

AGENDA
CITY PLAN COMMISSION

June 2, 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 May 5, 2014 Plan Commission meeting.
2. Conditional use permit renewals for the following places and activities:
 - a) 2317 Division Street (Parcel ID 2408-32-4035-22) – Archie's (operate a tavern)
 - b) 908 Maria Drive (Parcel ID 2408-29-2400-16) – Final Score (operate a tavern)
 - c) 912 Main Street (Parcel ID 2408-32-2015-29) – Graffiti's (operate a tavern)
 - d) 1324 Second Street (Parcel ID 2408-32-2017-14) – Copper Top (operate a tavern)
 - e) 2600 Stanley Street (Parcel ID 2408-28-3024-38) – Partners Pub (operate a tavern)
 - f) 2525 Dixon Street (Parcel ID 2408-33-3021-25) – Point Bowl (operate a tavern)
 - g) 929 Main Street (Parcel ID 2408-32-2018-03) – Heritage Pub (operate a tavern)
 - h) 3260-74 Church Street (Parcel ID 2308-04-3008-06) – Bucks and Bulls Archery (operate indoor archery range)
 - i) 1331 Westmore Court (Parcel ID 2408-14-3002-09) – John and Carol A Lawlis (second living space)
3. Request from the Redevelopment Authority of the City of Stevens Point to lease/license portions of land located east of Third Street extended (**portion of Parcel ID 2408-32-2029-66**) to JLP Enterprises, LLC for parking purposes.
4. Request from the Redevelopment Authority of the City of Stevens Point to lease/license land located west of Strongs Avenue extended (**portion of Parcel ID 2408-32-2029-65**) to Guu Inc. to be used as a patio area/premise extension for Guu's on Main.
5. Request from Scott Gulan, representing Guu Inc., for a conditional use permit to expand a tavern (Guu's on Main) at **1140 Main Street (Parcel ID 2408-32-2029-31 and portion of Parcel ID 2408-32-2029-65)**.
6. Request from Scott Gulan, representing Guu Inc., for a conditional use permit to construct one, 2-bedroom apartment and one, 4-bedroom apartment at **1140 Main Street (Parcel ID 2408-32-2029-31)**.
7. Request from Nathan Boston, representing Boston Funeral Home, for a constrained site exemption to reconstruct the parking lot at **1649 Briggs Street (Parcel ID 2408-32-1018-01)**.
8. Request from Lewis Danczyk, representing the property owner, to rezone the property located on the **northeast corner of Echo Dells Avenue and Riverview Avenue (Parcel ID 2308-05-4203-04)** from R-2 Single Family Residence District to R-3 Single and Two-Family Residence District.

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.

9. Request from Justiceworks, Ltd. / Shifting Gears LLC to amend Section **23.02(1)(g)(3)** of the Revised Municipal Code of the City of Stevens Point, R-5 Multiple Family II Residence District, to allow the selling of product by a non-profit (501(c)(3)) organization as a conditional use.
10. Request from Justiceworks, Ltd. / Shifting Gears LLC for a conditional use permit to sell product at **1578 Strongs Avenue (Parcel ID 2408-32-2022-10)**.
11. Request from Ministry Saint Michaels Hospital to amend the City of Stevens Point Comprehensive Plan future land use map (Map 8.3) for the purposes of amending the future land use designation from residential to commercial/office/multi-family for all of the following properties:
 - **2601 Main Street (Parcel ID 2408-33-2025-02)**
 - **2617 Main Street (Parcel ID 2408-33-2025-01)**
 - **1310 Chase Street (Parcel ID 2408-33-2025-14)**
 - **1318 Chase Street (Parcel ID 2408-33-2025-13)**
 - **2624 Clark Street (Parcel ID 2408-33-2025-12)**
12. Request from Ministry Saint Michaels Hospital to rezone the property located at **2617 Main Street (Parcel ID 2408-33-2025-01)** from R-4 Multiple Family I Residence District to R-5 Multiple Family II Residence District.
13. Request from Ministry Saint Michaels Hospital to rezone the property located at **2624 Clark Street (Parcel ID 2408-33-2025-12)** from R-4 Multiple Family I Residence District to R-5 Multiple Family II Residence District.
14. Request from Ministry Saint Michael's Hospital for a constrained site exemption for an addition on to their existing parking lot at **2501 Main Street and 1317 Cross Street (Parcel IDs 2408-33-2025-01 through 2408-33-2025-04, 2408-33-2025-05, and 2408-33-2025-12 through 2408-33-2025-15)**.
15. Amending **Section 23.02(2)(b)(3)** of the Revised Municipal Code of the City of Stevens Point, B-2 Central Business Transition District, to allow small-scale alcohol production facilities (brewpubs, craft- or micro-breweries, wineries, or distilleries) as a conditional use.
16. Request from Don and Kelly Guay for a conditional use permit to operate a micro-winery at **1201 Water Street (Parcel ID: 2408-32-2016-03)**.
17. Amending **Section 23.02(1)(f)(4)** of the Revised Municipal Code of the City of Stevens Point, R-4 Multiple Family I Residence District, to reduce the minimum lot size for one unit dwellings.
18. Amending **Section 23.02(1)(g)(4)** of the Revised Municipal Code of the City of Stevens Point, R-5 Multiple Family II Residence District, to reduce the minimum lot size for one unit dwellings.
19. Request from the Department of Transportation for an easement from the City to perform work on I-39 and North Reserve Street.
20. Adjourn.

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PUBLISH: May 30, 2014 and June 6, 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, June 16, 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. Request from Archie's for a conditional use permit renewal to operate a tavern at 2317 Division Street (Parcel ID 2408-32-4035-22). This property being zoned "B-4" Commercial District, and described as N 47' OF LOTS 9 & 10 BLK 4 HELM ADD EXC HWY DES 666705 S32 T24 R8 207/56 1/2 378/502-5 664352 742671, City of Stevens Point, Portage County, Wisconsin.
2. Request from Final Score for a conditional use permit renewal to operate a tavern at 908 Maria Drive (Parcel ID 2408-29-2400-16). This property being zoned "B-4" Commercial District, and described as LOT 1 CSM 5871-21-187 BNG PRT SE NW S29 T24 R8 589630, City of Stevens Point, Portage County, Wisconsin.
3. Request from Graffiti's for a conditional use permit renewal to operate a tavern at 912 Main Street (Parcel ID 2408-32-2015-29). This property being zoned "B-3" Central Business District, and described as LOT 7 BLK 4 S E & O ADD BNG PRT NWNW S32 T24 R8 666401, City of Stevens Point, Portage County, Wisconsin.
4. Request from Copper Top for a conditional use permit renewal to operate a tavern at 1324 Second Street (Parcel ID 2408-32-2017-14). This property being zoned "B-3" Central Business District, and described as OUTLOT 1 CSM#5101-18-126 & A & B & LOT 1#CSM 5168-18-193 & A BNG PRT LOT 5 BLK 6 S E & O ADD 653148, City of Stevens Point, Portage County, Wisconsin.
5. Request from Partners Pub for a conditional use permit renewal to operate a tavern at 2600 Stanley Street (Parcel ID 2408-28-3024-38). This property being zoned "B-4" Commercial District, and described as LOT 2 CSM#5695-21-11 BNG PRT NE SW S28 T24 R8 380/253 711202 711203 711204 741497, City of Stevens Point, Portage County, Wisconsin.
6. Request from Point Bowl for a conditional use permit renewal to operate a tavern at 2525 Dixon Street (Parcel ID 2408-33-3021-25). This property being zoned "M-2" Heavy Industrial, and described as LOTS 1 2 3 & THE N 10F OF LOT 4 - BLK 8 CENTRAL ADD E 10 1/2F OF WELSBY AVE VAC 214/550 & VAC ST & ALLEY 504/873-4 & 506/385 - 349/168 - 487/997 - 538/826 698/129, City of Stevens Point, Portage County, Wisconsin.
7. Request from Heritage Pub for a conditional use permit renewal to operate a tavern at 929 Main Street (Parcel ID 2408-32-2018-03). This property being zoned "B-3" Central Business District, and described as E 46' OF LOT 3 BLK 5 STRONG ELLIS & OTHERS ADD S32 T24 R8 671304-CERT 766122, City of Stevens Point, Portage County, Wisconsin.
8. Request from Bucks and Bulls Archery for a conditional use permit renewal to operate an indoor archery range at 3260-74 Church Street (Parcel ID 2308-04-3008-06). This property being zoned "B-4" Commercial District, and described as LOT 1 CSM #5006-18-31&A BNG PRT NW SW S4 T23 R8 261/79 482/1193 642708 644261 740869, City of Stevens Point, Portage County, Wisconsin.
9. Request from John and Carol A Lawlis for a conditional use permit renewal have a second living space at 1331 Westmore Court (Parcel ID 2408-14-3002-09). This property being zoned "R-LD" Central Business Low Density Residence District, and described as LOT 8 CSM#5461-20-32 & A

BNG PRT N1/2 SW S14 T24 R8 SUBJ TO REST COV 744/146, City of Stevens Point, Portage County, Wisconsin.

10. Request from Scott Gulan, representing Guu Inc., for a conditional use permit to expand a tavern (Guu's on Main) at 1140 Main Street (Parcel ID 2408-32-2029-31 and portion of Parcel ID 2408-32-2029-65). These properties being zoned "B-3" Central Business District, and described as: W 1/2 LOT 8 BLK 29 V BROWN ADD 674/745, City of Stevens Point, Portage County, Wisconsin; and THAT PT NW 1/4 S32 T24 R8 ACQUIRED FOR ST RELOCATION & PARKING (CENTERPOINT, FIRST, SECOND & WATER ST & CENTERPOINT MALL PARKING) EX CSMS#6808-25-31 & #10287-46-17 790/144 776836RC 788730AGMT, City of Stevens Point, Portage County, Wisconsin.
11. Request from Scott Gulan, representing Guu Inc., for a conditional use permit to construct one, 2-bedroom apartment and one, 4-bedroom apartment at 1140 Main Street (Parcel ID 2408-32-2029-31). This property being zoned "B-3" Central Business District, and described as W 1/2 LOT 8 BLK 29 V BROWN ADD 674/745, City of Stevens Point, Portage County, Wisconsin.
12. Request from Lewis Danczyk, representing the property owner, to rezone the property located on the northeast corner of Echo Dells Avenue and Riverview Avenue (Parcel ID 2308-05-4203-04) from "R-2" Single Family Residence District to "R-3" Single and Two-Family Residence District. This property being zoned "R-2" Single Family Residence District, and described as LOTS 6-7-8-9-10 BLK 4 & ALL OF VAC ALLEY RNG THRU SD BLK 4 ALL S 25' OF RAY ST VAC ADJ SD BLK 4 ON THE N SELLER ADD; EX CSM#9931-43-111 & EX HWY DES 688/181-5 & 688/192-6 BNG PRT NW SE S5 T23 R8 794897 795667-AOC, City of Stevens Point, Portage County, Wisconsin.
13. Amending Section 23.02(1)(g)(3) of the Revised Municipal Code of the City of Stevens Point, R-5 Multiple Family II Residence District, to allow the selling of product by a non-profit (501(c)(3)) organization as a conditional use.
14. Request from Justiceworks, Ltd. / Shifting Gears LLC for a conditional use permit to sell product at 1578 Strongs Avenue (Parcel ID 2408-32-2022-10). This property being zoned "R-5" Multiple Family II Residence District, and described as CSM#258-1-258 BNG ALL OF LOTS 46 & 47 BLK 34 STRONG ELLIS & OTHERS ADD S32 T24 R8 768769, City of Stevens Point, Portage County, Wisconsin.
15. Request from Ministry Saint Michaels Hospital to rezone the property located at 2617 Main Street (Parcel ID 2408-33-2025-01) from "R-4" Multiple Family I Residence District to "R-5" Multiple Family II Residence District. This property being zoned "R-4" Multiple Family I Residence District, and described as PRT NE NW S33 T24 R8 COM AT NE COR BLK 5 FAY & SPAULDING ADD TH N 115'; TH W 67 1/2'; TH S 115'; TH E 67 1/2' TO POB 652422, City of Stevens Point, Portage County, Wisconsin.
16. Request from Ministry Saint Michaels Hospital to rezone the property located at 2624 Clark Street (Parcel ID 2408-33-2025-12) from "R-4" Multiple Family I Residence District to "R-5" Multiple Family II Residence District. This property being zoned "R-4" Multiple Family I Residence District, and described as PRCL C CSM#556-2-216 BNG PRT LOT 3 BLK 5 FAY & SPAULDING ADD 622558, City of Stevens Point, Portage County, Wisconsin.
17. Amending Section 23.02(2)(b)(3) of the Revised Municipal Code of the City of Stevens Point, B-2 Central Business Transition District, to allow small-scale alcohol production facilities (brewpubs, craft- or micro-breweries, wineries, or distilleries) as a conditional use.

18. Request from Don and Kelly Guay for a conditional use permit to operate a micro-winery at 1201 Water Street (Parcel ID: 2408-32-2016-03). This property being zoned "B-3" Central Business District and described as LOT 1 & W 7 1/2' OF S 86' OF LOT 2 & W 42 1/2' OF N 46' OF LOT 2 BLK 3 EXC PRT SOLD WELTMAN-221/210 S E & 0 ADD 600195 714052 714053, City of Stevens Point, Portage County, Wisconsin.
19. Amending Section 23.02(1)(f)(4) of the Revised Municipal Code of the City of Stevens Point, R-4 Multiple Family I Residence District, to reduce the minimum lot size for one unit dwellings.
20. Amending Section 23.02(1)(g)(4) of the Revised Municipal Code of the City of Stevens Point, R-5 Multiple Family II Residence District, to reduce the minimum lot size for one unit dwellings.

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

May 5, 2014 – 6:00 PM
Lincoln Center – 1519 Water Street

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

ALSO PRESENT: Community Development Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, Comptroller/Treasurer Corey Ladick, City Attorney Andrew Beveridge, Alderperson Mike Phillips, Alderperson Randy Stroik, Alderperson Mary Stroik, Alderperson Jeremy Slowinski, Nate Enwald, Brandi Makuski, Barb Jacob, Jackson Case, Cathy Dugan, Gil Polum, and Brian Kowalski.

INDEX:

1. Report of the April 7, 2014 Plan Commission meeting.
2. Request from Jim Jakusz for a final plat review for a seven lot subdivision, Hunter Oaks Second Addition, for the property located at **1901 Brilowski Road (Parcel ID 2408-36-3202-01)**.
3. Request from Point of Beginning, representing the property owner Todd Reilly, for a conditional use permit amendment for the purposes of splitting the property at **1717 Riverview Avenue (Parcel IDs: 2308-05-4400-13 through 2308-05-4400-22)**.
4. Request Sentry Insurance for a constrained site exemption for the reconstruction of their parking lot at **1421 Strongs Avenue (Parcel IDs 2408-32-2024-05 and 2408-32-2024-06)**.
5. Amending **Section 23.01(14)(g)** of the Revised Municipal Code of the City of Stevens Point, Constrained Sites, to allow alternative parking and landscape standards for additions to existing parking facilities that provide consistency with the existing conditions.
6. Request from the Stevens Point Municipal Airport, for a sign variance to allow a freestanding sign to exceed the area and height requirements at **4401-4501 Highway 66 (Parcel ID 2408-23-2300-01)**.
7. City of Stevens Point Comprehensive Plan update.
8. Request from the Redevelopment Authority of the City of Stevens Point to transfer an approximate 50-foot wide extension of **Third Street** to the City of Stevens Point (**part of Parcel IDs 2408-32-2029-65 and 2408-32-2029-66**).
9. Acceptance by the City of Stevens Point of the land described in the above agenda item.
10. Request from the Redevelopment Authority of the City of Stevens Point to transfer an approximate 60-foot wide extension of **Strongs Avenue** to the City of Stevens Point (**part of Parcel IDs 2408-32-2029-65 and 2408-32-2029-66**).
11. Acceptance by the City of Stevens Point of the land described in the above agenda item.
12. Creation of an overlay district encompassing commercial properties within the vicinity of the intersection of Church Street, Division Street, Madison Street, and Park Street where reduced parking standards would apply. ***This item is for discussion purposes only.***
13. Request from AT&T for an easement to the east of Third Street extended for the purposes of extending utilities.
14. Request from Charter Communications for an easement to the west of Strongs Avenue extended for the purposes of extending utilities.
15. Request from Bernard Moadlo Farms to lease a portion of city-owned land in East Park Commerce Center for farming purposes (**part of Parcel IDs 2308-01-2100-02 and 2308-01-2100-04**).
16. Amending Chapter 23, Zoning Code, of the Revised Municipal Code of the City of Stevens Point to:
 - a. Define vapor bars in **Section 23.04(2)**, and

- b. Place vapor bars as a conditional use within **Section 23.02(2)(a)** (*B-1 Neighborhood Business District and above districts*)

17. Adjourn.

1. Report of the April 7, 2014 Plan Commission meeting.

Motion by Alderperson Moore to approve the report of the April 7, 2014 meeting; seconded by Commissioner Cooper. Motion carried 6-0.

2. Request from Jim Jakusz for a final plat review for a seven lot subdivision, Hunter Oaks Second Addition, for the property located at **1901 Brilowski Road (Parcel ID 2408-36-3202-01)**.

Director Ostrowski explained that this has been before the Commission as a preliminary plat, and it has met all the conditions that have been placed upon it. It will have to go to the state for review.

Motion by Mayor Halverson to approve the final plat for a seven lot subdivision, Hunter Oaks Second Addition, for the property located at 1901 Brilowski Road (Parcel ID 2408-36-3202-01); seconded by Alderperson Moore. Motion carried 6-0.

3. Request from Point of Beginning, representing the property owner Todd Reilly, for a conditional use permit amendment for the purposes of splitting the property at **1717 Riverview Avenue (Parcel IDs: 2308-05-4400-13 through 2308-05-4400-22)**.

Director Ostrowski explained back in 2007 there was a resolution which allowed for the construction of these condominiums. At this time Mr. Reilly has only built three of the buildings and is looking to split off a portion of the property that abuts Whiting Avenue to make an individual lot that would likely be used for a duplex or single family home.

Motion by Alderperson Moore to approve the conditional use permit amendment for the purpose of splitting the property at 1717 Riverview Avenue (Parcel IDs: 2308-05-4400-13 through 2308-05-4400-22); seconded by Commissioner Patton. Motion carried 6-0.

4. Request from Sentry Insurance for a constrained site exemption for the reconstruction of their parking lot at **1421 Strongs Avenue (Parcel IDs 2408-32-2024-05 and 2408-32-2024-06)**.

Director Ostrowski explained Sentry Insurance wants to reconstruct their lot at their downtown location. Furthermore, he explained the Zoning Code allows parking lot exemptions for constrained sites, which in this case would be a modification to landscaping and setback requirements for the lot. This request meets one of the three constrained site criteria, specifically, a reduction in the number of stalls below the required number for the use on the property. The parking requirement with this size of building recommends approximately 416 stalls and at this time only 300 are provided. Lastly, Sentry is planning on installing five feet of perimeter landscaping around the entire lot, which would be an increase from what is there now.

Motion by Commissioner Patton to approve a constrained site exemption for the reconstruction of Sentry Insurance's parking lot at 1421 Strongs Avenue (Parcel IDs 2408-32-2024-05 and 2408-32-2024-06); seconded by Commissioner Curless. Motion carried 6-0.

5. Amending **Section 23.01(14)(g)** of the Revised Municipal Code of the City of Stevens Point, Constrained Sites, to allow alternative parking and landscape standards for additions to existing parking facilities that provide consistency with the existing conditions.

Director Ostrowski stated Ministry Medical is looking at expanding their parking lot at 2501 Main Street to the east. However, our current code would require a 15 foot setback from the street yard right-of-way because of it being in the R-5 District. The proposed amendment is to add an exemption to the parking section under the constrained sites section that would allow parking lots to be expanded as long as they remain consistent with the existing setback, however the parking expansion cannot exceed 50% of the existing parking area.

Cathy Dugan, 615 Sommers Street, stated adding more pavement and less green space does not add to the appeal and aesthetics of the area. We have recently developed parking lot landscaping standards that are higher than previous codes and would hate to see our community restrain ourselves.

Commissioner Haines arrived 6:06pm

Motion by Commissioner Patton to approve amending Section 23.01(14)(g) of the Revised Municipal Code of the City of Stevens Point, Constrained Sites, to allow alternative parking and landscaping standards for additions to existing parking facilities that provide consistency with the existing conditions; seconded by Commissioner Cooper.

Aldersperson Moore pointed out he was not comfortable with the language that is used because he feels it is not very clear. Director Ostrowski explained this is for existing parking lots that would be expanded. Furthermore, the additional parking area added to an existing lot cannot be greater than 50% of the original existing lot. He explained that if Ministry installs the additional parking lot under the current parking lot setback, there will be a jog in the parking lanes, and significant loss of parking. With the proposed amendment, additional parking which maintains the existing setback could be installed.

Commissioner Haines asked for clarification to why this change was being presented, to which Director Ostrowski explained Ministry Medical wants to expand their lot at 2501 Main Street and their current setback for that lot is seven feet from the street right-of-way. They want to add a small addition of 30-40 stalls within the entire parking facility; however a 15 foot setback is required which is contradicting to the existing 7 foot setback. Commissioner Haines asked if the other three constrained site exemptions would not apply, to which Director Ostrowski confirmed, and stated the proposed amendment would add a fourth.

Aldersperson Randy Stroik asked if you could have a constrained site as a brand new site, to which Director Ostrowski answered no. Previously no review standards existed within our zoning code regarding parking lot variances. The constrained sites section is essentially review standards for parking lot variances, allowing for parking lot modifications under certain circumstances.

Mayor Halverson stated there are many other instances where this circumstance would apply throughout the City.

Motion carried 5-2, with Moore and Haines voting in the negative.

6. Request from the Stevens Point Municipal Airport, for a sign variance to allow a freestanding sign to exceed the area and height requirements at **4401-4501 Highway 66 (Parcel ID 2408-23-2300-01)**.

Director Ostrowski explained the airport is unique in that it is zoned R-2 Single Family, which allows for very minimal signage within the district; however, this property is not used as residential. The request is for an 18-20 foot, and approximately 200 square feet sign.

Commissioner Patton asked if the proposed sign is bigger than the existing sign, to which Director Ostrowski stated yes.

Commissioner Curless asked if the sign was lit, to which Director Ostrowski answered yes.

Motion by Commissioner Patton to approve the sign variance for the Stevens Point Municipal Airport to allow a freestanding sign to exceed the area and height requirements at 4401-4501 Highway 66 (Parcel ID 2408-23-2300-01); seconded by Alderperson Moore.

Cathy Dugan, 615 Sommers Street, stated her concern regarding the residential area across the street and the potential for light to disturb neighboring properties.

Motion carried 7-0.

7. City of Stevens Point Comprehensive Plan update.

Director Ostrowski explained this was placed on the agenda to find out what the comprehensive plan means to the commissioners and to help tailor the update process to the commissions' needs. The plan commission will meet to discuss and consider the updated information that staff presents as well as planning public informational meetings. At this time he suggested a regular independent meeting of the commission to discuss and update the comprehensive plan on the second Wednesday of the month beginning in June, 2014.

Commissioner Patton stated he would like the plan to be more general and development friendly so developers would not have to request exceptions as often. Mayor Halverson explained the comprehensive plan is a guiding document that should be specific as to where and how we want the city to develop and grow, and the zoning code would be reflective of this document.

Commissioner Hoppe asked if the city has received all of the 2010 Census data to which Director Ostrowski stated yes and that would be provided as an appendix to this document.

Alderperson Moore pointed out the comprehensive plan is a guide to keep the plan commission moving in a thought-out direction for city growth and development. He would like to see more work and development with our neighboring municipalities in cleaning up the boarder lines with boundary agreements.

Commissioner Haines explained she feels this document is a guide to our future and feels we should consider new ways to think and develop housing, transportation, and agriculture elements, as well as other aspects.

Commissioner Curless agreed that a lot can and could happen in the next 10-15 years and has heard very good things about the city compared to other communities in Central Wisconsin.

Commissioner Patton asked what issues have arisen with the current plan and then stated the update should be conducted in a way to address those issues. Director Ostrowski explained the comprehensive plan is a guide to development and future planning of the City of Stevens Point.

Mayor Halverson added we must be more responsive and nimble to development and change our zoning code to reflect our comprehensive plan.

Attorney Beveridge pointed out the comprehensive plan is based from state statute and our range of discretion is limited, as there are specific requirements which include intergovernmental cooperation. Commissioner Haines feels other communities have been creative with their comprehensive plans which have included sustainability and health components, and does not feel state statute limits the plan.

Jeff Schuler, Portage County Planning and Zoning, explained the Portage County Planning and Zoning Department is available to help the city with the document update and is to be used as a resource for the Community Development Department. When the state law passed regarding comprehensive planning, communities were required to include the nine elements of the plan. The county Planning and Zoning Department worked to create the comprehensive plans for all communities in the county, with much of the plans being similar, as a basic formula was used along with grant monies. Now that we have a basic infrastructure, this is a good time for the plan commission to plan the future of the city and its developments. Mr. Schuler encourages the commission to have an open mind during the process, and to work with other municipalities as well as city residents.

Director Ostrowski asked the commission if the second Wednesdays of every month would work for regularly scheduled meetings for comprehensive plan discussions, with the first meeting occurring on June 11, 2014 at 6:00 pm. All commission members concurred. Commissioner Haines asked that the commission also be open to 15-20 minute educational presentations at every meeting.

Associate Planner Kyle Kearns added the first meeting would likely include a review of a public participation plan, while also including a great deal of education.

Director Ostrowski stated we will have meetings for the public all throughout this project at different locations and times of day. Mayor Halverson added that it would be good to incorporate meetings with existing neighborhoods to gain a more personal input from residents.

Jackson Case, 3028 Stanley Street, asked the commission to also consider a historical perspective of city growth and development when updating components of the comprehensive plan.

Cathy Dugan, 615 Sommers Street, expressed her interest in participating and feels looking at demographics of age and transportation needs as well as thinking about residents and the land use plan are important.

8. Request from the Redevelopment Authority of the City of Stevens Point to transfer an approximate 50-foot wide extension of **Third Street** to the City of Stevens Point (**part of Parcel IDs 2408-32-2029-65 and 2408-32-2029-66**).

Director Ostrowski explained agenda items 8,9,10 and 11 have been before you in the past, and are all related. This is the extension of Third Street and the future extension of Strongs Avenue that we are looking at transferring from the Redevelopment Authority to the City of Stevens Point.

Mayor Halverson asked if there isn't any objection, we can take items 8,9,10 and 11 together; no objection from the commission occurred.

Motion by Alderperson Moore to approve agenda items 8, 9, 10, and 11:

8. Request from the Redevelopment Authority of the City of Stevens Point to transfer an approximate 50-foot wide extension of **Third Street** to the City of Stevens Point (**part of Parcel IDs 2408-32-2029-65 and 2408-32-2029-66**).

9. Acceptance by the City of Stevens Point of the land described in the above agenda item.
10. Request from the Redevelopment Authority of the City of Stevens Point to transfer an approximate 60-foot wide extension of **Strong's Avenue** to the City of Stevens Point (**part of Parcel IDs 2408-32-2029-65 and 2408-32-2029-66**).
11. Acceptance by the City of Stevens Point of the land described in the above agenda item.

seconded by Commissioner Cooper. Motion carried 7-0.

9. Request from the Redevelopment Authority of the City of Stevens Point to transfer an approximate 50-foot wide extension of **Third Street** to the City of Stevens Point (**part of Parcel IDs 2408-32-2029-65 and 2408-32-2029-66**).

Approved within agenda item 8 above.

10. Request from the Redevelopment Authority of the City of Stevens Point to transfer an approximate 60-foot wide extension of **Strong's Avenue** to the City of Stevens Point (**part of Parcel IDs 2408-32-2029-65 and 2408-32-2029-66**).

Approved within agenda item 8 above.

11. Acceptance by the City of Stevens Point of the land described in the above agenda item.

Approved within agenda item 8 above.

12. Creation of an overlay district encompassing commercial properties within the vicinity of the intersection of Church Street, Division Street, Madison Street, and Park Street where reduced parking standards would apply.

This item is for discussion purposes only.

Mayor Halverson stated the area described was talked about during the inception of the façade grant program.

Director Ostrowski explained there are a couple of different ways this can be reviewed; one, we can look at its current zoning form and possibly create an overlay district that will allow reduced setback and reduced parking requirements due to the buildings layout and the lot coverage, or two we could potentially rezone the entire area as B-3 Central Business District meeting the same requirements as downtown. One of the reasons this has come up is due to a business owner looking to tear down a portion of his building, and reconstruct it a little bit larger, however, they cannot do that because they would not meet the parking requirements.

Direction given by the commission would lead to further action by staff to begin pursuing one of the options.

Commissioner Haines stated her initial feeling is to rezone it B-3, to which Alderperson Moore agreed.

Director Ostrowski stated he would have to do some analysis as to what uses are allowed here now, versus what could be.

Mayor Halverson agreed that rezoning would make more sense. Commissioner Haines added it would seem like an overlay district would just be adding a layer of regulation that is just not necessary.

Jackson Case, 3028 Stanley Street, asked for the difference between the rezoning and the overlay district.

Mayor Halverson answered that the overlay district would really be only for parking, whereas the rezoning would include other elements such as setbacks and lot cover ratios.

13. Request from AT&T for an easement to the east of Third Street extended for the purposes of extending utilities.

Director Ostrowski explained AT&T has service at the south east corner of Third Street extended and Centerpoint Drive and are looking at extending a five foot wide easement south. All of this property is owned by the redevelopment authority currently and in order for us to grant an easement the plan commission needs to provide a recommendation. One of the concerns is the restriction of the redevelopment authority from potentially placing anything on the easement. Staff's recommendation is that a portion of the language within the easement agreement be removed and a price be negotiated for the easement.

Commissioner Curless asked would the easement have a big affect on the use of the property, to which Director Ostrowski responded potentially. Currently he does not see an issue since the property will be a parking lot, however if the parking lot is removed in 10-15 years any development planned for the site would be limited due to the agreement.

Motion by Mayor Halverson to recommend the Redevelopment Authority pursue the easement with AT&T to the east of Third Street extended for the purpose of extending utilities, with the condition that the Redevelopment Authority address concerns within the easement agreement regarding development restrictions on the property; seconded by Commissioner Hoppe.

Aldersperson Moore asked if we at the City retain possession of the property, to which Director Ostrowski stated yes.

Motion carried 7-0.

14. Request from Charter Communications for an easement to the west of Strongs Avenue extended for the purposes of extending utilities.

Director Ostrowski explained this easement request is being made by Charter Communications to install fiber cable from the southeast corner of the Strongs Avenue parking lot north and eventually west to the Great Lakes Loan Services building which is owned by the Redevelopment Authority. Director Ostrowski recommends approval as the easement and installation of fiber make the building more marketable in the future if Great Lakes were to ever leave.

Motion by Aldersperson Moore to recommend the Redevelopment Authority pursue the easement with Charter Communications to the west of Strongs Avenue extended for the purpose of extending utilities, with the condition the Redevelopment Authority address concerns within the easement agreement regarding development restrictions on the property; seconded by Commissioner Haines. Motion carried 7-0.

15. Request from Bernard Mocadlo Farms to lease a portion of city-owned land in East Park Commerce Center for farming purposes (**part of Parcel IDs 2308-01-2100-02 and 2308-01-2100-04**).

Director Ostrowski explained Mr. Mocadlo is looking to lease a portion of this land, which was farmed prior to the City's purchase. Director Ostrowski added that Mr. Mocadlo has a lease for the northern section of land from Cold Storage, and has asked to lease the city's portion, which is approximately four acres. There are no immediate concerns with leasing it for the time being, as crops would be planted in June and harvested

sometime in September. If a development were to come along on the site, necessary approvals would likely take a few months, therefore not limiting any development.

Aldersperson Phillips pointed out when we originally created East Park Commerce Center the property owners were allowed to farm the property until it was used/developed by the city. Director Ostrowski explained the land in question was purchased by the city, so a lease agreement would have to be done.

Jackson Case, 3028 Stanley Street, asked if there is any typical language in the lease agreement that specifies what farming practices are used for the protection of the land, to which Mayor Halverson stated he is not specifically aware of leasing any city property for farming, but language regarding farming practices can be inserted within the lease.

Motion by Commissioner Cooper to approve entering into a lease agreement with Bernard Moadlo Farms for a portion of city-owned land in the East Park Commerce Center for farming purposes (part of Parcel IDs 2308-01-2100-02 and 2308-01-2100-04); seconded by Commissioner Curless. Motion carried 7-0.

16. Amending Chapter 23, Zoning Code, of the Revised Municipal Code of the City of Stevens Point to:

- a. Define vapor bars in **Section 23.04(2)**, and
- b. Place vapor bars as a conditional use within **Section 23.02(2)(a)** (*B-1 Neighborhood Business District and above districts*).

Director Ostrowski stated the council postponed any action relating to vapor bars as noted in the memo. The challenge identified previously is how to distinguish a vapor bar compared to a retail sales area. Language has since been added to the definition stating that a vapor bar would constitute 25% or more of the building dedicated for the use of electronic cigarettes or other related equipment. If the criteria are met, a conditional use permit would be required for the operation of a vapor bar.

Aldersperson Moore stated he does not want to move forward with this and wants to wait to see how the state and federal government regulate products. Commissioner Haines pointed out there is no harm in defining what we think a vapor bar is. Mayor Halverson added the issue for us should not be about what it is or isn't from a regulatory health point of view, but rather a use within our community having a definition and furthermore, how that use should be regulated within the zoning code. When it comes to underage consumption and illegal activity, it can be looked at through an additional licensing process that we would have a vapor bar go through almost identical to a tavern through the Public Protection Committee.

Commissioner Curless asked if there was an age restriction of 18 years old, to which Mayor Halverson answered yes for the purchase of nicotine based products.

Director Ostrowski pointed out in terms of zoning, staff needs the ability to define what the use is and whether it is allowed within a district or not. We have establishments that are open that have come in under retail who sell the electronic cigarettes and vapor products, and allow smoking of it on the property. The amended language provided does not say it is right or wrong, but it needs to be defined and placed as a permitted, conditional, or prohibited use within the zoning code. Mayor Halverson added from a zoning administrative prospective, he feels this amendment does that.

Commissioner Haines asked what the implications were if the Commission decides to not define it in the zoning ordinance at all. Director Ostrowski stated zoning will allow them as a retail component, but this gives

us the ability to take a look at the situation and the business to determine whether or not it should be allowed in an area and if there are negative impacts that it may have on neighboring properties.

Aldersperson Moore asked if we have received any complaints regarding the existing establishments, to which Director Ostrowski answered none that he is aware of. Director Ostrowski stated his concern is that as an establishment grows, it may impact adjacent property owners. At that time, it will likely be determined as an existing use. The amendment will at least set the requirements up front and they will have regulations that they will need to follow.

Motion by Mayor Halverson to approve amending Chapter 23, Zoning Code, of the Revised Municipal Code of the City of Stevens Point to:

- a. **Define vapor bars in Section 23.04(2) as:**

VAPOR BAR – means any facility, building, structure, or establishment, whether fixed or mobile, whose business operation, whether as its principal use or as an accessory use, includes utilizing a heating element that vaporizes a liquid solution that releases nicotine or a flavored vapor, including but not limited to, establishments known as vapor lounges or e-cigarette lounges. Any facility, building, structure, or establishment where the area that is used in any way for accommodating patrons who use on the premises, e-cigarettes or apparatuses utilizing a heating element to vaporize liquid which is then inhaled, where such area exceeds 25 percent (25%) of the net floor area of the entire establishment shall constitute a vapor bar.

and

- b. **Place vapor bars as a conditional use within Section 23.02(2)(a) (*B-1 Neighborhood Business District and above districts*);**

seconded by Commissioner Haines. Motion carried 4-3, with Moore, Curless, and Hoppe voting in the negative.

17. Adjourn.

Meeting Adjourned 7:13 PM.



Memo

Michael Ostrowski, Director

Community Development

City of Stevens Point

1515 Strongs Avenue

Stevens Point, WI 54481

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

mostrowski@stevenspoint.com

City of Stevens Point – Department of Community Development

To: Plan Commission
From: Michael Ostrowski and Kyle Kearns
CC:
Date: 5/19/2014
Re: Conditional Use Renewals

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

1. Archie's, 2317 Division Street (Parcel ID: 2408-32-4035-22) to operate a tavern.
2. Final Score, 908 Maria Drive (Parcel ID: 2408-29-2400-16) to operate a tavern.
3. Graffiti's, 912 Main Street (Parcel ID: 2408-32-2015-29) to operate a tavern.
4. Copper Top, 1324 Second Street (Parcel ID: 2408-32-2017-14) to operate a tavern.
5. Partners, 2600 Stanley Street (Parcel ID: 2408-28-3024-38) to operate a tavern.
6. Point Bowl, 2525 Dixon Street (Parcel ID: 2408-33-3021-25) to operate a tavern.
7. Heritage, 929 Main Street (Parcel ID: 2408-32-2018-03) to operate a tavern.
8. Bucks and Bulls Archery, 3260-74 Church Street (Parcel ID: 2308-04-3008-06) to operate an indoor archery range.
9. Residence, 1331 Westmore Court (Parcel ID: 2408-14-3002-09) to have a second living space.

All businesses are operational under their current conditional use. Furthermore, they have met all of the conditions placed upon them. No complaints pertaining to the uses have been made to the Community Development Department, nor have any severe or repeated violations or offenses have been recorded by the Police Department. Therefore, staff would recommend the approval to renew the conditional use permits for the properties and uses identified above.

In the past staff has included a two year expiration for permits, triggering this review; however, in most instances, conditions are met and the permit is reissued. Staff time to create distribution lists and notifications for several renewals can take a great deal of time, along with associated costs for public hearing notices. Staff would recommend in addition to the approval above, conditional use permits be reviewed by staff on an ongoing basis, and more thoroughly every two years. If during this time reoccurring issues or failed conditions become present, staff will bring the item back for further review by the Plan Commission. The current resolutions are attached.



CYNTHIA A WISINSKI
PORTAGE COUNTY REGISTER OF DEEDS
RECEIVED FOR RECORD
June 19, 2012 AT 07:55AM

CYNTHIA A WISINSKI, REGISTER OF DEEDS
Fee Amount: \$30.00
Total Pages 1

RESOLUTION

[2317 DIVISION STREET]

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at **2317 Division Street (Parcel ID 2408-32-4035-22)**, N47' OF LOTS 9 & 10 BLK 4 HELM ADD EXC HWY DES 666705 S32 T24 R8 207/56 ½ 378/502-5 664352 742671 Stevens Point, Portage County, Wisconsin, is hereby granted a Conditional Use Permit for the purposes of operating a tavern with the following conditions:

- 1) A decorative fence that is less than 50% solid be maintained on three sides of the patio area. The fence is to be constructed at least 2 feet from the sidewalk with landscaping placed between the fence and the sidewalk.
- 2) Conditional Use to expire June 30, 2014.

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

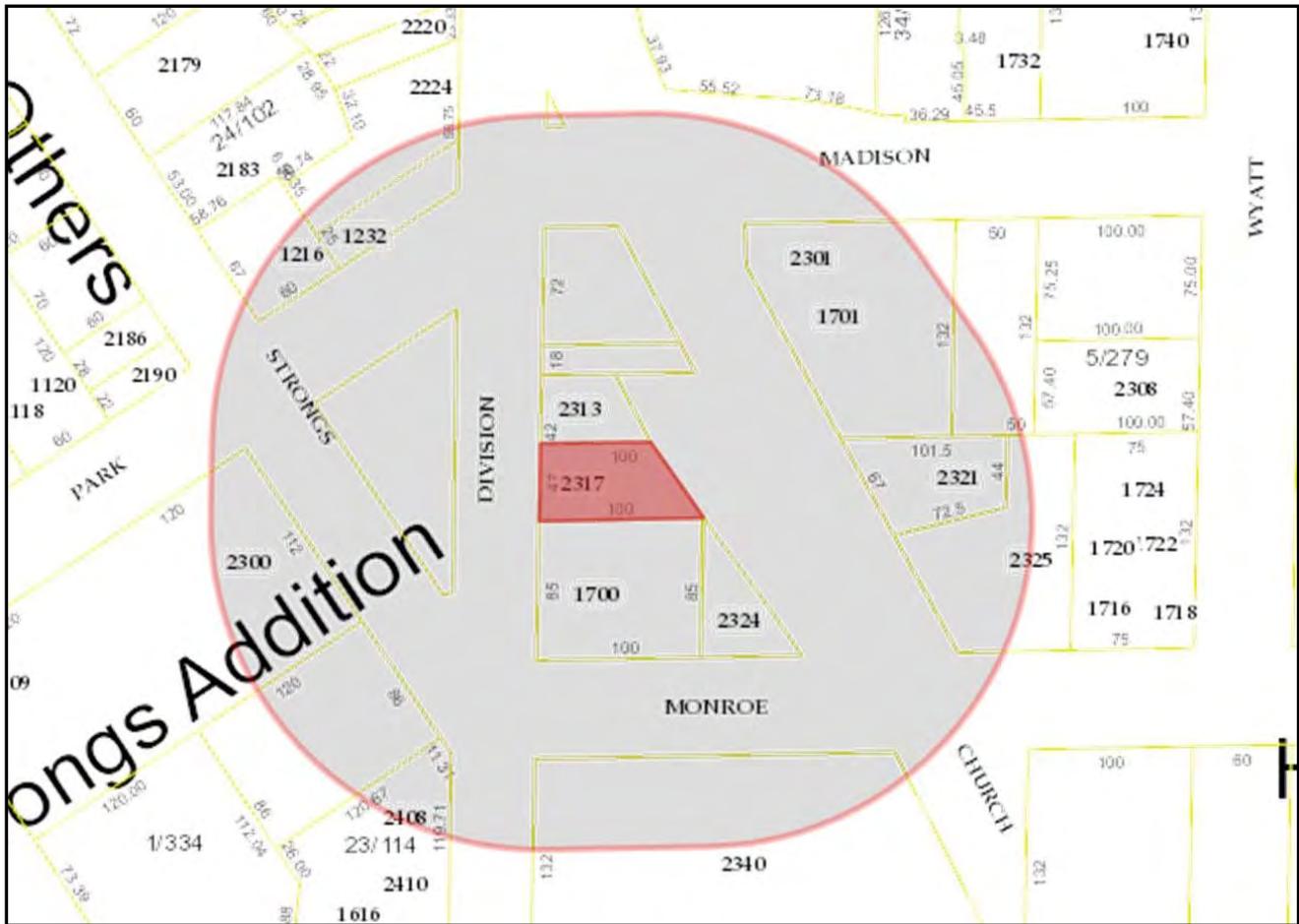
Approved: 
Andrew J. Halverson, Mayor

Attest: 
John Moe, City Clerk

Dated: May 21, 2012
Adopted: May 21, 2012

Drafted by: Michael Ostrowski
Return to: City Clerk

Conditional Use Permit Renewal – Operate a Tavern – 2317 Division Street – Exhibit Map (200 Feet Boundary)



Tax Key	Name	Mailing Address	City, State	Zip	Property Address
281240832402615	DAVID J & DIANE M POZARSKI	1809 School Street	Stevens Point WI	54481	2224 Division St.
281240832404012	CITY OF STEVENS POINT	1515 Strongs Ave	Stevens Point WI	54481	0
281240832402614	MICHAEL J WESTBERG	1232 Park Street	Stevens Point WI	54481	1232 Park St.
281240832402613	JOSEPH M & MONICA NEUBERGER	7866 Rolling Hills Rd	Custer WI	54423	1200 Park St.
281240832403503	RHODY R MALLICK	2301 Church Street	Stevens Point WI	54481	0
281240832403520	RHODY R MALLICK	2301 Church Street	Stevens Point WI	54481	2301 Church St.
281240832403505	CITY OF STEVENS POINT	1515 Strongs Ave	Stevens Point WI	54481	0
281240832402801	CITY OF STEVENS POINT	1515 Strongs Avenue	Stevens Point WI	54481	0
281240832403506	CITY OF STEVENS POINT	1515 Strongs Avenue	Stevens Point WI	54481	0
281240832403521	2317 DIVISION WI LLC STEVENS POINT	2201 Madison St	Stevens Point WI	54481	2313 Division St.
281240832403515	ROBERT C SKIERKA	2325 Church St	Stevens Point WI	54481	2325 Church St.
281240832403514	2321 DIVISION WI LLC STEVENS POINT	2201 Madison St	Stevens Point WI	54481	2321 Church St.
281240832403522	2317 DIVISION WI LLC STEVENS POINT	2201 Madison St	Stevens Point WI	54481	2317 Division St.
281240832402001	SKIPPS BOWLING CENTER LLC	2300 Strongs Avenue	Stevens Point WI	54481	2300 Strong Ave.
281240832403510	TOTC LLC	1700 Monroe Street	Stevens Point WI	54481	1700 Monroe St.
281240832403523	2317 DIVISION WI LLC STEVENS POINT	2201 Madison St	Stevens Point WI	54481	2324 Church St.
281240832402007	SKIPPS BOWLING CENTER LLC	2300 Strongs Avenue	Stevens Point WI	54481	0
281240832402009	BARBARA JACOB	2408 Division Street	Stevens Point WI	54481	2408 Division St.
281240832403402	CITY OF STEVENS POINT	1515 Strongs Ave	Stevens Point WI	54481	2340 Church St.



CYNTHIA A WISINSKI
PORTAGE COUNTY REGISTER OF DEEDS
RECEIVED FOR RECORD
June 19, 2012 AT 07:53AM

CYNTHIA A WISINSKI, REGISTER OF DEEDS
Fee Amount: \$30.00
Total Pages 1

RESOLUTION

[908 MARIA DRIVE]

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at **908 Maria Drive (Parcel ID 2408-29-2400-16)**, LOT 1 CSM 5871-21-187 BNG SE NW S29 T24 R8 589630 Stevens Point, Portage County, Wisconsin, is hereby granted a Conditional Use Permit for the purposes of operating a tavern with the following conditions:

- 1) A 5 ft. lattice fence shall be constructed around the perimeter of the patio.
- 2) A privacy fence shall be constructed along the north property line between the house and the patio.
- 3) Limit the level of outdoor sound so the sound level is not audible beyond the limits of the owner's property line beyond 10:00 p.m.
- 4) No consumption of alcohol in the premise extension after 10:00 p.m.
- 5) Conditional Use Permit shall expire June 30, 2014.

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

Approved:

Andrew J. Halverson, Mayor

Attest:

John Moe, City Clerk

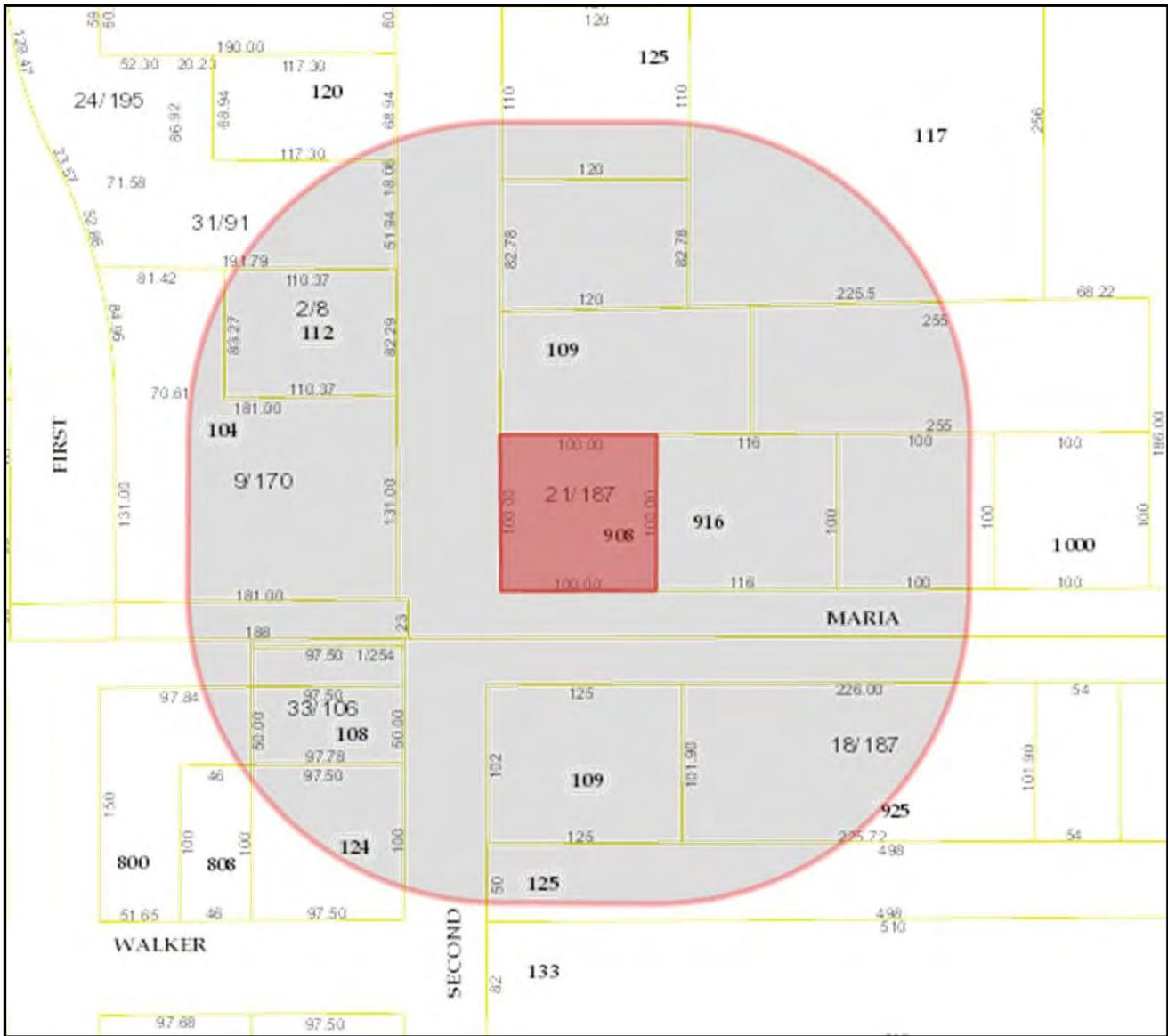
Dated: May 21, 2012

Adopted: May 21, 2012

Drafted by: Michael Ostrowski

Return to: City Clerk

Conditional Use Permit Renewal – Operate a Tavern – 908 Maria Drive – Exhibit Map (200 Feet Boundary)



Tax Key	Name	Mailing Address	City, State	Zip	Property Address
281240829220000	CITY OF STEVENS POINT	1515 Strongs Ave	Stevens Point WI	54481	0
281240829240011	PERRY R PIOTROWSKI	251 DuBay Ave	Stevens Point WI	54481	940 Maria Dr.
281240829230049	KENT WORZALLA	1403 Torun Rd	Stevens Point WI	54482	116 Second St. N.
281240829240013	ATHUR E & MARGARET S GRECO	5459 Oakwood Ln	Stevens Point WI	54482	125 Second St. N.
281240829230048	CHRISTIE TOM & MEGAN ENGLAND	120 Second St N	Stevens Point WI	54481	120 Second St. N.
281240829240014	PERRY R PIOTROWSKI	251 Dubay Ave	Stevens Point WI	54481	117 Second St. N.
281240829230050	104 2ND ST LLC	1608 WOODVIEW DR	Stevens Point WI	54482	104 Second St. N.
281240829230017	MYRON J & KATHRYN M STUDINSKI	2617 Pioneer Rd	Stevens Point WI	54482	112 Second St. N.
281240829240021	JAMES T & DEBORAH J BILLINGS	709 Sunset Ave	Stevens Point WI	54481	0
281240829240015	JAMES T & DEBORAH J BILLINGS	908 Maria Dr	Stevens Point WI	54481	109 Second St. N.
281240829240019	JAMES T & DEBORAH J BILLINGS	709 Sunset Ave	Stevens Point WI	54481	932 Maria Dr.
281240829240018	JAMES T & DEBORAH J BILLINGS	908 Maria Dr	Stevens Point WI	54481	916 Maria Dr.
281240829240016	JAMES T & DEBORAH J BILLINGS	908 Maria Dr	Stevens Point WI	54481	908 Maria Dr.

281240829230014	LODZINSKI TRUST	425 West Wilson Ave	Stevens Point WI	54481	100 Second St. N.
281240829300406	CITY OF STEVENS POINT	1515 Strong's Ave	Stevens Point WI	54481	0
281240829300408	CITY OF STEVENS POINT	1515 Strong's Ave	Stevens Point WI	54481	0
281240829300338	D&R VENTURES LLC	3038 Campsite Dr	Stevens Point WI	54481	925 Maria Dr.
281240829300309	SECOND STREET AUTO CLINIC INC	109 Second St	Stevens Point WI	54481	109 Second St.
281240829300407	LODZINSKI FAMTRST	425 West Wilson Ave	Stevens Point WI	54481	108 Second St.
281240829300402	GARY M SOPA	800 Walker St	Stevens Point WI	54481	800 Walker St.
281240829300404	ANNA MARIE SLIVICKE	124 Second St	Stevens Point WI	54481	124 Second St.
281240829300403	LOUIS P & FRANCES V LEHMAN	2955 COUNTY ROAD HH W	JUNCTION CITY WI	54443	808 Walker St.
281240829300310	VERONICA J WALKER	125 SECOND ST	STEVENS POINT WI	54481	125 Second St.



CYNTHIA A WISINSKI
PORTAGE COUNTY REGISTER OF DEEDS
RECEIVED FOR RECORD
June 19, 2012 AT 07:55AM

CYNTHIA A WISINSKI, REGISTER OF DEEDS
Fee Amount: \$30.00
Total Pages 2

RESOLUTION

[912 MAIN STREET]

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at **912 Main Street (Parcel ID 2408-32-2015-29)**, LOT 7 BLK 4 S E & O ADD BNG PRT NWNW S32 T24 R8 666401 Stevens Point, Portage County, Wisconsin, is hereby granted a Conditional Use Permit for the purposes of operating a tavern with the following conditions:

- 1) As submitted to the Plan Commission, the licensee shall:
 - a. Archive all surveillance video for at least seven (7) days for Police Department inspection.
 - b. The owner shall install and maintain secondary exit doors that sound in the event of opening by unauthorized persons in the licensed premises.
- 2) The licensee shall maintain order and peace in the licensed premises.
- 3) The licensee shall employ adequate security personnel.
- 4) All conditions, rules, laws and ordinances, including hereafter adopted, applicable to the licensed premises and owner are hereby incorporated by reference and are included as conditions of this conditional use permit.
- 5) Any licensed premise established, operated, or maintained in violation of any of the provisions or requirements of this conditional use permit shall be grounds for suspension or revocation of this conditional use permit and/or declared to be unlawful and a public nuisance, the City may, in addition to or in lieu of, any other remedies set forth in the Stevens Point Municipal Code chapter twelve & 12.14 ordinance or the City's Revised Municipal Code, commence an action to enjoin, remove, or abate such nuisance in the manner provided by law and shall take such other steps and apply to such court or courts as may have jurisdiction to grant such relief as will abate or remove such public nuisances, and restrain and enjoin any person(s) from establishing, operating, or maintaining said conditional use contrary to the provisions of this conditional use permit.
- 6) The owner and licensee understand and agree that the conditions set forth above and incorporated by reference are conditions of review that the Plan Commission may use in license and/or conditional use approval, renewal and suspension/revocation proceedings.
- 7) Approval on the aforementioned resolution constitutes a Conditional Use Permit approval under the City's ordinances.
- 8) Conditional Use to expire June 30, 2014.

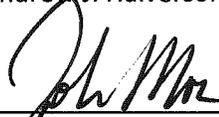
Such approval constitutes a Conditional Use Permit under the City's Ordinances.

Approved:



Andrew J. Halverson, Mayor

Attest:



John Moe, City Clerk

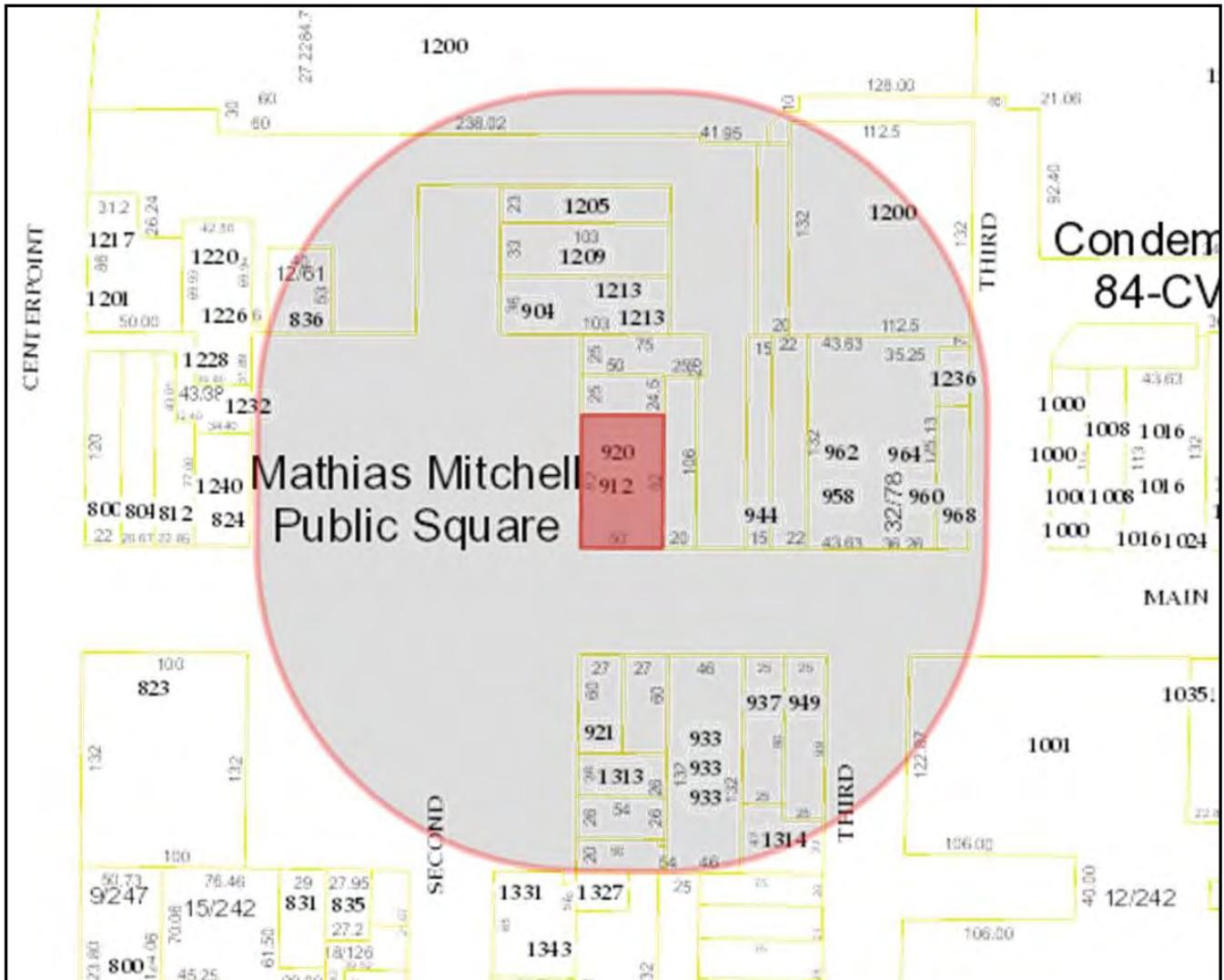
Dated: May 21, 2012

Adopted: May 21, 2012

Drafted by: Michael Ostrowski

Return to: City Clerk

Conditional Use Permit Renewal – Operate a Tavern – 912 Main Street – Exhibit Map (200 Feet Boundary)



Tax Key	Name	Mailing Address	City, State	Zip	Property Address
281240832202964	MID-STATE TECH COLLEGE	933 MICHIGAN AVE	STEVENS POINT WI	54481	1001 Centerpoint Dr.
281240832201522	GANNETT MIDWEST PUBLISHING INC	7950 Jones Branch Drive	McLean VA	22107	1200 Third Ct.
281240832201524	GANNETT MIDWEST PUBLISHING INC	7950 Jones Branch Drive	McLean VA	22107	1200 Third Ct.
281240832201506	JAMES E & PATRICIA LAABS	1026 Second St N	Stevens Point WI	54481	1205 Second St.
281240832201507	JAMES E & PATRICIA LAABS	1026 Second St N	Stevens Point WI	54481	1209 Second St.
281240832201618	JAY SCHRANK&BRIAN PAGE	PO Box 541	Stevens Point WI	54481	832 Main St.
281240832201508	PETER J & LINDA LEDER	2001 Green Tree Rd	Junction City WI	54443	900 Main St.
281240832201509	MICHAEL J & CAROL BRILL	501 Walker Street	Stevens Point WI	54481	1221 Second St.
281240832201515	ROBERT L & CARRIE L BUTT	1434 PLOVER HEIGHTS RD	STEVENS POINT WI	54481	944 Main St.
281240832201516	ROBERT L & CARRIE L BUTT	1434 PLOVER HEIGHTS RD	STEVENS POINT WI	54481	944 Main St.
281240832201528	SCHERTZ PROPERTIES LLC	1265 Main St Ste 104	Stevens Point WI	54481	956 Main St.
281240832201527	SCIARRONE FG & MILANO ROSEMARY TRUST	2517 PRAIS ST	STEVENS POINT WI	54481	1236 Third St.

281240832201510	BARS NONE INC	P O BOX 586	Stevens Point WI	54481	1225 Second St.
281240832201523	GANNETT MIDWEST PUBLISHING INC	7950 Jones Branch Drive	McLean VA	22107	1200 Third Ct.
281240832201526	SCIARRONE FG & MILANO ROSEMARY TRUST	2517 Prais St	Stevens Point WI	54481	968 Main St.
281240832201529	TROY HOJNACKI	P O Box 586	Stevens Point WI	54481	912 Main St.
281240832201805	KESSENICH T A LLC	256 W NELSON ST	Deerfield WI	535319314	913 Main St.
281240832201804	SUSAN M SIMKOWSKI	4012 HUNTER WAY	FORT SMITH AR	72903	921 Main St.
281240832201803	KURSZEWSKI ENTERPRISES LLC	2410 Chestnut St	Wisconsin Rapids WI	54494	927 Main St.
281240832201802	M&C OF STEVENS POINT LLC	1601 College Ave	Stevens Point WI	54481	937 Main St.
281240832201801	M&C OF STEVENS POINT LLC	1601 College Ave	Stevens Point WI	54481	949 Main St.
281240832202651	CITY OF STEVENS POINT	1515 Strongs Avenue	Stevens Point WI	54481	1001 Main St.
281240832201806	MICHAEL W MUNAGIAN	923 HARLOCKE ST #3	IOWA CITY IA	52246	1313 Second St.
281240832201807	MYRON P LAZARE	1317 Second St	Stevens Point WI	54481	1317 Second St.
281240832201823	KURSZEWSKI ENTERPRISES LLC	2410 Chestnut St	Wisconsin Rapids WI	54494	1314 Third St.
281240832201808	BRUCE D & STACIE M WOBORIL	710 Fourth St	Plover WI	54467	1321 Second St.
281240832202962					



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

CYNTHIA A WISINSKI, REGISTER OF DEEDS
Fee Amount: \$30.00
Total Pages 1

RESOLUTION

[1324 SECOND STREET]

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at **1324 Second Street (Parcel ID 2408-32-2017-14)**, OUTLOT 1 CSM#5101-18-126 & A & B & LOT 1#CSM 5168-18-193 & A BNG PRT LOT 5 BLK 6 S E & O ADD 653148 Stevens Point, Portage County, Wisconsin, is hereby granted a Conditional Use Permit for the purposes of operating a tavern with the following conditions:

- 1) This Conditional Use shall expire on June 30, 2014.

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

Approved:

Andrew J. Halverson, Mayor

Attest:

John Moe, City Clerk

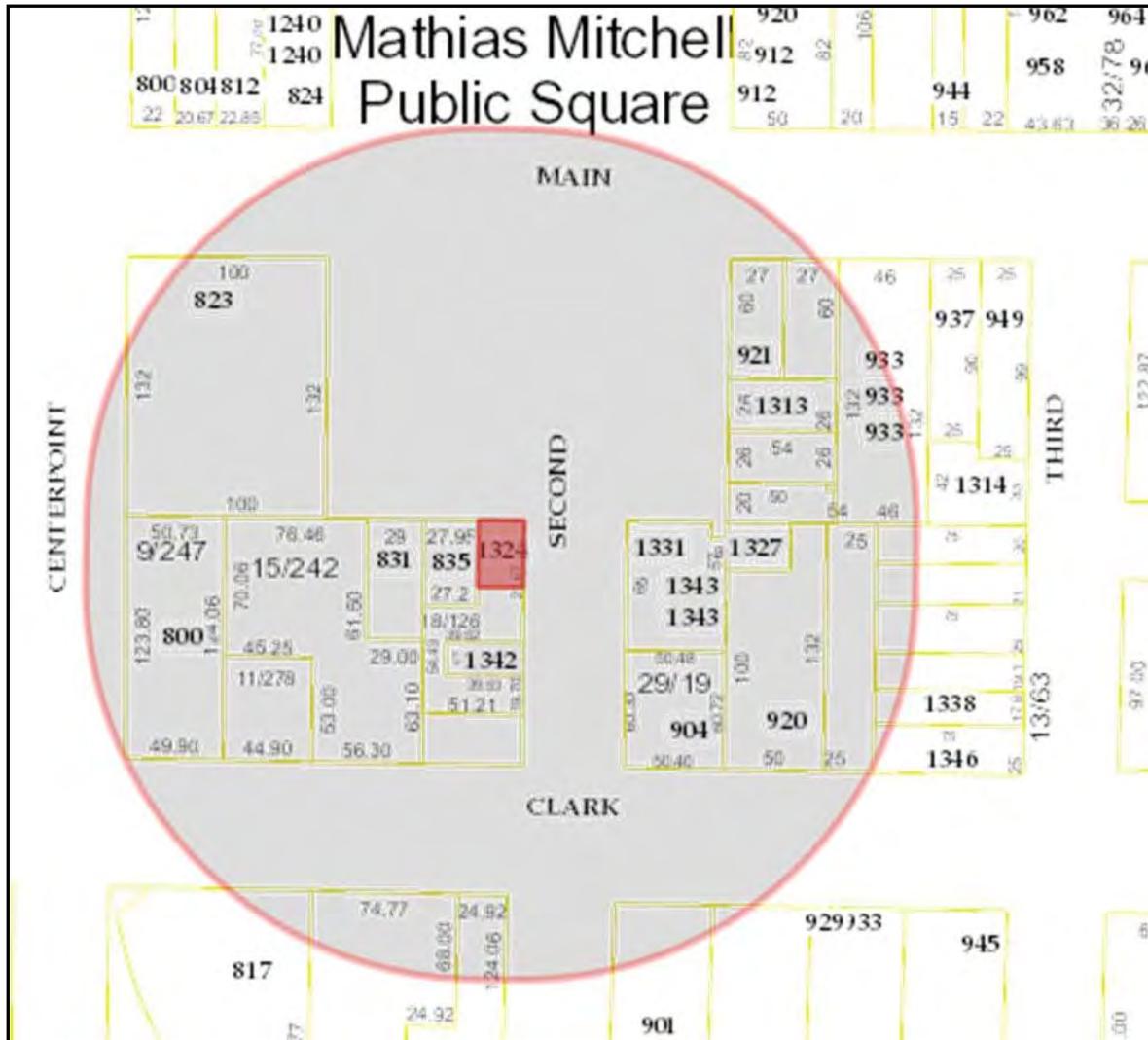
Dated: June 18, 2012

Adopted: June 18, 2012

Drafted by: Michael Ostrowski

Return to: City Clerk

Conditional Use Permit Renewal – Operate a Tavern – 1324 Second St. – Exhibit Map (200 Feet Boundary)



Tax Key	Name	Mailing Address	City, State	Zip	Property Address
281240832201701	C/O RAND ERBACH RCE LLC	PO Box 285	Hazelhurst WI	54531	823 Main St.
281240832201805	KESSENICH T A LLC	256 W NELSON ST	Deerfield WI	535319314	913 Main St.
281240832201804	SUSAN M SIMKOWSKI	4012 HUNTER WAY	FORT SMITH AR	72903	921 Main St.
281240832201803	KURSZEWski ENTERPRISES LLC	2410 Chestnut St	Wisconsin Rapids WI	54494	927 Main St.
281240832201806	MICHAEL W MUNAGIAN	923 HARLOCKE ST #3	IOWA CITY IA	52246	1313 Second St.
281240832201807	MYRON P LAZARE	1317 Second St	Stevens Point WI	54481	1317 Second St.
281240832201808	BRUCE D & STACIE M WOBORIL	710 Fourth St	Plover WI	54467	1321 Second St.
281240832201702	C/O RAND ERBACH RCE LLC	PO Box 285	Hazelhurst WI	54531	800 Clark St.
281240832201712	C/O RAND ERBACH RCE LLC	PO Box 285	Hazelhurst WI	54531	0 Clark St.
281240832201709	SEAN J STROIK	449 West Trillium Ct	Stevens Point WI	54481	831 Main St.
281240832201713	SCHERTZ PROPERIES LLC	1265 Main St Ste 104	Stevens Point WI	54481	835 Main St.
281240832201714	SCHERTZ PROPERIES LLC	1265 Main St Ste 104	Stevens Point WI	54481	1324 Second St.
281240832201810	JAMES B MOZUCH	1331 Second St	Stevens Point WI	54481	1331 Second St.

281240832201809	CLAN 4 LLC	6120 West Valley Ct	Wisconsin Rapids WI	54490	1327 Second St.
281240832201815	GEORGE J MATTLIN JR	920 Clark Street	Stevens Point WI	54481	920 Clark St.
281240832201816	GEORGE J MATTLIN JR	920 Clark Street	Stevens Point WI	54481	920 Clark St.
281240832201822	KURSZEWSKI ENTERPRISES LLC	2410 Chestnut St	Wisconsin Rapids WI	54494	0
281240832201821	KURSZEWSKI ENTERPRISES LLC	2410 Chestnut St	Wisconsin Rapids WI	54494	0
281240832201715	K 5 LTD DBA THE CABIN	230 Black Forest Dr	Plover WI	54467	1338 Second St.
281240832201820	KURSZEWSKI ENTERPRISES LLC	2410 Chestnut St	Wisconsin Rapids WI	54494	0
281240832201716	K 5 LTD DBA THE CABIN	230 BLACK FOREST DR	PLOVER WI	54467	1342 Second St.
281240832201825	KENNETH D BUTTERFIELD	1343 Second Street	Stevens Point WI	54481	1343 Second St.
281240832201819	TERRENCE J CHECK AND LOIS G HENKE	5394 Glenwood Avenue	Stevens Point WI	54481	0 Third St.
281240832201703	C/O RAND ERBACH RCE LLC	PO Box 285	Hazelhurst WI	54531	0 Clark St.
281240832201818	TERRENCE J CHECK AND LOIS G HENKE	1338 Third Street	Stevens Point WI	54481	1338 Third St.
281240832201705	K 5 LTD	230 Black Forest Dr	Plover WI	54467	0 Clark St.
281240832201817	JOHN J MALLICK	1346 Third St	Stevens Point WI	54481	1346 Third St.
281240832201412	SCHERTZ FAHRNER LLC	1265 Main St Ste 104	Stevens Point WI	54481	817 Clark St.
281240832201413	TERENCE J & LOUISE R LANDOWSKI	921 Eighth Street	Plover WI	54467	833 Clark St.
281240832201401	JODI A KOBACK	2151 Ellis St	Stevens Point WI	54481	841 Clark St.
281240832201904	MLH PROPERTIES LLC	5419 Pinewood Dr	Stevens Point WI	54481	901 Clark St.
281240832201903	NORMAN A JR & MARILOU MYERS	200 Washington Ave	Stevens Point WI	54481	0 Clark St.



CYNTHIA A WISINSKI
PORTAGE COUNTY REGISTER OF DEEDS
RECEIVED FOR RECORD
June 19, 2012 AT 07:55AM

CYNTHIA A WISINSKI, REGISTER OF DEEDS
Fee Amount: \$30.00
Total Pages 2

RESOLUTION

[2600 STANLEY STREET]

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at **2600 Stanley Street (Parcel ID 2408-28-3024-38)**, LOT 2 CSM#5695-21-11 BNG PRT NE SW S28 T24 R8 380/253 711202 711203 711204 741497 Stevens Point, Portage County, Wisconsin, is hereby granted a Conditional Use Permit for the purposes of operating a tavern with the following conditions:

- 1) Approval to include the porch, volleyball court, and picnic table areas located 8 ft. from south fence and 8 ft. from east fence as shown on the attached map.
- 2) No amplified music allowed on the deck or the volleyball courts.
- 3) Security be present outdoors at all times that alcoholic beverages are either served or consumed outdoors in permitted area.
- 4) All alcohol must be consumed within the legally defined premise area.
- 5) Refuse containers shall be screened from neighboring properties with a trash enclosure or the containers shall be neatly placed behind the building.
- 6) Conditional Use shall expire June 30, 2014.

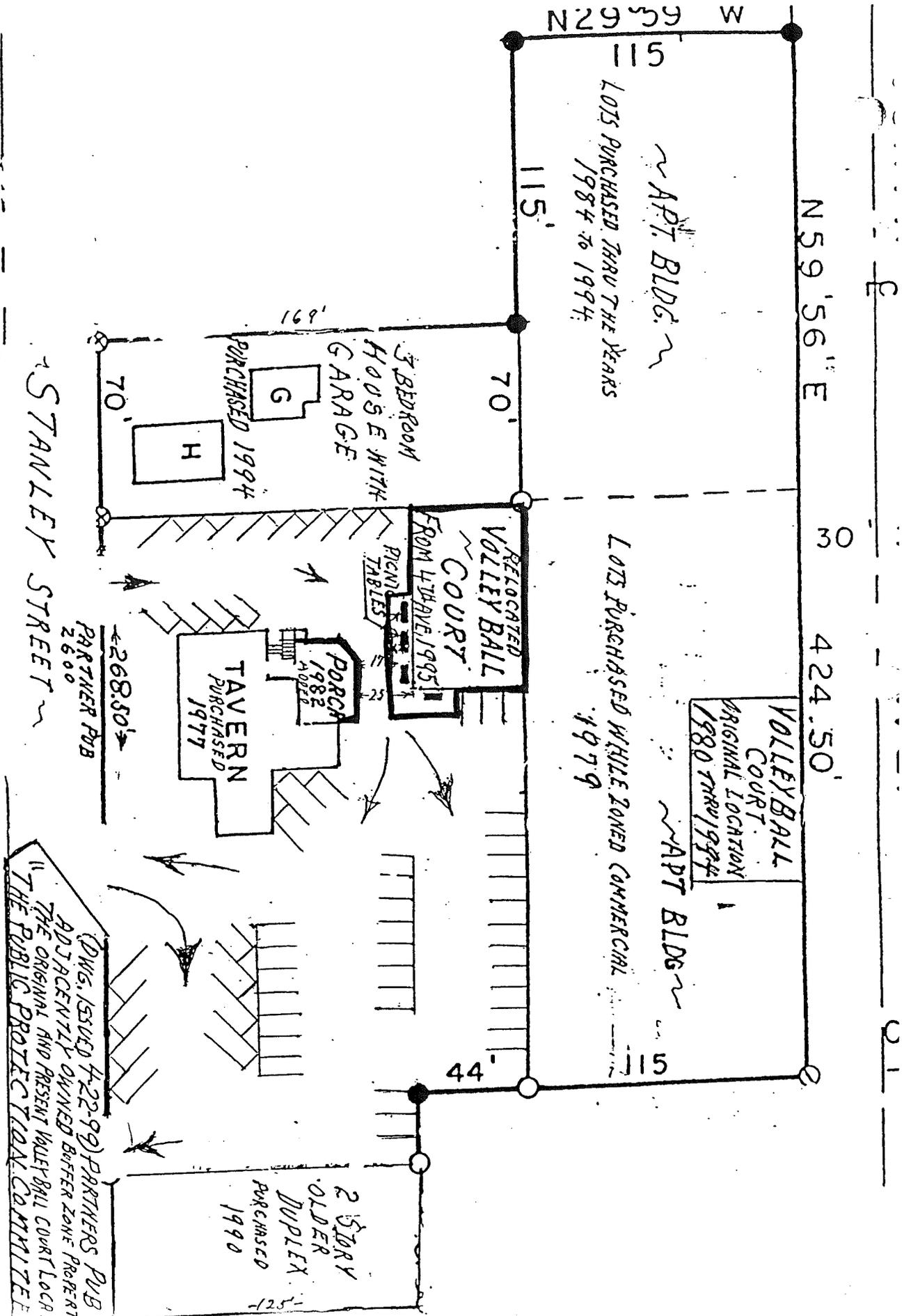
Such approval constitutes a Conditional Use Permit under the City's ordinances.

Approved: 
Andrew J. Halverson, Mayor

Attest: 
John Moe, City Clerk

Dated: May 21, 2012
Adopted: May 21, 2012

Drafted by: Michael Ostrowski
Return to: City Clerk



N 59' 56" E

30

424.50'

N 29' 39" W

115'

APPT. BLDG. ~
LOTS PURCHASED THRU THE YEARS
1984 to 1994

LOTS PURCHASED WHILE ZONED COMMERCIAL
1979

APPT. BLDG. ~

APPT BLDG. ~

VOLLEYBALL COURT
ORIGINAL LOCATION
1980 THRU 1994

RELOCATED
VOLLEYBALL COURT
FROM 4TH AVE. 1995

3 BEDROOM
HOUSE WITH
GARAGE

G
PURCHASED 1994

H

70'

STANLEY STREET ~

← 268.50' →
PARTNER PUB
2600

TAVERN
PURCHASED
1977

PORCH
1982
ADDED

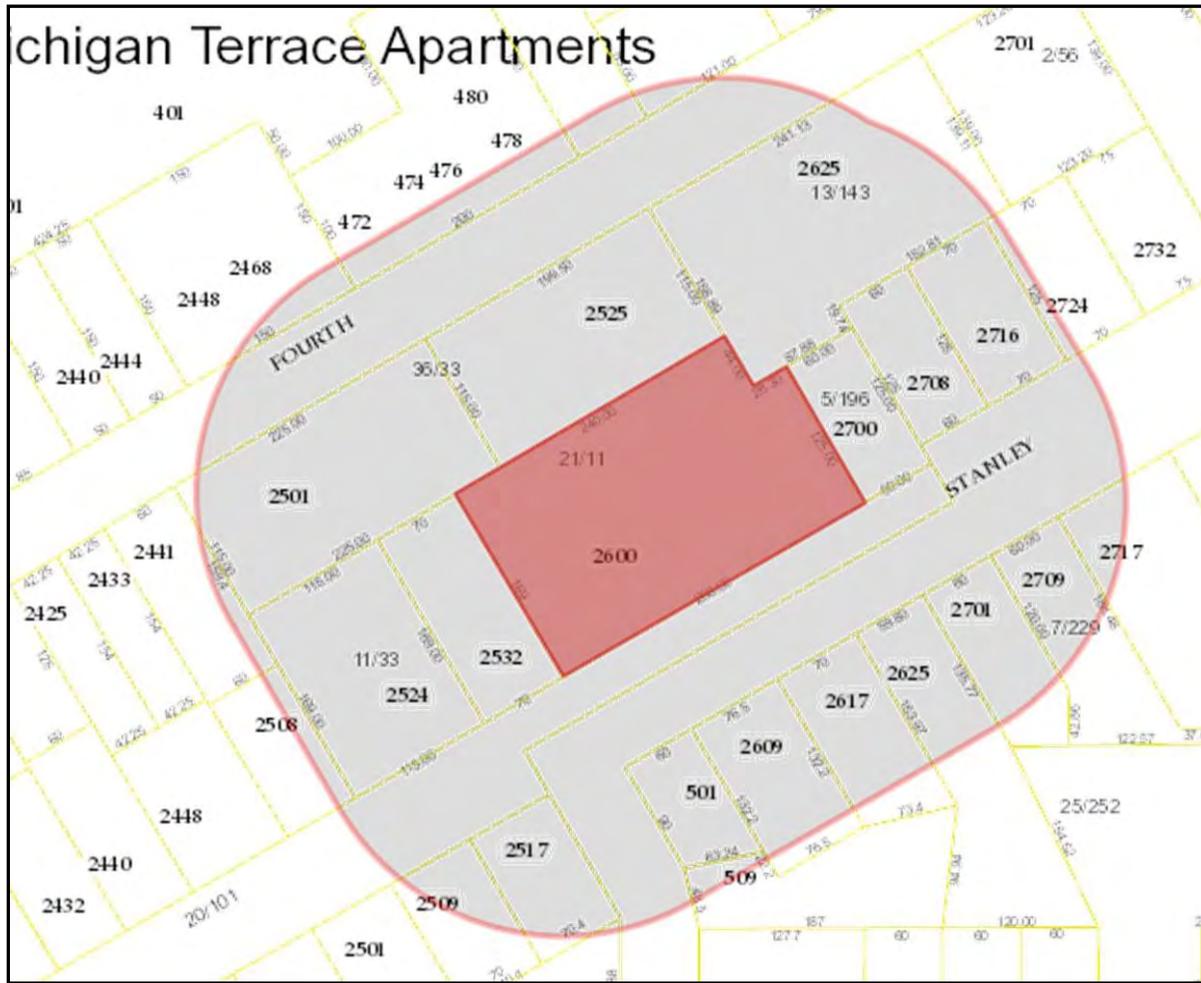
PICN
TABLES

44'

2 STORY
OLDER
DUPLEX
PURCHASED
1990

(DWG. ISSUED 4-22-99) PARTNERS PUB
ADJACENTLY OWNED BUFFER ZONE PROPERTY
THE ORIGINAL AND PRESENT VOLLEYBALL COURT LOCATION
"THE PUBLIC PROTECTION COMMITTEE"

Conditional Use Permit Renewal – Operate a Tavern – 2600 Stanley Street – Exhibit Map (200 Feet Boundary)



Tax Key	Name	Mailing Address	City, State	Zip	Property Address
281240828390000	CITY OF STEVENS POINT	1515 Strongs Ave	Stevens Point WI	54481	0
281240828302506	JOSHUA OSTROWSKI	1119 MINNESOTA AVE	STEVENS POINT WI	54481	475 Clayton Ave.
281240828300211	COMMUNITY DEV AUTHORITY OF STEVENS POINT	1300 Briggs Ct	Stevens Point WI	54481	472 Clayton Ave.
281240828302404	MVP PROPERTIES LLC	P O Box 196	Plover WI	54467	2625 Fourth Ave.
281240828300210	C & L APARTMENTS LLC	1326 HIGH RIDGE ROAD	STEVENS POINT WI	54482	2448 Fourth Ave.
281240828302427	MICHAEL J STEUERWALD	1257 Whippetree Ln	Neenah WI	54956	2724 Stanley St.
281240828302440	SPRANGER RENTALS LLC	P O Box 641	Stevens Point WI	54481	2525 Fourth Ave.
281240828302426	BERNELL C BASINSKI LM	2716 Stanley St	Stevens Point WI	54481	2716 Stanley St.
281240828302425	ROBERT P KONKOL	2708 Stanley St	Stevens Point WI	54481	2708 Stanley St.
281240828302424	PARTNERS APARTMENTS LLC	3636 Simonis St	Stevens Point WI	54481	2700 Stanley St.
281240828302438	PARTNER'S PUB II LLC	2600 Stanley St	Stevens Point WI	54481	2600 Stanley St.
281240828302439	SPRANGER RENTALS LLC	P O Box 641	Stevens Point WI	54481	2501 Fourth Ave.
281240828302303	THOMAS S & K RUTKOWSKI	2717 Stanley St	Stevens Point WI	54481	2717 Stanley St.
281240828302409	SPRANGER RENTALS LLC	P O Box 641	Stevens Point WI	54481	2441 Fourth Ave.
281240828302437	PARTNERS APARTMENTS LLC	3636 Simonis St	Stevens Point WI	54481	2532 Stanley St.
281240828302323	NAOMI A WANTA	2709 Stanley St	Stevens Point WI	54481	2709 Stanley St.
281240828302433	DAVID B SPRANGER	PO Box 641	Stevens Point WI	54481	2524 Stanley St.

281240828302305	LORI E POHL	2701 Stanley St	Stevens Point WI	54481	2701 Stanley St.
281240828302325	MARY E SCHEID KRAFT	3715 North Point Dr	Stevens Point WI	54481	2625 Stanley St.
281240828302307	JEREMY J NIEMCZYK	2617 Stanley St	Stevens Point WI	54481	2617 Stanley St.
281240828302422	DALE K & CINDY M ROGERS	2508 Stanley St	Stevens Point WI	54481	2508 Stanley St.
281240828302308	DARIN S DESSART	2609 Stanley St	Stevens Point WI	54481	2609 Stanley St.
281240828302309	EARK J & B BORK	501 Clayton Ave	Stevens Point WI	54481	501 Clayton Ave.
281240828302101	JACKIE & TOMASITA EARNEST	2517 Stanley St	Stevens Point WI	54481	2517 Stanley St.
281240828302310	PATRICK F & BRENDA S SUPLICKI	5419 Glenwood Ave	Stevens Point WI	54482	509 Clayton Ave.
281240828302102	KAO YANG AND VICTORIA YANG	2445 Brenner Ave	Maplewood MN	55109	2509 Stanley St.
281240828302133	JEFFREY MOSCINSKI & MARY MOSCINSKI	516 Clayton Ave	Stevens Point WI	54481	516 Clayton Ave.
281240828302199	STATE OF WISCONSIN	?	Stevens Point WI	54481	0



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

CYNTHIA A WISINSKI, REGISTER OF DEEDS
Fee Amount: \$30.00
Total Pages 2

RESOLUTION

[2525 DIXON STREET]

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at **2525 Dixon Street (Parcel ID 2408-33-3021-25)**, LOTS 1 2 3 & THE N 10F OF LOT 4 – BLK 8 CENTRAL ADD E 10 1/2F OF WELSBY AVE VAC 214/550 & VAC ST & ALLEY 504/873-4 & 506/385 – 349/168 – 487/997 – 538/826 698/129 Stevens Point, Portage County, Wisconsin, is hereby granted a Conditional Use Permit for the purposes of operating a tavern with the following conditions:

- 1) Install a material in the wall called SheetBlok Sound Barrier. This material is 1/8 inch thick and is used to help block sound from transferring through the wall. SheetBlok shall be installed in the east and west wall of the existing bowling alley as well as the walls of the addition.
- 2) Address the music from the existing bowling alley by adding more speakers close to the bowlers. The speakers are now located at the bowling-pin end of the bowling alley. The owner shall add speakers closer to the bowlers and reduce the volume to achieve the same effect for the listeners.
- 3) Add baffles to vents that penetrate the ceiling to prevent sound from escaping the building.
- 4) An ongoing requirement that if music noise, including lower octave sound, is heard after 10 p.m. on Sunday - Thursday, and after 11 p.m. on Friday or Saturday, that the owners will reduce the sound level as needed.
- 5) Any exterior lighting use cut-off fixtures to prevent light from shining on neighboring properties.
- 6) The owners take adequate steps to prevent groups from congregating in the parking lot or on neighboring properties.
- 7) The licensee shall meet with the Police Department to develop security plans which may address health, safety and welfare concerns including, but not limited to:
 - a) Exterior lighting adjacent to the building or parking lot.
 - b) Control of parking area.
 - c) Cleanup of physical premises and surrounding neighborhood extending one block from the subject property.
 - d) Maintain order and peace in and around the licensed premises.
- 8) This Conditional Use shall expire on June 30, 2014.

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

Approved:



Andrew J. Halverson, Mayor

Attest:



John Moe, City Clerk

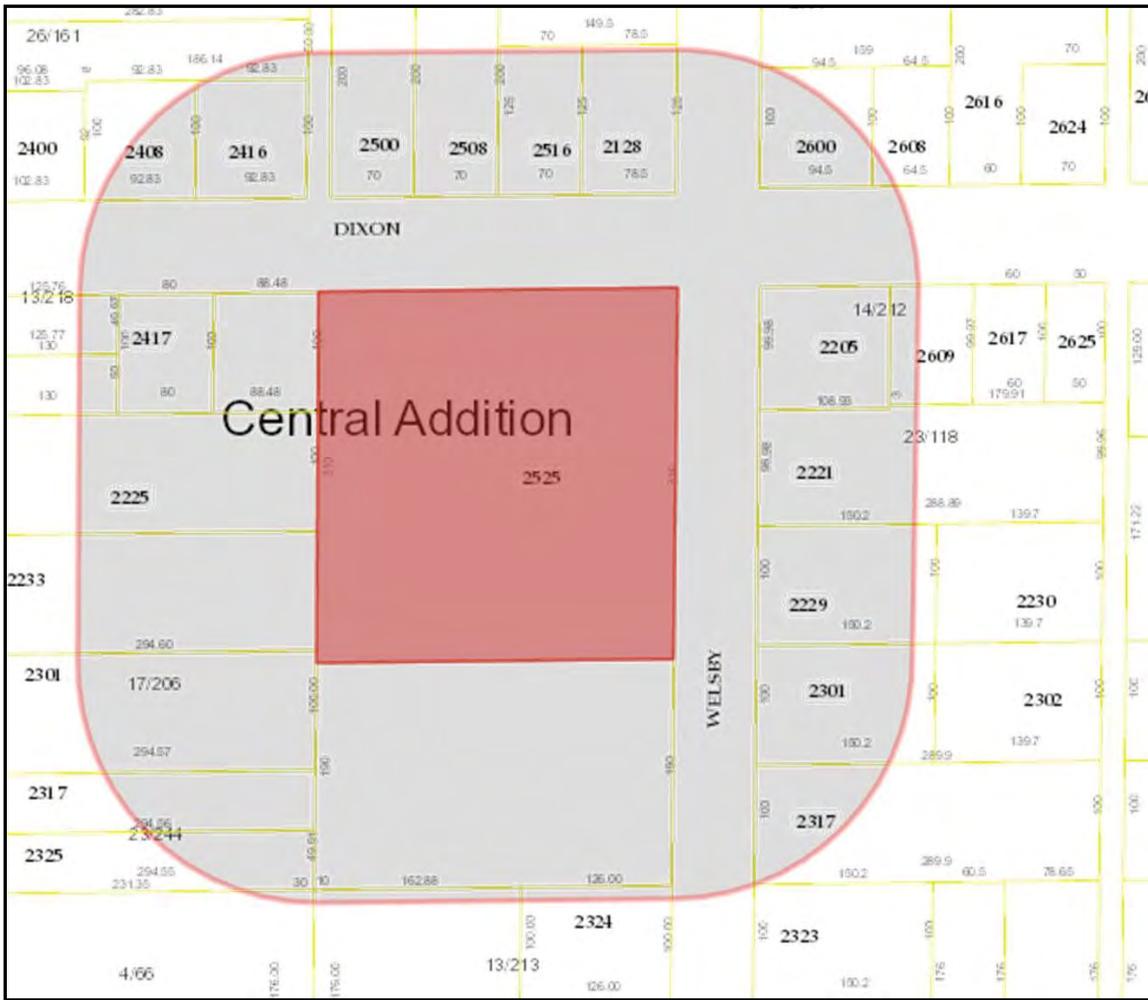
Dated: June 18, 2012

Adopted: June 18, 2012

Drafted by: Michael Ostrowski

Return to: City Clerk

Conditional Use Permit Renewal – Operate a Tavern – 2525 Dixon Street – Exhibit Map (200 Feet Boundary)



Tax Key	Name	Mailing List	City, State	Zip	Property Address
281240833302412	SECRETARY OF VETERANS AFFAIRS	5000 W NATIONAL AVE #6	MILWAUKEE WI	53295	2117 Welsby Ave
281240833302318	ALICE S CHILSEN	2508 Dixon St	Stevens Point WI	54481	2508 Dixon St.
281240833302317	LINDSAY A WEISBROD	2500 Dixon St	Stevens Point WI	54481	2500 Dixon St.
281240833302313	PATRICIA J LARTZ	2125 Michigan Ave	Stevens Point WI	54481	2125 Michigan Ave.
281240833302320	TRAVIS W & TAMERA J DOLL	2128 Welsby Ave	Stevens Point WI	54481	2128 Welsby Ave
281240833302319	JAMES L & LOIS M MYHRE	2516 Dixon St	Stevens Point WI	54481	2516 Dixon St.
281240833302414	CHRISTOPHER J MITCHELL	2608 Dixon St	Stevens Point WI	54481	2608 Dixon St.
281240833302413	JANE M KELLERMAN	2600 Dixon St	Stevens Point WI	54481	2600 Dixon St.
281240833302316	MARY E MARCO	2416 Dixon St	Stevens Point WI	54481	2416 Dixon St.
281240833302315	JONATHAN & PAMELA HOUTMAN	2408 Dixon St	Stevens Point WI	54481	2408 Dixon St.
281240833302229	DOROTHY M CLARK	2609 Dixon St	Stevens Point WI	54481	2609 Dixon St.
281240833302230	DODY S BORIS	2205 Welsby Ave	Stevens Point WI	54481	2205 Welsby Ave
281240833302125	POINT BOWL INC	2525 Dixon St	Stevens Point WI	54481	2525 Dixon St.
281240833302102	RJ INVESTMENTS OF ST PT	101 Paseo Encinal St	San Antonio TX	78212	0 Dixon St.

281240833302103	RYAN J & STACEY A CISEWSKI	2417 Dixon St	Stevens Point WI	54481	2417 Dixon St.
281240833302104	SUSANNE L LIGENZA	2201 Michigan Ave	Stevens Point WI	54481	2201 Michigan Ave.
281240833302105	EMILY A CARLSON	2209 Michigan Ave	Stevens Point WI	54481	2209 Michigan Ave.
281240833302231	EDWARD W & SALLY J HEBDA	2221 Welsby Ave	Stevens Point WI	54481	2221 Welsby Ave
281240833302106	KRISTA M MAPES	2225 Michigan Ave	Stevens Point WI	54481	2225 Michigan Ave.
281240833302207	MEGAN E MEYER	2229 Welsby Ave	Stevens Point WI	54481	2229 Welsby Ave
281240833302107	WALTER & MARY ANN SUCHON	2801 MARY STREET	STEVENS POINT WI	54481	2233 Michigan Ave.
281240833302208	RICHARD J & LORI A YACH	2301 Welsby Ave	Stevens Point WI	54481	2301 Welsby Ave
281240833302108	JULIE A MANCHESKI	2301 Michigan Ave	Stevens Point WI	54481	2301 Michigan Ave.
281240833302124	STUCZYNSKI TRUCKING & EXCAVATING	2408 Wayne St	Stevens Point WI	54481	0 Welsby Ave
281240833302209	MARGARET A MYHRA REV TRUST	2317 Welsby Ave	Stevens Point WI	54481	2317 Welsby Ave
281240833302109	JOSEPH E & G YACH	2317 Michigan Ave	Stevens Point WI	54481	2317 Michigan Ave.
281240833302110	STUCZYNSKI TRUCKING INC.	2408 Wayne St	Stevens Point WI	54481	2325 Michigan Ave.
281240833302210	SUSAN CHECK	1038 Martin Island Dr	Stevens Point WI	54481	2323 Welsby Ave
281240833302121	STUCZYNSKI TRUCKING & EXCAVATING	2408 Wayne St	Stevens Point WI	54481	2324 Welsby Ave
281240833302122	STUCZYNSKI TRUCKING & EXCAVATING	2408 Wayne St	Stevens Point WI	54481	2500 Wayne St.
281240833302118	STUCZYNSKI TRUCKING & EXCAVATING	2408 Wayne St	Stevens Point WI	54481	2408 Wayne St.



CYNTHIA A WISINSKI
PORTAGE COUNTY REGISTER OF DEEDS
RECEIVED FOR RECORD
Mar. 06, 2012 AT 03:30PM

Cynthia A. Wisinski

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

Recording Area

Name and Return Address

John Moe, City Clerk
1515 Strongs Avenue
Stevens Point, WI 54481

Resolution - Conditional Use -
929 Main Street

Document Number

Document Title

This document replaces document #768104

Parcel Identification Number (PIN)

THIS PAGE IS PART OF THIS LEGAL DOCUMENT - DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

RESOLUTION**[929 MAIN STREET]**

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at **929 Main Street (Parcel ID 2408-32-2018-03)** described as E 46' OF LOT 3 BLK 5 STRONG ELLIS & OTHERS ADD S32 T24 R8, City of Stevens Point, Portage County, Wisconsin, is hereby granted a Conditional Use Permit for the purposes of operating a tavern. The Conditional Use Permit is subject to the following conditions:

1. The licensee shall maintain order and peace in the licensed premises.
2. Any licensed premise established, operated, or maintained in violation of any of the provisions or requirements of this conditional use permit shall be grounds for suspension or revocation of this conditional use permit and/or declared to be unlawful and a public nuisance, the City may, in addition to or in lieu of, any other remedies set forth in the Stevens Point Municipal Code Chapter 12 of the City's Revised Municipal Code, commence an action to enjoin, remove, or abate such nuisance in the manner provided by law and shall take such other steps and apply to such court or courts as may have jurisdiction to grant such relief as will abate or remove such public nuisances, and restrain and enjoin any person(s) from establishing, operating, or maintaining said conditional use contrary to the provisions of this conditional use permit.
3. The business must be operated in a manner that music heard from outside the building does not unreasonably disturb the peace and enjoyment of the surrounding properties.
4. The licensee shall require that all exterior doors be kept closed so that noise does not unreasonably disturb the peace and enjoyment of the surrounding properties.
5. The licensee shall require that the area surrounding the premises be kept clean and orderly. All cups, bottles, cans, garbage, rubbish, cigarettes, etc. shall be properly disposed of at the end of each day, and not left on the property or public right-of-way.

6. All refuse containers shall be screened from view.
7. A sidewalk café license may be issued without amending this conditional use.
8. The conditional use permit shall expire June 30, 2014.
9. The conditional use permit is only for the sale of beer and wine, not liquor.
10. The establishment must close to the public at midnight.

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

Approved:



Andrew J. Halverson, Mayor

Attest:



John Moe, City Clerk

Dated: February 20, 2012

Adopted: February 20, 2012

Drafted by: Michael Ostrowski

Return to: City Clerk

281240832201805	KESSENICH TA LLC	256 W NELSON ST	Deerfield WI	535319314	913 Main St.
281240832201804	SUSAN M SIMKOWSKI	4012 HUNTER WAY	FORT SMITH AR	72903	921 Main St.
281240832201803	KURSZEWski ENTERPRISES LLC	2410 Chestnut St	Wisconsin Rapids WI	54494	927 Main St.
281240832201802	M&C OF STEVENS POINT LLC	1601 College Ave	Stevens Point WI	54481	937 Main St.
281240832201801	M&C OF STEVENS POINT LLC	1601 College Ave	Stevens Point WI	54481	949 Main St.
281240832202651	CIT OF STEVENS POINT	1515 Strongs Avenue	Stevens Point WI	54481	1001 Main St.
281240832201806	MICHAEL W MUNAGIAN	923 HARLOCKE ST #3	IOWA CITY IA	52246	1313 Second St.
281240832201807	MYRON LAZARE M ET AL	1317 Second St	Stevens Point WI	54481	1317 Second St.
281240832201823	KURSZEWski ENTERPRISES LLC	2410 Chestnut St	Wisconsin Rapids WI	54494	1314 Third St.
281240832201808	BRUCE D & STACIE M WOBORIL	710 Fourth St	Plover WI	54467	1321 Second St.
281240832201713	SCHERTZ PROPERIES LLC	1265 Main St Ste 104	Stevens Point WI	54481	835 Main St.
281240832201714	SCHERTZ PROPERIES LLC	1265 Main St Ste 104	Stevens Point WI	54481	1324 Second St.
281240832201810	JAMES B MOZUCH	1331 Second St	Stevens Point WI	54481	1331 Second St.
281240832201809	CLAN 4 LLC	6120 West Valley Ct	Wisconsin Rapids WI	54494	1327 Second St.
281240832201815	GEORGE J MATTLIN JR	920 Clark Street	Stevens Point WI	54481	920 Clark St.
281240832201816	GEORGE J MATTLIN JR	920 Clark Street	Stevens Point WI	54481	920 Clark St.
281240832201822	KURSZEWski ENTERPRISES LLC	2410 Chestnut St	Wisconsin Rapids WI	54494	0 Third St.
281240832201821	KURSZEWski ENTERPRISES LLC	2410 Chestnut St	Wisconsin Rapids WI	54494	0 Third St.
281240832201715	K 5 LTD DBA THE CABIN	230 Black Forest Dr	Plover WI	54467	1338 Second St.
281240832201820	KURSZEWski ENTERPRISES LLC	2410 Chestnut St	Wisconsin Rapids WI	54494	0 Third St.
281240832201716	K 5 LTD	230 BLACK FOREST DR	PLOVER WI	54467	1342 Second St.
281240832201825	KENNETH D BUTTERFIELD	1343 Second Street	Stevens Point WI	54481	1343 Second St.
281240832201819	TERRENCE J CHECK	5394 Glenwood Avenue	Stevens Point WI	54481	0 Third St.
281240832201818	HENKE LOIS G	1338 Third Street	Stevens Point WI	54481	1338 Third St.
281240832201705	K 5 LTD	230 Black Forest Dr	Plover WI	54467	0 Clark St.
281240832201817	JOHN J MALLICK	1346 Third St	Stevens Point WI	54481	1346 Third St.
281240832201903	NORMAN A JR & MARILOU MYERS	200 Washington Ave	Stevens Point WI	54481	0 Clark St.
281240832201902	NORMAN A JR & MARILOU MYERS	200 Washington Ave	Stevens Point WI	54481	925 Clark St.
281240832201901	THOMAS J WOLF	945 Clark St	Stevens Point WI	54481	945 Clark St.
281240832202962					

772435



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

CYNTHIA A WISINSKI, REGISTER OF DEEDS
Fee Amount: \$30.00
Total Pages 6

RESOLUTION

[3260-74 CHURCH STREET]

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at **3260-74 Church Street (Parcel ID 2308-04-3008-06)**, LOT 1 CSM#5006-18-31&A BNG PART NW SW S4 T23 R8 261/79 482/1193 642708 644261 740869 Stevens Point, Portage County, Wisconsin, is hereby granted a Conditional Use Permit for the purposes of operating an indoor archery range, as shown on the attached plans. The Conditional Use Permit is subject to the following condition(s):

- 1) All building codes shall be met.
- 2) Outdoor shooting shall be prohibited.
- 3) The handling of bows shall adhere to all local, state, and federal regulations.
- 4) The licensee shall require that all exterior doors be kept closed so as to fully confine the archery range.
- 5) All refuse containers shall be screened from view.
- 6) All shooting within the proposed ranges shall be monitored and supervised at all times by an instructor or staff member.
- 7) Clear separation must be maintained between the archery ranges and sales floor and service desk in the form of rope, curtains, tape, floor markings, or similar.
- 8) This conditional use permit shall expire June 30, 2014.

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

Approved:

Andrew J. Halverson, Mayor

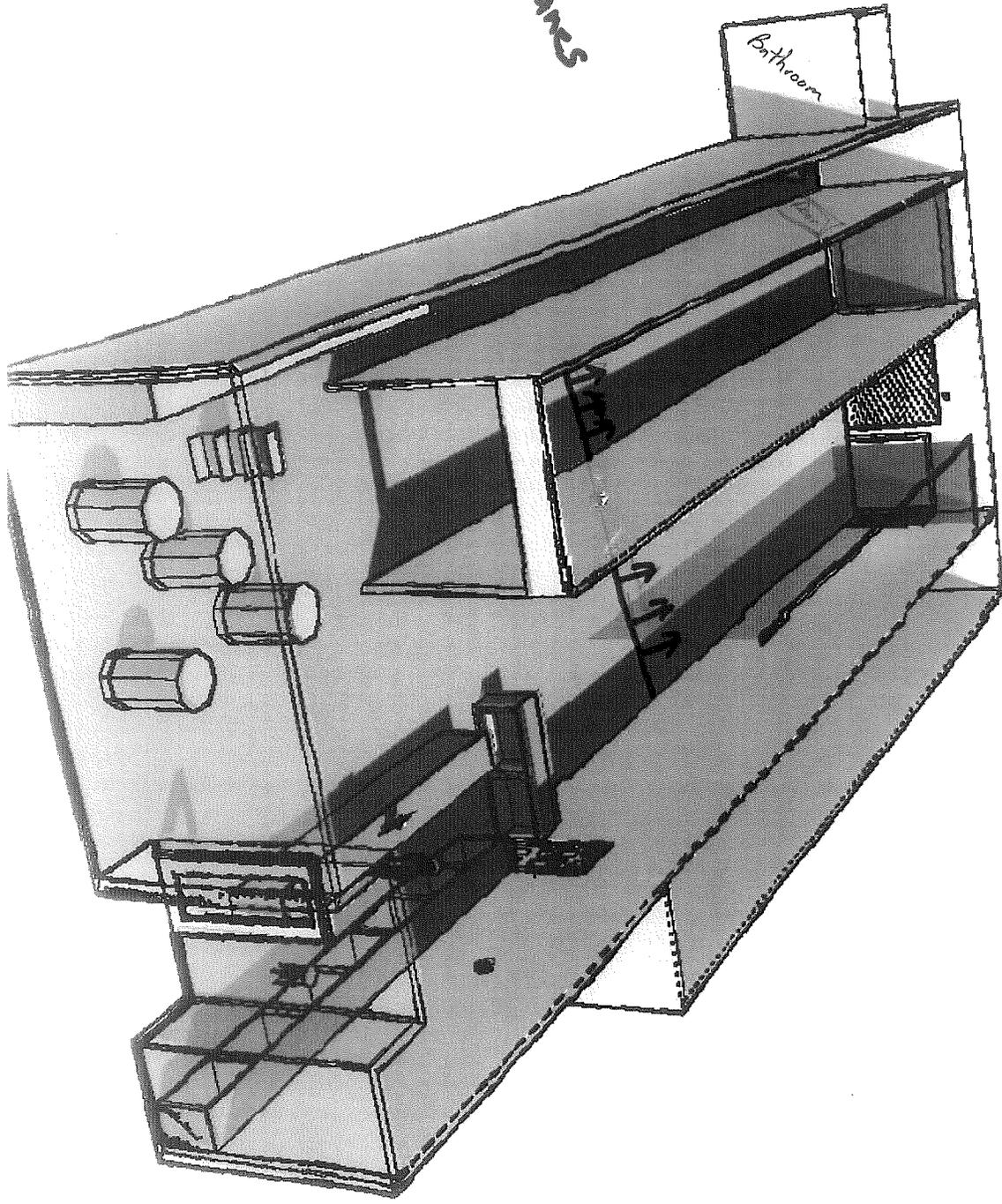
Attest:

John Moe, City Clerk

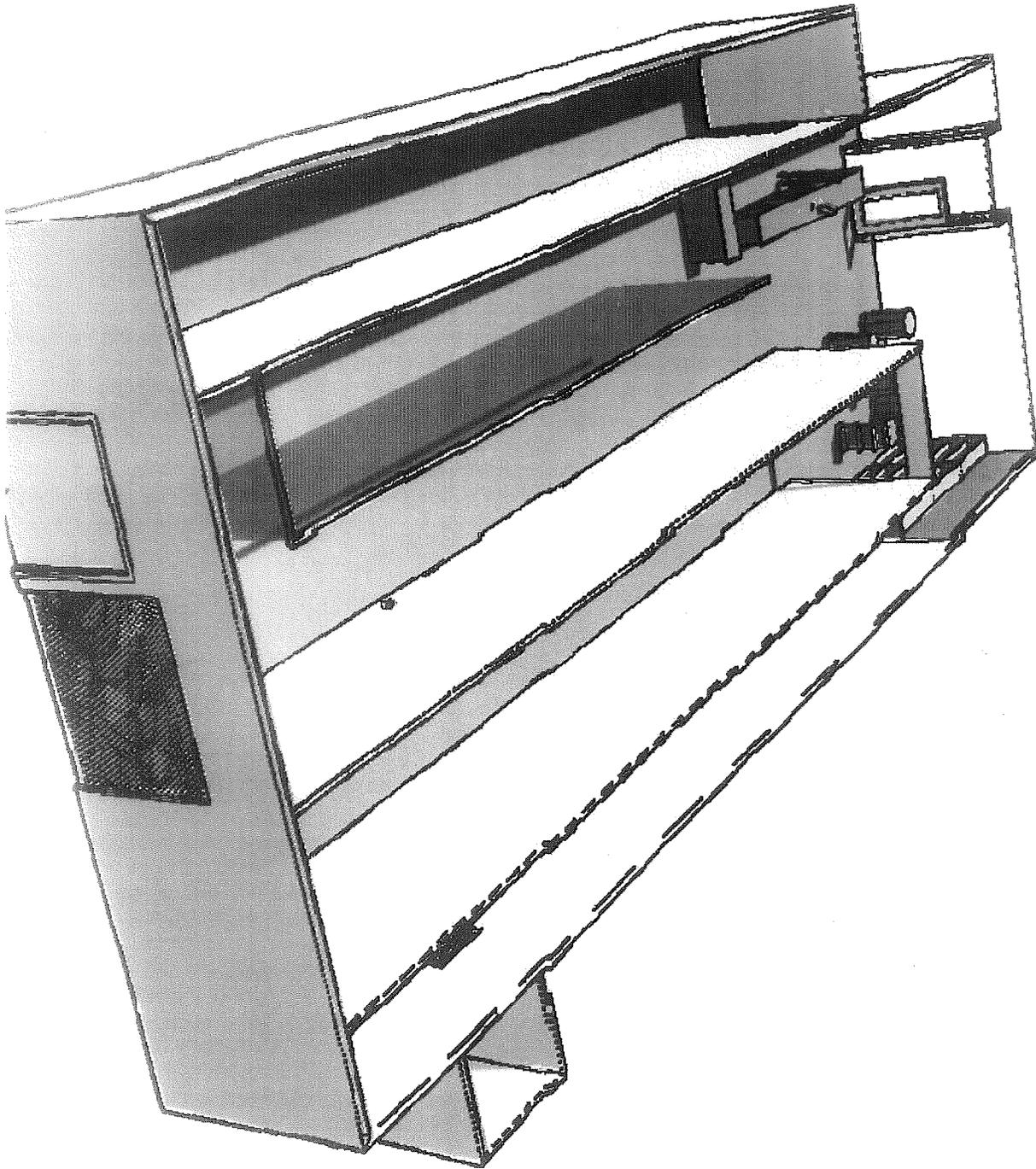
Dated: June 18, 2012
Adopted: June 18, 2012

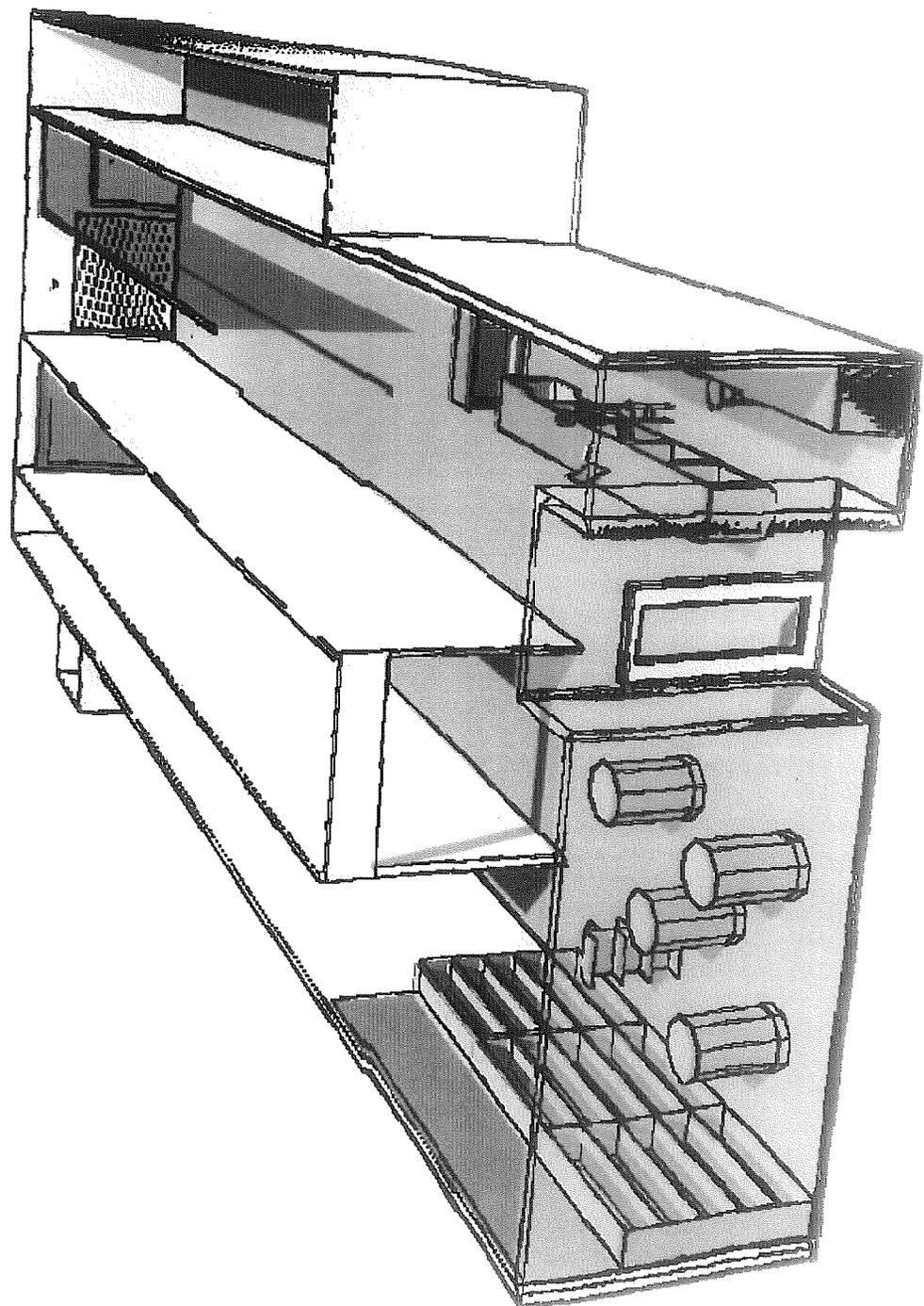
Drafted by: Michael Ostrowski
Return to: City Clerk

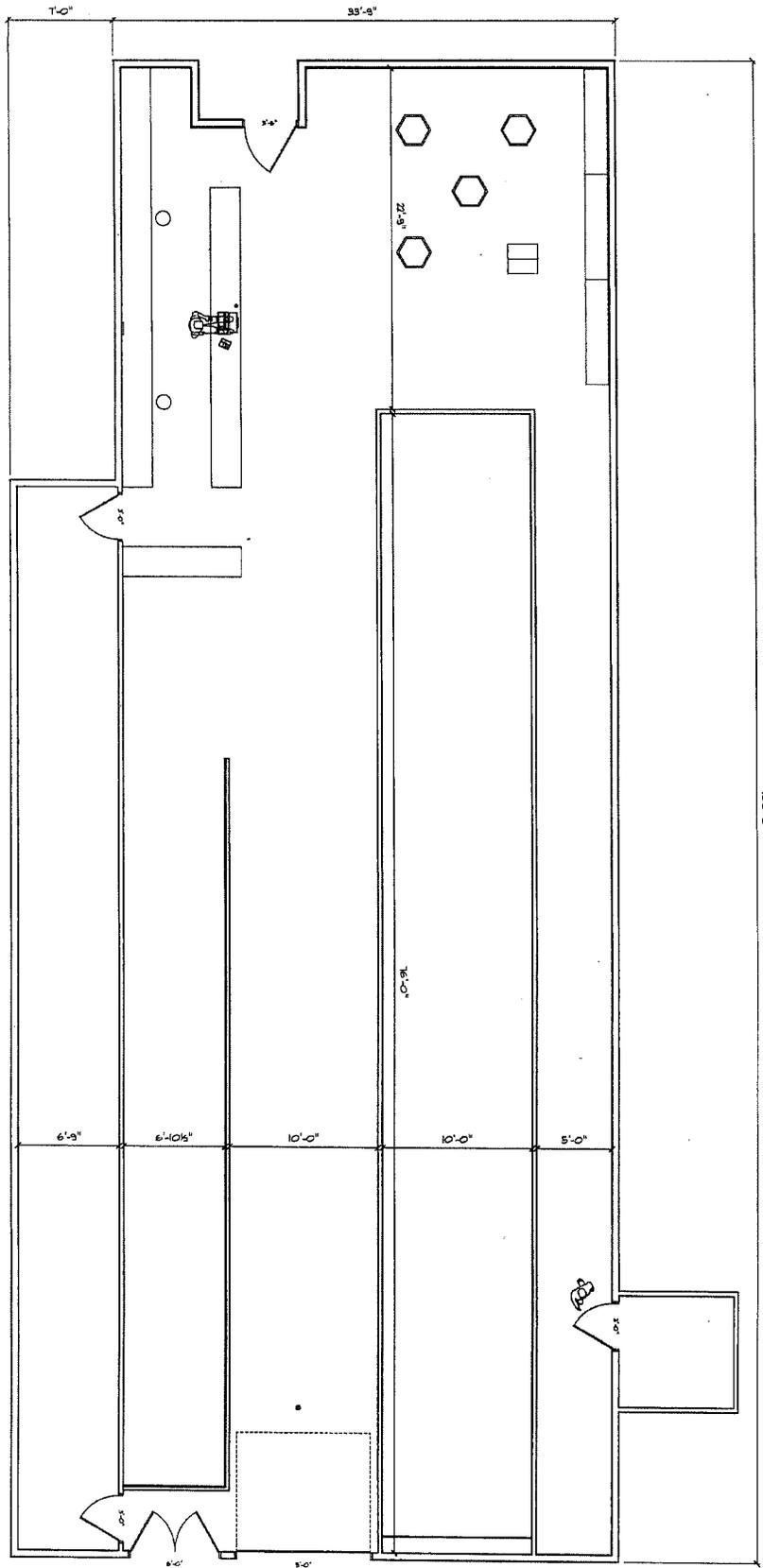
— Shooting lanes



DDC# 772439









CYNTHIA A WISINSKI
PORTAGE COUNTY REGISTER OF DEEDS
RECEIVED FOR RECORD
July 23, 2012 AT 02:10PM

CYNTHIA A WISINSKI, REGISTER OF DEEDS
Fee Amount: \$30.00
Total Pages 5

RESOLUTION

[1331 WESTMORE COURT]

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at **1331 Westmore Court, (Parcel ID 2408-14-3002-09)** described as LOT 8 CSM#5461-20-32 & A BNG PRT N ½ SW S14 T24 R8 SUBJ TO REST COV 744/146 City of Stevens Point, Portage County, Wisconsin, is here by granted a Conditional Use Permit for the purpose of renovating their detached garage into a second living space, as shown on the attached plans. The Conditional Use Permit is subject to the following condition(s):

1. All building codes shall be met and building permits obtained.
2. Building materials shall match closely to those found on the main home.
3. Immediate and extended family member shall be the only persons permitted to occupy the living space.
4. Existing screening shall be maintained for the west, north, and east property lines, to reduce the view of the structure from those adjacent properties.
5. The dwelling cannot exceed the proposed living area. Future expansion of the living area would require Plan Commission and Council approval.
6. The conditional use permit shall expire June 30, 2014.

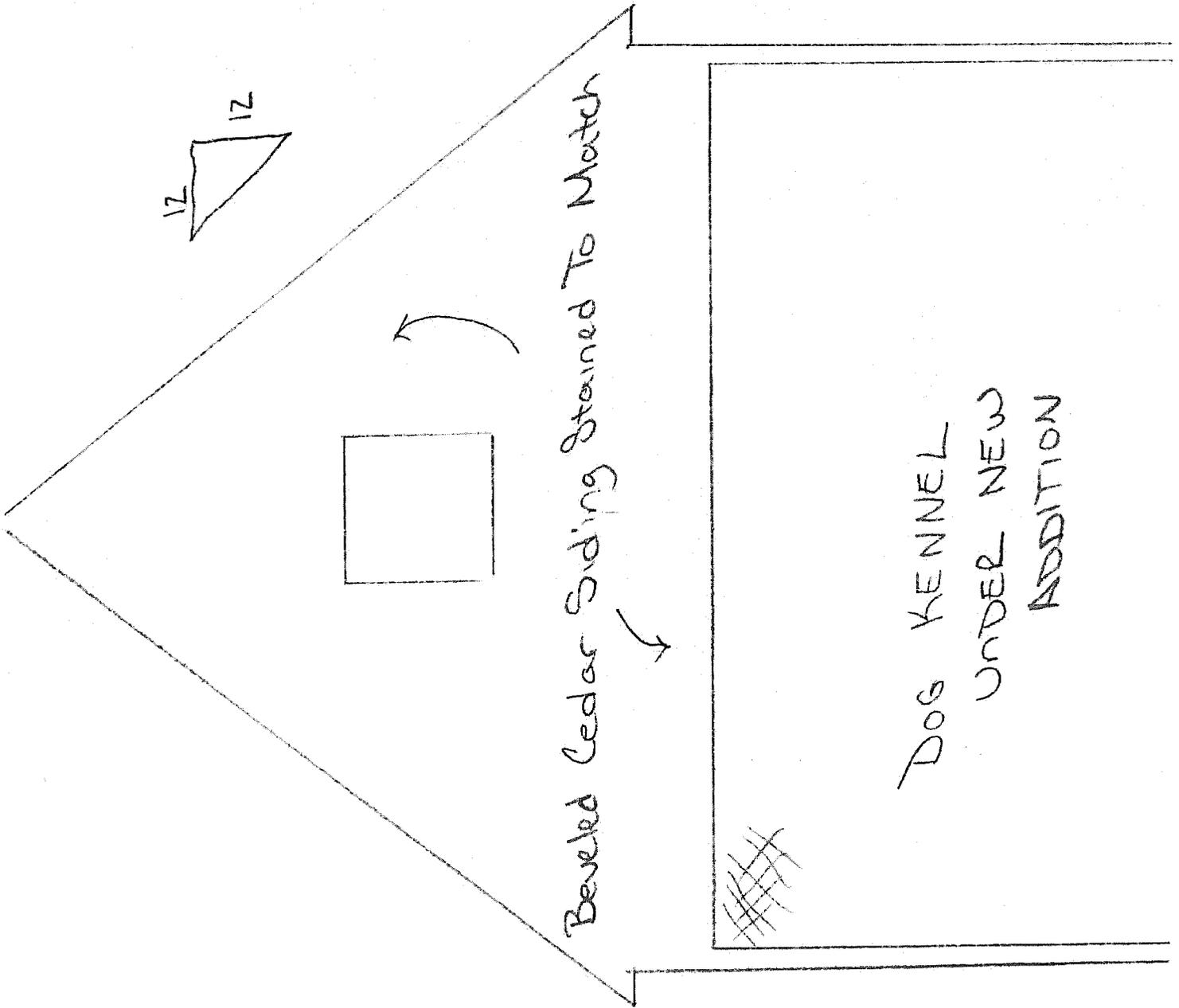
Such approval constitutes a Conditional Use under the City's ordinances.

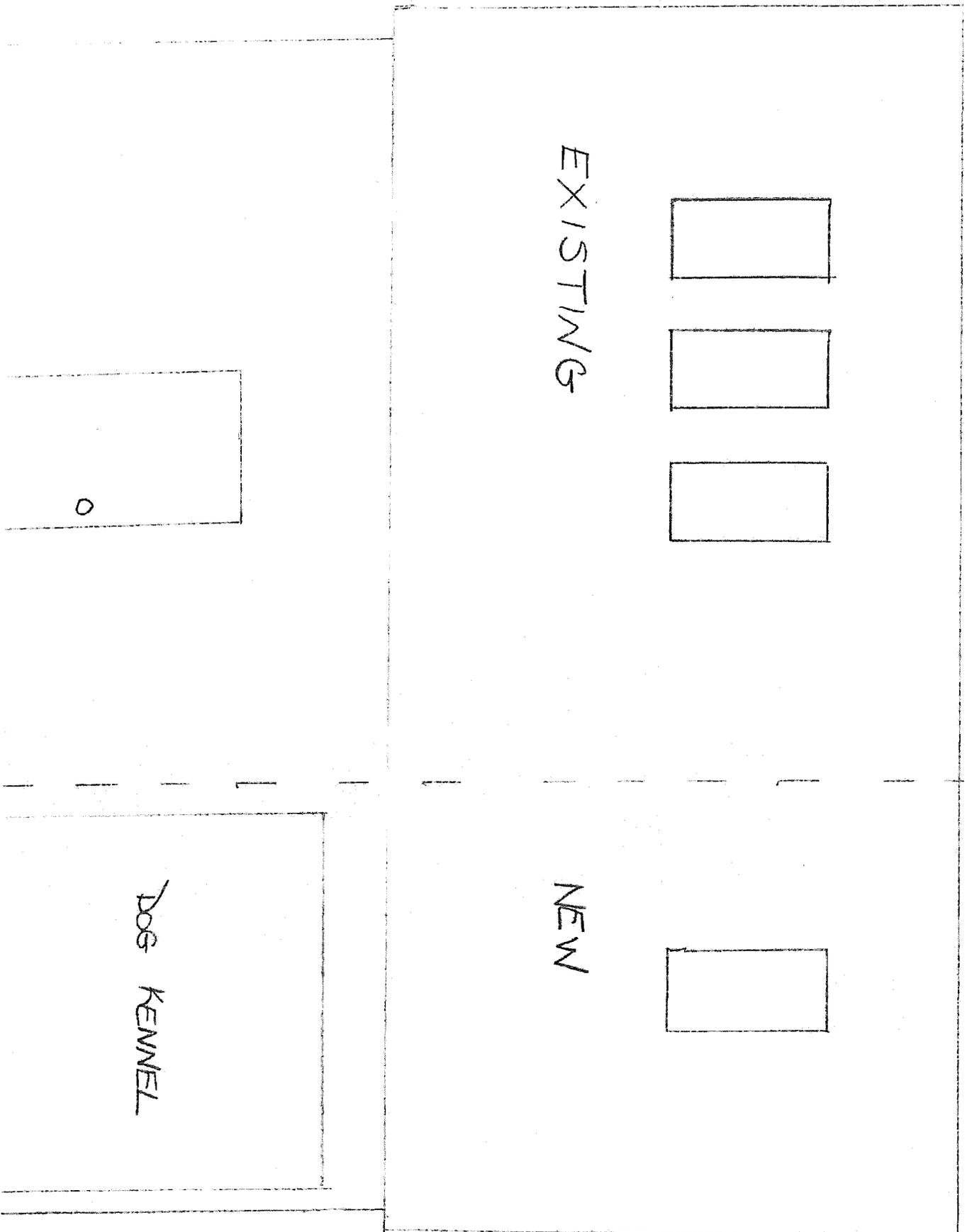
Approved: 
Andrew J. Halverson, Mayor

Attest: 
John Moe, City Clerk

Dated: July 16, 2012
Adopted: July 16, 2012

Drafted by: Michael Ostrowski
Return to: City Clerk



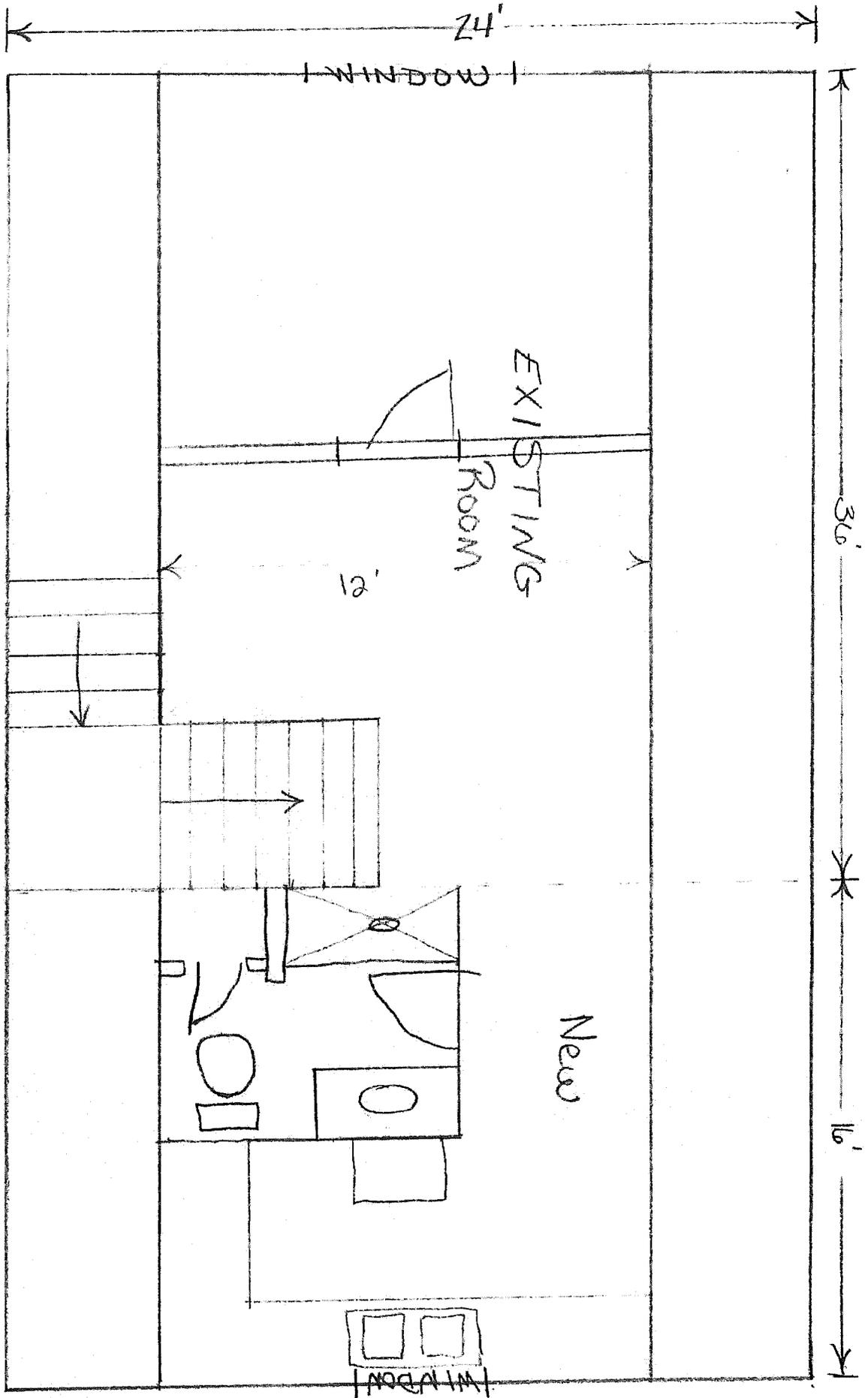


EXISTING

NEW

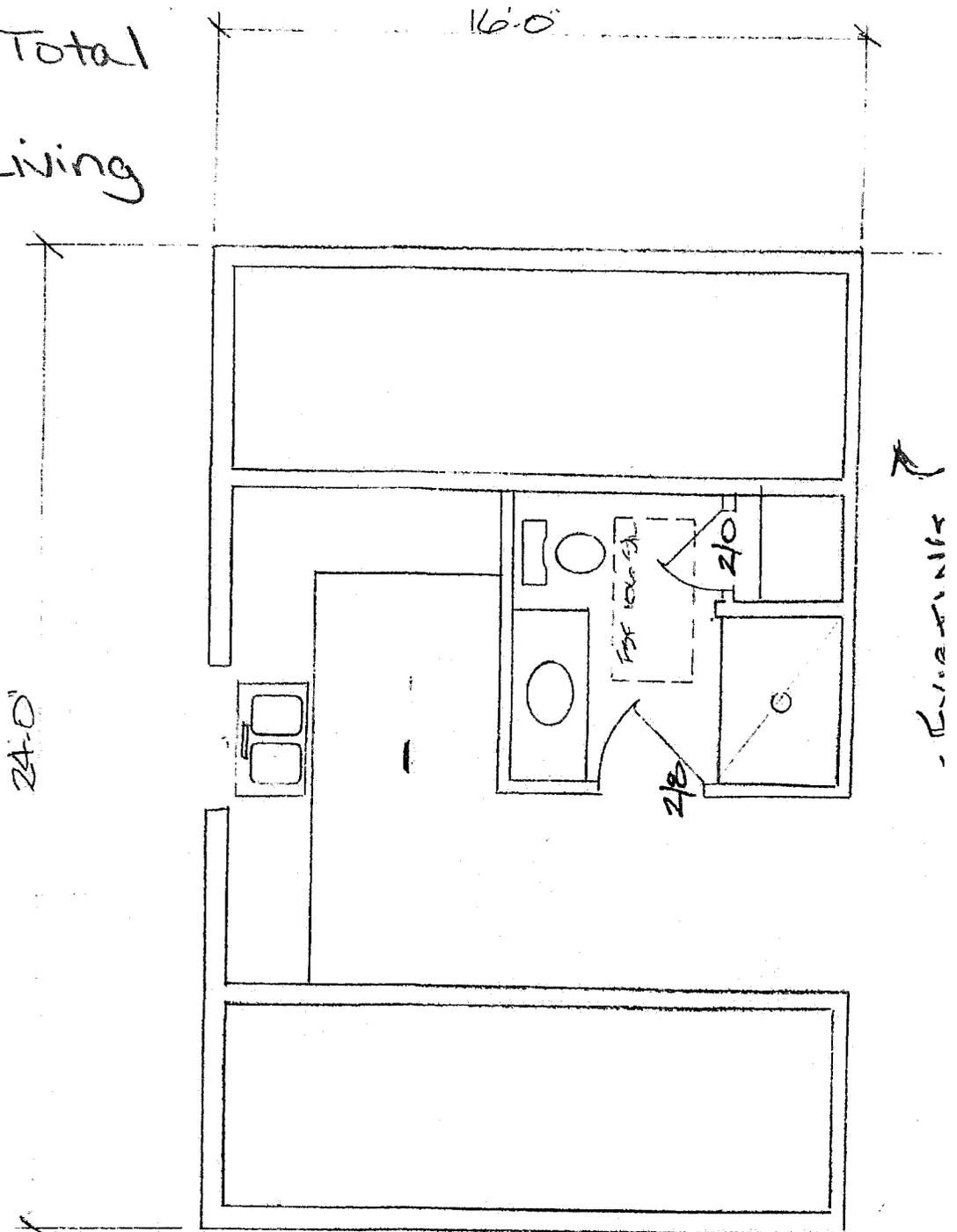
DOG KENNEL

o

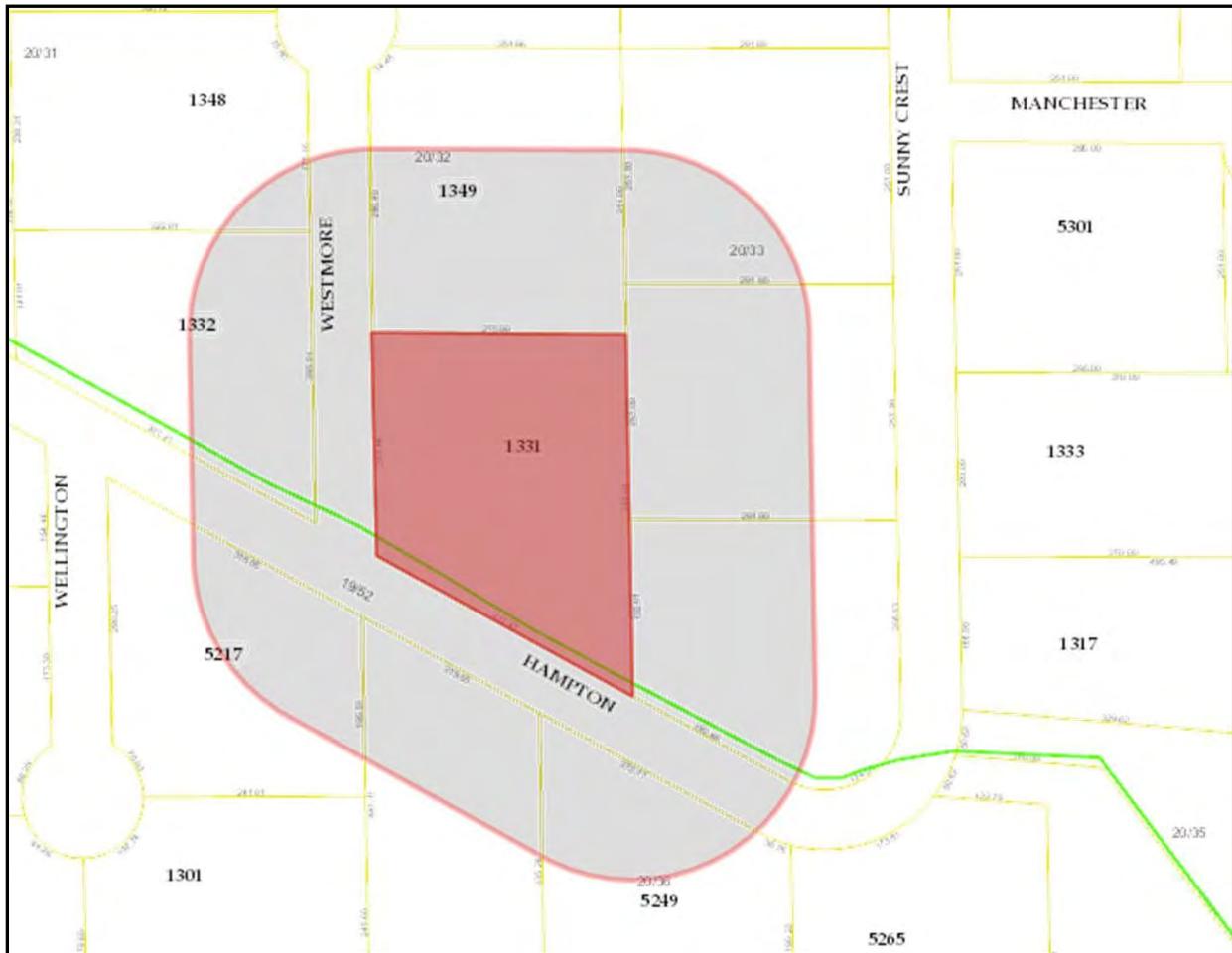


John, Carol Kauskis
1331 Westmore Ct
Stevens Point WI 54481
715 - 345 - 7250

New Area
16 x 24 Total
16 x 12 Living



Conditional Use Permit Renewal – Second Living Space – 1331 Westmore Court – Exhibit Map (200 Feet Boundary)



Tax Key	Name	Mailing Address	City, State	Zip	Property Address
281240814320099	CITY OF STEVENS POINT	1515 Strongs Ave	Stevens Point WI	54481	0 Hampton Rd.
281240814300207	DOUGLAS H SR & JUDITH C MUNSEY	1348 Westmore Ct	Stevens Point WI	54482	1348 Westmore Ct.
281240814300208	JAMES J & DEBORAH A WEISHAN	1349 Westmore Ct	Stevens Point WI	54482	1349 Westmore Ct.
281240814300212	JAMES J & DEBORAH A WEISHAN	1349 Westmore Ct	Stevens Point WI	54482	0 Sunny Crest Dr.
281240814300206	JEFFREY M & HILARY D R BILBREY	1332 Westmore Ct	Stevens Point WI	54482	1332 Westmore Ct.
281240814300211	JOHN F & CAROL A LAWLIS	1331 Westmore Ct	Stevens Point WI	54482	0 Sunny Crest Dr.
281240814300209	JOHN F & CAROL A LAWLIS	1331 Westmore Ct	Stevens Point WI	54482	1331 Westmore Ct.
281240814300118	JEFFREY T & STACEY L MARTIN	5217 HAMPTON RD	STEVENS POINT WI	54482	5217 Hampton Rd.
281240814300210	JOHN F & CAROL A LAWLIS	1331 Westmore Ct	Stevens Point WI	54482	0 Hampton Rd.
281240814300117	JAY R JR & JEANNINE L WARNER	250 Eastwood Dr	Stevens Point WI	54482	0 Hampton Rd.
281240814300116	RANDALL M & LORI A RAMCZYK	5249 Hampton Rd	Stevens Point WI	54482	5249 Hampton Rd.



Memo

Michael Ostrowski, Director

Community Development

City of Stevens Point

1515 Strongs Avenue

Stevens Point, WI 54481

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

mostrowski@stevenspoint.com

City of Stevens Point – Department of Community Development

To: Plan Commission
From: Michael Ostrowski
CC:
Date: 5/27/2014
Re: JLP and Guu's Agreements

With the construction of Municipal parking Lot #16 (parking lot south of Great Lakes), there will also be the construction of two dumpster enclosures for use by businesses on Main Street and the surrounding area, so there are not several dumpster containers scattered around the backs of these buildings.

The Redevelopment Authority owns this property and is looking to enter into an agreement with JLP and Guu's for the maintenance and administration of these two areas. These two agencies were chosen as they will likely be the largest user for each of the individual areas. In exchange for this, the Redevelopment Authority would allow JLP to have exclusive use of the seven parking stalls to the west of the large dumpster corral, and allow Guu's to construct a patio area to the north of his building.

Both agreements are attached. Staff would recommend approval of both.

Document Number	DUMPSTER AND PARKING LICENSE AGREEMENT	
<p>This Parking Agreement (“Agreement”) is made by and among JLP Enterprises, LLC (“JLP”) and the Redevelopment Authority of the City of Stevens Point (“RA”), as of the day of June, 2014 (“Effective Date”).</p>		<p>Recording Area Name and Return Address: Michael Ostrowski Executive Director Redevelopment Authority 1515 Strongs Avenue Stevens Point, WI 54481 PIN:</p>

RECITALS

- A. RA owns certain property adjacent to the 1052 Main Street, Stevens Point, WI 54481 (“JLP Property”) that will be used as a public parking lot (“RA Parcel”). The RA Parcel is generally depicted on the attached **Exhibit A**.
- B. JLP desires to utilize seven (7) parking spaces on RA Parcel, requiring this Agreement.
- C. RA is willing to join in this Agreement and grant certain occupancy limitations on RA Parcel to JLP, based on the terms and conditions of this Agreement.

AGREEMENT

NOW, THEREFORE, JLP and RA, in consideration of the covenants herein contained, the receipt and sufficiency of which is hereby mutually acknowledged by each party hereto, do hereby covenant and agree as follows:

- 1. GRANT OF LICENSE.
 - a. RA hereby grants to JLP an exclusive license and right of use of portions of the RA Parcel depicted in Exhibit A (the “Licensed Area”) for parking purposes. Such license area is for seven (7) parking spaces.
 - b. RA further grants to JLP a right to enter upon other portions of the RA Parcel for the purpose of accessing such parking spaces from time to time.

c. JLP acknowledges that any improvements identifying parking spaces for JLP's sole use shall be at the sole expense of JLP, and if this Agreement is terminated for any reason, JLP shall not be compensated for the cost of such improvements and/or any loss.

d. The license herein granted shall be at the sole and unfettered discretion of the RA, and may be revoked or terminated with a one (1) year notice to JLP, unless JLP is in default of this Agreement, then this Agreement may be terminated with a thirty (30) day notice if such default is not cured by JLP.

2. REFUSE AND RECYCLING. JLP agrees to maintain and operate the dumpster enclosure area identified in Exhibit A ("Enclosure"). The following terms apply to JLP's obligations under this paragraph:

a. JLP shall execute a contract for recycling and disposal services for the removal of refuse and recyclable materials from the Enclosure on a frequency of not less than once weekly.

b. JLP shall keep the area in and around the Enclosure free of debris.

c. JLP shall not have the exclusive right to use the Enclosure. It shall act as the RA's agent for executing and administering contract with other businesses in the general vicinity of the Enclosure which wish to utilize the Enclosure for disposal of waste and recyclables.

d. JLP shall have the right to charge other businesses for use of the structure, but such charge shall not exceed the actual costs incurred by JLP for carrying out its responsibilities under this paragraph by more than ten (10) percent.

3. DEFAULT. In the event JLP fails or refuses to keep and perform any of the terms, covenants, or conditions herein required of JLP and such default is not cured within thirty (30) days after the RA gives JLP written notice of such default, then JLP shall be deemed "Default" under the terms of this Agreement. Provided, however, if the Default cannot reasonably be cured within thirty (30) days, then JLP shall be deemed to have complied with such notice so long as it has commenced to comply with the notice within the period set forth in the notice and thereafter is proceeding to cure the Default with all possible diligence. Upon the occurrence of a Default, the RA may declare this Agreement terminated and institute action to expel JLP from the premises. In such event, JLP shall pay to the RA a sum sufficient to restore the Enclosure to a clean and well maintained state. Furthermore, the RA shall be permitted any other right or remedy allowed to it by law.

4. LIABILITY. JLP shall not be responsible for the costs of repairing any damage to items located within the Licensed Premises unless caused by its own negligence.

5. ASSIGNMENT AND SUBLETTING. JLP shall not assign or transfer this Agreement, and shall not sublease all or a portion of the Licensed Area without the RA's prior written consent, which consent shall be at the sole and unfettered discretion of the RA.

6. TERM. The Term of this agreement shall be for a period of two (2) years and from thereafter be renewable for subsequent two-year terms upon mutual agreement of JLP and the RA.

7. MISCELLANEOUS.

a. If any term or condition of this Agreement or part thereof is held invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect.

b. This Agreement may only be further modified or amended by written instrument, signed by all parties hereto.

c. This Agreement shall be construed under the laws of the State of Wisconsin.

8. NOTICE. Any notice, consent or other communication given pursuant to this Agreement shall be in writing and shall be given by personal delivery or mailed to the address designated below, or such other address as they may designate in writing, mailed by registered or certified mail, return receipt requested, with postage prepaid. Notices shall be deemed effective when personally delivered or when deposited in the United States mail in the manner described above.

If to the RA: Redevelopment Authority
 Attn: Executive Director
 1515 Strongs Avenue
 Stevens Point, WI 54481

If to JLP: JLP Enterprises, LLC
 Attn: Mike Beacom
 1052 Main Street
 Stevens Point, WI 54481

This Agreement is made as of the Effective Date.

JLP:
JLP Enterprises, LLC

By: _____
_____, Member

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF PORTAGE)

Personally came before me this ____ day of June, 2014, the above-named _____, as a member of JLP Enterprises, LLC, to me known to be the person who executed the foregoing instrument in such capacity and acknowledged the same.

Notary Public, Wisconsin
My Commission expires _____.

[ADDITIONAL SIGNATURES/ACKNOWLEDGMENTS ON FOLLOWING PAGES]

RA:
REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT

By: _____
Andrew J. Halverson, Chairman

Attest: _____
Michael R. Ostrowski, Executive Secretary

ACKNOWLEDGMENT

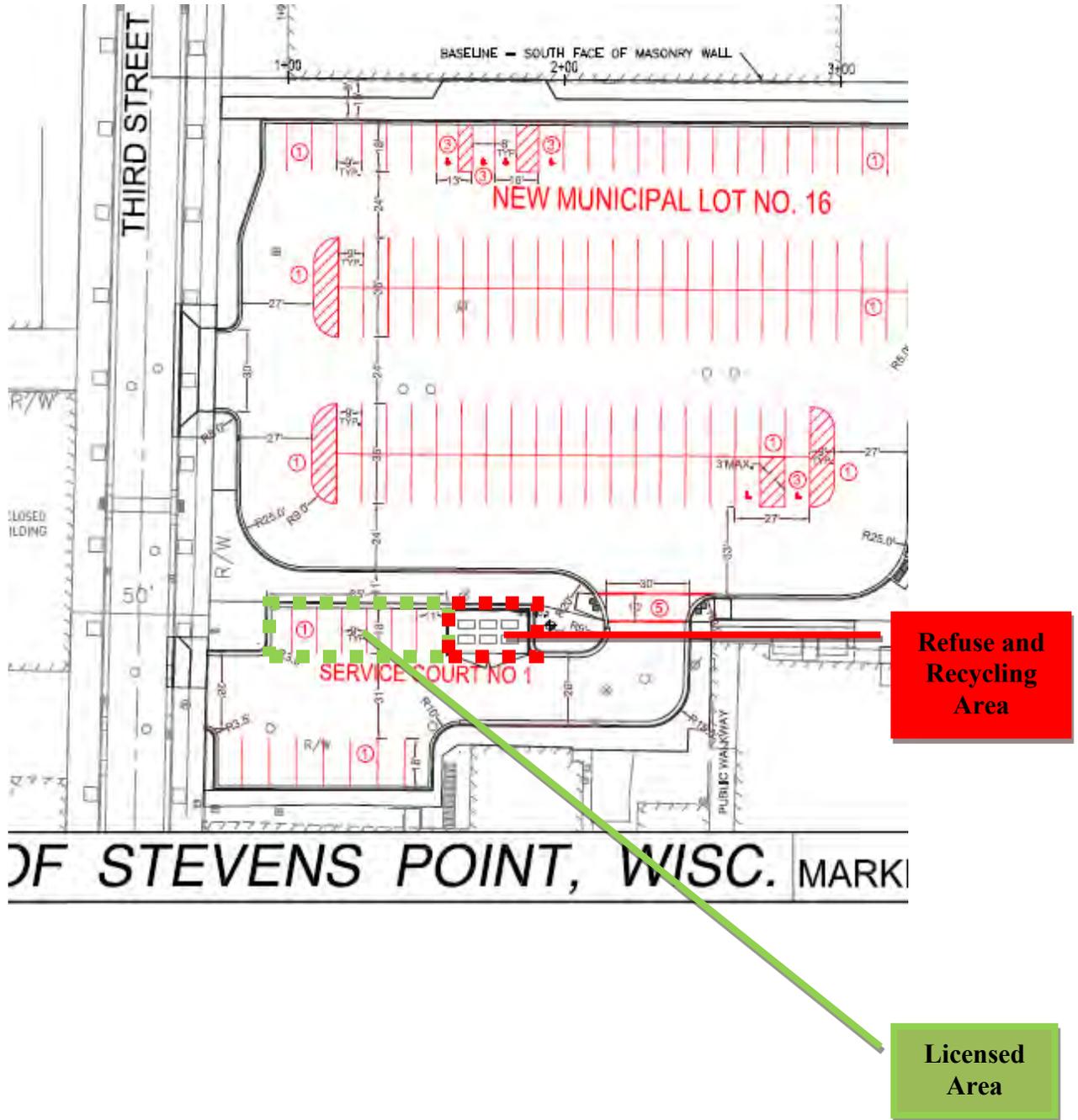
STATE OF WISCONSIN)
) SS.
COUNTY OF PORTAGE)

Personally came before me this ____ day of June, 2014, the above-named Andrew J. Halverson and Michael R. Ostrowski, as the Chairman and Executive Secretary of the Redevelopment Authority of the City of Stevens Point, to me known to be the persons who executed the foregoing instrument in such capacities and acknowledged the same.

Becky Kalata
Notary Public, Wisconsin
My Commission expires December 1, 2013.

EXHIBIT A

**DEPICTION OF LICENSED AREA AND
DEPICTION OF REFUSE AND RECYCLING CORRAL AREA**



Document Number	OCCUPANCY LICENSE AGREEMENT
Document Title	Recording Area
<p>This Occupancy Agreement (“Agreement”) is made by and among Guu Inc. (“Guu’s”) and the Redevelopment Authority of the City of Stevens Point (“RA”), as of the day of June, 2014 (“Effective Date”).</p>	<p>Name and Return Address: Michael Ostrowski Executive Director Redevelopment Authority 1515 Strongs Avenue Stevens Point, WI 54481</p> <p>PIN:</p>

RECITALS

A. RA owns certain property immediately adjacent to the north wall / entrance of Guu’s On Main, located at 1140 Main Street, Stevens Point, WI 54481 (“Guu’s Property”). Such property to the north, “RA Parcel”), and as the RA Parcel is also generally depicted on the attached **Exhibit A**.

B. Guu’s desires to expand business operations at Guu’s Property by creating a patio area, which opportunity would be for the betterment of Guu’s, however, these improvements would be located on the RA Parcel, requiring this Agreement.

C. RA is willing to join in this Agreement and grant certain occupancy limitations on RA Parcel to Guu’s, based on the terms and conditions of this Agreement.

AGREEMENT

NOW, THEREFORE, Guu’s and RA, in consideration of the above premises and of the covenants herein contained, the receipt and sufficiency of which is hereby mutually acknowledged by each party hereto, do hereby covenant and agree as follows:

1. RA LICENSE.

a. RA hereby grants to Guu’s an exclusive license and right of use of portions of the RA Parcel depicted on Exhibit A (the “Licensed Area”) to expand business operations. Such area is approximately 25 feet wide by 50 feet long. In the event and at such time as Guu’s may desire to construct or place improvements upon RA Parcel (the “Improvements”), then Guu’s shall prepare or have prepared and file with the RA a complete set of plans and/or product specifications of such Improvements. The plans and/or product specifications shall

be submitted to the RA for examination and shall be subject to the approval of the Executive Director of the RA.

b. In addition to the rights of installation as herein granted, RA further grants to Guu's a right to enter upon other portions of the RA Parcel for the purpose of installing such Improvements and for maintaining, operating, replacing, and restoring such Improvements from time to time.

c. The license herein granted shall be at the sole and unfettered discretion of the RA, and may be revoked or terminated with a sixty (60) day notice to the Guu's, unless Guu's is in default of this Agreement, then this Agreement may be terminated with a thirty (30) day notice if such default is not cured by Guu's. Guu's acknowledges that Improvements done on the RA Parcel shall be at the sole expense of Guu's, and if this Agreement is terminated for any reason, Guu's shall not be compensated for the cost of such Improvements and/or any loss.

2. RENT. In exchange for Guu's maintaining the Licensed Area and the area surrounding the Licensed Area, as well as acting as the agent for the RA in regards to refuse and recycling, RA agrees to not charge any monetary value for the license.

3. MAINTENANCE. Guu's shall be responsible for maintaining the Licensed Area, including, without limitation, sidewalk (including snow removal), landscaping, and any other undertakings necessary to maintain the safety, appearance, and cleanliness of the Licensed Area, at Guu's sole expense. The RA shall have sole and unfettered discretion to determine whether Guu's has met its obligations under this section. Should Guu's fail to adequately maintain the Licensed Area, RA shall have the right to terminate this Agreement with a thirty (30) day notice, and charge such expenses to cure such defects to Guu's.

4. REFUSE AND RECYCLING. Guu's agrees to maintain and operate the dumpster enclosure area and maintenance area identified in Exhibit C. This shall include, but is not limited to, administering contracts with disposal and recycling companies for the service of removing such materials from this location for proper disposal off site. Guu's shall be responsible for maintaining this structure, including but not limited to ongoing cleaning and removal of debris in and around the structure, snow removal, and landscaping. Guu's shall not have the exclusive right to use the structure, but rather act as the RA's agent for administering contracts with other businesses along Main Street within the general vicinity who wish to use the structure. Guu's shall have the right to charge other businesses for the use of the structure. Such charge shall not exceed more than ten (10) percent above the actual costs incurred by Guu's for performing its responsibilities under this paragraph.

5. INSURANCE AND INDEMNITY. Guu's shall, at all times during this Agreement, at Guu's expense, insure the Licensed Area for general liability in an amount of coverage of not less than One Million Dollars (\$1,000,000) for injury of or death to any one person, and One Million Dollars (\$1,000,000) for injury or death in any one occurrence (to any number of persons), and property damage liability insurance with limits of liability coverage of not less than Five Hundred Thousand Dollars (\$500,000). The policies shall name Guu's and RA as co-insureds. Guu's shall with respect to any insurance coverage required in this Agreement, furnish RA with certificates of insurance showing compliance with this paragraph and stating that RA will be notified in writing thirty (30) days prior to cancellation, change or non-renewal of insurance.

6. INDEMNIFICATION. Guu's agrees to indemnify and hold harmless the RA from and against any and all claims, losses, actions, damages, liabilities and expenses in connection with loss of life, personal injury and/or damage to property arising from or out of any occurrence in, upon or at the Licensed Area. In case the RA shall, without fault on its part, be made a party to any litigation commenced by or against Guu's, then Guu's shall protect and hold the RA harmless and shall pay all costs, expenses, and reasonable attorneys' fees incurred or paid by the RA in connection with such claim or litigation.

7. DEFAULT. In the event Guu's fails or refuses to keep and perform any of the terms, covenants, or conditions herein required of Guu's and such default is not cured within thirty (30) days after the RA gives Guu's written notice of such default, then Guu's shall be deemed "Default" under the terms of this Agreement. Provided, however, if the Default cannot reasonably be cured within thirty (30) days, then Guu's shall be deemed to have complied with such notice so long as it has commenced to comply with the notice within the period set forth in the notice and thereafter is proceeding to cure the Default with all possible diligence. Upon the occurrence of a Default, the RA may declare this Agreement terminated and institute action to expel Guu's from the premises. Furthermore, the RA shall be permitted any other right or remedy allowed by law to the RA.

8. ASSIGNMENT AND SUBLETTING. Guu's shall not assign or transfer this Agreement, and shall not sublease all or a portion of the Licensed Area without the RA's prior written consent, which consent shall be at the sole and unfettered discretion of the RA.

9. MISCELLANEOUS.

a. If any term or condition of this Agreement or part thereof is held invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect.

b. This Agreement may only be further modified or amended by written instrument, signed by all parties hereto.

c. This Agreement shall be construed under the laws of the State of Wisconsin.

10. NOTICE. Any notice, consent or other communication given pursuant to this Agreement shall be in writing and shall be given by personal delivery or mailed to the address designated below, or such other address as they may designate in writing, mailed by registered or certified mail, return receipt requested, with postage prepaid. Notices shall be deemed effective when personally delivered or when deposited in the United States mail in the manner described above.

If to the RA: Redevelopment Authority
 Attn: Executive Director
 1515 Strongs Avenue
 Stevens Point, WI 54481

If to Guu's: Guu Inc.
 Attn: Scott Gulan
 1140 Main Street
 Stevens Point, WI 54481

This Agreement is made as of the Effective Date.

GUU'S:
Guu Inc.

By: _____
_____, Owner

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF PORTAGE)

Personally came before me this ____ day of June, 2014, the above-named _____, as the Owner of Guu Inc., to me known to be the person who executed the foregoing instrument in such capacity and acknowledged the same.

Notary Public, Wisconsin
My Commission expires _____.

[ADDITIONAL SIGNATURES/ACKNOWLEDGMENTS ON FOLLOWING PAGES]

RA:
REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT

By: _____
Andrew J. Halverson, Chairman

Attest: _____
Michael R. Ostrowski, Executive Secretary

ACKNOWLEDGMENT

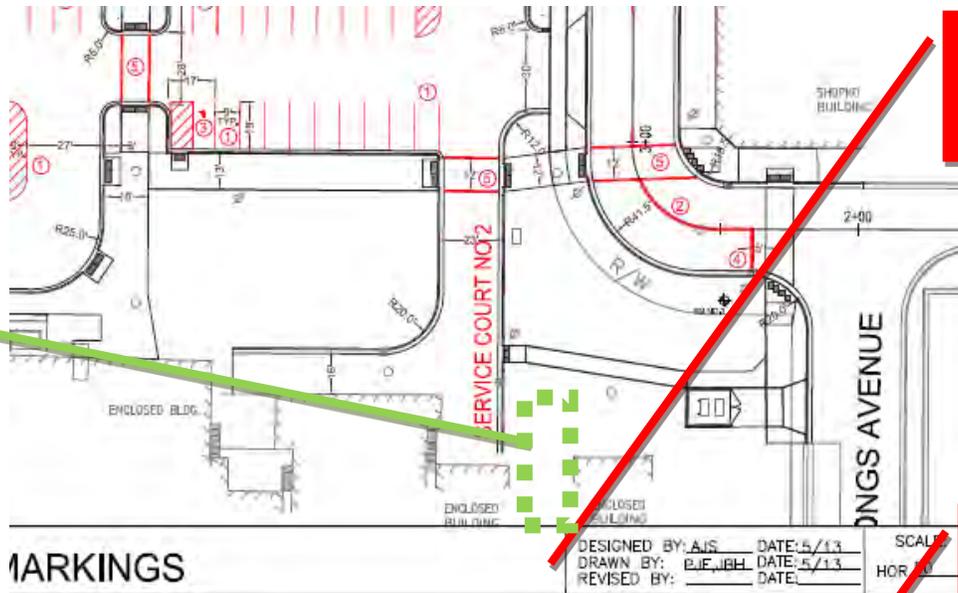
STATE OF WISCONSIN)
) SS.
COUNTY OF PORTAGE)

Personally came before me this ____ day of June, 2014, the above-named Andrew J. Halverson and Michael R. Ostrowski, as the Chairman and Executive Secretary of the Redevelopment Authority of the City of Stevens Point, to me known to be the persons who executed the foregoing instrument in such capacities and acknowledged the same.

Becky Kalata
Notary Public, Wisconsin
My Commission expires December 1, 2013.

EXHIBIT A

DEPICTION OF LICENSED AREA AND MAINTENANCE AREA



Guu's on Main Building

Licensed Area

Guu's on Main Building

Licensed Area

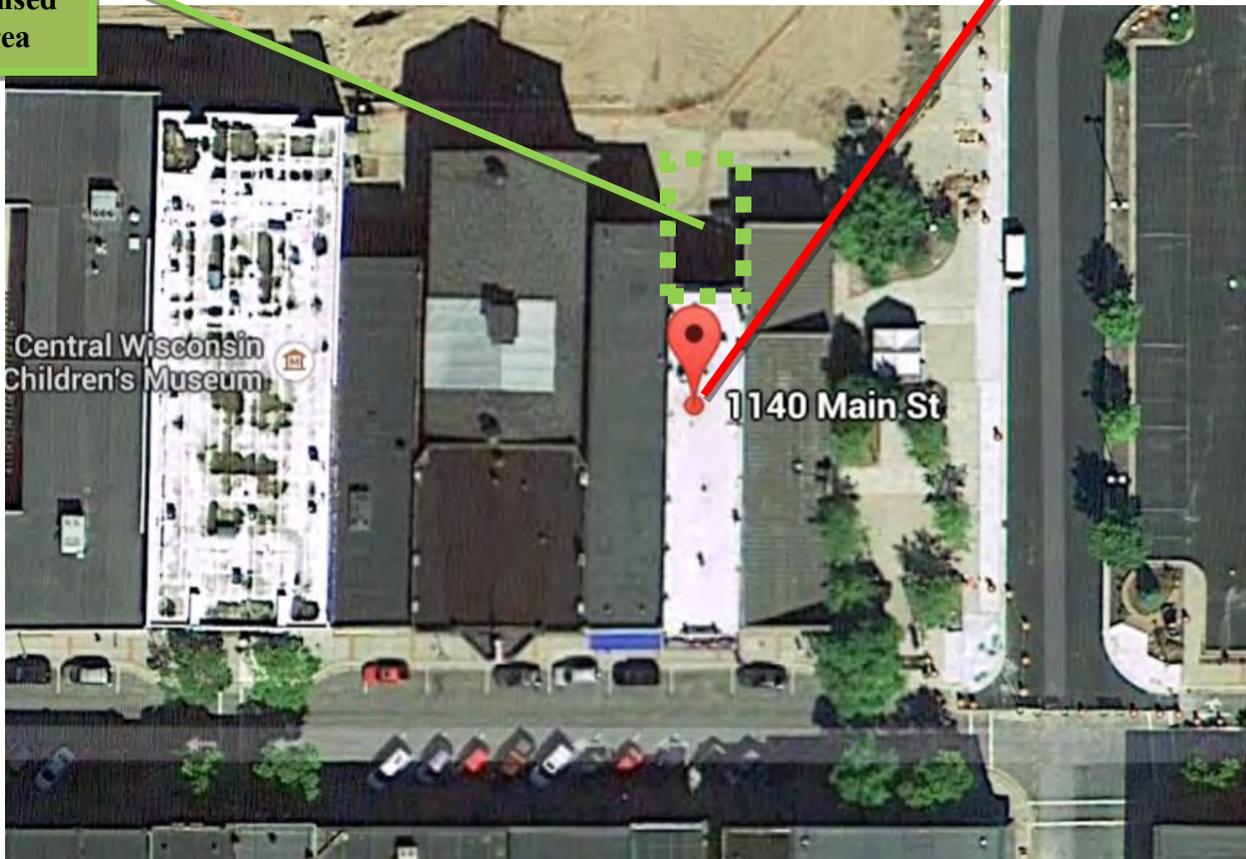
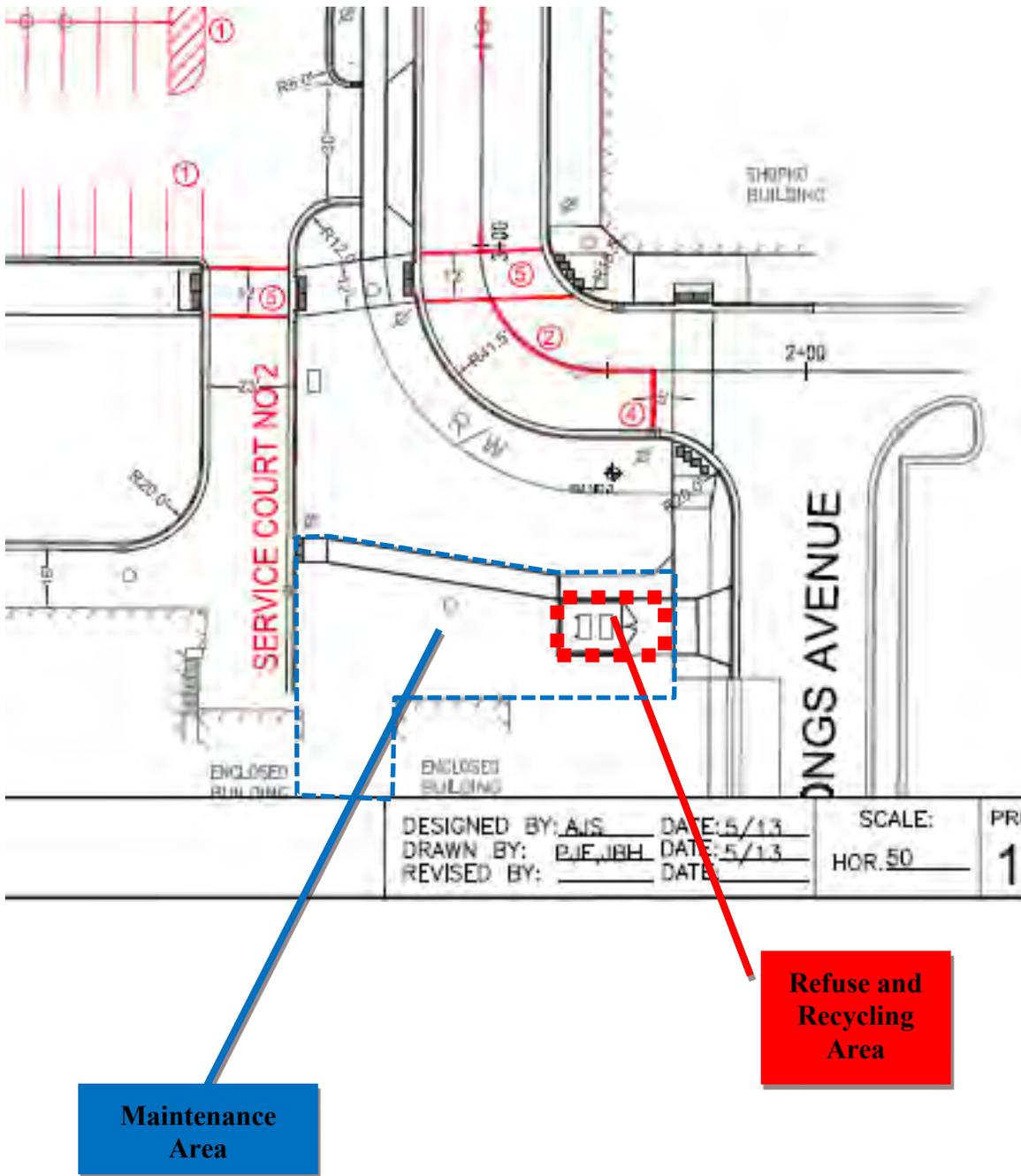


EXHIBIT B

DEPICTION OF INTENDED INSTALLATIONS IN LICENSED AREA

EXHIBIT C

DEPICTION OF REFUSE AND RECYCLING CORRAL AREA



Administrative Staff Report

Scott Gulan
Multi-Family Conditional Use Request
1140 Main Street
June 2, 2014



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"> • Scott Gulan <p>Staff:</p> <ul style="list-style-type: none"> • Michael Ostrowski, Director mostrowski@stevenspoint.com • Kyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none"> • 2408-32-2029-31 <p>Zone(s):</p> <ul style="list-style-type: none"> • "B-3" Central Business District <p>Master Plan:</p> <ul style="list-style-type: none"> • Downtown District <p>Council District:</p> <ul style="list-style-type: none"> • District 1 – Doxtator <p>Lot Information:</p> <ul style="list-style-type: none"> • Actual Frontage: 25 feet • Effective Frontage: 25 feet • Effective Depth: 132 feet • Square Footage: 3,300 • Acreage: 0.076 <p>Current Use:</p> <ul style="list-style-type: none"> • Restaurant/Tavern on first floor, Vacant Second Floor <p>Applicable Regulations:</p> <ul style="list-style-type: none"> • 23.01(14), 23.01(16), and 23.02(2)(c) 	<p>Request</p> <ol style="list-style-type: none"> 1. Request from Scott Gulan, representing Guu Inc., for a conditional use permit to construct one, 2-bedroom apartment and one, 4-bedroom apartment at 1140 Main Street (Parcel ID 2408-32-2029-31). 2. Request from Scott Gulan, representing Guu Inc., for a conditional use permit to expand a tavern (Guu's on Main) at 1140 Main Street (Parcel ID 2408-32-2029-31 and portion of Parcel ID 2408-32-2029-65). <p>Attachment(s)</p> <ul style="list-style-type: none"> • Property Data • Exhibit Map • Application • Site Plans • Renderings <p>Findings of Fact</p> <ul style="list-style-type: none"> • The property is zoned "B-3" Central Business District. • The request is to construct two second floor apartment units, one unit consisting of 2-bedrooms and a second unit with 4-bedrooms. • Multiple family uses require a conditional use permit. • The first floor is used as a restaurant and tavern. • The second request is to extend the restaurant/tavern use to the north of the property for outdoor seating. • Taverns require a conditional use permit to operate. <p>Staff Recommendation</p> <ol style="list-style-type: none"> 1. Approve the construction of apartments subject to Plan Commission and staff comments, including the following condition(s): <ul style="list-style-type: none"> • The applicant must secure a multi-family license prior to occupying the unit. • Accurate floor plan of the second story shall be submitted by an architect or engineer to be reviewed by City staff prior to issuance of occupancy license and building permits. • All building codes shall be met prior to issuance of occupancy license. • Exterior improvements must be reviewed and approved by the Historic Preservation / Design Review Commission (windows, trim, etc).
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2. Approve the expansion of a tavern subject to Plan Commission and staff comments, including the following condition(s):
- A fence shall surround the extension area. The fence shall meet the design standards of the Historic Preservation / Design Review Commission.
 - The operation of business related activities shall cease within the open extended premise area after 10 PM during all days of the week.
 - All other necessary approvals from other city review bodies, such as the Historic Preservation / Design Review Commission shall be obtained.

Vicinity Map



Background



Mr. Gulan is requesting a conditional use permit for the purposes of constructing second floor apartments at the property identified above. Currently, no occupants live on site. The applicant is proposing to renovate and fully utilize the entire second floor with the creation of two units. One unit will consist of two bedrooms, and the second unit will consist of four bedrooms, totaling six occupants for the apartments.

Part of the renovation would include creating a private rear (north) entrance to access the larger four bedroom unit. A street entrance off of Main Street exists to access the two bedroom room apartment. New windows are also proposed for a majority of the second floor. If the second request to extend the premise is granted, significant improvements are proposed within the extended premise area on the north side of the building.

Note: Parking requirements no longer exists for residential properties within the "B-3" Central Business District. Tenants have the ability to secure municipal permits, if needed.

Section 23.01(14)(d)(5)

5) *Designated Downtown*

No Parking is required in a designated downtown area. Where parking is provided, it must meet the dimensional standards of this Zoning Code.

Standards of Review

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

Analysis: The building currently exists, with a commercial use on the first floor. The vacant second floor will be renovated into two apartment units, accommodating a total of six occupants in six bedrooms.

Findings: The increased occupancy should not be detrimental to, or endanger, the public health, safety, or general welfare as several neighboring properties utilize apartment on the second floor. Furthermore, the request mirrors the goals and objectives within the comprehensive plan to increase density within downtown.

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

Analysis: The apartment units will be located on the second floor, which is common throughout the downtown. They will be above commercial space used for a restaurant/tavern.

Findings: The units should be complementary to the proposed uses at the site, and within the immediate vicinity.

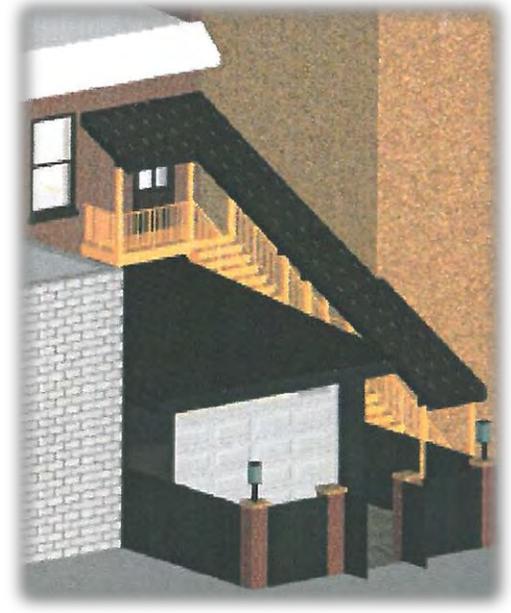
3) The establishment of the use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

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

Findings: The proposed use should not impede the orderly development and improvement of the surrounding properties.

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

Analysis: Project plans do include exterior renovation of the facade. The ground floor street entrance along Main Street will remain, however a second entrance on the rear (north) facade of the building is proposed. The construction involves creating a covered private stairwell (see photo). Additionally, new exterior windows are proposed for a majority of the second floor. Any facade work must be approved by the Historic Preservation / Design Review Commission.



Findings: The architectural appeal should not be in variance with other structures throughout the neighborhood, as several other neighboring properties have access stairwells to second floor apartments. The proposed stairwell will significantly increase the aesthetics of the north facade. Any exterior improvements will require review by the Historic Preservation / Design Review Commission. The stairwell has been of primary focus as it directly relates to the conditional use permit request, other exterior elements will be reviewed by other applicable committees and or commissions.

- 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 this area.

- 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: No parking is required within the "B-3" Central Business District.

Findings: N/A

- 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 is within the Central Business District. The intent of this district is to provide a single contiguous district encompassing the central business district or downtown area which will encourage primarily retail uses and a variety of supporting uses. This district is intended to help implement the community's specialized development goals and planning principles, for the CBD, particularly the development and maintenance of the downtown area as a specialized pedestrian-oriented shopping and community center.

Findings: The proposed use is a supporting use within this district.

- 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 lot and building exist. Any exterior improvements shall meet the zoning requirements for the district.

Findings: This standard is met.

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

Analysis: The proposal is to construct to one 2-bedroom unit and one 4-bedroom unit on the second floor. The total number of bedrooms would then be six for the entire building.

Findings: The proposal should not result in an over-concentration of high density living facilities, as the property is within the dense downtown.

- 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: The establishment does not have any off street parking.

Findings: There is no parking required for the property and/or uses.

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

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

Analysis: The property currently exists, and 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. Guidelines:**

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

Analysis: Refuse storage is stored behind the building.

Findings: Containers are proposed to be stored in a shared enclosure on the Redevelopment Authority's property.

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

Analysis: Lighting will likely change as the stairwell and associated exterior improvements warrant additional lights, however as the stairwell is covered, light spill-over should be minimal. No illumination plan has been submitted.

Findings: This standard is met.

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

Analysis: The use will be a multi-family type use.

Findings: The use should not cause significant noise levels.

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

Based on the findings above, staff would recommend approval of both requests.

Premise Extension

Guu's currently operates as a tavern, grandfathered into the zoning code, and therefore does not operate under a conditional use permit. With the demolition of the mall, and extension of Third Street and Strongs Avenue, Scott Gulan is planning to construct a patio and second entrance for his restaurant. The expansion will occur on the north side of his building at 1140 Main Street and is proposed to extend onto Redevelopment Authority property for which a lease agreement will be drafted. The premise extension dimensions are approximately 25 feet wide and 50 feet long and depicted in the map below. This request would require review, as it involves expanding a tavern (conditional use).



The property owner is proposing to invest significantly in renovating the façade, and the extended premise area, which includes constructing fencing, overhangs, and enclosures. A portion of the extended premise is proposed to be enclosed via an overhead door. Tables and chairs will likely occupy much of the area as it is proposed to act as an outdoor seating area for restaurant patrons. It will be a significant improvement from the existing rear façade (see photo).

The proposed request assists in allowing for the revitalization of buildings whose facades have been historically a rear entrance. The extension of premise will significantly improve aesthetics for the recently exposed area and therefore, staff would recommend approval of the conditional use permit with the following conditions:

- A fence shall surround the extension area. The fence shall meet the design standards of the Historic Preservation / Design Review Commission.
- The operation of business related activities shall cease within the open extended premise area after 10 PM during all days of the week.
- All other necessary approvals from other city review bodies, such as the Historic Preservation / Design Review Commission shall be obtained.



Name and Address		Parcel #	Alt Parcel #	Land Use
Guu Inc 1140 Main St Stevens Point, WI 54481		240832202931	240832202931	Bar/Tavern w/ Warehouse above
		Property Address		Neighborhood
		1140 Main St		Cntrl Bus & 2nd St area(Comm)
Subdivision		Zoning		
Display Note		Valentine Brown Addn		B3-CENTRAL BUSINESS

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

SITE DATA

PERMITS

Actual Frontage	25.0	Date	Number	Amount	Purpose	Note
Effective Frontage	25.0					
Effective Depth	132.0					
Square Footage	3,300.0					
Acreage	0.076					

2013 ASSESSED VALUE

Class	Land	Improvements	Total
(2) - B-Commercial	\$21,800	\$130,600	\$152,400
Total	\$21,800	\$130,600	\$152,400

LEGAL DESCRIPTION

W 1/2 LOT 8 BLK 29 V BROWN ADD 674/745

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
Guu Inc 1140 Main St Stevens Point, WI 54481		240832202931	240832202931	Bar/Tavern w/ Warehouse above
		Property Address		Neighborhood
		1140 Main St		Cntrl Bus & 2nd St area(Comm)
		Subdivision		Zoning
Display Note	Valentine Brown Addn		B3-CENTRAL BUSINESS	

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Bar/Tavern (C avg)	1896	2,800	Masonry - Avg	16
1	2	Warehse, Storage (C avg)	1896	2,800	Masonry - Avg	10

Total Area	5,600
-------------------	-------

BASEMENT DATA

COMPONENTS

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
1	1	Bar/Tav/Restaurant Unf Bsmnt	2,800				

DETACHED IMPROVEMENTS

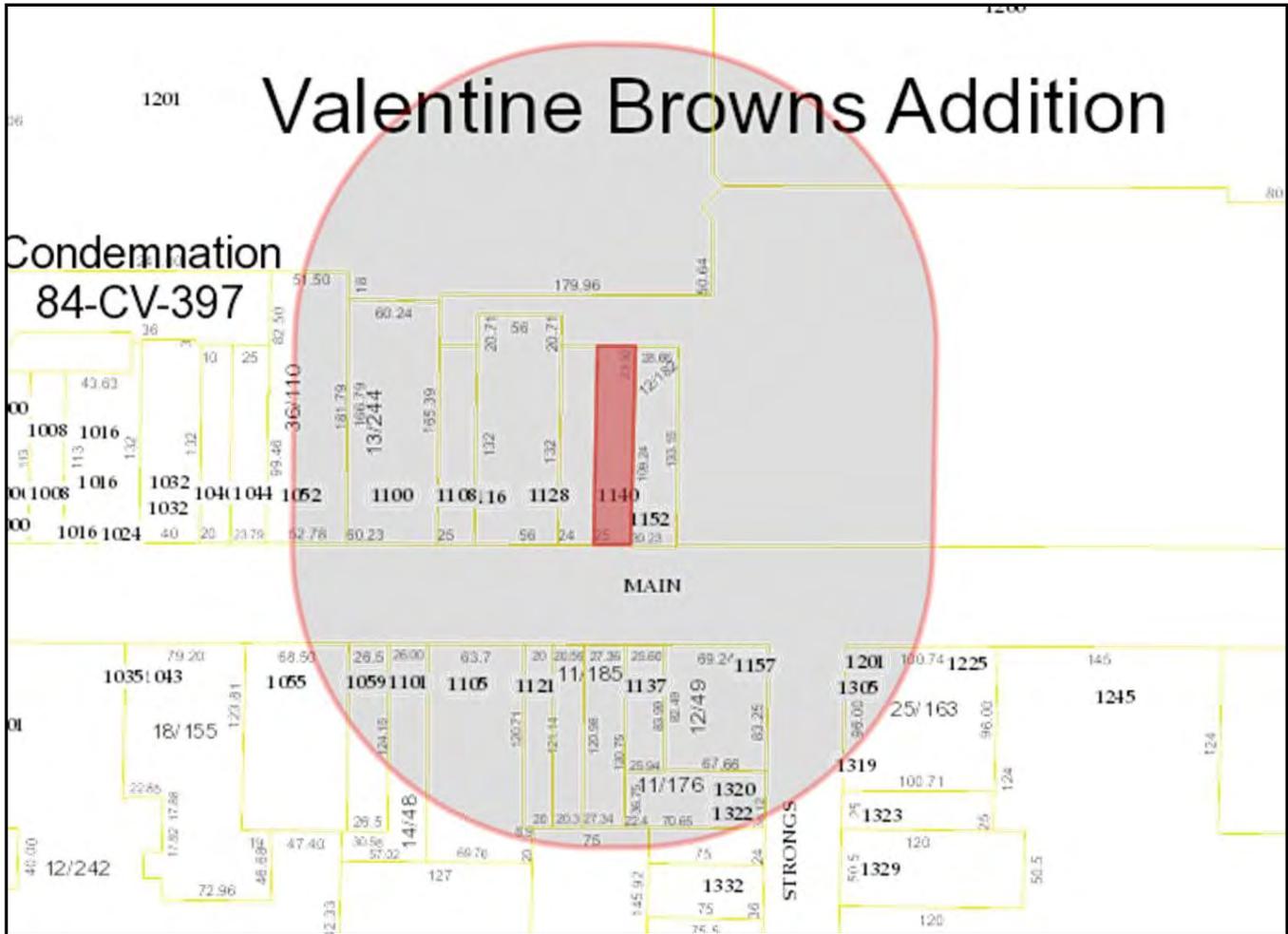
Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS

STRUCTURE DATA

Site Improvement	Units	Age	47
		Year Built	1896
		Eff. Year	1967
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	2.00
		Business Name	Bar Tavern w/ warehouse above

Conditional Use Permit – Increase Occupancy and Premise Extension – 1140 Main Street – Exhibit Map (200 Feet Boundary)



Tax Key	Name	Mailing Address	City, State	Zip	Property Address
281240832202950	SPIRIT SPE PORTFOLIO LLC	PO Box 19060	Green Bay WI	54307	1200 Main St.
281240832202938	BCK RENTALS LLC	1052 Main St LL3	Stevens Point WI	54481	1052 Main St.
281240832202939	CENTRAL WISCONSIN CHILDRENS MUSEUM INC.	1100 Main St Stop 1	Stevens Point WI	54481	1100 Main St.
281240832202929	JEANETTE L SANDERS ADA ET AL	1249 Clark Street	Stevens Point WI	54481	1116 Main St.
281240832202928	JEANETTE L SANDERS ADA ET AL	1249 Clark Street	Stevens Point WI	54481	1108 Main St.
281240832202930	WILLIAM J & LUANN M STREUR TRUST	1000 S Lynndale Dr	Appleton WI	54914	1136 Main St.
281240832202931	GUU INC	1140 Main St	Stevens Point WI	54481	1140 Main St.
281240832202932	KARLENE PROPERTIES LLC	1224 Strongs Ave	Stevens Point WI	54481	1148 Main St.
281240832202611	ROBERT T WRAY	853 ALABAMA SHORES RD	MUSCLE SHOALS AL	35661	1055 Main St.
281240832202610	JEROME L & CARRIE L KAWSKI	2893 River Road	Junction City WI	54443	1059 Main St.
281240832202609	PATRICK D & DIANA BARLOW	1497 Old Wausau Road	Stevens Point WI	54481	1101 Main St.
281240832202653	PDKB HOLDINGS LLC	1497 Old Wausau Road	Stevens Point WI	54481	1105 Main St.
281240832202606	BONITA A BROWN	1121 Main St	Stevens Point WI	54481	1121 Main St.
281240832202639	KARL S PNAZEK AND BONITA ANN	3411 Plover Rd	Plover WI	54467	1125 Main St.

	BROWN				
281240832202638	KARL S PNAZEK AND BONITA ANN BROWN	3411 Plover Rd	Plover WI	54467	1129 Main St.
281240832202637	K BUENO LLC	PO Box 651	Stevens Point WI	54481	1137 Main St.
281240832202601	RURAL ESTATES LLC	8215 County Rd I	Custer WI	54423	1141 Main St.
281240832202706	BCK RENTALS LLC	1052 Main St LL3	Stevens Point WI	54481	1201 Main St.
281240832202645	TLB PROPERTIES LLC	1720 Ridgewood Circle	Plover WI	54467	1320 Strongs Ave.
281240832202634	TLB PROPERTIES LLC	1720 Ridgewood Cir	Plover WI	54467	0 Stongs Ave
281240832202630	ELKS LODGE #641	1132 Clark St	Stevens Point WI	54481	1132 Clark St.
281240832202966	COMMUNITY DEV. AUTHORITY OF STEVENS POINT	1515 STRONGS AVE	STEVENS POINT WI	54481	0 Third St.
281240832202965	COMMUNITY DEV. AUTHORITY OF STEVENS POINT	1515 STRONGS AVE	STEVENS POINT WI	54481	0 Centerpoint Dr.



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)

*R# 1-56977
\$250
5-23-14*

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #	-	Date Submitted	5/23/14	Fee Required	\$250.00	Fee Paid	
Associated Applications if Any	Extend Permit & Lease			Assigned Case Manager	Kylie Kearns		
Pre-Application Conference Date	-	Conditional Use Permit Request	Use	<input checked="" type="checkbox"/>	Amend	<input type="checkbox"/>	

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input checked="" type="checkbox"/>)	
Applicant Name	Scott Gulan	Contact Name	
Address	1140 Main Street	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	715-344-3200	Telephone	
Fax	715-344-3002	Fax	
Email	sgulan@hotmail.com	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
240832202031		
Legal Description of Subject Property		
-		
Designated Future Land Use Category		Current Use of Property
Downtown District		Restaurant / Tavern
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)		
<p>1) Convert an empty second floor of my building into apartments.</p> <p>2) Building a covered patio area off the rear of my building. This project would also include improvements to the rear facade of the building.</p> <p>3) Extend my liquor license to back patio area.</p> <p>Projects would begin upon approval, hoping to be finished by late summer.</p>		

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

This project will help with the continued growth and revitalization of downtown Stevens Point, as well as make several needed improvements to the facade of my building.

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

All work will be done through our back ally which should have minimal impact if any to the adjacent properties.

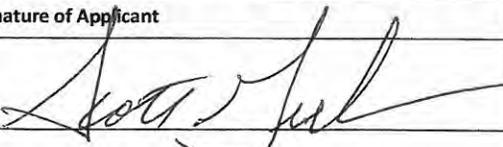
Current Zoning Surrounding Subject Property			
North:	B-3	South:	B-3
East:	B-3	West:	B-3
Current Land Use Surrounding Subject Property			
North:	Parking	South:	Commercial
East:	Commercial & Parking	West:	Commercial

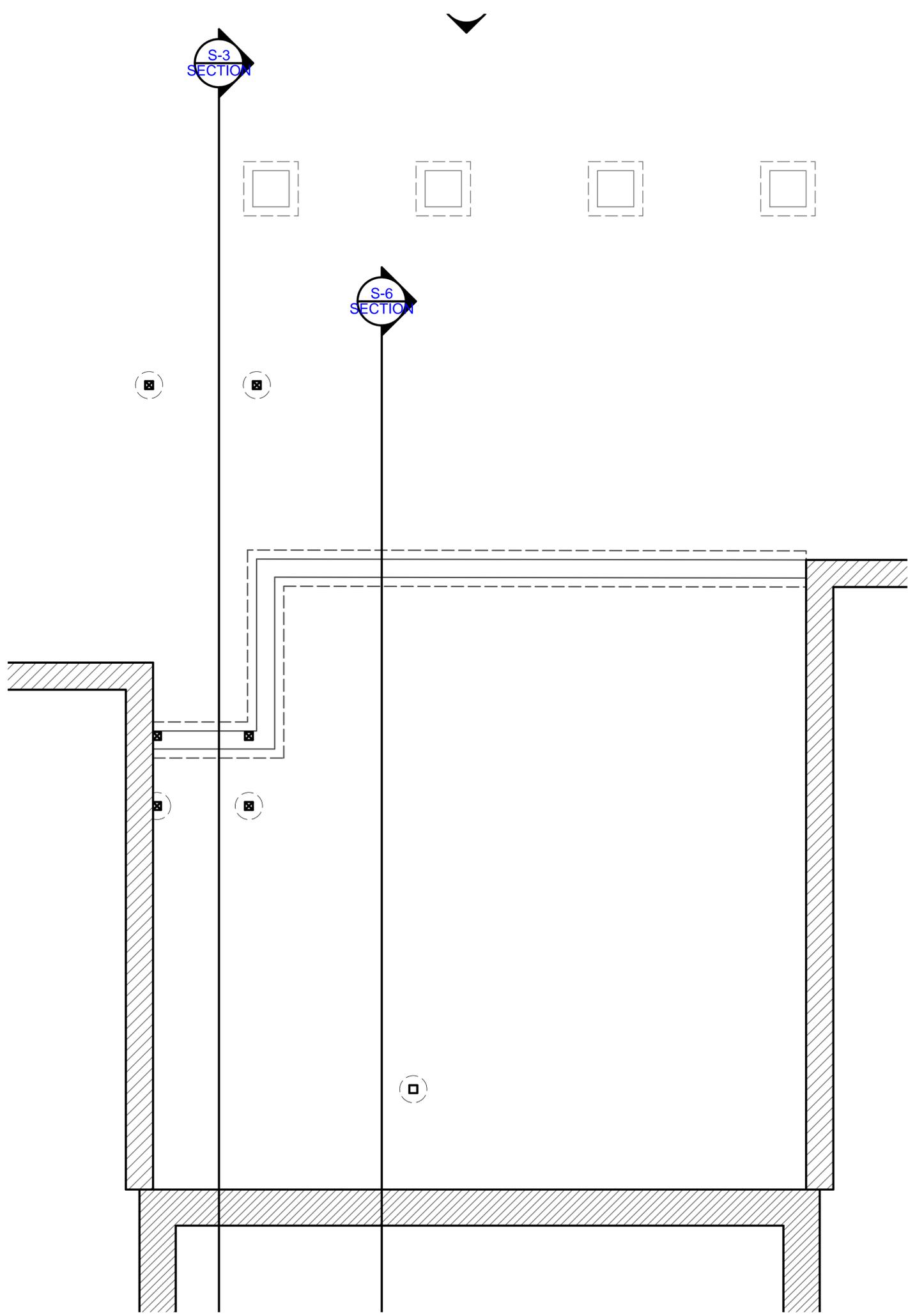
EXHIBITS

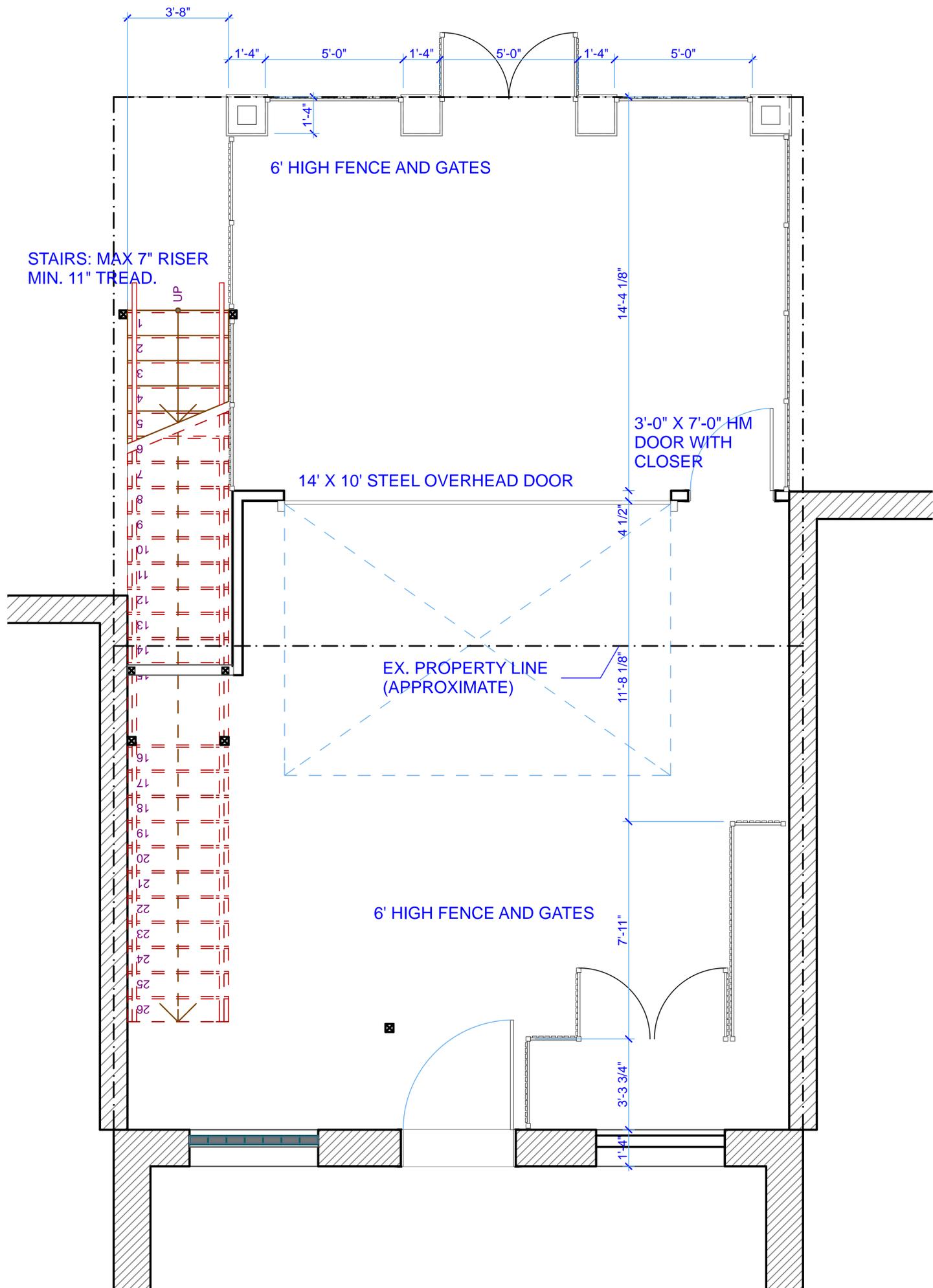
Owner Information Sheet	<input type="checkbox"/>	Additional Exhibits If Any: —
Letter to District Alderperson	<input type="checkbox"/>	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	<input checked="" type="checkbox"/>	
Site Plan (designating primary, side, and service street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

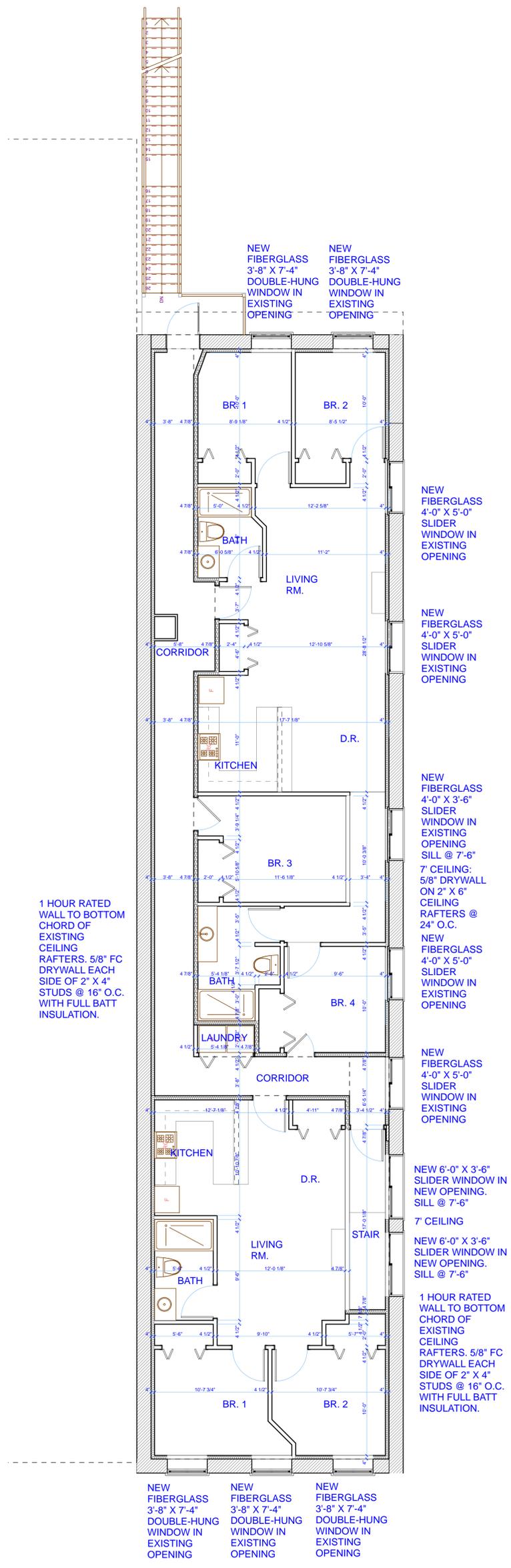
CERTIFICATION AND SIGNATURE

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

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	5/23/14		5/23/14







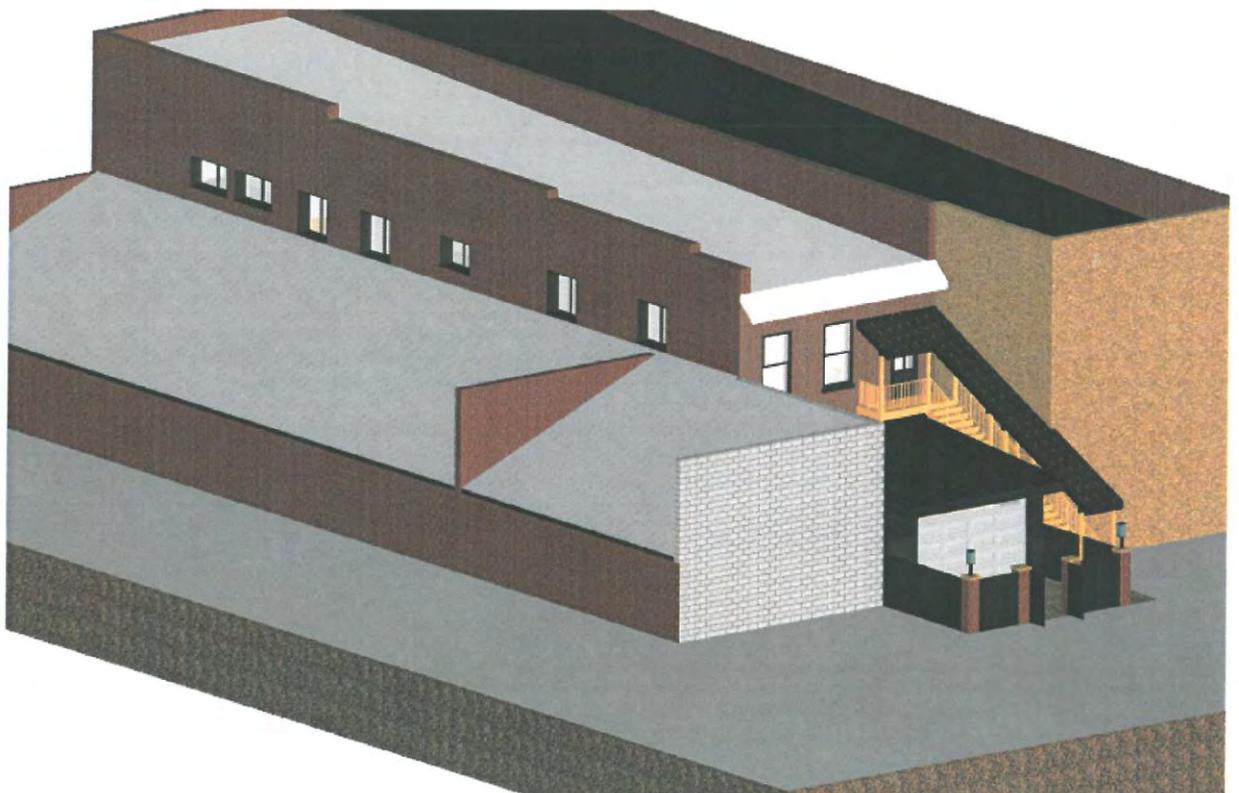


TUCK POINT EXISTING BRICK AS NECESSARY. PAINT WITH LATEX EXTERIOR PAINT.

1 1/2" STEEL PANEL ON 5/8" SHEATHING ON 1 3/4 X 14" 1.55E TIMBERSTRAND LSL @ 12" O.C.

NEW LIGHT FIXTURE.

NEW BRICK PIER WITH CL STONE CAP.





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

To: Plan Commission
From: Plan Staff
CC:
Date: 5/21/2014
Subject: Request from Nathan Boston, representing Boston Funeral Home, for a constrained site exemption to reconstruct the parking lot at 1649 Briggs Street (Parcel ID 2408-32-1018-01).

Boston Funeral Home is planning to reconstruct their parking lot located at 1649 Briggs Street. Under our current ordinance, they would be required to have a 25 foot street setback and ten foot side and rear yard setback around the perimeter of the lot, along with landscaping. However, applicants may request an exception if it is considered a constrained site:

g) Constrained Sites

Alternative parking and landscaping standards may be approved by the Plan Commission and Common Council only where the required parking and landscaping in this Zoning Code cannot be physically met on the site for one of the following reasons:

- 1) Redevelopment of an existing site requires parking or landscaping to be added, but a building, pavement or stormwater facility already exists; or
- 2) **Redevelopment of an existing site would reduce the number of stalls below the required number for the use or reduce aisle widths below the recommended standard; or**
- 3) The existing site has lost area from landscaping due to adjacent road widening or other right-of-way infrastructure improvements.
- 4) A parking facility addition would be inconsistent with the layout or setback of the existing parking facility to the extent where it would significantly change the configuration of the existing facility to meet current standards. Such addition shall not exceed more than 50 percent of the existing parking facility area.

Boston Funeral Home would fall under the second option. Currently, their establishment is 6,209 square feet, which would require them to have 103 parking stalls (1 space per 4 seats or 1 space per 60 square feet of gross floor area (whichever is greater)). Their current number of parking stalls approximately 43. Therefore, any reduction in the amount of stalls would qualify them for this exemption.

Specifically, they are requesting to remove the setback requirements stated above, as they would significantly reduce the number of parking stalls on the site to a point that would drastically affect the business if they would be required to meet the current ordinance. It is important to note that the existing five foot setback around the entire parking area will be maintained. Furthermore, the western driveway is proposed to be widened, which includes re-pouring the existing sidewalk along the western boundary to accommodate the widened driveway. No landscaping exists between the western boundary, however a fence surrounding the southern and western boundaries will remain to provide screening. Staff would recommend that the applicant receive approval from the department of public

works to remove and replace curbs and sidewalks as identified on the plan, while also meeting applicable curb and sidewalk standards. The applicant shall also receive review and/or approval from the water department for stormwater control.

Vicinity Map



Given that Boston Funeral Home is under the required number of spaces for a personal service use, staff would recommend approval of this request with the following conditions:

- The existing landscaping and fence surrounding the parking lot must remain or be improved.
- The applicant shall receive review and/or approval from the department of public works to remove and replace curbs and sidewalks as identified on the plan, while also meeting applicable curb and sidewalk standards.
- The applicant shall receive review and/or approval from the water department for stormwater control.

Name and Address		Parcel #	Alt Parcel #	Land Use
N & A Boston Holdings LLC 2530 Homestead Way Plover, WI 54467		240832101801	240832101801	Funeral Home
		Property Address		Neighborhood
		1649 Briggs St		Division Str North (Comm)
		Subdivision		Zoning
Display Note		Smith, Briggs & Phillips Addn		R4-MULTI-FAMILY I

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
N & A Boston Holdings LLC	10/31/2013	\$435,000	Warranty Deed	790979		Land & Build.
Boston Properties LLC	7/12/2004	\$385,000	Warranty Deed	659501		Land & Build.
Beatrice R Boston	7/30/1999	\$384,400	Personal Rep Deed	56	3394	Land & Build.

SITE DATA

PERMITS

Actual Frontage	250.0	Date	Number	Amount	Purpose	Note
Effective Frontage	250.0	5/5/2002	30796	\$1,500	090 Roof/Strip & re-roof	& siding
Effective Depth	132.0	8/15/1994	24430	\$5,000	099 Sign	4 X 6 Sign
Square Footage	33,000.0					
Acreage	0.758					

2013 ASSESSED VALUE

Class	Land	Improvements	Total
(2) - B-Commercial	\$97,700	\$478,100	\$575,800
Total	\$97,700	\$478,100	\$575,800

LEGAL DESCRIPTION

LOTS 1 2 3 4 & 5 BLK 12 S B & P ADD BNG PRT NW NE S32 T24 R8 790979

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
N & A Boston Holdings LLC 2530 Homestead Way Plover, WI 54467		240832101801	240832101801	Funeral Home
		Property Address		Neighborhood
		1649 Briggs St		Division Str North (Comm)
		Subdivision		Zoning
Display Note		Smith, Briggs & Phillips Addn		R4-MULTI-FAMILY I

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Funeral Home (D good)	1975	4,359	Wd or Stl Frm w/ Mas Ven or St	10
1	2	Funeral Home (D good)	1988	1,850	Wd or Stl Frm w/ Mas Ven or St	10
Total Area				6,209		

BASEMENT DATA

COMPONENTS

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
1	1	Office Bsmnt - Unfinished	1,359	1	1	Frame Garage(s)	1,147
1	1	Funeral Home - Finished Bsmnt	3,000				
1	2	Office Bsmnt - Unfinished	1,850				

DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS

STRUCTURE DATA

Site Improvement	Units	Age	39
		Year Built	1975
		Eff. Year	1975
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	1.00
		Business Name	Boston Funeral Home



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>

\$150.00
5-19-14
R#1-56840

APPLICATION FOR A SITE PLAN REVIEW

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

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required	\$150.00	Fee Paid	\$150.00
Associated Applications (if any)				Assigned Case Manager	[Signature]		
Pre-Application Conference Date				Minor Site Plan	<input type="checkbox"/>	Major Site Plan	<input type="checkbox"/>

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)	
Applicant Name	Same	Contact Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? <input type="checkbox"/>)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name	Nathan Boston	Owner's Name	
Address	1649 Briggs St	Address	
City, State, Zip	Stevens Point WI 54481	City, State, Zip	
Telephone	715-344-4223	Telephone	
Fax		Fax	
Email	nate.boston@bostonfunerals.net	Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
Legal Description of Subject Property		
Area of Subject Property (Acres/Sq Ft)		
Current Zoning District(s)		

Designated Future Land Use Category	Current Use of Property	Proposed Use of Property

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

Rebuild parking lot



Current Zoning Surrounding Subject Property

North:		South:	
East:		West:	

Current Land Use Surrounding Subject Property

North:		South:	
East:		West:	

EXHIBITS

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

CERTIFICATION AND SIGNATURE

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

Signature of Applicant	Date	Signature of Property Owner(s)	Date
<i>Nathaniel B...</i>	5-19-14		

Kyle Kearns

Subject: FW: Parking lot resurrection

From: Nate Boston [<mailto:nate.boston@bostonfuneralhome.net>]

Sent: Monday, May 19, 2014 12:07 PM

To: geo.doxtator@yahoo.com

Cc: Michael Ostrowski

Subject: Parking lot resurrection

Mr. George Doxtator,

Boston Funeral Home has had the privilege of settling within your district in 1974 at 1649 Briggs St. Though the years, maintaining an established business at this location can be certainly described as interesting. Like any established business, weather and age have begun to affect the aesthetic and function of the property. This is especially true with our parking lot. I wanted to extend the courtesy of informing you, I have hopes of resurrecting new life into our parking lot by having it redone. With the counsel of Chris Loken from American Asphalt, we have come up with a game plan for this undertaking. I understand that city codes and qualifications have changed since the parking had been originally constructed in 1974. Existing city parking lot codes and qualifications would place an undue burden on the business; in addition to being a constrained site for just general parking accommodations. For these reasons, I have applied for a variance consideration from the city of Stevens Point to reconstruct the parking lot similar to its original current form. As this general request goes before the community development and common council, I am humbly requesting your support.

If you have any questions or concerns, please feel free to reply to this email or contact me at the funeral home.

Sincerely,



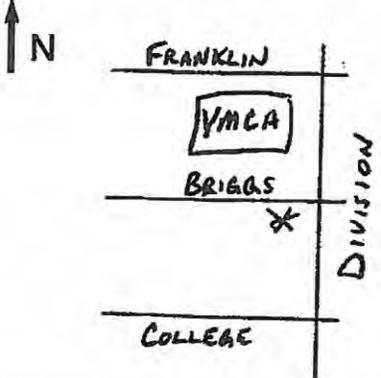
Nate J Boston

Boston Funeral Home
1649 Briggs St.
Stevens Point, WI 54481
Phone: 715-344-4223
FAX: 715-344-5899

JOB NAME PROPOSED EST. TONS

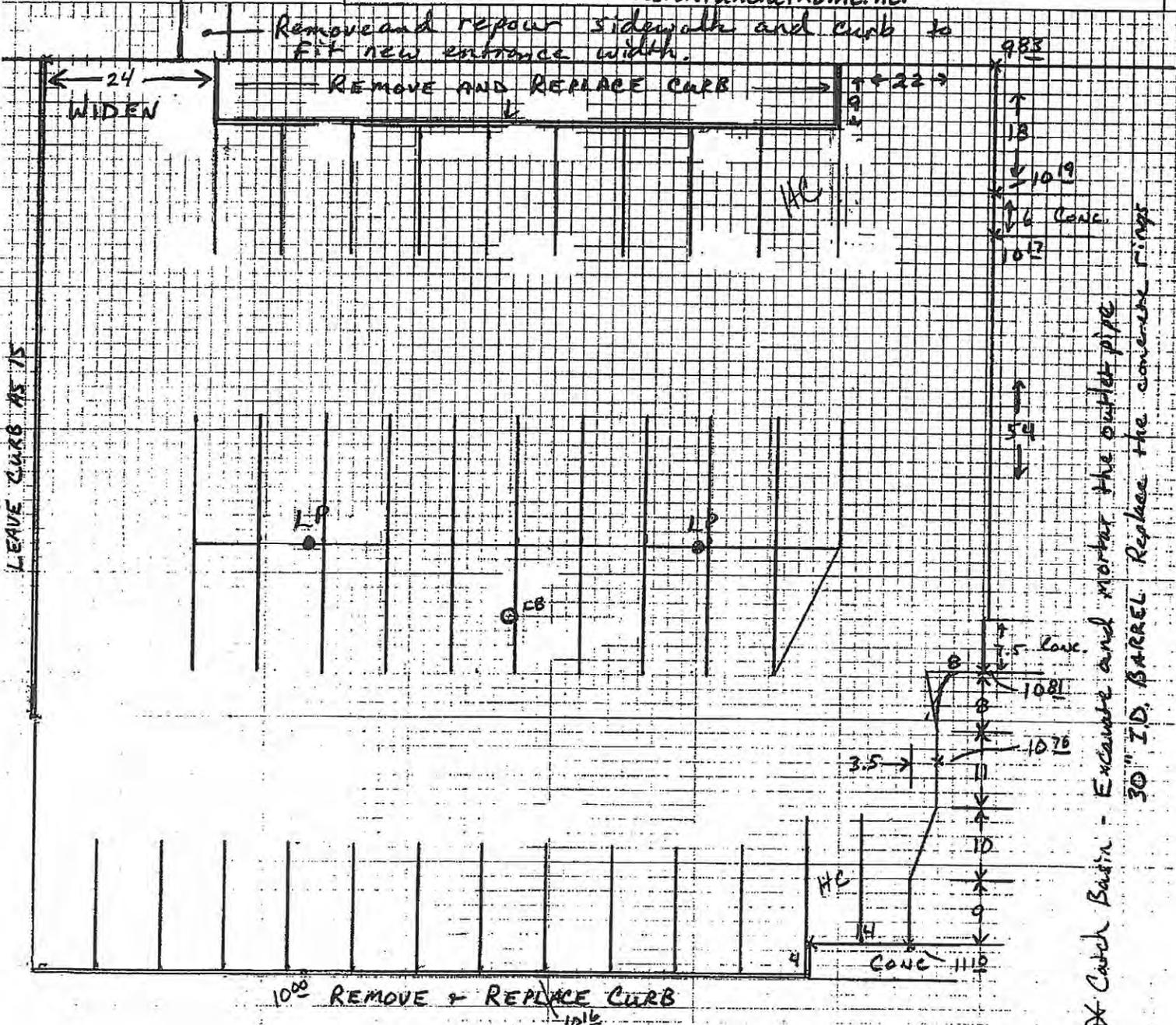
ADDRESS 1649 BRIGGS STREET CONTACT NATE BOSTON

CITY STEVENS POINT PHONE: HOME WORK 344-4223 CELL



ITEM	QUANTITY
Exc -	
Base -	
Saw -	
Exc & Base by others:	
FINE GRADE & PAVE INCHES	1740 SY
Comments:	

nate.boston@bostonfuneralhome.net





Administrative Staff Report

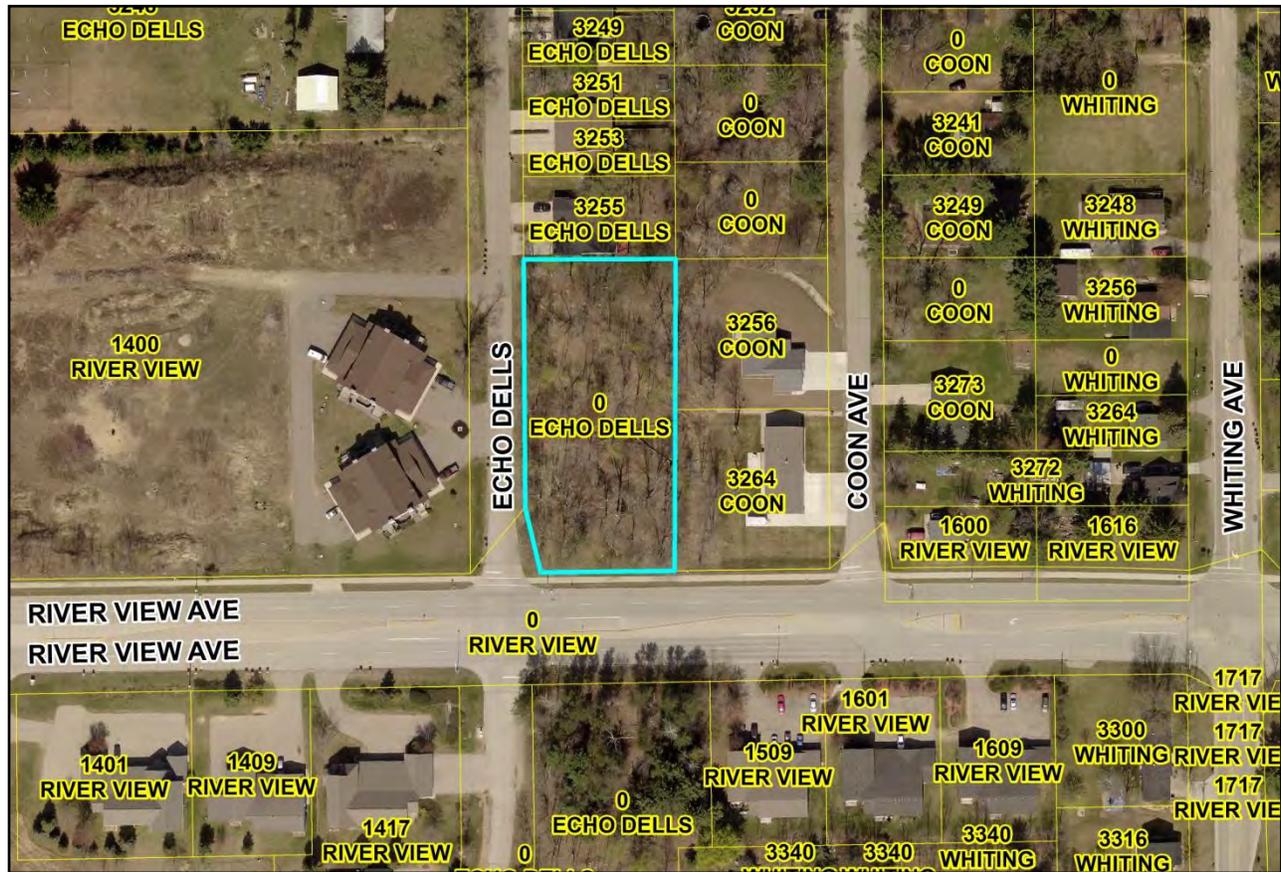
**Rezone Request – Riverview Ave (Hwy HH)
& Echo Dell Ave**

**"R-2" Single Family Residential
to "R-3" Single and Two-Family Residential
June 2, 2014**

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"> Lewis Danczyk <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"> 2308-05-4203-04 <p>Lot Information:</p> <ul style="list-style-type: none"> Effective Frontage: 274.7 feet Effective Depth: 176 feet Square Footage: 48,337 Acreage: 1.11 <p>Zone(s):</p> <ul style="list-style-type: none"> "R-2" Single Family Residential District <p>Master Plan:</p> <ul style="list-style-type: none"> Residential <p>Council District:</p> <ul style="list-style-type: none"> District 10: Phillips <p>Current Use:</p> <ul style="list-style-type: none"> Residential <p>Applicable Regulations:</p> <ul style="list-style-type: none"> 23.02(1)(d), 23.02(1)(e) 	<p>Request</p> <p>Request from Lewis Danczyk, representing the property owner, to rezone the property located on the northeast corner of Echo Dells Avenue and Riverview Avenue (Parcel ID 2308-05-4203-04) from R-2 Single Family Residence District to R-3 Single and Two-Family Residence District.</p> <p>Attachment(s)</p> <ul style="list-style-type: none"> Parcel ID Sheet Exhibit Map Application <p>Findings of Fact</p> <ul style="list-style-type: none"> The property is zoned "R-2" Single Family Residence District The request is to rezone the property to "R-3" Single and Two-Family Residence District. The property is currently vacant with no development. The City's Comprehensive Plan calls for a residential use on this property. <p>Staff Recommendation</p> <p>Based upon the findings, staff recommends approving the rezoning request for the property located on the northeast corner of Echo Dells Avenue and Riverview Avenue (Parcel ID 2308-05-4203-04) from "R-2" to "R-3", as the rezoning will allow a more fitting and compatible use at the site, as well as provide a buffer between single and multi-family uses.</p>
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Vicinity Map



Background

Lewis Danczyk is requesting to rezone the property above to "R-3" Single and Two-Family Residence District. Furthermore, Mr. Danczyk believes this is the best, most practical zoning for the property which is located directly adjacent to multi-family and two-family properties. Furthermore, it borders a four lane main thoroughfare.

Standards of Review

Rezoning Request

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

Analysis: The minimum lot requirements in the "R-3" Single and Two-Family Residence District are as follows:

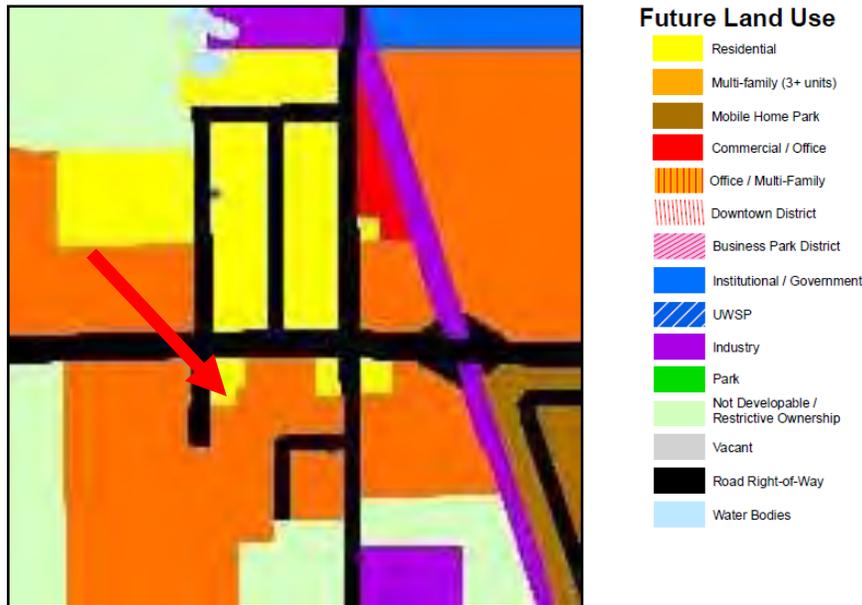
- Minimum Lot Area: Single Family - 8,000 square feet, and Two-Family - 15,000 square feet.
- Minimum Lot Width: Single Family: 60 feet, or 80 feet for corner lots, and Two-Family: 100 feet for new lots after 3/21/2007.

Findings: The current lot is 48,337 square feet; 274.7 feet wide, with a depth of 176 feet, well exceeding the minimum lot size requirements. The lot could accommodate multiple single or two-family lots.

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

Analysis: The Comprehensive Plan calls for this area to be a Residential type use. Two-family residential is incorporated within the residential future land use category.

Findings: Single family residential and two-family residential are similar in that densities are low in comparison to lot size. They typically exist adjacent to one another for this reason. The applicant's request is consistent with the comprehensive plan below.

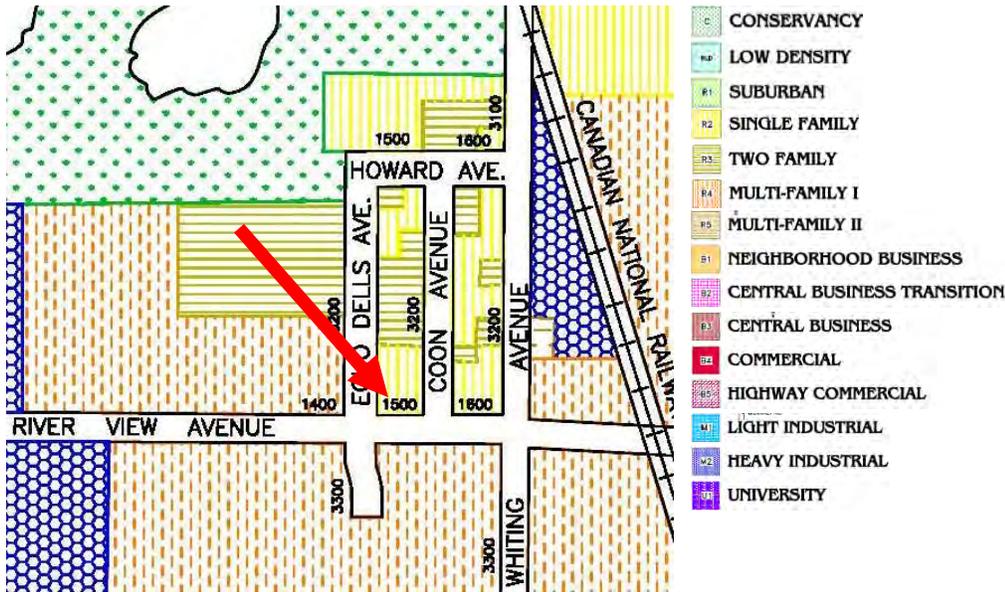


Future Land Use Map – 2005 Stevens Point Comprehensive Plan

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

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

Direction	Zoning	Use
North	"R-3" Single and Two-Family Residence	Duplexes
South	"R-4" Multiple Family 1 Residence	Multi-Family
East	"R-2" Single Family Residence	Single Family Home
West	"R-4" Multiple Family 1 Residence	Multi-Family



Zoning Map – City of Stevens Point

Findings: Multi-family zoning surrounds half of the property to the south and west, with two-family zoning to the north and single family to the east. Given the multi-family uses west, two-family is an appropriate zoning classification for the property as duplexes would provide a buffer between single family homes to the east and multi-family to the west. In addition, the main thoroughfare, Riverview Avenue (Hwy HH) is four lanes and garners speeds of 35-45 miles per hour. It is important to note that the rezoning request would still allow for single-family homes to be constructed on the property.

Based on the findings above, the change in zoning will not create adjacent incompatible uses, as it will assist in providing a buffer between different residential uses. Therefore, staff recommends approving the rezoning request.

Name and Address		Parcel #	Alt Parcel #	Land Use
Lewis J Danczyk & Daniel C Danczyk 3230 County Road C Mosinee, WI 54455		230805420304	230805420301	Vacant Land - Residential
		Property Address		Neighborhood
		Echo Dells & River View		28 South East (Residential)
		Subdivision		Zoning
Display Note	New Parcel for 2011	Metes And Bounds		R2-SINGLE

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Lewis J Danczyk &	4/17/2014	\$145,000	Warranty Deed W/Add'L F	794897		Land

SITE DATA

PERMITS

Actual Frontage	274.7	Date	Number	Amount	Purpose	Note
Effective Frontage	274.7					
Effective Depth	176.0					
Square Footage	48,337.0					
Acreage	1.110					

2013 ASSESSED VALUE

Class	Land	Improvements	Total
(1) - A-Residential	\$29,900	\$0	\$29,900
Total	\$29,900	\$0	\$29,900

LEGAL DESCRIPTION

LOTS 6-7-8-9-10 BLK 4 & ALL OF VAC ALLEY RNG THRU SD BLK 4 ALL S 25' OF RAY ST VAC ADJ SD BLK 4 ON THE N SELLER ADD; EX CSM#9931-43-111 & EX HWY DES 688/181-5 & 688/192-6 BNG PRT NW SE S5 T23 R8 794897 795667-AOC

DWELLING DATA (0 of 0)

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

FEATURES

ATTACHMENTS

Description	Units	Description	Area

Name and Address		Parcel #	Alt Parcel #	Land Use
Lewis J Danczyk & Daniel C Danczyk 3230 County Road C Mosinee, WI 54455		230805420304	230805420301	Vacant Land - Residential
		Property Address		Neighborhood
		Echo Dells & River View		28 South East (Residential)
		Subdivision		Zoning
Display Note	New Parcel for 2011	Metes And Bounds		R2-SINGLE

LIVING AREA

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

DETACHED IMPROVEMENTS

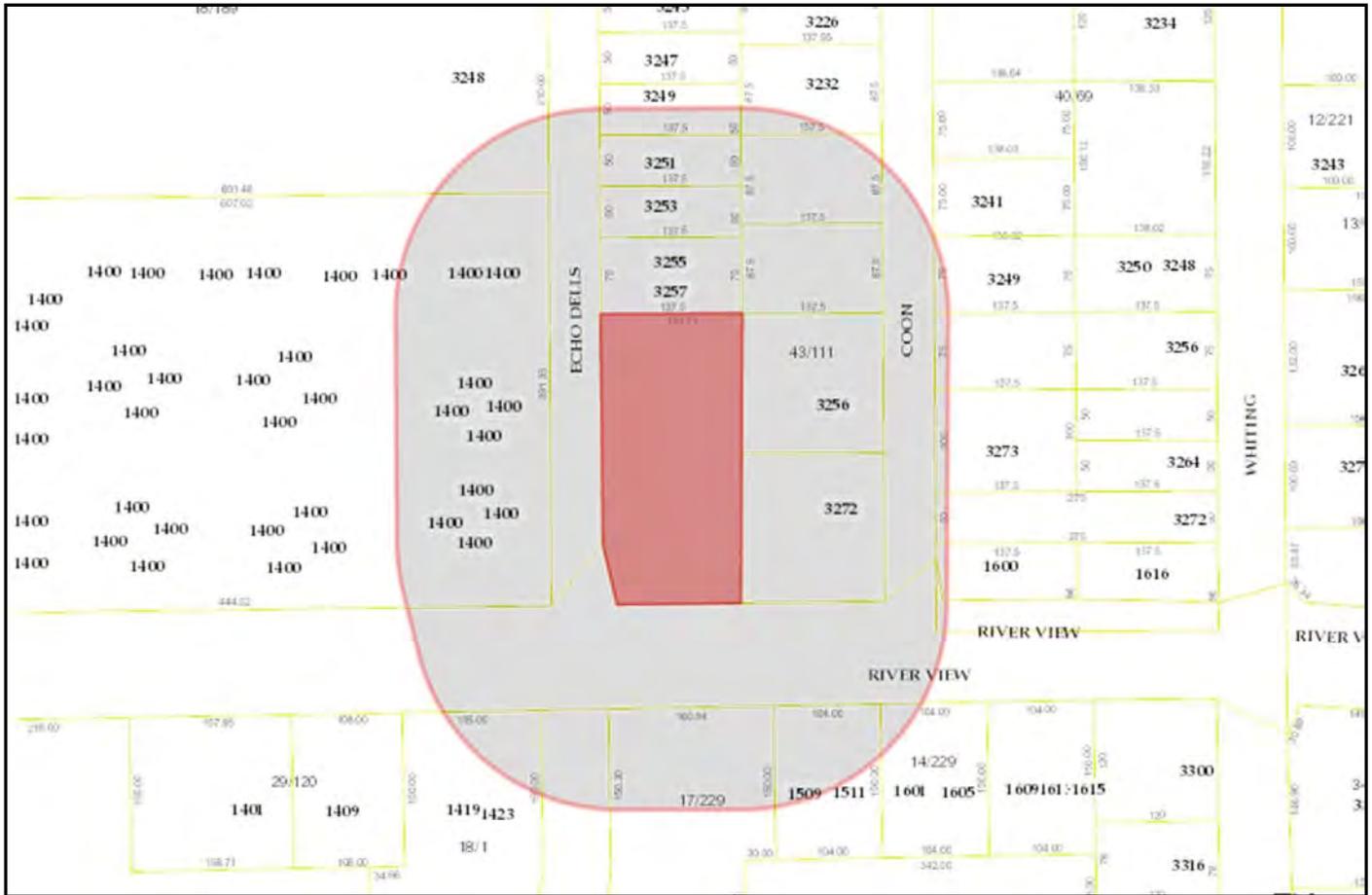
Description	Year Built	Square Feet	Grade	Condition

PROPERTY IMAGE

PROPERTY SKETCH

NO IMAGE ON FILE	
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Rezoning Request – "R-2" Single Family Residential to "R-3" Single and Two-Family Residential – Hwy HH (Riverview Ave.) & Echo Dells Ave. – Exhibit Map (200 Feet Boundary)



Tax Key	Name	Mailing Address	City, State	Zip	Property Address
281230805420203	WOYTASIK	3248 Echo Dells Ave	Stevens Point WI	54481	3248 Echo Dells Ave.
281230805420521	DAVID A RAIKOWSKI & MELANIE M SHIREK	3232 Coon Ave	Stevens Point WI	54481	3232 Coon Ave.
281230805420518	JASON J & KRISTI L DAVIS	3249 Echo Dells Ave	Stevens Point WI	54481	3249 Echo Dells Ave.
281230805420522	DAVID A RAIKOWSKI & MELANIE M SHIREK	3232 Coon Ave	Stevens Point WI	54481	0 Coon Ave.
281230805420528	RUDOLPH SR JACKSON	3251 Echo Dells Ave	Stevens Point WI	54481	3251 Echo Dells Ave.
281230805420527	KEVIN J WEBER	2955 GREEN ACRES DR	LAKE HAVASU CITY AZ	86404	3253 Echo Dells Ave.
281230805420523	MARGIE M NOLTZE	124 Hilltop Dr	Neenah WI	54956	0 Coon Ave.
281230805420610	WIZA RONALD	2600 Highway 66	Rosholt WI	54473	3249 Coon Ave.
281230805420512	KENNETH H DEGNER	3255 Echo Dells	Stevens Point WI	54481	3255 Echo Dells Ave.
281230805420402	WARREN F COLBY	3264B Whiting Ave	Stevens Point WI	54481	0 Coon Ave.
281230805420302	CHRIS & GINGER KARCH	3264 Coon Ave	Stevens Point WI	54481	3264 Coon Ave.
281230805420410	WARREN F COLBY	3264B Whiting Ave	Stevens Point WI	54481	3273 Coon Ave.
281230805420405	WARREN F COLBY	3264-B Whiting Ave	Stevens Point WI	54481	3272 Whiting Ave.
281230805420406	WARREN F COLBY	3264B Whiting Ave	Stevens Point WI	54481	1600 Riverview Ave.
281230805430007	R&D ENTERPRISES LLC	1540 Brookhaven Way	Plover WI	54467	1601 Riverview Ave.
281230805430008	R&D ENTERPRISES LLC	1540 Brookhaven Way	Plover WI	54467	1509 Riverview Ave.
281230805430036	BEVERLY A NORTHWOOD	PO Box 669	Stevens Point WI	54481	0 Echo Dells Ave.

281230805430099	CITY OF STEVENS POINT	1515 Strongs Ave	Stevens Point WI	54481	0 Echo Dells Ave.
281230805430038	BEVERLY A MANCL	PO Box 669	Stevens Point WI	54481	1417 Riverview Ave.
281230805300099	PORTAGE COUNTY	1516 Church St	Stevens Point WI	54481	0 Riverview Ave.
281230805420205	CANDLEWOOD INVESTMENTS LLC	1317 COLLEGE CT	STEVENS POINT WI	54481	1400 Riverview Ave.
281230805420303	SCOTT A KOEHLER	3256 Coon Ave	Stevens Point WI	54481	3256 Coon Ave.
281230805420304	HENRY D DANCZYK	135 Forest St North	Stevens Point WI	54481	0 Echo Dells 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 ZONING MAP AMENDMENT - REZONING

(Pre-Application Conference Required)

Ret - \$660
\$250
5/2/14

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications if Any				Assigned Case Manager			
Pre-Application Conference Date							

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input checked="" type="checkbox"/>)	
Applicant Name	Lewis Danczyk	Contact Name	Same
Address	3230 Ct Hwy C	Address	
City, State, Zip	Mosinee, Wis, 54455	City, State, Zip	
Telephone	715 693-3346	Telephone	
Fax		Fax	
Email		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
TAX# 281-23-0805420304	NE CORNER OF ECHO BELLS AND CO. HWY (SEE ATTACHED MAP)	
Legal Description of Subject Property		
LOTS 6, 7, 8, 9, 10 BLK 4 & ALL VAC ALLEY SD BLK 4 ALL 525' RAY ST VAC ADJ BLK 4 ON N SEWER ADD; EXC 5M43/111 & EX HWY-688/181 & 688/192 SECTION 5 TOWNSHIP 23 RANGE 8 344/126 CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN		
Area of Subject Property (Acres/Sq Ft)		Area of Requested Rezoning (Acres/Sq Ft)
274.66' X 131.71		APPROX. 34,544 SQ. FT.
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property
R3	VACANT LAND	Duplex/zero lot dwellings
Current Zone District		Proposed Zone District
R2 Residential		R3

Reason for the zone change request	
<p>possible Development of PROPERTY INTO Duplex OR ZERO LOT LINE RESIDENTIAL HOMES. THIS WOULD BE COMPATIBLE WITH NEIGHBORHOOD. THERE IS A CONDOS ACROSS THE STREET TO THE WEST. Duplex AND ZERO LOT EXISTS TO THE NORTH, THERE IS APARTMENTS AND OTHER MULTIPLE FAMILY DEVELOPMENT TO THE SOUTH.</p>	
Land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)	
<p>AT THIS TIME PROPERTY IS JUST BEING MARKETED. POSSIBLE PURCHASERS HAVE EXPRESSED INTEREST ONLY FOR Duplex / ZERO LOT LINE RESIDENTIAL DEVELOPMENT SO THERE IS NO SPECIFIC TIMELINE AT THIS TIME.</p>	
Current Zoning Surrounding Subject Property	
North:	South:
East:	West:
Current Land Use Surrounding Subject Property	
North:	South:
East:	West:
Is the proposed zoning map amendment consistent with the Comprehensive Plan? If so how?	

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
	5 2 14		



Memo

Michael Ostrowski, Director

Community Development

City of Stevens Point

1515 Strongs Avenue

Stevens Point, WI 54481

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

mostrowski@stevenspoint.com

City of Stevens Point – Department of Community Development

To: Plan Commission
From: Michael Ostrowski and Kyle Kearns
CC:
Date: 5/22/2014
Re: Request from Justiceworks, Ltd. / Shifting Gears LLC to amend Section **23.02(1)(g)(3)** of the Revised Municipal Code of the City of Stevens Point, R-5 Multiple Family II Residence District, to allow the selling of product by a non-profit (501(c)(3)) organization as a conditional use.

Justiceworks, Ltd. / Shifting Gears LLC is:

"a non-profit community justice organization dedicated to the advancement of programs and practices that secure right relationships between offenders, victims, and their communities. "Rightness" in relationships implies safe, equitable, and respectful treatment for all with regard for individual differences and the need to repair harms suffered. Justiceworks seeks to incorporate evidence-based practices into traditional responses of the justice system for more effective justice outcomes."

source: <http://www.justiceworksltd.org/>

Shifting Gears is an initiative led by Justiceworks for reentry of offenders into the community. Aged and broken bicycles are obtained primarily through donations, which are then fixed by offenders and then sold back to the community.

Currently, the above groups, although part of one another, are separated. Justiceworks, Ltd. operates at an office in Suite D at 1547 Strongs Avenue, whereas, Shifting Gears LLC is located in a warehouse at 2116 Wood Street. They have indicated that combining operations would increase efficiency, and have identified a potential location zoned "R-5" that would suit their needs.

Uses similar to Justiceworks and an accessory use such as Shifting Gears are allowed within the "R-5" zoning district via the conditional use permit process. Below is the current zoning code language:

Section 23.02(1)(g)(k)

- k) *Facilities of a commercial nature which sell gift-type items which are made by senior citizens or other organized public or semi-public groups. Such items can be either homemade or made in craft shops of facilities such as senior center, YMCA, YWCA, schools, or other similar institutional facilities. Such commercial facility shall not be free standing on a site, but must be a subordinate use of a non-profit larger institutional facility such as a senior center.*

The requested amendment by the applicant is to provide a clearer definition while also allowing the use, primarily Shifting Gears, to grow and possibly exceed an accessory status on the property. Below is the request amendment:

Section 23.02(1)(g)(k)

- k) Facilities of a commercial nature which either: (i) sell gift-type items which are made by senior citizens or other organized public or semi-public groups; or, (ii) a store that primarily sells used tangible personal property at retail that is owned by a nonprofit organization that qualifies for the income tax exemption under section 501(c)(3) of the Internal Revenue Code. Such Gift-type items can be either homemade or made in craft shops of facilities such as senior center, YMCA, YWCA, schools, or other similar institutional facilities. Such commercial facility shall not be free standing on a site, but must be a subordinate use of a non-profit larger institutional facility such as a senior center or non-profit office space."

Staff have reviewed the requested amendment and found no negative issues with proposed changes, as long as it remains a conditional use. The amendment is specific enough where the likelihood of other entities falling under a similar scenario is low. Additionally, the proposed use would require a conditional use permit, where site specific conditions can be placed on the permit to ensure parking, regulate noise and light, and review other important characteristics resulting from the use.

Overall, staff feels the amendment is fitting within the "R-5" Multiple Family II District as it generally includes higher density living facilities, offices and other light commercial uses. Again, if use elements and characteristics were to ever change, the conditional use permit can be revoked after review by the governing body. Therefore, staff would recommend approving the amendment as presented above.

May 5, 2014

Community Development Department
Mr. Michael Ostrowski, Director
1515 Strongs Ave.
Stevens Point, WI 54481

In Re: Plan Commission Matters for 1578 Strongs Avenue

Dear Director Ostrowski:

Thank you for taking the time on April 29, 2014 to review matters regarding 1578 Strongs Avenue (the "Property") and the City of Stevens Point Planning Commission process. As we discussed, Justiceworks, LTD, Shifting Gears, LLC and the 2617 Club, LTD are in the process of purchasing the Property. One of the contingencies of that purchase is our receipt of appropriate approvals from the City for the operations of the Shifting Gears, LLC bicycle repair and sales shop at the Property.

In furtherance of satisfying those contingencies, enclosed for your review please find the following:

1. Application for an Ordinance / Code Amendment;
2. Application for a Conditional Use Permit;
3. Application Fee of \$250.00;
4. Required Letter to Alderperson Stroik; and
5. CD containing a PDF version of the Applications.

Our vision for the Property is to provide all three organizations with a space to conduct their respective operations under one roof. This type of collaboration will allow all three publically supported organizations to operate more efficiently.

Justiceworks is an Internal Revenue Service recognized 501(c)(3) charitable organization. Justiceworks is also the sole owner of Shifting Gears, LLC. For purposes of the Internal Revenue Code, Shifting Gears is disregarded and is simply accounted for under the Justiceworks, LTD structure. The 2617 Club was founded in 2004 by PRISM and local recovering people. The mission of the 2617 Club is to provide a safe and social environment for persons in recovery with a place for recovery meetings, relaxation, education and a social atmosphere. Just like Justiceworks, the 2617 Club is an Internal Revenue Service recognized 501(c)(3) charitable organization.

As you explained, the Property is zoned "R-5" Multiple Family II Residence District under the City of Stevens Point zoning ordinance (the "Zoning Code") and, as such, the "Permitted Uses" in the "R-4" district are also Permitted Uses in the R-5 district. As you further explained, Permitted Uses in R-4 include religious and charitable institutions and their accessory uses.

As noted above, Shifting Gears is wholly owned by Justiceworks. It was started as part of the TEAM program. A central focus of Shifting Gears is to provide disadvantaged people with job skills and training. The program receives donations of bicycles from various individuals, organizations and local units of government from across the State of Wisconsin.

Program participants then work to repair the bicycles to be resold to the general public. One of the critical keys to success of this program is appropriate staff oversight. By co-locating our Justiceworks offices with the Shifting Gears bike shop operations the two programs will be able to run much more efficiently.

From our discussions, I understand that the Shifting Gears operations as currently constituted would qualify as an incidental or accessory use to the broader Justiceworks charitable organization activities. In other words, in its current configuration the operations of Justiceworks, Shifting Gears and the 2617 Club could occupy the Property without first obtaining a conditional use permit or further approval as each qualifies as a "Permitted Use" under the Zoning Code for the R-5 district. However, also as we discussed, we are very optimistic at Justiceworks about the viability of the Shifting Gears program and hope that its operations will continue to grow.

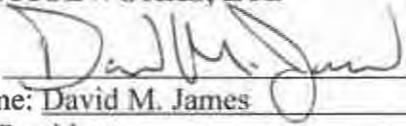
While we expect future operations of Shifting Gears to be in furtherance of the Justiceworks charitable mission, we want to make sure that, were the operations to grow, we would not unwittingly cross the line from an accessory use to a retail operation outside of the Permitted Uses applicable to R-5 properties under the Zoning Code. Therefore, we are requesting the City amend the Zoning Code to allow as a R-5 Conditional Use a store that primarily sells used tangible personal property at retail that is owned by a nonprofit organization that qualifies for the income tax exemption under section 501(c)(3) of the Internal Revenue Code so long as such commercial facility is not free standing on a site, but rather is a subordinate use of a non-profit larger institutional facility. The enclosed Application for an Ordinance / Code Amendment provides the specific language we are requesting.

While we considered seeking a "rezoning" of the parcel to allow for the potential of retail sales, we thought such a change would be unnecessary. Rather, we are requesting this rather minor revision to the existing Zoning Code to try and stay within the current general intent of the ordinance while allowing for the potential of expanding retail operations at the Property in a manner that is consistent with the charitable nature of our organizations and good business practice.

If you have any questions or concerns, please do not hesitate to contact either Justiceworks or the 2617 Club.

Sincerely,

JUSTICEWORKS, LTD

By: 

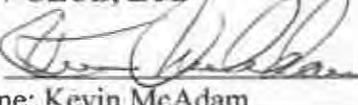
Name: David M. James

Its: President

(715) 344-0890

dmj@andlaw.com

2617 CLUB, LTD

By: 

Name: Kevin McAdam

Its: President

(715) 254-0608

ksmcadam@gmail.com



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

Ref 1-56703
5/6/14
\$250

APPLICATION FOR AN ORDINANCE / CODE AMENDMENT

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted	5/5/14	Fee Required	\$ 250	Fee Paid	F 250
Associated Applications if Any	CUP Application			Assigned Case Manager	Kyle Kears		
Pre-Application Conference Date		Ordinance Chapter / Section	Chap 23 R-5 Zoning District				

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)	
Applicant Name	Justiceworks, Ltd./2617 Club, Ltd./Shifting Gears, LLC	Contact Name	Justiceworks, Ltd./2617 Club, Ltd.
Address	1547 Strongs Avenue, Suite D	Address	1547 Strongs Avenue, Suite D
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	Stevens Point, WI 54481
Telephone	715-344-3677	Telephone	715-252-9738
Fax		Fax	
Email	jamie.kiener@justiceworksltd.org	Email	dmj@andlaw.com and ksmcadam@gmail.com

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? <input checked="" type="checkbox"/>)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name	Under contract for purchase from Grand Masonic	Owner's Name	
Address	Lodge of Wisconsin	Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

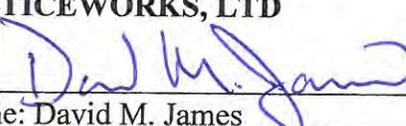
ORDINANCE AMENDMENT SUMMARY

Describe the requested ordinance amendment change	
Please see attached	
Describe the reason for the requested change in the ordinance	
Please see attached	
How is the proposed ordinance amendment consistent with the comprehensive plan?	Does the proposed ordinance amendment represent a new policy or revision of existing policy?
Please see attached	Please see attached

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.

JUSTICEWORKS, LTD

By: 
Name: David M. James
Its: President
(715) 344-0890
dmj@andlaw.com

2617 CLUB, LTD

By: 
Name: Kevin McAdam
Its: President
(715) 254-0608
ksmcadam@gmail.com

**ATTACHMENT TO APPLICATION FOR AN ORDINANCE/CODE AMEDMENT
ORDINANCE AMENDMENT SUMMARY**

Describe the requested ordinance amendment change.

We are requesting that Section 23.02 (Zoning Districts), Section 1 (Conservancy and Residence Districts), Subsection g ("R-5" Multiple Family II Residence District), Paragraph 3 (Conditional Uses), Subparagraph k be amended as follows:

"k) Facilities of a commercial nature which either: (i) sell gift-type items which are made by senior citizens or other organized public or semi-public groups; or, (ii) a store that primarily sells used tangible personal property at retail that is owned by a nonprofit organization that qualifies for the income tax exemption under section 501(c)(3) of the Internal Revenue Code. ~~Such~~ Gift-type items can be either homemade or made in craft shops of facilities such as senior center, YMCA, YWCA, schools, or other similar institutional facilities. Such commercial facility shall not be free standing on a site, but must be a subordinate use of a non-profit larger institutional facility such as a senior center or non-profit office space."

(Additional text is identified by underlining and deleted text is ~~struck-~~)

Describe the reason for the requested change in the ordinance.

As a wholly-owned subsidiary of Justiceworks, Ltd., a 501(c)(3) charitable organization, we understand that the operations of Shifting Gears as currently conducted would qualify as an incidental or accessory use to the broader Justiceworks charitable mission. Further, we understand that the Justiceworks activities are a permitted use in the R-5 Zoning District and that as an accessory use to the charitable mission, the Shifting Gears operations, as currently conducted, would qualify without change to the City of Stevens Point Zoning Ordinances. However, we expect future operations of Shifting Gears to continue to grow and we do not want to unwittingly cross the line from accessory use to a retail operation outside of the permitted uses applicable to R-5 properties under the City of Stevens Point Zoning Code.

Therefore, we are requesting the City amend the Zoning Code to allow as a R-5 Conditional Use a store that primarily sells used tangible personal property at retail that is owned by a nonprofit organization that qualifies for the income tax exemption under section 501(c)(3) of the Internal Revenue Code so long as such commercial facility is not free standing on a site, but rather is a subordinate use of a non-profit larger institutional facility.

How is the proposed ordinance amendment consistent with the comprehensive plan?

Chapter 1 of the City of Stevens Point Comprehensive Plan begins as follows:

"The purpose of a comprehensive planning program is to promote orderly and beneficial development, helping to create a community that offers residents a more attractive, efficient, and "resident-friendly" environment in which to live.

Such an environment can be realized in part by creating a financially sound governmental structure, providing good schools, a variety of community facilities and services, efficient land use and transportation systems, and encouraging sufficient employment opportunities and adequate, affordable housing.”

The proposed zoning amendment change is consistent with the comprehensive plan by enabling efficient delivery of community facilities and services, efficient land use and encouraging employment opportunities.

The property located at 1578 Strongs Avenue (the “Property”) is located in the heart of the City just one block from the City’s governmental offices and the Portage County Jail.

In large part the Property has sat vacant for several years. If the zoning amendment is approved and a corresponding conditional use permit is issued under the amended zoning ordinance, then the Property will be occupied by Justiceworks, Ltd., Shifting Gears, LLC and the 2617 Club, Ltd. Our vision for the Property is to provide all three organizations with space to conduct their operations under one roof. This type of collaboration will allow all three publicly-supported organizations to operate more efficiently in a property that has been underutilized for years.

The Justiceworks programming is closely tied to the County and City’s justice system. Due to the interwoven nature of Justiceworks operations and City and County government, it is more efficient to have Justiceworks offices located near the City/County administrative offices and the Portage County Jail. In addition, because Shifting Gears is a program run by Justiceworks, there are great efficiencies that can be gained by having the Shifting Gears operations under the same roof as the main Justiceworks offices. In fact, if the Justiceworks and Shifting Gears operations are not able to co-locate in a suitable property, the organizations will need to seek further funding from the public and government sources in order to sustain the programs.

The 2617 Club was founded in 2004 by PRISM and local recovering people. The mission of the 2617 Club is to provide a safe and social environment for persons in recovery with a place for recovery meetings, relaxation, and education in a social atmosphere. Just like Justiceworks, the 2617 Club is an Internal Revenue Service recognized 501(c)(3) charitable organization. Co-locating the 2617 Club with Justiceworks and Shifting Gears will provide further efficiencies by allowing the organizations to utilize common space, bring community supporters together and work collaboratively with AODA issues that are central to both organizations’ primary missions.

One of the main purposes behind the Shifting Gears program is to provide disadvantaged people with jobs, skills and training. The program receives donations of bicycles from various individuals, organizations and local units of government from the across the State of Wisconsin. Program participants then work to repair the bicycles to be resold to the general public. While the business model is built around the repair and sale of bicycles, the mission is clearly much broader.

In addition the general goal of the City’s comprehensive plan, the co-location of these organizations at the Property clearly furthers the objectives described in Chapter 4 (Utilities and Community Facilities Element) Section B (Community Facilities and Services Goals, Objectives

and Policies). Specifically, the co-location of all three organizations at the Property will help promote social services to meet the needs of City residents and help achieve higher levels of efficiency in the provision of the services.

Does the proposed ordinance amendment represent a new policy or revision of existing policy?

The proposed amendments to the Zoning Code are a revision of existing policy. As reflected in the current Zoning Code, there is clearly an understanding of the appropriateness of certain retail sales within the R-5 District. The current Code already provides for the gift shop that is contained within the Lincoln Center. The proposed text would build on the idea that retail operations in furtherance of a charitable goal may be an appropriate use in this mixed use district.

The language was specifically crafted to limit sales only to organizations owned by a non-profit organization and only when the retail space is contained within a larger facility. Clearly this limited expansion builds on the current language of the Zoning Code without opening the door to extensive commercial retail operations in the R-5 District.

433179



Administrative Staff Report

Justiceworks, LTD / Shifting Gears LLC

Sale of Goods/Product
Conditional Use Request

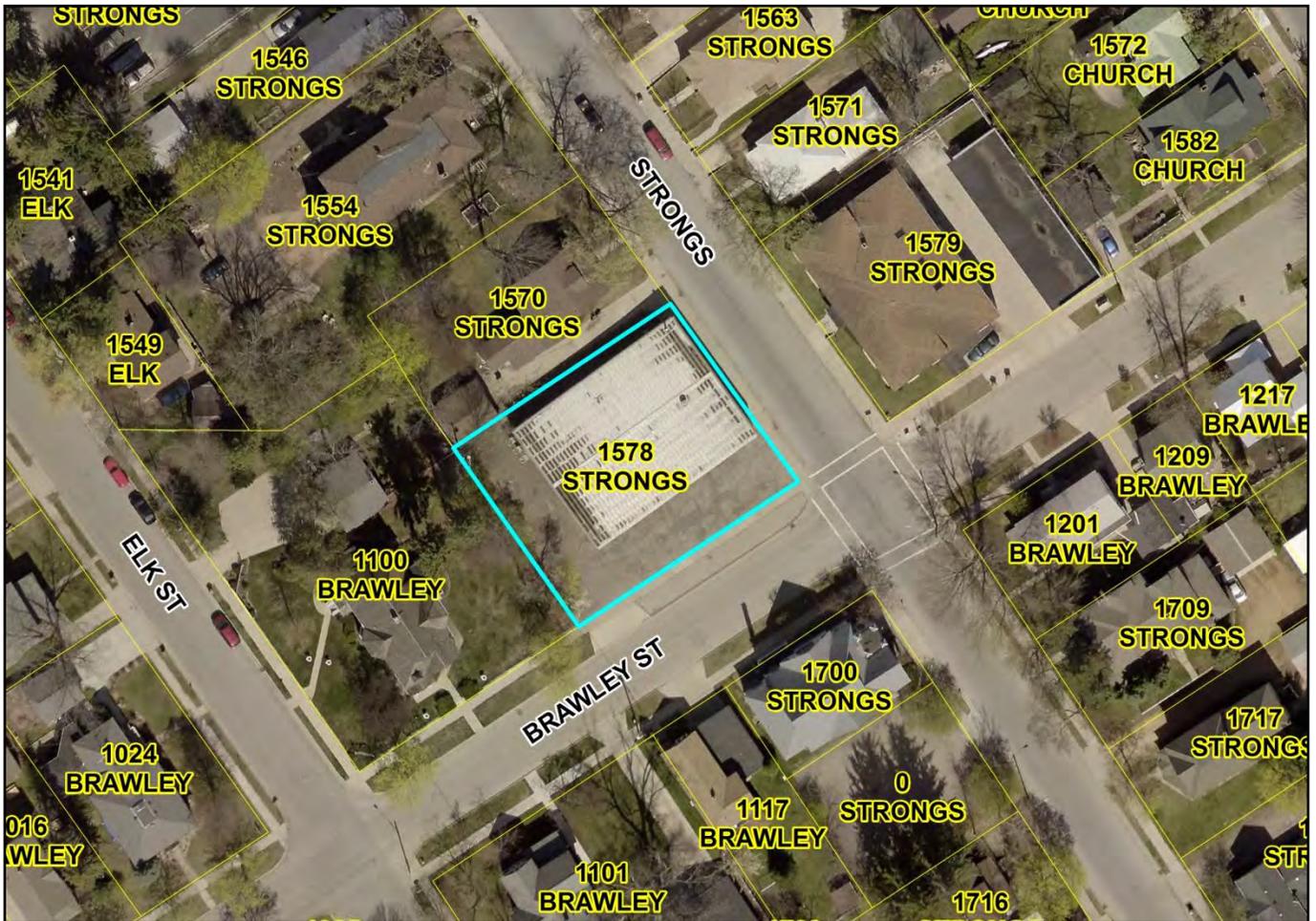
1578 Strongs Avenue

June 2, 2014

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"> Justiceworks, LTD / Shifting Gears LLC <p>Staff:</p> <ul style="list-style-type: none"> Michael Ostrowski, Director mostrowski@stevenspoint.com Kyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 2408-32-2022-10 <p>Zone(s):</p> <ul style="list-style-type: none"> "R-5" Multiple Family II Residence District <p>Master Plan:</p> <ul style="list-style-type: none"> Professional Office / Multi-Family <p>Council District:</p> <ul style="list-style-type: none"> District 9 – R. Stroik <p>Lot Information:</p> <ul style="list-style-type: none"> Effective Frontage: 220 feet Effective Depth: 119 feet Square Footage: 11,894 Acreage: 0.27 <p>Current Use:</p> <ul style="list-style-type: none"> Vacant, temporarily used for meetings and gatherings <p>Applicable Regulations:</p> <ul style="list-style-type: none"> 23.01(14), 23.01(16), and 23.02(1)(g) 	<p>Request</p> <p>Request from Justiceworks, Ltd. / Shifting Gears LLC for a conditional use permit to sell product at 1578 Strongs Avenue (Parcel ID 2408-32-2022-10).</p> <p>Attachment(s)</p> <ul style="list-style-type: none"> Property Data Exhibit Map Application <p>Findings of Fact</p> <ul style="list-style-type: none"> The property is zoned "R-5" Multiple Family II Residence District. <u>The request is to sell products/goods as on the property, and only this portion of the request is subject to the conditional use standards.</u> The building is currently vacant, however is used temporarily for community groups and organization meetings. <p>Staff Recommendation</p> <p>Approve the sale of products and goods within the "R-5" district at the property identified above, subject to Plan Commission and staff comments, including the following condition(s):</p> <ul style="list-style-type: none"> Retail sales shall be clearly accessory to the main uses of the building. Retail sales hours shall be limited to six hours per week and not occur before 8:00 AM or after 6:00 PM. Additional hours may occur on a case-by-case basis as approved by staff. All bicycle repair, maintenance, storage, and/or sales shall be performed inside the facility. No storage or display of equipment, tools, or product shall occur outside the building. A solid/opaque fence 6 feet in height, subject to visibility requirements, shall be constructed along the west and north (only portion where the building is not parallel to the property line) property lines. The fence shall meet all code requirements. Parking stalls shall meet the code requirements and shall be striped. If required, refuse storage shall exist on the northwest corner of the property and be fully enclosed using solid opaque fencing. Access on Strongs Avenue shall be utilized only as ingress to the property and have proper posted signage. The conditional use shall expire in one year, on June 30, 2015
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Vicinity Map



Background

Justiceworks is requesting to sell products and goods at 1578 Strongs Avenue. Justiceworks is a non-profit organization that works with the County's justice department to assist offenders when entering into the community. A subsidiary of Justiceworks is Shifting Gears which is a reentry program for offenders involving bike repair. Bikes are obtained through donations where they are then repaired and sold back to the community.

Currently, the above groups, although part of one another, are separated. Justiceworks, Ltd. operates at an office in Suite D at 1547 Strongs Avenue, whereas, Shifting Gears LLC is located in a warehouse at 2116 Wood Street. They have indicated that combining operations would increase efficiency, and have identified a potential location zoned "R-5" that would suit their needs. The location is 1578 Strongs Avenue, formerly the Masonic facility, and is pictured below.



It is important to note that a third subsidiary of Justiceworks, 2617 Club, will also utilize the facility as a place to conduct meetings. The club assists persons recovering from drugs, alcohol, and others and provides recovery meetings, education, and a social atmosphere. The club formerly met at a Ministry Health Care building; however the lease contract ceased and cannot be renewed due the demolition of the former facility.

In summary, the following primary of accessory activities would occur on the property (not all inclusive):

- Office Use (Justiceworks) – Permitted Use
- Retail Sales of Bicycles (Shifting Gears) – Conditional Use
- Collection & Repair of Bicycles (Shifting Gears) – Conditional Use
- Recovery & Education Meetings (2617 Club) – Permitted Use

Note: If the amendment is approved to the "R-5" Multiple Family II Residence District identified in the previous agenda item, the above uses would either be permitted or allowed via a conditional use permit.

Standards of Review

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

Analysis: The building currently exists, and is vacant. The building is approximately 9,600 square feet, of which, approximately, 1,200 will be utilized by Shifting Gears. The remainder will be used for offices, and meeting space for the 2617 Club. Shifting Gears operates regularly during normal business hours during the week, and have retail hours during those normal hours two – three times per week. The 2617 Club meets regularly, typically after normal business hours for a few hours at a time. Finally, Justiceworks has fulltime staff that will have offices within the facility and will be on-hand during any operating activities.

Findings: The property is in a unique area of the City, in that it is surrounded by a number of uses. Due to the age of the neighborhood and close proximity to downtown, the area has developed with a variety of uses. North and south of the property exists residential homes, one being utilized as a bed and breakfast. Additionally, directly east exists multi-family apartments and single family homes. Finally, an old church, formally used as commercial, and single family homes exist to the south. Day to day office activities shall not be detrimental to, or endanger, the public health, safety, or general welfare as several neighboring properties. Traffic is anticipated to increase on the property during activities relating to the 2617 Club, and on adjacent streets.

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

Analysis: The proposed uses are: primary use, office; and accessory use, retail sales, which are permitted with the district and fit within the character of the neighborhood that consists of several uses. The retail component includes the maintenance and repair of product during normal business hours, however sales of product has been identified to occur two-three times per week within normal business hours.

Findings: The proposed office and light retail uses are complementary to the surrounding uses and within the immediate vicinity. To provide a buffer between neighboring residence properties, staff would recommend the installation of a solid/opaque fence 6 feet in height along the west and north (only portion where the building is not parallel to the property line) property lines. Landscaping along the fence is also encouraged to assist in reducing light or noise spill-over.

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

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

Findings: The proposed use should not impede the orderly development and improvement of the surrounding properties.

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

Analysis: Only minor maintenance to the building will occur, no exterior renovations are proposed.

Findings: This standard is met.

- 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. Access exists off of Brawley Street and Stongs Avenue.

Findings: Utilities currently exist in this area. Furthermore, access to the site is provided. 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: Parking is required within the "R-5" District for a primary office use at a rate of 1 stall per 300 square feet of building space. The building is approximately 9,600 square feet, therefore requiring 32 parking stalls. Eight marked stalls exist on the property with the potential for 3-4 more. It is anticipated that there will be times of increased traffic to the site are during retail sale hours and club meetings. Street parking is available on either side of the street within the 60 foot right-of-way.

Findings: While the property would not meet current parking standards, the property is considered non-conforming and thus be allowed to continue as an office use or meeting space use.

- 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 is within the Multiple Family II Residence District. This district is established to provide 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 a supporting use within this district along with its close proximity to downtown and commercial properties.

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 lot and building exist. Any exterior improvements shall meet the zoning requirements for the district. It is also important to note that this property is non-conforming to the lot size and has been grandfathered into the zoning code.

Findings: As indicated above, this property is non-conforming and is allowed to operate with a same or similar use.

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: The property has 8 parking stalls with the ability to add 3-4 additional stalls. Access to the site exists via ingress and egress off of Strongs Avenue and Brawley Street.

Findings: Staff has concerns with two access points on the property, as the ingress/egress on Strongs Avenue is close to the intersection. However, in order to address angled parking on the site, the driveway is required. Staff would recommend the ingress/egress on Strongs Avenue be utilized only as ingress and have posted signage (see photograph).



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

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

Analysis: The property currently exists, and 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. Guidelines:

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

Analysis: Refuse storage does not currently exist on the site.

Findings: Staff would recommend refuse storage exist on the northwest corner of the property and be fully enclosed using solid opaque fencing.

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

Analysis: Lighting will likely not change as no outdoor activities are proposed; therefore light spill-over should be minimal. No illumination plan has been submitted.

Findings: This standard is met.

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

Analysis: All activities regarding the use will occur inside the facility.

Findings: The use should not cause significant noise levels. Staff has recommended the installation of a fence which will assist in reducing any noise from the facility and/or traffic to the site.

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

Based on the findings above, staff would recommend approving the conditional use permit request to sell goods and products as an accessory use at 1578 Strongs Avenue, subject to the conditions identified on page one of the staff report.

Photographs



Southeast Corner



South Façade & Parking Area



Northwest Corner



West Facade



East Facade



North Facade

Name and Address	Parcel #	Alt Parcel #
Grand Lodge Masons of WI Attn: Michael DeWolf 36275 Sunset Dr Dousman, WI 53118	240832202210	240832202210
	Property Address	
	1578 Strongs Ave	
Display Note		

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Grand Lodge Masons of WI	3/16/2012	\$351,300	Warranty Deed W/Add'L F	768769		Land & Build.

PERMITS

Date	Number	Amount	Purpose	Note

2013 ASSESSED VALUE

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

LEGAL DESCRIPTION

CSM#258-1-258 BNG ALL OF LOTS 46 & 47 BLK 34 STRONG ELLIS & OTHERS ADD S32 T24 R8 768769

PROPERTY IMAGE



PROPERTY SKETCH

281240832202209	DREAMS OF YESTERYEAR LLC	1100 Brawley St	Stevens Point WI	54481	1100 Brawley St.
281240832400803	WILLIAM K DOWNS	1209 Brawley St	Stevens Point WI	54481	1209 Brawley St.
281240832202113	JOSEPH & DAWN CYRAN	1917 Church Street	Stevens Point WI	54481	1548 Elk St.
281240832400804	MARY G DRAKE SURV TRUST	1201 Brawley Street	Stevens Point WI	54481	1201 Brawley St.
281240832400805	MARY A WEISNER C/O JULIE HOMES	2809 MARTHAS LN	Stevens Point WI	54481	1709 Strongs Ave.
281240832202112	JAMES W OLIVA	1556 Elk Street	Stevens Point WI	54481	1556 Elk St.
281240832400901	NORMAN A JR & MARILOU MYERS	200 Washington Ave	Stevens Point WI	54481	1700 Strongs Ave.
281240832400806	RICHARD J SCHUMACKER JR	1717 Strongs Avenue	Stevens Point WI	54481	1717 Strongs Ave.
281240832202111	GLEN R REINDL	1024 Brawley Street	Stevens Point WI	54481	1024 Brawley St.
281240832400921	NORMAN A JR & MARILOU MYERS	200 Washington Ave	Stevens Point WI	54481	0 Strongs Ave.
281240832400902	JOSEPH R & BERNICE GRUBA	1117 Brawley Street	Stevens Point WI	54481	1117 Brawley St.
281240832400903	JOHN W & B MUNSON	1101 Brawley St	Stevens Point WI	54481	1101 Brawley St.
281240832400920	PAUL E & MARCIA K FRIEDRICH	3731 WEST BASS CRK RD	BELOIT WI	53511	1716 Strongs Ave.
281240832300101	NEAL E & B JOHNSON	1025 Brawley St	Stevens Point WI	54481	1025 Brawley St.
281240832400904	BRIAN L & JOHANNA J SLOSS	1709 Elk Street	Stevens Point WI	54481	1709 Elk St.



APPLICATION FOR A CONDITIONAL USE PERMIT

(Pre-Application Conference Required)

R# 1-56703
5/6/14
\$250

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted	5/5/14	Fee Required	\$ 250	Fee Paid	\$ 250
Associated Applications if Any	Zoning Amendment			Assigned Case Manager	Kyle Keams		
Pre-Application Conference Date		Conditional Use Permit Request	Use <input checked="" type="checkbox"/> Amend <input type="checkbox"/>				

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)	
Applicant Name	Justiceworks, Ltd / Shifting Gears, LLC / 2617 Club Ltd	Contact Name	Justiceworks, Ltd./2617 Club, Ltd
Address	1547 Strongs Avenue, Suite D	Address	1547 Strongs Avenue, Suite D
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	Stevens Point, WI 54481
Telephone	715-344-3677	Telephone	715-252-9738
Fax		Fax	
Email	jamie.kiener@justiceworksltd.org	Email	dmj@andlaw.com and ksmacadam@gmail.com

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? <input checked="" type="checkbox"/>)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name	Under contract for purchase with	Owner's Name	
Address	Grand Masonic Lodge of Wisconsin	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
Parcel No. 240832202210		
Legal Description of Subject Property		
Certified Survey Map No. 258-1-258, as recorded in the office of the Register of Deeds for Portage County, Wisconsin on October 2, 1970, in Volume 1 of Surveys, on Page(s) 258, as Document No. 280964; being located in Government Lot(s) Two (2) and Three (3), Section Thirty-two (32), Township Twenty-four (24) North, Range Eight (8) East, Lots Forty-six (46) and Forty-seven (47), Block Thirty-four (34), of Strongs, Ellis & Others Addition to the City of Stevens Point, Portage County, Wisconsin.		
Designated Future Land Use Category		Current Use of Property
R-5-charitable organization office and meeting space and limited retail operations		Masonic Lodge
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)		
Please see corresponding application for zoning amendment change.		

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

The current neighborhood is a mixture of residential and government offices. The operations of the Justiceworks offices and 2617 Club meeting space is consistent with current use of the property. The addition of retail operations of Shifting Gears, LLC is expected to add only limited additional traffic during normal retail business hours.

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

Justiceworks, Shifting Gears and the 2617 Club are all community-supported organizations that are dedicated to their charitable missions which rely upon broad support from the public. The organizations are sensitive to the needs of the community, including adjacent property owners, and will work in a collaborative effort to address concerns as they arise. Due to the limited change in the use of the property from current uses within the neighborhood, negative impacts on adjacent property are not anticipated.

Current Zoning Surrounding Subject Property

North:	R5 Multi-Family II	South:	R3 Two Family
East:	R4 Multi-Family I	West:	R5 Multi-Family

Current Land Use Surrounding Subject Property

North:	Residence	South:	Former Church and Dance Studio
East:	Apartments	West:	Bed and Breakfast

EXHIBITS

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

CERTIFICATION AND SIGNATURE

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

Signature of Applicant	Date	Signature of Property Owner(s)	Date
Please see attached			

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.

JUSTICEWORKS, LTD

By: David M. James
Name: David M. James
Its: President
(715) 344-0890
dmj@andlaw.com

2617 CLUB, LTD

By: Kevin McAdam
Name: Kevin McAdam
Its: President
(715) 254-0608
ksmccadam@gmail.com

May 5, 2014

Mr. Randal Stroik
433 W. Trillium Court
Stevens Point, WI 54481

In Re: Plan Commission Matters for 1578 Strongs Avenue

Dear Alderperson Stroik:

On behalf of Justiceworks, LTD, Shifting Gears, LLC and the 2617 Club, LTD we are writing to inform you of certain zoning requests that our organizations are making with respect to the property located at 1578 Strongs Avenue in the City of Stevens Point (the "Property"). As you may already know, the Property is currently owned by the Grand Lodge Masons of Wisconsin and is used by the local Masons lodge as a meeting location. The Property has been on the market for a number of years.

In partnership with Justiceworks and Shifting Gears, the 2617 Club, LTD has recently entered into a contract to purchase the Property. That sale is conditioned on receiving the appropriate zoning approval to locate the Justiceworks offices, the 2617 Club meeting space and the Shifting Gears operations at the Property. Our vision for the Property is to provide all three organizations with a space to conduct their operations under one roof. This type of collaboration will allow all three publically supported organizations to operate more efficiently.

Enclosed please find our cover letter to Director Ostrowski describing our proposal with respect to the Property. In case you are not familiar with our organizations, the following is a brief description of each organization.

Justiceworks is a recognized 501(c)(3) charitable organization that has been serving the Stevens Point and Portage County communities for nearly a decade. Currently the offices are located at 1547 Strongs Avenue, Suite D, Stevens Point - right down the block from the Property. As a partner with both the City and Portage County in various justice related programs, the proximity of the Property to the City and County offices, jail and courthouse is very advantageous.

Justiceworks is also the sole owner of Shifting Gears, LLC. Shifting Gears is an offender re-entry program and community bicycle shop. The Shifting Gears mission is to provide safe and inexpensive transportation, bicycle safety and maintenance education, and training and employment opportunities to disadvantaged persons. Shifting Gears is currently located at 2116 Wood Street, Stevens Point, Wisconsin.

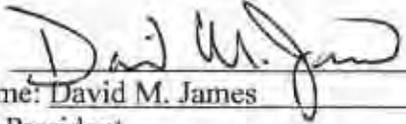
The 2617 Club was founded in 2004 by PRISM and local recovering people. The mission of the 2617 Club is to provide a safe and social environment for persons in recovery with a place for recovery meetings, relaxation, education and a social atmosphere. Just like Justiceworks, the 2617 Club is an Internal Revenue Service recognized 501(c)(3) charitable organization. For years Ministry Medical Group has graciously provide space to the 2617 Club at 2617 Main Street. However, the 2617 Club has received official notice that it will no longer be able to use the Main Street property as the space is required for parking lot expansion.

Whatever the zoning mechanism, we hope you will support our efforts to locate Justiceworks, Shifting Gears and the 2617 Club at 1578 Strongs Avenue.

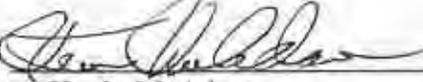
If you have any questions or concerns, please do not hesitate to contact either Justiceworks or the 2617 Club.

Sincerely,

JUSTICEWORKS, LTD

By: 
Name: David M. James
Its: President
(715) 344-0890
dmj@andlaw.com

2617 CLUB, LTD

By: 
Name: Kevin McAdam
Its: President
(715) 254-0608
ksmcadam@gmail.com



Memo

Community Development

City of Stevens Point

1515 Strongs Avenue

Stevens Point, WI 54481

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

mostrowski@stevenspoint.com

City of Stevens Point – Department of Community Development

To: Plan Commission

From: Michael Ostrowski and Kyle Kearns

CC:

Date: 5/23/2014

Re: Request from Ministry Saint Michaels Hospital to amend the City of Stevens Point Comprehensive Plan future land use map (Map 8.3) for the purposes of amending the future land use designation from residential to commercial/office/multi-family for all of the following properties:

- 2601 Main Street (Parcel ID 2408-33-2025-02)
- 2617 Main Street (Parcel ID 2408-33-2025-01)
- 1310 Chase Street (Parcel ID 2408-33-2025-14)
- 1318 Chase Street (Parcel ID 2408-33-2025-13)
- 2624 Clark Street (Parcel ID 2408-33-2025-12)

Ministry Saint Michaels Hospital has requested to amend the City's Comprehensive Plan Future Land Use Map (Map 8.3). Five parcels are specifically recommended to be changed from residential to commercial/office/multi-family (see map below). The applicant is requesting the amendment to expand their office use onto neighboring properties, specifically to expand parking.

Staff has reviewed the request based on two criteria: (1) consistency with the comprehensive plan, and (2) whether the amendment is in the public interest. Below is an analysis of each criteria along with findings of fact relating to the properties and their location. Furthermore, section 8.6 of the comprehensive plan, describing future land use categories has been attached.



Vicinity Map



Findings of Fact:

- Existing Uses:
 - 2601 Main Street – Parking for neighboring office use
 - 2617 Main Street – Office
 - 1310 Chase Street – Parking for neighboring office use
 - 1318 Chase Street – Parking for neighboring office use
 - 2624 Clark Street – Vacant
- Surrounding Zoning and Uses:

Direction	Zoning	Use	Future Land Use Designation
North	"R-2" Single Family Residence	School	Institutional / Government
South	"R-2" Single Family Residence	Single Family Homes	Residential
East	"R-2" Single Family Residence	Single Family Homes, and Park	Residential, Park, and Institutional / Government
West	"R-4" and "R-5" Multiple Family 1 and 2 Residence, and "B-4" General Commercial	Office and Commercial uses	Commercial / Office

- The property exists within a transitional zone along a main thoroughfare.

- The request includes amending the future land use map within the comprehensive plan to change the five properties identified above, to a future land use designation of commercial/office/multi-family.

1. Is the proposed amendment in the public interest?

Analysis: A single structure exists on one of the five properties, with the remaining properties partially developed as parking or nothing at all. Highway 66 borders two of the properties and is in close proximity to the remaining properties.

Findings: The properties are unique in that they exist in a transitional zone where several uses and zoning designations meet. Furthermore, several properties border or are in close proximity to a main arterial street, Main Street or Clark Street. Within a few hundred feet of the property both streets cater to properties with a variety of uses and almost every zoning classification. This is due to the roadway developing as a gateway into the downtown area. The university has developed along Main Street, as have parks and commerce. Historically, homes were developed near the inner city however the increased exposure has led to other uses. When taking into consideration the above, including traffic and landuse patterns, staff has concluded that the amendment is within the public interest. A commercial/office/multi-family classification on the future land use map is a fitting designation. Single-family or two-family residential will likely not develop on the properties. Traffic is great within the area, along with noise, lighting and other characteristics matching more closely to a commercial area. Any residential likely to develop would be dense multi-family.

Furthermore, the current land use designation of residential was likely placed on these properties because the existing use at the time the comprehensive plan was created was residential. It is a logical conclusion that these properties would likely develop as an office use, as Ministry controlled over 3/4s of the block. They now control the entire block.

2. Is the proposed amendment consistent with the remainder of the plan?

Analysis: The properties in question are designated as residential on the future land use map.

Findings: It is likely at the inception of the Comprehensive plan the properties in question were simply designated based off of existing uses and zoning. Designation of the properties as commercial/office/multi-family will assist in achieving the following goals outlined within the comprehensive plan. Therefore, the propose amendment is consistent with the comprehensive plan.

Chapter 8 – Land Use Element

Goal A. Provide a balance of land uses to serve existing and future residents of the City, as well as non-residents, that allows for a strong economy and maintains the high quality of life that Stevens Point residents currently enjoy.

Objective A1. Minimize conflicts between adjacent land uses. Encourage re-development and new development that is consistent and compatible with surrounding areas in buildable vacant areas that may be annexed to the City.

Goal D. Enhance Commercial Corridors.

Goal E. Institutional Growth. Major institutions in the City include health providers such as St. Michael's Hospital – Ministry Health Care and Rice Medical Center; educational institutions such as public and parochial schools, UWSP, and Mid-State Technical School; churches, public building such as City Hall and County buildings; and others. These institutions provide invaluable service to the community as well as jobs for our citizens. It is the goal of this plan to provide for their continued existence and growth while protecting the character and integrity of surrounding neighborhoods. Master planning should be encouraged in each case to address future expansion needs.

Upon review, staff has identified that the criteria above have been met and would recommend changing the future land use designation of the properties identified above from residential to commercial/office/multi-family.

The land uses illustrated in Map 8.7B assumes the land within the future annexation zone develops at urban densities using municipal sanitary sewer and water services. Interim land uses should preserve the land in an undeveloped state until municipal services are available and provided. Generally, the areas shown as future development or annexation zones on Map 8.7B, including all lands in Section 36, T24N, R8E; Sections 31 and section 32, and Government Lots 22, 23, & 24 along with the SE1/4 and the south ½ of the NE ¼ all of Section 30, T24 N, R9E; and Section 6, T23N, R9E; and Section 1, T23N, R8E; with the exception of areas marked as “Large Lot Residential” on Map 8.7B Extraterritorial Land Use are described as the future City Annexation Zone or future City Growth Zone and are to be mapped as L-3 Limited Agriculture until municipal Services are extended and available for development.

Section 8.6 Future Land Use Categories

A. Residential Land Use

Stevens Point has several distinct patterns of residential development. Early residential construction, as typified in the central city, occurred on smaller lots tightly grouped on very urban city blocks. Subsequent development beyond the city center utilized increasingly larger lots. When regulations are formalized for implementing this Comprehensive Plan, considerations must be made for the smaller, central city lots, to allow property owners adequate expectations for use of their property.

Future residential land use is broken up into five categories; Single Family, Duplex (2 Units), Multiple Family (3+ Units), Mixed Residential, and Mobile Home Park. The Single-Family category is intended for new residential development on City sewer and water, as well as including the existing smaller residential lots located in the central part of the City. The Duplex and Multiple Family categories are intended to identify areas of higher density living, along with possibilities for mixed-use development within the City. Multiple buildings on a single parcel may be allowed as part of a conditional use or Planned Development District application, specifically reviewed and approved by the Plan Commission and Common Council.

1. Single-Family – one-unit structures, one building per parcel.
2. Duplex - includes structures that contain 2 units, one building per parcel.
3. Multi-Family – includes structures that contain 3 or more units, one building per parcel.
4. Mixed Residential - includes a mix of single family, two-family and multiple family housing. The Planned Development Zoning District should be utilized for such development. Such development should be considered on a case-by-case basis.
5. Mobile Home Park - The Planned Development Zoning District should be utilized for such development. Such development should be considered on a case-by-case basis.

B. Commercial Land Use

Future commercial land use will include the following categories:

1. Commercial – includes small-scale neighborhood and large-scale regional retail and service establishments (i.e. stand alone buildings and strip centers, etc.).
2. Office - includes doctors, lawyers, financial services, government agencies, etc.
3. Multi-family uses will also be allowed within this commercial land use.

C. Professional Office/Multi-Family

D. Industrial Land Use

Industrial land use includes processing and manufacturing operations, trucking operations, as well as wholesale sales and establishments with large amounts of outside storage of materials.

E. Downtown District

This category allows for and promotes high density office, retail, housing and public uses, preferably in mixed-use buildings.

F. Business Park District

This category provides for Industrial, Commercial and Residential development in a “campus” like setting.

G. Institutional / Government

Institutional and Government land uses include the City’s municipally-owned properties, County-owned properties, private institutions (County/City Building, fire departments, library, wastewater treatment plant, water tower, well fields, schools, churches and synagogues, cemeteries, etc.).

H. Park

This category includes publicly owned land used for passive or active recreation.

I. Road and Rail Right-of-Way

This category includes both rail and street right-of-way within Stevens Point.

J. Water

This category includes open water bodies such as ponds, lakes, rivers, streams, etc.



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 AN ORDINANCE / CODE AMENDMENT

*Case # 1-56989
\$300⁰²
5/27/14*

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #	Date Submitted	Fee Required	Fee Paid
Associated Applications if Any	Assigned Case Manager		
Pre-Application Conference Date	Ordinance Chapter / Section		

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)	
Applicant Name	Ministry Saint Michael's Hospital	Contact Name	Cherrie Pavelec-Marti
Address	900 Illinois Avenue	Address	
City, State, Zip	Stevens Point WI 54481	City, State, Zip	
Telephone	715-343-3247	Telephone	
Fax	715-346-5088	Fax	
Email	cherrie.marti@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	

ORDINANCE AMENDMENT SUMMARY

Describe the requested ordinance amendment change	
Request from Ministry Saint Michael's Hospital to amend the city of Stevens Point Comprehensive Plan future land use map (Map 8.3) for the purposes of amending the future land use designation from residential to commercial/office/multi-family for all the the (five) properties on the attached document.	
Describe the reason for the requested change in the ordinance	
Expand the parking lot for parking needs of hospital and clinic associates.	
How is the proposed ordinance amendment consistent with the comprehensive plan?	Does the proposed ordinance amendment represent a new policy or revision of existing policy?
The parent parcel 2501 Main Street is currently listed as Commercial/Office Land Use, and the requested amendment would allow for a consistent land use throughout the subject area.	No.

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
Cherrie Paveles-Marti	5/23/14		



MINISTRY
Saint Michael's Hospital

May 23, 2014

Michael Ostrowski
Director of Community Development/Redevelopment Authority
City of Stevens Point
Stevens Point City Hall
1515 Strongs Avenue
Stevens Point WI 54481

Dear Michael:

Ministry Saint Michael's Hospital has submitted an application to amend five parcels from residential land use designation to commercial/office/multi-family.

As you are aware, Ministry Saint Michael's Hospital is undergoing an \$18.5 million Emergency Department expansion and Ambulatory Surgery Services renovation over the next two years with additional growth in other services anticipated in the following years. This request to change the designation will offer the opportunity to provide additional parking for our associates.

The city block on which these parcels are situated as well as a good portion of the city block to the west is existing parking. This change will not result in an adverse impact on residential neighbors to the east or south of this block. The landscaping will frame the additional parking area will enhance the view for the residents to the east.

To the north is PJ Jacobs Junior High School as well as Goerke Park. Ministry Saint Michael's Hospital is amenable to the use of this parking area on weekends and evenings for events in both of these locations.

Attached to this letter,

- a. Application for Code Amendment
- b. Legal Description of parcels and map of existing land uses
- c. Scaled Drawing of the property

This request does not include any limitations, privileges, rights or any conditions that are not applicable to all other commercial/office/multi-family land usage. Nor does the amendment create an adverse impact on public facilities and services.

Please feel free to contact me if you have any questions.

Respectfully submitted,

Cherrie Pavelec-Marti

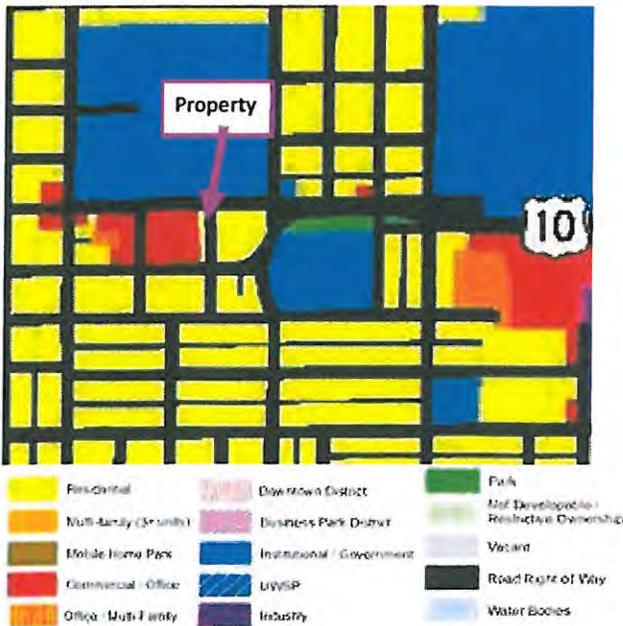
Cherrie Pavelec-Marti
Vice President, Operations
Ministry Saint Michael's Hospital

Ministry Saint Michael’s Hospital - Legal Description of Parcels and Land Use Maps

Request from Ministry Saint Michaels Hospital to amend the City of Stevens Point Comprehensive Plan future land use map (Map 8.3) for the purposes of amending the future land use designation from residential to commercial/office/multi-family for all of the following properties:

- 2601 Main Street (Parcel ID 2408-33-2025-02) zoned "R-5" Multiple Family 2 Residence District, and described as PRT NE NW BNG A LOT 67 1/2' BY 115' DES IN 116/98 & 110/455 S33 T24 R8 573401, City of Stevens Point, Portage County, Wisconsin.
- 2617 Main Street (Parcel ID 2408-33-2025-01) zoned "R-4" Multiple Family 1 Residence District, and described as PRT NE NW S33 T24 R8 COM AT NE COR BLK 5 FAY & SPAULDING ADD TH N 115'; TH W 67 1/2'; TH S 115'; TH E 67 1/2' TO POB 652422, City of Stevens Point, Portage County, Wisconsin.
- 1310 Chase Street (Parcel ID 2408-33-2025-14) zoned "R-5" Multiple Family 2 Residence District, and described as PRCL A CSM #556-2-216 BNG PRT LOTS 1, 2, & 3 BLK 5 FAY & SPAULDING ADD 573401 575477, City of Stevens Point, Portage County, Wisconsin;
- 1318 Chase Street (Parcel ID 2408-33-2025-13) zoned "R-5" Multiple Family 2 Residence District, and described as PRCL B CSM #556-2-216 BNG PRT LOTS 1, 2, & 3 BLK 5 FAY & SPAULDING ADD 573401, City of Stevens Point, Portage County, Wisconsin; and
- 2624 Clark Street (Parcel ID 2408-33-2025-12) zoned "R-4" Multiple Family 1 Residence District, and described as PRCL C CSM#556-2-216 BNG PRT LOT 3 BLK 5 FAY & SPAULDING ADD 622558, City of Stevens Point, Portage County, Wisconsin.

Map 8.3: Future Land Use Update



Property Map



SITE LAYOUT GENERAL NOTES

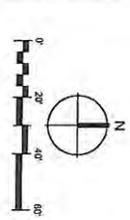
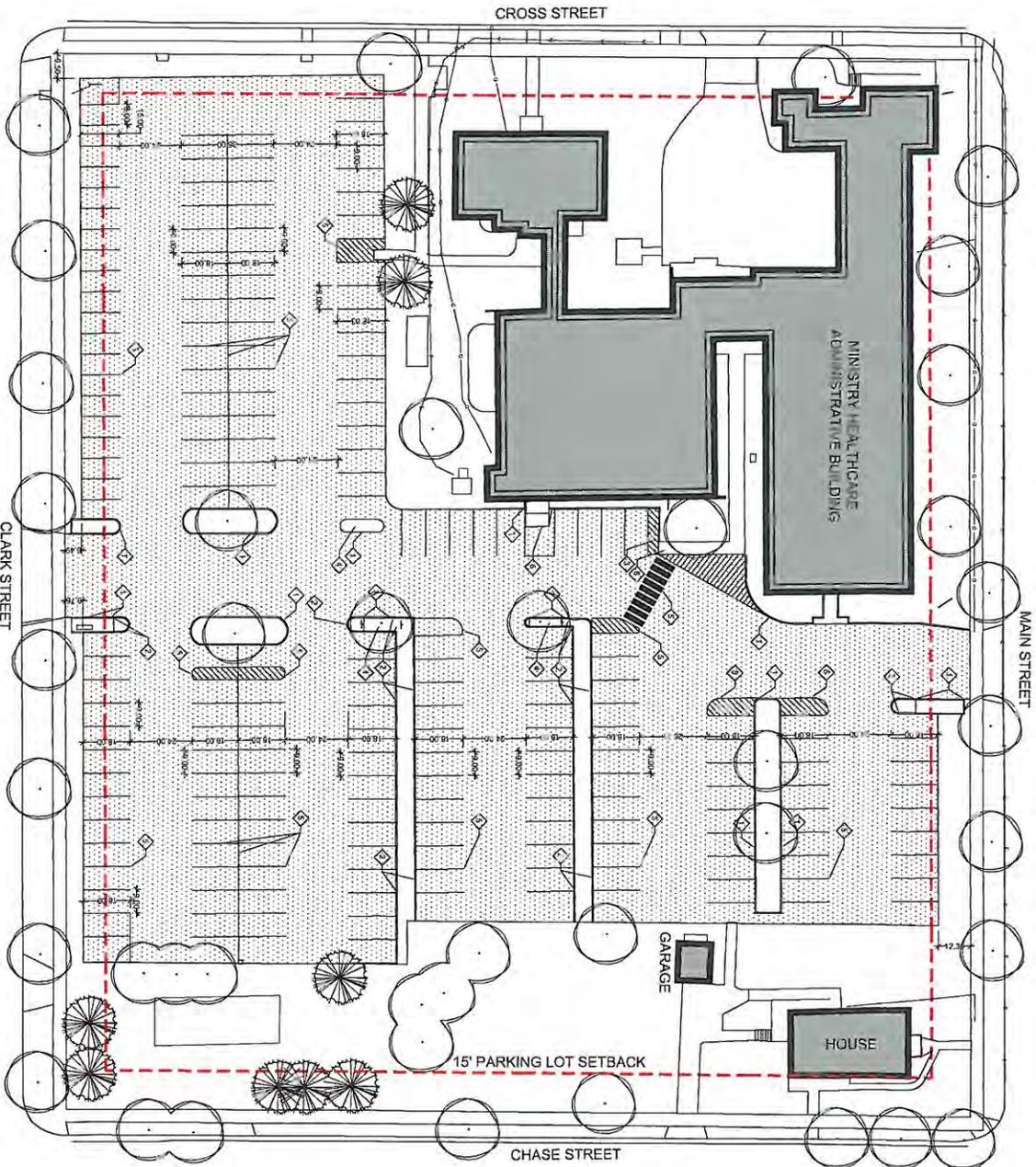
1. CONTRACT FINISHES NOT LINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. ALL PROPOSED DIMENSIONS ARE REFERENCED PARALLEL OR PERPENDICULAR TO THE FACE OF THE CONSTRUCTION.
3. PROPOSED CURB, LINE AND LEVEL SHALL BE REVIEWED BY THE PROJECT MANAGER.
4. ALL PROPOSED DIMENSIONS NOT SHOWN ON THESE DOCUMENTS DO NOT NEED TO BE REPRODUCED, RELOCATED AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR AND INCLUDED IN THE BIDDING.
5. ALL CONTRACTORS SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW ALL DOCUMENTS AND FIELD CONDITIONS PRIOR TO BIDDING.
6. DO NOT USE UNLESS SHOWN PROPOSED DIMENSIONS.

SITE LAYOUT KEY NOTES

- ◇ EXISTING CURBING TO REMAIN
- ◇ 8" CURB MATCH EXISTING
- ◇ CURB TERMINUS
- ◇ CONCRETE MEDIUM
- ◇ PARKING LOT STRIPING
- ◇ HAZARD CUP MARK W/ DETECTABLE WARNING FIELD

SITE LAYOUT LEGEND

ADJUST TO CONCRETE FINISH
 DETECTABLE WARNING FIELD



THIS SITE LAYOUT PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS.

MINISTRY HEALTHCARE
 PARKING LOT 2501 REDEVELOPMENT
 2501, MAIN STREET
 STEVENS POINT, WISCONSIN

SITE LAYOUT PLAN

RETTLER
 corporation
 2517 Business Park Drive, Stevens Point, WI 54481
 Telephone: 715-341-2633, Fax: 715-341-8431
 www.rttl.com website: www.rttl.com

DATE	DESCRIPTION
02.10	ISSUED FOR PERMITTING



MINISTRY
Saint Michael's Hospital

April 30, 2014

Aldersperson Joanne Suomi
Second District
2300 Fourth Avenue
Stevens Point WI 54481

Dear Ms. Suomi:

Ministry Saint Michael's Hospital is submitting an application for an amendment in the Stevens Point City Comprehensive Plan for parcels 281-2408-3320-2512 (2624 Clark Street) and 281-2408-3320-2501 (2617 Main Street). The request is to change these parcels from residential to commercial/office.

The reason for this request is to provide adequate parking for Ministry Health Care associates who work at the main Hospital/Clinic campus as well as the 2501 Main Street building. Ministry Saint Michael's Hospital has received approval to move forward with our ED/ASC expansion project and phases of the construction will occasionally limit parking spaces on the main campus. Submissions to the city include a request to demolish the building at 2617 Main Street and expand the existing parking lot east to Chase Street.

Please contact me if you have any questions.

Sincerely,

Cherrie Pavelec-Marti

Cherrie Pavelec-Marti
VP, Operations

Enclosure

Administrative Staff Report

Rezone Request

2617 Main Street & 2624 Clark Street

"R-4" Multiple Family I

to "R-5" Multiple Family II

June 2, 2014



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"> Ministry Medical <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"> 2408-33-2025-01 2408-33-2025-12 <p>Lot Information:</p> <p>2408-33-2025-01</p> <ul style="list-style-type: none"> Effective Frontage: 67 feet Effective Depth: 116 feet Square Footage: 7,772 Acreage: 0.178 <p>2408-33-2025-12</p> <ul style="list-style-type: none"> Effective Frontage: 50 feet Effective Depth: 132 feet Square Footage: 6,600 Acreage: 0.152 <p>Zone(s):</p> <ul style="list-style-type: none"> "R-4" Multiple Family I Residence District <p>Master Plan:</p> <ul style="list-style-type: none"> Residential <p>Council District:</p> <ul style="list-style-type: none"> District 2: Suomi <p>Current Use:</p> <ul style="list-style-type: none"> Vacant <p>Applicable Regulations:</p> <ul style="list-style-type: none"> 23.02(1)(f), 23.02(1)(g) 	<p>Request</p> <ol style="list-style-type: none"> Request from Ministry Saint Michaels Hospital to rezone the property located at 2617 Main Street (Parcel ID 2408-33-2025-01) from R-4 Multiple Family I Residence District to R-5 Multiple Family II Residence District. Request from Ministry Saint Michaels Hospital to rezone the property located at 2624 Clark Street (Parcel ID 2408-33-2025-12) from R-4 Multiple Family I Residence District to R-5 Multiple Family II Residence District. <p>Attachment(s)</p> <ul style="list-style-type: none"> Parcel ID Sheets Exhibit Map Application <p>Findings of Fact</p> <ul style="list-style-type: none"> These parcels are zoned "R-4" Multiple Family I Residence District. The request is to rezone the property to "R-5" Multiple Family II Residence District to make it consistent with the rest of the property and allow for a parking lot expansion. The current property use is a meeting facility and greenspace. The City's Comprehensive Plan calls for a residential use on this property, however an amendment has been requested to change the future land use map to commercial/office/multi-family. <p>Staff Recommendation</p> <p>Based upon the findings, staff recommends approving the rezoning request for 2617 Main Street and 2624 Clark Street from "R-4" to "R-5."</p>
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Vicinity Map



Background

Ministry Saint Michael's Hospital is requesting to rezone the properties identified above from "R-4" Multi-Family I Residence District to "R-5" Multi-Family II Residence District. Ministry currently owns the properties above, as well as the entire block, and intends to expand parking onto several properties including those identified above. It is important to note that the structure at 2617 Main Street will be demolished to accommodate parking. Ministry's office use is permitted within the "R-5" zoning district and not in the "R-4" district. Therefore, this request has been made to rezone the properties identified above. The applicant would likely carry the existing parking design and setbacks into the undeveloped area and utilize the majority of the property for parking. Furthermore, parcels may be combined in the future.

Standards of Review

Rezoning Request

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

Analysis: The minimum lot requirements in the "R-5" Commercial District are as follows:

- Minimum Lot Area: 10,000 square feet
- Minimum Lot Width: 60 feet, or 80 feet for corner lots.

It is important to note that the standards for the "R-4" district are the same as above.

Findings: Both lots are currently non-conforming lots within the "R-4" district. The current lot sizes are as follows:

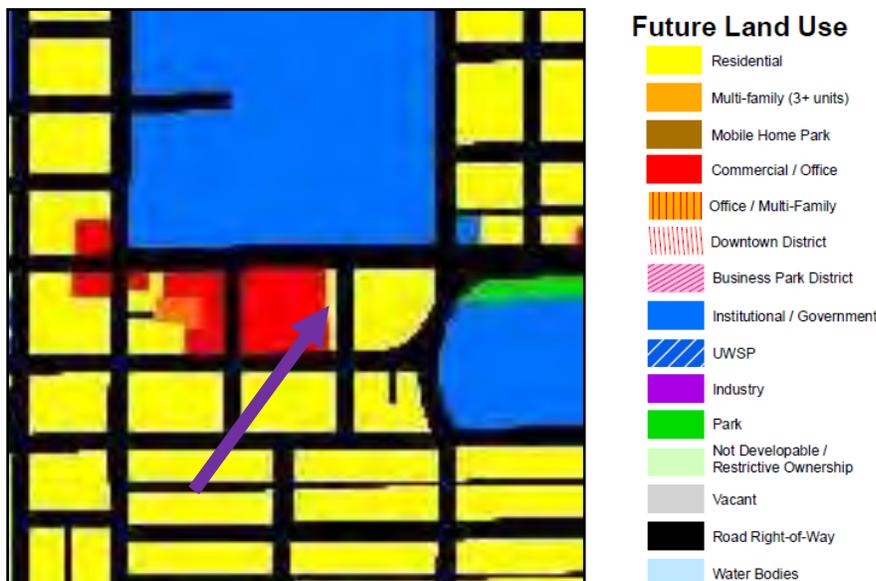
- 2617 Main Street is 7,772 square feet and is 67 feet wide.
- 2624 Clark Street – 6,600 square feet and is 50 feet wide.

Although the lots would remain non-conforming, the proposed rezoning would allow for a use as parking and the eventual combining of lots making them conform to the "R-5" standards. Furthermore, since Ministry owns all the parcels, they are considered one “zoning parcel,” thus meeting the district requirements.

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

Analysis: The Comprehensive Plan calls for this area to be a Residential type use; however, the applicant has proposed a comprehensive plan amendment to change the future land use classification of the property to commercial/office/multi-family. Staff has provided a memo previously, discussing the amendment and recommending its approval.

Findings: Staff has reviewed the proposed amendment discussed above and has found it to be in the public interest and consistent with the remainder of the comprehensive plan. Therefore, if the amendment is approved, the proposed use and zoning classification would be consistent with the City's Comprehensive Plan.

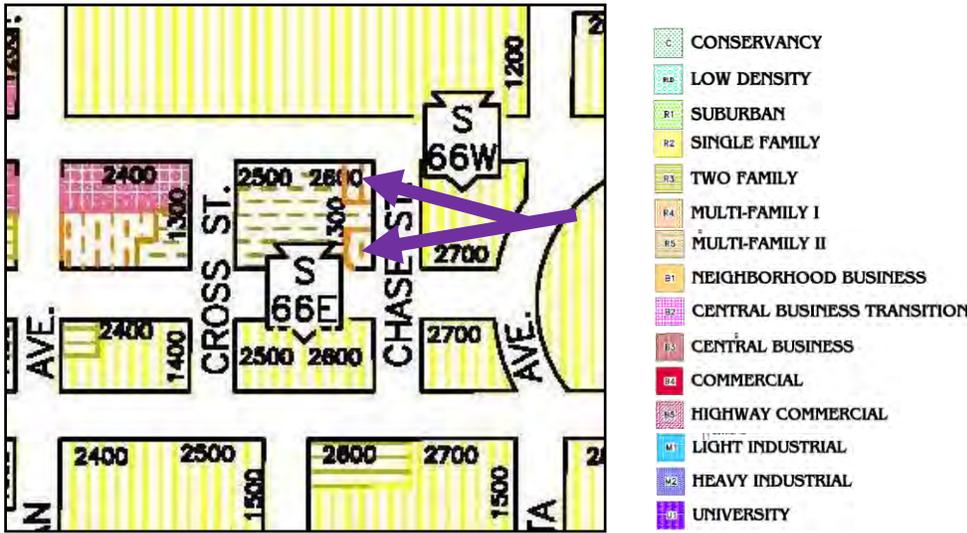


Future Land Use Map – 2005 Stevens Point Comprehensive Plan

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

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

Direction	Zoning	Use
North	"R-2" Single Family Residence	School
South	"R-2" Single Family Residence	Single Family Homes
East	"R-2" Single Family Residence	Single Family Homes, and Park
West	"R-4" and "R-5" Multiple Family I and II Residence, and "B-4" General Commercial	Office and Commercial uses



Zoning Map – City of Stevens Point

Findings: Both properties are unique in that they exist in a transitional zone where several uses and zoning classifications meet. A school, offices, commercial businesses, parks and single family homes all exist within the dense neighborhood. Both properties border main arterial streets, Main Street and Clark Street. Within the vicinity, these streets cater to properties with a variety of uses and almost every zoning classification. This is due to the roadway developing as a gateway into the downtown area. The university has developed along Main Street as well have parks and commerce. Historically, homes were developed near the inner city however the increased exposure has led to other uses. When taking into consideration the above, including traffic and surrounding land uses, staff has concluded that the rezoning will not create incompatible uses. Residential will likely not develop on the properties due to their location, however the zoning classification allows for less intense commercial and/or office uses that should not negatively impact the surrounding neighborhood. Traffic is great within the area, along with noise, lighting, and other characteristics matching more closely to a commercial area. Furthermore, separation exists in the form of a street to any neighboring properties under separate ownership.

Based on the findings above, staff recommends approving the rezoning request for 2617 Main Street and 2624 Clark Street from "R-4" to "R-5."

Name and Address	Parcel #	Alt Parcel #	Land Use
St Michael's Hospital of Stevens Point Inc 900 Illinois Avenue Stevens Point, WI 54481	240833202501	240833202501	Residential
	Property Address		Neighborhood
	2617 Main St		29 Central (Residential)
	Subdivision		Zoning
Display Note	Metes And Bounds		R4-MULTI-FAMILY I

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
St Michael's Hospital of	3/1/2004	\$120,000	Warranty Deed	652422		Land & Build.
Betty Alleman Etal	12/17/2003	\$1	Term. Dec. Prop. Int.	649553		Land & Build.
Betty Alleman Etal	12/6/2000	\$1	Warranty Deed	58	1601	Land & Build.
K. Jane Burgess Et Al	10/2/1998	\$72,600	Quit Claim Deed	54	7629	Land & Build.
K. Jane Burgess Et Al	10/2/1998	\$72,600	Trustees Deed	54	7628	Land & Build.
Alice B Menzel Rev Liv Trust	1/17/1990	\$60,000	Warranty Deed	529	532	Land & Build.

SITE DATA

PERMITS

Actual Frontage	67.0	Date	Number	Amount	Purpose	Note
Effective Frontage	67.0	3/22/2005	33021	\$50	099 Sign	
Effective Depth	116.0	10/5/2004	32922	\$10,000	044 Inter Renov/Remod	handicap accessibility
Square Footage	7,772.0					
Acreage	0.178					

2013 ASSESSED VALUE

Class	Land	Improvements	Total
(1) - A-Residential	\$15,000	\$90,100	\$105,100
Total	\$15,000	\$90,100	\$105,100

LEGAL DESCRIPTION

PRT NE NW S33 T24 R8 COM AT NE COR BLK 5 FAY & SPAULDING ADD TH N 115'; TH W 67 1/2'; TH S 115'; TH E 67 1/2' TO POB 652422

DWELLING DATA (1 of 1)

Style	08 Bungalow			Basement	Full	Exposed	No
Ext. Wall	Brick			Heating	Basic		
Story Height	1.5	Age	88	Fuel Type	Gas		
Year Built	1926	Eff. Year	1926	System Type	Warm Air		
Class	(1) - A-Residential			Total Rooms	8	Bedrooms	5
Int. Cond. Relative to Ext.	Interior Same As Exterior			Family Rooms	0		
Physical Condition	Average			Full Baths	2	Half Baths	1
Kitchen Rating	Average			Bath Rating	Average		

FEATURES

ATTACHMENTS

Description	Units	Description	Area
Fireplace	1	Enclosed Frame Porch	208
Openings	1	Open Frame Porch	20
Additional Plumbing Fixtures	2	Wood Deck	90
Rec Room Average	443		

Name and Address	Parcel #	Alt Parcel #	Land Use
St Michael's Hospital of Stevens Point Inc 900 Illinois Avenue Stevens Point, WI 54481	240833202501	240833202501	Residential
	Property Address		Neighborhood
	2617 Main St		29 Central (Residential)
	Subdivision		Zoning
Display Note	Metes And Bounds		R4-MULTI-FAMILY I

LIVING AREA

Description	Gross Area	Calculated Area
Basement	988.0	
Finished Basement Living Area	0.0	0.0
First Story	999.0	999.0
Second Story	0.0	0.0
Additional Story	0.0	0.0
Attic / Finished	0.0	0.0
Half Story / Finished	988.0	741.0
Attic / Unfinished	0.0	
Half Story / Unfinished	0.0	
Room / Unfinished	0.0	
Total Living Area		1,740.0

DETACHED IMPROVEMENTS

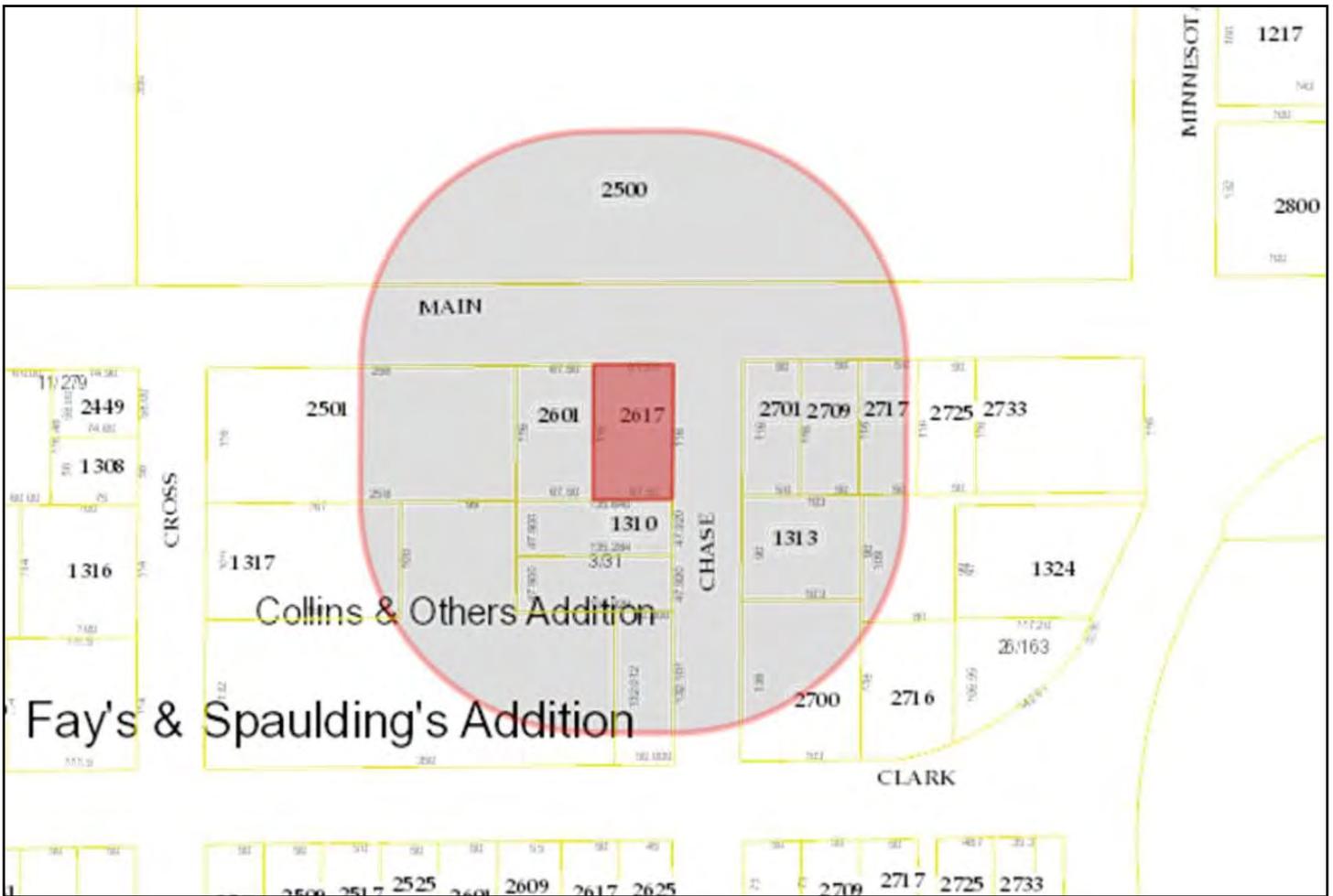
Description	Year Built	Square Feet	Grade	Condition
Garage - Detached Frame/ Block	1926	224.0	C	Average

PROPERTY IMAGE

PROPERTY SKETCH



Rezoning from R-4 to R-5 – 2617 Main Street – Exhibit Map (200 Feet Boundary)



Tax Key	Name	Mailing List	City, State	Zip	Property Address
281240833200105	CITY OF STEVENS POINT	GOERKE FIELD 773023ESMT	Stevens Point WI	54481	2442 Sims Ave.
281240833203005	JOSHUA H KRIESEL	2717 Main St	Stevens Point WI	54481	2717 Main St.
281240833203006	ANNETTE S WHELIHAN	2709 Main St	Stevens Point WI	54481	2709 Main St.
281240833203007	BARBOZA I & GONZALEZ HERRERA	2701 MAIN ST	STEVENS POINT WI	54481	2701 Main St.
281240833202501	ST MICHAEL'S HOSPITAL OF ST PT INC	900 Illinois Avenue	Stevens Point WI	54481	2617 Main St.
281240833202502	ST MICHAEL'S HOSPITAL OF ST PT INC	900 Illinois Ave	Stevens Point WI	54481	2601 Main St.
281240833202504	ST MICHAEL'S HOSPITAL OF ST PT INC	900 Illinois Ave	Stevens Point WI	54481	2501 Main St.
281240833203013	JOSHUA H KRIESEL	2717 Main St	Stevens Point WI	54481	0 Clark St.
281240833203008	CHRISTOPHER P NATIONS	1313 Chase St	Stevens Point WI	54481	1313 Chase St.
281240833202514	ST MICHAEL'S HOSPITAL OF ST PT INC	900 Illinois Ave	Stevens Point WI	54481	1310 Chase St.
281240833202515	ST MICHAEL'S HOSPITAL OF ST PT INC	900 Illinois Ave	Stevens Point WI	54481	0 Clark St.
281240833202505	ST MICHAEL'S HOSPITAL OF ST PT INC	900 Illinois Ave	Stevens Point WI	54481	1317 Cross St.
281240833202513	ST MICHAEL'S HOSPITAL OF ST PT INC	900 Illinois Ave	Stevens Point WI	54481	1318 Chase St.
281240833203009	JUSTIN H & BETHANY R KIRKING	2700 Clark St	Stevens Point WI	54481	2700 Clark St.
281240833202512	ST MICHAEL'S HOSPITAL OF ST PT INC	900 Illinois Avenue	Stevens Point WI	54481	2624 Clark St.
281240833203010	ROGER T VOIE	2716 Clark St	Stevens Point WI	54481	2716 Clark St.

Name and Address	Parcel #	Alt Parcel #	Land Use
St Michael's Hospital of Stevens Point Inc 900 Illinois Avenue Stevens Point, WI 54481	240833202512	240833202512	Vacant Land - Residential
	Property Address		Neighborhood
	2624 Clark St		29 Central (Residential)
	Subdivision		Zoning
Display Note	I Fays & J G Spauldings Addn		R4-MULTI-FAMILY I

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
St Michael's Hospital of Isherwood Trust	12/20/2002	\$90,000	Trustees Deed	622558	173	Land & Build.
	5/5/1997	\$30,800	Quit Claim Deed	696		Land & Build.

SITE DATA

PERMITS

Actual Frontage	50.0	Date	Number	Amount	Purpose	Note
Effective Frontage	50.0	12/19/2002	31277	\$11,000	020 Electrical	& garage
Effective Depth	132.0					
Square Footage	6,600.0					
Acreage	0.152					

2013 ASSESSED VALUE

Class	Land	Improvements	Total
(1) - A-Residential	\$14,300	\$0	\$14,300
Total	\$14,300	\$0	\$14,300

LEGAL DESCRIPTION

PRCL C CSM#556-2-216 BNG PRT LOT 3 BLK 5 FAY & SPAULDING ADD 622558

DWELLING DATA (0 of 0)

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

FEATURES

ATTACHMENTS

Description	Units	Description	Area

Name and Address		Parcel #	Alt Parcel #	Land Use
St Michael's Hospital of Stevens Point Inc 900 Illinois Avenue Stevens Point, WI 54481		240833202512	240833202512	Vacant Land - Residential
		Property Address		Neighborhood
		2624 Clark St		29 Central (Residential)
		Subdivision		Zoning
Display Note		I Fays & J G Spauldings Addn		R4-MULTI-FAMILY I

LIVING AREA

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

DETACHED IMPROVEMENTS

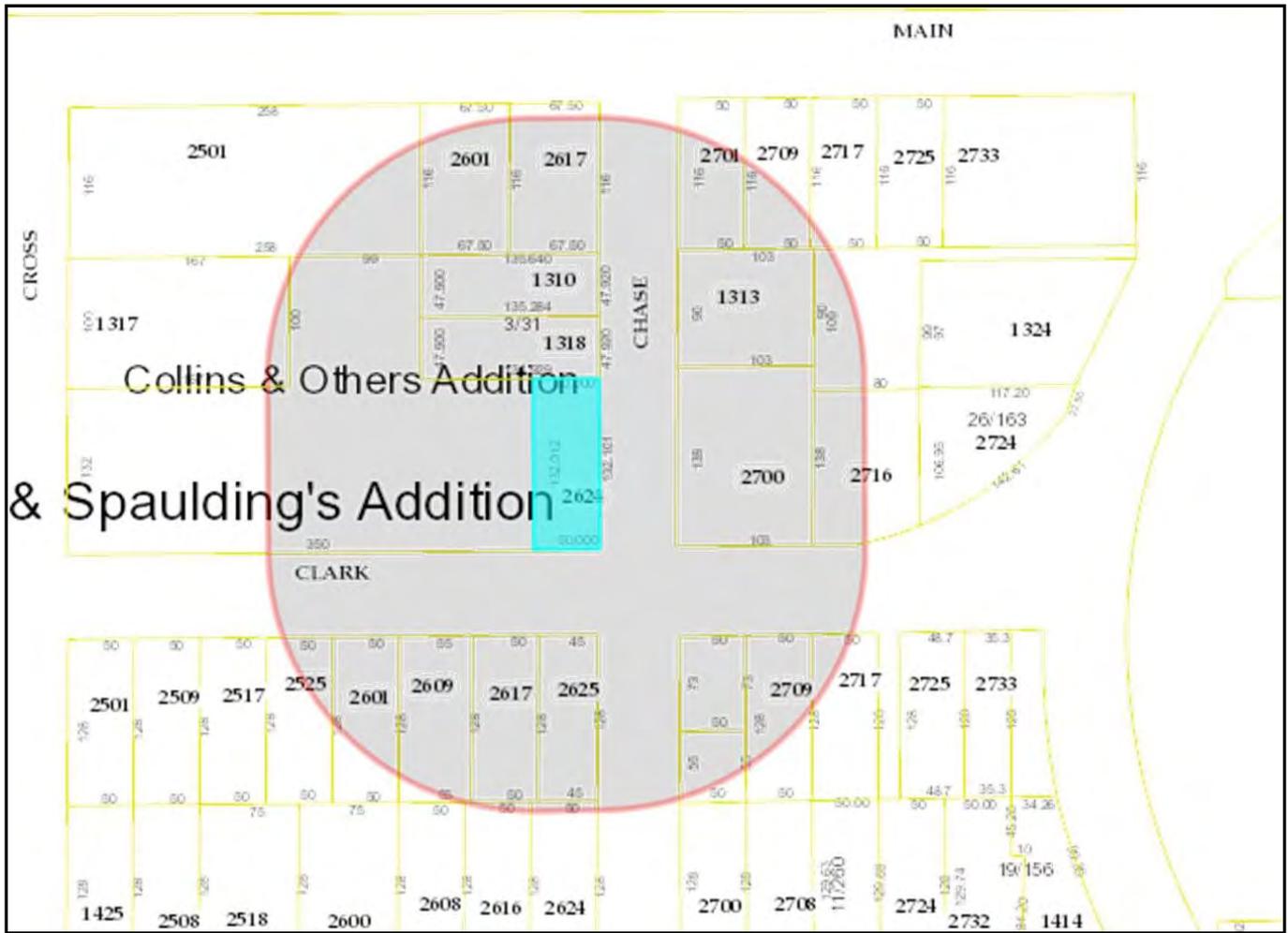
Description	Year Built	Square Feet	Grade	Condition

PROPERTY IMAGE

PROPERTY SKETCH



Rezoning from R-4 to R-5 – 2624 Clark Street – Exhibit Map (200 Feet Boundary)



Tax Key	Name	Mailing Address	City, State	Zip	Property Address
281240833203005	JOSHUA HKRIESEL	2717 Main St	Stevens Point, WI	54481	2717 Main St
281240833203006	ANNETTE S WHELIHAN	2709 Main St	Stevens Point, WI	54481	2709 Main St
281240833203007	HERRERA GONZALEZ and HERRERA BARBOZA	2701 MAIN ST	Stevens Point, WI	54481	2701 Main St
281240833202501	ST MICHAEL'S HOSPITAL OF ST PT INC	900 Illinois Avenue	Stevens Point, WI	54481	2617 Main St
281240833202502	ST MICHAEL'S HOSPITAL OF ST PT INC	900 Illinois Ave	Stevens Point, WI	54481	2601 Main St
281240833202504	ST MICHAEL'S HOSPITAL OF ST PT INC	900 Illinois Ave	Stevens Point, WI	54481	2501 Main St
281240833203013	JOSHUA H KRIESEL	2717 Main St	Stevens Point, WI	54481	0 Clark St
281240833203008	CHRISTOPHER P NATIONS	1313 Chase St	Stevens Point, WI	54481	1313 Chase St
281240833202514	ST MICHAEL'S HOSPITAL OF ST PT INC	900 Illinois Ave	Stevens Point, WI	54481	1310 Chase St
281240833202515	ST MICHAEL'S HOSPITAL OF ST PT INC	900 Illinois Ave	Stevens Point, WI	54481	0 Clark St
281240833202505	ST MICHAEL'S HOSPITAL OF ST PT INC	900 Illinois Ave	Stevens Point, WI	54481	1317 Cross St
281240833202513	ST MICHAEL'S HOSPITAL OF ST PT INC	900 Illinois Ave	Stevens Point, WI	54481	1318 Chase St
281240833203009	JUSTIN H & BETHANY R	2700 Clark St	Stevens Point, WI	54481	2700 Clark St

	KIRKING				
281240833202512	ST MICHAEL'S HOSPITAL OF ST PT INC	900 Illinois Avenue	Stevens Point, WI	54481	2624 Clark St
281240833203010	ROGER T VOIE	2716 Clark St	Stevens Point, WI	54481	2716 Clark St
281240833202904	DARREN J HONER	N8005 Nollenberg Rd	Manawa, WI	54949	2717 Clark St
281240833202905	FELIX F BURANT	3200 Ellis St #16	Stevens Point, WI	54481	2709 Clark St
281240833202906	NATHAN KURABELIS & SARA KURABELIS	2701 Clark St	Stevens Point, WI	54481	2701 Clark St
281240833202601	MELVIN & N KARG	2625 Clark St	Stevens Point, WI	54481	2625 Clark St
281240833202602	JACK C & L ALLGAIER	3200 Water St #30	Stevens Point, WI	54481	2617 Clark St
281240833202603	ALAN D PHILLIPS	2609 CLARK ST	Stevens Point, WI	54481	2609Clark St
281240833202604	JERRY R RISKE	2601 Clark St	Stevens Point, WI	54481	2601 Clark St
281240833202605	NICHOLAS R & STEPHANIE INMAN	2525 Clark St	Stevens Point, WI	54481	2525 Clark St
281240833202907	E W & EL KUTELLA	1409 Chase St	Stevens Point, WI	54481	1409 Chase St
281240833202615	KRISTINE A GLEASON	2624 Ellis St	Stevens Point, WI	54481	2624 Ellis St
281240833202614	DAVID A GRANUM	2616 Ellis St	Stevens Point, WI	54481	2616 Ellis St
281240833202613	MARK H & PAULA M WEBB	3310 Maple Dr	Plover, WI	54467	2608 Ellis St



APPLICATION FOR A ZONING MAP AMENDMENT - REZONING

(Pre-Application Conference Required)

*R#1-30420
\$250
4-14-14*

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted	1-8-14	Fee Required	\$250.00	Fee Paid	\$250.00
Associated Applications if Any	Site Plan			Assigned Case Manager	Michael Ostrawski		
Pre-Application Conference Date							

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input checked="" type="checkbox"/>)	
Applicant Name	Ministry St. Michaels Hospital	Contact Name	Tom Grube
Address	900 Illinois Avenue	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone		Telephone	(715)498-2870
Fax		Fax	
Email		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
281-2408-3320-2512 (2624 Clark St.)	281-2408-3320-2501 (2617 Main St.)	
Legal Description of Subject Property		
281-2408-3320-2512 (2624 Clark St.)- Parcel C of Portage County CSM#556-2-216 as recorded in Volume 2 of Surveys, Page 216 in Lots 1, 2 and 3 of Block 5 of Fay & Spauldings Addition to the City of Stevens Point, Portage County, WI.		
281-2408-3320-2501- PRT NE NW S33 T24 R8, City of Stevens Point, Portage County, WI, described as follows, To-wit: Commencing at the NE corner of Block 5 of Fay & Spaulding's Addition to the City of Stevens Point, WI; thence N 115' to the S line of Main St.; thence W along the S line of Main St. a distance of 67 1/2'; thence S about 115' to the N line of said Block 5 of Fay & Spaulding's Addition; thence E along the N Line of said Block 5 a distance of 67 1/2' to the POB		
Area of Subject Property (Acres/Sq Ft)		Area of Requested Rezoning (Acres/Sq Ft)
137,937 s.f. (3.16 ac)		14,408 s.f. (0.33 ac)
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property
Commercial	Green Space, Residential Home	Parking Lot Addition
Current Zone District		Proposed Zone District
R4 Multi Family I		R5 Multi Family II

Reason for the zone change request			
The owner would like to rezone these two parcels to be consistent with the rest of the overall parcel (that the 2501 Main building sits on) which is currently zoned R5.			
Land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)			
Current land use includes green space and a residential home. The proposed project expands the existing parking lot towards the east, constructing 52 additional parking stalls.			
Current Zoning Surrounding Subject Property			
North:	R2 Single Family	South:	R2 Single Family
East:	R2 Single Family	West:	R5 Multi-Family & B4 Commercial
Current Land Use Surrounding Subject Property			
North:	Middle School	South:	Single Family Homes
East:	Multi Family Homes	West:	Parking Lot
Is the proposed zoning map amendment consistent with the Comprehensive Plan? If so how?			
The proposed zoning map amendment would be consistent with the City's Comprehensive Plan. The rezone of these two parcels to R5 will be consistent with the zoning of the rest of the overall parcel (that the 2501 Main building sits on) which is currently R5.			

EXHIBITS

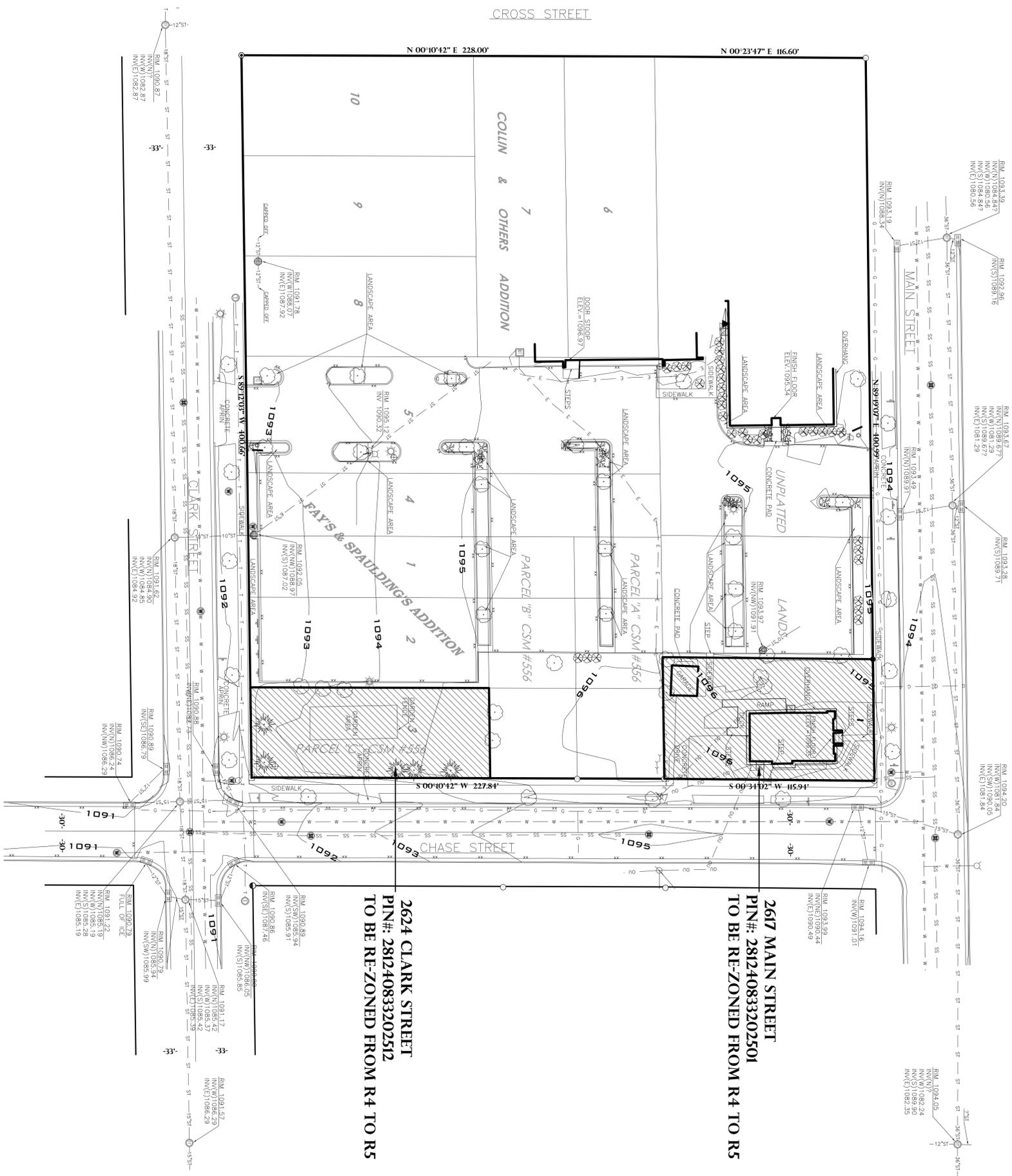
Owner Information Sheet	<input type="checkbox"/>	Additional Exhibits If Any:
Letter to District Alderperson	<input checked="" type="checkbox"/>	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	<input checked="" type="checkbox"/>	

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)	Date

LEGEND	
	SANITARY SEWER
	STORM SEWER
	OVERHEAD UTILITIES
	BURIED ELECTRIC
	BURIED GAS
	BURIED TELEPHONE
	WATERMAIN
	EDGE OF BURIALMOUNDS
	CONTOUR LINE
	RECTANGULAR CATCH BASIN
	AIR CONDITIONING UNIT
	FLOOD LITE
	CIRCULAR CATCH BASIN
	CLEAN OUT
	CONTROL BOX
	ELECTRIC METER
	ELECTRIC MANHOLE
	GAS METER
	GUY WIRE
	HIGBANT
	LIGHTPOLE
	MAILBOX
	POWERPOLE
	SANITARY MANHOLE
	SIGN
	STORM MANHOLE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	CABLE PEDESTAL
	UTILITY MANHOLE
	WATER MANHOLE
	SPRINKLER SERVICE
	BUSH/SHRUB
	HEDGE
	TREE
	PINE TREE
	1-1/4\"/>
	1-1/4\"/>
	3/4\"/>
	1-1/4\"/>
	CONCRETE MONUMENT FOUND



267 MAIN STREET
PIN#: 281240833202501
TO BE RE-ZONED FROM R4 TO R5

2624 CLARK STREET
PIN#: 281240833202512
TO BE RE-ZONED FROM R4 TO R5

UNDERGROUND UTILITIES

THESE RECORD DRAWINGS HAVE BEEN PREPARED AND FINISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT. SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS - LOCATIONS ARE APPROXIMATE. PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON MAP. CONTACT DIGGERS HOTLINE FOR LOCATIONS. FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION. UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE. (TICKET #20141304719)

BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88
 BM#1 BURY BOLT OF HYDRANT LOCATED ON NORTH SIDE STREET APPROX 100' FROM EAST CURB LINE OF CHASE STREET ELEVATION=1096.32
 BM#2 BURY BOLT OF HYDRANT LOCATED IN THE NW CORNER OF CLARK STREET AND CHASE STREET ELEVATION=1093.77

DESCRIPTION

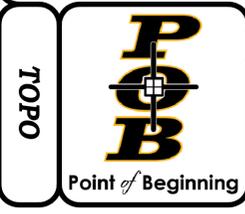
BEING ALL OF BLOCK 5 OF THE COLLINS & OTHERS ADDITION, TO BLOCK 5 OF RAY'S & SPAULDING'S ADDITION TO STEVENS POINT, ALL OF CSM#556, AND PART OF THE NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

SURVEYOR'S NOTES

1) WATER LINE WAS DRAWN IN OFF OF AS-BUILT MAPS AND IS NOT SHOWN ON THIS MAP. CITY OF STEVENS POINT ENGINEERING DEPARTMENT.

SURVEYOR'S CERTIFICATE

I, DONALD J. BRYLA, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A TOPOGRAPHICAL SURVEY AS DONE UNDER MY DIRECTION ON APRIL 1, 2014.
 DATED THIS _____ DAY OF _____
 DONALD J. BRYLA, (TA 33308)
 REGISTERED LAND SURVEYOR



Civil Engineering
 Land Surveying
 Landscape Architecture
 5709 Windy Drive, Suite D
 Stevens Point, WI 54482
 715.344.9999(Ph) 715.344.9922(Fx)

MINISTRY HEALTH
STEVENS POINT
PORTAGE COUNTY
WISCONSIN

TOPOGRAPHIC MAP

CHECKED BY:	DONALD J. BRYLA
DRAWN BY:	JIM OSTROM, JR.
DATE:	4/31/14
PROJECT NO.:	14412

POINT OF BEGINNING, INC. MAKES THE STATE'S SOLE COMMITMENT TO LAND SURVEYING. THESE PLANS, DRAWINGS AND DOCUMENTS ARE PREPARED BY AN INDIVIDUAL OR FIRM THAT IS A MEMBER OF THE SURVEYING PROFESSION AND IS A LICENSED PROFESSIONAL ENGINEER OR SURVEYOR. THESE PLANS, DRAWINGS AND DOCUMENTS ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF POINT OF BEGINNING, INC.



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

To: Plan Commission
From: Plan Staff
CC:
Date: 5/27/2014
Subject:

Request from Ministry Saint Michael's Hospital for a constrained site exemption for an addition on to their existing parking lot at **2501 Main Street and 1317 Cross Street (Parcel IDs 2408-33-2025-01 through 2408-33-2025-04, 2408-33-2025-05, and 2408-33-2025-12 through 2408-33-2025-15).**

Ministry Saint Michael's Hospital is requesting to expand their parking lot at 2501 Main Street and 1317 Cross Street. This constrained site request corresponds with the previous two agenda items. Staff has reviewed this request based on the following occurring:

- City of Stevens Point Comprehensive Plan future land use map (Map 8.3) amendment to designate the following property from residential to commercial/office/multi-family:
 - 2601 Main Street (Parcel ID 2408-33-2025-02)
 - 2617 Main Street (Parcel ID 2408-33-2025-01)
 - 1310 Chase Street (Parcel ID 2408-33-2025-14)
 - 1318 Chase Street (Parcel ID 2408-33-2025-13)
 - 2624 Clark Street (Parcel ID 2408-33-2025-12)
- Rezoning of **2617 Main Street (Parcel ID 2408-33-2025-01)** from R-4 Multiple Family I Residence District to R-5 Multiple Family II Residence District.
- Rezoning of **2624 Clark Street (Parcel ID 2408-33-2025-12)** from R-4 Multiple Family I Residence District to R-5 Multiple Family II Residence District.

Under our current ordinance for the "R-5" zoning district, a street setback of 15 feet is required around the perimeter of the lot. However, the applicant may request an exception if it is considered a constrained site:

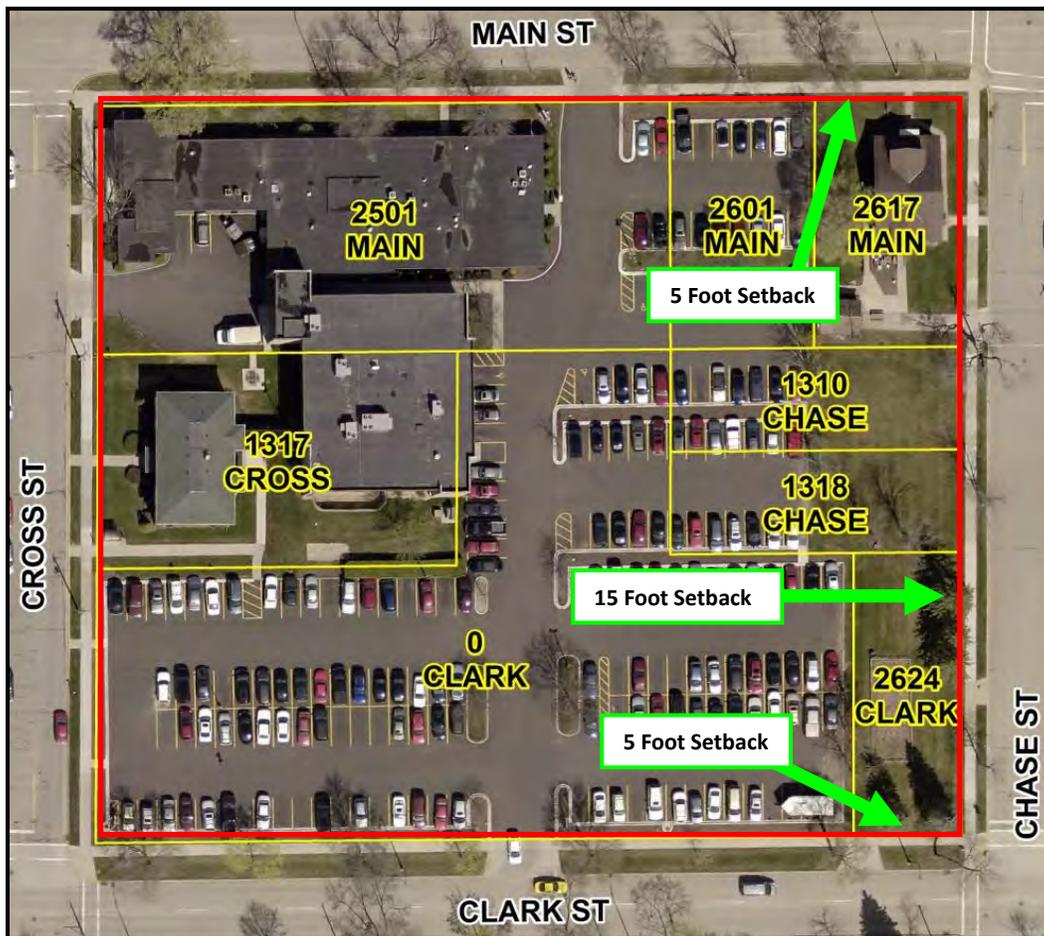
g) Constrained Sites

Alternative parking and landscaping standards may be approved by the Plan Commission and Common Council only where the required parking and landscaping in this Zoning Code cannot be physically met on the site for one of the following reasons:

- 1) Redevelopment of an existing site requires parking or landscaping to be added, but a building, pavement or stormwater facility already exists; or
- 2) Redevelopment of an existing site would reduce the number of stalls below the required number for the use or reduce aisle widths below the recommended standard; or

- 3) The existing site has lost area from landscaping due to adjacent road widening or other right-of-way infrastructure improvements.
- 4) **A parking facility addition would be inconsistent with the layout or setback of the existing parking facility to the extent where it would significantly change the configuration of the existing facility to meet current standards. Such addition shall not exceed more than 50 percent of the existing parking facility area.**

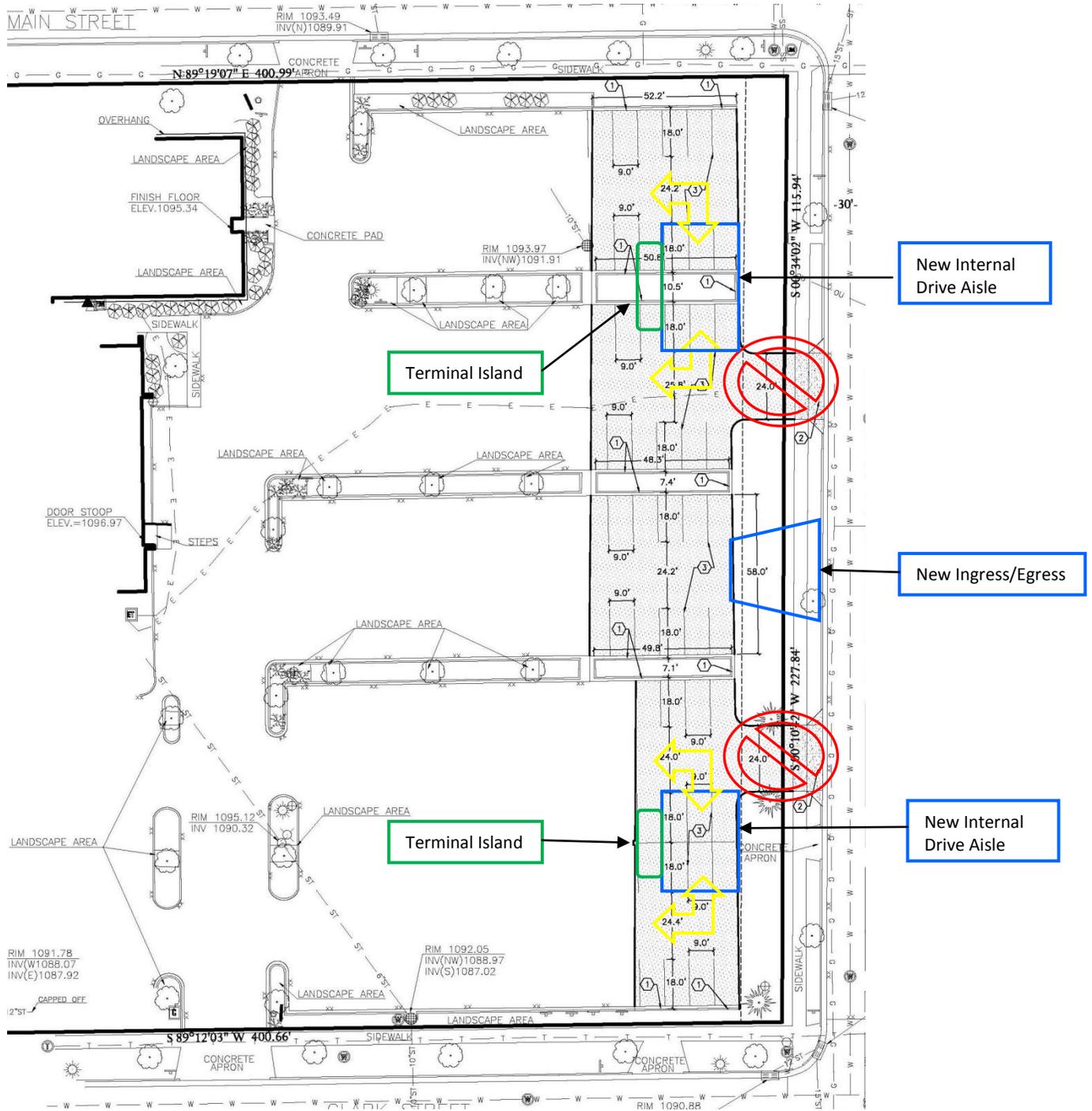
Ministry would fall under the fourth exemption. The existing lot is non-conforming, as it does not meet the existing setback requirements. When expanding to the east, meeting setbacks on the north and south side of the boundary outlined in red below would significantly affect the existing parking area.



Specifically, Ministry is requesting an exception to the parking lot street setback requirement along Main Street and Clark Street. Instead of the 15 feet required, Ministry will provide approximately a 5 foot setback to tie into the setback provided by the existing lot. A 15 foot setback will be provided along Chase Street. The parking lot expansion plan has been provided as an attachment and includes an expansion of 52 stalls.

When reviewing the site plan staff has a concern where three of the aisles dead-end, and do not allow for motorists reaching the end of the aisle, who did not find a parking spot, to turn around without making several maneuvers. Therefore, staff would recommend that either a drive lane be put in at the

end of each of those aisles, or that an adequate turnaround area be installed. Below is an example that could be done, however, it will reduce some stalls. Another option would be to make the aisles one-way, except for the middle aisle and then install a narrower drive lane at the end. This option would not eliminate as many stalls.



Given that significant changes and added costs would occur to the entire lot if the expansion were to meet parking the existing parking requirements without the constrained site exemption, staff would

recommend approval of reducing the parking lot setback on Clark and Main streets to match the existing lot setback with the condition an updated plan addressing the concern relating to the traffic flow throughout the expanded parking area be addressed. Staff shall have the authority to approve this change.

Name and Address	Parcel #	Alt Parcel #
St Michael's Hospital of Stevens Point Inc 900 Illinois Ave Stevens Point, WI 54481	240833202504	240833202504
	Property Address	
	2501 Main St	
Display Note		

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
St Michael's Hospital of	5/1/2000	\$1,529,700	Warranty Deed W/Add'L F	57	3401	Land & Build.

PERMITS

Date	Number	Amount	Purpose	Note
9/1/2005	33524	\$1,403	066 Plumbing	replace hwh
8/4/2003	31805	\$52,279	042 Interior Renov/Remodel	Remodel Offices sleep lab & cardiology
8/8/2002	30989	\$900,000	042 Interior Renov/Remodel	
7/29/2002	30978	\$16,000	042 Interior Renov/Remodel	
7/11/2002	30926	\$6,000	099 Sign	
3/26/2002	30681	\$6,000	099 Sign	

2013 ASSESSED VALUE

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

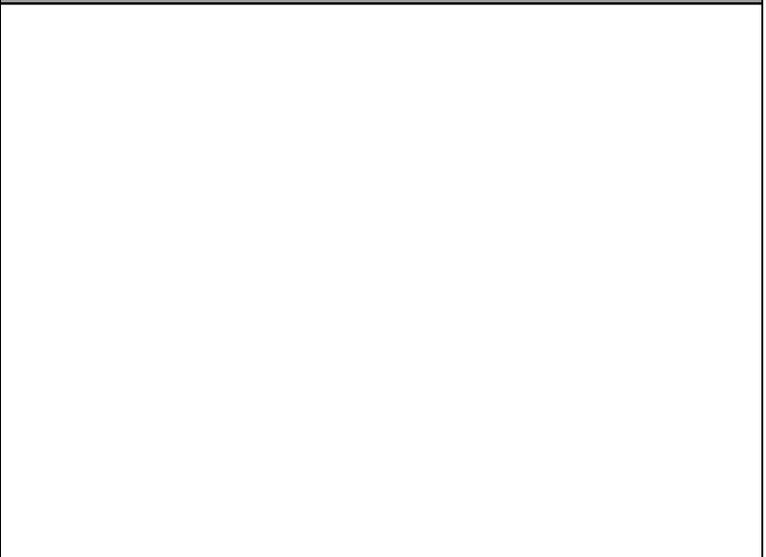
LEGAL DESCRIPTION

BEG NW COR OF COLLINS & O ADD TH E 100' TH N 2', TH E 158' TH N 114' TO SL MAIN TH W 258', TH S 116' TO POB BNG PRT NE NW S33 T24 R8 573401

PROPERTY IMAGE



PROPERTY SKETCH



Name and Address	Parcel #	Alt Parcel #
St Michael's Hospital of Stevens Point Inc 900 Illinois Ave Stevens Point, WI 54481	240833202505	240833202505
	Property Address	
	1317 Cross St	
Display Note		

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
St Michael's Hospital of	5/1/2000	\$1,529,700	Warranty Deed W/Add'L F	57	3401	Land & Build.

PERMITS

Date	Number	Amount	Purpose	Note
9/13/2011	11-606	\$142,000	024 Exterior Renovations	resurface parking lot new bath/kitchen/reception replacement
10/30/2003	32043	\$5,500	032 Furnace (HVAC)	
10/1/2003	31976	\$35,600	042 Interior Renov/Remodel	
9/12/2000	29422	\$1,425	032 Furnace (HVAC)	

2013 ASSESSED VALUE

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

LEGAL DESCRIPTION

LOTS 6 & 7 BLK 5 COLLINS & O ADD TO FAY & SPAULDING ADD 573401

PROPERTY IMAGE

PROPERTY SKETCH





APPLICATION FOR A SITE PLAN REVIEW

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

4-14-14
R# 1-56418 \$150

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required	\$150.00	Fee Paid	\$150.00
Associated Applications (if any)	Rezoning			Assigned Case Manager	Michael Engrowski		
Pre-Application Conference Date		Minor Site Plan	<input checked="" type="checkbox"/>	Major Site Plan	<input type="checkbox"/>		

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)	
Applicant Name	Ministry St. Michaels Hospital	Contact Name	Tom Grube
Address	900 Illinois Avenue	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone		Telephone	(715)498-2870
Fax		Fax	
Email		Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? <input type="checkbox"/>)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name		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
See attachment		
Legal Description of Subject Property		
Being all of Block 5 of the Collins & Others Addition, to Block 5 of Fay's & Spauldings Addition to Stevens Point, all of CSM#556, and part of the NE1/4 of the NW1/4 of Section 33, Township 24 North, Range 8 East, City of Stevens Point, Wisconsin		
Area of Subject Property (Acres/Sq Ft)		
137,937 s.f. (3.16 ac)		
Current Zoning District(s)		
See Attachment		

Designated Future Land Use Category	Current Use of Property	Proposed Use of Property
Commerical	Green Space, Residential Home	Parking Lot Addition

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

Current land use includes green space and a residential home. The proposed project expands the existing parking lot towards the east, constructing 52 additional parking stalls.

Current Zoning Surrounding Subject Property			
North:	R2 Single Family	South:	R2 Single Family
East:	R2 Single Family	West:	R5 Multi-Family & B4 Commercial
Current Land Use Surrounding Subject Property			
North:	Middle School	South:	Single Family Homes
East:	Multi Family Homes	West:	Parking Lot

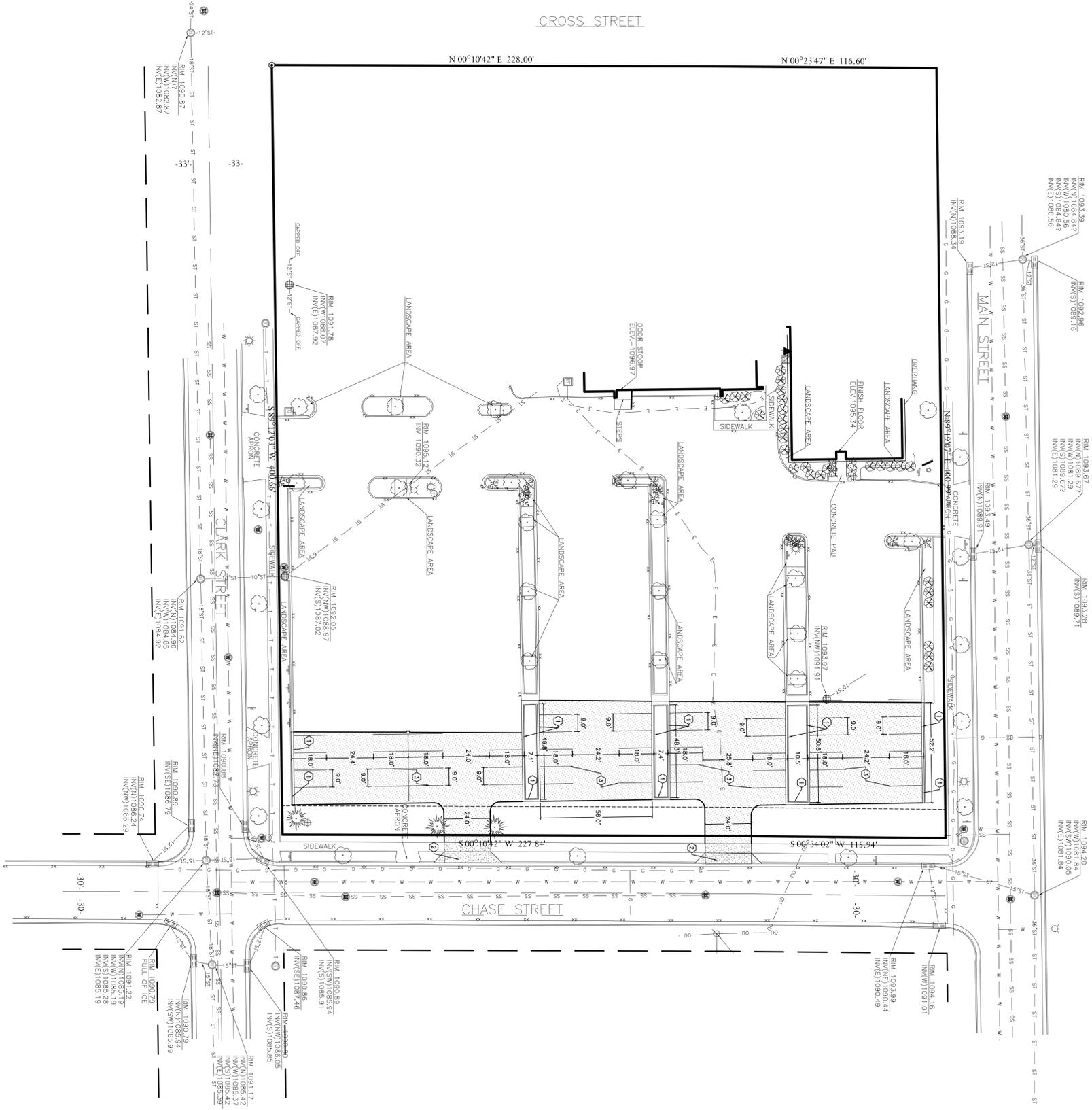
EXHIBITS

Owner Information Sheet	<input type="checkbox"/>	Additional Exhibits If Any (List):
Letter to District Alderperson	<input type="checkbox"/>	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	<input type="checkbox"/>	
Site Plan (designating primary, side, and service street frontages)	<input 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 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(s)	Date

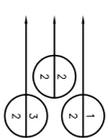


GENERAL NOTES:

1. CONTRACT DIGGER'S HOLELINE 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 FOR ANY REQUIRED EROSION CONTROL ELEMENTS.
6. ALL EXISTING UTILITIES 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. PROVIDE BARRICADES, SIGNS AND APPROVED TRAFFIC CONTROL THROUGHOUT CONSTRUCTION THROUGHOUT THE PROJECT.
12. ALL NEW CONCRETE PAVEMENT AND CURB ON ADJACENT STREET SHALL BE TIED IN ACCORDANCE WITH DETAIL ON SHEET ON SHEET.
13. ALL GENERAL LANDSCAPE AREAS SHALL BE SEED/FERTILIZED/ GRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

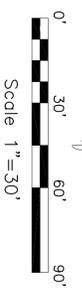
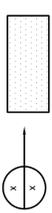
KEYNOTES:

- ① 18" CONCRETE CURB & GUTTER
- ② DRIVE APRON
- ③ PARKING LOT STRIPING



PAVEMENT HATCH PATTERNS:

- PROPOSED 3" ASPHALTIC CONCRETE PAVEMENT W/ 8" BASE COURSE



POINT OF BEGINNING, INC. HAS THE HONOR OF BEING THE CONSULTANT IN CHARGE FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT. ALL INFORMATION AND DATA HAS BEEN OBTAINED FROM THE RECORD DRAWINGS AND FIELD SURVEY. THE CONSULTANT HAS CONDUCTED VISUAL VERIFICATION OF THE POINT OF BEGINNING, INC. RECORD DRAWINGS AND FIELD SURVEY. THE CONSULTANT HAS CONDUCTED VISUAL VERIFICATION OF THE POINT OF BEGINNING, INC. RECORD DRAWINGS AND FIELD SURVEY.

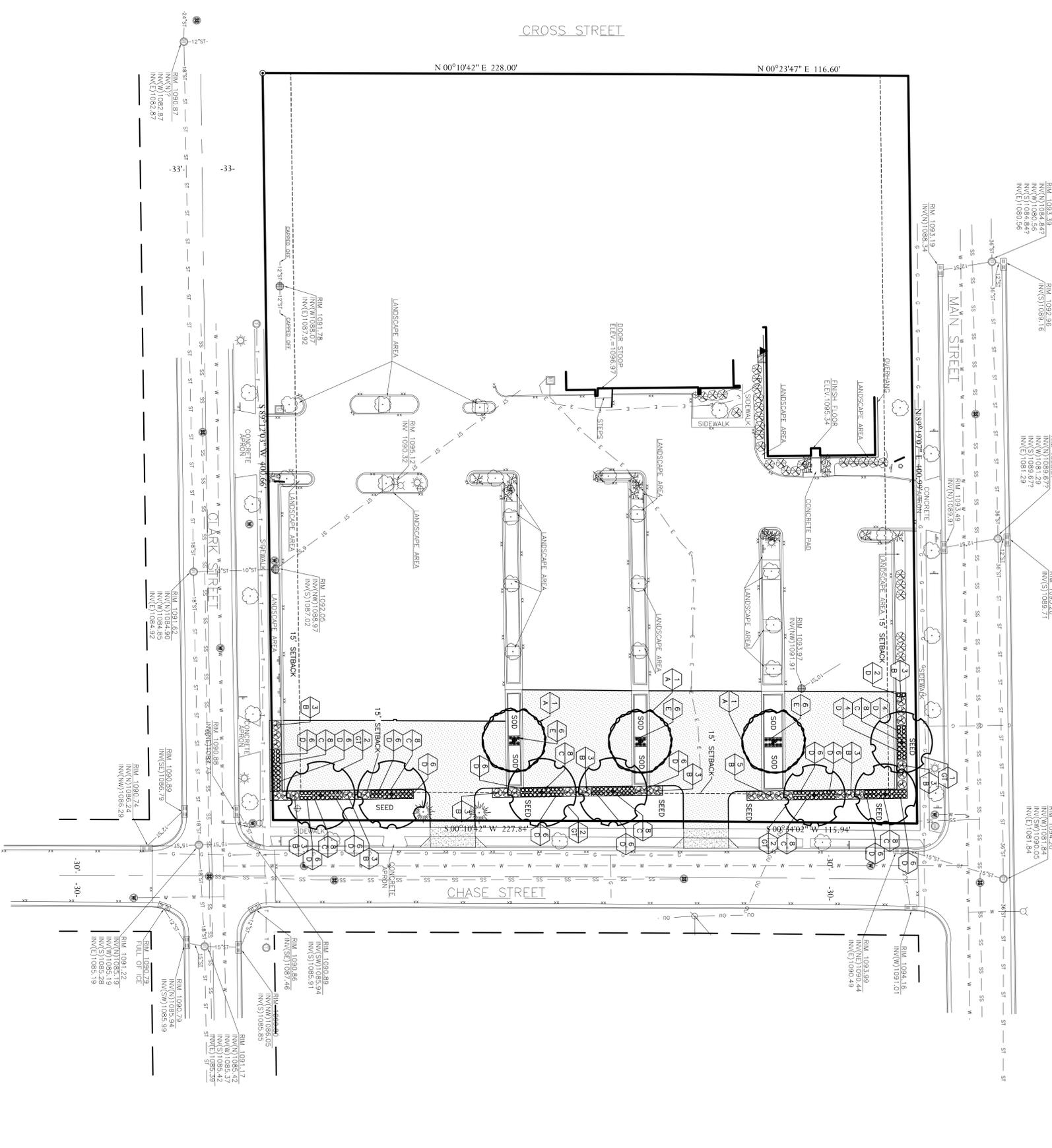
POB
Point of Beginning

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

MINISTRY - ST. MICHAELS
2501 MAIN ST PARKING ADDITION
PORTAGE COUNTY
STEVENS POINT, WISCONSIN

LAYOUT PLAN

DATE	04/07/2014
DRAWN BY	MARK
CHECKED BY	JUL
PROJECT NO.	14-020
SHEET	1
OF 2	



GENERAL NOTES:

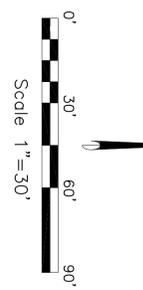
1. CONTACT DIGGERS HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
3. SEED/FERTILIZE/GRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION.
4. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
5. ALL PLANTS SHALL BE REVIEWED AND APPROVED BY THE OWNER PRIOR TO INSTALLATION.
6. ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
7. ALUMINUM CURV-RITE LANDSCAPE EDGING OR APPROVED EQUAL SHALL BE PLACED AROUND ALL FINISHED BEDS AND AS INDICATED BEHIND THIS SHEET.
8. FINISHED BEDS SHALL BE PLACED AROUND ALL LANDSCAPE STONE OR BARK MULCH.
9. 4" OF SHREDED BARK MULCH SHALL BE PLACED IN THE SHRUB AND PERENNIAL BEDS AND BE CONTAINED BY LANDSCAPE EDGING. SHREDED BARK MULCH TYPE AND COLOR IS TO MATCH THE EXISTING SHREDED BARK MULCH ON-SITE AND IS TO BE APPROVED BY THE OWNER PRIOR TO PLACEMENT.
10. 3" DEPTH OF DECORATIVE LANDSCAPE STONE SHALL BE PLACED IN THE ORNAMENTAL GRASS BEDS AND CONTAINED BY LANDSCAPE EDGING. SIZE, TYPE AND COLOR TO MATCH THE EXISTING LANDSCAPE STONE ON-SITE AND IS TO BE APPROVED BY THE OWNER PRIOR TO PLACEMENT.
11. CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE INSTALLATION OF ANY LANDSCAPING PLANTS OR MATERIALS.
12. TREE SHRUB, ORNAMENTAL GRASS AND PERENNIAL SPECIES ARE TO MATCH THE EXISTING PLANTINGS IN PARKING LOT ADJACENT TO THE PROPOSED EXPANSION PROJECT.

PLANTING SYMBOLS:

TREES	SYMBOL	KEYNOTE	NOTES	INSTALLATION SIZE	AT MATURITY	QUANTITY
TREES		A	TREE SPECIES TO MATCH EXISTING TREES IN ADJACENT ISLANDS TO WEST.	2" CAL.		3
SHRUBS		B	SHRUB SPECIES TO MATCH EXISTING SHRUBS IN ADJACENT LANDSCAPE BED TO WEST.	5 GAL.		32
ORNAMENTAL GRASS		C	ORNAMENTAL GRASS SPECIES TO MATCH EXISTING ORNAMENTAL GRASS SPECIES IN ADJACENT LANDSCAPE BED TO WEST.	3 GAL.		64
PERENNIALS		D	ORNAMENTAL GRASS SPECIES TO MATCH EXISTING ORNAMENTAL GRASS SPECIES IN ADJACENT LANDSCAPE BED TO WEST.	3 GAL.		88
PERENNIALS		E	PERENNIAL SPECIES TO MATCH EXISTING PERENNIAL SPECIES IN ADJACENT LANDSCAPE BED TO WEST.	3" POT		18

LANDSCAPE REQUIREMENTS:

- REQUIREMENT: ADD TREES AT MINIMUM RATE 1 TREE PER 50 LINEAL FEET PARKING AREA.
- 420 L.F. OF PARKING/50 = 9 REQUIRED
- PROPOSED: 7 NEW TREES + 2 EXISTING EVERGREENS TO REMAIN = 9 TOTAL
- PERIMETER LANDSCAPING REQUIREMENT: 5' PARKING LOT PERIMETER LANDSCAPE BED. 1 SHRUB PER PLANT SQUARE FEET OF LANDSCAPED AREA = 1,769 S.F./15' = 118 SHRUBS REQUIRED
- PROPOSED: 184 SHRUBS

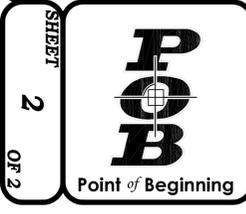


REVISIONS	DATE	BY	CHK
1.	04-16-2014	MAK	MAK

LANDSCAPE PLAN

**MINISTRY - ST. MICHAELS
2501 MAIN ST PARKING ADDITION
PORTAGE COUNTY
STEVENS POINT, WISCONSIN**

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



THIS PLAN AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF POINT OF BEGINNING, INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF POINT OF BEGINNING, INC.



Memo

Michael Ostrowski, Director

Community Development

City of Stevens Point

1515 Strongs Avenue

Stevens Point, WI 54481

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

mostrowski@stevenspoint.com

City of Stevens Point – Department of Community Development

To: Plan Commission
From: Michael Ostrowski and Kyle Kearns
Date: 5/23/2014
Re: Amending Section 23.02(2)(b)(3) of the Revised Municipal Code of the City of Stevens Point, B-2 Central Business Transition District, to allow craft- or micro-breweries, wineries, or distilleries as a conditional use

In many areas of the county, there has been a renewed interest in craft brewing and distilling, as well as small-batch wine production. This is prompting communities to update their zoning codes to allow such small scale alcohol production facilities, as many communities only allow alcohol production in industrial or manufacturing districts. However, given their smaller scale and unique products, many communities are allowing these types of facilities within other commercial areas, as they can be a significant draw for a community, and have little to no adverse impact to adjacent properties.

Currently, our zoning code only addresses alcohol production in the M-1 district, which makes brewpubs, craft- or micro-breweries, wineries, or distilleries a prohibited use in other commercial zoning districts. With the limited negative impact, staff is recommending that we allow these types of uses as a conditional use within some of our commercial zoning districts, mainly, the B-2 Central Business Transition district and above.

In the next agenda item, there is a request to allow a micro-winery in the downtown area, which this amendment would cover.

In doing research on this topic, staff would recommend the following definition:

Small-scale alcohol production: A type of brewery, winery, or distillery wherein the area of the establishment devoted to the production of malts and liquors shall not exceed ten thousand (10,000) square feet. The establishment may include a tasting room, office, retail, eating and drinking establishment, or event facility components in addition to the area devoted to production of malts and liquors.

Administrative Staff Report

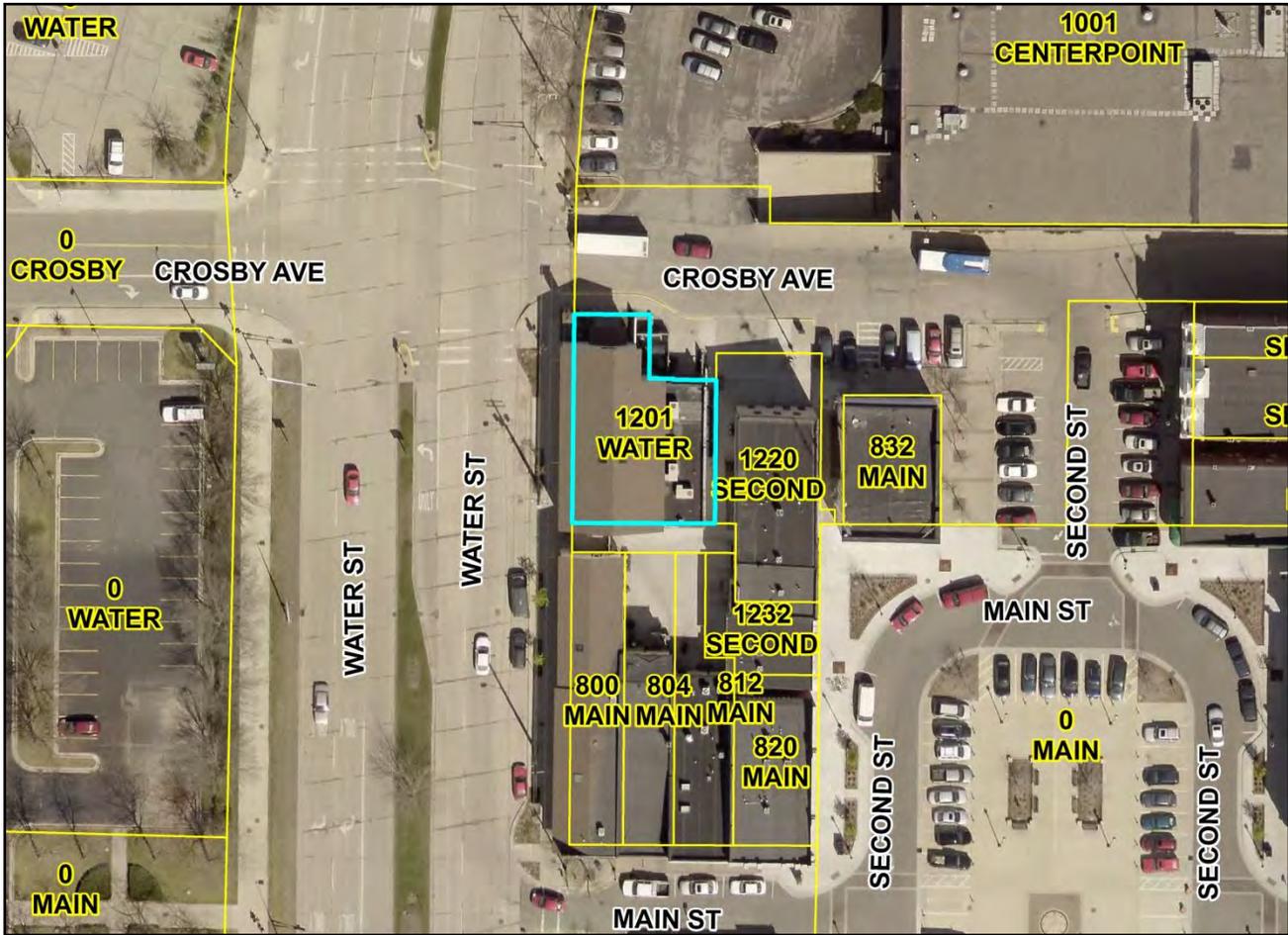
Don & Kelly Guay
Operate a Micro - Winery
Conditional Use Request
1201 Water Street
June 2, 2014



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"> Don & Kelly Guay <p>Staff:</p> <ul style="list-style-type: none"> Michael Ostrowski, Director mostrowski@stevenspoint.com Kyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 2408-32-2016-03 <p>Zone(s):</p> <ul style="list-style-type: none"> "B-3" Central Business District <p>Master Plan:</p> <ul style="list-style-type: none"> Downtown District <p>Council District:</p> <ul style="list-style-type: none"> District 4 – Wiza <p>Lot Information:</p> <ul style="list-style-type: none"> Actual Frontage: 86 feet Effective Frontage: 86 feet Effective Depth: 51 feet Square Footage: 4,386 Acreage: 0.101 <p>Current Use:</p> <ul style="list-style-type: none"> Mixed Use Commercial <p>Applicable Regulations:</p> <ul style="list-style-type: none"> 23.01(14), 23.01(16), and 23.02(2)(c) 	<p>Request</p> <p>Request from Don and Kelly Guay for a conditional use permit to operate a micro-winery at 1201 Water Street (Parcel ID: 2408-32-2016-03).</p> <p>Attachment(s)</p> <ul style="list-style-type: none"> Property Data Exhibit Map Application <p>Findings of Fact</p> <ul style="list-style-type: none"> The property is zoned "B-3" Central Business District. The request is to operate a micro-winery. Micro-wineries are a conditional use within the "B-3" District. The building is a commercial mixed use building. The request involves occupying a majority of the building for the micro-winery and allowing existing tenants to remain. <p>Staff Recommendation</p> <p>Approve the conditional use permit to operate a micro-winery at 1201 Water Street, subject to Plan Commission and staff comments, including the following condition(s):</p> <ul style="list-style-type: none"> All improvements shall obtain pertinent building permits prior to construction. Exterior improvements shall receive necessary approval by the Historic Preservation / Design Review Commission. Truck traffic to and from the site shall not impede traffic along Crosby Avenue and Water Street. The receiving/shipping doors shall remain closed during all other operational activities not related to receiving and shipping. The conditional use permit shall expire in two years, on June 30, 2016.
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Vicinity Map



Background



Don and Kelly Guay are requesting to operate a micro-winery at 1201 Water Street, formerly Bakery Point. The winery will be very traditional with a production room, and wine tasting and retail room. Initially, seven 250 gallon steel tanks will occupy a majority of the production room, along with other necessary appliances such as bottling machines. A majority of the wine will be stored within the basement. Lastly, wine tasting and retail sales of wine are proposed on the second floor.

Micro-wineries would be a conditional use within the "B-3" District as the request fits within the following definition.

Small-scale alcohol production: A type of brewery, winery, or distillery wherein the area of the establishment devoted to the production of malts and liquors shall not exceed ten thousand (10,000) square feet. The establishment may include a tasting room, office, retail, eating and drinking establishment, or event facility components in addition to the area devoted to production of malts and liquors.

The total building size of 1201 Water Street is 6,564 square feet, all of which will not be occupied by the micro-winery.

It is important to note that a total of three businesses would operate out of the facility, as the entire space is not needed for the winery and can accommodate mixed uses, two of which are existing businesses.

Standards of Review

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

Analysis: The building currently exists, and the majority is vacant. The building is approximately 6,564 square feet, of which, approximately $\frac{3}{4}$ will be utilized by the winery. The remainder will be used for offices. The winery operations will all be within the facility and will generate 2-3 shipments of product in and out of the facility per week.

Findings: The property is located in Downtown Stevens Point, where a several mixed uses exist. The use should fit within the downtown and should not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare. Furthermore, it should assist in adding traffic downtown through the occupancy of vacant space.

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

Analysis: Uses on the property will be mixed, as two businesses already occupy a small portion of the building and will remain. The winery will occupy the entire second floor and over half of the first floor. The winery will produce, house, and sell wine, along with serving it inside their tasting room.

Findings: The proposed use is complementary to the surrounding commercial uses and within the immediate vicinity.

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

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

Findings: The proposed use should not impede the orderly development and improvement of the surrounding properties.

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

Analysis: Interior renovation will occur, specifically the potential installation of an elevator, and other minor renovation activities. Exterior improvements include the installation of a shipping and receiving door on the northeast corner of the building, along with signage.

Findings: No major improvements affecting the architectural appeal or functional plan of the building are proposed. This standard is met. Staff would recommend all applicable building permits be obtained for any work being done, along with the approval from the Historic Preservation / Design Review Commission for any exterior improvements and signage.

- 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. Access exists off of Crosby Avenue and Water Street.

Findings: Utilities currently exist in this area. Furthermore, access to the site is provided through multiple entrances. 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: Parking is not required within the "B-3" District. Street parking exists west of the building, and a municipal parking lot exists northwest of the building.

Findings: The applicants have identified that public parking and street parking will satisfy their parking needs. This standard is met.



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

Analysis: The proposed use is within the Central Business District. The intent of this district is to provide a single contiguous district encompassing the central business district or downtown area which will encourage primarily retail uses and a variety of supporting uses. This district is intended to help implement the community's specialized development goals and planning principles, for the CBD, particularly the development and maintenance of the downtown area as a specialized pedestrian-oriented shopping and community center.

Findings: The proposed use is a supporting use within this district. This standard is met.

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

Analysis: The lot and building exist. Any exterior improvements shall meet the zoning requirements for the district.

Findings: This standard is met.

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

N/A

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

N/A

- 11) Access to the site shall be safe.

Analysis: The property is within the "B-3" Downtown District which does not require parking. Access to the site will occur primarily via foot traffic. Patrons will likely park at designated street parking or within municipal lots. Shipping and receiving traffic is anticipated to occur on the northeast side of the property along Crosby Avenue.

Findings: The shipping and receiving location identified for the building is approximately 30 feet which would not cater to larger trucks. Therefore, staff would recommend that truck traffic to and from the site shall not impede traffic along Crosby Avenue and Water Street.

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

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

Analysis: The property currently exists, and 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. Guidelines:

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

Analysis: Refuse storage currently exists on the north side of the building within an existing storage, which is proposed to remain.

Findings: This standard is met.

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

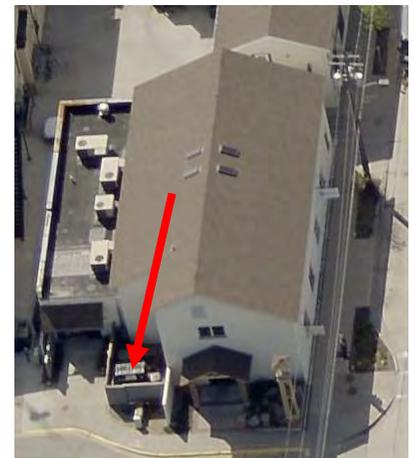
Analysis: Lighting will likely not change as no outdoor activities are proposed; therefore light spill-over should be minimal. Furthermore, signage is proposed to be minimal for the building. No illumination plan has been submitted.

Findings: This standard is met. Signage will be reviewed by department staff as well as the HP/DRC.

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

Analysis: All activities regarding the use will occur inside the facility.

Findings: The use should not cause significant noise levels. To reduce any potential for noise, staff would recommend the receiving/shipping doors remain closed during all other operational activities not related to receiving and shipping.



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

Based on the findings above, staff would recommend approving the conditional use permit request to operate a micro-winery at 1201 Water Street, subject to the conditions identified on page one of the staff report.

Photographs



North Facade



Northeast Facade



South Facade



West Facade

Name and Address		Parcel #	Alt Parcel #	Land Use
Bakery Point II LLC 1301 Dubay Ave Stevens Point, WI 54481		240832201603	240832201603	Store, Retail
		Property Address		Neighborhood
		1201 Water St		Cntrl Bus & 2nd St area(Comm)
		Subdivision		Zoning
Display Note		S E & Other Plat		B3-CENTRAL BUSINESS

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Bakery Point II LLC	2/15/2008	\$305,000	Quit Claim Deed	714053		Land & Build.
William Yudchitz	2/15/2008	\$305,000	Quit Claim Deed	714052		Land & Build.
Baker's Square LLC	12/26/2001	\$95,000	Warranty Deed	600195		Land & Build.

SITE DATA

PERMITS

Actual Frontage	Effective Frontage	Effective Depth	Square Footage	Acreage	Date	Number	Amount	Purpose	Note
86.0	86.0	51.0	4,386.0	0.101	4/13/2006	33870	\$500	099 Sign	Earth Wonders-Ste D
					5/25/2005	33198	\$500	099 Sign	
					10/21/2004	32829	\$500	099 Sign	Lil' Duckling Baby Bou
					7/2/2003	31692	\$0	099 Sign	Heaven in a Hand Bas
					11/26/2002	31248	\$200,000	042 Interior Renov/Re	
					7/17/2002	30919	\$1,250	099 Sign	

2013 ASSESSED VALUE

Class	Land	Improvements	Total
(2) - B-Commercial	\$28,900	\$245,200	\$274,100
Total	\$28,900	\$245,200	\$274,100

LEGAL DESCRIPTION

LOT 1 & W 7 1/2' OF S 86' OF LOT 2 & W 42 1/2' OF N 46' OF LOT 2 BLK 3 EXC PRT SOLD WELTMAN-221/210 S E & 0 ADD 600195 714052 714053

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
Bakery Point II LLC 1301 Dubay Ave Stevens Point, WI 54481		240832201603	240832201603	Store, Retail
		Property Address		Neighborhood
		1201 Water St		Cntrl Bus & 2nd St area(Comm)
		Subdivision		Zoning
Display Note	S E & Other Plat		B3-CENTRAL BUSINESS	

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Store, Retail (C avg)	1929	5,520	Masonry - Avg	10
1	2	Store, Retail (C avg)	1986	1,044	Masonry - Avg	10

Total Area	6,564
-------------------	-------

BASEMENT DATA

COMPONENTS

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
1	1	Store, Retail - Unfin Bsmnt	1,200				

DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS

STRUCTURE DATA

Site Improvement	Units	Age	34
		Year Built	1929
		Eff. Year	1980
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	2.00
		Business Name	Bakery Point Offices



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	Fee Required	Fee Paid
Associated Applications if Any	Assigned Case Manager		
Pre-Application Conference Date	Conditional Use Permit Request	Use <input type="checkbox"/>	Amend <input type="checkbox"/>

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input checked="" type="checkbox"/>)	
Applicant Name	Sunset Point Winery, LLC	Contact Name	Don and/or Kelly Guay
Address	1497 Sunny Crest Drive	Address	
City, State, Zip	Stevens Point, WI 54482	City, State, Zip	
Telephone	715-544-4832	Telephone	
Fax		Fax	
Email	donandkellyguay@gmail.com	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
240832201603		
Legal Description of Subject Property		
LOT 1 & W 7 1/2' OF S 86' OF LOT 2 & W 42 1/2' OF N 46' OF LOT 2 BLK 3 EXC PRT SOLD WELTMAN-221/210 S E & 0		
ADD 600195 714052 714053		
Designated Future Land Use Category		Current Use of Property
Winery, Tasting Room, Retail, Office		Store, Retail
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)		
Proposed land use is a winery and tasting room with some office space and retail space. The will specialize in hand-crafted wines utilizing local and U.S. grown fruits. The tasting room will be on the second floor and will offer a space for customers to taste wines and relax while enjoying the downtown area of Stevens Point.		

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

A winery in downtown Stevens Point will add to the character of the newly developed Square. It will provide a relaxing atmosphere for tourists and locals alike that is not a bar. According to a 2008 UW Extension Survey a typical Wisconsin Winery gets 6600 visitors per year. There are no wineries registered with the Wisconsin Winery Association in Central Wisconsin.

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

Wine making is very quiet with no odor. There is minimal waste and standard garbage disposal is adequate. Shipments to and from the winery will take place early in the morning to minimize impact to traffic. We expect 1-2 shipments in and out each week. We are not a restaurant or a bar so our hours open to the public will be similar to other Wisconsin Wineries. Public parking will be adequate to serve the needs of the winery.

Current Zoning Surrounding Subject Property

North:	B3 Central	South:	B3 Central
East:	B3 Central	West:	B3 Central

Current Land Use Surrounding Subject Property

North:	Education	South:	Art and Dance Studio
East:	Tattoo Parlor	West:	Bank

EXHIBITS

Owner Information Sheet	<input type="checkbox"/>	Additional Exhibits If Any:
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 type="checkbox"/>	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	<input type="checkbox"/>	
Street Plan with Cross-sections	<input type="checkbox"/>	
Utility Plan	<input type="checkbox"/>	
Landscape Plan (including any equivalent alternative landscaping requests)	<input type="checkbox"/>	
Stormwater Plan	<input type="checkbox"/>	
Outdoor Lighting Plan (location of fixtures, illumination levels)	<input type="checkbox"/>	

CERTIFICATION AND SIGNATURE

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

Signature of Applicant	Date	Signature of Property Owner(s)	Date
<i>Don Guay</i>	5/21/14	<i>Don Guay</i>	5/21/14
<i>Kelly Guay</i>	5/21/14	<i>Kelly Guay</i>	5/21/14

Exhibit A – Interior/Exterior Design Proposal

The existing Bakery Point II Building has two above ground levels, and a partial basement on the south-west side of the building. Our proposal would take the eastern most floor space which was a bakery and turn it into the production portion of the winery. It will contain a line of seven - 250 gallon stainless steel tanks as well as a sink, stove, microwave, freezer, refrigerator and bottling space. There will be an additional door added between the interior wall to provide access to an existing conference room and receptionist room which will become storage for raw materials and aging wine as well as a lab space. Moving to the western portion of the building, this is currently designed to house CAP services and is a series of small offices, a conference room, receptionist room (mentioned previously) and waiting room. We would propose to separate the waiting room, receptionist room and conference room by adding about fourteen feet of dry wall and a lockable door. The remaining offices would stay as is. The tenant in the north western two offices will be staying and the tenant in the existing eastern portion. The tenant located where the wine production would go, we would propose to relocate to the western offices. At this time we anticipate leasing out the space for at least the first five years.



The second floor of Bakery Point II will house the wine office and tasting room. The large room will be moderately modified to include a sink, bar, countertops and furniture to create a comfortable serving atmosphere.

The last feature of the winery we would like to install is an elevator in the existing elevator shaft. This is a \$50,000 project and we will be looking for funding to help out with that so we can serve disabled customers as well.

The exterior of the building will have minimal changes, just a double wide glass door where the wine production line is proposed to be able to receive shipments. The proposed door would be glass so that the wine making equipment can be seen by the general public. As well we would like to add signs to the

west side of the building, where there are existing hangers. And on the tall part of the building that faces east we would propose our logo painted onto the side of the building. We would propose to change the verbiage on the “Bakery Point” Pillar to read Sunset Point, which is the name of the winery.



The existing blue print for the ground floor layout is available upon request and will be brought to all meetings for visual reference of said changes.

Sunset Point Winery, LLC
Don and Kelly Guay
1497 Sunny Crest Drive
Stevens Point, WI 54482
715-544-4832
donandkellyguay@gmail.com



May 21, 2014

Alderman Mike Wiza
717 Franklin Street
Stevens Point, WI 54481
715-341-1136

RE: New Micro Winery in Downtown Stevens Point, Conditional Use Permit

Dear Alderman Wiza:

Sunset Point Winery, LLC would like to start up a hand-crafted micro-winery and tasting room in downtown Stevens Point at Bakery Point II located at 1201 Water Street. We, the proprietors, Don and Kelly Guay have an accepted offer on the property, contingent on zoning and a Conditional Use Permit that would allow for wine production in your ward. A typical Wisconsin winery averages 6,600 guests per year according to a study by UW Extension in 2008 and wine consumption is growing about 4% every year in the Midwest. The most popular age for the growth is from 21 to 34 according to a Gallup Poll in 2012. The winery hopes to attract tourists to the beautiful downtown Stevens Point as a destination location to compliment the many year round festivals, picnics, parades and other activities.

The existing Bakery Point II location is an ideal place located at the heart of the downtown area with the visual appeal of a winery. Please see Exhibit A attached for the written description of both the interior and exterior proposals. Of course we will work with the Mathias Mitchell Public Square-Main Street Historic District and the Downtown Design Review District boards before modifying the exterior of the building. As well, both existing tenants will be welcomed to stay on site, because there are no intentions in our first five years or more that require that space.

The winery and tasting room will offer tours, wine tasting, and a relaxing environment to enjoy a glass of wine in. Bottles will be available for purchase as well as light snacks and some merchandise related to wine and grapes. The tasting room would close to the public no later than 10:00pm. Wineries in general are peaceful places to relax and we hope to embrace that culture so that we make good neighbors and are a value added partner with the downtown community.

We have had some great discussions about the business with Mike Ostrowski and Kyle Kearns. We look forward to discussing our proposal and Conditional Use Permit with you and the Common Council.

Thank you for your time.

Sincerely,

Don Guay and Kelly Guay



Memo

Michael Ostrowski, Director
 Community Development
 City of Stevens Point
 1515 Strongs Avenue
 Stevens Point, WI 54481

Ph: (715) 346-1567 • Fax: (715) 346-1498
 mostrowski@stevenspoint.com

City of Stevens Point – Department of Community Development

- To: Plan Commission
- From: Michael Ostrowski and Kyle Kearns
- Date: 5/23/2014
- Re: 1. Amending **Section 23.02(1)(f)(4)** of the Revised Municipal Code of the City of Stevens Point, R-4 Multiple Family I Residence District, to reduce the minimum lot size for one unit dwellings.
2. Amending **Section 23.02(1)(g)(4)** of the Revised Municipal Code of the City of Stevens Point, R-5 Multiple Family II Residence District, to reduce the minimum lot size for one unit dwellings.

A property owner is requesting that the City amend sections 23.02(1)(f)(4) and 23.02(1)(g)(4) of the Zoning Code, which pertain to single family minimum lot size requirements within the "R-4" and "R-5" (Multiple Family I & II Residence) districts. Currently 10,000 square feet of property is required to construct a single family home within the "R-4" and "R-5" districts. Often times much more property is used, as the majority of property within "R-4 & R-5" districts developed as single family homes are near larger multi-family developments. A larger lot allows for additional buffer from the neighboring uses. However, there are instances, particularly in the inner city, where properties with the above zoning classifications are smaller than 10,000 square feet. These properties often become difficult to develop or redevelop as the minimum lot size is not met. Furthermore, a change in zoning could reflect spot zoning as the surrounding zoning is primarily "R-4" or "R-5," which may also be identified to remain as such in the comprehensive plan. The request is to reduce the minimum lot size to 8,000 square feet, which matches those requirements in the "R-2" and "R-3" districts. This amendment would allow for smaller lots to develop or redevelop as single family.

Below are the proposed amendments to the applicable district requirement tables.

Section 23.02(1)(f)(4)

USE	LOT AREA AND DENSITY	LOT WIDTH	HEIGHT OF STRUCTURE	SIDE YARD	STREET SETBACK	REAR YARD	PARKING	AREA OF STRUCTURE	MIN. BLDG. WIDTH
Dwellings	One Unit Dwelling: 8,000-10,000 s.f. Min. Two Unit Dwelling: 12,000 s.f. Min. 3-4 Unit Dwelling: 15,000 s.f. Min.	60 ft., 80 ft. For corner lots	45 ft. Or 4 stories	10 ft. On each side	25 feet	Not less than 20% of lot depth, but not less than 15 ft. And need not	Per 23.01(14)	One family dwelling - 900 sq.ft.	18 ft.

	<p>2,000 s.f. of lot area per person not a member of resident family in development with 1-4 units.</p> <p>5-9 Units: Ground floor - 3,500 s.f. /1st fl. +100 s.f./bdm. Above gr. fl. - 2,600 sq. Ft. + 100s.f./bdm.</p> <p>10-23 Units: Ground floor - 3,700 s.f. + 100s.f./bdm. Above gr. fl. - 2,900 s.f. + 100 s.f./bdm.</p> <p>24+ Units: Ground floor - 4,100 s.f. + 100 s.f./bdm. Above gr. fl. - 3,300 s.f. + 100 s.f./bdm.</p>					exceed 30 ft.			
All other Permitted Uses	8,000 sq.ft.					30 ft.			
Cond. Uses	3 or more units shall be required to submit a site plan, building elevations, and landscaping plans prior to Cond. Use. Review.								

Section 23.02(1)(g)(4)

USE	LOT AREA AND DENSITY	LOT WIDTH	HEIGHT OF STRUCTURE	SIDE YARD	STREET SETBACK	REAR YARD	PARKING	AREA OF STRUCTURE	MIN. BLDG. WIDTH
Dwellings	<p>One Unit Dwelling: 8,000 10,000 s.f. Min.</p> <p>Two Unit Dwelling: 12,000 s.f. min.</p> <p>3-4 Unit Dwelling: 15,000 s.f. min.</p> <p>2,000 s.f. of lot area per person not a member of resident family in developments with 1-4 units</p> <p>5-9 Units: Ground Floor - 3,500 s.f./1st floor 100 s.f./bdm. Above ground floor - 2,600 s.f. + 100 s.f./bdm.</p> <p>10-23 Units: Ground Floor - 3,700 s.f. + 100 s.f./bdm. Above ground floor - 2,900 s.f. + 100 s.f./bdm.</p> <p>24+ Units: Ground Floor - 4,100 s.f. + 100 s.f./bdm. Above ground floor - 3,300 s.f. + 100 s.f./bdm.</p>	60 ft., 80 ft. For corner lots	85 ft.	10 ft. On each side	25 ft. Except where the dwelling or structure abuts a pedestrian mall as created by the City under SS 66.298 where the Council may reduce the setback to 0 feet	20 ft.	Per 23.01(14)	0	18 ft. Unless manufactured home located in mobile home park
All Other Permitted Uses	8,000 s.f.								
Cond. Uses	3 or more units shall be required to submit a site plan, building elevations, and landscaping plans prior to Cond. Use Review								

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481



Public Works

Engineering Department:
Phone: 715-346-1561
Fax: 715-346-1650

Streets Department:
Phone: 715-346-1537
Fax: 715-346-1687

May 6th, 2014

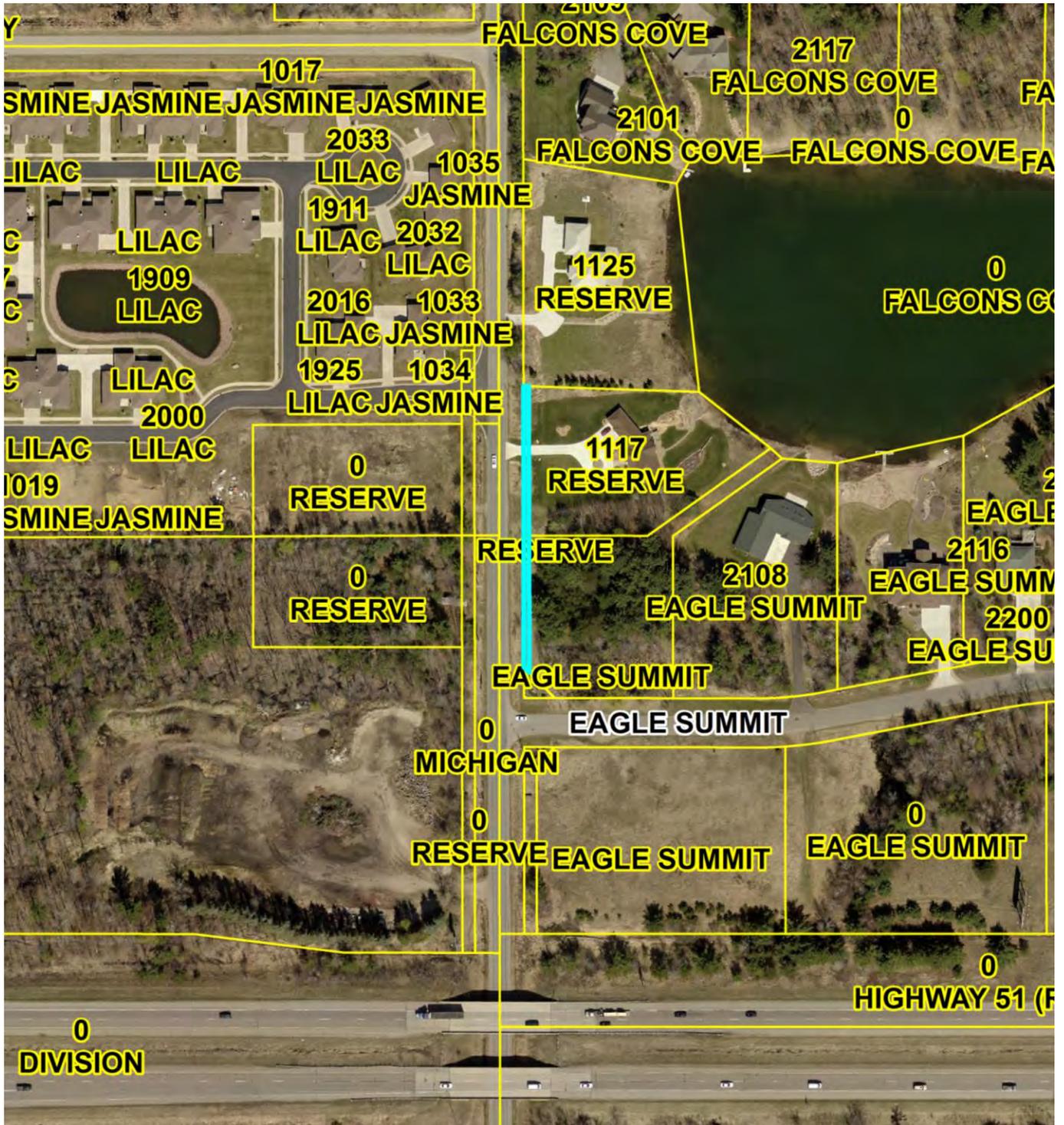
To: Plan Commission
From: Scott Schatschneider, Director of Public Works
Re: North Reserve Street / I-39 Bridge Replacement Project – Temporary Construction Easements

The Department of Transportation will be replacing the I-39 northbound and southbound North Reserve Street overpass structures in 2015. In addition to the replacement of the structures a considerable amount of work will be done on N. Reserve Street, beginning at the northern driveway to Sentry Insurance and ending at Bluebell Lane.

Due to the amount of work and the improvements being made to N. Reserve Street the DOT is requesting Temporary Construction Easements (TCE) in addition to acquiring additional Right of Way.

The DOT is asking permission to work over the City's water and sewer utilities in the parcels listed in the documents. A copy of the Transportation Project Plat has been included with the documents requiring approval. The parcels are very small, to the point of not being able to see them on the plat.

I have included two emails from DOT that should help explain the approvals needed for working over the water and sanitary sewer utilities. If there are questions pertaining to what each of the documents means, those questions can be answered at the Plan Commission Meeting.



DOT COMPOSITE: ORIGINAL DOCUMENT LOCATED AT THE REGISTER OF DEEDS OFFICE

TRANSPORTATION PROJECT PLAT NO: 166-08-22 - 4.01

CONVENTIONAL ABBREVIATIONS

AP	RELEASE OF RIGHTS	R/R	FOUND IRON PIPE/PL
AR	REMAINING	R/M	R/W MONUMENT
AC	RIGHT-OF-WAY	SEC.	R/W STANDARD
ET AL.	SECTION	STA.	SECTION CORNER MONUMENT
C/L	TEMPORARY LIMITED EASEMENT	STA.	SECTION CORNER SYMBOL
CSM	VOLUME	V.	
CCR			
DOC.	CURVE DATA	DOE	FEE (MATCH VARIES)
H.E.	LONG CHORD BEARING	LCB	TEMPORARY LIMITED EASEMENT
LC	RADIUS	R	PERMANENT LIMITED EASEMENT
MON.	DEGREE OF CURVE	D	R/W BOUNDARY POINT
P.	CENTRAL ANGLE OR DELTA	DELTA	EXISTING MONUMENT
PL	LENGTH OF CURVE	L	UTILITY NUMBER
PL	TANGENT	TAN	SECTION NUMBER (OFF PREMISES)
RA			

CONVENTIONAL SYMBOLS

	PROPOSED R/W LINE
	EXISTING H.E. LINE
	SECTION LINE
	LOT & TIE LINES
	SLOPE INTERCEPTS
	ACCESS RESTRICTED
	ACCESS RESTRICTED PROJECT CONTROL
	ACCESS RESTRICTED NO PROJECT CONTROL
	ACCESS RESTRICTED NO PROJECT CONTROL NO STATUTORY AUTHORITY
	SECTION LINE
	QUARTER LINE
	SIXTEENTH LINE
	EXISTING CENTERLINE
	PROPOSED CENTERLINE
	PARALLEL OFFSET
	BUILDING

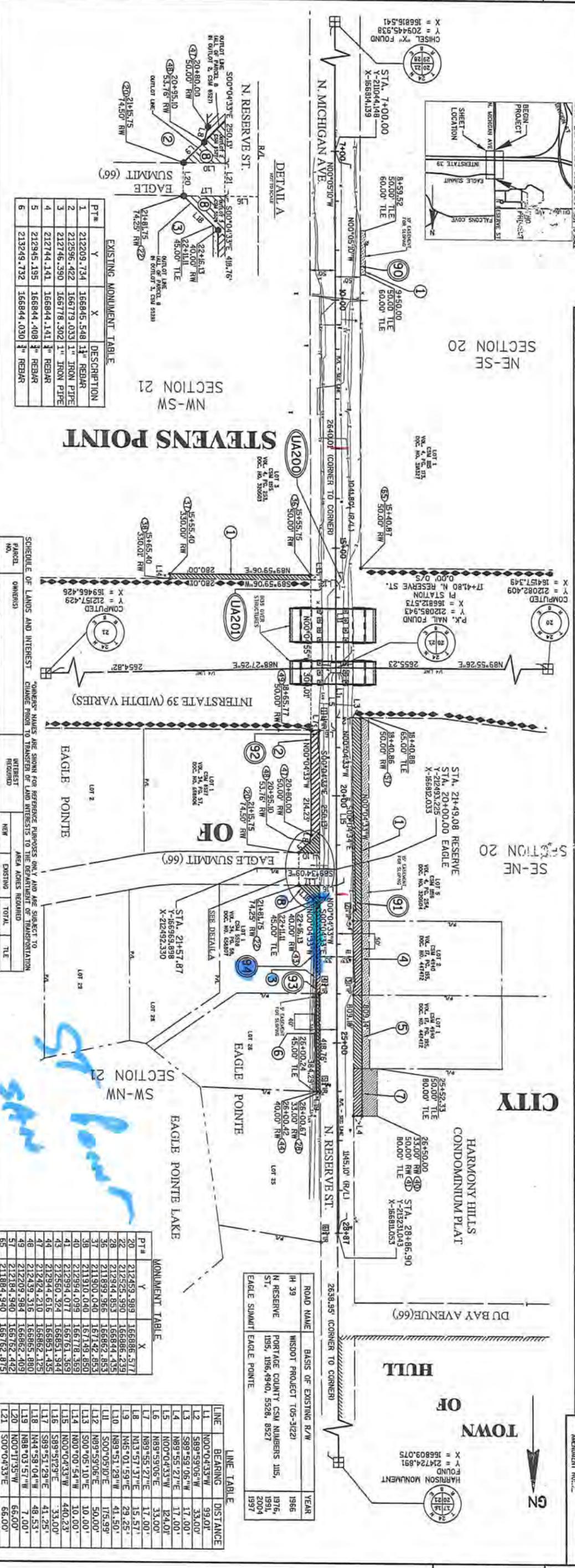
CONVENTIONAL UTILITY SYMBOLS

	WATER	W
	GAS	G
	TELEPHONE	T
	OVERHEAD TRANSMISSION LINES	O
	ELECTRIC	E
	CABLE TELEVISION	CT
	FIBER OPTIC	FO
	SANITARY SEWER	SS
	STORM SEWER	SS
	NON-COMPENSABLE COMPENSABLE	NC/CC
	POWER POLE	PP
	TELEPHONE POLE	TP
	ELECTRIC TOWER	ET

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 84.02 (C) AND 84.05, WISCONSIN STATUTES, THE DEPARTMENT OF TRANSPORTATION HEREBY ORDERS THAT:

- THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAD OUT AND ESTABLISHED TO THE LINES AND NOTES AS SO SHOWN FOR THE ABOVE PROJECT.
- THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAD OUT AND ESTABLISHED TO THE LINES AND NOTES AS SO SHOWN FOR THE ABOVE PROJECT.
- THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAD OUT AND ESTABLISHED TO THE LINES AND NOTES AS SO SHOWN FOR THE ABOVE PROJECT.

RESERVED FOR REGISTER OF DEEDS PROJECT NUMBER 166-08-22 - 4.01 AMENDMENT NO. 1



EXISTING MONUMENT TABLE

PT#	Y	X	DESCRIPTION
1	212203.734	166845.548	1" IRON PIPE
2	212596.422	166779.033	1" IRON PIPE
3	212746.390	166778.302	1" IRON PIPE
4	212744.141	166844.141	3" REBAR
5	212945.195	166844.108	3" REBAR
6	213249.732	166844.030	3" REBAR

SCHEDULE OF LANDS AND INTEREST

PARCEL NO.	OWNERS	INTEREST REQUIRED	NEW	EXISTING	TOTAL	TITLE
1	SENTRY INSURANCE	FEE TIE	0.22 A.C.	0.08 A.C.	0.30 A.C.	FEE TIE
2	HORRIL HANSEN INVESTMENTS LLC	FEE TIE	0.03 A.C.	0.03 A.C.	0.06 A.C.	FEE TIE
3	EAGLE POINT INC.	FEE TIE	0.03 A.C.	0.03 A.C.	0.06 A.C.	FEE TIE
4	RONALD J. AUFENBAUER	FEE TIE	0.06 A.C.	0.06 A.C.	0.12 A.C.	FEE TIE
5	DAVID A. SOMERLA & NANCY A. AUFENBAUER	FEE TIE	0.05 A.C.	0.05 A.C.	0.10 A.C.	FEE TIE
6	BRYAN C. SMITH & SANDRA M. SMITH	FEE TIE	0.03 A.C.	0.03 A.C.	0.06 A.C.	FEE TIE
7	HARMONY VALLEY CONDOMINIUM PLAT	FEE TIE	0.04 A.C.	0.04 A.C.	0.08 A.C.	FEE TIE
8	EAGLE POINT OWNERS ASSOCIATION	FEE	0.04 A.C.	0.04 A.C.	0.08 A.C.	FEE

MONUMENT TABLE

PT#	Y	X	DESCRIPTION
1	212459.989	166866.577	
2	212525.980	166866.239	
3	212944.953	166844.435	
4	213189.966	166862.853	
5	213800.040	167142.853	
6	214130.040	167149.853	
7	214310.040	167149.853	
8	214310.040	167149.853	
9	214310.040	167149.853	
10	214310.040	167149.853	
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32	214310.040	167149.853	
33	214310.040	167149.853	
34	214310.040	167149.853	
35	214310.040	167149.853	

NOTES:

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COUNTY COORDINATES, PORTAGE COUNTY, AND 83.0001 IN U.S. SURVEY FEET. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS SURVEY DISTANCES. RIGHT-OF-WAY MONUMENTS ARE TYPE 2 MONUMENTS TYPICALLY 3/4-INCH BY 24-INCH BEAM AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY OR OTHER SURVEY OF RECORD.

PROPERTY LINES SHOWN ON THIS PLAT ARE DRAWN FROM DATA DERIVED FROM MAPS AND DOCUMENTS OF PUBLIC RECORD AND/OR EXISTING OCCUPANCY LINES, EXCLUDING RIGHT-OF-WAY BOUNDARIES. THIS PLAT MAY NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES AND SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACCURATE FIELD SURVEY.

DIMENSIONS FOR THE NEW RIGHT-OF-WAY IS WEIGHED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

ACCESS CONTROL ACQUIRED UNDER DOT PROJECT 105-3 (2)

A TEMPORARY LIMITED EASEMENT (TLE) IS A RIGHT FOR CONSTRUCTION PURPOSES, AS DENIED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON AND THE RIGHT OF ACCESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSES, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM NECESSARY FOR RESURFACE. ALL TLES EXPIRE AT THE COMPLETION OF THE CONSTRUCTION PROJECT FOR WHICH THIS INSTRUMENT IS GIVEN.

FILE NAME: F:\TR\JOBS\2013\12\CIVIL_30\RW\2013\TPP.DWG
APPRAISAL PLAT DATE: _____

UTILITIES INTEREST REQUIRED

UTILITY NO.	OWNERS	INTEREST REQUIRED
90	WISCONSIN PUBLIC SERVICE CORP - ELECTRIC	RELEASE OF RIGHTS
91	WISCONSIN BELL INC. FOR AT&T WISCONSIN	RELEASE OF RIGHTS
92	CHARTER COMMUNICATIONS	RELEASE OF RIGHTS
93	CITY OF STEVENS POINT WATER	RELEASE OF RIGHTS
94	CITY OF STEVENS POINT SANITARY	RELEASE OF RIGHTS
95	CITY OF STEVENS POINT WATER	RELEASE OF RIGHTS
96	CITY OF STEVENS POINT WATER	RELEASE OF RIGHTS
97	CITY OF STEVENS POINT WATER	RELEASE OF RIGHTS
98	CITY OF STEVENS POINT WATER	RELEASE OF RIGHTS
99	CITY OF STEVENS POINT WATER	RELEASE OF RIGHTS
100	CITY OF STEVENS POINT WATER	RELEASE OF RIGHTS

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96	CITY OF STEVENS POINT WATER	RELEASE OF RIGHTS
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96	CITY OF STEVENS POINT WATER	RELEASE OF RIGHTS
97	CITY OF STEVENS POINT WATER	RELEASE OF RIGHTS
98	CITY OF STEVENS POINT WATER	RELEASE OF RIGHTS
99	CITY OF STEVENS POINT WATER	RELEASE OF RIGHTS
100	CITY OF STEVENS POINT WATER	RELEASE OF RIGHTS

OWNNI ASSOCIATES

DAVID A. YURK, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.05 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE DEPARTMENT, I HAVE SURVEYED TRANSPORTATION PROJECT PLAT 166-08-22 - 4.01 AND THAT SAID PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

DAVID A. YURK
REGISTERED LAND SURVEYOR
NO. 8-2684
STATE OF WISCONSIN

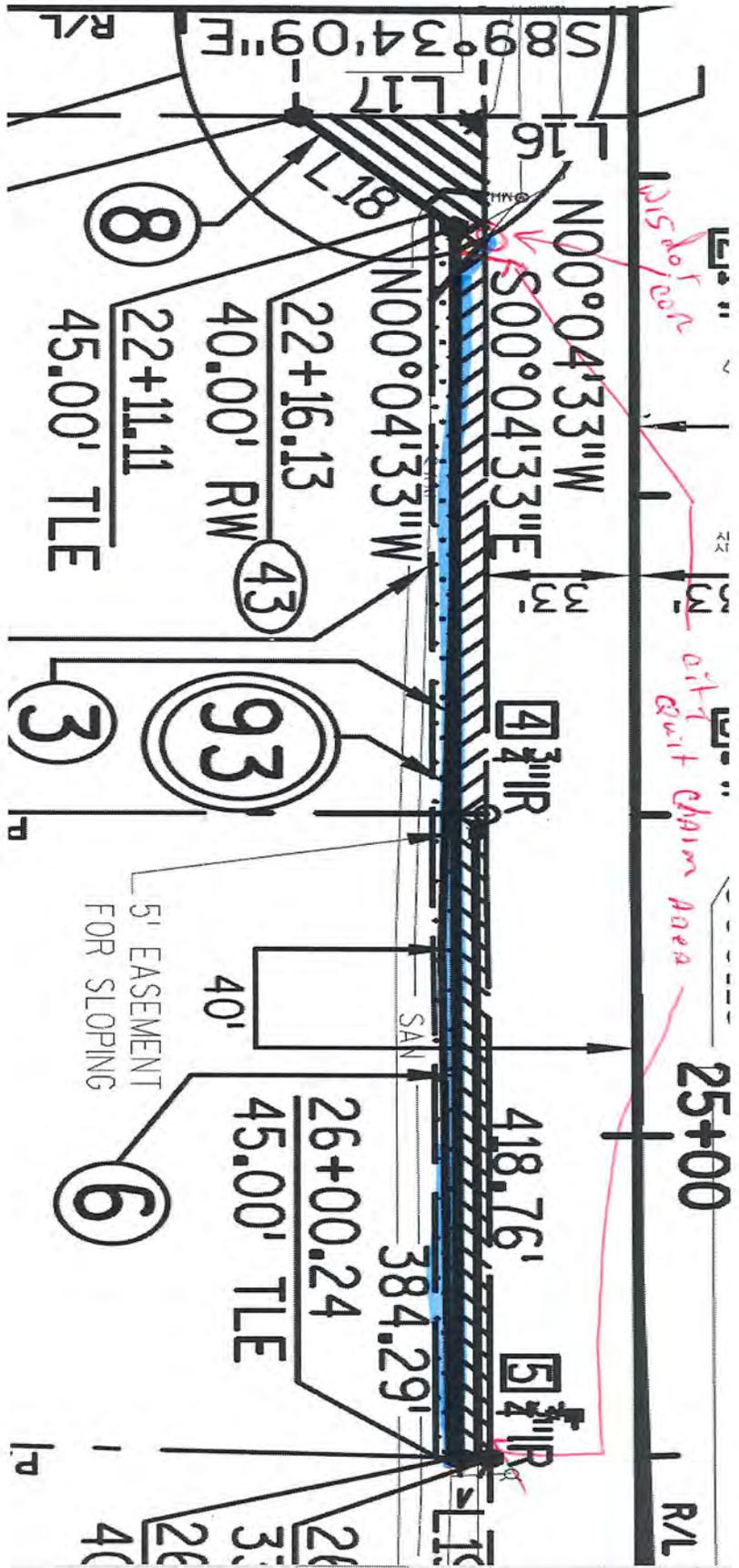
DAVID A. YURK
REGISTERED LAND SURVEYOR
NO. 8-2684
STATE OF WISCONSIN

DATE: 7-16-13
SIGNATURE: [Signature]
PRINTED NAME: DAVID A. YURK
REGISTRATION NO.: S-2648

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE WISCONSIN DEPARTMENT OF TRANSPORTATION.

DATE: 8-26-13
SIGNATURE: [Signature]
PRINTED NAME: BRENT L. STELLA

SCALE: FEET
0 100' 200'



SP
SAN