

AGENDA
CITY PLAN COMMISSION

February 2, 2015 – 6:00 PM
Lincoln Center – 1519 Water Street, Stevens Point, WI 54481

(A Quorum of the City Council May Attend This Meeting)

Discussion and possible action on the following:

1. Report of the January 5, 2015 Plan Commission meeting.
2. Request from Colortech of Wisconsin, representing Scaffidi Motors, for a sign variance to construct a new cabinet on an existing non-conforming freestanding sign pole exceeding the maximum height requirements at **201 Green Avenue (Parcel ID 2408-27-2100-03)**.
3. Request from Storage Unlimited LLC, for a conditional use permit for the purposes of operating an indoor storage facility at **3256 Church Street (Parcel ID 2308-04-2008-34)**.
4. Director's Update (*This item is for informational purposes only; no formal action will be taken.*)
 - a. Update on the public hearing process.
 - b. Update on the Comprehensive Plan process.
5. Adjourn.

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

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

PUBLISH: January 30, 2015 and February 6, 2015

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Common Council of the City of Stevens Point, Portage County, Wisconsin, will hold a Public Hearing on Monday, February 16, 2015 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 Storage Unlimited LLC, for a conditional use permit for the purposes of operating an indoor storage facility at 3256 Church Street (Parcel ID 2308-04-2008-34). This property being zoned "B-4" Commercial District and described as LOT 1 CSM # 3889-13-247 BNG PRT OF SW NW & NW SW S4 & PRT OF SE NE S5 T23 R8 EXC 2400 SQ FT AS DES IN 593 0492-96 FOR ST PURPOSES 498/282-87, City of Stevens Point, Portage County, Wisconsin.

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

All interested parties are invited to attend.

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

John Moe, City Clerk

REPORT OF CITY PLAN COMMISSION
January 5, 2015 – 6:00 PM
Lincoln Center – 1519 Water Street

PRESENT: Mayor Gary Wescott, 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, City Attorney Andrew Beveridge, Comptroller Treasurer Corey Ladick, Alderperson Wiza, Alderperson M. Stroik, Alderperson Trzebiatowski, Alderperson R. Stroik, Alderperson Phillips, Nate Enwald, Nicole Congdon, Brandi Makuski, Barb Jacob, Carl Rasmussen, James, Moraviec, Brent Dusek, Hans Zietlow, Sari Lesk, George Acker, Carl Debolt, Santha Bickford, Bernie Patterson, Lloyd Graff, Reid Rocheleau, and Bob Woehr.

INDEX:

1. Report of the December 1, 2014 Plan Commission meeting.
2. Request from Kwik Trip, for a conditional use permit for the purposes of constructing and operating a carwash on a portion of **3256 Church Street (Parcel ID 2308-04-2008-34)**.
3. Request from Carl Debolt, for a sign variance to construct a freestanding cabinet and message center sign within the five foot setback and exceeding the size requirements at **1232 Park Street (Parcel ID 2408-32-4026-14)**.
4. Presentation and discussion on a conceptual project review for a new science facility on the University of Wisconsin Stevens Point campus in **Parking Lot X, bounded by Fourth Avenue, Fremont Street, and Stanley Street (Parcel ID 2408-28-3007-19)**. *This item is for discussion purposes only; no formal action will be taken.*
5. Amending **Section 23.01(16)(b)(3)** of the Revised Municipal Code of the City of Stevens Point to hold required public hearings at the Plan Commission level.
6. Director's Update (*This item is for informational purposes only; no formal action will be take.*).
7. Adjourn.

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1. Report of the December 1, 2014 Plan Commission meeting.

Motion by Alderperson Moore to approve the report of the December 1, 2014 meeting; seconded by Commissioner Haines. Motion carried 7-0.

2. Request from Kwik Trip, for a conditional use permit for the purposes of constructing and operating a carwash on a portion of **3256 Church Street (Parcel ID 2308-04-2008-34)**.

Director Ostrowski explained Kwik Trip is proposing a gas station and carwash on Church Street by the former Copps Grocery Store. The gas station is a permitted use for this zoning district, but the carwash is considered a conditional use, which triggers a review by the Commission. The project would involve splitting the existing parking lot, in turn leaving enough parking for a retail use at the former Copps building. The carwash is proposed as to be a single bay located on the west side of the gas station. Staff conditions for approval have been added which include: doubling the amount of landscaping and screening west of the carwash; adding time restrictions for carwash operation (6:00am – 9:00pm); and extending the median island at the intersection of Church Street to control the ingress/egress, if safety concerns arise.

Commissioner Hoppe asked for clarification of the access to Water Street, to which Director Ostrowski stated it will remain the same.

Commissioner Curless asked if other carwashes have a 9:00 PM close time and if the applicant has agreed to the condition, to which Director Ostrowski stated that not all carwashes have time restrictions. However, however the applicant is agreeable with this condition.

Hans Zietlow, representative from Kwik Trip, stated all the added conditions of approval are acceptable and he also identified their willingness to create an extra buffer for the nearby residential by constructing a 6 foot solid wood fence.

Commissioner Hoppe asked if they would build the gas station if the carwash was not approved, to which Mr. Zietlow responded probably not because the carwash is crucial to the overall development project. The carwash is needed for this business model at this location and pro forma.

Aldersperson Wiza asked if the construction and split of the lot would affect the parking for the former Cops building, were any citizen complaints received regarding Kwik Trips other carwash on Division Street, and were the residences in the nearby mobile home park notified. Director Ostrowski answered yes, notification was sent to all property owners within 200 feet of the conditional use permit location. Furthermore, he responded stating that the parking would be met for a retail use, but it could be questionable for restaurant uses. Lastly, he stated the Community Development Department has not received complaints pertaining to their other carwash. Aldersperson Wiza pointed out this is a great repurpose of this lot.

Motion by Commissioner Patton to approve the request from Kwik Trip, for a conditional use permit for the purposes of constructing and operating a carwash on a portion of 3256 Church Street (Parcel ID 2308-04-2008-34) with the following conditions;

1. **An additional landscape island shall be placed along the western edge of the carwash, as well as along the southern property line. The landscape islands shall meet the planting requirements outlined in the zoning code. *Please note submitted plans show the additional landscape islands.***
2. **Should traffic flow become a concern at the main entrance (intersection of Church Street and Heffron Street), in the sole opinion of the City Engineer, the City reserves the right to require Kwik Trip, at their expense, extend the existing median past their first ingress/egress point, making it right out only.**
3. **The materials used to screen the dumpsters and mechanical equipment shall be of similar materials as the main building.**
4. **The carwash shall not be operational during the hours of 9:00PM to 6:00AM daily.**
5. **A landscaping plan shall be submitted to be reviewed by the Community Development Department.**
6. **A lighting/illumination plan shall be submitted to be reviewed by the Community Development Department.**
7. **A stormwater management plan shall be submitted to be reviewed by the Water Department.**
8. **A minimum six foot high opaque fence shall be installed on the western side of the carwash exit to block sound from the carwash. The fence shall be approved by the Community Development Department staff.**

seconded by Commissioner Curless. Motion carried 5-1-1 with Commissioner Hoppe voting in the negative and Commissioner Cooper abstaining.

3. Request from Carl Debolt, for a sign variance to construct a freestanding cabinet and message center sign within the five foot setback and exceeding the size requirements at **1232 Park Street (Parcel ID 2408-32-4026-14)**.

Director Ostrowski explained that this item is back before the Commission with updated information. The Public Works Director does not have any issues with the encroachment of the sign over the sidewalk; however as far as the requested sign size, staff still holds its position of recommending approval of 32 square foot sign and allowance of a 16 square foot reader board. The sign proposed is pie shaped and angled towards Church Street view with the third (west) side being enclosed and blank.

Commissioner Curless asked if the sign would stick over the sidewalk but not beyond the sidewalk, to which Director Ostrowski stated yes.

Commissioner Haines is in agreement with the staff recommendation and supports the staff's position.

Carl Debolt, applicant, showed the Commission several photos that identified sign sizes along the thoroughfare of the proposed sign meeting staff's recommendations. He continued stating that when he purchased the property and started his business plan the zoning was B-4 Commercial which allowed for a larger 100 square foot sign, however the property has since been rezoned to B-3 Central Business and only allows for a 32 square foot sign. He feels this area is unique enough that a larger sign could be allowed and that the landscaping requirements would be detrimental to his business.

Aldersperson R. Stroik stated his understanding of the zoning change, and feels that since the business plan was developed prior to the change a compromise for a larger sign should be allowed.

Bob Woehr, 727 Second Street, feels there has been a lot of variances granted lately and feels the sign ordinance should be revised to prevent so many variances in the future.

Commissioner Hoppe felt landscaping is needed in that area around the sign, but the full requirement of landscaping would be taking up too much of the area available to the business.

Commissioner Curless likes the look of smaller signs, but we did rezone the property and feels that a sign up to 64 square feet could be appropriate.

Motion by Commissioner Curless to approve the sign variance to construct a freestanding sign at 1232 Park Street (Parcel ID 2408-32-4026-14) with the following conditions:

1. The sign shall not exceed 64 square feet in area.
2. The sign shall not overhang the sidewalk by more than 2'-6".
3. A landscape base shall be installed and landscaping shall be approved by the community development department staff.
4. The sign height shall not exceed 20 feet.
5. The sign pole shall not exceed 12 inches in diameter.
6. A minimum clearance of 10 feet shall exist between the bottom of the sign and the grade at the right-of-way line.
7. All electrical wiring shall be hidden from view.
8. Applicable building permits shall be obtained.

9. If such sign ever has to be removed or relocated due to the widening or improvements of the roadway, or similar type activity, all costs to remove, relocated, and/or replace shall be borne by the owner of the property. Furthermore, vision triangle/obstruction, and location requirements shall be met.
10. The main sign shall be opaque, allowing no light exposure except from the logo and lettering.
11. No logo, lettering, or design shall be displayed on the third side of the sign which is depicted as blank/black on the rendering.
12. The sign shall be enclosed on all sides.

seconded by Commissioner Patton. Motion carried 6-1 with Commissioner Haines voting in the negative.

4. Presentation and discussion on a conceptual project review for a new science facility on the University of Wisconsin Stevens Point campus in **Parking Lot X, bounded by Fourth Avenue, Fremont Street, and Stanley Street (Parcel ID 2408-28-3007-19)**. *This item is for discussion purposes only; no formal action will be taken.*

Carl Rasmussen and Jim Moraviec from or representing the University of Wisconsin Stevens Point presented the concept plan for the Chemistry – Biology, Science Facility. The new building will include four floors of labs, two large lecture halls, several class rooms, and a conservatory. The design will incorporate elements of the Old Main building and the new portion of the University Center which would include materials such as multiple styles of brick, natural wood, etched glass, and cultured stone. The landscaping will attempt to preserve as many trees as possible on the west side of the structure as well as introduce more sustainable landscaping. There are proposed details such as a bird tower, discovery garden, outdoor class room, and possible sculpture area. The timeline for construction is to start by October 2015 and be ready for occupancy by spring of 2018. Parking stalls lost from the project's location on Parking Lot X have been taken into consideration by additional stalls in Lots T and R as well as the soon to be constructed Lot Y.

5. Amending **Section 23.01(16)(b)(3)** of the Revised Municipal Code of the City of Stevens Point to hold required public hearings at the Plan Commission level.

Director Ostrowski explained this item had been before the Commission back in December of 2011, however, it was ultimately decided not to proceed with the change. However, given some of the recent comments about not being noticed soon enough, as well as the potential for information to come up at the council meeting and not the commission meeting, staff would recommend holding the public hearings at the plan commission meeting. This will give the public more advanced notice and potentially eliminate having to send items back to the plan commission for consideration because additional testimony came up at the council meeting that was not available at the plan commission meeting.

Mayor Wescott pointed out that several communities are now doing this and asked for the City Attorney's input on this amendment.

Attorney Beveridge stated the legal impact is an advantage for the Plan Commission and there has been legal precedent where the Plan Commission's recommendation can carry more weight in court due to having the hearings at the Plan Commission.

Commissioner Patton asked how that would be implemented, to which Mayor Wescott explained the current public hearing system allows for three minute discussions on non agenda items and five minutes for public hearing items. In general, most points are addressed in five minutes or less.

Commissioner Haines asked for clarification on the process, to which Mayor Wescott stated the public hearing notices would be posted appropriately to be held at the plan commission, giving the commission the ability to

render a more informed decision based on the input received. This would get the information out to the public sooner as well as allow the plan commission to hear all testimonies to make a more informed decision.

Aldersperson Wiza agreed this would get the information out sooner and encouraged the Commission to approve this amendment.

Barb Jacob, 1616 Depot Street, also agrees and feels this is a great way to have more information out there for the public and for informed recommendations.

Reid Rocheleau, 408 Cedar Street, disagrees with the amendment and feels the process works just fine, as the elected officials should be able to hear what the public has to say.

Bob Woehr, 727 Second Street, stated his concern is for the persons who do not read or get the Portage County Gazette, and the size of the print in notices. He continued stating the public will not know the rational of the proposals until the packet comes out the week before the plan commission meeting.

Aldersperson Trzebiatowski feels this amendment will increase the amount of information to the Plan Commission, Common Council, and the public. Furthermore, he feels the communication is paramount and supports the amendment.

Director Ostrowski pointed out that adjacent property owners within 200 feet of the property are notified for agenda items that would have a public hearing. Furthermore, everything is posted on the city website, Facebook, and Twitter. Mayor Wescott added that it is extremely easy to set up notifications for meetings, agendas, and other information from the city website.

Commissioner Patton pointed out the issue of miss-informed alderspersons, stating there were times when apparently they were not completely informed, and asked for specific examples and reasoning. Director Ostrowski stated that you would need to ask those alderspersons of what they were missing. He stated that his office provides a significant amount of information within the packet.

Director Ostrowski said that having the public hearings at the plan commission meeting would also allow for fact checking between the plan commission and council meetings. Currently, if a comment is made at the council meeting, you don't have that ability because you are being asked to vote on the item that night.

Mayor Wescott stated the goal is to get the information out to the public much earlier.

Aldersperson Moore feels we should be consistent getting information out to the public faster and give them time to check facts.

Motion by Aldersperson Moore to approve amending Section 23.01(16)(b)(3) of the Revised Municipal Code of the City of Stevens Point to hold required public hearings at the Plan Commission level, seconded by Commissioner Cooper.

Commissioner Patton was concerned that there would not be public input at the council level which could change and alderspersons vote, and did not want to take that testimony away from the public. Mayor Wescott pointed out the information would be made public much earlier, and there would still be the ability for public input at the council meetings, just not the official hearings.

Commissioner Hoppe was concerned that the minutes of the Plan Commission would not be available soon enough for the public, but Mayor Wescott pointed out the video would be available on the website almost immediately after meetings, as well as on the public access channel.

Attorney Beveridge emphasized that this change would not limit public comment at Common Council meetings.

Motion carried 7-0.

6. Director's Update (*This item is for informational purposes only; no formal action will be taken.*)

Director Ostrowski reminded the commission that the District 10 Comprehensive Plan meeting will be January 8th at Ben Franklin Junior High School at 6:30 PM. One meeting for district 11 will remain and be conducted near the end of January.

7. Adjourn.

Meeting Adjourned at 7:46 PM.

Administrative Staff Report

**Scaffidi Motors
Sign Variance Request
201 Green Avenue
February 2, 2015**



Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none"> Scaffidi Motors <p>Staff:</p> <ul style="list-style-type: none"> Michael Ostrowski, Director mostrowski@stevenspoint.com Kyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 2408-27-2100-02 <p>Zone(s):</p> <ul style="list-style-type: none"> "B-4" Commercial District <p>Master Plan:</p> <ul style="list-style-type: none"> Commercial <p>Council District:</p> <ul style="list-style-type: none"> District 10 - Phillips <p>Lot Information:</p> <ul style="list-style-type: none"> Frontage (feet): 740 Depth (feet): 262.5 Square Footage: 194,262 Acreage: 4.460 <p>Current Use:</p> <ul style="list-style-type: none"> Vacant <p>Applicable Regulations:</p> <ul style="list-style-type: none"> 25.04(8) and 25.14 	<p>Request</p> <p>Request from Colortech of Wisconsin, representing Scaffidi Motors, for a sign variance to construct a new cabinet on an existing non-conforming freestanding sign pole exceeding the maximum height requirements at 201 Green Avenue (Parcel ID 2408-27-2100-03).</p> <p>Attachment(s)</p> <ul style="list-style-type: none"> Parcel Data Sheet Application Sign Rendering <p>Findings of Fact</p> <ul style="list-style-type: none"> The property is within the "B-4" Central Business District. The Uniform Sign Code requires that freestanding signs shall not exceed 20 feet in height or 150 square feet in size, or 2 freestanding signs not greater than 16' in height and 100 square feet in size, provided 300 feet or more of property frontage exists. The existing freestanding sign is approximately 100 square feet in size at a height of 55 feet, which was grandfathered into the Uniform Sign Code. The proposed freestanding sign cabinet and graphics total approximately 142 square feet. Sign variances can be granted from certain requirements of the sign ordinance, subject to plan commission review and common council approval. <p>Staff Recommendation</p> <p>In reviewing this request, staff has found no hardship or unique property characteristics that would warrant the proposed variance. In addition, two freestanding signs are allowed on the property at a height of 16 feet and maximum size of 100 square feet each, with a distance separation of 200 feet, which can provide sufficient marketability for the property on two street frontages. Therefore, staff would recommend denying the request for a variance to exceed the height requirement for the proposed sign.</p>
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Vicinity Map



Background

Colortech of Wisconsin, representing Scaffidi Motors, at 201 Green Avenue, is requesting a sign variance to install a new freestanding sign, utilizing the existing sign pole and base. The existing freestanding sign and pole exceeds the height requirement for freestanding signs, and therefore is considered a non-conforming sign.

The property owner has proposed a similarly lit cabinet sign to the existing sign; however the proposed sign is slightly larger and reflects a newer company logo and design.

Freestanding Sign

- Material: Aluminum
- Sides: 2 sides
- Size: Approximately 142 square feet
- Design: Logo + "MACK" "Stevens Point"
- Lighting: Internally lit Day/night acrylic
- Height: 55 feet



Section 25.04(8)(f) of the Uniform Sign Ordinance states the following relating to freestanding signs within the "B-4" Central Business District:

25.04(7)(B)

B. HEIGHT LIMITATIONS

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

25.12(2)

(2) LOSS OF LEGAL NONCONFORMING STATUS

A sign loses its legal nonconforming status if one or more of the following occur:

D. The sign (except for copy of a changeable copy sign) is replaced and such replacement results in an improvement of more than 50% of the actual value of the sign at the date of the commencement of the improvement. For purposes of this section, replacement shall mean the alteration, addition or improvement to a sign, its structure and/or bracing, but shall not include the value of any building or other permanent improvement to which the sign may be attached.

Based on the above ordinance and the proposed sign, it would lose its legal non-conforming status and therefore be 35 feet higher than the freestanding sign height requirement. Below are the standards of review for a sign variance.

Standards of Review

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

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

Analysis: The property is 4.460 acres (194,262 sq. ft.) and has a large 27,000 square foot building. The property has a significant amount of frontage along Green Avenue and Interstate 39. The existing sign is located in an area of the property to advertise along the interstate, clear of trees or other visibility impediments. The interstate setback is slightly larger as an interchange exists near the property which also slightly changes elevation due to the bridge at the interchange.

Findings: Great visibility should result if the freestanding sign is at a height of 20 feet, given the straight property line, and open landscape on and adjacent to the interstate. Vehicles traveling north and south on Interstate 39 should have clear visibility of a sign meeting the height requirement as the full sign can be seen (see photos below).

Meeting the ordinance requirements should not create a practical difficulty or unnecessary hardship to the property.

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

Analysis: Other properties along the interstate have signs that exceed the height requirements for freestanding signs and are grandfathered into the ordinance. Most recently, Honda was approved a larger freestanding sign by the Plan Commission and Common Council.

Findings: The property’s large size may warrant a second freestanding size, however it does not warrant a single 55 foot sign. Although the sign exists now at a height above 50 feet, the non-conforming status should conform at any time major improvements or changes are made to the sign. The granting of a sign variance may be detrimental to property owners who have conforming freestanding signs along the interstate (I-39), giving the applicant a marketing advantage. Approval of the request would make this one of the largest signs within the area and potentially within the City. Staff would caution the Plan Commission in approving this sign, as it may open the door to similar requests within the area and throughout the City.

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

Analysis: The property is relatively flat. A large break in the tree line exists where the existing freestanding sign is located. Ingress and egress to the property occurs on the west side of the property from Green Avenue. The applicant has indicated that no unique property characteristics exist on the property.

Findings: A freestanding sign can be placed along Green Avenue to adequately market the property. Furthermore, the gap in tree line along the west property line, adjacent to the interstate, provides a view of the entire sign including the sign base. Vehicles traveling along the interstate have the opportunity to take the next exit to patronize the property. While there are no unique property characteristics, the need for a 55 foot sign at the proposed location may greatly benefit the business, yet other methods of marketing the site exist. For example, building signage along the north and east side of the proposed structure assists in marketing the business to motorists traveling along the interstate.



View from South



View from North

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

Analysis: The purpose of these sign regulations are: to encourage the effective use of signs as a means of communication in the City of Stevens Point (hereinafter referred to as the city); to maintain and enhance the beauty and unique character and enhance the aesthetic environment of the city by eliminating visual blight; to enhance the city's ability to attract sources of economic development and growth; to protect pedestrians and

motorists of the city from damage or injury caused or partially attributable to the distractions and obstructions which are hereby declared to be caused by improperly sized or situated signs; to minimize the possible adverse effect of signs on nearby public and private property; to promote the public safety, welfare and convenience, and enjoyment of travel and the free flow of traffic within the city; and to provide a uniform sign ordinance between the City of Stevens Point, Village of Plover and Portage County.

Findings: Staff has found that no unique property characteristics exist that would warrant a taller sign, as the entire sign, cabinet and base can be seen along Interstate 39 as indicated above. The granting of this variance could set precedence for businesses along Interstate 39 to apply for sign variances. Furthermore, an over prolific amount of large signs along the interstate throughout the City would reduce the aesthetics of the area. The ordinance regarding non-conforming signs is in place to allow non-conforming signs to exist, however influence conformance. The Village of Plover and City of Stevens Point share a similar uniform sign code, and any major changes to the ordinance or exceptions/variances granted would not be consistent. Again, after staff review, no hardship exists that would warrant a larger sign at that location. In granting a variance, the plan commission may attach additional requirements necessary to carry out the spirit and purpose of this ordinance in the public interest.

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

Photos



Existing Sign



Proposed Sign



View From South



View From North



Oblique Aerial Photo – View From North

Name and Address		Parcel #	Alt Parcel #	Land Use
201 Green Avenue LLC 3733 Stanley St Stevens Point, WI 54481		240827210003	240827210002	Garage, Service & Auto Showrm
		Property Address		Neighborhood
		201 Green Ave N		Stanley Street (Comm)
		Subdivision		Zoning
Display Note	New Parcel for 2014	Certified Survey Map		B4-COMMERCIAL

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
201 Green Avenue LLC	2/18/2013	\$6,000	Quit Claim Deed	781787		Land

SITE DATA

PERMITS

Actual Frontage	740.0	Date	Number	Amount	Purpose	Note
Effective Frontage	740.0	9/20/2012	12-0599	\$55,300	020 Electrical	install light pole in lot
Effective Depth	262.5	9/13/2012	12-0575	\$77,903	110 Storage Bldg/She	72 x 42 parts warehou
Square Footage	194,262.0	9/13/2012	12-0575	\$7,500	020 Electrical	interior/exterior lighting
Acreage	4.460	3/27/2012	12-0138	\$300,000	060 New Construction	Reconstruct parking l
		12/8/2011	11-873	\$2,000	099 Sign	install sign on bldg
		11/19/1997	27274	\$50,000	042 Interior Renov/Re	

2014 ASSESSED VALUE

Class	Land	Improvements	Total
(2) - B-Commercial	\$278,800	\$762,100	\$1,040,900
Total	\$278,800	\$762,100	\$1,040,900

LEGAL DESCRIPTION

LOT 1 CSM#268-1-268 & LOT 2-B CSM#1200-4-258 INC VAC ST DES 763097 & 781737 & W125' OF E873 1/2' OF N165' OF SENW FR 1/4 EX HWY 51 ROW & EX MITCHELL DR & INC W75' OF E 948 1/2' OF N 165' OF SENE FR 1/4 EX S 50' FOR ST BNG PRT N 1/2 NW S27 T24 R8 AGRMT & ESMT 4.46 A M/L 369/476 613/757-58 693/968 770111 781737

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
201 Green Avenue LLC 3733 Stanley St Stevens Point, WI 54481		240827210003	240827210002	Garage, Service & Auto Showrm
		Property Address		Neighborhood
		201 Green Ave N		Stanley Street (Comm)
		Subdivision		Zoning
Display Note	New Parcel for 2014	Certified Survey Map		B4-COMMERCIAL

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Service Gar (C avg)	1970	11,252	Masonry - Avg	18
1	2	Auto Showroom (C avg)	1970	1,920	Masonry - Avg	18
2	1	Service Gar (S avg)	1977	10,600	Metal - Avg	14
2	2	Service Gar (S avg)	1994	840	Metal - Avg	14
3	1	Warehse, Storage (D avg)	2012	3,024	Wood Frame - Avg	16

Total Area				27,636		
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BASEMENT DATA

COMPONENTS

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
				1	2	Mezzanine - Office	864

DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS

STRUCTURE DATA

Site Improvement	Units	Age	30
Concrete / Paver Paving	107,500	Year Built	1970
		Eff. Year	1985
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	1.00
		Business Name	Scaffidi Ford - Truck Center



City of Stevens Point
Community Development Department

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

APPLICATION FOR A SIGN VARIANCE

(Pre-Application Conference Required)

*R# 1-59928
\$150
1-9-15*

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #	Date Submitted	Fee Required	Fee Paid
Associated Applications if Any	Assigned Case Manager		
Pre-Application Conference Date	Sign Variance (check all that apply)	Height <input type="checkbox"/>	Size <input type="checkbox"/> Quantity <input type="checkbox"/> Other <input type="checkbox"/>

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)	
Applicant Name	Colortech of Wisconsin	Contact Name	Scaffidi
Address	1011 Ashwaubenon Street	Address	201 Green Avenue
City, State, Zip	Green Bay, WI 54304	City, State, Zip	Stevens Point, WI 54481
Telephone	920-337-0660	Telephone	
Fax	920-337-9175	Fax	
Email	mikek@colortechwi.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
Legal Description of Subject Property		
Lot 1 CSM #268-1-268 & Lot 2-B CSM#1200-4-258 Inc Vac St Des 763097 & W125' of E873 1/2' Of N165' Of SENW Fr 1/4 Ex Hwy 51 row & Mitchell Dr & Inc W75' Of E948 1/2' Of N165' Of SENE Fr 1/4 Ex S 50' For St Bng Prt N 1/2 NW S27 T24 R8 AGRMT & ESMT 369/476/613/757-58 693/968 770111		
Current Use of Property		Current Zoning of Property
Vehicle Dealership		Commercial
Will adhering to the Sign Ordinance create a demonstrated practical difficulty or unnecessary hardship to the property? Please provide a detailed description of your request and reasoning with your answer. (Use additional pages if necessary)		
Yes. by not allowing a ned sign structure to go in place of the existing, there will not be any signage on the highway portion of the property to show where the business is located		

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

No. We are simply removing the existing structure and installing a new one in its place. the new sign and column are bringing the "new" logo for Mack to this loction

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

No

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

No.

Current Zoning Surrounding Subject Property

North:	Highway 51	South:	Residential
East:	Highway 51	West:	Commercial

Current Land Use Surrounding Subject Property

North:	Highway 51	South:	
East:	Highway 51	West:	Auto dealership

EXHIBITS

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

CERTIFICATION AND SIGNATURE

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

Signature of Applicant	Date	Signature of Property Owner(s)	Date

SIEN LOCATION



City of Stevens Point GIS

201 Green Avenue, Stevens Point, WI

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



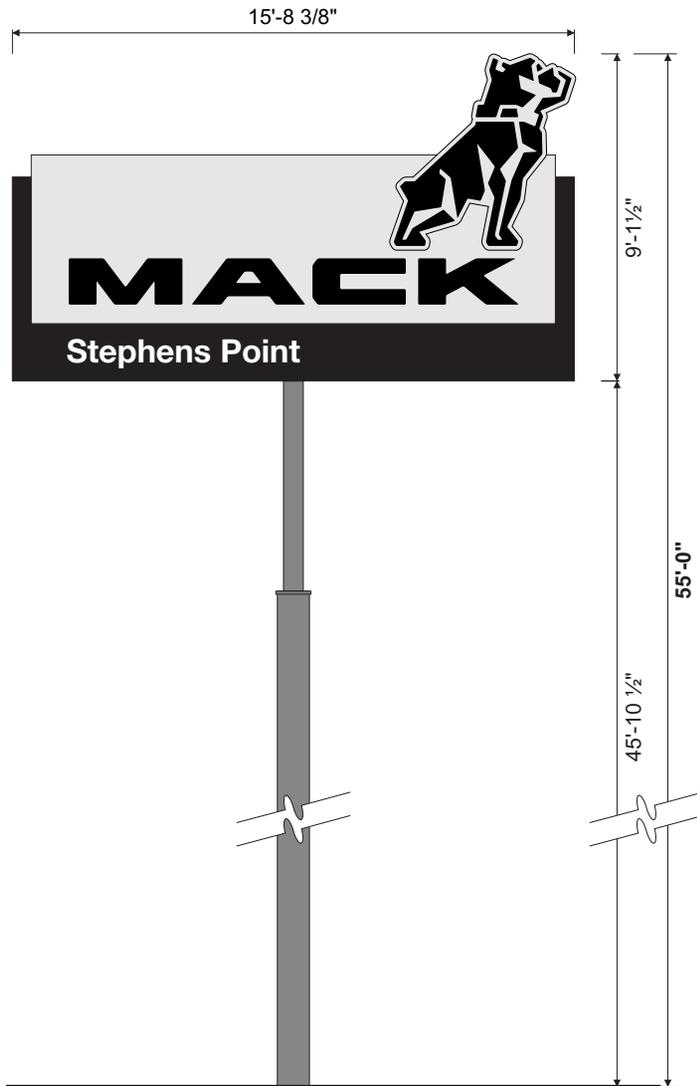
SCALE: 1" = 115'



City of Stevens Point

1515 Strongs Ave
Stevens Point, WI 54481
(715)346-1569

Print Date: 1/5/2015



NMP-120 Pylon Sign
Scale 3/16" = 1'-0"

SPECIFICATIONS:

Mack cabinet to be aluminum angle construction clad in ACM composite material. Symbol and lettermark to be day/night acrylic to show black during the day and illuminate white at night.

•New steel and footer

•Note - Check for any existing issues:
 Power running or connection issues
 Power line clearance issues
 Landscape issues
 Bitumen issues
 Access or Traffic management issues
 Any specialized equipment necessary

“Dog” Symbolmark Faces Roadway



Existing



Proposed

Project Information

Client Mack
Stevens Point, WI

File MACK-C.D851
 Sales EW Design BH PM PR

Administrative Staff Report

Indoor Storage Facility

Conditional Use

3256 Church Street

February 2, 2015



Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none"> Storage Unlimited 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"> 2308-04-2008-34 <p>Lot Information:</p> <ul style="list-style-type: none"> Effective Frontage: 830 feet Effective Depth: 297 feet Square Footage: 246,510 Acreage: 5.659 <p>Zone(s):</p> <ul style="list-style-type: none"> "B-4" Commercial District <p>Master Plan:</p> <ul style="list-style-type: none"> Commercial <p>Council District:</p> <ul style="list-style-type: none"> District 10: Phillips <p>Current Use:</p> <ul style="list-style-type: none"> Vacant Commercial <p>Applicable Regulations:</p> <ul style="list-style-type: none"> 23.01(16) and 23.02(2)(d) 	<p>Request</p> <p>Request from Storage Unlimited LLC, for a conditional use permit for the purposes of operating an indoor storage facility at 3256 Church Street (Parcel ID 2308-04-2008-34).</p> <p>Attachment(s)</p> <ul style="list-style-type: none"> Parcel ID Sheet Exhibit Map Application Site Plans <p>Findings of Fact</p> <ul style="list-style-type: none"> The property is zoned "B-4" Commercial District. Storage uses are a conditional use in the "B-4" Commercial District. The City's Comprehensive Plan calls for a commercial use on this property. The request involves utilizing the existing building and a portion of the lot. <p>Staff Recommendation</p> <p>Staff would argue that although the proposed use occupies a vacant building, long-term, it will impede redevelopment potential for surrounding properties in the area and along the Church Street corridor. Therefore, staff would recommend denying the request.</p>
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Vicinity Map



Background

Storage Unlimited LLC is proposing to operate an indoor storage facility at the vacant building, formerly Copps Grocery, along Church Street. The dark red outlined portion of the site will serve the indoor storage use, whereas, the remaining portion of the site will be utilized as a gas station. Storage of any type within the B-4 District requires a conditional use permit. Below are details regarding the properties:

Existing Property

Square Feet: 246,510
 Acres: 5.659
 Parking: Approx. 350

Proposed Storage Facility

Building Square feet: 49,919
 Lot Square Feet: 181,036
 Acres: 4.156
 Parking: 180

Remaining Parcel

Lot Square Feet: 65,474
 Acres: 1.503

The large, nearly 50,000 square foot building is proposed to house approximately 180-200 individual storage units. Each unit will be available to rent, upon which the renter will be given access to the building via a security code. Security cameras will monitor the entire facility. The photo's below are of an existing indoor storage facility in Plover.



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: Nearly 200 indoor storage units are proposed. Renters will utilize the main entrance facing south and potentially the northern loading dock to move in or out. Persons cannot access the building unless they are a storage renter.

Findings: Initially, as units would become rented, traffic to the site and within the building would be increased. Once the storage facility is nearly full or full with renters, use of the site is anticipated to diminish as stores stored at facilities are often accessed only a few times a year. Full security cameras, and locks, should deter any unlawful entry. Overall, the operation of the use should not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

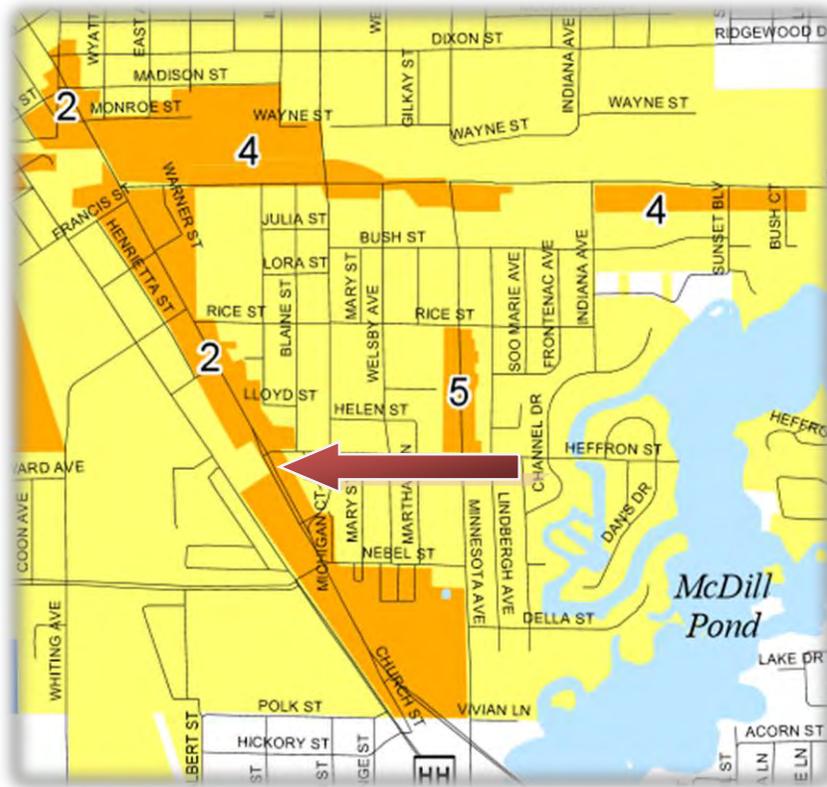
- 2) **The use will not be injurious to the use and for the purpose already permitted;**

Analysis: The property was formerly utilized as a grocery store. The use ceased in 2012 when the grocery store relocated and consolidated with another in the area. No use has occurred on the site since. However, Kwik Trip is in the process of purchasing a portion of the lot to construct a gas station and car wash. The surrounding area is commercial in nature with surrounding uses primarily retail, service, and office. To the west and north exist residential with a mobile home park, some single-family residences, and multi-family apartments further west.

Findings: Storage, indoor or outdoor, is a conditional use within the commercial districts as it may not always generally be compatible with the land use intent of the district or area where it is proposed. In regards to this specific property, because of its large size, extending from block to block, it could serve as a transitional area from the commercial along Church Street to the residential area across Water Street. The proposed storage use will likely have limited intensity, in that it will not have a high amount of customers visiting the site on a daily basis. While this may benefit the few surrounding residential areas, the use may stifle the redevelopment and growth of other properties along the Business 51 corridor. A majority of the site will remain undeveloped, including the parking area south of the building and loading area to the north.

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: Our Comprehensive Plan calls for this area to be commercial in nature. Furthermore, Church Street was identified in the Comprehensive Plan as one of four main areas for commercial development due to the north/south arterial street. Furthermore, the properties adjacent to the Church Street corridor were identified as key areas for economic development and redevelopment.



Findings: Development of the proposed indoor storage facility will likely not encourage or spark redevelopment within the area. Furthermore, the proposed use would underutilize the property. For example, a significant amount of the parking would remain vacant. After the proposed lot split for Kwik Trip, there will be approximately 180 parking stalls for this property. Our code requires 1.0 per 250 square feet of gross floor area (non-storage) + 1.0 per every 50 storage units. Our code would require about 15 stalls for this development, assuming about 2,500 square feet of the facility will not be dedicated to storage. While this does not guarantee the actual number of stalls that will be used at any given time, it does show the lack of “foot traffic” that these types of facilities bring to an area. Given the large size of this property, this lack of “foot traffic” will hinder redevelopment or improvement of the corridor as a whole. Moreover, the entire property’s appearance would mimic one of a vacant property due to the limited amount of traffic to the site. One would typically find this type of use on secondary streets, or combined with another use.

Staff would argue that although the proposed use occupies a vacant building, long-term, it will impede redevelopment potential for surrounding properties in the area and along the Church Street corridor.

4) The exterior architectural appeal and functional plan of any proposed structure will not be at variance with either the exterior architectural appeal and functional plan, and scale of the structures already constructed or

in the course of construction in the immediate neighborhood or in the character of the applicable district so as to result in a substantial or undue adverse effect on the neighborhood;

Analysis: No changes have been proposed the exterior of the building.

Findings: N/A

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: There will be three ingress/egress points on the property. The northern ingress/egress is along Water Street and primarily serves the northern loading area and parking lot. The southeastern ingress/egress is at a lighted intersection from Church Street via shared driveway. Lastly, the southwestern ingress/egress is from Water Street.

Findings: Traffic to the site is expected to be minimal. Existing ingress/egress to the site should accommodate the proposed 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 would be within the "B-4" Commercial District. This district is established to provide for retail, commercial, office, service and apartment uses in areas of good accessibility along arterial streets consistent with the City's Comprehensive Plan. This district is primarily intended to accommodate general commercial uses requiring on-site parking and arterial access. See also standard two and three which discuss the property relating to the City's Comprehensive Plan.

Findings: Storage of any type is typically permitted within light industrial or manufacturing zoning districts, due to the potential for truck traffic, increased noise, aesthetics, building composition, and goods stored. The proposed request involves indoor storage in separate units primarily for residential natured goods. Storage is permitted under a conditional use permit within the B-4 district, however all use and performance standards shall be met. Staff would argue that the components specifically related to the comprehensive plan and identified in standard two and three above are not met, as the environs described for the area and within the vicinity of the property are jeopardized by the use.

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

Analysis: A landscaping plan and illumination plan have not been submitted. Parking and all other pertinent zoning requirements are met for the proposed use.

Findings: If approved, staff would recommend that a parking and landscape plan be submitted for review and approval by staff.

- 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.**

- a. **All developments shall front on a public right-of-way unless recommended by the Public Works Director.**

Analysis: The use fronts on Church Street and Water Street.

Findings: This standard is met.

- b. **The driveway to the site shall be located so as not to be a danger to the street flow of traffic.**

Analysis: Three ingress/egress points exist on this site, two on Water Street and one on Church Street.

Findings: This standard is met.

- c. **The driveway shall not be too close to neighboring intersections.**

Analysis: The ingress/egress to the south is shared.

Findings: This standard is met.

- d. **Alignment of the driveway shall be coordinated with adjacent access points to avoid conflict or confusion.**

Analysis: All ingress/egress point already exists for the site.

Findings: This standard is met.

- e. **Only one driveway shall be allowed per site unless recommended by the Public Works Director. Two family units may be allowed more than one driveway if those driveways are separated by not less than 10 feet. Maximum driveway openings shall be 20 feet (each).**

Analysis: Three ingress/egress points exist to this site, two on Church Street, and one on Water Street. While additional ingress/egress points exist, they serve multiple sites.

Findings: This standard is met.

- f. **The organization of traffic flow on-site and between the site and the street shall be organized in a clear hierarchy of flow patterns. Internal and external areas where traffic flow changes directions or**

creates intersections shall be organized at clear intersections and those intersections are spaced far enough apart so as to not cause confusion or problems and to provide for adequate spacing for waiting vehicles.

Analysis: The main ingress/egress to the site is off of a signalized intersection on Church Street. Two other access points exist off of Water Street.

Findings: Traffic flow to the site is not concerning, however if the use is approved, drop-off and loading zones should exist in areas other than on-site drive aisles and be clearly marked with appropriate signage. If approved, a parking and landscape plan shall be submitted for review and approval by staff.

g. Intersections are visible and not visually screened.

Analysis: The intersections are not screened from view.

Findings: Vision obstructions should not be a concern.

h. Adequate drainage and snow storage is provided.

Analysis: No drainage plan has been submitted.

Findings: Staff would recommend a drainage plan to be submitted and reviewed by the Utility Department.

i. Minimum size requirements are maintained for safe vehicle circulation.

Analysis: The lot provides for adequate traffic aisles.

Findings: This standard is met.

j. Parking areas shall be safe. They shall be adequately lit, sized to meet minimum standards, graded so as to not be too steep, and paved with concrete, brick, or bituminous surfacing. The light source shall not be visible from adjacent properties. Lighting shall be developed in such a way to minimize light straying onto adjacent properties.

Analysis: A lighting plan has not been submitted.

Findings: Staff would recommend a lighting plan be submitted to be reviewed by staff to ensure appropriate lighting is provided that does not spill over to adjacent properties.

k. Driveways shall be located to minimize the impact to adjacent properties.

Analysis: The driveways should not cause a negative impact to the adjacent properties as they exist and/or are shared.

Findings: This standard is met.

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

a. The Public Works Director, Police Chief, and Fire Chief shall determine whether there is adequate sanitary sewer, potable water, storm drainage, street capacity, emergency access, public protection

services, and other utilities to serve the proposed development. They shall review the plan to ensure safety and access for safety vehicles.

Analysis: The property has the needed utilities and access.

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 containers have not been identified on the site plan.

Findings: Staff would anticipate the need for indoor and/or outdoor trash receptacles to accommodate user traffic on site. Likely, large dumpsters may not be pursued as storage unit renters may utilize the dumpster regularly and abuse the privilege. If the employees or personnel of the applicant empty each receptacle, a large refuse bin may not be needed. If a large refuse container is pursued, staff would recommend that the materials used to screen the dumpsters be of similar materials as the main building. Furthermore, the refuse storage shall occur on the north side of the building.

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

Analysis: A lighting plan has not been submitted.

Findings: Staff would recommend a lighting plan be submitted to be reviewed by the Community Development Department to ensure appropriate lighting is provided that does not spill over to adjacent properties.

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

Analysis: A residential mobile home park exists west of the site. Single family homes exist to the north.

Findings: The proposed use is anticipated to create only a small amount of noise from traffic to and from the site, as well as, loading and unloading of storage goods. All storage is initially proposed indoors.

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

Photos



Looking East



Looking North

Name and Address		Parcel #	Alt Parcel #	Land Use
Church Street Partners 3315 N Ballard Rd Ste A Appleton, WI 54911		230804200834	230804200834	Store, Supermarket
		Property Address		Neighborhood
		3256 Church St		Division St/Church St (Comm)
		Subdivision		Zoning
Display Note		Certified Survey Map		B4-COMMERCIAL

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

SITE DATA

PERMITS

Actual Frontage	830.0	Date	Number	Amount	Purpose	Note
Effective Frontage	830.0	6/9/2006	34013	\$550	020 Electrical	gas station
Effective Depth	297.0	5/26/2006	33995	\$0	070 Raze/Demolition	
Square Footage	246,510.0	5/30/2003	31603	\$44,428	004 Addition and Rem	
Acreage	5.659	2/7/2002	30516	\$3,200	099 Sign	
		10/20/1998	28032	\$1,500	066 Plumbing	
		11/24/1997	27330	\$240,000	003 Addition	

2014 ASSESSED VALUE

Class	Land	Improvements	Total
(2) - B-Commercial	\$571,500	\$1,772,500	\$2,344,000
Total	\$571,500	\$1,772,500	\$2,344,000

LEGAL DESCRIPTION

LOT 1 CSM # 3889-13-247 BNG PRT OF SW NW & NW SW S4 & PRT OF SE NE S5 T23 R8 EXC 2400 SQ FT AS DES IN 593 0492-96 FOR ST PURPOSES 498/282-87

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
Church Street Partners 3315 N Ballard Rd Ste A Appleton, WI 54911		230804200834	230804200834	Store, Supermarket
		Property Address		Neighborhood
		3256 Church St		Division St/Church St (Comm)
		Subdivision		Zoning
Display Note		Certified Survey Map		B4-COMMERCIAL

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Supermarket (C avg)	1986	49,860	Masonry - Avg	22
1	2	Supermarket (C avg)	1997	2,494	Masonry - Avg	22

Total Area		52,354
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BASEMENT DATA

COMPONENTS

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
				1	1	Open Masonry Porch(es)	1,050
				1	1	Canopy - Supermarket	2,288
				1	1	Mezzanine - Finished	3,840
				1	1	Sprinkler System	56,194

DETACHED IMPROVEMENTS

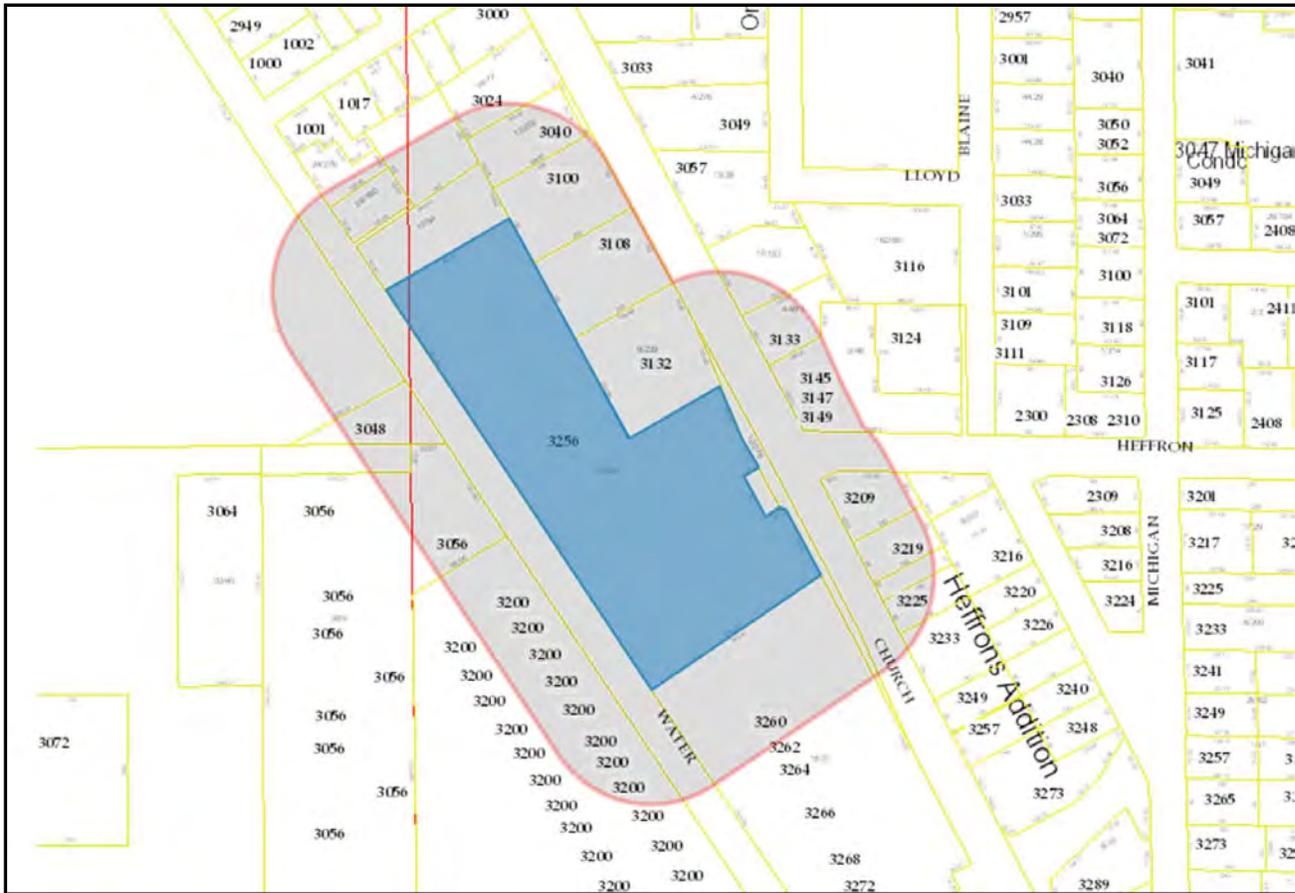
Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS

STRUCTURE DATA

Site Improvement	Units	Age	27
		Year Built	1986
		Eff. Year	1987
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	1.00
		Business Name	Copps Supermarket

Conditional Use Permit – Indoor Storage Facility – 3256 Church Street (Parcel ID 2308-04-2008-34) – Exhibit Map (200 Feet Boundary)



Tax Key	Name	Mailing Address	City, State	Zip	Property Address
281230804200822	M & E RENTALS LLC	8716 Fountain Grove Rd	Amherst WI	54406	3024 Church St.
281230804200899	CITY OF STEVENS POINT	1515 Strongs Avenue	Stevens Point WI	54481	0 Michigan Ave.
281230804200836	QUIK INVESTMENTS C/O D OLSON& L STICHMAN	313 South Main St	Clintonville WI	54929	3040 Church St.
281230804200821	M & E RENTALS LLC	8716 Fountain Grove Rd	Amherst WI	54406	0 Church St.
281230804200839	DELORES M BURANT	3001 WATER ST	ALBUQUERQUE NM	87110	3001 Water St.
281230804200835	COPPS CORPORATION C/O ROUNDS MS 3300	875 E Wisconsin Ave	Milwaukee WI	53202	0 Water St.
281230804200837	JUAN JIMENEZ AND GUADALUPE GARCIA	3025 Water St	Stevens Point WI	54481	3025 Water St.
281230804200842	OREILLY AUTOMTVE C/O THOMSON REUTERS PT	PO Box 06116	Chicago IL	60606	3100 Church St.
281230804200832	JAMES T FORD III AND KIM M FORD	3108 Church St	Stevens Point WI	54481	3108 Church St.
281230804200834	CHURCH STREET PARTNERS	3315 N Ballard Rd Ste A	Appleton WI	54911	3256 Church St.
281230804200746	J & J OSTROWSKI ENTERPRISES LLC	3115 Church St	Stevens Point WI	54481	3115 Church St.
281230804200745	CRAIG R & SUSAN J TESCH	100 FRONTENAC AVE	Stevens Point WI	54481	3133 Church St.
281230804200825	JVL PROPERTIES LLC C/O JACK L LEICHTFUSS	928 Bayview Dr	Mosinee WI	54455	3140 Church St.
281230804200733	MOLITOR PROPERTIES LLC	517 Poplar Ln	Hatley WI	54440	3149 Church St.
281230804300814	CITY OF STEVENS POINT	1515 Strongs Ave	Stevens Point WI	54481	0 Church St.

281230805101102	IAN J PROCTOR AND ANITE E WHITE	3048 Water Street	Stevens Point WI	54481	3048 Water St.
281230804300702	JAMES E & KATHERINE G COOPER	P O Box 165	Stevens Point WI	54481	3209 Church St.
281230804300703	SLM INVESTMENTS C/O MARK L SYRING	12536 Gunderson Road	Osseo WI	54758	3217 Church St.
281230805410007	HERITAGE INVESTMENT COMPANY	PO Box 5097	Wausau WI	54402	3200 Water St.
281230804300704	DOUGLAS A & SUSAN L BARSNESS	2121 Elm St	Plover WI	54467	0 Church St.
281230804300705	DOUGLAS A & SUSAN L BARSNESS	2121 Elm St	Plover WI	54467	3225 Church St.
281230804300806	3260 CHURCH ST LLC C/O C NORTHWOOD	925 E Wells St Apt 916	Milwaukee WI	53202	3260 Church St.
281230804300737	DOUGLAS A & SUSAN L BARSNESS	2121 Elm St	Plover WI	54467	3233 Church St.
281230805101103	PORTAGE COUNTY	1516 Church St	Stevens Point WI	54481	825 Whiting Ave.
281230805410001	HERITAGE INVESTMENT COMPANY	PO Box 5097	Wausau WI	54402	3056 Water St.



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	Conditional Use Permit Request Use <input type="checkbox"/> Amend <input type="checkbox"/>	
Pre-Application Conference Date			

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input checked="" type="checkbox"/>)	
Applicant Name	Storage Unlimited LLC	Contact Name	David Ramsden or Jaime White
Address	6640 State Hwy 13 S	Address	
City, State, Zip	Wisconsin Rapids, WI 54494	City, State, Zip	
Telephone	715-325-7867	Telephone	715-459-3009
Fax	715-325-6672	Fax	
Email	jaime@stocor.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
281-23-0804200834		
Legal Description of Subject Property		
L1 CSM 12/247 PRT SWNW&NWSW S4 & PRT SENE S5 T23 R8 EX 2400 SQ FT DES 593/492 FOR ST 5.66A 498/282-87		
Designated Future Land Use Category		Current Use of Property
Controlled Storage Facility & Operations		Vacant - Grocery (Former Copps Building)
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)		
Existing building will be used for climate controlled storage with varied tenants (30% commercial & 70% residential).		
Timeline: Clean up will begin immediately. Sign added to building. New interior walls and door for individual storage units will be built in stages with 1/3 completed right away. Another 1/3 over the winter. And final 1/3 as needed.		
Existing parking will be initially left as is to use for tenant access to units with vehicles and trailers. Minimal semi-tractor trailers and larger vehicles may be parked in back parking lot.		
Uhaul trucks and portable storage is being considered for additional income opportunities. 1-3 part-time employees on site for daily operations.		

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

Typical storage units in the area are garage self-storage units. These units will have minimal foot and vehicle traffic. No noise disturbances. Extra Secure.

There aren't any options for local residents to store their valuables or extra items in an inside storage environment for extra security and temperature control.

Minimal change will keep with the existing character of the neighborhood.

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

This should not impact the adjacent properties other than the shared easement with the future Kwik Trip.

Current Zoning Surrounding Subject Property

North:	R-4 Multi family	South:	B-4
East:	B-4	West:	R4/R5/B1

Current Land Use Surrounding Subject Property

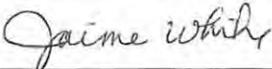
North:	Vacant Land	South:	Future Kwik Trip
East:	Hardee's Restaurant	West:	Trailer Park & Other Multi-family buildings

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"/>	
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
 JAIME WHITE	1/16/15	 DAVID RAMSDEN	1/16/15

Storage Unlimited LLC

David Ramsden, Owner

6640 State Highway 13 S

Wisconsin Rapids, WI 54494

715-325-7867

www.storageunlimitedllc.com

1/16/2015

To Mike Phillips, Alderperson District 10:

Would you consider recommending a conditional use permit for the building located at 3256 Church Street, Stevens Point, WI?

This 50,000+ sq foot, former Copps grocery store, building is currently sitting vacant. A portion of the existing lot is in the process of being sold to Kwik Trip. Storage Unlimited LLC has an accepted offer on the property; contingent on receiving the permits we need to convert the former Copps building to a storage facility.

David Ramsden has been a builder and developer in the Central Wisconsin area for many years. He is motivated by opportunities and ideas that become reality. Customer service is very important to him. As a builder by trade, he has developed many higher end subdivisions in the Wisconsin Rapids area and prefers to improve buildings to protect the investment for future generations and benefit the local areas.

This project would benefit the local area and renew the existing building. Many documents and pictures are enclosed for your review.

Thank you for your consideration.

Jaime White, Manager
Storage Unlimited LLC

Storage Unlimited, LLC

6640 State Hwy 13 South
Wisconsin Rapids, WI 54494
715-325-7867

Indoor storage facilities create safe and secure environments suitable to the needs of those in the community. Each facility has security features that allow individuals to store their most valuable items with peace of mind. Some of these features include security cameras, gate access panels, a building monitoring system, and temperature control.

- Security cameras are designed to minimize the threat of theft within the facility. With remote access to the security camera system, the facility can be monitored by Storage Unlimited management at anytime from anywhere.
- Gate access controls act as a double security feature for locking one's storage space. Individuals who occupy a storage space are given a unique code upon move-in to punch in whenever he/she enters the building. This allows access to the building only to those who lease a space. In addition, each person is able to lock their personal storage space inside of the building.
- A monitoring system is also in place, which is able to detect fires, break-ins, etc... upon occurrence. The monitoring system is set to alert the Storage Unlimited office and management staff immediately if anything were to occur.
- Temperature Controlled storage facilities allow items to be stored without the worry of varying climate conditions wreaking havoc on them. Often times, individuals will store family heirlooms, pictures, furniture, etc... which can easily be damaged with varying climate changes. Each climate controlled facility keeps these items at a safe and constant temperature.



Storage Unlimited, LLC

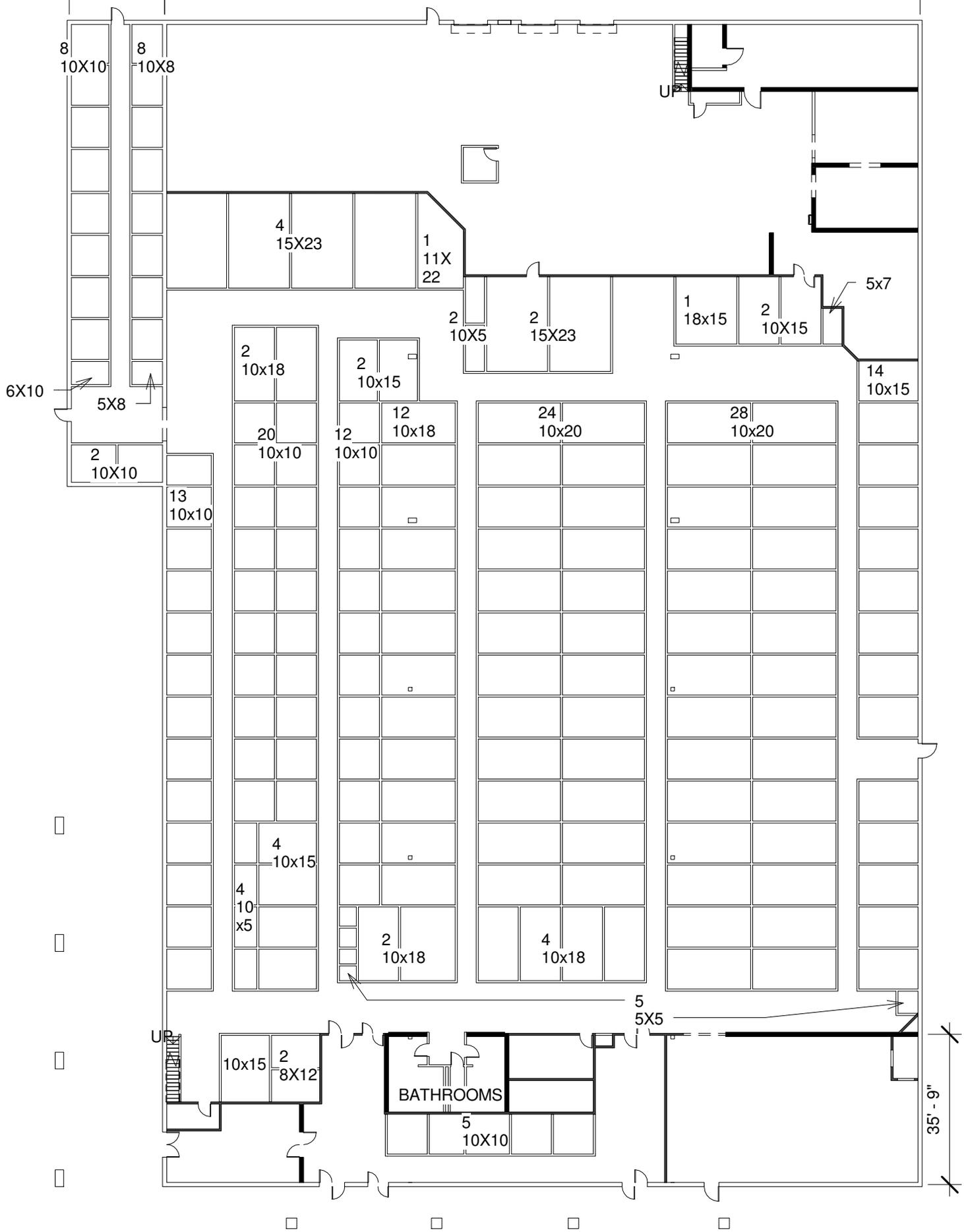
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The intended purpose of the new facility is to provide secure and convenient storage to those in the community. Storage Unlimited hopes to create not only residential storage spaces, but also larger commercial (warehouse) spaces within the new building. This will allow for all members of the community to benefit from this facility. The new facility will also contain all of the same security features as the other indoor storage facilities operated by Storage Unlimited.

The parking lot at the new facility will be a shared easement (as shown in the layout below) with Kwik Trip. The goal with the shared easement is to attract more of the public to both businesses; therefore, helping the community to flourish. All lighting and water drainage on the property will remain the same.



Based on what Storage Unlimited has been able to do thus far with the current indoor storage facility; the goal for the second facility is to create even more storage space so that each individual in the community has the opportunity to store their most valuable items in a safe and secure manner.





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: Michael Ostrowski
CC:
Date: 1/26/2015
Subject: Director's Update (*This item is for informational purposes only; no formal action will be taken.*)

a) Update on the public hearing process.

At the January 2015 Common Council meeting, the Council approved the amendment to the zoning ordinance requiring the public hearings to take place at the Plan Commission. This change will take effect for the March 2015 Plan Commission meeting.

b) Update on the Comprehensive Plan process.

The last of the aldermanic district meetings will take place on January 26, 2014. I will provide the Plan Commission with the report from each of the meetings, as well as the tabulated results at the Plan Commission meeting in February. Following this, a meeting will be scheduled to discuss the results and the next steps in the process. I am recommending February 11th at 7:00 PM for our next meeting. Please check your schedules to see if you are available.