

AGENDA
CITY PLAN COMMISSION

March 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 February 2, 2015 Plan Commission meeting.
2. Report of the February 11, 2015 Plan Commission (Comprehensive Plan) meeting.
3. Request from the University of Wisconsin-Stevens Point for a site plan review of 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)**.
4. 2014 Community Development Annual Report
5. Comprehensive Plan Update – Formulation of Vision
6. Director's Update (*This item is for informational purposes only; no formal action will be taken.*)
7. Adjourn.

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

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

REPORT OF CITY PLAN COMMISSION
February 2, 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 Beveridge, Alderperson Wiza, Alderperson Trzebiatowski, Alderperson R. Stroik, Alderperson Walther, Alderperson Phillips, Alderperson M. Stroik, Alderperson Doxtator, Mike Klaus, Sam Scaffidi, Joel Bereitzman, Cathy Dugan, Joshua Rasmelen, Jaime White, David Ramsdgn, Lloyd Graff, Barb Jacob, Bob Larson, Nate Enwald, Reid Rocheleau, Brandi Makuski , Steve Winter, and Chris Winter.

INDEX:

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.

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1. Report of the January 5, 2015 Plan Commission meeting.

Motion by Alderperson Moore to approve the report of the January 5, 2015 meeting; seconded by Commissioner Curless. Motion carried 7-0.

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)**.

Director Ostrowski explained the request is to remove the existing sign cabinet and reconstruct a new sign cabinet approximately 142 square feet in area on the existing a 55 foot sign pole. The existing sign is non-conforming due to the height. Staff has reviewed the request and is recommending denial, as they have do not feel that a hardship or unique property characteristic is present, which would warrant the proposed variance. Furthermore, he indicated a driver would not be able to see this sign at 55 feet in height, or 20 feet in height in order to make the exit from the interstate. Therefore, the proposed height would not make a significant difference at this location.

Commissioner Cooper asked how this request is different from the Honda dealership sign, to which Director Ostrowski answered, staff recommended denial of that request as well, but Common Council voted to allow

the exception. He also indicated that this property has more of a clearing in the trees than the property that the Honda dealership is on.

Commissioner Patton asked how this sign is different from the former Amoco, BP, and Econo Lodge sign that is along Interstate 39 and Main Street, to which Director Ostrowski stated the sign ordinance allows for changes to the face plate of non-conforming cabinet signs.

Mike Klaus, Colortech, stated the reason for the request is that the property and sign area is lower than the highway making it not visible. Furthermore, he indicated a smaller sign would be detrimental to the business.

Commissioner Patton asked how much lower the property was compared to the interstate, but Mr. Klaus was not able to provide that information.

Sam Scaffidi, 201 Green Avenue North, pointed out the truck center is an interstate business both for buyers and for service work. He feels his business and sign would not compete with any other local businesses as it is just for large trucks. The property is very flat and the highway is significantly higher especially by the ramps. Placing a sign along Green Avenue would not work for his business as his customer base is really interstate and semi traffic.

Commissioner Haines asked if the semi-trucks really use the signage, or would they inquire information from the internet and smart phones. Mr. Scaffidi stated they have business drawn to his facility from both means.

Commissioner Hoppe asked if the existing sign was illuminated, to which Mr. Scaffidi stated yes, but it is in need of maintenance which was held off due to the proposed replacement of the sign.

Joel Breitzman, 3233 Stanley Street, pointed out the reason for the replacement is due to rebranding by Mack Trucks and their new image.

Alderman Randy Stroik stated he understands the request, but if you are trying to attract semi-truck traffic from the interstate, by the time the sign is seen, you are already past the exit ramps from both directions. You would have to proceed to the next exit and turn around. He does not feel a sign will help, but did suggest billboards for better advertising; he does not support this request.

Alderman Trzebiatowski disagrees, and feels that when you are driving a truck you are up higher than other vehicles and that a higher sign will help get a better view; he supports this request.

Reid Rocheleau, 408 Cedar Street, stated he is in support of the sign, and as a prior semi-truck driver, when you are in need of service or assistance, you will be looking for signs for a service center.

Alderman Wiza urges the commission to approve the sign request. He continued stating this sign would be placed along the highway and not in a residential area. Furthermore, a unique property characteristic exists with having lower elevation.

Cathy Dugan, 615 Sommers Street, is in support of the request, but feels our community should look at its ordinance.

Motion by Commissioner Patton to approve the 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 North (2408-27-2100-03), seconded by Commissioner Curless.

Commissioner Haines pointed out this is not a true variance, but an exception, to which Director Ostrowski stated correct.

Director Ostrowski added, to continue to allow the exceptions will ultimately reduce the creditability of our sign code. In order to be fair to all businesses, he would recommend amending the code to better meet the needs of everyone involved. Mayor Wescott asked if the commission should possibly review the sign code at the same time as the comprehensive plan. Director Ostrowski stated he feels the comprehensive plan should be completed first, but then the commission should address the zoning and sign codes.

Commissioner Cooper pointed out that the Honda sign was recently approved along the interstate, which makes it difficult to deny other similar requests. Alderperson Moore pointed out the intent of the code, and stated 20 feet high off of the interstate road bed is much different than the elevation of the property in question, therefore this request would meet the intent of the code. Commissioner Hoppe added that the hardship would be the property being lower than the highway.

Mayor Wescott asked the city attorney if there was any legal issue with approving the request even though the applicant identified no hardship on the application. Attorney Beveridge stated if we were to deny the request this evidence would be justified, but if we approve it, there would not be a legal issue.

Commissioner Haines pointed out that we are continually seeing exceptions and feels the sign code will need to be addressed in the future.

Motion carried 7-0.

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).**

Director Ostrowski explained this request is at the former Coppins grocery store which is zoned B-4 and would require a conditional use permit for indoor or outdoor storage. The proposed storage would have approximately 180-200 storage units. Our Comprehensive Plan shows this area to be developed for commercial use, as well as the Business 51 corridor being a redevelopment area. In reviewing the standards of review, Director Ostrowski indicated that staff felt that the proposed storage unit facility would not meet standards two and three. This specific property, because of its large size, extending from block to block, 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, meaning 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. This lack of foot traffic may hinder redevelopment or improvement of the corridor as a whole. The entire property's appearance would mimic one of a vacant property due to the limited amount of traffic to the site. Staff would argue that although the proposed use occupies a vacant building, long-term, it may impede redevelopment potential for surrounding properties in the area and along the Church Street corridor. Staff would recommend denial of the conditional use permit.

Commissioner Haines asked what are seen as possibilities for that area and building. Director Ostrowski stated this development would give a short term gain by filling the property, but staff felt it would have a long term loss for the area as a whole. Development of the site and around the area may be stifled which decreases the chances of a more fitting use such as office or retail.

Alderson Moore asked if the taxes are paid and if the proposed development would increase or decrease the tax base. Director Ostrowski stated yes the taxes are paid. The property is assessed at about \$2 million. The increase or decrease in value would need to be set by the assessor. Alderson Moore stated he is unsure if this is the best and highest use for this building, and questions if it meets the requirements of review.

Commissioner Curless stated he can see both sides of the argument as to infilling the space, or trying to redevelop the lot.

Director Ostrowski pointed out that with big box stores, when a business moves out, there are times that they are still paying rent to the property owner, which may inhibit some sellers to adequately market and try to sell or lease the property because they are still collecting the rent.

Jamie White, 620 Seventh Street, stated she disagrees with staff findings and feels there is future growth and development with this business in this location. They not only have a conditional offer of purchasing this property, but also of purchasing the out lot along Water Street to the north. She feels this development will bring foot traffic to the area and will continue to grow.

Steven Winter, owner of the property, stated they have tried to market this building for the last 2.5 years and has only had a couple of proposals. Dividing a building this size for redevelopment is hard as well as extremely expensive. The up-keep for utilities and taxes is around \$100,000.00. He feels this is a good development for this building.

Bob Larson, 3283 Lindbergh Avenue, supports the staff recommendation and feels the seller should be looking for a full service grocery store considering the site is right for it.

Steven Winter stated the store has been offered to two other grocers for \$1 million, but they have not shown any interest.

Commissioner Hoppe asked if the outlot was equivalent to the Hardees lot, to which Director Ostrowski stated it is smaller and if developed, the additional parking for the large building is limited.

Commissioner Patton stated it is hard to envision anything else in that location. The fact the developers are purchasing and not renting shows a commitment to the property.

Commissioner Curless asked about lesser intensity approvals downtown such as residential uses on the first floor. Director Ostrowski pointed out that the Common Council denied a request allowing residential on the first floor in downtown.

Mayor Wescott pointed out that if you are looking for a reason not to say yes, it is pointed out in the staff report.

Chris Winter, 4820 Tanglewood, questioned if not storage, then what other use would fit in the building. The building cannot be split and the only inquiries were for a hardware store and small manufacturing facility. He feels the assessment will increase for the property.

Commissioner Patton stated he feels he needs more information before he can vote on this at council and plans to do more research.

Motion by Commissioner Hoppe to approve the 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); seconded by Commissioner Curless.

City Attorney Beveridge stated commissioners should provide reasoning and justification for approval or denial of the conditional use permit.

Commissioner Hoppe stated he feels that this development will not inhibit development in the area, as the building is positioned sideways on the site, set back from Church Street, and has been vacant for over 2.5 years. Furthermore, plenty of foot traffic will be generated into the area by the new Kwik Trip.

Commissioner Curless feels it is a tough call, but does not want to see the building left vacant.

Motion failed 2-4, with Wescott, Moore, Patton, and Haines voting in the negative, and Cooper abstaining.

Motion by Commissioner Patton to deny the 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); seconded by Commissioner Haines.

Commissioner Patton clarified his motion to deny the conditional use by citing the unmet standards of review identified in the staff report.

Motion carried 4-2, with Hoppe and Curless voting in the negative, and Cooper abstaining.

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.

Director Ostrowski stated the Common Council approved the ordinance amendment allowing the public hearings to be held at the Plan Commission. The public hearings will start in March, as we already had a request submitted for this month.

Director Ostrowski said staff has completed all eleven district meetings for the Comprehensive Plan update. Staff would like to meet to go over the process, present the findings, and work on vision and goals. He suggested meeting on February 11, 2015.

The next plan commission meeting for the Comprehensive Plan update was decided to be on February 11, 2015 at 7:00 PM.

5. Adjourn.

Meeting Adjourned at 7:13 PM.

REPORT OF CITY PLAN COMMISSION

February 11, 2015 – 7:00 PM
300 Bliss Avenue, Stevens Point, WI 54481

PRESENT: Mayor Gary Wescott, Commissioner Tony Patton, Commissioner Garry Curless, Commissioner Dave Cooper, Commissioner Anna Haines, and Commissioner Daniel Hoppe.

NOT PRESENT: Alderperson Moore

ALSO PRESENT: Community Development Director Michael Ostrowski, Associate Planner Kyle Kearns, Alderperson Mary Stroik, Alderperson Mike Phillips, Barb Jacob, Brandi Makuski, and Mary McComb.

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1. Roll call.
Discussion and possible action on the following:
2. Minutes of the Plan Commission meeting of August 13, 2014.
3. Review of the process for the City of Stevens Point's Comprehensive Plan update.
4. Summary presentation of neighborhood/district meetings.
5. Joint planning efforts with the Town of Hull.
6. Vision, goals, objectives, and policies/strategies.
7. Questions, comments, concerns, and presentation of next steps.
8. Adjourn.

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1. Roll call.
 2. Minutes of the Plan Commission meeting of August 13, 2014.

Motion by Commissioner Cooper to approve the report of the August 13, 2014 meeting; seconded by Commissioner Curless. Motion carried 6-0.

3. Review of the process for the City of Stevens Point's Comprehensive Plan update.

Director Ostrowski reviewed the 11 step comprehensive plan update process, citing that we are in steps two, three, and four which are ongoing and will last several months. Specifically, step three, assessing the community, also involves gathering demographic data and statistics from numerous sources. Step four will begin and will be based off of gathered statistics, community feedback, and several other factors.

4. Summary presentation of neighborhood/district meetings.

Director Ostrowski began by stating neighborhood meetings were held for all eleven aldermanic districts to gather public comment and feedback regarding the comprehensive plan update. A SWOT (strengths, weaknesses, opportunities, and threats) analysis was performed at each meeting. Director Ostrowski and Associate Planner Kearns proceeded to present a summary of the results for each of the nine questions.

5. Joint planning efforts with the Town of Hull.

Director Ostrowski indicated that surrounding municipality's play a crucial role in the comprehensive plan. Staff would begin meeting with representatives from each community to discuss key topics such as boundary plans, future growth areas, etc.

6. Vision, goals, objectives, and policies/strategies.

Director Ostrowski identified four main themes stemming from the neighborhood meetings: livability, connectedness, resiliency, and sustainability, which can all be applied to the components of the comprehensive plan. Furthermore, goals, objectives and policies for all four principals will be created for each comprehensive plan element/component.

7. Questions, comments, concerns, and presentation of next steps.

Questions were taken from the Commissioners and audience regarding the comprehensive plan process, neighborhood meeting summary, and vision, goals and objectives.

8. Adjourn.

Meeting adjourned at 8:10 PM.



Department of Community Development

Administrative Staff Report

University of Wisconsin – Stevens Point

Site Plan – Science Facility

Parking Lot X (4th Ave, Fremont St & Stanley St.)

March 2, 2015

<p>Applicant(s):</p> <ul style="list-style-type: none"> University of Wisconsin-Stevens Point <p>Staff:</p> <ul style="list-style-type: none"> Michael Ostrowski, Director mostrowski@stevenspoint.com Kyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 2408-28-30007-19 <p>Lot Information:</p> <ul style="list-style-type: none"> Effective Frontage: 1,035 Effective Depth: 393 feet Square Footage: 127,380 Acreage: 2.92 Acres <p>Zone(s):</p> <ul style="list-style-type: none"> "U-1" University Facilities District <p>Master Plan:</p> <ul style="list-style-type: none"> UWSP <p>Council District:</p> <ul style="list-style-type: none"> District 3: O'Meara <p>Current Use:</p> <ul style="list-style-type: none"> Parking Lot <p>Applicable Regulations:</p> <ul style="list-style-type: none"> 23.02(4)(a) 	<p>Request</p> <p>Request from the University of Wisconsin Stevens Point for a site plan review of 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).</p> <p>Attachment(s)</p> <ol style="list-style-type: none"> Parcel ID Sheet Application Site Plan Rendering <p>Findings of Fact</p> <ol style="list-style-type: none"> The proposed location is currently used as a parking lot serving UWSP. The proposed use is a new university science building. The property is zoned "U-1" University Facilities District. Site plan review is required for any structure within the district. The City's Comprehensive Plan calls for a University use on this property. The University's Master Plan (2007) identifies the future science facility on Parking Lot X. <p>Staff Recommendation</p> <p>Approve</p>
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Vicinity Map



Background

The University of Wisconsin-Stevens Point (UWSP) is requesting a site plan review for a new science facility. The 176,500 square foot Chemistry and Biology Building (science facility) is proposed to be constructed on the existing Lot X, which is bounded by Fourth Avenue, Stanley Street and Fremont Street. A conceptual project review was given to the Plan Commission in January, where the project was presented in detail.

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. The parking stalls lost from Lot X will be somewhat made up by additions to Lot T and R, as well as the new Parking Lot Y.

UWSP Conceptual Science Facility Details

- Approximately 176,500 sq. ft.
- Four Stories
- LEED Certification

Finishing Materials: Blended brick frame and solid brick, natural wood, fitted glass, stone

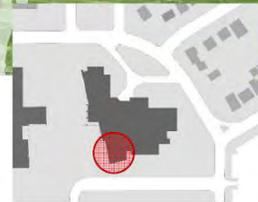


Façade Materials



Conservatory Design Development

- Roof slopes increased to 15% (approx. 4:12)
- Organized as 2 volumes with the primary volume sloping towards the south
- Fritted glass at west facing volume defines the entry beacon





Blended Brick Frame



Solid Brick Field



Cultured Stone with Split Face (textured) Finish



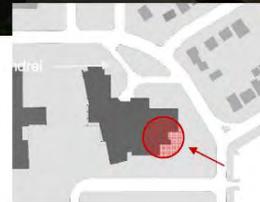
Cultured Stone with Honed (smooth) Finish at Window Surrounds and Doors

Façade Materials



East entry / Stanley Street Beacon

- Wall section revised to eliminate dark spandrel bands
- Interior collaboration spaces and floor bulkheads brightly illuminated to become the distinctive beacon element
- Pattern of vertical fritted glass bands on the south façade wraps around to the east



Standards of Review

1) Comparison to Campus Master Plan

Analysis: The University's 2007 master plan identifies the proposed site (Parking Lot X) to develop as multiple university facilities, one of which is a science facility.

UWSP Master Plan Report – Page 43

Key:

- C: Cardio/Strength Facility
- D: Academic/Science Building
- E: Student Services Center
- F: Academic Building
- G: Child Care Facility



Findings: The proposed science facility matches the 2007 Campus Master Plan, as the development of university facilities were planned for Parking Lot X. This standard is met.

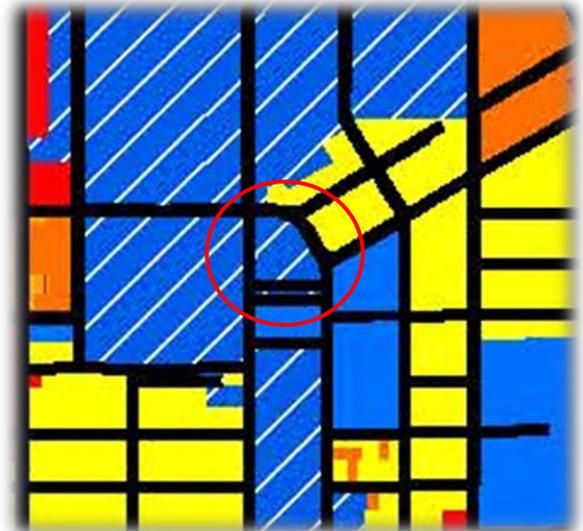
2) Comparison to the City's Comprehensive Plan

Analysis: The Stevens Point Comprehensive Plan future land use map identifies the property to develop as UWSP.

Stevens Point Comprehensive Plan – Map 8.3

Future Land Use

- Residential
- Multi-family (3+ units)
- Mobile Home Park
- Commercial / Office / Multi-family
- Professional Office / Multi-family
- Downtown District
- Business Park District
- Institutional / Government
- UWSP
- Industry
- Park
- Not Developable / Restrictive Ownership
- Vacant
- Road Right-of-Way
- Water Bodies



Findings: The proposed science facility matches the City's 2006 Comprehensive Plan, as the future land use map identifies the property to development as UWSP. This standard is met.

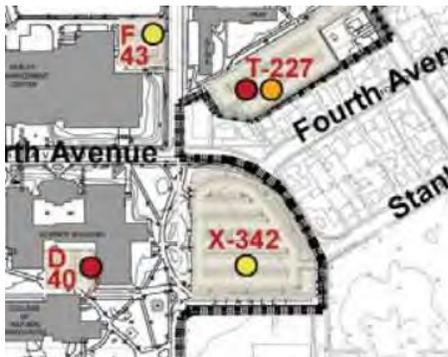
3) Compliance with City Ordinance

Analysis: Requirements for setbacks and lot size are determined by the Common Council in cooperation with the University Administration as part of the site plan review. Staff has reviewed the submitted plans and have identified the following:

- Approximately 70 trees will remain; thousands of trees, shrubs, grasses and other plants are proposed.
- Over 50% of the lot is proposed as open space / greenspace.
- Multiple bicycle racks are proposed to serve the facility.
- Accessible stalls are proposed on the north side of the site.
- Setbacks varying between 0 feet and over 50 feet.
- Lighting will encroach in the right-of-way but not onto neighboring properties.
- 342 Parking spaces will be lost, however somewhat made up by additions to Lot T and R, as well as the new Parking Lot Y. In addition, UWSP has indicated that there will be changes in the ways that some of the lots are used (e.g. long-term parking, event parking, etc.).

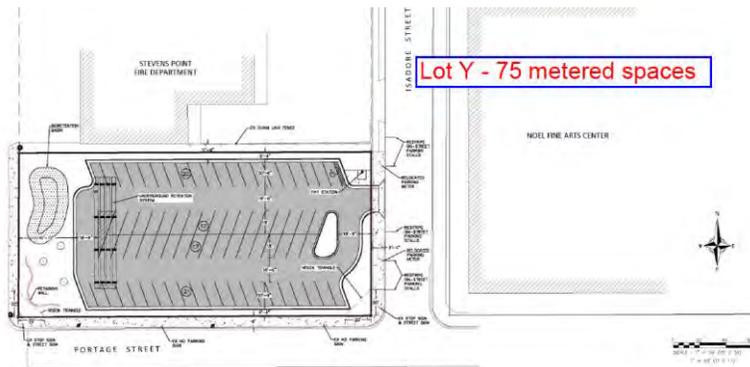
Findings: Regarding the design of the facility, staff does not have any significant concerns. The facility is positioned on the site in a similar way to the pie shaped property. A great deal of green space, over 50 percent of the site, is proposed on the east side of the facility, along Fourth Avenue and closest to neighboring residential homes. Furthermore, the proposed landscaping and improved aesthetics should create an improved environment on the property. The building setback along Fourth Avenue is over 50 feet. Setbacks are less along the west side of property, adjacent to campus (approximately 0 feet) and along Stanley Street (approximately 40 feet). Staff feels the proposed science facility will compliment the area and fits well within the campus design.

The construction of the facility will mean the loss of 342 parking stalls in Lot X. This loss of stalls is a significant number, especially for event parking. Given the lots proximity to the gym, it has served as a primary lot for basketball parking, as well as other events taking place on the campus.

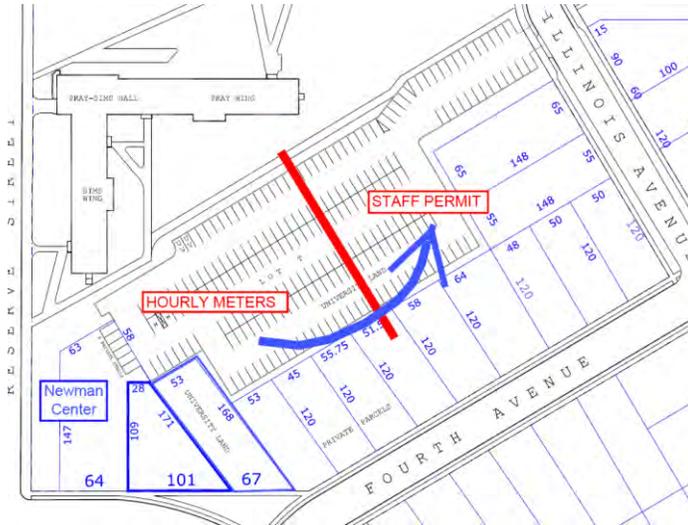


The campus has indicated that the average use of the lot is 60%, meaning approximately 204 parking stalls are used on a daily basis, not including during events. UWSP’s plan to accommodate the loss of parking involves several changes:

- Creation of Lot Y – Addition of 75 metered spaces



- Modification of Lot T – Change to metered and staff parking

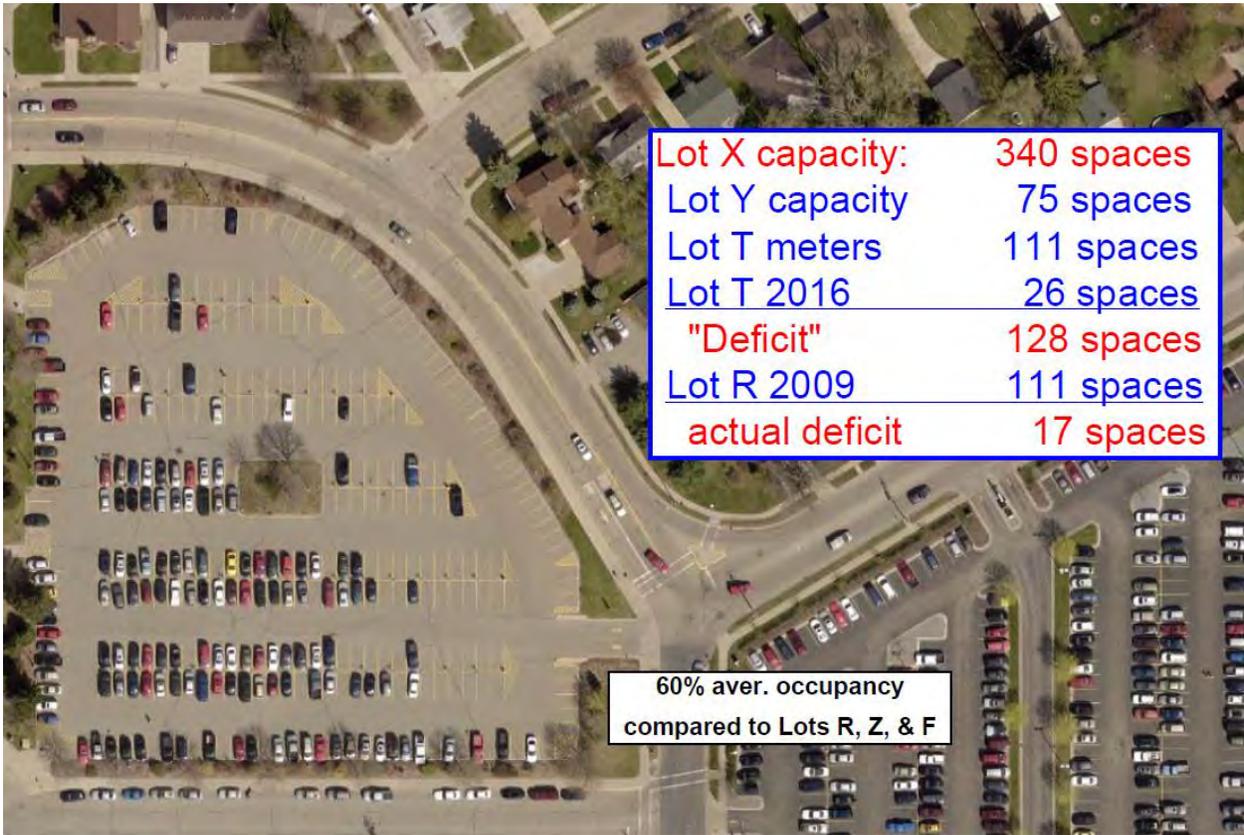


- Modification to Lot T – Addition of 26 spaces



- 2009 Enlargement of Lot R – Increased capacity of 111 spaces





Above graphic is from UWSP – while there may be a net benefit to Lot T, there will be a loss to Lot Q



In terms of event parking, UWSP plans to make up the lost spaces by allowing parking in Lot T and an additional 250 spaces in Lot Q.

While these changes do not make up for all the stalls that will be lost, it does make a significant effort to reduce the gap. It is important to note that UWSP's Master Plan, which was adopted by the City, does call for a more environmentally sustainable approach regarding parking. The following relates to parking in UWSP's Master Plan:

Parking

The campus has worked hard in recent years to meet an increasing demand for parking by adding parking spaces and changing the permitting approach. Future demand may be reduced by economic and environmental interests. Given the trade off between providing convenient surface parking and meeting other campus needs and goals, the campus has committed to the reduction of on-campus surface parking over time. The result of this progressive decision will open up land within the campus boundary for a higher and better use and offer opportunities to transform the character of the campus.

The reduction of parking will help the campus achieve many of the goals identified for the master plan: walking will be promoted as a primary mode of transportation and support the health and wellness goal; reduction in parking is more environmentally defensible; and less parking, especially for younger students, means they will be more likely to stay on campus for the weekend, supporting the goal of creating a 24/7 campus lifestyle.

Freshman attending UWSP are currently allowed to bring cars to campus and purchase a parking permit. It is not unusual for university campuses to restrict freshman and even sophomores from having cars on campus. Given the environmentally responsible emphasis this campus would like to showcase, eliminating spaces used by freshman is a policy change that is warranted and supportable. Approximately 800 freshman park on campus each year. Eliminating that number of parking permits would substantially lessen the impact of the reduction in the total number of available parking spaces for the remainder of the campus body.

The proposed parking plan includes the removal and addition of several parking lots. In general, parking lots located within the academic core are eliminated due to poor relationship with adjacent buildings; poor relationship to adjacent open space; negative impacts on pedestrian circulation; and opportunities for better land use to meet campus facility needs.

A parking inventory showing proposed parking quantities is located on the adjacent page. For the purpose of this master plan, the campus is divided into three parking zones: west, east and south. This allows an evaluation of the parking spaces lost per phase and per parking zone.

Furthermore, the City is in the process of finding alternative ways to regulate parking around the UWSP / Ministry area. The City is working with a consultant to do a parking analysis of this area. This analysis should be completed summer/fall 2015.

Based off of these findings, staff would recommend approval of the proposed site plan for the UWSP science facility.

Parking Structure

The proposed campus development will mean a loss of parking in order to achieve new building placement and quality open space. The majority of people driving to and parking on campus are faculty/staff, upperclassman, nontraditional students and students with off-campus jobs. The highest demand is for parking near the academic core of campus, in the area where most of the parking loss will occur as new facilities are constructed. Should a parking structure become necessary, the optimal location is north of Franklin Street between Division and Isadore Streets. This location offers easy to find, safe and convenient parking for campus visitors, and is convenient for visitors to events at the Noel Fine Arts Center and the Health Enhancement Center.

The parking structure can provide campus identity along Division Street. Facing the structure with retail uses on the ground floor facing Division Street and studio space for artists on the east side will enliven the streetscape and reduce the visual impact of the parking structure. This location is within the current campus boundary, but would require additional property acquisition before it can be constructed.



City of Stevens Point
Community Development Department

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

APPLICATION FOR A SITE PLAN REVIEW

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

1.060184

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted	2/2/15	Fee Required	150.00	Fee Paid	150.00
Associated Applications (if any)	January Preliminary		Assigned Case Manager	Kyle Keams			
Pre-Application Conference Date	1/5/15		Minor Site Plan	<input type="checkbox"/>	Major Site Plan	<input checked="" type="checkbox"/>	

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)	
Applicant Name	POTTER LAWSON INC.	Contact Name	JAMES MORAVEC
Address	749 UNIVERSITY ROW STE 300	Address	
City, State, Zip	MADISON WI 53705	City, State, Zip	
Telephone	608-274-2741	Telephone	
Fax		Fax	
Email	JIMM@POTTERLAWSON.COM	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? <input type="checkbox"/>)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name	BOARD OF REGENTS, UNIV. OF WI	Owner's Name	
Address	1860 VAN HISE HALL	Address	
City, State, Zip	MADISON WI 53706	City, State, Zip	
Telephone	608-262-2324	Telephone	
Fax		Fax	
Email	BOARD@UWISA.EDU	Email	

PROJECT SUMMARY

Subject Property Location (Please include Address and Assessor's Identification Number(s))		
Parcel 1	Parcel 2	Parcel 3
2101 FOURTH AVE.		
Legal Description of Subject Property		
Area of Subject Property (Acres/Sq Ft)		
3.537 ACRES / 154,000 SF		
Current Zoning District(s)		
UNIVERSITY		

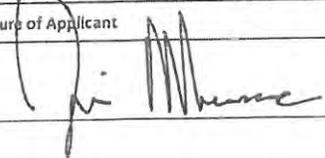
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property
CLASSROOM BUILDING	PARKING LOT	CLASSROOM BUILDING
Describe land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)		
<p>CURRENTLY, THE PROPERTY IS A PARKING LOT THAT SERVES THE UW STEVENS POINT CAMPUS.</p> <p>PROPOSED DEVELOPMENT IS TO CONSTRUCT A FIVE STORY, 176,500 GSF SCIENCE FACILITY. THE BUILDING WILL CONTAIN INSTRUCTIONAL LABS, RESEARCH LABS, GENERAL CLASSROOMS AND OFFICES TO SUPPORT THE CHEMISTRY AND BIOLOGY CURRICULUMS ON CAMPUS.</p> <p>CONSTRUCTION IS EXPECTED TO BEGIN IN THE FALL OF 2015 AND BE COMPLETE IN THE FALL OF 2017.</p>		
Current Zoning Surrounding Subject Property		
North:	UNIVERSITY	South: RZ
East:	RZ/RS	West: UNIVERSITY
Current Land Use Surrounding Subject Property		
North:	SINGLE FAMILY	South: PARKING
East:	SINGLE FAMILY	West: UNIVERSITY CAMPUS

EXHIBITS

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

CERTIFICATION AND SIGNATURE

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

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	1/29/15		1/29/15



Letter of Transmittal

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

Date: 1/30/15
 Re: UWSP Chemistry Biology Building
 Project #: 2013.52

From: Jim Moravec
 cc:

Copies	Date	Description
1		Application for Site Plan Review
1	1/28/15	Check for \$150
1	1/30/15	11 x 17 Copy of Site Plan Submittal
1		CD with electronic copy of Submission

X For Approval For Your Use For Review and Comment As Requested Other

Comments:

Michael:

Attached is our submission for the UWSP Chemistry Biology Science Facility Site Plan Review.

We are anticipating consideration of the project at the March 2nd Plan Commission meeting.

The landscaping plans have been modified from what was shown to the Plan Commission at the previous concept review for the east and northeast sides of the building. The submitted plans now accurately show the intended concept of the landscape design but some of the planting details still need to be worked out with the campus as Construction Documents are completed in the coming months.

Let me know if you need any additional information in order to review the project.

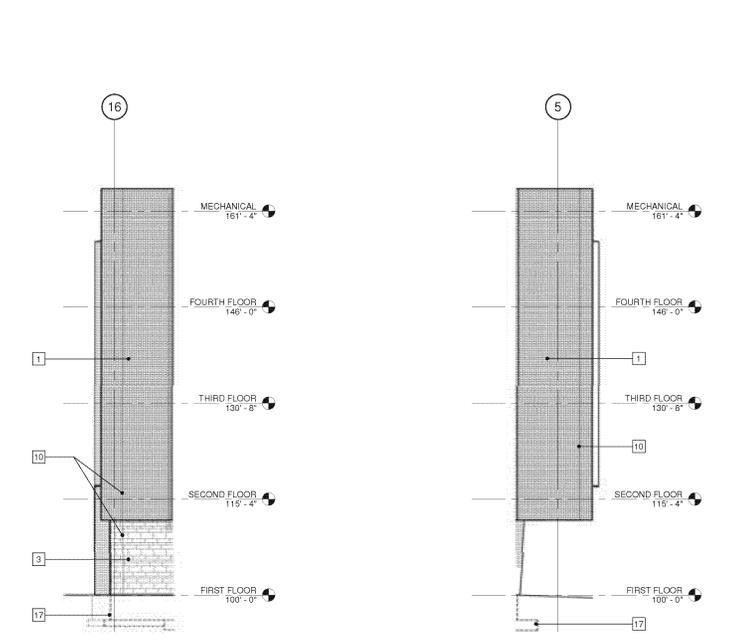
Jim Moravec

Revisions:		
No.	Date	Description

Graphic Scale	0 2 4 8 12
DSF Number	13B2C
Site Type	PR
Date Issued	01/09/2015
Sheet Number	A281

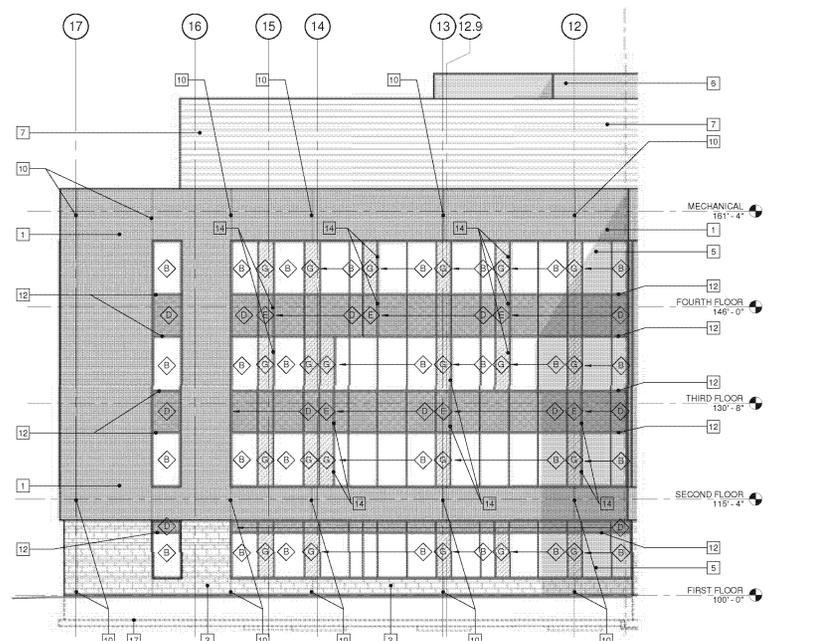


1 NORTH ELEVATION
A281 1/8" = 1'-0"



4 PARTIAL NORTH ELEVATION
A281 1/8" = 1'-0"

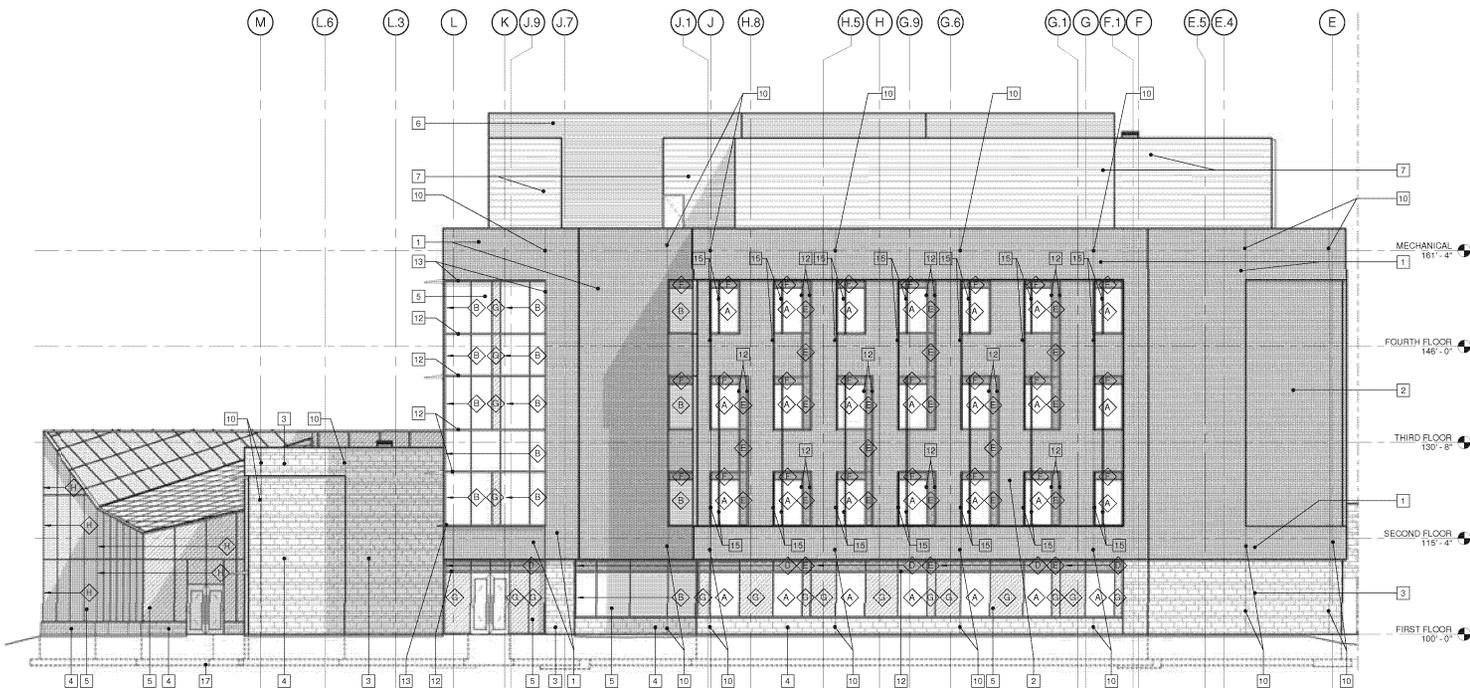
5 PARTIAL NORTH ELEVATION
A281 1/8" = 1'-0"



2 PARTIAL NORTH ELEVATION
A281 1/8" = 1'-0"

- ELEVATION KEYNOTES LEGEND:**
- INSULATING GLASS TYPES (IGU)
 - IGU - A: VISION GLASS TYPE 1
 - IGU - B: VISION GLASS TYPE 2 - CLEAR
 - IGU - C: VISION GLASS TYPE 3 - ULTRA CLEAR
 - IGU - D: SPANDREL GLASS TYPE 1
 - IGU - E: SPANDREL GLASS TYPE 2 (FRIT)
 - IGU - F: SPANDREL GLASS TYPE 3
 - IGU - G: FRIT GLASS TYPE 1
 - IGU - H: FRIT GLASS TYPE 2 - CONSERVATORY

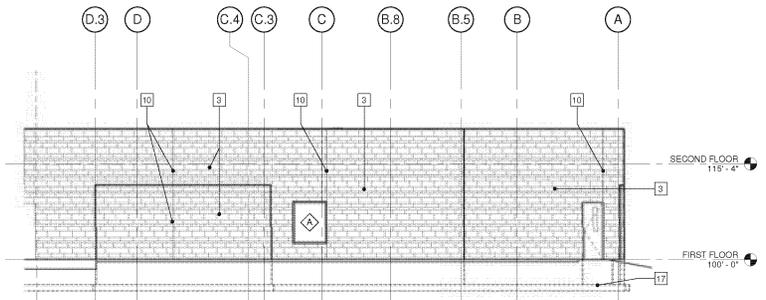
- KEYNOTES:**
- 1. ALL WALLS ARE CURTAIN WALL MULLION TYPE 1 (CAPLESS UNLESS NOTED OTHERWISE)
 - 1 BRICK TYPE 1
 - 2 BRICK TYPE 2 (RECESSED ACCENT BRICK)
 - 3 CALCIUM SILICATE MASONRY - SPLIT FACE
 - 4 CALCIUM SILICATE MASONRY - SMOOTH FACE
 - 5 GLAZED ALUMINUM CURTAIN WALL SYSTEM
 - 6 METAL PANEL TYPE 1 (PENTHOUSE)
 - 7 METAL PANEL TYPE 2 (PENTHOUSE)
 - 8 METAL PANEL TYPE 4
 - 9 HVAC LOUVERS
 - 10 VERTICAL MOVEMENT JOINTS
 - 11 CURTAIN WALL MULLION TYPE 1 (CAPLESS)
 - 12 CURTAIN WALL MULLION CAP TYPE 2 (STANDARD 3/4")
 - 13 CURTAIN WALL MULLION CAP TYPE 3 (1/2" CAP FRAME AT SOUTH CURTAINWALL)
 - 14 VERTICAL CURTAIN WALL MULLION CAP TYPE 4 (1/2" WHITE ACCENT MULLION CAPS)
 - 15 VERTICAL CURTAIN WALL MULLION CAP TYPE 5 (IF MULLION CAPS)
 - 16 HORIZONTAL SUNSHADE
 - 17 LINE OF FOUNDATION AND FOOTING
 - 18 MOM PANEL SYSTEM



1 EAST ELEVATION
1/8" = 1'-0"

- ELEVATION KEY/NOTES LEGEND:**
- INSULATING GLASS TYPES (IGU)
- ◇ A IGU - A: VISION GLASS TYPE 1
 - ◇ B IGU - B: VISION GLASS TYPE 2 - CLEAR
 - ◇ C IGU - C: VISION GLASS TYPE 3 - ULTRA CLEAR
 - ◇ D IGU - D: SPANDREL GLASS TYPE 1
 - ◇ E IGU - E: SPANDREL GLASS TYPE 2 (FRIT)
 - ◇ F IGU - F: SPANDREL GLASS TYPE 3
 - ◇ G IGU - G: FRIT GLASS TYPE 1
 - ◇ H IGU - H: FRIT GLASS TYPE 2 - CONSERVATORY

- KEYNOTES:**
1. ALL MULLIONS ARE CURTAIN WALL MULLION TYPE 1 (CAPLESS UNLESS NOTED OTHERWISE)
- 1 BRICK TYPE 1
 - 2 BRICK TYPE 3 (RECESSED ACCENT BRICK)
 - 3 CALCIUM SILICATE MASONRY - SPLIT FACE
 - 4 CALCIUM SILICATE MASONRY - SMOOTH FACE
 - 5 GLAZED ALUMINUM CURTAIN WALL SYSTEM
 - 6 METAL PANEL TYPE 1 (PENTHOUSE)
 - 7 METAL PANEL TYPE 2 (PENTHOUSE)
 - 8 METAL PANEL TYPE 4
 - 9 HVAC LOUVERS
 - 10 VERTICAL MOVEMENT JOINTS
 - 11 CURTAIN WALL MULLION TYPE 1 (CAPLESS)
 - 12 CURTAIN WALL MULLION CAP TYPE 2 (STANDARD 3/4")
 - 13 CURTAIN WALL MULLION CAP TYPE 3 (1/2" CAP FRAME AT SOUTH CURTAINWALL)
 - 14 VERTICAL CURTAIN WALL MULLION CAP TYPE 4 (3/4" WHITE ACCENT MULLION CAP)
 - 15 VERTICAL CURTAIN WALL MULLION CAP TYPE 5 (IF MULLION CAP)
 - 16 HORIZONTAL SUNSHADE
 - 17 LINE OF FOUNDATION AND FOOTING
 - 18 MCM PANEL SYSTEM



2 PARTIAL EAST ELEVATION
1/8" = 1'-0"



PLP Project No. 2013.52.00

Consultant



State of Wisconsin
Department of Administration
Division of State Facilities



UNIVERSITY OF WISCONSIN - STEVENS POINT
STEVENS POINT, WISCONSIN

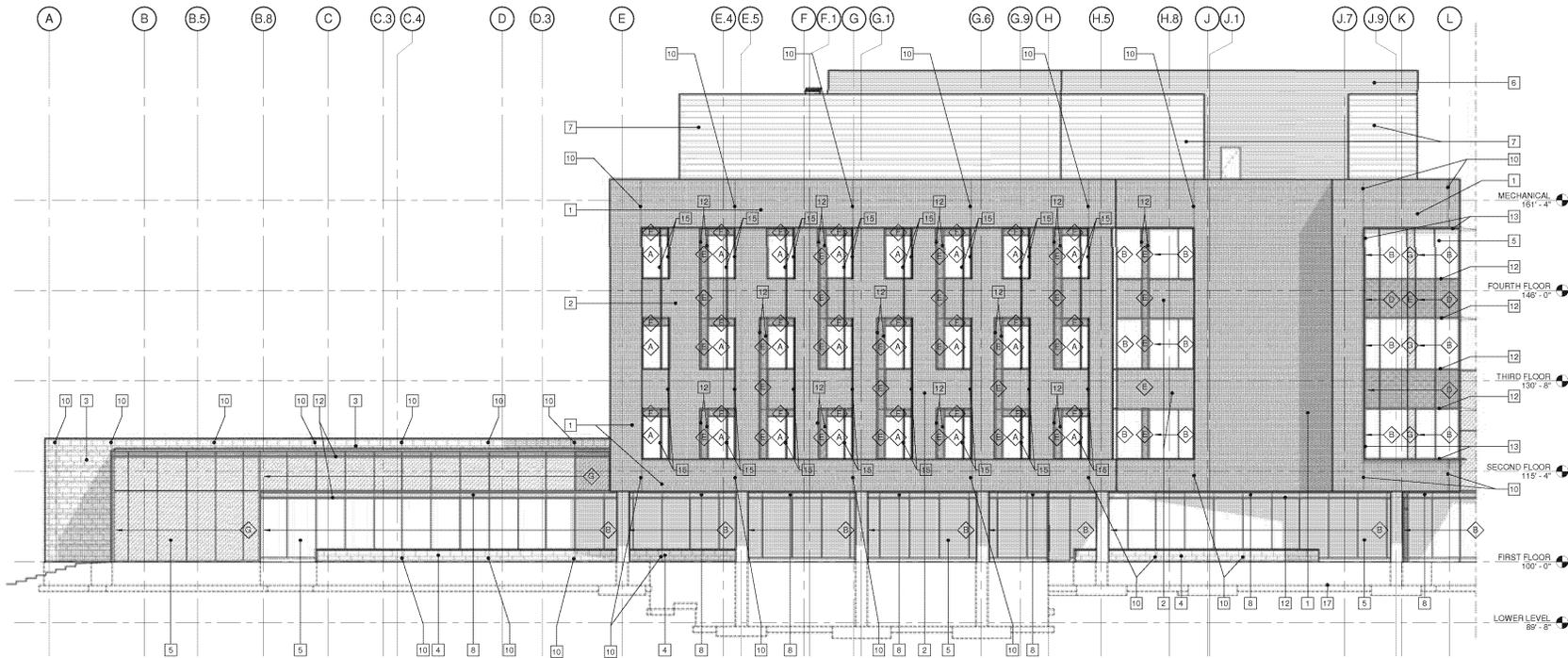
**UW STEVENS POINT
CHEMISTRY BIOLOGY BUILDING
STEVENS POINT, WISCONSIN**

Phase No. BUILDING ELEVATIONS

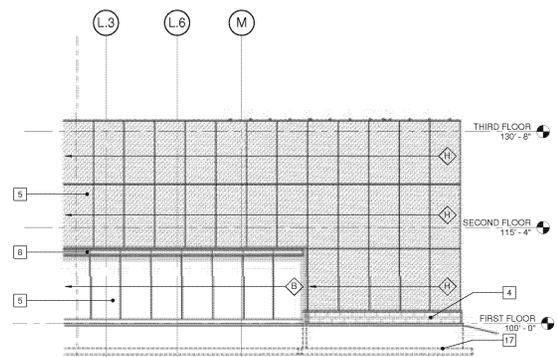
Revisions:

No.	Date	Description

Graphic Scale	
DSF Number	13B2C
Site Type	PR
Date Issued	01/09/2015
Sheet Number	A283



1 WEST ELEVATION
A284 1/8" = 1'-0"



2 PARTIAL WEST ELEVATION
A284 1/8" = 1'-0"

- ELEVATION KEYNOTES LEGEND:**
- INSULATING GLASS TYPES (IGU)
- ⬡ IGU - A: VISION GLASS TYPE 1
 - ⬡ IGU - B: VISION GLASS TYPE 2 - CLEAR
 - ⬡ IGU - C: VISION GLASS TYPE 3 - ULTRA CLEAR
 - ⬡ IGU - D: SPANDREL GLASS TYPE 1
 - ⬡ IGU - E: SPANDREL GLASS TYPE 2 (FRIT)
 - ⬡ IGU - F: SPANDREL GLASS TYPE 3
 - ⬡ IGU - G: FRIT GLASS TYPE 1
 - ⬡ IGU - H: FRIT GLASS TYPE 2 - COMBINATIONARY
- KEYNOTES:**
1. ALL MULLIONS ARE CURTAIN WALL MULLION TYPE 1 (CAPLESS) UNLESS NOTED OTHERWISE.
- 1 BRICK TYPE 1
 - 2 BRICK TYPE 2 (RECESSED ACCENT BRICK)
 - 3 CALCIUM SILICATE MASONRY - SPLIT FACE
 - 4 CALCIUM SILICATE MASONRY - SMOOTH FACE
 - 5 GLAZED ALUMINUM CURTAIN WALL SYSTEM
 - 6 METAL PANEL TYPE 1 (PENTHOUSE)
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 - 16 HORIZONTAL SUNSHADE
 - 17 LINE OF FOUNDATION AND FOOTING
 - 18 MCM PANEL SYSTEM

FIGURE 20 OF 21

Potter Lawson
Success by Design

h+k

PLI Project No. 2013.52.00

Consultant:

PRELIMINARY
NOT FOR CONSTRUCTION

State of Wisconsin
Department of Administration
Division of State Facilities

UNIVERSITY OF WISCONSIN - STEVENS POINT
STEVENS POINT, WISCONSIN

UW STEVENS POINT
CHEMISTRY BIOLOGY BUILDING
STEVENS POINT, WISCONSIN
Phase 1a
BUILDING ELEVATIONS

Revisions:		
No.	Date	Description

Graphic Scale	
DSF Number	13B2C
Site Type	PR
Date Issued	01/09/2015
Sheet Number	A284



LEGEND

--- CONSTRUCTION LIMITS



Toll Free (800) 242-8511
 Milwaukee Area (414) 259-1181
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com

NOTES

1. CONTRACTOR IS REQUIRED TO FIELD VERIFY SITE CONDITIONS AND SUBSURFACE UTILITIES PRIOR TO STARTING WORK. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE AND UWSP TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR SHALL PROTECT BENCHMARKS.
4. ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
5. ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED WITH TREE PROTECTION FENCING, FOR THE DURATION OF THE PROJECT. SEE SHEET CXXX FOR TREE PROTECTION EXTENTS.
6. ALL LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RE-SEEDING WITH BLUEGRASS SEED MIX.
7. SEE SHEET L-103 FOR PERENNIAL PLANT SCHEDULE.

Potter
 Lawson
 Success by Design



PLI Project No: 2013.52.00

Consultant:

 KNSAK
 DESIGN: PKC
 LANDSCAPE ARCHITECTS
 3925 S. HARBORVIEW
 WISCONSIN, WI 53738
 PHONE: 262-251-0500
 FAX: 262-251-0228
 WWW.KNSAK-PA.COM

PRELIMINARY
 NOT FOR CONSTRUCTION

State of Wisconsin
 Department of Administration
 Division of State Facilities



UNIVERSITY OF WISCONSIN - STEVENS POINT
 STEVENS POINT, WISCONSIN

UW STEVENS POINT
 CHEMISTRY BIOLOGY BUILDING
 STEVENS POINT, WISCONSIN
 Sheet Title: SITE PLANTING ENLARGEMENTS

Revisions:	Date	By	City	Submitter
	02/02/15			

Graphic Scale	0' 1' 2' 4'
DSF Number	13B2C
Set Type	PR
Date Issued	01/09/2015
Sheet Number	L102



1 SITE PLANTING ENLARGEMENT
 L102 SCALE: 1/4" = 1'-0"

12/9/2014 8:33:40 AM

PLANT SCHEDULE -- TREES & SHRUBS

Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
Deciduous Trees						
AA	<i>Acer x freemanii</i> 'Armstrong'	Armstrong Freeman Maple	3	2.5' Cal	B&B	
AF	<i>Acer x freemanii</i> 'Sienna'	Sienna Glen Maple	4	2.5' Cal	B&B	
AG	<i>Amelanchier x grandiflora</i> 'Forest Prince'	Forest Prince Serviceberry	10	6' ht	B&B	Multi-stem, min. 3 leaders
BT	<i>Betula nigra</i> 'Little King'	Fox V alley River Birch	3	6' ht	B&B	Multi-stem, min. 3 leaders
BP	<i>Betula papyrifera</i> 'Renci'	Renaissance Reflection Paper Birch	6	6' ht	B&B	
CC	<i>Carpinus caroliniana</i>	Musclewood	7	6' ht	B&B	Multi-stem, min. 3 leaders
CV	<i>Crataegus viridis</i> 'Winter King'	Winter King Hawthorn	1	6' ht	B&B	
HV	<i>Hamamelis virginiana</i>	Witchhazel	4	3' ht	B&B	
MR	<i>Malus 'JFS-KW5'</i>	Royal Raindrops Crabapple	3	2' Cal	B&B	
NS	<i>Nyssa sylvatica</i>	Black Gum	1	2.5' Cal	B&B	
OV	<i>Ostrya virginiana</i>	American Hopbeam	5	2' Cal	B&B	Single, straight leader
QM	<i>Quercus macrocarpa</i>	Bur Oak	2	2.5' Cal	Cont.	Low-branched
SR	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Tree Lilac	2	6' ht	B&B	Multi-stem, min. 3 leaders
UC	<i>Ulmus x 'Cathedral'</i>	Cathedral Elm	3	2.5' Cal	B&B	
VP	<i>Viburnum prunifolium</i>	Blackhaw Viburnum	6	5' ht	B&B	Multi-stem
Evergreen Trees						
AC	<i>Abies concolor</i>	White fir	1	7' ht	B&B	
JV	<i>Juniperus virginiana</i> 'Canaertii'	Silver Eastern Redcedar	5	5' ht	B&B	
PG	<i>Picea glauca</i>	White Spruce	6	7' ht	B&B	Single, straight leader
PS	<i>Pinus strobus</i>	White Pine	3	7' ht	B&B	untrimmed for natural appearance
TP	<i>Thuja plicata</i> 'Deer Proof'	Deer Proof Giant Arborvitae	5	6' ht	B&B	
Deciduous Shrubs						
Am	<i>Aronia melanocarpa</i> 'Morton'	Iroquois Beauty Black Chokeberry	23	24" ht	cont.	Space 4'-0" o.c.
Ca	<i>Ceanothus americanus</i>	New Jersey Tea	11	24" ht	#2 Cont.	Space 3'-0" o.c.
Cp	<i>Cornus pumila</i>	Dwarf Dogwood	7	24" ht	Cont.	Space 4'-0" o.c.
Po	<i>Physocarpus opulifolius</i> 'Seward'	Summer Wine Ninebark	6	36" ht	Cont.	Space 5'-0" o.c.
Ra	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	25	24" spr.	cont.	
Sa	<i>Symphoricarpos albus</i>	Snowberry	5	24" ht.	#3 Cont.	Space 3'-0" o.c.
Vd	<i>Viburnum dentatum</i> 'Christom'	Blue Muffin Viburnum	4	24" ht.	cont.	Space 3'-0" o.c.
Evergreen Shrubs						
Jk	<i>Juniperus chinensis</i> 'Pfitzeriana Kallay'	Kallay's Compact Pfitzer Juniper	6	30" sp.	Cont.	Space 6'-0" o.c.

PLANT SCHEDULE -- PERENNIAL ENLARGEMENTS

Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
Flowering Perennials						
ar	<i>Actaea racemosa</i>	Black Cohosh	3	4-inch	Pot	Space per Plan
aq	<i>Agastache foeniculum</i>	Lavender Hyssop	23	4-inch	Pot	Space per Plan
at	<i>Allium stellatum</i>	Prairie Onion	16	4-inch	Pot	Space per Plan
as	<i>Allium x 'Summer Beauty'</i>	Summer Beauty Ornamental Onion	68	4-inch	Pot	Space per Plan
ac	<i>Amorpha canescens</i>	Leadplant	4	4-inch	Pot	Space per Plan
ab	<i>Amsonia 'Blue Ice'</i>	Blue Ice Amsonia	47	4-inch	Pot	Space per Plan
aq	<i>Aquilegia canadensis</i>	Wild Columbine	22	4-inch	Pot	Space per Plan
ad	<i>Arunco dioicus</i>	Goat's Beard	3	4-inch	Pot	Space per Plan
al	<i>Asclepias tuberosa</i>	Butterflyweed	18	4-inch	Pot	Space per Plan
az	<i>Aster azureus</i>	Sky Blue Aster	13	4-inch	Pot	Space per Plan
av	<i>Aster laevis</i>	Smooth Aster	8	4-inch	Pot	Space per Plan
bm	<i>Baptisia australis</i> var. minor	Dwarf False Blue Indigo	6	4-inch	Pot	Space per Plan
ca	<i>Campanula rotundifolia</i>	Harebell	5	4-inch	Pot	Space per Plan
dc	<i>Dalea candida</i>	White Prairie Clover	43	4-inch	Pot	Space per Plan
dp	<i>Dalea purpurea</i>	Purple Prairie Clover	49	4-inch	Pot	Space per Plan
du	<i>Dennstaedtia punctilobula</i>	Hayscented Fern	14	4-inch	Pot	Space per Plan
dm	<i>Dryopteris marginalis</i>	Leatherleaf Woodfern	6	4-inch	Pot	Space per Plan
ep	<i>Echinacea purpurea</i>	Purple Coneflower	71	4-inch	Pot	Space per Plan
ev	<i>Eryngium yuccifolia</i>	Rattlesnake master	23	4-inch	Pot	Space per Plan
ed	<i>Eupatorium dubium</i> 'Little Joe'	Little Joe Joe-Pye Weed	4	4-inch	Pot	Space per Plan
gc	<i>Geranium x cantabrigiense</i> 'Biokovo'	Biokovo Cranesbill	48	4-inch	Pot	Space per Plan
qt	<i>Geum triflorum</i>	Prairie Smoke	91	4-inch	Pot	Space per Plan
ha	<i>Heuchera americana</i> var. interior	American Alum Root	9	4-inch	Pot	Space per Plan
is	<i>Iris sibirica</i> 'Caesar's Brother'	Caesar's Brother Siberian Iris	11	4-inch	Pot	Space per Plan
ls	<i>Liatris spicata</i> 'Kobold'	Kobold Spike Gayfeather	70	4-inch	Pot	Space per Plan
lc	<i>Lobelia cardinalis</i>	Cardinal Flower	20	4-inch	Pot	Space per Plan
lo	<i>Lobelia siphilitica</i>	Great Blue Lobelia	5	4-inch	Pot	Space per Plan
lp	<i>Lupinus perennis</i>	Lupine	37	4-inch	Pot	Space per Plan
mf	<i>Monarda fistulosa</i>	Bergamot	27	4-inch	Pot	Space per Plan
pd	<i>Penstemon digitalis</i> 'Husker Red'	Husker Red Beardtongue	8	4-inch	Pot	Space per Plan
pm	<i>Physotegia virginiana</i> 'Miss Manners'	Obedient Plant	3	4-inch	Pot	Space per Plan
pb	<i>Polygonatum biflorum</i>	Solomon Seal	9	4-inch	Pot	Space per Plan
rf	<i>Ratibida pinnata</i>	Yellow Coneflower	13	4-inch	Pot	Space per Plan
rh	<i>Rudbeckia hirta</i>	Black-Eyed Susan	33	4-inch	Pot	Space per Plan
sa	<i>Salvia azurea</i>	Blue Sage	14	4-inch	Pot	Space per Plan
sn	<i>Salvia nemerosa</i> 'Cardonna'	Cardonna Salvia	44	4-inch	Pot	Space per Plan
sy	<i>Sisyrinchium campestre</i>	Prairie Blue Eyed Grass	27	4-inch	Pot	Space per Plan
sl	<i>Smilacina stellata</i>	Starry Solomon's Plume	10	4-inch	Pot	Space per Plan
so	<i>Solidago odorata</i>	Anise Scented Goldenrod	9	4-inch	Pot	Space per Plan
ss	<i>Solidago speciosa</i>	Showy Goldenrod	7	4-inch	Pot	Space per Plan
to	<i>Tradescantia ohioensis</i>	Ohio Spiderwort	21	4-inch	Pot	Space per Plan
vs	<i>Verbena stricta</i>	Hoary Vervain	15	4-inch	Pot	Space per Plan
Grasses and Sedges						
bc	<i>Bouteloua curtipendula</i>	Sideoats Grama	23	4-inch	Pot	Space per Plan
bg	<i>Bouteloua gracilis</i>	Blue Grama	27	4-inch	Pot	Space per Plan
cb	<i>Carex bicknellii</i>	Copper-shouldered Oval Sedge	84	4-inch	Pot	Space per Plan
ce	<i>Carex eburnea</i>	Ivory Sedge	68	4-inch	Pot	Space per Plan
cx	<i>Carex hystericina</i>	Porcupine Sedge	25	4-inch	Pot	Space per Plan
cp	<i>Carex pensylvanica</i>	Penn Sedge	217	4-inch	Pot	Space per Plan
cl	<i>Carex plantaginea</i>	Plantain Leaved Sedge	20	4-inch	Pot	Space per Plan
cs	<i>Carex sprengeii</i>	Long Beaked Sedge	34	4-inch	Pot	Space per Plan
cv	<i>Carex vulpinoidea</i>	Fox Sedge	72	4-inch	Pot	Space per Plan
ch	<i>Chasmanthium latifolium</i>	Northern Sea Oats	115	4-inch	Pot	Space per Plan
eg	<i>Eragrostis spectabilis</i>	Purple Lovegrass	189	4-inch	Pot	Space per Plan
km	<i>Koeleria macrantha</i>	Junegrass	14	4-inch	Pot	Space per Plan
pv	<i>Panicum virgatum</i> 'Heavy Metal'	Heavy Metal Switch Grass	49	4-inch	Pot	Space per Plan
pn	<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass	48	4-inch	Pot	Space per Plan
ps	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Red Switch Grass	48	4-inch	Pot	Space per Plan
sm	<i>Schizachyrium scoparium</i> 'MinnblueA'	Blue Heaven Little Bluestem	76	4-inch	Pot	Space per Plan
sb	<i>Schizachyrium scoparium</i> 'The Blues'	The Blues Little Bluestem	66	4-inch	Pot	Space per Plan
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	224	4-inch	Pot	Space per Plan

PLANT SCHEDULE -- PLANT MIXES

Botanical Name	Common Name	Quantity	Size	Spec	Comments
Swale Mix					
<i>Carex bebbii</i>	Bebb's Oval Sedge	125	4-inch	Plug	Randomly and evenly mix species and space 1'-0" on center.
<i>Carex bicknellii</i>	Prairie Sedge	250	4-inch	Plug	
<i>Carex flacca</i> (glauca)	Blue Green Sedge	200	4-inch	Plug	
<i>Carex pensylvanica</i>	Pennsylvania Sedge	175	4-inch	Plug	
<i>Carex stricta</i>	Tussock Sedge	100	4-inch	Plug	
<i>Carex vulpinoidea</i>	Fox Sedge	200	4-inch	Plug	
<i>Sporobolus heterolepis</i>	Prairie Dropseed	350	4-inch	Pot	
Meadow Mix					
<i>Allium cernuum</i>	Nodding Wild Onion	25	4-inch	Pot	Space plants 1'-6" on center.
<i>Aquilegia canadensis</i>	Wild Columbine	28	4-inch	Pot	
<i>Aster azures</i>	Sky Blue Aster	17	4-inch	Pot	
<i>Bouteloua curtipendula</i>	Side-oats Grama	75	4-inch	Pot	
<i>Bouteloua gracilis</i>	Blue Grama	40	4-inch	Pot	
<i>Carex appalachia</i>	Appalachian Sedge	60	4-inch	Plug	
<i>Carex eburnea</i>	Ivory Sedge	60	4-inch	Plug	
<i>Carex pensylvanica</i>	Pennsylvania Sedge	90	4-inch	Plug	Grasses and sedges form the backbone of this plant mix and should be placed in sweeping movements throughout planting beds. Grasses and sedges shall be placed next to one another in sweeping massings of 7-15 plants. Flowering perennials are the accents of this plant mix and should be placed in groupings throughout the planting area. Flowering perennials shall be placed in groups of 3-7 plants of the same species within each
<i>Dalea purpurea</i>	Purple Prairie Clover	17	4-inch	Pot	
<i>Echinacea pallida</i>	Pale Purple Coneflower	27	4-inch	Pot	
<i>Echinacea purpurea</i>	Purple Coneflower	17	4-inch	Pot	
<i>Koeleria macrantha</i>	Junegrass	45	4-inch	Pot	
<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass	45	4-inch	Pot	
<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Red Switch Grass	63	4-inch	Pot	
<i>Schizachyrium scoparium</i> 'The Blues'	The Blues Little Bluestem	93	4-inch	Pot	
<i>Sporobolus heterolepis</i> 'Tara'	Tara Prairie Dropseed	77	4-inch	Pot	Single species or smaller groupings can be placed adjacent tall stonework as
<i>Asclepias tuberosa</i>	Butterflyweed	27	4-inch	Pot	
<i>Dalea candida</i>	White Prairie Clover	17	4-inch	Pot	
<i>Geum triflorum</i>	Prairie Smoke	32	4-inch	Pot	
<i>Liatris aspera</i>	Rough Blazing Star	17	4-inch	Pot	
<i>Lupinus perennis</i>	Lupine	15	4-inch	Pot	
<i>Penstemon digitalis</i> 'Husker Red'	Husker Red Beardtongue	27	4-inch	Pot	
<i>Rudbeckia hirta</i>	Black-Eyed Susan	17	4-inch	Pot	
<i>Tradescantia ohioensis</i>	Ohio Spiderwort	17	4-inch	Pot	
Sand Prairie Mix					
<i>Carex mühlenbergii</i>	Sand Sedge	6	4-inch	Pot	Randomly and evenly mix species and space 1'-6" on center.
<i>Carex pensylvanica</i>	Penn Sedge	6	4-inch	Pot	
<i>Koeleria macrantha</i>	Junegrass	3	4-inch	Pot	
<i>Monarda punctata</i>	Horsebalm	2	4-inch	Pot	
<i>Panicum virgatum</i>	Switchgrass	3	4-inch	Pot	
<i>Schizachyrium scoparium</i>	Little Bluestem	6	4-inch	Pot	
<i>Solidago rigida</i>	Stiff Goldenrod	1	4-inch	Pot	
<i>Tradescantia ohioensis</i>	Spiderwort	2	4-inch	Pot	
Dry Praire Mix					
<i>Amorpha canescens</i>	Lead Plant	1	4-inch	Pot	Randomly and evenly mix species and space 1'-6" on center.
<i>Aster sericeus</i>	Silky Aster	1	4-inch	Pot	
<i>Bouteloua curtipendula</i>	Side-oats Gramma	2	4-inch	Pot	
<i>Bouteloua hirsuta</i>	Hairy Grama	2	4-inch	Pot	
<i>Euphorbia corollata</i>	Flowering Spurge	1	4-inch	Pot	
<i>Liatris cylindracea</i>	Cylindrical Blazing-star	1	4-inch	Pot	
<i>Petalostemum purpureum</i>	Purple Prairie-clover	1	4-inch	Pot	
<i>Schizachyrium scoparium</i>	Little Bluestem	2	4-inch	Pot	
<i>Solidago nemoralis</i>	Gray Goldenrod, Dyersweed Goldenrod	1	2.5-inch	Plug	
<i>Sporobolus heterolepis</i>	Prairie Dropseed	3	4-inch	Pot	
Bracken Grassland Mix					
<i>Aster alioiatus</i>	Lindley's aster	1	4-inch	Pot	Randomly and evenly mix species and space 1'-6" on center.
<i>Bromus kalmii</i>	Kalm's bromegrass	2	2.5-inch	Plug	
<i>Carex pensylvanica</i>	Penn Sedge	4	4-inch	Pot	
<i>Comptonia peregrina</i>	Sweet Fern	1	4-inch	Pot	
<i>Danthonia spicata</i>	Poverty Oat-grass	2	4-inch	Pot	
<i>Pteridium aquilinum</i>	Bracken Fern	1	4-inch	Pot	
<i>Solidago nemoralis</i>	Gray Goldenrod, Dyersweed Goldenrod	1	2.5-inch	Plug	
Pine Barrens Mix					
<i>Arctostaphylos uva-ursi</i>	Bearberry	1	4-inch	Pot	Randomly and evenly mix species and space 1'-6" on center.
<i>Aster agureus</i>	Sky-blue Aster	1	4-inch	Pot	
<i>Aster sericeus</i>	Silky Aster	1	4-inch	Pot	
<i>Comptonia peregrina</i>	Sweet Fern	1	4-inch	Pot	
<i>Koeleria macrantha</i>	Junegrass	1	4-inch	Pot	
<i>Liatris aspera</i>	Blazing Star	1	4-inch	Pot	
<i>Lupinus perennis</i>	Lupine	1	4-inch	Pot	
<i>Schizachyrium scoparium</i>	Little Bluestem	3	4-inch	Pot	
Oak Barrens Mix					
<i>Amorpha canescens</i>	Lead Plant	1	4-inch	Pot	Randomly and evenly mix species and space 1'-6" on center.
<i>Euphorbia corollata</i>	Flowering Spurge	1	4-inch	Pot	
<i>Koeleria macrantha</i>	Junegrass	1	4-inch	Pot	
<i>Lespedeza capitata</i>	Round-headed Bush Clover	1	2.5-inch	Plug	
<i>Lupinus perennis</i>	Lupine	1	4-inch	Pot	
<i>Rudbeckia hirta</i>	Black-eyed Susan	1	4-inch	Pot	
<i>Schizachyrium scoparium</i>	Little Bluestem	2	4-inch	Pot	
<i>Smilacina racemosa</i>	False Solomon Seal	1	4-inch	Pot	
<i>Tradescantia ohioensis</i>	Spiderwort	1	4-inch	Pot	
Cedar Glade Mix					
<i>Andropogon gerardii</i>	Bluestem	2	4-inch	Pot	Randomly and evenly mix species and space 1'-6" on center.
<i>Bouteloua curtipendula</i>	Side-oats Gramma	2	4-inch	Pot	
<i>Euphorbia corollata</i>	Flowering Spurge	2	4-inch	Pot	
<i>Opuntia compressa</i>	Prickly-pear Cactus	2	4-inch	Pot	
<i>Solidago nemoralis</i>	Gray Goldenrod, Dyersweed Goldenrod	1	2.5-inch	Plug	

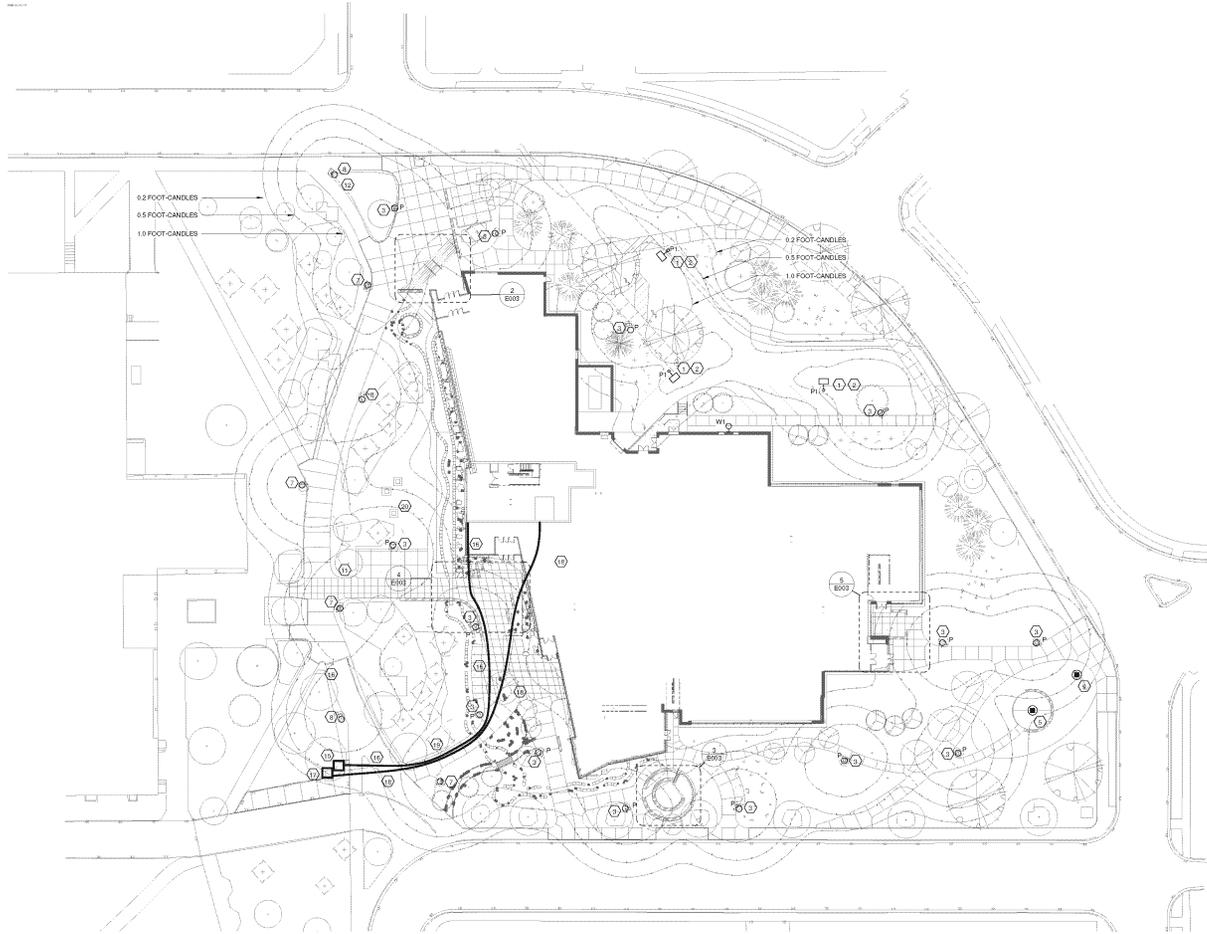


PLI Project No: 2013.52.00
 Consultant: KNSA INC
 393 S. HARBORWAY
 SUITE 400
 WASHINGTON, WI 53090
 PHONE: 262-831-0800
 FAX: 262-831-0228
 WWW.KNSA-PA.COM

PRELIMINARY
 NOT FOR CONSTRUCTION

State of Wisconsin
 Department of Administration
 Division of State Facilities
 UNIVERSITY OF WISCONSIN - STEVENS POINT
 STEVENS POINT, WISCONSIN

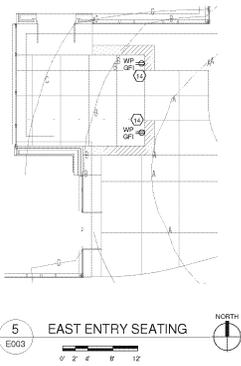
UW



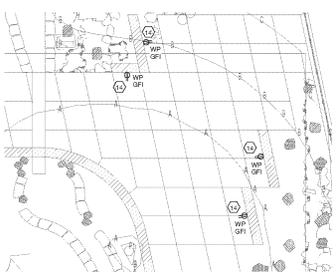
- GENERAL NOTES:**
1. ALL CONDUITS SHALL BE INSTALLED BETWEEN 3" (MINIMUM) AND 24" (MAXIMUM) BELOW FINISHED GRADE.
 2. REVIEW ALL SITE UTILITY DRAWINGS FOR EXISTING UTILITIES PRIOR TO THE START OF WORK. COORDINATE THE LOCATION OF CAMPUS OWNED UTILITIES WITH THE USER AGENCY.

- KEYNOTES:**
- 1 REFER TO DETAIL 4551 FOR POLE BASE REQUIREMENTS.
 - 2 FULL CUT-OFF LED POLE LIGHT ON 20' POLE.
 - 3 NEW CAMPUS STANDARD POLE TOP LIGHT WITH ACONR STYLE REFRACTOR. REFER TO DETAIL 3551 FOR POLE BASE REQUIREMENTS.
 - 4 LED HANDRAIL.
 - 5 POWER FOR FUTURE GATEWAY FEATURE.
 - 6 LED LIGHTS UNDER SEATING CAPSTONE. FIXTURE TYPE L.
 - 7 RELOCATED CAMPUS STANDARD POLE TOP LIGHT WITH ACONR STYLE REFRACTOR. REFER TO DETAIL 3551 FOR POLE BASE REQUIREMENTS.
 - 8 EXISTING TO HEBAN-POLE LIGHT.
 - 9 POWER CONNECTION TO INTERNALLY ILLUMINATED SIGN WEATHER-PROOF ENCLOSURE.
 - 10 EXISTING TO HEBAN CODE BLUE PHONE.
 - 11 NEW CODE BLUE PHONE.
 - 12 RECESSED JUNCTION BOX IN VERTICAL WALL FOR LED DRIVERS.
 - 13 RECESSED RECEPTACLE UNDER SEATING BENCH.
 - 14 EXISTING PRIMARY MANHOLE 197.
 - 15 NEW PRIMARY DUCT BANK. REFER TO DETAIL 4551.
 - 16 EXISTING SIGNAL MANHOLE SET PROVIDE FLOOR ELECTRONIC GY/PLATE DUST SEALING SYSTEM OR APPROVED EQUAL IN ALL NEW DUCTBANK CONDUITS ENTERING MANHOLE 337.
 - 17 NEW SIGNAL DUCT BANK. REFER TO DETAIL 41003.
 - 18 REFER TO DRAWING C101 FOR TREE PROTECTION ZONE.
 - 19 PROVIDE 60 DUPLEX RECEPTACLE WITH DEDICATED 120V CIRCUIT IN STEAMT FOR SUMP PUMP.

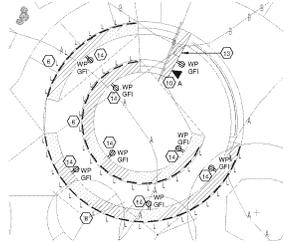
1 ELECTRICAL SITE PLAN
E003
0' 15' 30' 45'
NORTH



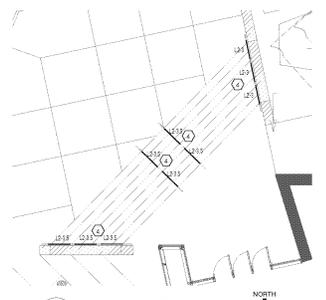
5 EAST ENTRY SEATING
E003
0' 2' 4' 6' 8' 10' 12'
NORTH



4 WEST ENTRY SEATING
E003
0' 2' 4' 6' 8' 10' 12'
NORTH



3 OUTDOOR CLASSROOM
E003
0' 2' 4' 6' 8' 10' 12'
NORTH



2 FRONT ENTRY
E003
0' 2' 4' 6' 8' 10' 12'
NORTH

Revisions:		
No.	Date	Description

Graphic Scale	AS NOTED
ESF Number	13B2C
Site Type	PR
Date Issued	01/09/2015
Sheet Number	E003



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: 3/2/2015
Subject: Plan Commission Staff Memo

4) 2014 Community Development Annual Report

The annual report has previously been presented at the Common Council meeting; however, given the connection to the Plan Commission on a number of the items within the report, we felt it was appropriate to present the report to the Plan Commission. Furthermore, as we finalize the comprehensive plan, many of the projects that the Community Development department will focus on will come directly from the comprehensive plan, furthering the Plan Commission's involvement. The report is attached.

5) Comprehensive Plan Update – Formulation of Vision

On February 11th a Plan Commission meeting was held to provide an update on the Comprehensive Plan and present summarized data received from the eleven public neighborhood meetings, occurring between October and January. The summary report and presentation is available on the City website: <http://stevenspoint.com/compplan>.

A vision for the Comprehensive Plan was also discussed at the meeting which is described below.

“Cultivating distinct, identifiable “places” within the City to create a livable, connected, resilient, and sustainable community.”

- ✓ Livable
- ✓ Connected
- ✓ Resilient
- ✓ Sustainable

Staff has identified the phrase and principles above based on public comment, data, trends, and other factors, which can be applied to all elements of the Comprehensive Plan. Feedback and input is requested from the Plan Commission and public regarding the above, which, once absolute, can be defined and elaborated further. All goals, objectives, and policies eventually identified within the comprehensive plan should relate to the principles above.



**Community Development
Department
Annual Report
2014**

Submitted by: Michael Ostrowski, Director

The Community Development Department promotes a safe, diverse, dynamic, and vibrant community, and enhances the living, working, and recreation choices for community residents and visitors. The Community Development Department is broken in five different divisions:

1. Economic Development
2. Planning and Zoning
3. Historic Preservation
4. Permits and Inspections
5. Property Maintenance

Several major projects and activities occurred in 2014, including, but not limited to:

- The completion of the CenterPoint MarketPlace Mall redevelopment project, which included the grand opening of Mid-State Technical College and the construction of Municipal Parking Lot #16;
- The groundbreaking for the world headquarters of Skyward in the Portage County Business Park (valued at \$30 million);
- Nearly \$55 million in construction value;
- The award of a Wisconsin Department of Natural Resources Ready for Reuse Brownfield Grant in the amount of \$155,000;
- The adoption of new Historic Design Guidelines;
- Exploration for a new department software system (selection to occur in 2015);
- The rezoning of over 50 properties on the City's south side to a more fitting zoning classification;
- City's Comprehensive Plan update process begins, anticipated completion and adoption is 2016; and
- Commencement of the planning process for rail capabilities in East Park Commerce Center.

This report will outline the major projects and activities that occurred in 2014 with respect to each division.

Economic Development

There were several significant projects that were completed or began within the department during 2014. Summaries of those projects have been provided below.

1. Skyward World Headquarters

Construction began on a 4-story, 180,000 square foot corporate headquarters for Skyward, Inc. on a 40+ acre parcel along Highway 39 in the Portage County Business Park. The project is anticipated for completion by the end of 2015 and has a construction value of \$32 million. Over the next decade Skyward has plans of expanding employment by hundreds encroaching near 1,000 employees. The development marks one of the last large properties available within the Portage County Business Park.



Future Located of Skyward Corporate Headquarters

2. SentryWorld Expansion

Sentry Insurance expanded and remodeled their SentryWorld Sports Complex at 601 Michigan Avenue, valued at \$9.5 million (\$6.3 million in 2013). The project included interior and exterior renovations primarily to the reception and banquet area, including the restaurant. In addition to the expansion/remodel project, the golf course received several improvements and changes during 2013 and 2014.



Sentry Insurance – SentryWorld Sports Complex

3. Construction of CoVantage Credit Union – 1200 Badger Avenue

CoVantage Credit Union finished constructing a 6,000 square foot building at 1200 Badger Avenue, valued at just over \$1 million. The building is one of a few that have recently been constructed in the area.



CoVantage Credit Union

4. Construction of Office Building – 5508 Clem's Way

A 6,000 square foot office building within the Portage County Business Park is under construction to house an engineering firm. The property is one of the last few properties available within the Park. Completion of the \$550,000 valued facility will likely occur during the next few months.



Clem's Way Office Building

5. Construction of 8-Unit Apartment Building – 3301 Echo Dells

This recently completed 8-unit apartment complex, valued at \$600,000 was approved in 2013 and constructed in 2014. Great detail is prominent in the architecture and building materials which is common amongst other nearby properties under the same ownership. Riverview Avenue (Highway HH) has seen great development during the past several years which will likely continue as undeveloped properties exist.



Echo Dells Multiple-Family Units

6. Grant(s):

Wisconsin Department of Natural Resources Ready for Reuse Brownfield Redevelopment Grant – Lullabye Property: The city received a brownfield remediation grant in the fall of 2014 for the former Lullabye property at 1017 Third Street. The award provided for monies in the amount of \$155,000 to assist with the remediation and excavation of contaminated soil. Furthermore the remediation was completed in December of 2014 and will assist greatly with the redevelopment of the Lullabye property, as contamination is no longer an impediment. The City has submitted a request for a voluntary party liability exemption (VPLE) for the property which would free any future property owners from liability for any contamination. The VPLE is expected in 2015.

7. Business Retention, Expansion, and Attraction:

Staff assisted several businesses in finding suitable locations to locate or relocate. Furthermore, work was performed with developers to identify suitable property to redevelop or build. The commercial property database in "Locate In Wisconsin" has been continually maintained and updated keeping track of available properties and sites. The table below represents several businesses that have located, relocated, or expanded within the city during 2014. A listing of business closures or relocations out of the city has also been provided. These lists may not be all inclusive.

Table 1: New or Expanded Businesses

7one5 Vapor Company	1307 Strongs Avenue
Boost Mobile	2224 Division Street
Community Insurance	5474 Hwy 10 E. Suite 2
Compass Insurance	5569 Highway 10 East
Design on You on 10	1101 Brilowski Road
Lemon Grass Noodle House	1109 Main Street
Oasis Message Therapy	1324 Centerpoint Drive
Paradise Solutions	1043 Union Street
Point Vaper	624 Isadore Street
Remix Kids Consignment	2501 Church Street
Rollin' Dough Pizza	2300 Strongs Avenue
Saint Vincent de Paul	2124 Rice Street
Skyward	Portage County Business Park
Stellar Engineering	5508 Clem's Way
Super Value (Distribution Center)	2828 Wayne Street
Sweet Temptations CupKakerie	820 Main Street
Tech ETC	1052 Main Street
The Franciscan Friars Assumption BVM Province, in consultation with the Catholic Diocese of La Crosse	1000 Main Street
The Yoga Space	1236 Third Street
Totally Spotless	2332 Main Street
U.S. Cellular	5301 Hwy 10 E.

Table 2: Departed / Closed Businesses

Countryside Gifts	200 North Division Street
Energy Café	1201 Main Street
Ink in a Blink	5509 Hwy 10 E
Pass It On Consignments	1008 Main Street
Roundy's Distribution Center	2828 Wayne Street

- 8. Geographical Information Systems (GIS):** GIS is an integral part of the department as it is used to create maps for developers and businesses, identifying utilities, roads, property lines, etc. Furthermore, several layers are available within the program, such as floodplain, wetlands, historic districts, and many more, which assists greatly in disseminating information visually to the public. A final zoning map maintained in GIS will likely be produced in 2015. It is anticipated that additional use and functionality will occur in 2015, as we look at possibly switching vendors for our interactive public web portal.

PLANNING AND ZONING

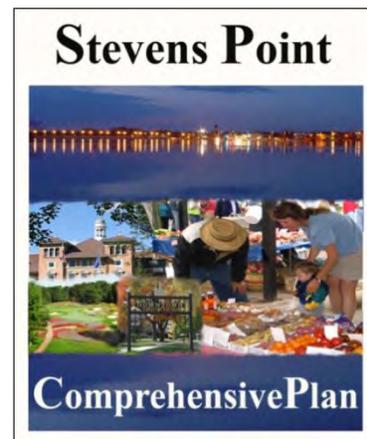
Planning requests have been outlined in the below table:

Table 3: Planning Request Summary

Request	2012	2013	2014
Annexations	2	1	2
Conditional Use Permits / Amendments	30	20	26
Land / Street Vacation & Extension	1	3	4
Ordinance Amendments	12	6	15
Rezoning	4	4	9
Sign Variances / Requests	7	3	5
Site Plan / Landscaping / Parking Review	1	10	11
Subdivision / Land Division	1	1	1
Variances /Administrative Appeals	0	1	0
TOTAL	57	49	73

Several other plan commission items and requests were received which are not identified above, including the approval of developer and lease agreements, land purchases, transfer and land sales, along with other miscellaneous approvals. It should be noted that a large rezoning occurred along Business Highway 51 which involved the rezoning of 58 properties. This rezoning was counted only four times in the above totals as only four agenda requests pertaining to the rezonings occurred. Overall, the department received more plan commission items than in previous years. The increase in requests is partially due to amendments to the Comprehensive Plan, potentially indicating a need for an update.

- 1. Comprehensive Plan Update:** The City embarked on the process to perform the 10 year statutory update to the Comprehensive Plan by gathering public input and feedback. Through research and expertise, several guiding documents for the Comprehensive Plan update were created and made available, including a schedule for neighborhood meetings which occurred in all 11 aldermanic districts. Feedback and input will continue to be gathered from all stakeholders throughout all stages of the update to assist in creating a vision, along with realistic goals, objectives, and strategies. Staff will utilize the information gathered, along with statistics, trends, and several other factors to physically draft the plan. Anticipated adoption of the updated plan is 2016. Additional information pertaining to the Comprehensive Plan update is available at the following website: StevensPoint.com/compplan.



- 2. Residential Growth:** Staff has continued to plan for areas throughout the community for residential development opportunities. Infill opportunities for residential subdivisions are very limited, therefore planning has occurred to identify and analyze areas best suited for residential development. It is critical to be able to provide a variety of residential options, in terms of type and pricing, for the community to meet demands of a growing population.

- 3. **East Park Commerce Center – Rail Accommodations:** The Community Development Department has received interest from businesses seeking rail accommodations. Staff has begun pursuing creating a preliminary and final design for this park. Via Rail Logistics, engineering firm, was selected in 2014 to perform an analysis of the site to install a rail siding track. Preliminary results of the analysis have identified a siding track running the length of the EPCC. The research and analysis is ongoing and a final plan design is anticipated to be completed 2015/2016. The preliminary design is currently awaiting approval from Canadian National (CN).



Historic Preservation

1. **Façade Grant:** A total of twelve applicants have received funds from the Façade Improvement Grant Program, four in 2014. The program will likely remain throughout 2015, or until the remaining funds are depleted. The following projects received funding in 2014:

Project Funds	\$300,000.00
Allocated /Awarded Funds	\$168,561.37
Recording Fees	\$330.00
Available Funds	\$131,438.63

Table 4: Façade Improvement Grant Program Summary

Applicant	Business / Use	Business	Funds Approved
Noah Eschenbauch	Galaxy Hobby	925-33 Clark Street	\$11,766.06
Michael Munagian	Yoga Studio	1313 Second Street	\$18,149.17
Guu Inc.	Restaurant/Bar	1140 Main Street	\$18,030.15
Paradise Solutions Inc.	Security Technology Firm	1043 Union Street	\$18,127.58
Total			\$66,072.96

Nearly all of the projects above are complete or are anticipated to be complete in the spring of 2015. Furthermore, a few other business and property owners have shown interest in applying for grant funds in the near future. Staff anticipates at least another year of the program’s existence.

Noah Eschenbauch – 925-33 Clark Street



Before



After

Michael Munagian – 1313 Second Street



Before



After

2. **Downtown Improvements:** With the completion of the Centerpoint MarketPlace redevelopment project, aesthetic improvements were made to the area including, landscaping, dumpster corrals, and artistic benches. The City released a request for proposals for artistic benches and pursued purchasing 6 benches with four unique designs.

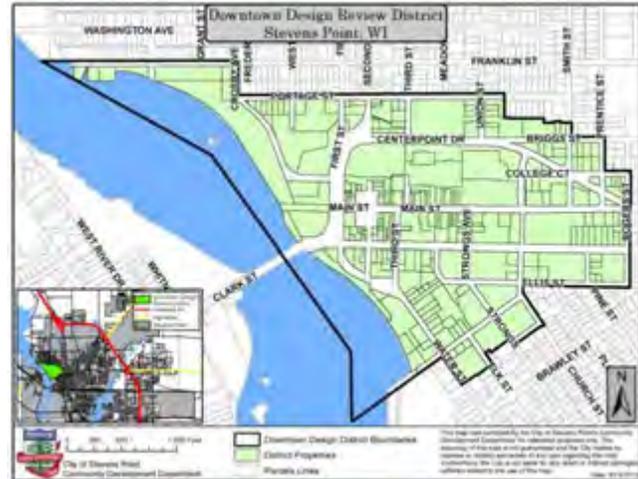
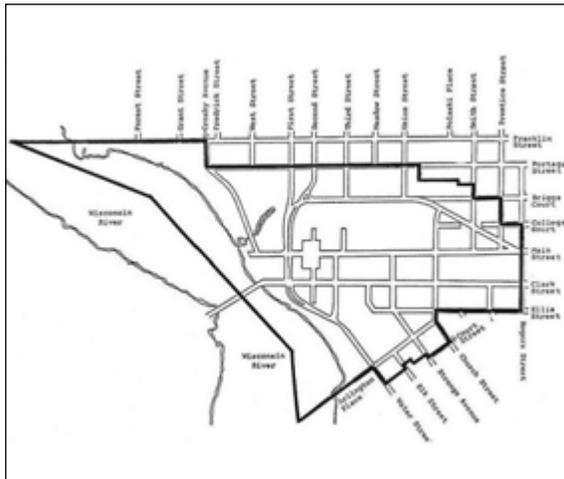


3. Design Review Guidelines: In 2013, staff continued to make significant changes to the design review guidelines for the city. This document provides guidelines for exterior changes to structures within the Design Review District and other historic districts. The new guidelines will provide clear information, along with photographs of proper renovation and rehabilitation of historic structures. The design review guidelines were officially adopted in 2014.

Pages from Existing Guidelines



Corresponding Pages from New Guidelines



PERMITS & INSPECTIONS

Below is a table that outlines building permits issued in 2014, along with a detailed table of new commercial construction. Photos of new commercial construction have also been provided.

Table 5: Residential and Commercial Permits

Permits	2013			2014		
	Issued	Total Value	Total Fees	Issued	Total Value	Total Fees
Commercial New or Addition	15	\$18,163,871	\$92,593	10	\$41,661,571	\$55,256
Commercial Remodel	165	\$19,397,290	\$192,047	201	\$5,694,965	\$59,486
New Single-Family Residential	14	\$3,316,342	\$14,000	18	\$3,376,790	\$17,000
New Two-Family Residential	1	255,500	1,500	7	\$1,613,000	\$10,500
Residential Remodel	499	\$2,875,636	\$28,312	459	\$2,365,387	\$24,347
TOTAL	694	\$44,008,639	\$328,453	695	\$54,711,714	\$166,589
% Inc. / Dec.				0.14%	24.32%	-49.28%

Year 2014 proved to be the best year on record for construction value in the last two decades. In 2014, construction value totaled just over \$54 million, which would be the second best year on record. Much of this value was generated through Skyward's 180,000 square foot world headquarters. In addition, new single family residential home permits increased from 14 in 2013 to 18 in 2014. Construction value however remained relatively the same even though permits increased. An increase also occurred in new two-family residential permits from one issued in 2013 at a value of \$255,500 to seven in 2014 at a value of \$1,613,000. It is important to note that although commercial remodel permits significantly increased, the value and fees decreased because of some large remodels in 2013. Permit fees for remodel projects are based on value, compared to new construction which is based on cubic feet.

Table 6: New Commercial Construction Detail

Project	Address	Construction Value	Size (sq. ft.)	Permit Issue Date	Completed
CoVantage Credit Union	1200 Badger Avenue	\$1,073,000	6,000	04/25/2014	Yes
SentryWorld Addition	601 N. Michigan Avenue	\$3,212,504	7,027	05/19/2014	Yes
8-Unit Apartment Complex	3301 Echo Dells Avenue	\$595,000	13,236	05/30/2014	Yes
Chrysler, Dodge, Jeep Dealership	5441 E. Highway 10	\$1,397,168	6,141	07/14/2014	Yes
Ultra Com Wireless Addition	5301 E. Highway 10	\$323,285	1,518	07/30/2014	Yes
SPASH Life Skills Center	1201 Northpoint Drive	706,650	3,033	10/14/2014	No
Skyward Corporate Office	5500 E.M. Copps Drive	\$32,000,000	180,000	11/07/2014	No
Clem's Way Office Building	5508 Clem's Way	\$550,000	6,000	10/29/2014	No



CoVantage Credit Union



SentryWorld Addition



Chrysler, Dodge & Jeep Addition



Ultra Com Wireless Addition



SPASH Life Skills Center



Skyward

PROPERTY MAINTENANCE

In 2014, 791 orders were issued with a corresponding \$29,450 in charges.

Table 7: 2014 Inspection Orders, Violations, and Complaints

	2013	2014	# Change	% Change	2013	2014	\$ Change	% Change
Exterior Property Area Complaints								
*Multiple Exterior Property Violations	47	51	4	8.51%	\$4,151	\$2,746	(\$1,405)	-33.84%
*Other Exterior Property Violations	19	22	3	15.79%	\$279	\$675	\$396	141.58%
Accumulation of Rubbish or Garbage	41	54	13	31.71%	\$2,007	\$2,469	\$463	23.07%
Grass or Weeds	124	98	(26)	-20.97%	\$4,588	\$4,069	(\$519)	-11.32%
Improper Parking of Vehicles	78	56	(22)	-28.21%	\$3,000	\$1,300	(\$1,700)	-56.67%
Improper Storage of Refuse or Refuse Carts	13	7	(6)	-46.15%	\$525	\$159	(\$366)	-69.71%
Refuse or Refuse Carts on Curb	124	106	(18)	-14.52%	\$5,268	\$4,898	(\$371)	-7.03%
Snow and Ice	248	144	(104)	-41.94%	\$14,772	\$7,911	(\$6,861)	-46.45%
Storage of Household Items Outside	16	25	9	56.25%	\$1,275	\$1,323	\$48	3.76%
Unlicensed or Inoperable Vehicles	7	5	(2)	-28.57%	\$75	\$25	(\$50)	-66.67%
Unsanitary Conditions	4	0	(4)	-100.00%	\$150	\$0	(\$150)	-100.00%
Exterior Structure Complaints								
*Multiple Exterior Structure Violations	2	5	3	150.00%	\$0	\$25	\$25	
*Other Exterior Structure Violations	21	18	(3)	-14.29%	\$31,459	\$350	(\$31,109)	-98.89%
Broken or Missing Windows	1	1	0	0.00%	\$0	\$0	\$0	
Defective Protective Treatment	16	12	(4)	-25.00%	\$650	\$50	(\$600)	-92.31%
Missing or Defective Handrails/Guards	0	1	1		\$0	\$0	\$0	
Interior Structure Complaints								
*Multiple Interior Structure Violations	8	4	(4)	-50.00%	\$275	\$50	(\$225)	-81.82%
*Other Interior Structure Violations	9	5	(4)	-44.44%	\$375	\$0	(\$375)	-100.00%
Multiple Violations								
Multiple Property Violations	22	17	(5)	-22.73%	\$1,878	\$600	(\$1,278)	-68.05%
Other Violations								
*Other Property Violations	23	26	3	13.04%	\$700	\$125	(\$575)	-82.14%
Expired Multiple-Family License	1	6	5	500.00%	\$25	\$850	\$825	3300.00%
Improper Occupancy: Multi-Family Dwelling	0	2	2		\$0	\$0	\$0	
Improper Occupancy: Residential Dwelling	13	17	4	30.77%	\$0	\$225	\$225	
Noise	118	71	(47)	-39.83%	\$2,150	\$1,350	(\$800)	-37.21%
Work without Permit	54	36	(18)	-33.33%	\$325	\$250	(\$75)	-23.08%
Unlicensed Well (s)	1	0	(1)	-100.00%	\$0	\$0	\$0	
Work without Historic Preservation Review	2	2	0	0.00%	\$25	\$0	(\$25)	-100.00%
TOTALS	1012	791	(221)	-21.84%	\$73,952	\$29,450	(\$44,502)	-60.18%

As indicated in the table above, the number of violations decreased by over 20% from 2013 to 2014. This decrease was mainly due to the decrease in the number of snow and noise violations. The decrease in these two categories made up nearly 70% of the overall decrease between 2013 and 2014. In addition, charges decreased from \$73,952 in 2013 to \$29,450 in 2014, with the main reason for the decrease coming from a structure violation in 2013 that cost more than \$30,000. Furthermore, with the decrease in the number of snow and ice violations, the fees for this category decreased by nearly \$7,000.

If you should have any questions or concerns, please do not hesitate to contact me.

Sincerely,

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

Michael Ostrowski

Director of Community Development / Redevelopment Authority
City of Stevens Point

We would also like to thank Brent Curless for his 40+ years of dedicated service to the City of Stevens Point as the City's Building Inspector and Zoning Administrator. Brent will be retiring April 2015. From all of us in the Community Development department, thank you for being part of our team, you will be missed.