Robert I & Sharon A Kalpinski	5592 APPLEWOOD CT	Stevens Point, WI	54482	5584 Applewood Ct
281240836320138	Kevin k & Dawn M Ruder	1801 Schiller Dr	Stevens Point, WI	54482	1801 Schiller Dr
281240836320031	Jacqueline L Dekay Larry L Beck	1809 Schiller Dr	Stevens Point, WI	54482	1809 Schiller Dr
281240836320001	Timothy J & Mary J Higgins	1816 Schiller Dr	Stevens Point, WI	54482	1816 Schiller Dr

281240836320030	Angela & Scott P Hanz	1817 Schiller Dr	Stevens Point, WI	54482	1817 Schiller Dr
281240836320002	Ernest E & Lynn a Dominick	1824 Schiller Dr	Stevens Point, WI	54482	1824 Schiller Dr
203806	Howard D Smith and Beth Dulak - Smith	5593 APPLEWOOD CT	Stevens Point, WI	54482	5593 Applewood Ct



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 ANNEXATION
(Pre-Application Conference Required)

R#1-54508
10-15-13

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted	10-15-13	Fee Required	\$ 270.00	Fee Paid	270.00
Associated Applications if Any	-			Assigned Case Manager	Kyle Keams		
Pre-Application Conference Date	June, 2013			Annexation Request Type	Unanimous <input checked="" type="checkbox"/>	One-Half Approval <input type="checkbox"/>	By Referendum <input type="checkbox"/>

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input checked="" type="checkbox"/>)	
Applicant Name	James J. Jakusz	Contact Name	
Address	6056 Sharonwood	Address	
City, State, Zip	ST PT WI 54482	City, State, Zip	
Telephone	715-345-0452	Telephone	
Fax		Fax	
Email	EJJakusz@wildblue.net	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? <input checked="" 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
020-240836-10.15	-	-
Legal Description of Subject Property		
Designated Future Land Use Category		Current Use of Property
Residential		Residential
Explain the land use and the development proposed for the annexation property. Include the time schedule (if any) for development. (Use additional pages if necessary)		
-		

Is the proposed annexation consistent with the Comprehensive Plan? Please reference the Comprehensive Plan's Future Land Use Map and the Extraterritorial Land Use Map. (Use additional pages if necessary)

Yes

Is a permanent zoning classification being requested for the annexation territory? If yes, please state the proposed zoning classification and provide reasoning. (Use additional pages if necessary)

Yes, to Be done on annexation

Current Zoning Surrounding Subject Property (City or County zoning)

North:	B-5 Hwy Commercial	South:	R-1 - R-3 Single/2 Family
East:	R-1-R-3 Single/2 Family	West:	R-1 Suburban Residential

Current Land Use Surrounding Subject Property

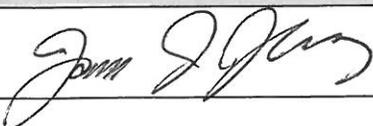
North:	Commercial - Retail	South:	Residential Homes
East:	Residential Homes	West:	Residential Homes

EXHIBITS

Owner Information Sheet	<input type="checkbox"/>	Additional Exhibits If Any: -
Letter to District Alderperson	<input type="checkbox"/>	
Site Map or Certified Survey Map (outlining annexation property and surrounding jurisdictions)	<input type="checkbox"/>	
Signed Petition (signed by electors and property owners within the annexation area)	<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
	10/15/13	-	-



APPLICATION FOR A ZONING MAP AMENDMENT - REZONING

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted	1/23/14	Fee Required	N/A	Fee Paid	—
Associated Applications if Any	Annexation application			Assigned Case Manager	Kyle Keams		
Pre-Application Conference Date							

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)	
Applicant Name	James J. Jakusz	Contact Name	
Address	6056 Sharonwood Ln	Address	
City, State, Zip	ST. PT. WI. 54482	City, State, Zip	
Telephone	715-345-0452	Telephone	
Fax	Same	Fax	
Email	EJ.Jakusz@wildblue.net	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? <input checked="" 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
1902 Brilowski Rd. 020-24-0836-10.15		
Legal Description of Subject Property		
L1 CSM6191-23-14&A & THAT PRT NWSW DESC 633423 EX RD ROW 549727 S36T24R8 2.23A 777809;778205AOC		
Area of Subject Property (Acres/Sq Ft)		Area of Requested Rezoning (Acres/Sq Ft)
2.2		2.2
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property
Residential	Residential	Residential
Current Zone District		Proposed Zone District
County Zoning - R-2 Single Family Residence		R-3

Reason for the zone change request

Annexation from the Town of Hull to the City of Stevens Point

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

development is subject annexation

Current Zoning Surrounding Subject Property			
North:	B-5 Highway Commercial	South:	R-1 & R-3 Single Family and Single & Two Family
East:	R-1 & R-3 Single Family and Single & Two Family	West:	R-1 Suburban Single Family
Current Land Use Surrounding Subject Property			
North:	Commercial - Retail	South:	Residential Homes
East:	Residential Homes	West:	Residential Homes

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

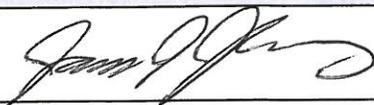
Yes, the Comprehensive Plan's Extraterritorial Land Use Map identifies the area as future residential.

EXHIBITS

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

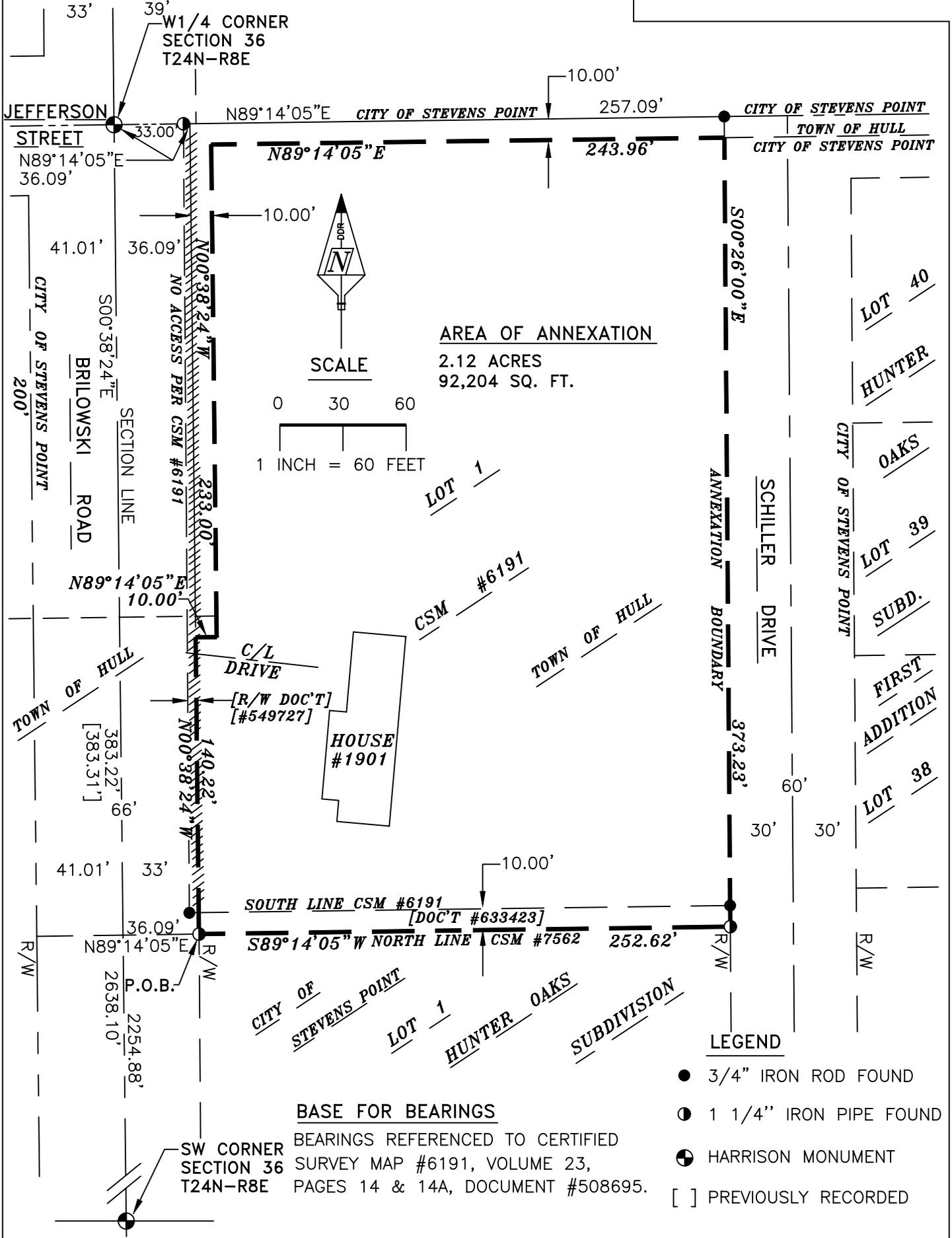
CERTIFICATION AND SIGNATURE

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

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	<i>1/23/14</i>		

ANNEXATION SURVEY

BEING PART OF LOT 1, CERTIFIED SURVEY MAP #6191, VOLUME 23, PAGES 14 & 14A, LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWN 24 NORTH, RANGE 8 EAST, TOWN OF HULL, PORTAGE COUNTY, WISCONSIN



THIS INSTRUMENT DRAFTED BY: DALE D. ROSICKY 2925 POST ROAD
DALE ROSICKY LAND SURVEYING, LLC. STEVENS POINT, WI 54481
715-342-9649

VOL.
PAGE

DALE ROSICKY LAND SURVEYING, LLC

RE: ANNEXATION BOUNDARY-EXHIBIT 'A'

LEGAL DESCRIPTION

PART OF LOT 1 OF CERTIFIED SURVEY MAP #6191, VOLUME 23, PAGES 14 & 14A LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 36, TOWN 24 NORTH, RANGE 8 EAST, TOWN OF HULL, PORTAGE COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 36,
THENCE S00°38'24"E, ALONG THE WEST LINE OF SAID NORTHWEST
1/4 OF THE SOUTHWEST 1/4, SECTION 36, 383.22 FEET, THENCE
N89°14'05"E, 36.09 FEET TO THE EAST RIGHT-OF-WAY OF BRILOWSKI
ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE N00°38'24"W, ALONG SAID EAST RIGHT-OF-WAY, 140.22
FEET;
THENCE N89°14'05"E, 10.00 FEET;
THENCE N00°38'24"W ON A LINE 10 FEET EAST OF AND PARALLEL WITH THE EAST
RIGHT OF WAY LINE OF BRILOWSKI ROAD 233.00 FEET TO A LINE 10 FEET SOUTH
OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 OF CERTIFIED SURVEY
MAP #6191;
THENCE N89°14'05"E, ALONG SAID PARALLEL LINE, 243.96 FEET TO ITS
INTERSECTION WITH THE EAST LINE OF SAID LOT 1;
THENCE S00°26'00"E, ALONG SAID EAST LINE OF LOT 1 AND ITS SOUTHERLY
EXTENSION 373.23 FEET TO THE NORTHEAST CORNER OF LOT 1 OF HUNTER OAKS
SUBDIVISION LOCATED IN SECTION 36;
THENCE S89°14'05"W, ALONG THE NORTH LINE OF CERTIFIED SURVEY MAP #7562,
252.62 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION CONTAINING 2.12
ACRES, (92,204 SQUARE FEET).

DATED THIS 21st DAY OF JANUARY, 2014.

DALE D. ROSICKY, RLS #2237
DALE ROSICKY LAND SURVEYING, LLC
2925 POST ROAD
STEVENS POINT, WI 54481
PHONE: 715-342-9649
FAX: 715-342-1335

Petition of Electors and Property Owners for Direct Annexation

We the undersigned, constituting all of the resident electors and the owners of all of the land in area in the following territory of the Town of Hull Portage County, Wisconsin, adjoining the City of Stevens Point, petition the Honorable Mayor and Common Council of said City to annex the territory described below as shown on the scale map to the City of Stevens Point, Portage County, Wisconsin.

We, the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexations, incorporation or consolidation proceeding, if any.

The current population of the area to be annexed is 1

Signature of Petitioner

Date of Signing

Address

[Handwritten Signature]

1/23/14

1901 BRILOWSKI RD

[Handwritten Signature]

1/25/14

1901 BRILOWSKI RD

Legal Description of Land Petitioned for Annexation



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: 1/24/2014

- Re:
5. Request from the City of Stevens Point (Water Department), to purchase an approximate 38-acre parcel of land, located north of the city limits in the Town of Hull, **County Parcel IDs 020-24-0822-07.02 and 020-24-0822-08.02** (Hyland property) for the protection of the well fields.
 6. Request from the City of Stevens Point (Water Department) to transfer the land located north of the city limits in the Town of Hull, **County Parcel IDs 020-24-0822-07.02 and 020-24-0822-08.02** (Hyland property) to Schmeeckle Reserve (UWSP).



The City of Stevens Point (Water Department), in cooperation with Schmeeckle Reserve and the Green Circle Trail, are applying for a grant through the USDA Forest Service, to acquire an approximate 38-acre piece of property north of the city limits in the Town of Hull. The City would be the actual purchaser of the property, and they would then transfer the property to Schmeeckle Reserve. Since the request involves the acquisition and transfer of property by the city, the plan commission needs to provide a recommendation.

The reason for the acquisition of this property is to protect municipal well fields, preserve wetland habitat within the Moses Creek

watershed (a designated Knowles-Nelson Stewardship Urban River), and to enlarge Schmeeckle Reserve, a UW-Stevens Point outdoor laboratory and public natural area that serves the recreational needs of over 200,000 visitors annually. In the future, the community’s 26-mile Green Circle Trail would be routed through this corridor and off of Wilshire Drive for safety and aesthetics. Additional information can be found in the attached grant application.

As indicated above, the acquisition of this property will help protect the municipal well fields and preserve wetland habitat. Given this, as well as the environmentally sensitive nature of this area, staff would recommend approval of both the acquisition and transfer of the identified property.

Community Forest Program Project Application

Submitted by City of Stevens Point in partnership with Schmeckle Reserve (University of Wisconsin-Stevens Point), and the Green Circle Trail

The City of Stevens Point proposes to acquire a 38-acre woodland parcel just north of the city limits to protect municipal well fields, preserve wetland habitat within the Moses Creek watershed (a designated Knowles-Nelson Stewardship Urban River), and to enlarge Schmeckle Reserve, a UW-Stevens Point outdoor laboratory and public natural area that serves the recreational needs of over 200,000 visitors annually. In the future, the community's 26-mile Green Circle Trail will be routed through this corridor and off of Wilshire Drive for safety and aesthetics.

About the Proposed Community Forest:

Description of the Property, Zoning, and Land Use Regulations

The 38.49-acre property proposed for the Community Forest is located in the S ½ of SW ¼ of NW ¼ and the S ½ of the SE ¼ of Section 22, T24N, R8E, Town of Hull, Portage County, Wisconsin. It is currently for sale by William and Lisa Hyland. The property is divided into two parcels. The west parcel of 18.97 acres, adjacent to Wilshire Drive, is zoned agricultural and could be developed with a residence. The east parcel of 19.52 acres, adjacent to Moses Creek, is zoned conservancy and cannot be developed. The current listed price for these parcels is \$119,900 and \$64,900, respectfully, or \$184,800 total. Schmeckle Reserve contracted for an appraisal that was prepared on October 17, 2013. The Stevens Point Appraisal Company estimated the combined market value for the two parcels to be \$150,000.

An attached map shows the boundaries of the proposed Community Forest.

Current Land Use

The proposed Community Forest parcel is currently undeveloped. Tree species consist of aspen, oak, red maple, and white and jack pine. The eastern half contains wetland and is zoned conservancy. Moses Creek flows from the northeast to the southwest through the eastern edge of this property. A gas pipeline corridor parallels the creek to the west. No other buildings, roads, or other improvements are located on the property.

The surrounding property, including over 230 acres of city land, is undeveloped wet-mesic forest. The community's Green Circle Trail has constructed a half-mile boardwalk spanning the Moses Creek corridor just north of this property. The acquisition of the Hyland property will

nearly complete the needed link to this boardwalk trail that will allow the Green Circle to be removed from much of the narrow Wilshire Drive roadway.

Current Forest Type and Vegetative Cover

This property is located in the Plover-Hancock Outwash Plain of the Central Sand Plains. Soil is typically well-drained sand. Historically, vegetative cover consisted of wetlands, prairies, oak forests, savannas, and barrens. Currently, the forests in this area are mostly oak-dominated, with others covered extensively by aspen or pine, with some small areas of maple-basswood and lowland hardwood.

The Land-Type Association (LTA) for this area is Plover-Hancock Outwash Plain (222Ra08). This area has sandstone bedrock at a depth of 50 to 100 feet from the surface and 0 to 20 foot depth-to-aquifer.

Soils are moderately well drained sand to sandy-loam. Half of this LTA is agricultural land and only 19% is forest. Of this 19% forest, historically, 31% was oak, 29% jack pine or scrub oak and barrens, 16% oak opening, and 10% swamp conifers and other lowland/wetland plants and shrubs.

A timber appraisal was conducted by forester Gerald Ernst in July 2003. He reported that 856 cords of wood were available and that there were 100,465 board feet on the property. He noted that *“the quality of the oak and white pine saw logs is poor.”*

Water Resources

This property is located in the Central Wisconsin River Basin and in the Little Eau Claire River Watershed. Moses Creek, a designated urban river, transects the property. Moses Creek is a first-order stream (Strahler Stream Order) as it passes through the Hyland property before entering the Schmeckle Reserve Moses Creek Restoration Area, where it is classified as a second-order stream. The Moses Creek Restoration Project, just a quarter-mile south of this site, is a \$1.3 million state project that was awarded the Federal Highway Administration 2013 Environmental Excellence Award. Acquisition of the Hyland property will contribute to the health and protection of the Moses Creek wetland complex in this highly researched study area of Schmeckle Reserve.

Wildlife Resources

Wildlife observed in this corridor include white-tailed deer, black bear, red fox, coyote, porcupine, northern and southern flying squirrels, pileated woodpeckers, red-shouldered hawks, merlins, scarlet tanagers, and other common central Wisconsin/Curtis Tension Zone species. The Moses Creek corridor is a significant travel route for wildlife such as deer, otter,

muskrat, and beaver as they pass from the wetlands and forests north of Stevens Point into the 280-acre Schmeckle Reserve natural area.

Relationship of the Property to Landscape Conservation Initiatives

This property is within the designated protection area for the City of Stevens Point well fields and within the Moses Creek watershed. An attached aerial map shows parcels that the city and university have already acquired adjacent to or near the Hyland property. These acquisitions have been made in an effort to protect city water, alleviate flood damage and pollution within the Moses Creek watershed, and to create recreational opportunities for bikers, hikers, and nature enthusiasts who are using the popular Green Circle Trail and Schmeckle Reserve. The Hyland property is an important link in long-range development of a contiguous wetland buffer to protect this critical watershed and to locate the Green Circle Trail off the narrow and hazardous Wilshire Drive right-of-way.

Threats of Conversion to Nonforest Uses

The west 18.97 acres of the proposed Community Forest is currently zoned agricultural and is on the market as a buildable site for a residence. The parcel is adjacent to Wilshire Drive, offering convenient access to utilities and a quick route to Stevens Point. If steps are not taken to protect this parcel soon, it likely will be purchased as a residential development.

Establishing the Community Forest

Objectives of the Community Forest

The proposed Community Forest will:

- Protect the municipal well fields of the City of Stevens Point
- Preserve wetlands and forest vegetation in the Moses Creek watershed, which buffers flooding on the UW-Stevens Point campus and the City of Stevens Point
- Serve as a wildlife migration corridor
- Provide outdoor recreational opportunities for central Wisconsin residents and visitors
- Provide opportunities for education and research as part of the UW-Stevens Point Natural Resources and Biology programs
- Serve as a safe and aesthetically pleasing corridor for the community's Green Circle Trail

Benefits to the Community and Projected Visitation

Preservation of this site is fundamental to groundwater quality and protection of City of Stevens Point well fields. It is also a key parcel that links the headwaters of the Moses Creek watershed to the Moses Creek Wetland Restoration in Schmeckle Reserve. Residents of Stevens Point and surrounding communities who depend on reliable drinking water and stormwater protection will benefit from this project.

Schmeckle Reserve is a 280-acre natural area on the UW-Stevens Point campus. It hosts nearly 200,000 visitors annually including out-of-town travelers, community users, and university students attending outdoor classes, conducting research, or recreating during their leisure time. This Community Forest parcel will become part of Schmeckle Reserve and will receive a large percentage of these users. It will be managed based on the established priorities of Schmeckle Reserve, which are to preserve and restore natural communities of central Wisconsin, serve as an outdoor laboratory for learning, and provide recreational opportunities that are compatible with the natural environment. The area will be used by the College of Natural Resources and the Biology Department for class instruction and research.

The Green Circle Trail is a community trail developed and maintained by several municipalities, organizations, and private businesses. It attracts over 100,000 users annually who hike and bicycle the winding paths. The Community Forest will link to the existing Green Circle Trail, providing a safer and more scenic route than the currently designated shoulder alongside Wilshire Drive. A Schmeckle/Green Circle Trail researcher will document visitor use using electronic trail counters that will be installed at the proposed trailhead to the community forest. This intern also conducts interviews and surveys of trail users.

Community Involvement

The three cooperating entities in this Community Forest project are the City of Stevens Point, Schmeckle Reserve (UW-Stevens Point's campus natural area), and the community Green Circle Trail. These institutions already have policies in place to ensure that the public is involved in the future management of this natural area, and have a history of cooperating in the successful management of similar projects.

Community involvement is assured since the board of the Green Circle Trail is a community-based 501(c)(3) corporation. It was initiated by area residents and is still governed by a wide array of interested community members. Board members also include the City of Stevens Point parks director, the Portage County parks superintendent, the Schmeckle Reserve director, a member of the Stevens Point Area Convention and Visitors Bureau, and up to sixteen other citizens representing a cross-section of residents.

The board and membership of the Friends of Schmeeckle Reserve is also community based with a cross-section of local users. The Reserve is managed as a field station of the UW-Stevens Point College of Natural Resources with access to faculty and staff expertise. The Reserve is supervised by a director, assistant director, a community outreach coordinator, and a staff of 60 student employees.

Planned Public Access

The proposed Community Forest will be open to public use based on the policies of Schmeeckle Reserve and the Green Circle Trail. Recreational activities allowed will include hiking, biking, wildlife watching, picnicking, snowshoeing, cross-country skiing, and environmental education activities and research. Due to the preservation and education priorities, hunting, trapping, camping, motorized vehicles, and pets will not be allowed.

Schmeeckle Reserve will develop and maintain a universally accessible trail and boardwalk system that invites a diversity of visitors, including those with mobility impairments. Interpretive panels will be developed to share the ecological story of this wetland and forest complex with visitors.

Information about this Community Forest parcel will be included on all printed and online materials distributed by Schmeeckle Reserve, the Green Circle Trail, and the City of Stevens Point parks department.

Draft Community Forest Plan

A community forest plan will be completed under the supervision of John DuPlissis, Forestry Outreach Specialist, College of Natural Resources, at the University of Wisconsin-Stevens Point. We are awaiting the property owner's written consent to enter the property as university policy requires. Earnest money has been set aside to secure an eight-month option to purchase (we expect to sign this option soon).

UW-Stevens Point forestry faculty and other disciplines in the College of Natural Resources will be available as needed to assist in the plan and subsequent management of the area. The professional staff of Schmeeckle Reserve, who conduct nationally recognized interpretive planning, will address the recreational and educational aspects of the Forest Plan and will conduct public meetings to solicit citizen input.

Project Support

The City of Stevens Point, Schmeeckle Reserve, and Green Circle Trail are prepared to pay \$75,000 to match grant dollars in acquiring this property. Recreational development of this site would include trailhead signage, limited parking, and approximately 1,500 feet of boardwalk and 2,000 feet of crushed granite trail. This development and subsequent maintenance and management would become the responsibility of the Schmeeckle Reserve, which currently manages a 280-acre reserve with 5 miles of trails and a visitor center that is open seven days a week.

Acquiring the Community Forest

Status of Due Diligence

The appraisal of the Hyland property is attached to this document.

Proposed Timeline

- **Summer 2014:** Approval of Community Forest Program grant. Purchase of Hyland property (exercise option to purchase).
- **Fall 2014:** UW-Stevens Point faculty, staff, and students complete Community Forest Plan.
- **Fall 2014-Spring 2015:** Coordinate official acceptance of property through the University of Wisconsin System Board of Regents and the Wisconsin State Building Commission.
- **Spring 2015:** Transfer of property from City of Stevens Point to University of Wisconsin System Board of Regents (Schmeeckle Reserve, UW-Stevens Point).
- **Summer 2015-Summer 2016:** Construction of trailhead, trail and boardwalk system, and interpretive signage by Schmeeckle Reserve staff in the Community Forest.

Long-term Management Costs and Funding Sources

Once the property is transferred to UW-Stevens Point, Schmeeckle Reserve staff will be responsible for long-term management and funding of the Community Forest. Faculty and staff of the College of Natural Resources will assist in developing priorities and setting land management actions. Schmeeckle Reserve is funded partially through General Program Revenue (state taxes), UW-Stevens Point student activity fees, and external program revenue generated through sales and services. Schmeeckle hires a large university student crew of 45 to 50 employees that assist with all land management and educational programs.

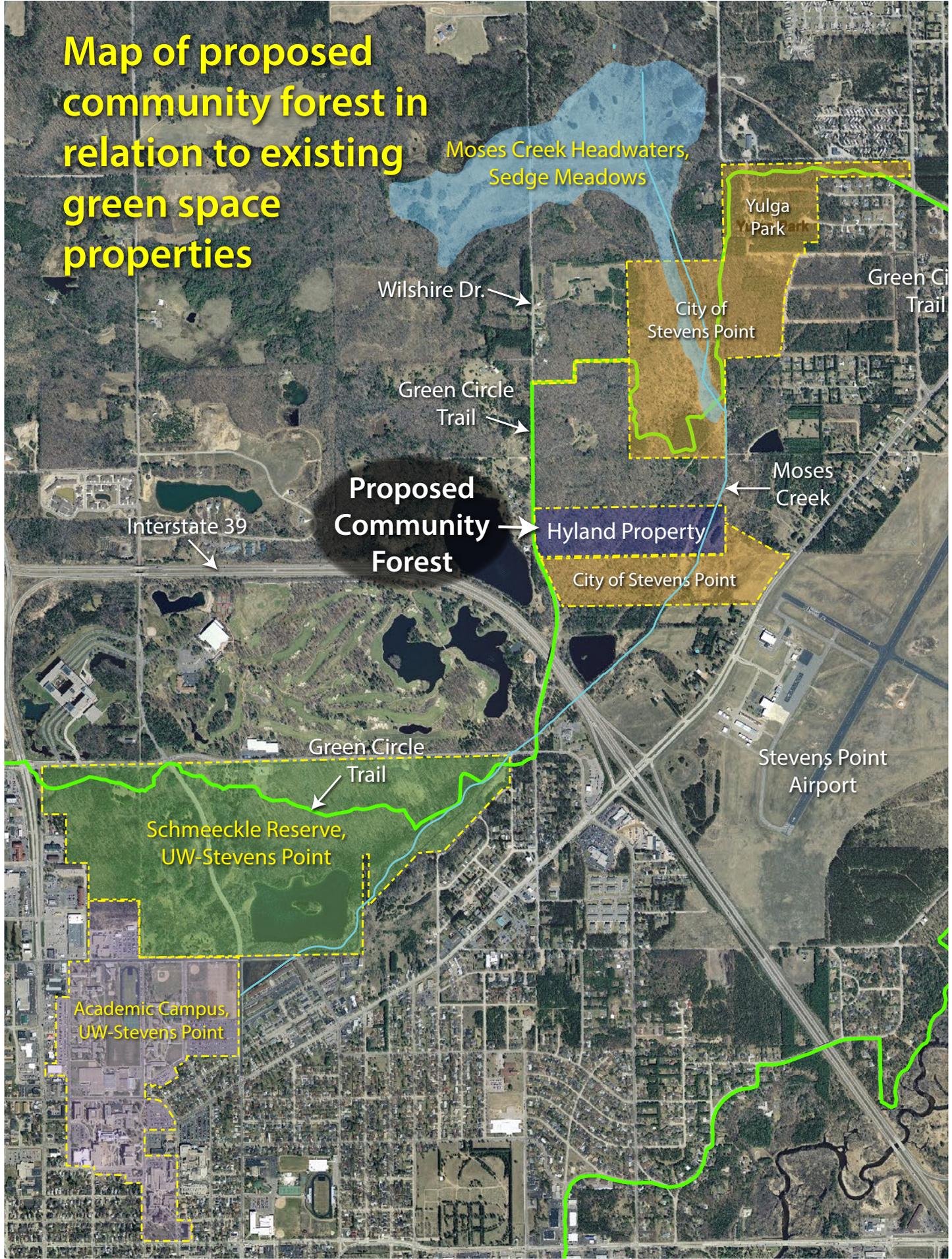
Budget Proposal

Estimated Project Costs			
Cost Classification	Total Cost	CFP Cost (Federal)	Non-Federal Cost
Land Cost	\$150,000	\$75,000	\$75,000
Appraisal	\$275		\$275
Title fees	\$3,300		\$3,300
Community Forest Plan Development	\$1,500		\$1,500
*Miscellaneous Real Estate Fees	\$2,000		\$2,000
Subtotal	\$157,075	\$75,000	\$82,075
*Contingencies Fees			
Subtotal	\$157,075	\$75,000	\$82,075
Total Project Cost	\$157,075	\$75,000	\$82,075
Explanation of Cost Miscellaneous Real Estate Fee: \$2,000 is money put down to secure an option to purchase			

Cost Share Budget Table		
Funding Source	Federal	Non-Federal
Community Forest Program	\$75,000	
City of Stevens Point		\$37,500
Green Circle Trail		\$37,500
UW-Stevens Point		\$7,075
Total	\$75,000	\$82,075
Explanation of Cost-share: Partner organizations of City of Stevens Point and Green Circle Trail are equally splitting the 50% match for land. UW-Stevens Point is covering all miscellaneous and planning costs.		

Technical Assistance Request		
Cost Classification	Total Cost	Total Funds Requesting
Community Forest Plan Development	\$1,500	\$0
Total	\$1,500	\$0
Explanation for Technical Assistance: UW-Stevens Point College of Natural Resources faculty and staff have generously agreed to donate their time and resources to complete a Community Forest Plan if the parcel is acquired.		

Map of proposed community forest in relation to existing green space properties



Moses Creek Headwaters, Sedge Meadows

Yulga Park

City of Stevens Point

Green Circle Trail

Wilshire Dr.

Green Circle Trail

Moses Creek

Proposed Community Forest

Hyland Property

City of Stevens Point

Interstate 39

Stevens Point Airport

Green Circle Trail

Schmeeckle Reserve, UW-Stevens Point

Academic Campus, UW-Stevens Point



This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.
Prepared by Portage County Planning & Zoning

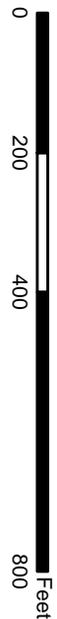


Community Forest Project Area

020240822-07.02
18.97 acres

020240822-08.02
19.52 acres

-  Wetlands
-  Hydric Soils



Date of Photography: Spring, 2012



CITY OF
WONDERFUL
WATER

January 15, 2014

TO: USDA Forest Service Community Forest Grant Reviewers

FROM: Joel Lemke, Director

RE: Approval of participation in match for program

The Stevens Point Board of Water and Sewerage Commissioners has approved participation in land acquisition as part of the Community Forest Program in the amount of \$37,500 at a commission meeting on December 9, 2013.

Respectfully,

A handwritten signature in black ink that reads "Joel Lemke". The signature is written in a cursive, flowing style.

Joel Lemke
Director of Public Utilities and Transportation



GREEN CIRCLE TRAIL
C/O COMMUNITY FOUNDATION OF CENTRAL WISCONSIN
P.O. BOX 968, STEVENS POINT, WI 54481

GREEN CIRCLE TRAIL
VOLUNTEER COMMITTEE

- Jim Buchholz
- E. John Buzza
- Jim Canales
- Scott Cole
- Ken Erler
- Jami Gebert
- John Jury
- Bev Laska, President
- Joel Lemke
- Steve Menzel
- Joseph Paul
- Michelle Peariso
- Tom Schrader
- Nick Schultz
- Gary Speckmann
- Thomas Stafford
- Ward Wolff
- Ron Zimmerman

EMERITUS MEMBERS

- Jerry Ernst
- Rose Jirous
- Carl Lemke
- Marg Coker-Nelson
- Terry Rothmann

January 15, 2014

MEMO TO:
City of Stevens Point
Schmeeckle Reserve

This is to confirm that on January 14, 2014, the board of the Green Circle Trail voted unanimously to commit \$37,500 in matching funds to assist in the effort to acquire the "Hyland property" on Wilshire Boulevard.

The Green Circle Trail is pleased to participate in this important endeavor to preserve and protect this valuable parcel along the Moses Creek wetland corridor.

Steve Menzel, Finance Committee Chair





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: 2/3/2014
Re: Determination of City Property (Parcel ID 2408-28-3014-25)

The City owns landlocked property within the block between Michigan Avenue and Illinois Avenue, north of Prais Street (see attached map). No utilities exist on the 0.18 acre property, and it is not located on the city's official street map. It may at one point have been and ally, however, is no longer used as such. Surrounding property owners have notified the city of their interest to potentially purchase portions of the property. This has led to the item to be placed on the agenda for discussion.

The City can pursue dividing the property in a number of ways or hold onto it; however, city staff has not identified a need to maintain ownership of the property. On the contrary, dividing the property may prove to be challenging as not all surrounding property owners may want to increase their lot size. Although the surrounding property owners likely maintain the property currently, their property tax could increase. Furthermore, if the city were to divide the property equally, time and costs associated with the project would be the responsibility of the city. Notifications, legal documents, surveys, etc. would have to accompany the project. Furthermore, property owners are not likely to pay to purchase portions of the land to offset cost above. Dividing the lot will assist in cleaning up the block and lot lines, while also remove a landlocked and unutilized property from city ownership.

Direction from the Plan Commission and Common Council with regard to the property is requested.

Name and Address		Parcel #	Alt Parcel #
City of Stevens Point 1515 Strongs Avenue Stevens Point, WI 54481		240828301425	240828301425
		Property Address	
		Michigan Ave	
Display Note			

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
City of Stevens Point	4/29/1999	\$1	Quit Claim Deed	55	8880	Land
Portage County	5/1/1998	\$0	Quit Claim Deed	54	0189	Land

PERMITS

Date	Number	Amount	Purpose	Note

2013 ASSESSED VALUE

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

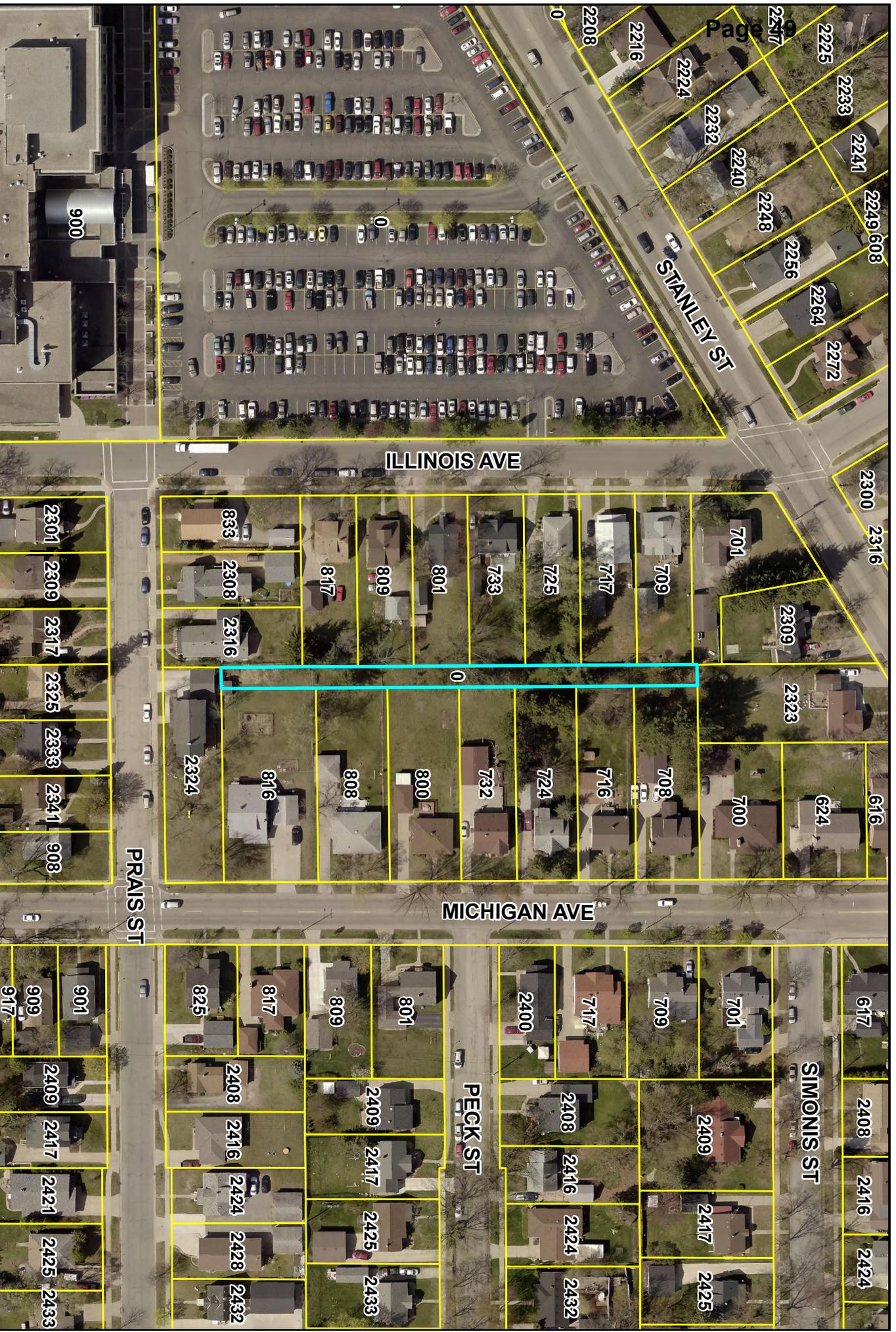
LEGAL DESCRIPTION

PRT SW SW OF S28 T24 R8 COM 30F W & 225F N FR SE COR OF SD 40 TH W 174F TO POB TH W 19F TH N 427F TH E 19F TH S 427F TO POB 540189 558880

PROPERTY IMAGE

PROPERTY SKETCH

NO IMAGE ON FILE



City of Stevens Point
Community Development Department

- City Property
- Parcel Lines



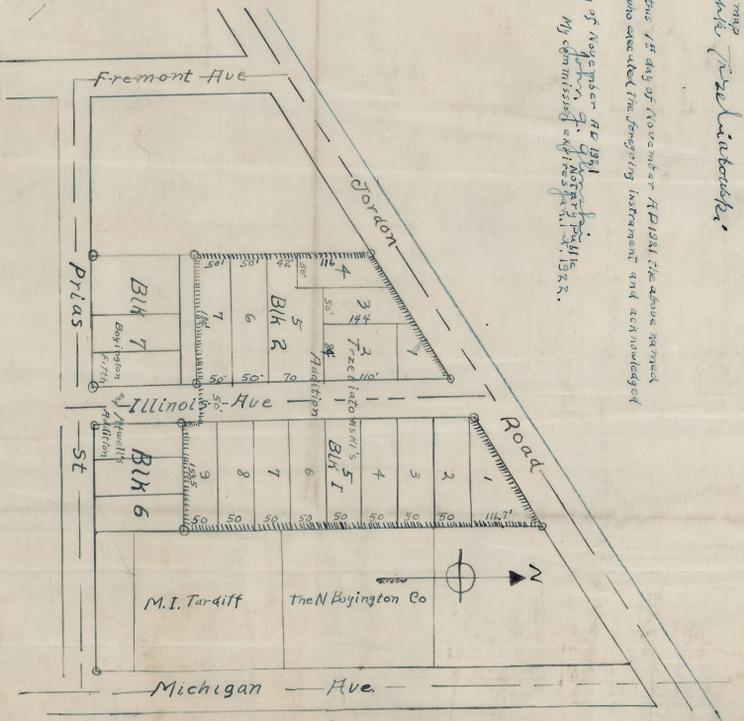
This map was compiled by the City of Stevens Point's Community Development Department for reference purposes only. The accuracy of this map is not guaranteed and the City makes no express or implied warranties of any type regarding this map. Furthermore, the City is not liable for any direct or indirect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

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State of Wisconsin
 County of Portage
 I hereby certify that the plat and map described in the following certificate of D.F. Maxfield, surveyor to the survey and map as represented on the within map
 Improvement of John F. Blumel
 Platted the 14th day of November 1921
 State of Wisconsin
 County of Portage
 Personally came before me this 17th day of November A.D. 1921 the above named Frank Trzedziowski former known to be the person who executed the foregoing instrument and acknowledged the same
 Subscribed and sworn to before me this 14th day of November A.D. 1921
 John F. Blumel
 Notary Public
 Portage County
 Wis. State

City of Stevens Point
 Scale 1 inch = 100 feet
 Surveyed in 20 by D.F. Maxfield
 Mapped 11-1-21

Trzebatorski's Addition



State of Wisconsin
 County of Portage
 I hereby certify that D.F. Maxfield County Surveyor of Portage County has submitted the S.W. 1/4 of the S.W. 1/4 of Section #28 - Township #24 N - Range #8 E of 4th P.M. Meridian according to the Government Survey; and of F. Trzedziowski's Addition to the City of Stevens Point showing the exterior boundaries as follows: Commencing at the N.E. Corner of Blk #6 Boyington & Huel's Fifth Addition to the City of Stevens Point; thence North parallel with the East line of aforesaid Forty Five Foot wide South line of Highway known as Oregon Road thence 5.28 feet along South line of said highway 4547 feet; thence South parallel with East Line 2544 feet; thence East parallel to North line of Boyington & Huel's Fifth Addition thence South 85 feet; thence East 1323 feet to place of beginning; of which this is a correct representation of same made in compliance with an order of F. Trzedziowski who is the lawful owner of said land. Thence fully complied with Sec. 24 of the Statutes of Wisconsin

Subscribed and sworn to before me
 this 1st day of November A.D. 1921
 D.F. Maxfield
 Notary Public
 County of Portage

Received for record
 in 15th day of May
 A.D. 1922 at 3:50 o'clock P.M.
 Ed J. Cannon, Register

Approved by the Common Council of the
 City of Stevens Point, Wisconsin
 November 1st, 1921
 W.J. Bromberg
 City Clerk



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: 1/27/2014

Re: Determination of use for vacant City-owned property existing northeast of 1447 Water Street (Parcel ID 2408-32-2020-43).

The city owns a 2,750 square foot piece of property located northeast of 1447 Water Street. The property is located adjacent to a city-owned downtown public parking lot. The property located at 1447 Water Street is currently for sale. The city has been contacted by a person who is interested in the property located at 1447 Water Street. The person would like to rent out the home to three unrelated persons. Per city ordinance, they would need to have a minimum lot size of 8,000 square feet, which the property at 1447 Water Street is not (6,000 square feet). Therefore, the person has asked if they could acquire the city-owned property identified above, which would then create a lot large enough for the possibility of allowing three unrelated people. This request would also need a conditional use permit.

In reviewing the request, since the city-owned property is next to a city parking lot, staff would recommend to keep the property under city ownership, as there is the potential that this property may be needed by the city in the future. Furthermore, the comprehensive plan identifies this property's future use as Downtown District, and not residential.

A map identifying the property is attached.

Name and Address		Parcel #	Alt Parcel #
City Of Stevens Point (Exempt) 1515 Strongs Ave Stevens Point, WI 54481		240832202043	240832202043
		Property Address	
Display Note		Third St	

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

PERMITS

Date	Number	Amount	Purpose	Note

2013 ASSESSED VALUE

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

LEGAL DESCRIPTION

PRT OF OUT LOT 8 SE & O PLAT BEING A PRCL 50X55 AS DES IN 334/278 EXC PRCL DES IN 334/75 737/142

PROPERTY IMAGE



PROPERTY SKETCH





Property Northeast of 1447 Water Street

DISCLAIMER: The City of Stevens Point Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



City of Stevens Point
1515 Strong's Ave
Stevens Point, WI 54481
(715)346-1569

SCALE: 1" = 145'

Print Date: 1/28/2014