

AGENDA
CITY PLAN COMMISSION

April 6, 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 March 2, 2015 Plan Commission meeting.
2. **Public Hearing** - Request from Central Wisconsin Habitat for Humanity for a conditional use permit for the purposes of constructing a residence using the "R-TND" Traditional Neighborhood Development Overlay District reduced setback requirements at **225 West Cornell Avenue (Parcel ID 2408-31-1012-02)**.
3. Action on the above.
4. **Public Hearing** - Request from Premier Real Estate for a conditional use permit amendment to construct an approximate 300 square foot office building at **3901-41 Doolittle Drive (Parcel ID 2408-27-2300-30)**.
5. Action on the above.
6. **Public Hearing** - Request from Twenty Second Street LLC for a conditional use permit amendment to construct an approximate 6,400 square foot airplane hangar at **the City of Stevens Point Municipal Airport / Mattson Field, 4401-4501 Highway 66 (Parcel ID 2408-23-2300-01)**.
7. Action on the above.
8. **Public Hearing** - Request from the City of Stevens Point for a conditional use permit amendment to add additional conditions to the gas station use to protect the groundwater supply within Groundwater (Wellhead) Protection Overlay District B at **1201 Badger Avenue (Parcel ID 2408-36-1200-01)**.
9. Action on the above.
10. **Public Hearing** - Request from the Rettler Corporation for a subdivision plat amendment of Carol's Lane Subdivision, located on the southwest corner of the intersection at **Carol's Lane and Mary's Drive (Parcel ID's 2408-35-3000-19 to 2408-35-3000-27)**.
11. Action on the above.
12. 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: March 20, 2015 and March 27, 2015

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Plan Commission of the City of Stevens Point, Portage County, Wisconsin, will hold a Public Hearing on Monday, April 6, 2015 at 6:00 PM in the multi-purpose room of the Lincoln Center, 1519 Water Street, Stevens Point, Wisconsin, to hear the following:

1. Request from Central Wisconsin Habitat for Humanity for a conditional use permit for the purposes of constructing a residence using the "R-TND" Traditional Neighborhood Development Overlay District reduced setback requirements at 225 West Cornell Avenue (Parcel ID 2408-31-1012-02). This property being zoned "R-2" Single Family Residence District and described as LOT 1 BLK 1 AVERY ADD S31 T24 R8, City of Stevens Point, Portage County, Wisconsin.
2. Request from Premier Real Estate for a conditional use permit amendment to construct an approximate 300 square foot office building at 3901-41 Doolittle Drive (Parcel ID 2408-27-2300-30). This property being zoned "R-4" Multiple Family 1 Residence District and described as LOT 2 CSM #8022-31-2&A BNG PRT SW NW S27 T24 R8, City of Stevens Point, Portage County, Wisconsin.
3. Request from Twenty Second Street LLC for a conditional use permit amendment to construct an approximate 6,400 square foot airplane hangar at the City of Stevens Point Municipal Airport / Mattson Field, 4401-4501 Highway 66 (Parcel ID 2408-23-2300-01). This property being zoned "R-2" Single Family Residence District, and described as Lot 1 CSM #10340-46-70 BNG PRT SECTS 14,22,23,26 & 27 T24 R8 LYG IN CITY LMETS; SUBJ TIMBER RTS & AVIG 676.96A M/L 172/149-172/153 213/217 223/404-6 223/409&10 286/580&81 330/444 332/453 335/648&9 337/157 345/617 488/1034 520/567-ANNX 767856-LS 770637-ACLS LP#66-1967 783042-AFF CSM (PRT AIRPORT PARCEL) 791445-RES, City of Stevens Point, Portage County, Wisconsin.
4. Request from the City of Stevens Point for a conditional use permit amendment to add additional conditions to the gas station use to protect the groundwater supply within Groundwater (Wellhead) Protection Overlay District B at 1201 Badger Avenue (Parcel ID 2408-36-1200-01). This property being zoned "B-5" Highway Commercial District and described as a portion of LOT 1 CSM 10311-46-41 BNG PRT NWNE & ING/EGR ESMT OVR OL1 CSM 46/41 AS DES IN 779383 S36 T24 R8 2.70A 775103-ANNX 775916-RES 779137 779383, City of Stevens Point, Portage County, Wisconsin.
5. Request from the Rettler Corporation for a subdivision plat amendment of Carol's Lane Subdivision, located on the southwest corner of the intersection at Carol's Lane and Mary's Drive (Parcel ID's 2408-35-3000-19 to 2408-35-3000-27). These properties zoned "R-3" Single and Two Family Residence District, and described as LOTS 2-10 CAROL'S LANE SUBDIVISION BNG PRT SWSW; SUBJ TO PC-750011 S35 T24 R8 749276, 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
March 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, Comptroller/Treasurer Corey Ladick, Alderperson Walther, Alderperson O'Meara, Alderperson Wiza, Alderperson Trzebiatowski, Alderperson R. Stroik, Alderperson Phillips, Nate Enwald, Brandi Makuski, Cathy Dugan, Scott Kammer, Carl Rasmussen, Eric Lawson, Barb Jacob, Mildred Neville, Cindy Nebel, Armin Nebel, Sari Lesk, Denise Mrozek, Mike Lothe, Bernie Patterson, Bob Fisch, and Mary McComb.

INDEX:

1. Report of the February 2, 2015 Plan Commission meeting.
2. Report of the February 11, 2015 Plan Commission 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.

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1. Report of the February 2, 2015 Plan Commission meeting.

Motion by Alderperson Moore to approve the report of the February 2, 2015 meeting; seconded by Commissioner Haines. Motion carried 7-0.

2. Report of the February 11, 2015 Plan Commission meeting.

Motion by Commissioner Copper to approve the report of the February 11, 2015 meeting; seconded by Commissioner Curless. Motion carried 7-0.

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)**.

Commissioner Hoppe asked what budget year funds were allocated to the project. Carl Rasmussen, UWSP Planner, stated 2013-2015 budget year funds were allocated. Furthermore, project review will occur between April and August before the State Building Commission, with project bidding anticipated to take place in September and construction to begin in October of 2015.

Commissioner Cooper understands the parking is being addressed, but asked if there has been a plan for increased foot traffic in this already congested area. Mr. Rasmussen responded stating the university is addressing the issue, as plans include a pedestrian circulation pattern. He continued explaining that the new

building is not expanding the student population, but will accommodate the number of students that are already attending the university. Chancellor Patterson added that the university and city have been working on plans independent of the Science Building for Fourth Avenue, and continue to work together to address pedestrian traffic.

Commissioner Curless asked if shutting down Fourth Avenue was ever an option, to which Mayor Wescott answered it is not in this plan at this time, but it has been deliberated. He stated the university and city are still in the planning process for this area to address concerns in the future.

Reid Rocheleau, 408 Cedar Street, firmly disagrees with the site plan and the building of the new chemistry and biology building until the university comes up with a better plan for parking.

Aldersperson O'Meara does have a concern over the parking in the Third Aldermanic District, and feels we should look into satellite parking, and better parking rates for high occupancy vehicle parking to encourage carpooling. He is supportive of the building, but feels the parking issues need to be addressed first.

Cindy Nebel, 1100 Phillips Street, is in favor of the building, but is concerned that the master plan is not being followed as there has not been a reduction for the need of vehicles on or around campus and this is the time for city enforcement.

Garrett Ryan, 1708 Clark Street, agrees with Ms. Nebel and Aldersperson O'Meara. He is in support of the building, but feels parking solutions need to be addressed as new buildings and structures take up the central parking on campus and more homes will be taken up to create parking lots.

Cathy Dugan, 615 Sommers Street, pointed out the view from Stanley Street, stating large landscaping should exist on the east side due to the massive size of the building. She also agrees that parking is an issue and described her stance against additional parking lots, stating a reduction of vehicles on campus needs to occur.

Aldersperson Hans Walther has no objections to the building and has not received any calls or concerns from constituents in his district.

Bob Fisch, 1033 Smith Street, would like to see the area better designed with a wider path for bike travel bridging the gap by Reserve Street.

Mildred Neville, 1709 Jefferson Street, feels the reduction of parking on campus has not been adequately addressed, and feels this site plan should be denied until parking concerns have been corrected.

Armin Nebel, 1100 Phillips Street, feels the reduction of parking is an issue and that it needs to be resolved before the building site approval.

Director Ostrowski explained there is currently a parking analysis underway around the university and downtown areas. The parking analysis involves the UWSP, Ministry and OMNA to address the parking issues specifically around the university and hospital. Director Ostrowski then summarized the university's measures to address parking: the prior addition of stalls to the lot by the Noel Fine Arts Center; the future addition of stalls in Lot T and change in parking restrictions; and the future addition of Lot Y. The analysis will be completed this summer and will give us ideas on how to address the parking issue in these two areas of the city. Director Ostrowski stated that reducing the number of cars brought to campus is going to be vital in

addressing the parking problem, and two ways to accomplish this is to build student housing near campus, so students don't need to bring a car, as well as, reducing the number of free parking spaces around the campus.

Director Ostrowski stated that staff supports the project and recommends approval.

Mayor Wescott recognizes the parking issues identified which the city parking analysis will help to address, and therefore recommends approval of the university science facility site plan.

Motion by Alderperson Moore to approve the 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); seconded by Commissioner Haines.

Alderperson Moore agreed that parking is an ongoing issue, but that is nothing new for the university.

Commissioner Cooper asked if the Police Department was involved in the parking discussions, to which Director Ostrowski stated yes, they will be involved in the study.

Motion carried 7-0.

4. 2014 Community Development Annual Report.

Director Ostrowski summarized the Community Development Annual Report, pointing out large projects in 2014 and new or departed businesses. He also highlighted the number of plan commission projects and requests, façade improvement grant projects, and other Community Development Department projects. Finally, he reviewed the projects, values, and fees for permitting and property maintenance enforced by the department. Commissioner Curless and Mayor Wescott both complimented on the thorough report.

5. Comprehensive Plan Update – Formulation of Vision.

Director Ostrowski described the vision which was formulated from the neighborhood meetings and introduced to the Plan Commission a few weeks ago. The vision involves cultivating district, identifiable "places" within the City to create a livable, sustainable, resilient, and connected community. He proceeded to ask for input and feedback from the commission.

Commissioner Haines stated she would like to see the vision statement in more of a sentence form as the current wording does not really give her a vision of what the comprehensive plan is to accomplish.

Commissioner Hoppe added he is stuck on what resilient has to do with this plan and feels it is a reactive statement.

Alderperson O'Meara pointed out he would like to have a preamble to the vision statement which would identify the vision as comprehensive to the entire City and not just to select neighborhoods or areas.

Director Ostrowski explained that a preamble can be created, along with definitions for the four principles to assist in creating a more complete vision statement.

Mayor Wescott pointed out he is comfortable with the outline of the vision and looks forward to seeing the complete draft next month.

Cathy Dugan, 615 Sommers Street, agreed with Commissioner Haines and felt the vision was using buzz words. She added, a statement showing the connection with the plan and examples of how it will be carried out with economic and historic aspects should be included.

Cindy Nebel, 1100 Phillips Street, thought the vision statement was hard to read and would like to see more of a statement that would help home owners retain the value of their properties.

Alderson Moore suggested changing the word "places" to neighborhoods and/or businesses.

Commissioner Haines asked what was meant by "connected", to which Director Ostrowski stated connected to government, transportation, and technology. Commissioner Haines then suggested an addition of "Thriving" as a principle within the vision.

Garrett Ryan, 1708 Clark Street, suggested adding the wording of prosperous and to include aesthetics of properties and businesses.

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

Director Ostrowski stated there is nothing further at this time. No discussion occurred.

7. Adjourn.

Meeting Adjourned at 7:10 PM

Administrative Staff Report

Traditional Neighborhood District Conditional Use – Habitat for Humanity

225 West Cornell

April 6, 2015



Department of Community Development

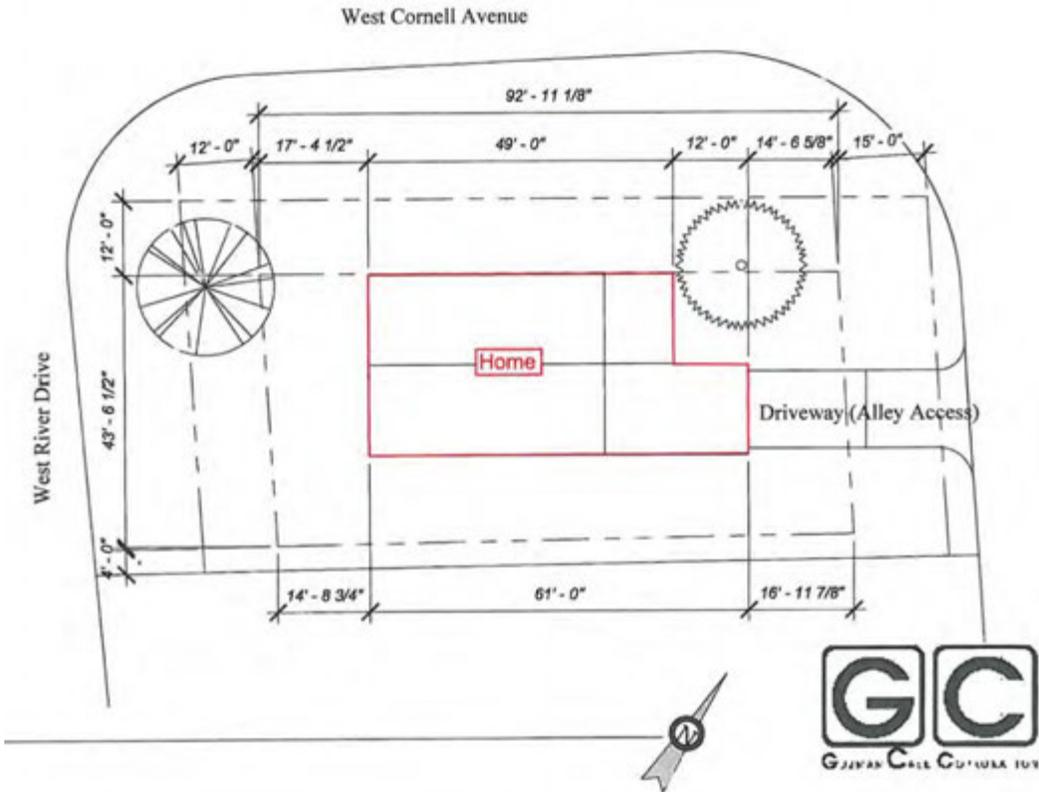
<p>Applicant(s):</p> <ul style="list-style-type: none"> Habitat for Humanity <p>Staff:</p> <ul style="list-style-type: none"> Michael Ostrowski, Director mostrowski@stevenspoint.com Kyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 2408-31-1012-02 <p>Zone(s):</p> <ul style="list-style-type: none"> "R-2" Single Family Residence District <p>Master Plan:</p> <ul style="list-style-type: none"> Residential <p>Council District:</p> <ul style="list-style-type: none"> District 9 – R. Stroik <p>Lot Information:</p> <ul style="list-style-type: none"> Actual Frontage: 180 feet Effective Frontage: 180 feet Effective Depth: 60 feet Square Footage: 7,200 Acreage: 0.16 <p>Current Use:</p> <ul style="list-style-type: none"> Residential <p>Applicable Regulations:</p> <ul style="list-style-type: none"> 23.01(16), 23.02(1)(d), and 23.02(1)(h) 	<p>Request</p> <p>Request from Central Wisconsin Habitat for Humanity for a conditional use permit for the purposes of constructing a residence using the "R-TND" Traditional Neighborhood Development Overlay District reduced setback requirements at 225 West Cornell Avenue (Parcel ID 2408-31-1012-02).</p> <p>Attachment(s)</p> <ul style="list-style-type: none"> Property Data Exhibit Map Application Renderings/ Photos <p>Findings of Fact</p> <ul style="list-style-type: none"> The property is zoned R-2. The property is within the Traditional Neighborhood Development (TND) Overlay District. The request is to construct home using a street-yard setback of 12 feet from the northern (street) property line. The minimum street-yard setback in the TND Overlay District is 12 feet. <p>Staff Recommendation</p> <p>Approve, subject to the following condition(s):</p> <ul style="list-style-type: none"> The minimum street yard setback shall be 12 feet. Uncovered steps which are necessary for access to the home may be located in all yards within the required setbacks. A covered porch or deck does not constitute steps. All necessary building permits shall be obtained for the proposed work. All other applicable ordinance requirements shall be met. Staff shall have the right to make minor modifications to the plans.
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Vicinity Map



Background

The Central Wisconsin Habitat for Humanity is requesting to use the Traditional Neighborhood District (TND) street yard setbacks to construct a new home. All setbacks can be met within the R-2 Single Family Residence District, except for the northern street-yard setback. Therefore, the applicant is requesting a reduced setback of 13 feet from the 25 foot requirement which would create a 12 foot street-yard setback. The Traditional Neighborhood Overlay District allows for a minimum street-yard setback of 12 feet.



Standards of Review

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

Analysis: The proposed use is in an area already utilized for single-family residences. The use is proposed on a vacant lot surrounded by existing homes and a park.

Findings: The change should not be detrimental to the health, safety, or general welfare of the public, as the use fits within the established residential neighborhood.

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

Analysis: The use is residential in nature and is within an established neighborhood.

Findings: The current use is not in conflict with the surrounding neighborhood.

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

Analysis: The respective area and vacant infill lot is an established area of the City. The property is located near Mead Park / KASH Playground.

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

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

Analysis: The immediate area has a mix of residential homes with a variety of construction types. Neighboring homes along the same street have similar setbacks, providing limited space for yards and accessory structures. Many homes are non-conforming as required lot sizes are not met. However, as they are existing and within the Traditional Neighborhood Overlay District, expansion and development is permitted with proper review and approvals.

Findings: The proposed change should not be in variance with the architectural appeal or function of the neighborhood. The proposed raised ranch style home is consistent with others in the neighborhood.

- 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: Alley access to the home is proposed via an alley off of West Cornell Ave.

Findings: This standard is met.

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

Analysis: The proposed use is within the Single Family Residence District. The intent of this district is established to provide the population density and used primarily for single family living, which is expected to accommodate the numerous residential developments already at the density of this district, and this district would accommodate other housing not on City sewer. This district is to be located consistent with the City's Comprehensive Plan

Findings: The use is consistent with the district.

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

Analysis: The lot is 7,200 square feet and does not meet the required minimum lot size of 8,000 square feet in the "R-2" zoning district.

Findings: A Single family use can occur on the property based on the ordinance below:

Where a lot of record at the effective date of this ordinance, or a lot in a subdivision which the Common Council has officially approved and agreed to accept at the time of the effective date of this ordinance, has less area or width than herein required in the district in which it is located, said lot may nonetheless be used for a one-family dwelling or for any other non-dwelling use permitted in the district in which it is located.

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

N/A

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

N/A

- 11) Access to the site shall be safe.**

Analysis: The home will face north, along West Cornell Avenue. Access is proposed via a mid-block alley off of West Cornell Avenue.

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 currently exists.

Findings: This standard is met.

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

N/A

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

After review, staff would recommend approving the request to construct a new home using the TND street-yard setback of 12 feet at the property identified above.

Photos



Name and Address	Parcel #	Alt Parcel #
Central WI Habitat for Humanity Inc 1224 Strongs Ave Stevens Point, WI 54481	240831101202	240831101202
	Property Address	
	225 West Cornell Ave	
Display Note		

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Central WI Habitat for Humanity Inc	9/19/2014	\$19,000	Warranty Deed	799658		Land
Kenneth L Lepak	5/9/2014	\$11,000	Warranty Deed	795512		Land
Sandra J Butz-Siebers &	7/2/2008	\$10,000	Warranty Deed	720093		Land
Jeffrey M & Hilary D R Billbrey	7/31/2003	\$79,900	Warranty Deed W/Add'L P	640117		Land
Nicholas M Corgiat	11/20/1997	\$40,000	Warranty Deed	722	86	Land & Build.
Bruce A & Mary Ann Anderson	10/1/1991	\$6,000	Warranty Deed	555	185	Land

PERMITS

Date	Number	Amount	Purpose	Note

2014 ASSESSED VALUE

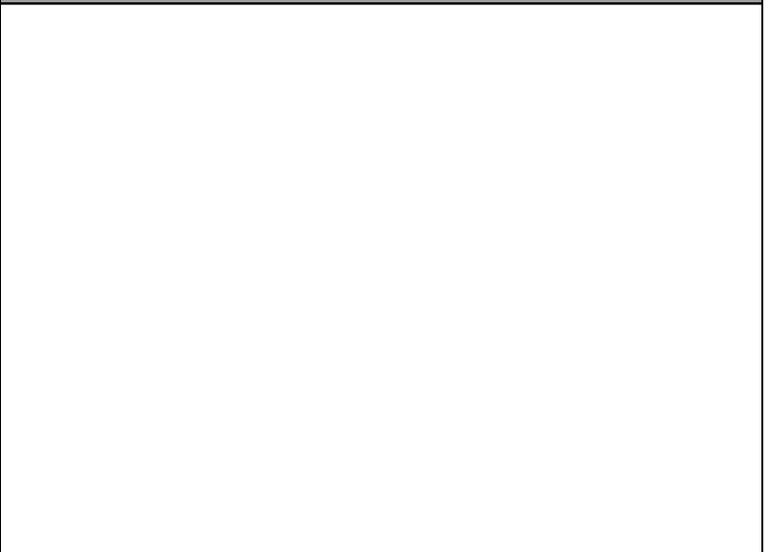
Class	Land	Improvements	Total
(1) - A-Residential	\$8,200	\$0	\$8,200
Total	\$8,200	\$0	\$8,200

LEGAL DESCRIPTION

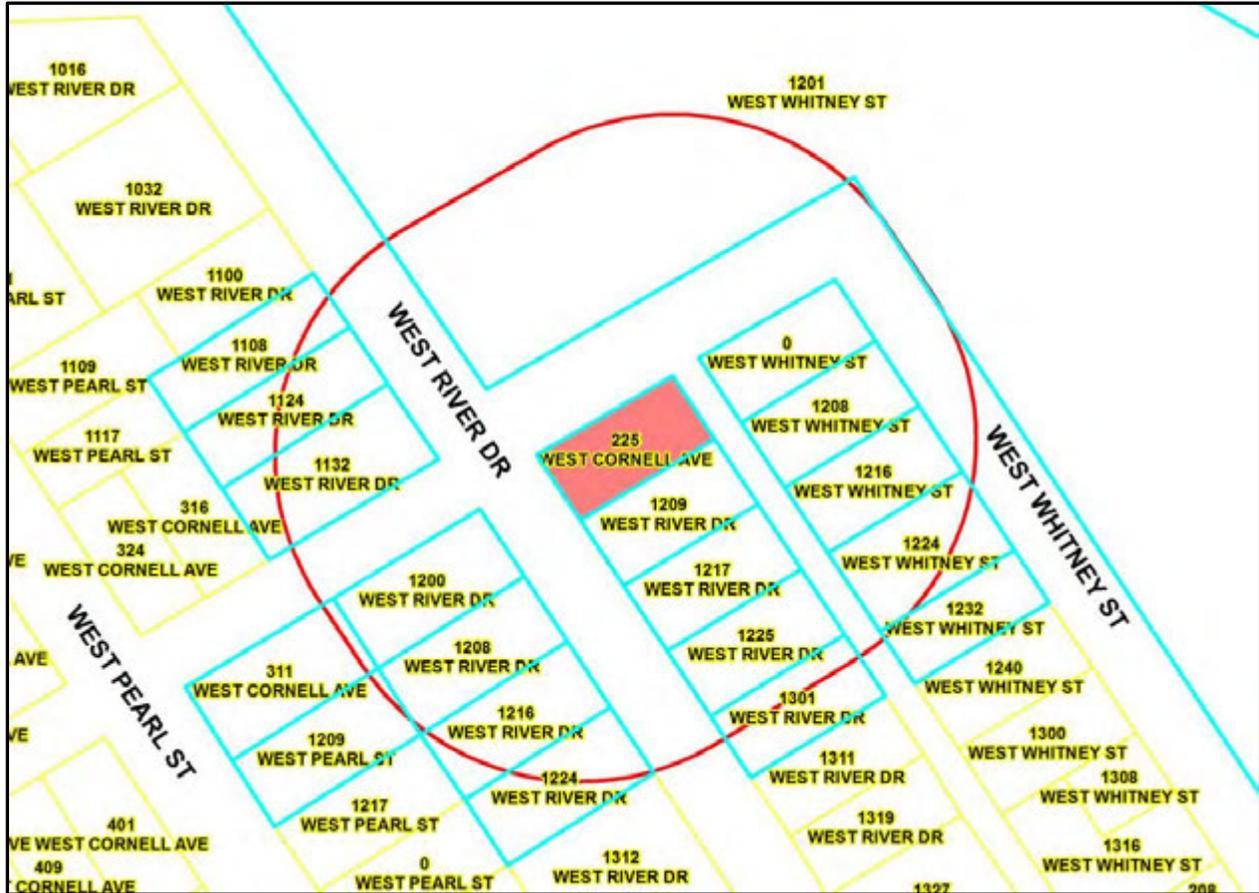
LOT 1 BLK 1 AVERY ADD S31 T24 R8 799658

PROPERTY IMAGE

PROPERTY SKETCH



Conditional Use Permit –Traditional Neighborhood Development District – 225 West Cornell Avenue (Parcel ID 2408-31-1012-02) – Exhibit Map (200 Feet Boundary)



Tax Key	Name	Mailing Address	City, State	Zip	Property Address
281240831101401	City of Stevens Point	1515 Strongs Ave	Stevens Point WI	54481	1201 West Whitney St.
281240831100122	Joseph & L Piesik	1108 West River Dr	Stevens Point WI	54481	1108 West River Dr.
281240831101201	City of Stevens Point	1515 Strongs Ave	Stevens Point WI	54481	0 West Whitney St.
281240831100121	Lorah M Marquardt	1124 West River Dr	Stevens Point WI	54481	1124 West River Dr.
281240831101220	David E Franc	1208 West Whitney St	Stevens Point WI	54481	1208 West Whitney St.
281240831101202	Central Wisconsin Habitat for Humanity	1224 STRONGS AVE	STEVENS POINT WI	54481	225 West Cornell Ave.
281240831100120	James Lodzinski	1132 West River Dr	Stevens Point WI	54481	1132 West River Dr.
281240831101219	Dallas B Smith	1216 WEST WHITNEY ST	STEVENS POINT WI	54481	1216 West Whitney St.
281240831101203	Jeffrey M & Hilary D R Bilbrey	8814 S DYSART RD	GOODYEAR AZ	85338	1209 West River Dr.
281240831101218	Daniel J Selle	1224 West Whitney St	Stevens Point WI	54481	1224 West Whitney St.
281240831101204	Kathleen A Kraklow	1217 West River Dr	Stevens Point WI	54481	1217 West River Dr.
281240831101001	Duane J & Tami L Duda	2780 White Pine Lane	Stevens Point WI	54481	1200 West River Dr.
281240831101217	Judith A Kropidlowski	1232 WEST WHITNEY ST	STEVENS POINT WI	54481	1232 West Whitney St.
281240831101205	Kristi A Burroughs Laidlaw	1225 West River Drive	Stevens Point WI	54481	1225 West River Dr.
281240831101019	Dale Leonard & Sherry L Gilmeister	1208 West River Dr	Stevens Point WI	54481	1208 West River Dr.
281240831101002	James A Hutnik	2307 W 207th St	Chicago Heights IL	60411	311 West Cornell Ave
281240831101206	Marvin R & Linda M Simcakoski	2702 County Road PP	Stevens Point WI	54481	1301 West River Dr.

281240831101018	North Haven Investments LLC	2225 EAGLE SUMMIT	STEVENS POINT WI	54482	1216 West River Dr.
281240831101003	Robert & Sally Crane	2933 CHURCH ST	STEVENS POINT WI	54481	1209 West Pearl St.
281240831101017	Judy Guzman	1224 West River Dr	Stevens Point WI	54481	1224 West River Dr.



City of Stevens Point
Community Development Department

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

APPLICATION FOR A CONDITIONAL USE PERMIT

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #	-	Date Submitted	3/9/15	Fee Required	\$ 250.00	Fee Paid	\$ 250.00
Associated Applications if Any	-	Assigned Case Manager	Kyle Kearns				
Pre-Application Conference Date	-	Conditional Use Permit Request	Use <input checked="" type="checkbox"/>	Amend	<input type="checkbox"/>		

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)	
Applicant Name	Central WI Habitat. for Humanity	Contact Name	Bob Woehr
Address	1224 Strongs Avenue	Address	727 Second Street
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	Stevens Point, WI 54481
Telephone	715-345-2726	Telephone	715-341-3454
Fax		Fax	
Email	tom@centralwisconsinhabitat.org	Email	bobandhilde@core.com

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
240831101202		
Legal Description of Subject Property		
Lot 1, Blk 1, Avery Add 7200093		
Designated Future Land Use Category		Current Use of Property
R2 Single Family		
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)		
Single Family "raised ranch" home to provide safe, affordable housing for a family who otherwise couldn't afford to purchase a home thru a conventional mortgage.		

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

Continue in-fill of the few existing city lots and, concurrently, increase the assessed value.

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

No negative effects anticipated.

Current Zoning Surrounding Subject Property

North:		South:	
East:		West:	

Current Land Use Surrounding Subject Property

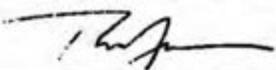
North:		South:	
East:		West:	

EXHIBITS

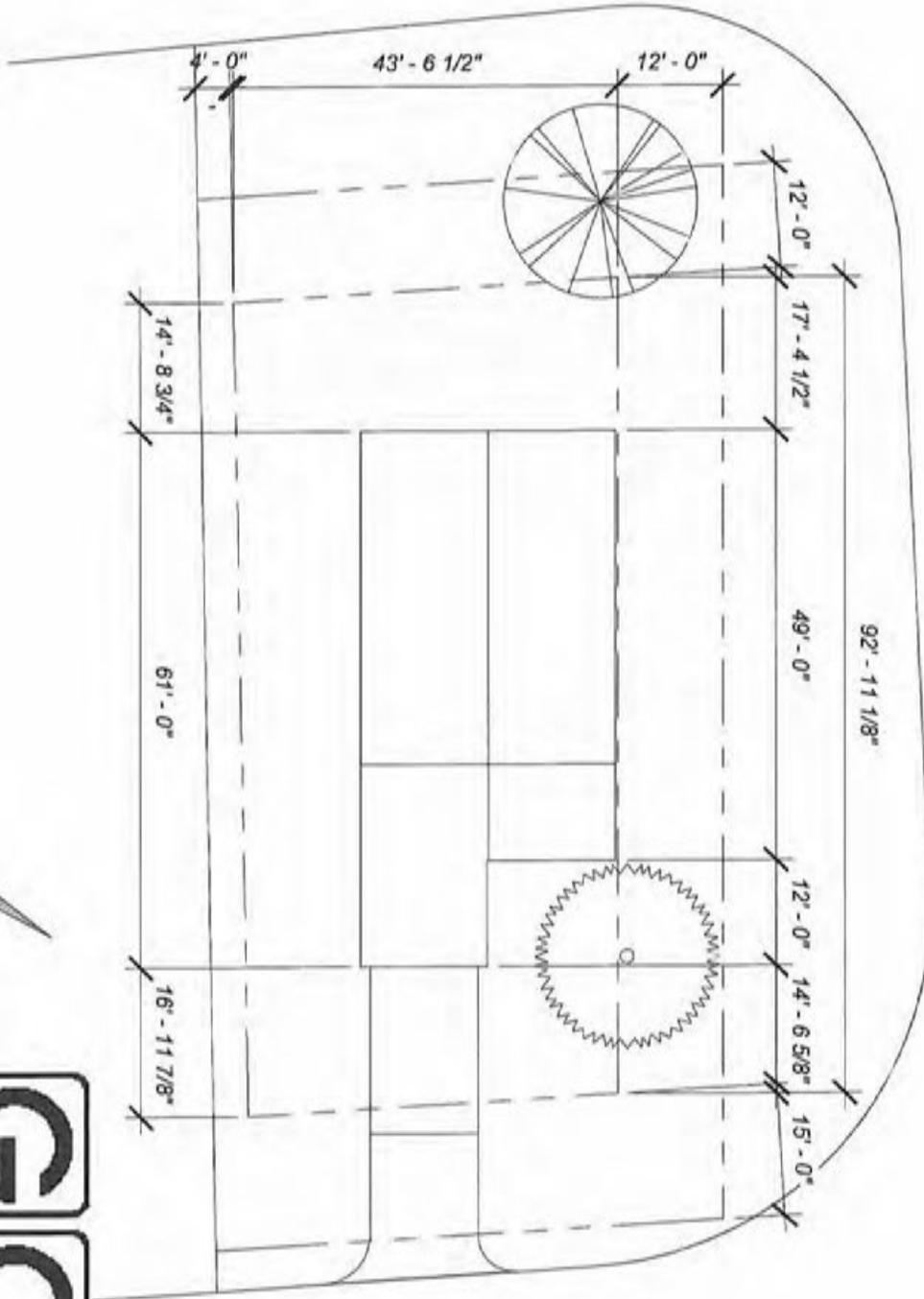
Owner Information Sheet	<input type="checkbox"/>	Additional Exhibits If Any.
Letter to District Alderperson	<input type="checkbox"/>	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	<input type="checkbox"/>	
Site Plan (designating primary, side, and service street frontages)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

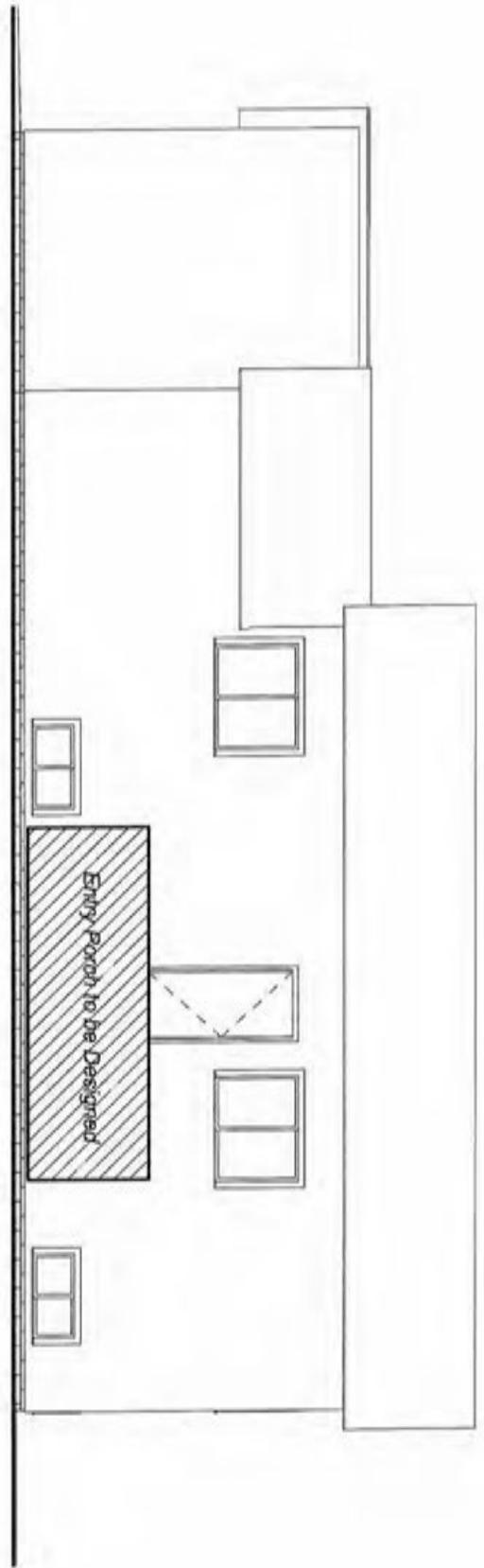
CERTIFICATION AND SIGNATURE

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.

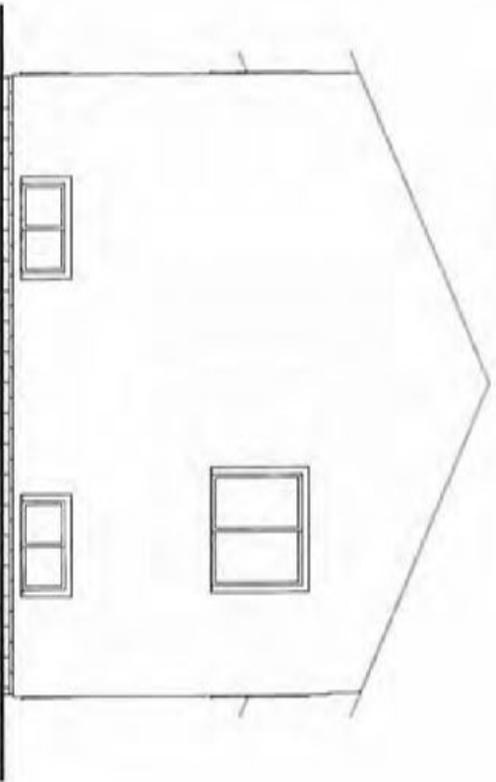
Signature of Applicant	Date	Signature of Property Owner(s)	Date
	3/13/15		

1 Site Plan
1" = 20'-0"

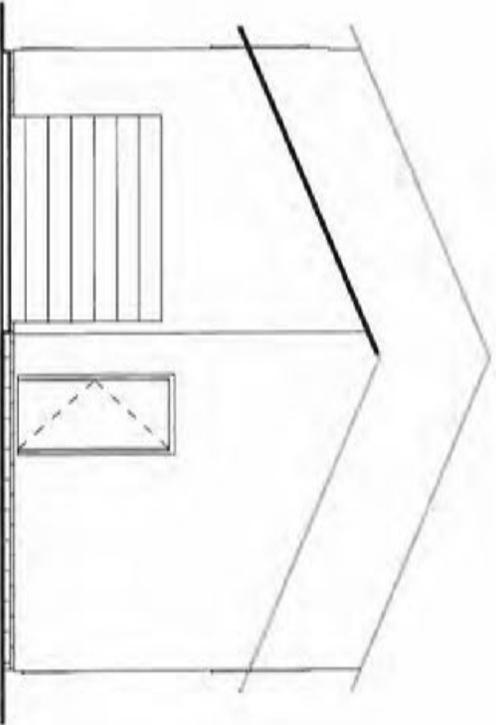




1 Cornell Steet Elevation
1/8" = 1'-0"



2 W. River Elevation
1/8" = 1'-0"



3 Alley Way Elevation
1/8" = 1'-0"

Administrative Staff Report
Conditional Use Permit Amendment
Premier Real Estate
3901-41 Doolittle Drive
April 6, 2015



Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none"> Premier Real Estate <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"> 2408-27-2300-30 <p>Zone(s):</p> <ul style="list-style-type: none"> "R-4" Multiple Family 1 Residence District <p>Master Plan:</p> <ul style="list-style-type: none"> Multi-family <p>Council District:</p> <ul style="list-style-type: none"> District 8 – Patton <p>Lot Information:</p> <ul style="list-style-type: none"> Actual Frontage: 608feet Effective Frontage: 608 feet Effective Depth: 470 feet Square Footage: 285,760 Acreage: 6.56 <p>Current Use:</p> <ul style="list-style-type: none"> Residential – Multi-family <p>Applicable Regulations:</p> <ul style="list-style-type: none"> 23.01(16), and 23.02(1)(f) 	<p>Request</p> <p>Request from Premier Real Estate for a conditional use permit amendment to construct an approximate 300 square foot office building at 3901-41 Doolittle Drive (Parcel ID 2408-27-2300-30).</p> <p>Attachment(s)</p> <ul style="list-style-type: none"> Property Data Exhibit Map Application Renderings/ Photos <p>Findings of Fact</p> <ul style="list-style-type: none"> The property is zoned R-4. Multiple-family is a conditional use within the R-4 district. The request is to construct an approximate 300 square foot office building utilized to support the multi-family use. <p>Staff Recommendation</p> <p>Approve, subject to the following condition(s):</p> <ul style="list-style-type: none"> At least 25% of the façade of the building shall be covered with masonry or decorative stone or block. At least one plant for each 30 inches of building facing the street/internal parking lot shall be planted. The size of the plants shall be a minimum of 18 inches at the time of planting. All necessary building permits shall be obtained for the proposed work. All other applicable ordinance requirements shall be met. Staff shall have the right to make minor modifications to the plans.
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Vicinity Map



Background

Premier Real Estate is requesting to construct a 14 foot by 22 foot, approximate 300 square foot, office building at the above identified location. The office building will be used for management services related to the multi-family use on the property. Any change to multi-family uses would require an amendment to the conditional use.

The office building is proposed to match the existing apartment units. Exteriors finishes such as, Dutch lap style siding, shake style siding, window shutters, and a decorative door are proposed. The office interior is proposed to have a restroom, utility closet, and small office.



Standards of Review

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

Analysis: The proposed use is in an area already utilized for multiple family residences and will serve the existing use. The building will serve as an area for the property manager to work, sign leases with tenants, etc.

Findings: The change should not be detrimental to the health, safety, or general welfare of the public, as the building and use fits on the property and within the established residential neighborhood.

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

Analysis: The use is multi-family in nature and is on a developed property and in an established neighborhood.

Findings: The current use is not in conflict with the surrounding neighborhood. Therefore, the added office building should not be injurious to the use and for the purpose already permitted.

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

Analysis: The respective area and property is developed. The majority of the surrounding area is developed except three vacant parcels on Doolittle Drive. The proposed office building will serve the existing apartment complex.

Findings: This standard is met, as the building is proposed on the interior of the lot which is fully developed with apartment complexes. The use associated with the office building already occurs on the site in other areas.

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

Analysis: The building is proposed on the south side of the property between two apartment buildings. Furthermore, it will meet up against the existing sidewalk. The immediate area has a mix of apartment, duplexes, and residential homes with a variety of construction types.

Findings: The proposed small office building should not be in variance with the architectural appeal or function of the neighborhood. Construction materials proposed will match the existing apartment buildings.

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: Access to the property is via Doolittle Drive. Additionally, the office building will be placed in an area abutting a sidewalk, and no change in access, drive aisles, or parking is proposed.

Findings: This standard is met.

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

Analysis: The proposed use is within the R-4, Multiple Family 1 Residence District. The intent of this district is established to provide a medium density, mixed residential district intended to provide a transition between lower density detached housing areas and more intense non-residential land usage consistent with the City's Comprehensive Plan.

Findings: The use is consistent with the district.

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

Analysis: Lot size, setbacks and other pertinent ordinances within the zoning code are met.

Findings: This standard is met.

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

Apartments currently exist; the proposed office building will serve the existing use.

- 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.**

- a. **Parking should not be located in the front yard.**
- b. **Parking should be visually screened from street view and from neighboring properties.**
- c. **Building should face their main facade toward the street.**
- d. **In cases where the main facade of the building cannot face the street, the portion of the building facing the street shall be developed in such a manner that the street-facade is developed using architectural elements like roof lines, windows, and architectural detailing to make the street facade look harmonious in scale, massing, proportion, and building form with other residential structures. (Blank walls facing the street and windows of less than 36 inches vertical are not normally acceptable.)**
- e. **Building facades facing the street shall include detailing using different ridge lines, gables, roof construction, and other architectural techniques to make the façade compatible with the neighboring structures, if any, and to make the project have intrinsic architectural interest and value. Plain facades are not normally acceptable.**
- f. **A minimum of 25% of the façade shall be covered with masonry or decorative block. Exterior insulation and finish systems (EIFS) may be considered to satisfy this requirement if part of an overall architectural design scheme.**

Analysis: Apartments currently exist; the proposed office building will serve the existing use.

Findings: In regards to this request, staff would recommend that at least 25% of the façade of the building shall be covered with masonry or decorative stone or block.

- 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.**
- b. **The driveway to the site shall be located so as not to be a danger to the street flow of traffic.**
- c. **The driveway shall not be too close to neighboring intersections.**
- d. **Alignment of the driveway shall be coordinated with adjacent access points to avoid conflict or confusion.**
- 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).**

- 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.
- g. Intersections are visible and not visually screened.
- h. Adequate drainage and snow storage is provided.
- i. Minimum size requirements are maintained for safe vehicle circulation.
- 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.
- k. Driveways shall be located to minimize the impact to adjacent properties.

Analysis: No change in access, drive aisles, or parking is proposed.

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 currently exists with apartments.

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.
- b. Lighting shall be located to minimize intrusion onto the neighboring properties.
- c. Sources of noise shall be located in a manner that minimizes impact to neighboring properties.
- d. New multifamily sites which abut single or single-and-two family zoned lands shall increase that sideyard and/or rearyard setback requirement(s) that abuts the single or single-and-two-family zoned area by 50% but need not exceed the maximum rear-yard setback requirements of the district.

Analysis: No other changes to the site are proposed.

Findings: This standard is met.

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.

- a. All site plans shall at a minimum meet the guidelines contained in the parking setback landscaping standards.

- b. In addition, at least one tree per dwelling unit shall be planted outside the parking screening area (minimum size of the tree at planting shall be 1.5 inch caliper)
- c. In addition, at least one plant for each 30 inches of building facing the street shall be planted. The size of the plants shall be a minimum of 18 inches at the time of planting. The planting may be relocated to other portions of the site.
- d. Adjustments to the above requirements may be made to (1) recognize existing landscape elements preserved on site, or (2) if in the opinion of the City Forester, more effective landscaping can be achieved on the site with regards to proper spacing, maturity, or species design.

Analysis: No landscaping is proposed around the office building.

Findings: Staff would recommend that at least one plant for each 30 inches of building facing the street shall be planted. The size of the plants shall be a minimum of 18 inches at the time of planting.

After review, staff would recommend approving the request to amend the conditional use at 3901-41 Doolittle Drive to construct a new office building.

Photos



Name and Address		Parcel #	Alt Parcel #	Land Use
Calvin M Akin & Thomas Wright c/o Premier RE Mgmt LLC 19105 W Capitol Dr Ste 200 Brookfield, WI 53045		240827230030	240827230030	Multiple Residence (Low Rise)
		Property Address		Neighborhood
		3901-41 Doolittle Dr		Apts GT or E 48 units (Comm)
		Subdivision		Zoning
Display Note		Certified Survey Map		R4-MULTI-FAMILY I

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Calvin M Akin & Thomas Wright	6/25/2003	\$6,049,413	Warranty Deed W/Add'L F	636800		Land & Build.

SITE DATA

PERMITS

Actual Frontage	608.0	Date	Number	Amount	Purpose	Note
Effective Frontage	608.0	11/8/2013	13-0675	\$314	066 Plumbing	replace hwh
Effective Depth	470.0	9/9/2013	13-0504	\$917	066 Plumbing	replace hwh 3901
Square Footage	285,760.0	5/15/2013	13-0221	\$785	066 Plumbing	replace water htr @ 39
Acreage	6.560	4/12/2013	13-0153	\$785	066 Plumbing	replace water heater
		10/26/2012	12-723	\$749	066 Plumbing	water heater
		8/30/2012	12-0551	\$400	066 Plumbing	hwh @ 3941 #2

2014 ASSESSED VALUE

Class	Land	Improvements	Total
(2) - B-Commercial	\$259,200	\$3,290,000	\$3,549,200
Total	\$259,200	\$3,290,000	\$3,549,200

LEGAL DESCRIPTION

LOT 2 CSM #8022-31-2&A BNG PRT SW NW S27 T24 R8 636800

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
Calvin M Akin & Thomas Wright c/o Premier RE Mgmt LLC 19105 W Capitol Dr Ste 200 Brookfield, WI 53045		240827230030	240827230030	Multiple Residence (Low Rise)
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		Subdivision		Zoning
Display Note	Certified Survey Map		R4-MULTI-FAMILY I	

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Apts (D avg)	2002	14,196	Wood Frame - Avg	9
2	1	Apts (D avg)	2002	14,196	Wood Frame - Avg	9
3	1	Apts (D avg)	2002	14,196	Wood Frame - Avg	9
4	1	Apts (D avg)	2002	14,196	Wood Frame - Avg	9
5	1	Apts (D avg)	2002	14,196	Wood Frame - Avg	9
6	1	Apts (D avg)	2002	14,196	Wood Frame - Avg	9

Total Area	85,176
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BASEMENT DATA

COMPONENTS

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
				1	1	Wood Deck(s) 2nd Floor	462
				1	1	Open Masonry Porch(es)	462
				2	1	Wood Deck(s) 2nd Floor	462
				2	1	Open Masonry Porch(es)	462
				3	1	Wood Deck(s) 2nd Floor	462
				3	1	Open Masonry Porch(es)	462
				4	1	Wood Deck(s) 2nd Floor	462
				4	1	Open Masonry Porch(es)	462
				5	1	Wood Deck(s) 2nd Floor	462
				5	1	Open Masonry Porch(es)	462
				6	1	Wood Deck(s) 2nd Floor	462
				6	1	Open Masonry Porch(es)	462

DETACHED IMPROVEMENTS

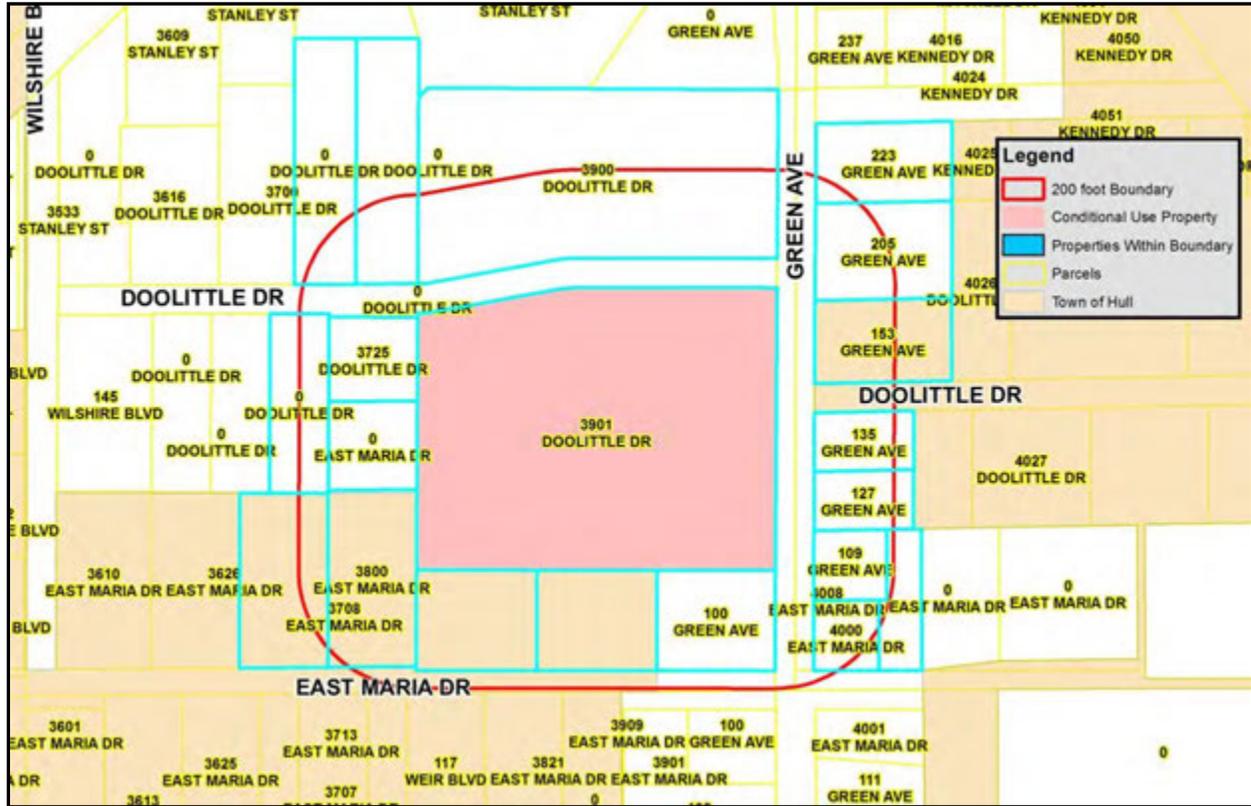
Structure	Year Built	Square Feet	Grade	Condition
Detached Frame Garage	2002	2,728.0	C	AgeAverageAverageAve
Detached Frame Garage	2002	2,728.0	C	
Detached Frame Garage	2002	2,728.0	C	
Detached Frame Garage	2002	2,728.0	C	
Detached Frame Garage	2002	2,728.0	C	
Detached Frame Garage	2002	2,728.0	C	

SITE IMPROVEMENTS

STRUCTURE DATA

Site Improvement	Units	Age	13
		Year Built	2002
		Eff. Year	2002
		One Bedroom	
		Two Bedroom	72
		Three Bedroom	
		Total Units	72
		Stories	2.00
		Business Name	72 Units 6 Bldgs

Conditional Use Permit Amendment – Construct Office Building – 3901-41 Doolittle Drive (Parcel ID 2408-27-2300-30)
 – Exhibit Map (200 Feet Boundary)



Tax Key	Name	Mailing Address	City, State	Zip	Property Address
281240827230027	Doolittle Land Company LLC	PO Box 184	Stevens Point WI	54481	0 Doolittle Dr.
281240827230028	Doolittle Land Company LLC	PO Box 184	Stevens Point WI	54481	0 Doolittle Dr.
281240827230029	Akin CM Wright TA C/O Premier RE MGMT LLC	19105 W CAPITOL DR 200	BROOKFIELD WI	53045	3900 Doolittle Dr.
281240827240207	Donald & M Danczyk C/O Casmier & EM Danczyk	223 Green Ave North	Stevens Point WI	54481	223 Green Ave.
281240827240208	Clifford E & MA Pflugradt	205 Green Ave North	Stevens Point WI	54481	205 Green Ave.
281240827230030	Akin CM Wright TA C/O Premier RE MGMT LLC	19105 W CAPITOL DR 200	BROOKFIELD WI	53045	3901 Doolittle Dr.
020240827-08.04	Evelyn G Stanczyk C/O Geralyn Spreda ETAL	1715 CARY RIDGE	AMHERST JCT WI	54407	153 Green Ave.
281240827230111	Doolittle Land Company LLC	PO Box 184	Stevens Point WI	54481	0 Doolittle Dr.
281240827230101	Ronald R & Mary Ann Slicer	3725 Doolittle Dr	Stevens Point WI	54481	3725 Doolittle Dr.
281240827230102	Three Phase Properties LLC	1614 Burgundy Ln	Stevens Point WI	54482	0 E. Maria Dr.
281240827240319	Joseph & Regina Misiewicz	135 Green Ave North	Stevens Point WI	54481	135 Green Ave.
281240827240302	Khue Yang & Vue Xiong	127 Green Ave North	Stevens Point WI	54481	127 Green Ave.
020240827-07.08	Three Phase Properties LLC	1614 BURGUNDY LANE	STEVENS POINT WI	54481	3800 E. Maria Dr.
020240827-07.05	Rayson J & Heather A Figueira	3708 EAST MARIA DR	WI	54481	3708 E. Maria Dr.
281240827240315	Jankowski Rentals LLC	317 Mary Ann Ave	Stevens Point WI	54481	4008 E. Maria Dr.
281240827240312	Katharina L & Kirk D Hahn	5310 COUNTY ROAD Q	AMHERST WI	54406	109 Green Ave.
020240827-07.17	Touchstone Senior Services LLC	2960 TRIVERTON PIKE 202	MADISON WI	53711	
020240827-07.16	Touchstone Senior Services LLC	2960 TRIVERTON PIKE	MADISON WI	53711	

		202			
281240827230017	Touchstone Senior Services LLC	2960 Triverton Pike	Madison WI	53711	100 Green Ave.
281240827240314	Jankowski Rentals LLC	317 Mary Ann Ave	Stevens Point WI	54481	4000 E. Maria Dr.



City of Stevens Point
Community Development Department

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

APPLICATION FOR A CONDITIONAL USE PERMIT

(Pre-Application Conference Required)

221-60594 250 3/12/15

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #	-	Date Submitted	3/9/15	Fee Required	\$250.00	Fee Paid	
Associated Applications if Any	Resolution April 15, 2002			Assigned Case Manager	Kyl Kears		
Pre-Application Conference Date	✓			Conditional Use Permit Request	Use	<input type="checkbox"/> Amend	<input checked="" type="checkbox"/>

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input checked="" type="checkbox"/>)	
Applicant Name	Premier Real Estate	Contact Name	Kari Pearson
Address	19105 W. Capital Dr.	Address	
City, State, Zip	Brookfield, WI 53045	City, State, Zip	
Telephone	262-790-4560	Telephone	262-717-5158
Fax	262-790-4570	Fax	
Email	kari@premier-real-estate.com	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? <input checked="" type="checkbox"/>)		PROPERTY OWNER 2 INFORMATION (if Needed)	
Owner's Name	Calvin Akin	Owner's Name	Thomas Wright
Address		Address	12545 W. Burrell Rd
City, State, Zip		City, State, Zip	Brookfield, WI 53045
Telephone		Telephone	262-786-7654
Fax		Fax	262-786-3096
Email	ca@premier-real-estate.com	Email	tom@wright-weber.com

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		
Designated Future Land Use Category		Current Use of Property
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)		
addition of a 14'x22' Rental Office Building at Pinehaven apartment Homes Located at 3905 Doolittle Drive Stevens Point.		

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

N/A

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

N/A

Current Zoning Surrounding Subject Property

North:		South:	
East:		West:	

Current Land Use Surrounding Subject Property

North:		South:	
East:		West:	

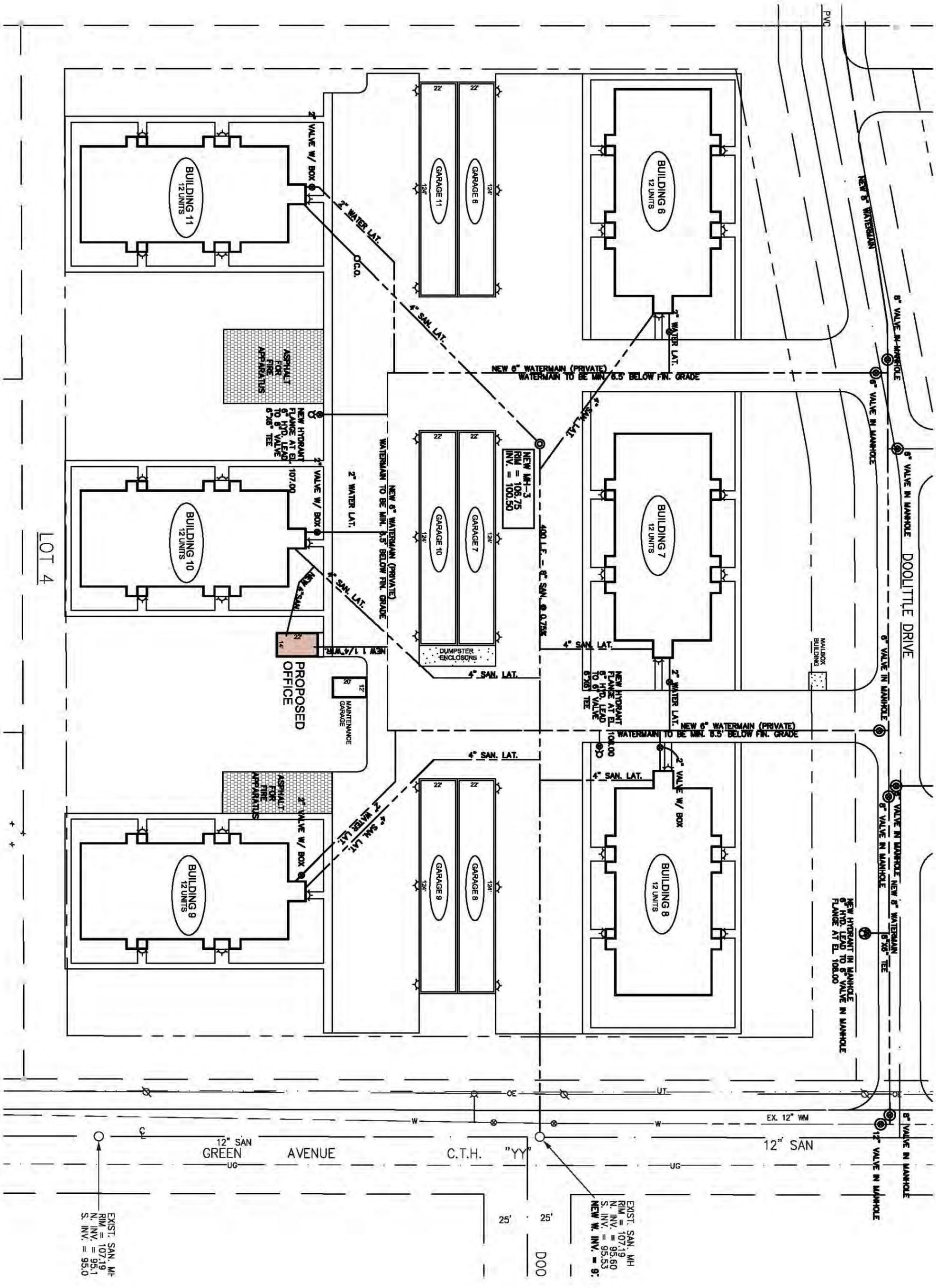
EXHIBITS

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

CERTIFICATION AND SIGNATURE

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

Signature of Applicant	Date	Signature of Property Owner(s)	Date
<i>Karl Peterson</i>	3/6/15		



EXIST. SAN. MH
 RIM = 107.19
 N. INV. = 95.1
 S. INV. = 95.0

EXIST. SAN. MH
 RIM = 107.19
 N. INV. = 95.60
 S. INV. = 95.53
 NEW W. INV. = 9.

DOO

25'

25'

LOT 4

Administrative Staff Report

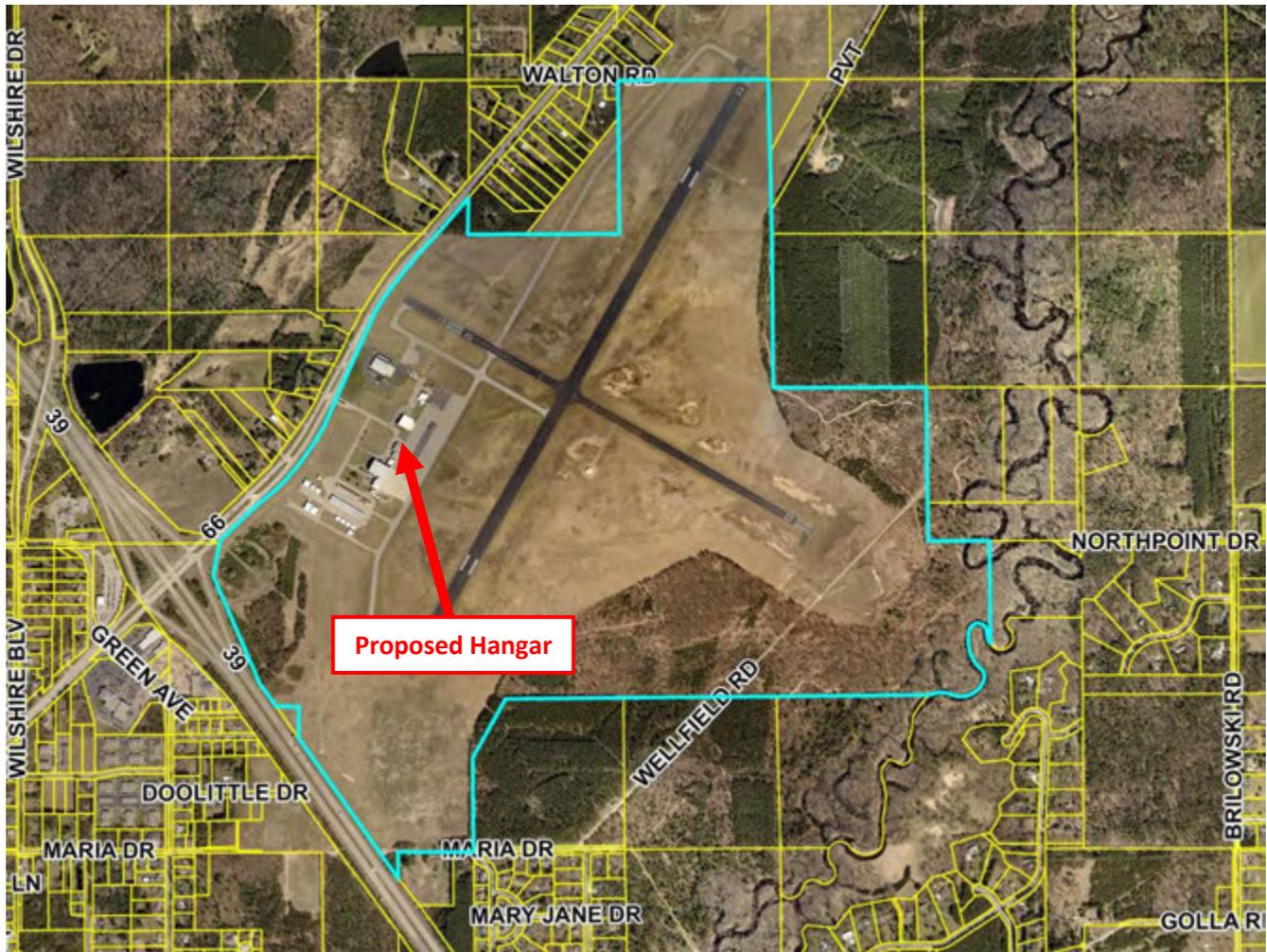
Airport Hangar Conditional Use Amendment 4401-4501 Highway 66 April 1, 2015



Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none"> Twenty Second Street LLC <p>Staff:</p> <ul style="list-style-type: none"> Michael Ostrowski, Director mostrowski@stevenspoint.com Kyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 2408-23-2300-01 <p>Lot Information:</p> <ul style="list-style-type: none"> Effective Frontage: 1,313 feet Effective Depth: 790.0 feet Square Footage: 1,037,270 Acreage: 23.81 <p>Zone(s):</p> <ul style="list-style-type: none"> "R-2" Single Family Residence District <p>Master Plan:</p> <ul style="list-style-type: none"> Institutional / Government <p>Council District:</p> <ul style="list-style-type: none"> District 8: Patton <p>Current Use:</p> <ul style="list-style-type: none"> Municipal Airport <p>Applicable Regulations:</p> <ul style="list-style-type: none"> 23.01(16), and 23.02(1)(d) 	<p>Request</p> <p>Request from Twenty Second Street LLC for a conditional use permit amendment to construct an approximate 6,400 square foot airplane hangar at the City of Stevens Point Municipal Airport / Mattson Field, 4401-4501 Highway 66 (Parcel ID 2408-23-2300-01).</p> <p>Attachment(s)</p> <ul style="list-style-type: none"> Exhibit Map Application Site Plan <p>Findings of Fact</p> <ul style="list-style-type: none"> Municipal service and operational facilities are a conditional use within the "R-2" District. Proposed changes to a conditional use permit require an amendment. The use on the property will not change. The proposed private hangar is approximately 6,400 square feet, 80 feet by 80 feet, at a height of 20 feet. The City's Comprehensive Plan calls for institutional or government use on the property. <p>Staff Recommendation</p> <p>Approve the conditional use permit amendment, subject to the following condition(s):</p> <ol style="list-style-type: none"> All applicable building permits shall be obtained. Approvals and or permits from the FAA and any other agencies shall be obtained.
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Vicinity Map



Background

Galen Manternach, representing Twenty Second Street LLC, is proposing to construct a 6,400 square foot private hangar at the City of Stevens Point Municipal Airport. As the airport is a conditional use within the "R-2" Single Family Residence Zoning District, an amendment to the conditional use permit is required. The location of the private hangar has been identified above. Furthermore, specific details regarding the hangar have been identified below.

Proposed Hangar Details:

Square feet: 6,400
 Dimensions: 80 feet x 80 feet
 Height: 20 feet

Please refer to the attached project application and site plan for more information regarding the hangar. Elevations have not been submitted.

Standards of Review

Conditional Use Request

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

Analysis: The proposed hangar will increase the airport use, while contributing to the revenue generated fuel sales, along with any lease agreement. The hangar is located near existing hangars, and therefore should not be detrimental to, or endanger the public health, safety, morals, comfort of general welfare of the neighbors.

Findings: Overall, the proposed hangar should not endanger the health, safety, morals, comfort and general welfare within the vicinity. This standard is met.



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

Analysis: Several hangars exist on the site for similar uses. Again, the location of the proposed hangar is between and nearby those already in existence. Taxiing airplanes should not be affected in any way by the new hangar. Additionally, the hangar will slightly increase the frequency of use on the site, which is very capable of handling the increase.

Findings: The proposed hangar should not be injurious to the uses already permitted within the area. This standard is met.

- 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: Residential uses primarily surround the property. Furthermore the property's large size, along with the airport fringe lands surrounding the site will ensure that the normal and orderly development of surrounding properties is not impeded. Commercial uses have recently developed west of the property.

Findings: This standard is met.

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

Analysis: No rendering has been submitted; however the proposed exterior materials and architecture will likely match that of nearby existing hangars.

Findings: The exterior architectural appeal and plan for the proposed expansion should not be at variance with structures already constructed on the site and within the vicinity. Although the design and materials for hangars

do not match the surrounding neighborhood, a great amount of space and buffer exists between uses to minimize any adverse effects.

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

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

Findings: Utilities currently exist in the area to serve the property. This standard is met.

6) Adequate measures have been, or will be, taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

Analysis: No changes are proposed to ingress or egress to and from the site.

Findings: This standard is met.

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

Analysis: The proposed use would be within the following district:

"R-2" Single Family Residence District: This district is established to provide the population density and used primarily for single family living, which is expected to accommodate the numerous residential developments already at the density of this district, and this district would accommodate other housing not on City sewer. This district is to be located consistent with the City's Comprehensive Plan.

Findings: The use has existed as a conditional use within the district for years. Furthermore, the request involves expanding an existing conditional use.

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

Analysis: Parking for airport terminal's is required however as this is a hangar, industrial warehouse requirements would apply. The Common Council may adjust the minimum number of required parking spaces on a case by case basis. The proposed hangar meets all other zoning requirements.

Findings: As parking within the private hanger can occur, and any expected parking increase is minimal, staff would recommend removing the parking requirement. Additionally, staff would recommend that all applicable building permits be obtained, along with any necessary approvals from the FAA and any other agencies.

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

N/A

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

N/A

11) Access to the site shall be safe.

Analysis: Ingress and egress is not proposed to change.

Findings: This standard is met.

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

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

Analysis: Adequate utilities exist at the site.

Findings: This standard is met.

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

Analysis: Lighting impact on adjacent properties is assumed to be minimal with this addition, as several hundred feet exist as a buffer between neighboring properties. Noise from a small increase in airplane use should be minimal and not affect adjacent properties.

Findings: This standard is met.

14) Principal - Applications for exclusive multifamily residential uses. Landscaping shall be provided or existing landscape elements shall be preserved to maintain a sense of residential character, define boundaries, and to enhance the sense of enclosure and privacy.

N/A

Name and Address		Parcel #	Alt Parcel #
City of Stevens Point (Municipal Airport) 1515 Strongs Ave Stevens Point, WI 54481		240823230001	240823230001
		Property Address	
		4401-4501 Highway 66	
Display Note	New Parcel for 2014		

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

PERMITS

Date	Number	Amount	Purpose	Note
11/20/2013	13-0704	\$6,000	020 Electrical	60 x 72 hangar-Matt Rettler
11/20/2013	13-0704	\$70,000	060 New Construction	60 x 72 hangar-Matt Rettler
11/20/2013	13-0704	\$8,000	066 Plumbing	60 x 72 hangar-Matt Rettler
4/6/2009	36122	\$35,000	003 Addition	build out office space
6/27/2008	35637	\$696,000	060 New Construction	maintenance airplane hangar
7/16/2007	34953	\$598,230	003 Addition	terminal

2014 ASSESSED VALUE

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

LEGAL DESCRIPTION

LOT 1 CSM#10340-46-70 BNG PRT SECTS 14,22,23,26 & 27 T24 R8 LYG IN CITY LMITS; SUBJ TIMBER RTS & AVIG 676.96A M/L 172/149-172/153 213/217 223/404-6 223/409&10 286/580&81 330/444 332/453 335/648&9 337/157 345/617 488/1034 520/567-ANNX 767856-LS 770637-ACLS LP#66-1967 783042-AFF CSM (PRT AIRPORT PARCEL) 791445-RES

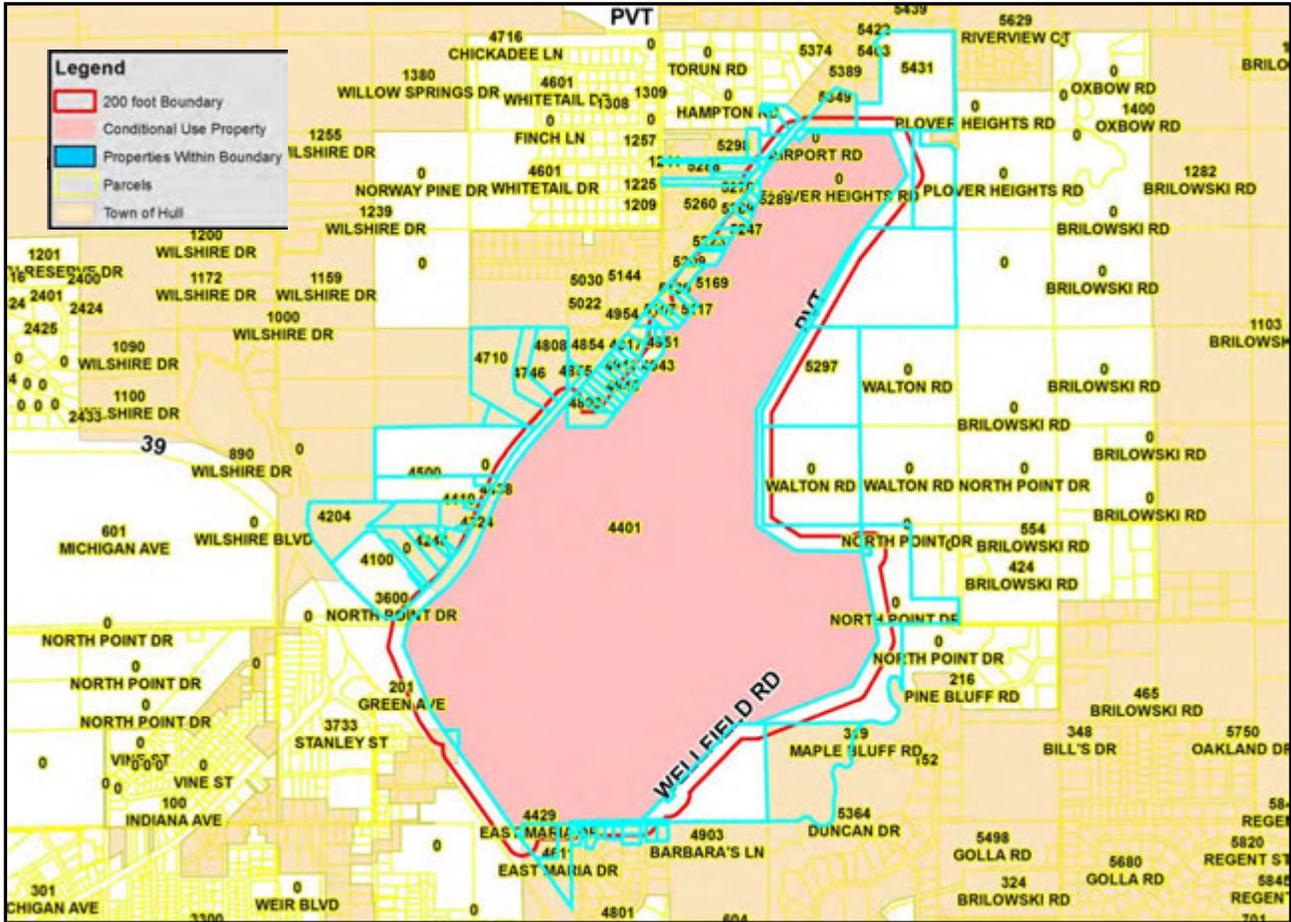
PROPERTY IMAGE



PROPERTY SKETCH



Conditional Use Permit Amendment – Construct Airport Hangar – 4401-4501 Highway 66 (Parcel ID 2408-23-2300-01)
 – Exhibit Map (200 Feet Boundary)



Tax Key	Name	Mailing Address	City, State	Zip	Property Address
020240814-09.02	RICK A SOMERS & TRACY M GAJEWSKI	5349 STATE HIGHWAY 66	Stevens Point WI	54482	5349 State Highway 66
281240814300112	NICKOLAS SOMERS & ELSIE WANTA	292 MAPLE BLUFF RD	Stevens Point WI	54482	0 Sunny Crest Dr.
020240814-11.15	JAMES C MICELI	1401 S CAGE BLVD #108	PHARR TX	78577	5294 Airport Rd.
281240814300114	GREGORY E FLEES MARY G O KEEFE	5265 Hampton Rd	Stevens Point WI	54482	0 Airport Rd.
020240814-11.17	TOWN OF HULL ROAD				
020240814-11.30	WISCONSIN STATE OF - DEPT TRANS				
020240814-11.14	BRIAN J & IVA J BLEYER	5298 STATE HIGHWAY 66	Stevens Point WI	54482	5298 State Highway 66
020240814-11.12	DAVID L FIRKUS SANDRA M GARSKI	6999 SUMMIT LN	CUSTER WI	54423	5292 State Highway 66
020240814-11.10	LANA J MAKI	5288 STATE HIGHWAY 66	Stevens Point WI	54482	5288 State Highway 66
020240814-11.09C	JAY J & DIANA M NORDLUND	2441 ALGOMA ST	Stevens Point WI	54481	5291 State Highway 66
020240814-11.09B	JOYCE M TETZLOFF	5289 STATE HIGHWAY 66	Stevens Point WI	54482	5289 State Highway 66
020240814-11.09A	MARK D JR ERBES	4335 STERLING DR	PLOVER WI	54467	5281 State Highway 66
020240814-11.09	CHUE XIONG & MEE VANG	5277 STATE HIGHWAY 66	Stevens Point WI	54482	5277 State Highway 66
020240814-11.24	DONALD T PERRAULT	5269 STATE HIGHWAY 66	Stevens Point WI	54482	5269 State Highway 66

020240823-06.02	JANET A KRUZICKI	5247 STATE HIGHWAY 66	Stevens Point WI	54482	5247 State Highway 66
020240823-06.05	SHARON A PLASKI	5231 STATE HIGHWAY 66	Stevens Point WI	54482	5231 State Highway 66
020240823-06.19	DENNIS J & JULIE A TLACHAC	5223 STATE HIGHWAY 66	Stevens Point WI	54482	5223 State Highway 66
020240823-06.15	STEPHEN C & KATHLEEN L HAND	5209 STATE HIGHWAY 66	Stevens Point WI	54482	5209 State Highway 66
020240823-06.13	TAMMY L LLOYD	5169 STATE HIGHWAY 66	Stevens Point WI	54482	5169 State Highway 66
020240823-06.10	YVONNE STARLYNE STROIK	5139 STATE HIGHWAY 66	Stevens Point WI	54482	5139 State Highway 66
020240823-06.09	JAMES W & MAVIS M ANDERSEN	5117 STATE HIGHWAY 66	Stevens Point WI	54482	5117 State Highway 66
020240822-01.02A	JIM A & J THORELL	5107 STATE HIGHWAY 66	Stevens Point WI	54482	5107 State Highway 66
020240822-01.02	BARBARA J NELSON	5051 STATE HIGHWAY 66	Stevens Point WI	54482	5051 State Highway 66
281240823200401	ISAAC WALTON LEAGUE OF PORTAGE CO	PO Box 582	Stevens Point WI	54481	5297 State Highway 66
020240822-03.03	DUWAYNE N CORDY	4808 STATE HIGHWAY 66	Stevens Point WI	54482	4808 State Highway 66
281240822100515	BRADY J BUSHMAN	5133 Walton Rd	Stevens Point WI	54482	5133 Walton Rd.
281240822100514	TOBIN WAYNE BUSHMAN	1541 Brookhaven Way	Plover WI	54467	5141 Walton Rd.
020240822-04.01	NEAL J & SANDRA J MASLOWSKI	5009 STATE HIGHWAY 66	Stevens Point WI	54482	5009 State Highway 66
281240822100503	SCHULIST J ET AL C/O GERTRUDE SCHULIST	4951 State Highway 66	Stevens Point WI	54482	4951 State Highway 66
281240822100504	RITA F SUCHON-KLEIN	4943 STATE HIGHWAY 66	Stevens Point WI	54482	4943 State Highway 66
020240822-04.09	PATRICK H PIERCE	4933 STATE HIGHWAY 66	Stevens Point WI	54482	4933 State Highway 66
020240822-04.04	PHYLLIS J GOSH	4842 STATE HIGHWAY 66	Stevens Point WI	54482	4842 State Highway 66
020240822-04.08	TODD P DOMRES	4917 STATE HIGHWAY 66	Stevens Point WI	54482	4917 State Highway 66
020240822-04.10	JARED KURSZEWSKI	4911 STATE HIGHWAY 66	Stevens Point WI	54482	4911 State Highway 66
020240822-04.11	LEONARD R & DOROTHY A WISINSKI	4855 STATE HIGHWAY 66	Stevens Point WI	54482	4855 State Highway 66
020240822-04.12	TERRY A & JODY L PETERSON	4845 STATE HIGHWAY 66	Stevens Point WI	54482	4845 State Highway 66
020240822-04.06	CORRINE FORMELLA REVTRST	508 INDIANA AVE	Stevens Point WI	54481	
020240822-04.05	JOEL J KLASINSKI	4833 STATE HIGHWAY 66	Stevens Point WI	54482	4833 State Highway 66
020240822-04.15	JAMES C & KAREN A NOONAN	4809 STATE HIGHWAY 66	Stevens Point WI	54482	4809 State Highway 66
281240823300101	ISAAC WALTON LEAGUE OF PORTAGE CO	PO Box 582	Stevens Point WI	54481	0 Walton Rd.
281240822340011	KUBOWSKI BK & CL C/O ANN MARIE KUBOWSKI	2040 N Fancher Rd	Racine WI	53406	4500 State Highway 66
020240822-14.06	MYRON C & CYNTHIA SKIERKA	4438 STATE HIGHWAY 66	Stevens Point WI	54482	4438 State Highway 66
020240822-09.05	NORMAN B & GERALDINE STROJNY	2024 NORTH STAR DR	Stevens Point WI	54482	4410 State Highway 66
020240822-12.01	NORMAN B & GERALDINE STROJNY	2024 N STAR DR	Stevens Point WI	54482	4400 State Highway 66
020240822-12.05A	KOSHNICK PROPERTIES LLC	1020 WILSHIRE DR	Stevens Point WI	54482	
020240822-12.05	KOSHNICK PROPERTIES LLC	1020 WILSHIRE DR	Stevens Point WI	54482	4246 State Highway 66
020240822-12.03	KOSHNICK PROPERTIES LLC	1020 WILSHIRE DR	Stevens Point WI	54482	4324 State Highway 66
020240822-12.03A	KOSHNICK PROPERTIES LLC	1020 WILSHIRE DR	Stevens Point WI	54482	
281240822340016	MARSHFIELD CLINIC ATTN: APRIL MOORE	1000 N Oak Ave	Marshfield WI	54449	0 State Highway 66
020240827-14.02	ZAGRZEBSKI TRUST	1031 S GRANT ST	SAN MATEO CA	94402	4429 E. Maria Dr.
020240827-14.01	SCIARRONE F & ROSEMARY MILANO SURVTRS	2517 PRAIS ST	Stevens Point WI	54481	4611 E. Maria Dr.

0209441	DAVID M HASTINGS & ANN K HUNTOON	5195 EAST MARIA DR	Stevens Point WI	54481	5195 E. Maria Dr.
0209442	DAVID W & PAULINE M PRAY	4925 BARBARA'S LN	Stevens Point WI	54481	4925 Barbara's Ln.
0202704	CHAFFIN CORTNEY E KIM YU-JIN	4930 BARBARAS LANE	Stevens Point WI	54481	4930 Barbara's Ln.
0202718	KURT J & MARIA M MANSAVAGE	4733 EAST MARIA DR	Stevens Point WI	54481	4733 E. Maria Dr.
0202719	TODD C & NANCY J HUSPENI	4725 EAST MARIA DR	Stevens Point WI	54481	4725 E. Maria Dr.
0202721	RUSSELL & JILL KLESMITH	4721 EAST MARIA DRIVE	Stevens Point WI	54481	4721 E. Maria Dr.
020272204	CASEY L DALSBØ	4711 EAST MARIA DR	Stevens Point WI	54481	4711 E. Maria Dr.
0202734	DENNIS M & DONNA J BOHM	104 VIRGINIA DR	Stevens Point WI	54481	104 Virginia Dr.
0202705	STEVEN W & REBECCA L SUEHRING	4922 BARBARA'S LN	Stevens Point WI	54481	4922 Barbara's Ln.
020272203	KEITH A & KARIN J SIEG	125 VIRGINIA CIR	Stevens Point WI	54481	125 Virginia Circle
020240822-03.07	ROGER CORDY	4746 STATE HWY 66	Stevens Point WI	54482	4746 State Highway 66
020240822-03.08	CHERYL A CORDY	4710 STATE HIGHWAY 66	Stevens Point WI	54482	4710 State Highway 66
281240822340017	MARSHFIELD CLINIC ATTN: APRIL MOORE	1000 N Oak Ave	Marshfield WI	54449	4100 State Highway 66
281240822340015	LAKE AL LLC	217 Prentice St	Stevens Point WI	54481	0 State Highway 66
020240822-10.06	AL LLC	217 PRENTICE ST	Stevens Point WI	54481	4204 State Highway 66
020240823-06.03	FELIX & T PLASKI	5237 STATE HIGHWAY 66	Stevens Point WI	54482	5237 State Highway 66

Stevens Point Municipal
4501 Hwy 66
Stevens Point, WI 54482



Jason D. Draheim
Airport Manager
P: 715.345.8993
F: 715.345.8991

March 13, 2015

TO: Plan Commission
FROM: Jason Draheim, Airport Manager
DATE: 03/12/15

RE: Conditional Use Permit-Proposed Hangar Construction at Stevens Point Municipal Airport

Background

Currently, the Stevens Point Municipal Airport has space available in two general locales for future hangar development as demonstrated by our current Bureau of Aeronautics ALP(Airport Layout Plan). The two locations are the general "hangar" area as depicted on Exhibit A and the "Ramp" area as depicted on Exhibit B.

Analysis

Mr. Galen Manternach has submitted his intentions on building an 80'x80'(20' side wall) steel construction hangar at The Stevens Point Municipal Airport. Mr. Manternach intends to hangar/operate three aircraft initially with the likelihood of additional aircraft in the future. One of the initial aircraft is a medium single engine turbine type. This type and size of hangar/aircraft lend themselves to be constructed with ramp access not only for operational efficiency, but to maximize the Airport property value.

The proposed site as depicted in Exhibit B is located adjacent to the Airport owned Solar/Geo hangar. I have contacted the manufacturer of our solar air pre-heating wall to mitigate the chances of interference with regards to efficiency in operation. Though numerous solar array calculations onsite with the assistance of the manufacturer, we have determined that a building with a 20' side-wall would require a minimum set-back of 37' to retain maximum solar efficiency during the critical heating season. The proposed hangar build-out allows for a 50' set-back from our solar wall.

Recommendation

It is my recommendation that the Commission grant Mr. Manternach the Conditional Use Permit allowing for the construction of said aircraft hangar.

Jason Draheim
Airport Manager
Stevens Point Municipal Airport



City of Stevens Point
Community Development Department

1515 Strongs Avenue, Stevens Point, WI 54481
(715) 346-1567
(715) 348-1498
communitydevelopment@stevenspoint.com
<http://stevenspoint.com>

APPLICATION FOR A CONDITIONAL USE PERMIT

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

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

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input checked="" type="checkbox"/>)	
Applicant Name	Twenty Second Street LLC - Galen Manternach	Contact Name	
Address	2211 Alameda Ave	Address	
City, State, Zip	Sarasota, FL 34234	City, State, Zip	
Telephone	(715)741-1788	Telephone	
Fax		Fax	
Email	alameda@yahoo.com	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? <input type="checkbox"/>)		PROPERTY OWNER 2 INFORMATION (if Needed)	
Owner's Name	Stevens Point Municipal Airport - Jason Draheim(Mgr)	Owner's Name	
Address	4501 Hwy 86	Address	
City, State, Zip	Stevens Point, WI54482	City, State, Zip	
Telephone	(715)345-8993	Telephone	
Fax		Fax	
Email	jdraheim@stevenspoint.com	Email	

PROJECT SUMMARY

Subject Property Location (Please include Address and Assessor's Identification Number(s))		
Parcel 1	Parcel 2	Parcel 3
4501 Hwy 86 Stevens Point, WI 54482		
Legal Description of Subject Property		
.15 Acres in the SW Quarter, of the SE Quarter, Section 22, Town 24 North, Range 8E		
Designated Future Land Use Category		Current Use of Property
Aeronautical/Airport		Aeronautical/Airport
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)		
Aeronautical operations. Construction to commence upon approval of CUP and State Plans.		

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

The development of a hangar on Airport property is in keeping with the current and designated future land use.

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

N/A

Current Zoning Surrounding Subject Property			
North:	R2	South:	R2
East:	R2	West:	R2

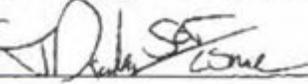
Current Land Use Surrounding Subject Property			
North:	Aeronautical/Airport	South:	Aeronautical/Airport
East:	Aeronautical/Airport	West:	Aeronautical/Airport

EXHIBITS

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

CERTIFICATION AND SIGNATURE

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

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	3-13-15		3-12-15



4441

4401



The City of Stevens Point Public Utilities Department does not guarantee the accuracy of this map and should be used for reference only. Please contact the Public Utilities office with any questions.

*Eric Southworth
03/06/2015*

Proposed 80' x 80' Hangar

4441



The City of Stevens Point Public Utilities Department does not guarantee the accuracy of this map and should be used for reference only. Please contact the Public Utilities office with any questions.

Eric Southworth
03/13/2015

Administrative Staff Report

City of Stevens Point

Conditional Use Permit Amendment

1201 Badger Avenue

April 1, 2015



Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none"> City of 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"> 2408-36-1200-01 <p>Lot Information:</p> <ul style="list-style-type: none"> Effective Frontage: 1,404.87 feet Effective Depth: 695.44 feet Square Footage: 117,612 Acreage: 2.70 <p>Zone(s):</p> <ul style="list-style-type: none"> "B-5" Highway Commercial District <p>Master Plan:</p> <ul style="list-style-type: none"> Commercial <p>Council District:</p> <ul style="list-style-type: none"> District 7: Trzebiatowski <p>Current Use:</p> <ul style="list-style-type: none"> Gas Station / Convenience Store <p>Applicable Regulations:</p> <ul style="list-style-type: none"> 23.01(16), 23.02(2)(e), and 23.02(4)(e) 	<p>Request</p> <p>Request from the City of Stevens Point for a conditional use permit amendment to add additional conditions to the gas station use to protect the groundwater supply within Groundwater (Wellhead) Protection Overlay District B at 1201 Badger Avenue (Parcel ID 2408-36-1200-01).</p> <p>Attachment(s)</p> <ul style="list-style-type: none"> Property Data Exhibit Map Original Conditional Use Permit Incident Information Letter <p>Findings of Fact</p> <ul style="list-style-type: none"> The property is zoned "B-5" Highway Commercial District Gas stations are permitted in the "B-5" District The gas station's property is 2.70 acres The City's Comprehensive Plan calls for high intensity residential / commercial development. Gas Stations are a conditional use within the "B Zone" Wellhead Protection District. <p>Staff Recommendation</p> <p>Approve the conditional use permit amendment to include added conditions to the conditional use permit:</p> <ol style="list-style-type: none"> Any spills, releases, leaks, or discharges shall be remediated by the owner, at the owner's expense, to a "non-detect" level. If a "non-detect" level is not reasonably and financially achievable, then any spills, releases, leaks, or discharges shall be remediated to a level agreed to by a groundwater professional representing the City that poses no risk to the ground water supply. Any known spills, releases, leaks, or discharges shall be reported to the Director of Utilities and Transportation within twenty four (24) hours of detection.
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Vicinity Map



Background

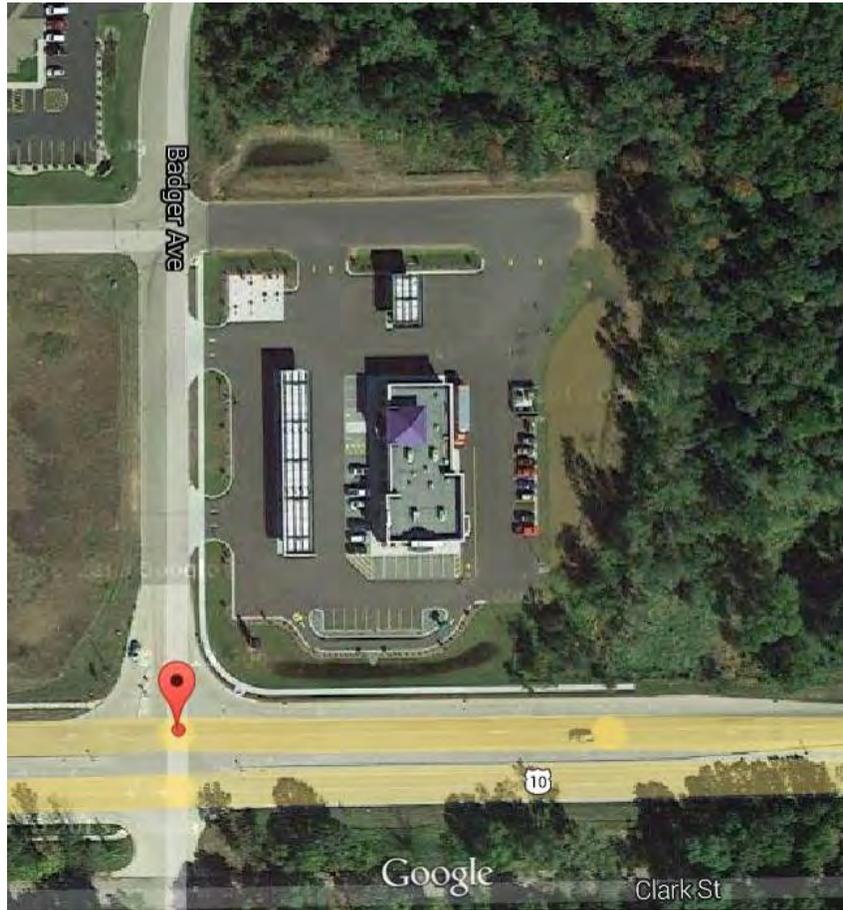
The Store Gas Station on Badger Avenue had a gasoline spill at their location at 1201 Badger Avenue. The monitoring wells that were required to be installed as part of the development detected benzene above the NR 140 Enforcement Standard (see the attached report). Currently, the spill is in the process of being remediated through the Wisconsin Department of Natural Resources. While the incident is being handled through the WDNR, they will require different cleanup standards. Meaning, cleanup will be required below the preventative action level. As this property is located within a wellhead protection zone, the City would recommend having the spill and any potential future spill cleaned up to a “non-detect” level, which is more stringent. Furthermore, the Director of Utilities and Transportation shall be notified promptly of any future detects.

To ensure proper notification is given and clean-up occurs immediately, and groundwater is protected, the following conditions are recommended to be added to the conditional use permit.

1. Any spills, releases, leaks, or discharges shall be remediated by the owner, at the owner’s expense, to a “non-detect” level. If a “non-detect” level is not reasonably and financially achievable, then any spills, releases, leaks, or discharges shall be remediated to a level agreed to by a groundwater professional representing the City that poses no risk to the ground water supply.
2. Any known spills, releases, leaks, or discharges shall be reported to the Director of Utilities and Transportation within twenty four (24) hours of detection.

3. The conditional use permit shall expire April 30, 2016, and may be renewed by staff for subsequent one year approvals if all conditions are met.

The original conditional use permit is attached.



Photos



Name and Address		Parcel #	Alt Parcel #	Land Use
Stevens Point 1201 Badger WI LLC 2201 Madison St Stevens Point, WI 54481		240836120001	240836120001	Store, Mini Mart w/ Gas
		Property Address		Neighborhood
		1201 Badger Ave		Hwy 10/39 & East of (Comm)
		Subdivision		Zoning
Display Note	Annexed for 2013 rolls	Certified Survey Map		B5-HWY COMM

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Stevens Point 1201 Badger WI LLC TFB MI-LLC	12/14/2012	\$369,900	Quit Claim Deed	779383		Land
	12/10/2012	\$369,900	Warranty Deed	779137		Land

SITE DATA

PERMITS

Actual Frontage	0.0	Date	Number	Amount	Purpose	Note
Effective Frontage	0.0	5/21/2013	13-0215	\$12,000	099 Sign	wall signs
Effective Depth	0.0	5/21/2013	13-0215	\$50,000	099 Sign	pylon sign
Square Footage	117,612.0	4/11/2013	13-0103	\$0	060 New Construction	24 x 44 diesel canopy
		4/10/2013	13-0102	\$0		Commercial
Acreage	2.700	4/1/2013	13-0089	\$5,000	066 Plumbing	exterior utilities
		2/1/2013	13-038	\$51,100	032 Furnace (HVAC)	and cooling/Commerc

2014 ASSESSED VALUE

Class	Land	Improvements	Total
(2) - B-Commercial	\$372,000	\$1,504,200	\$1,876,200
Total	\$372,000	\$1,504,200	\$1,876,200

LEGAL DESCRIPTION

LOT 1 CSM 10311-46-41 BNG PRT NWNE & ING/EGR ESMT OVR OL1 CSM 46/41 AS DES IN 779383 S36 T24 R8 2.70A
775103-ANNX 775916-RES 779137 779383

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
Stevens Point 1201 Badger WI LLC 2201 Madison St Stevens Point, WI 54481		240836120001	240836120001	Store, Mini Mart w/ Gas
		Property Address		Neighborhood
		1201 Badger Ave		Hwy 10/39 & East of (Comm)
		Subdivision		Zoning
Display Note	Annexed for 2013 rolls	Certified Survey Map		B5-HWY COMM

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt

Total Area		0
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BASEMENT DATA

COMPONENTS

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area

DETACHED IMPROVEMENTS

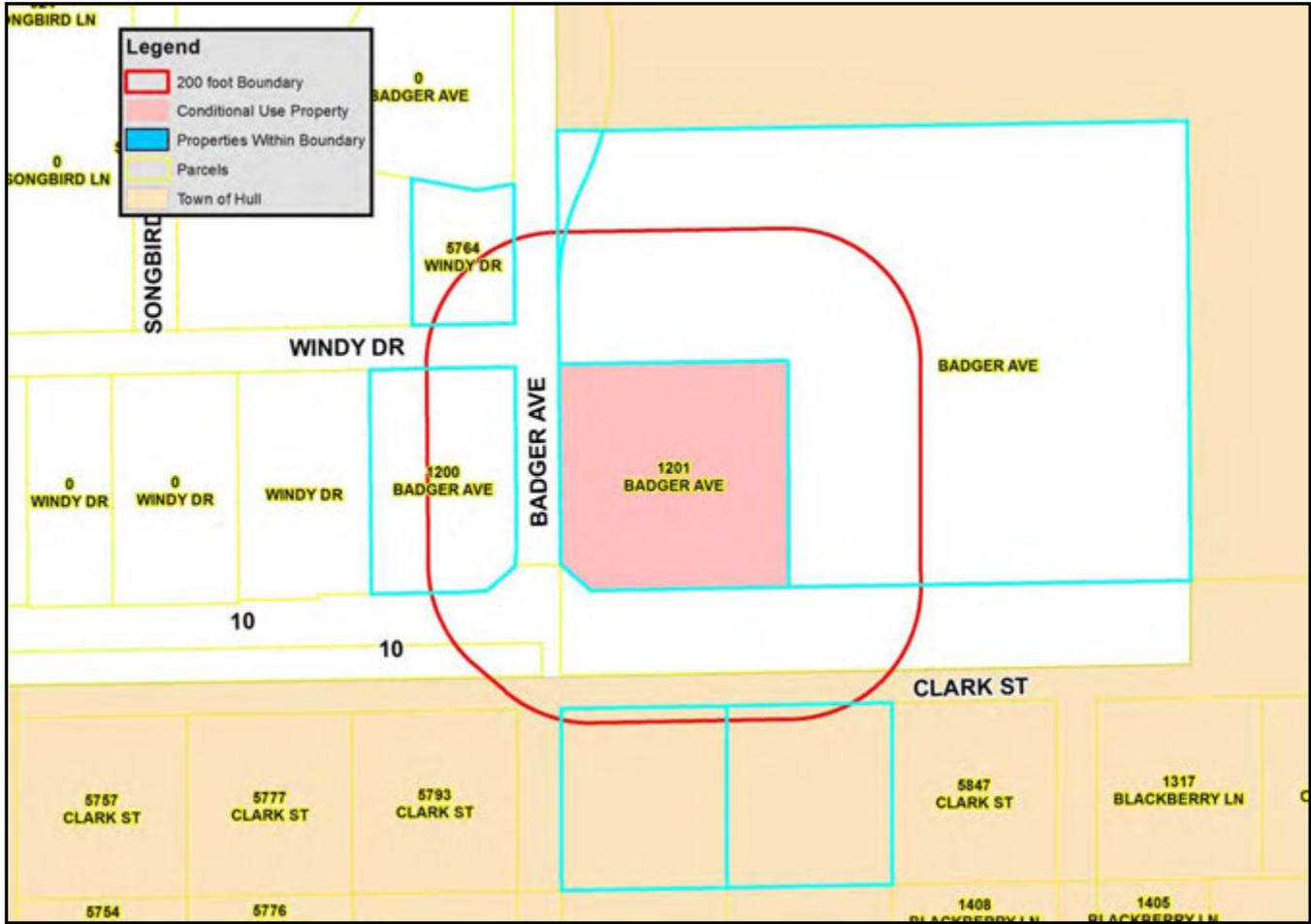
Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS

STRUCTURE DATA

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

Conditional Use Permit Amendment – Groundwater Protection Conditions – 1201 Badger Avenue (Parcel ID 2408-36-1200-01) – Exhibit Map (200 Feet Boundary)



Tax Key	Name	Mailing Address	City, State	Zip	Property Address
281240836120003	City of Stevens Point	1515 STRONGS AVE	Stevens Point WI	54481	Highway 10
281240836220043	R G Schultz LLC	3370 Twin Lakes Road	Rosholt WI	54473	5764 Windy Dr.
020950202	Margaret I Schroeder	425 SAMUEL DRIVE	MADISON WI	53717	
020950203	Margaret I Schroeder	425 SAMUEL DRIVE	MADISON WI	53717	
281240836120001	Stevens Point 1201 Badger WI LLC	2201 MADISON ST	Stevens Point WI	54481	1201 Badger Ave.
281240836120002	PARKDALE Development LLC	3021 PATTON DR	PLOVER WI	54467	Badger Ave.
281240836220059	CoVantage Credit Union	P O BOX 107	ANTIGO WI	54409	1200 Badger Ave.

775916



CYNTHIA A WISINSKI
 PORTAGE COUNTY REGISTER OF DEEDS
 RECEIVED FOR RECORD
 Sep. 19, 2012 AT 09:05AM

Cynthia A. Wisinski

CYNTHIA A WISINSKI, REGISTER OF DEEDS
 Fee Amount: \$37.00
 Total Pages 10

RESOLUTION

[NORTHEAST QUADRANT OF THE INTERSECTION OF BADGER AVENUE AND HIGHWAY 10]

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at **NORTHEAST QUADRANT OF THE INTERSECTION OF BADGER AVENUE AND HIGHWAY 10, (Parcel ID 2408-36-1100-01 former County Parcel ID: 020240836-02.5)**, and described as a portion of LOT 1 CSM#8701-35-81 BNG PRT NWNE S36 T24 R8, City of Stevens Point, Portage County, Wisconsin, is here by granted a Conditional Use Permit for the purpose of operating a gas station and convenience store within Groundwater (Wellhead) Protection Overlay District B as shown on the attached plans. The Conditional Use Permit is subject to the following condition(s):

1. Wetlands shall be identified and preserved as natural areas.
2. All landscaping requirements shall be met and maintained as per Chapter 23 of the Revised Municipal Code, and the 1998 Intergovernmental Agreement.
3. All stormwater requirements shall be met as per Chapter 31 of the Revised Municipal Code.
4. There shall be no light spill over past the property line and that no lights shall be directed towards adjacent properties. All light fixtures shall be cut-off fixtures that are pointed down.
5. An illumination / lighting plan shall be submitted prior to construction. The maximum illumination levels shall be 0.5 footcandles at the property lines, except at the driveways, where it shall not exceed 1.0 footcandles. All light fixtures shall be cut-off fixtures that are pointed down.
6. The screening for the refuse containers match the main exterior material of brick that is on the main building. The access gates shall not face south.
7. The diesel canopy to the north will need to be at least 10 feet from the side property line. However, if a street is installed, the setback would be increased to 40 feet. In addition, the parking lot will need a 10 foot setback from the north property line. However, if a street is installed, the setback would be increase to 20 feet.
8. Sidewalks, at least 5 feet in width, shall be installed along the property on both Highway 10 and Badger Avenue. In addition, if the proposed drive to the north is installed, sidewalks shall be added within one year at the owner's expense.
9. A landscape base shall be provided per Chapter 25 of the Revised Municipal Code for the freestanding sign.

DOC# 775916

10. All piping shall be double wall flexible piping, where if product is released from the primary pipe it would be contained in a liquid tight pipe. Other type of piping, that is not flexible if it can be proven that it provides similar protection. This shall be approved by the State of Wisconsin and City Staff prior to permit issuance.
11. All piping shall be sloped to either a tank sump or a dispenser sump.
12. Sumps shall be located at the submersible head on each tank and also under each product dispenser. All sumps shall be equipped with a liquid sensor that sounds an alarm immediately if any liquid enters the sump.
13. All tanks shall be at minimum double walled with a liquid sensor that sounds an alarm immediately if any liquid is detected.
14. Electronic line leak detection shall be installed in the pipe run for each product dispensed. These units shall shut down flow to the pipe if there is a loss of pressure to the product pipe.
15. Dispenser and tank sump containment and spill buckets shall be double walled.
16. All monitoring shall be continuous monitoring, meaning that an alarm shall sound and proper authorities shall be immediately notified if a leak is detected.
17. Overfill devices shall be required to be installed to prevent the overfilling of the underground tanks from a transport truck, including installing one in the fill pipe of each tank, as well as an audible alert at 90% and an auto shut-off at 95% capacity, to ensure that overfilling will not occur.
18. Catch basins shall be installed around every fill point to catch product that may drip from the loading hose during the product transfer process.
19. Functionality tests shall be done semi-annually on all line monitors to ensure proper operation.
20. A tank bed and line liner shall be placed in the underground storage tank bed and in excavation trenches for fuel lines. This requirement can be waived if equal or greater protection is provided. If a liner is installed, a hydro geologist shall approve such liner and its ability to function correctly without causing negative impacts to the piping and tanks.
21. Monitoring wells shall be installed throughout the property at locations determined, prior to any permit issuance, by the Director of Water and the City Engineer. Sampling and analyses shall be done quarterly, at the expense of the gas station operator. City staff shall be given unrestricted access for compliance purposes.
22. Dispensing pads shall be Portland cement. Cracks and joints that open on dispensing pads shall be filled and fixed immediately to avoid the infiltration of hazardous chemicals.
23. All downspouts from the building and canopies shall be directly connected into the stormwater piping and directed to the stormwater pond. No surface drainage shall occur.
24. The tank sump for each tank shall have the electrical conduit at the highest elevation practical above the transition points of the product piping.
25. Piping contractor shall install tracer wire on the outside of the product lines. The tracer wire and grounding mechanism shall be terminated in one tracing terminal.
26. A clay liner shall be installed in the stormwater pond to eliminate infiltration of hydrocarbons, and other potential groundwater contaminants.

DOC# 775916

27. All state requirements outlined in Chapter SPS 310: Flammable, Combustible and Hazardous Liquids, pertaining to this request must be met.
28. A groundwater protection plan shall be submitted to, and approved by, City of Stevens Point personnel prior to permit issuance, and implemented prior to construction, and shall cover the following:
- a. A complete description of spill prevention and control measures for the facility. Spill prevention begins with the customer. Signs shall be posted at each dispenser instructing customers not to top off fuel tanks and to notify an employee in the event of a spill. Emergency shutoff switches shall be plainly labeled.
 - b. An estimate of the maximum quantity of fuel that could be spilled in the event of an equipment failure, along with an analysis of its fate and a plan for preventing it from reaching groundwater or surface water shall be created. The plan shall include descriptions of containment and/or diversionary structures or equipment needed in the event of a spill, and a demonstration that the needed equipment, personnel, and other resources would be available to respond to a spill.
 - c. A notification list, including the names and phone numbers of local management, remote management, fire and police, local and state agencies needing to be notified, and spill response contractors shall be created and kept readily available to gas station personnel.
 - d. Routine spot cleaning of small spills at fueling areas with dry methods. Dry methods include using rags or absorbents. Fueling areas shall never be washed down unless the water is collected and disposed of properly. The plan must specify that an adequate supply of absorbent materials be kept readily available.
 - e. Proper storage and disposal of used sorbents and/or rags. Used sorbents must be picked up prior to contact with rainwater or snowmelt, and stored for proper disposal.
 - f. Maintenance of the stormwater management system, including best management practices (BMPs). The maintenance agreement must be recorded with the Portage County Register of Deeds.
 - g. Provisions to ensure that snow plowing and other maintenance will not interfere with the proper functioning of stormwater management, spill containment, and leak detection systems shall be provided to and approved by City of Stevens Point personnel prior to permit issuance.
 - h. Employee training: Employees must be trained (upon hiring and annually thereafter) in all aspects of routine operation and maintenance, including routine spill cleaning and containment of contaminated stormwater, as well as spill response and other emergency procedures.
29. The City reserves the right to establish new conditions for the purpose of protecting the groundwater supply.
30. If any equal or superior alternative exists over any of the conditions, as determined by the Director of Water, the state, and the Director of Community Development, City Stevens Point personnel shall have the ability to modify such condition(s).

DOC# 775916

- 31. All costs associated with the conditions within this resolution shall be at the expense of the operator and/or owner. All required reports relating to sampling, analysis, and/or testing shall be provided to the City upon completion of such sampling, analysis, and/or testing.
- 32. The conditional use permit shall expire within one year after final occupancy date.
- 33. City Staff shall have the ability to approve modifications to the site plan as long as the modifications meet the requirements of the zoning ordinance.
- 34. The underground storage tanks shall be anchored underground to prevent shifting from high groundwater.

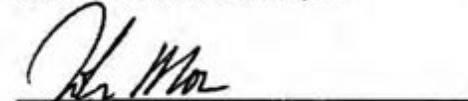
Such approval constitutes a Conditional Use under the City's ordinances.

Approved:



Andrew J. Halverson, Mayor

Attest:



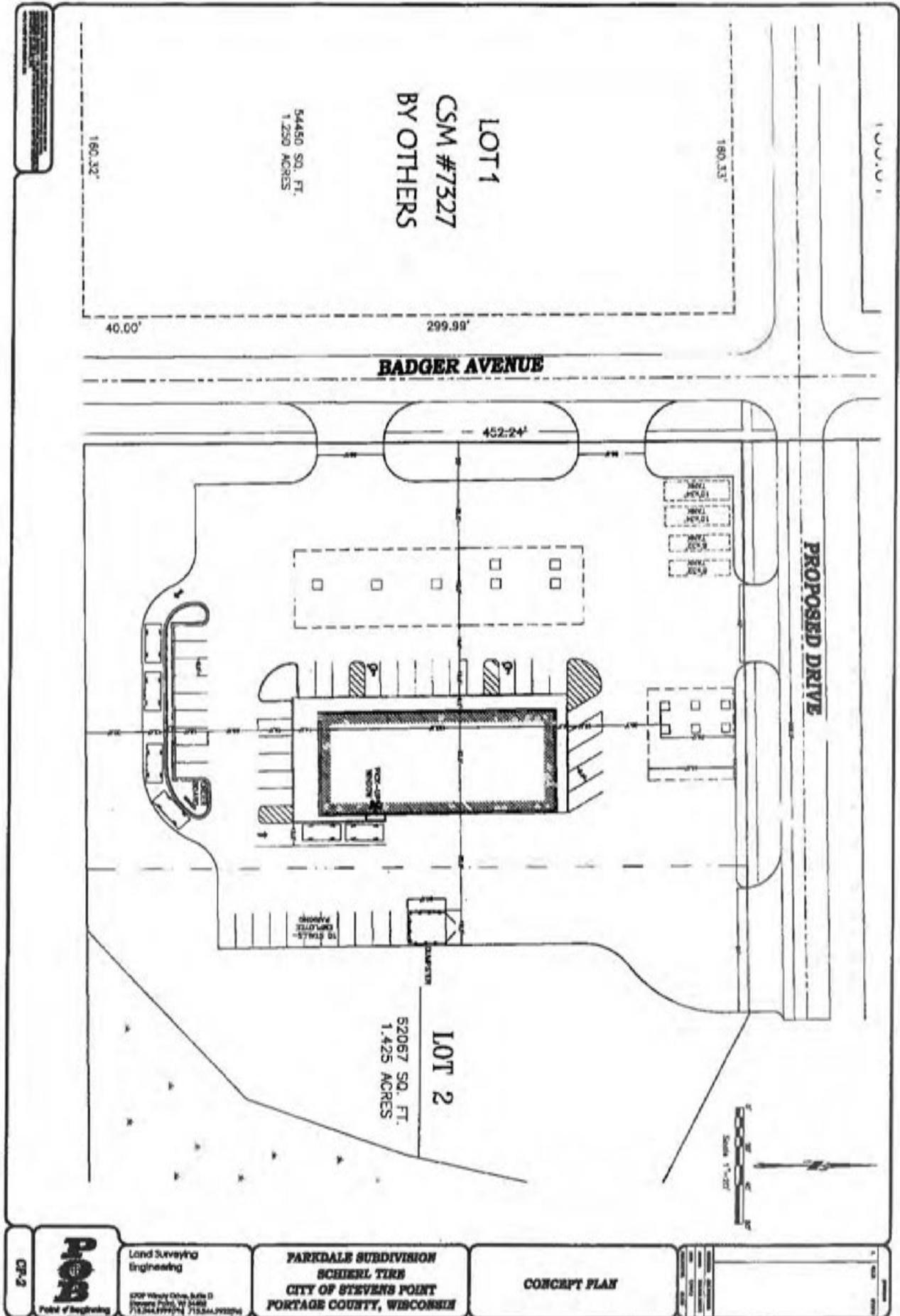
John Moe, City Clerk

Dated: September 17, 2012

Adopted: September 17, 2012

Drafted by: Michael Ostrowski

Return to: City Clerk



DC# 775915

PLAN 112 - THE STORE HOW TO ST PORTY... (mirrored text)

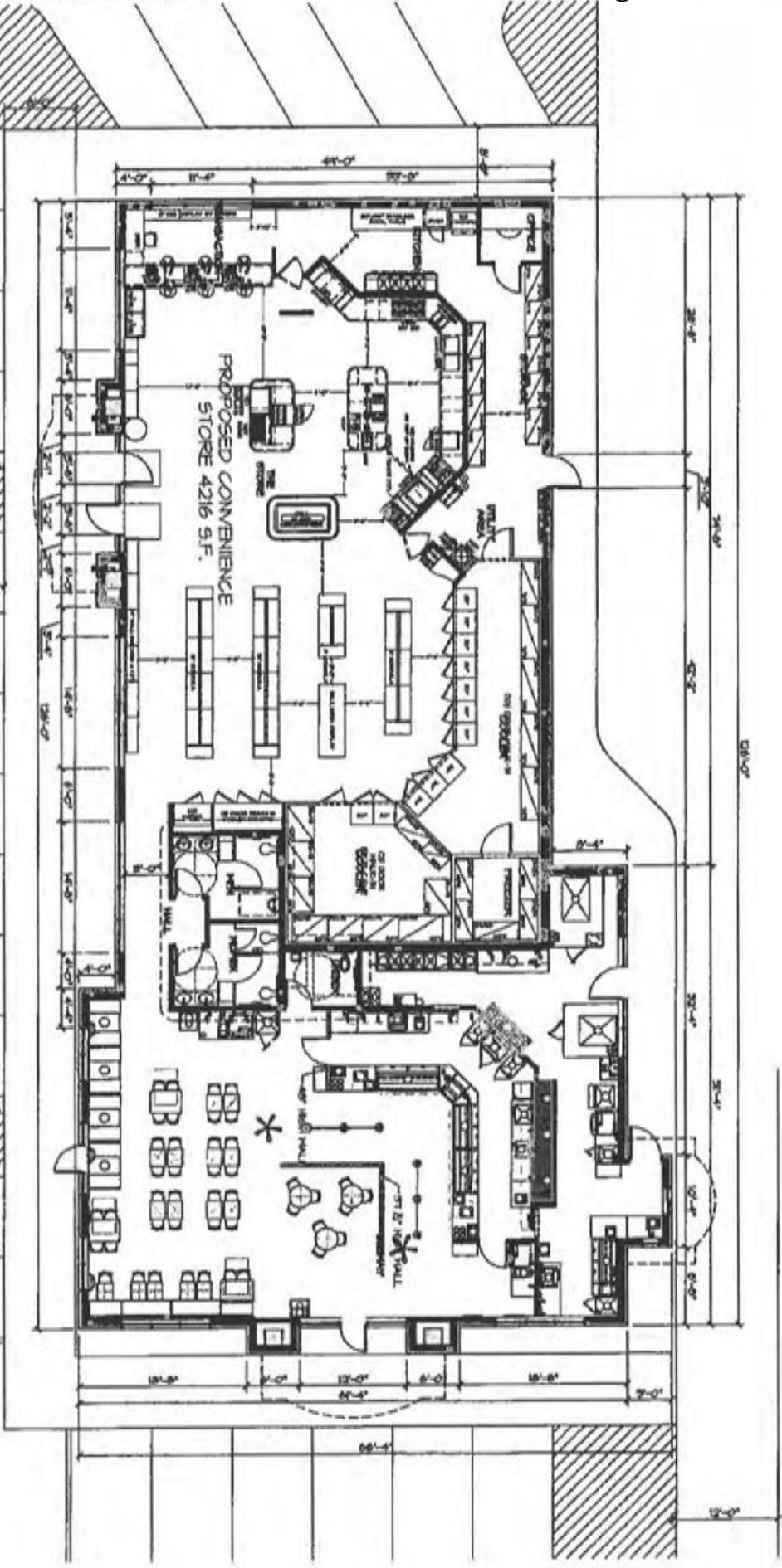
PROPOSED FLOOR PLAN
3500' x 1-1/2'



TEAM SCHIERL CO.
HWY 10 EAST STEVENS POINT
AUGUST 14, 2012



Mudrovich
architects



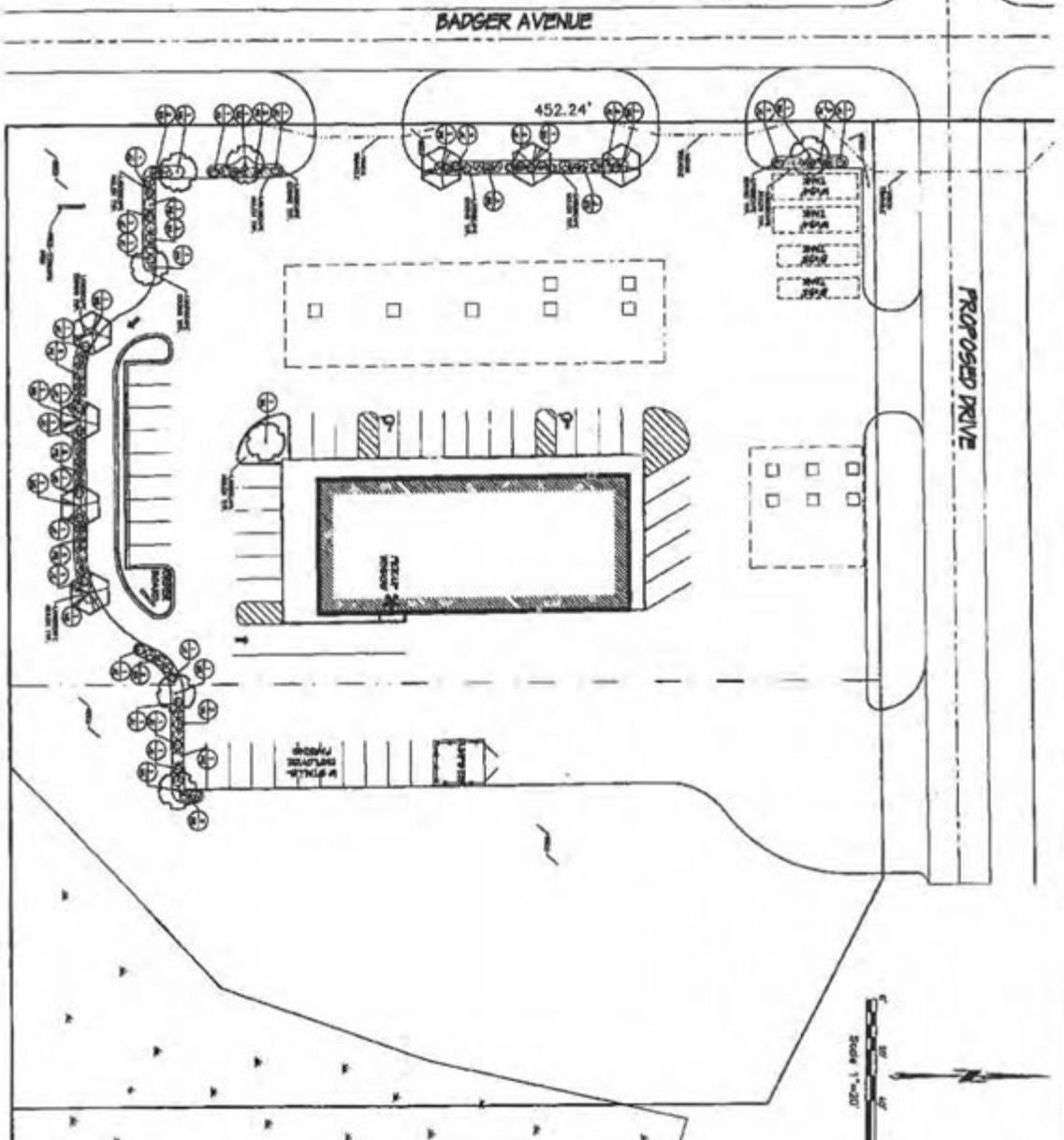
DOC# 775916

GENERAL NOTES:

1. OWNER ACCEPTS RISK OF CONSTRUCTION DELAY/INTERRUPTION.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, ORDINANCES, REGULATIONS AND STANDARDS.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE APPLICABLE AGENCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

PLANTING SCHEDULE:

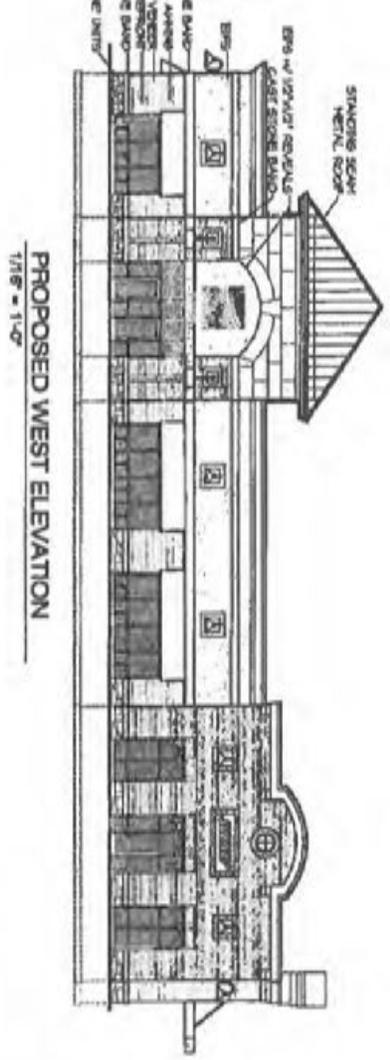
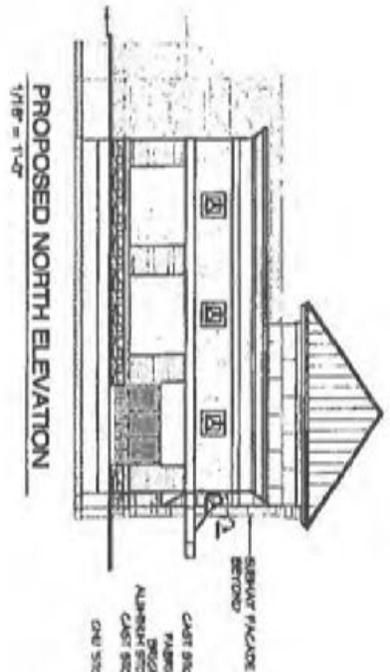
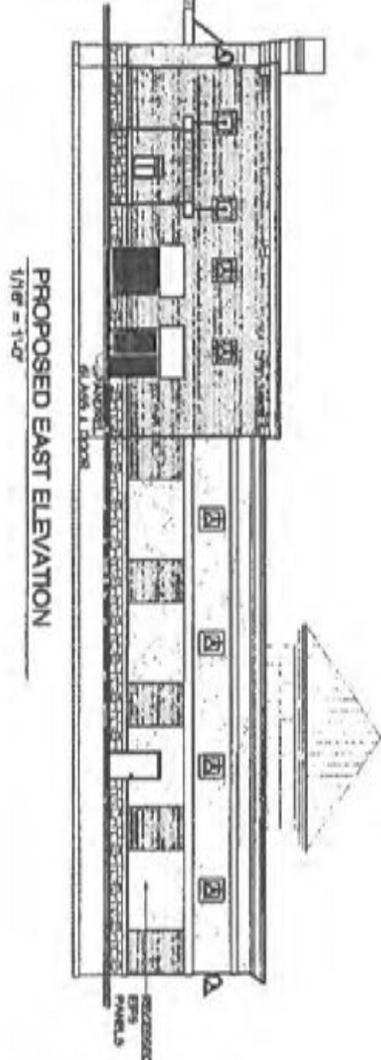
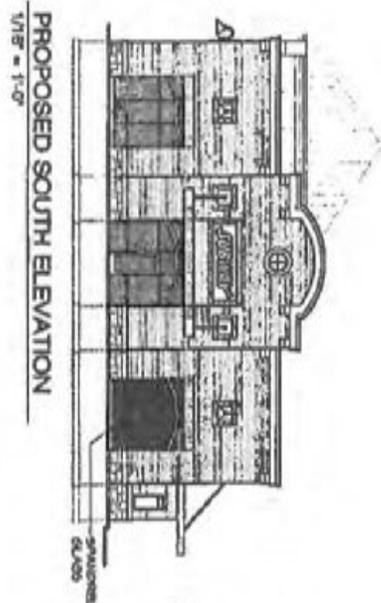
NO.	PLANT SPECIES	QUANTITY	DATE	LOCATION
1
2
3
4
5
6
7
8
9
10



DCR 775916

LA-1	<p>POP Professional of Planning</p>	Land Surveying Engineering 1200 W. 1st St., Ste. 200 Stevens Point, WI 54481 (920) 725-1111	PARKDALE SUBDIVISION SCHIERL TIRE CITY OF STEVENS POINT PORTAGE COUNTY, WISCONSIN	LANDSCAPE PLAN	
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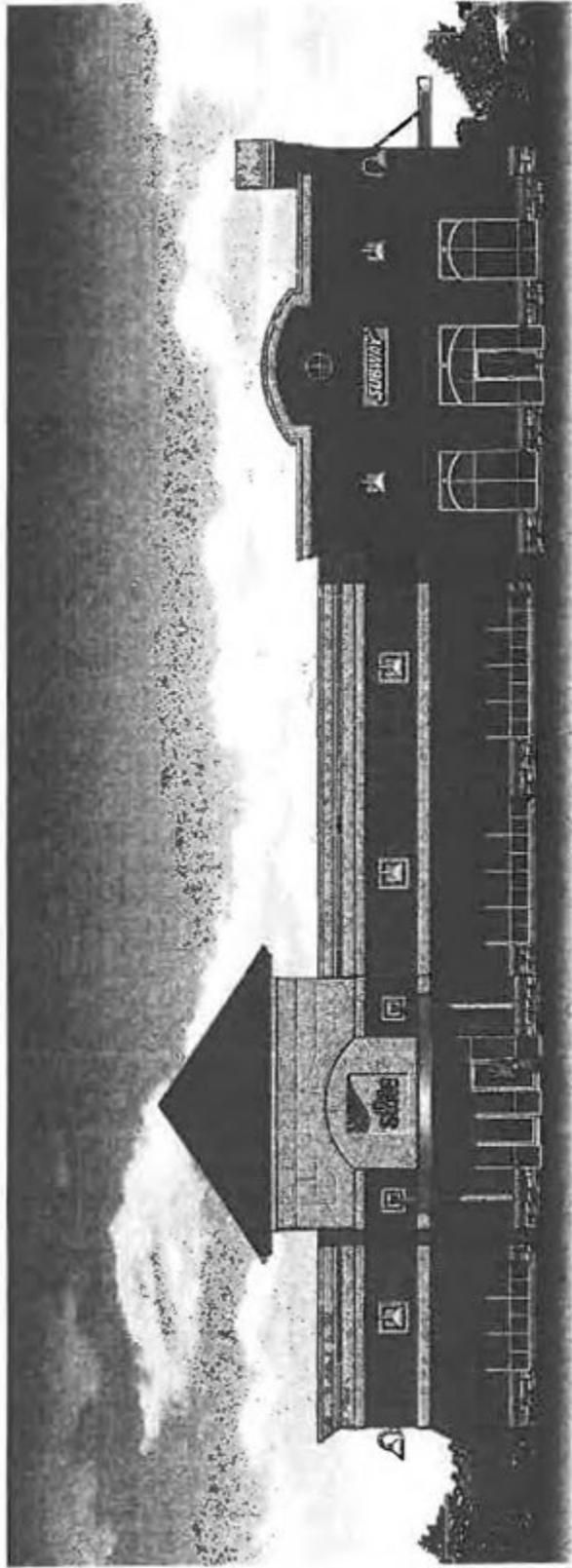
DCR 775916



TEAM SCHIERL CO.
 HWY 10 EAST STEVENS POINT
 AUGUST 14, 2012



DOC# 775916



WEST ELEVATION

TEAM SCHIERL CO.
 HWY 10 EAST
 STEVENS POINT, WISCONSIN





**City of Stevens Point –
Department of Public Utilities and Transportation**
Attn: Mr. Joel Lemke
300 Bliss Avenue
P.O. Box 243
Stevens Point, WI 54481



Subject:

Groundwater Sampling
The Store #55
1201 Badger Avenue, Suite B
Stevens Point, WI 54481

Dear Mr. Lemke:

REI was retained to complete groundwater monitoring at The Store #55 by Schierl Companies in compliance with the conditional use permit. The site location is shown on Figure 1. Three (3) NR 141 compliant monitoring wells were previously installed at the site, adjacent to the Underground Storage Tanks (USTs), gasoline dispensers, and diesel dispensers. The monitoring wells are labeled as MW UST, MW Dispenser, and MW Diesel on Figure 2.

Sampling Results

The first round of groundwater monitoring at the site was performed on May 15, 2014. All three (3) monitoring wells were non-detect for Petroleum Volatile Organic Compounds (PVOCs) and naphthalene. This information was submitted to you via email on May 27, 2014.

In order to perform sampling at The Store #55 on the same schedule as another site with similar requirements, the second round of sampling was conducted on October 7, 2014. Samples collected from MW UST and MW Dispenser both contained low-level benzene above the NR 140 Preventive Action Limit (PAL) at 3.6 and 0.63 parts per billion respectively. To confirm these detections, an additional event was conducted on October 22, 2014, with similar results. One (1) additional round was collected on November 6, 2014. The results are summarized on Table 1a.

In an attempt to determine the source of these detections, REI installed five (5) geoprobe soil borings around the UST basin on November 6, 2014. Soil samples were collected at two (2) foot intervals and field screened for the presence of hydrocarbon vapors using a photoionization detector (PID). Soil types consisted of fine grained sand and pea gravel, the soil boring logs and abandonment forms are included in Attachment A. The sample with the highest field screening was submitted for laboratory analysis of PVOCs. All five (5) samples were non-detect. The boring locations are shown on Figure 2. The results of soil sampling are summarized on Table 2.



RESPONSIVE. EFFICIENT. INNOVATIVE.

4080 N. 20th Avenue Wausau, WI 54401
715-675-9784 www.REIengineering.com

The Store #55
Attn: Mr. Joel Lemke
December 29, 2014

Groundwater is present at approximately eleven (11) feet below land surface (bls). One (1) groundwater sample was collected from each borehole using disposable PVC casing and screen and a peristaltic pump and analyzed for PVOCs. The results of geoprobe groundwater sampling detected a very small area of groundwater contamination defined to the area adjacent to the fill port for the regular unleaded UST in the northwest corner of the site. Samples GP3 and GP4 both contained benzene above the NR 140 Enforcement Standard (ES) at 47.7 and 206 parts per billion respectively. Based on the data, all groundwater contamination exceeding the ES is defined to the subject property. The results of geoprobe groundwater sampling are summarized on Table 1b. The complete analytical reports are included in Attachment B.

Tightness Testing

In response to the groundwater detections, REI retained the services of Compliance Testing and Technology of Germantown, Wisconsin to perform tank tightness testing on the regular unleaded UST. Specific isolation testing was also conducted on the fill and vent pipes. The results of testing indicate that the UST, fill and vent pipes are sound and are not the source of contamination. The testing report is included in Attachment C.

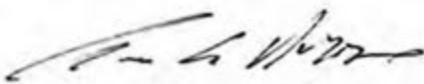
Conclusions and Recommendations

Based on the location of the source, and the results of tightness testing, it appears that spilled product is the source of groundwater contamination near the north end of the regular unleaded UST. Although undocumented, it is likely that a discharge of product may have occurred during filling of the USTs during installation. The USTs are partially submerged below the water table, and were filled during construction and backfilling. At this point during construction, no spill containment would have been present on the tank tops, and any minor release would have immediately impacted the groundwater. This is further confirmed by the lack of soil contamination.

To remediate the area of contamination, REI will install a six (6) inch recovery well in the area of GP4 and perform periodic pumping of the groundwater until non-detect levels are achieved. Samples will be collected from the recovery well before and after pumping, as well as from the existing monitoring well network during each pumping event. Effluent can be treated on site using REI's portable groundwater treatment system (NPDES Permit # WI-0046531) or metered and discharged to the sanitary sewer with permission from the City of Stevens Point.

Schierl Companies are committed to remedying this situation to the satisfaction of the City. The results of additional sampling will be submitted as they are received. Please contact me at (715) 675-9784 or adelforge@reiengineering.com if you would like to discuss this further.

Sincerely,
REI Engineering, Inc.



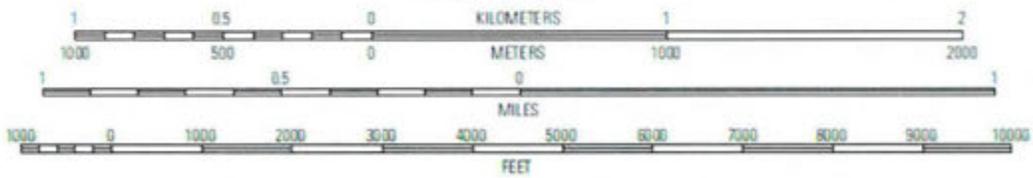
Andrew R. Delforge P.G.
Hydrogeologist/Project Manager

Cc: Fritz Schierl (electronic only)



DRAWING FILE: P:\16600-66991\6653 - THE STORE #55\DWG\6653-VICIN.DWG LAYOUT: VICIN PLOTTED: MAY 12, 2014 - 10:20AM PLOTTED BY: TODDW

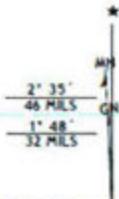
SCALE 1:24 000



CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988



QUADRANGLE LOCATION



UTM GRID AND 2013 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

STEVENS POINT, WI

2013

POLONIA, WI

2013

REI Engineering, INC.

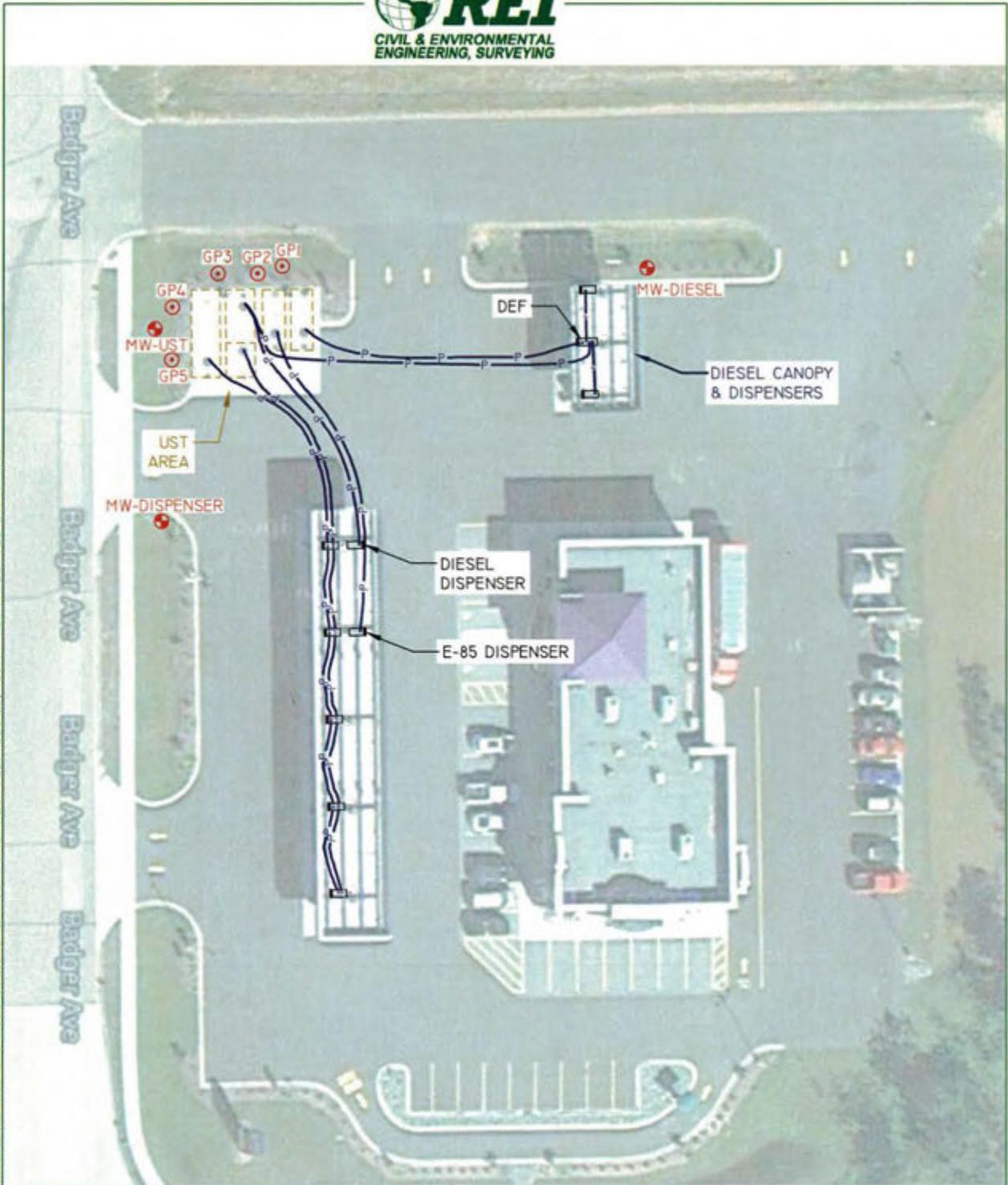
THE STORE #55
1201 BADGER AVENUE SUITE B
STEVENS POINT, WISCONSIN 54481

FIGURE 1 : SITE VICINITY MAP

PROJECT NO.	6653	DRAWN BY:	TAW	DATE:	5/12/2014
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DRAWING FILE: P:\6600-66991\6653 - THE STORE #55\DWG\6653-SITE.DWG LAYOUT- SITE PLOTTED: DEC 23, 2014 - 1:39PM PLOTTED BY: NATHAN



LEGEND

0 50
SCALE: 1" = 50'

GEOPROBE SOIL BORING
 MONITORING WELL
 BURIED PRODUCT LINES



REI Engineering, INC.

THE STORE #55
1201 BADGER AVENUE SUITE B
STEVENS POINT, WISCONSIN 54481

FIGURE 2 : SITE MAP

PROJECT NO.	6653	DRAWN BY:	TAW	DATE:	11/19/2014
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Administrative Staff Report

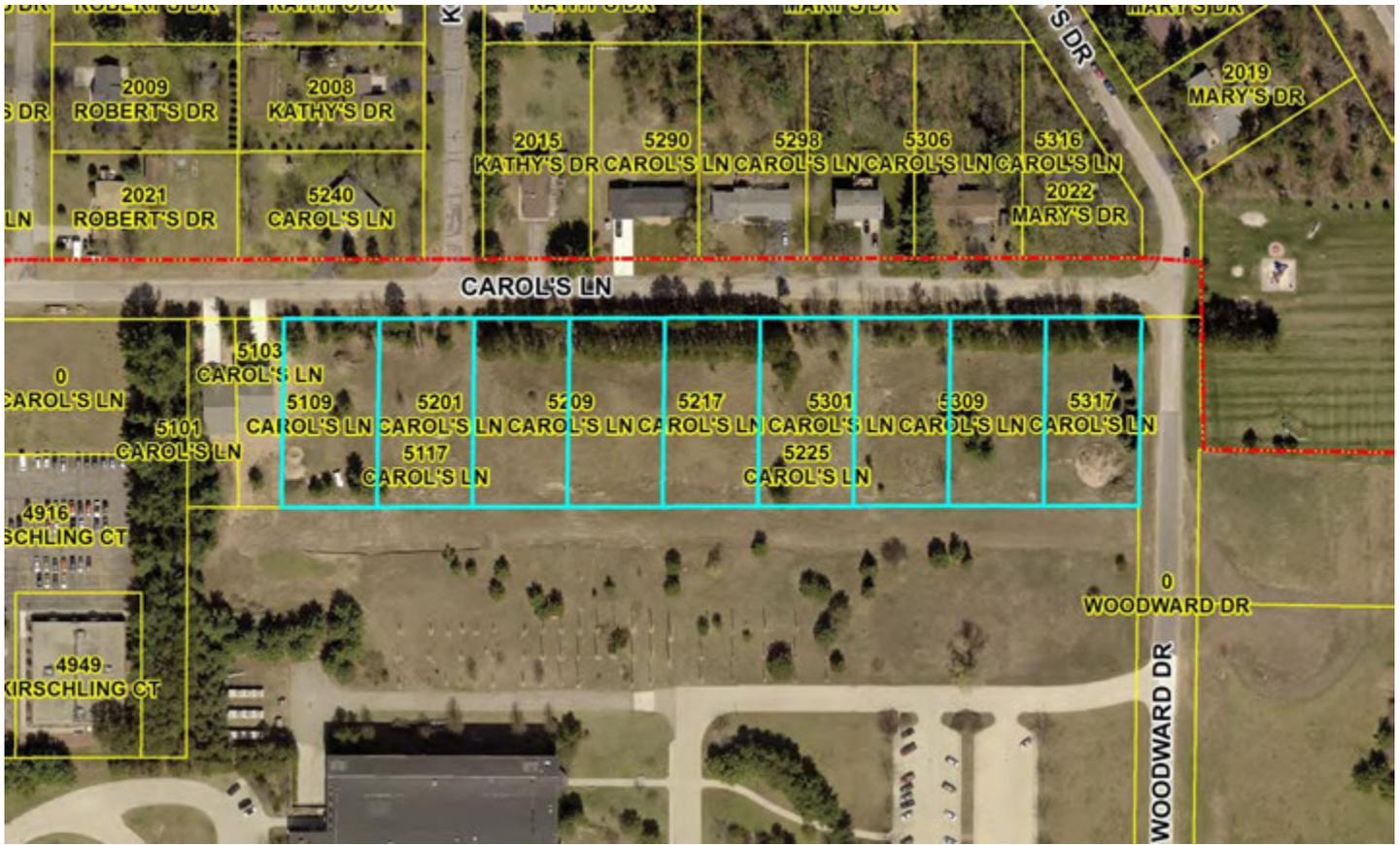
**Rettler Corporation
Carol's Lane Subdivision
Subdivision Amendment
April 6, 2015**



Department of Community Development
1515 Strongs Avenue, Stevens Point, WI 54481
Ph: (715) 346-1568 - Fax: (715) 346-1498

<p>Applicant(s):</p> <ul style="list-style-type: none"> • Rettler Corporation <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"> • 2408-35-3000-19 to 2408-35-3000-27 <p>Zone(s):</p> <ul style="list-style-type: none"> • "R-3" Single and Two Family Residence District <p>Master Plan:</p> <ul style="list-style-type: none"> • Business Park District <p>Council District:</p> <ul style="list-style-type: none"> • District 6 – Slowinski <p>Lot Information:</p> <ul style="list-style-type: none"> • Actual Frontage: 954 feet • Effective Frontage: 954 feet • Effective Depth: 210 feet • Square Footage: 200,302 • Acreage: 4.6 <p>Current Use:</p> <ul style="list-style-type: none"> • Zero Lot Line Duplex & Vacant <p>Applicable Regulations:</p> <ul style="list-style-type: none"> • 20 and 23.02(1)(e) 	<p>Request</p> <p>Request from the Rettler Corporation for a subdivision plat amendment of Carol's Lane Subdivision, located on the southwest corner of the intersection at Carol's Lane and Mary's Drive (Parcel ID's 2408-35-3000-19 to 2408-35-3000-27).</p> <p>Attachment(s)</p> <ul style="list-style-type: none"> • Exhibit Map • Application • Plat • Original Final Plat Resolution <p>Findings of Fact</p> <ul style="list-style-type: none"> • The property is zoned R-3 Single and Two Family Residence District. • Nine platted lots currently exist • Eighteen (18) lots are proposed to be developed as zero-lot line duplexes. • The area of the lots is approximately 1,125 square feet (0.25acres). • All lots meet the requirements for zero-line line properties within the R-3 zoning district. • The division of land into five or more lots shall be considered a major subdivision and required to receive Plan Commission and Common Council approval. A plat amendment is required as the plat exists. <p>Staff Recommendation</p> <p>Staff recommends approving the subdivision plat amendment of Carol's Lane.</p>
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Vicinity Map



Background

Rettler Corporation, representing the property owner, is requesting a subdivision plat amendment for the Carol's Lane Subdivision. The original plat (see attached) was a 9-lot subdivision created with the intent to develop duplexes. While the development intent hasn't changed, the property ownership options have changed from rented duplexes to owner occupied. Therefore the subdivision plat amendment request is to divide the nine existing lots into 18 total lots to accommodate zero-lot-line, common wall, duplexes. Lot details are below.

Existing Lot Details:

Square footage: 22,255
 Acreage: 0.511 acres
 Frontage: 106 feet
 Depth: 110 feet

Proposed Lot Details:

Square footage: 11,125
 Acreage: 0.25 acres
 Frontage: 53 feet
 Depth: 110 feet

Major subdivision plats, anything with 5 or more subdivided lots, shall be reviewed by the Plan Commission and approved by the Common Council.

Standards of Review

- 1) The proposed subdivision or land division shall be compatible with adjacent land uses and shall maintain the general land use pattern of the area in question.

Analysis: Review has occurred to approve the final Carol's Lane Plat to construct duplexes on the new lots (see original resolution attached). The intent to construct duplexes remains, however subdivision lot are proposed to be owner occupied using zero-lot line, common wall requirements which would require splitting the lots in half. Current zoning allows zero-lot line properties.

Findings: Owner occupied duplexes will assist in maintaining the neighborhood characteristics, while also providing a buffer between single family homes to the north and industrial uses to the south. Occupants within the owner occupied duplexes will, like many home owners, be more inclined to maintain and improve their property. Again, the proposed subdivision amendment meets the minimum performance standards in the zoning district; therefore the property is not required to be rezoned.

- 2) The proposed subdivision or land division shall result in a development pattern which is compatible with surrounding developments and land uses. Measures of compatibility shall consider at least but not limited to lot sizes, traffic generation, access, noise and visual features.**

Analysis: The proposed changes to lots will not increase the amount of structures which can be built and therefore should provide adequate spacing between structures, similar to that found between existing homes within the area.

Findings: The proposed plat amendment does not allow for additional structures, but allows for the sale of one or both sides of a duplex constructed on two lots. The use of duplexes provides for a transition to the more intense uses to the south. Furthermore, noise, traffic and visual features from the industrial use will be buffered as well.

- 3) The proposed subdivision or land division and the resulting development shall not demonstrably adversely affect the City's ability to provide future public utilities, install future public improvements or accomplish future annexations. The Plan Commission may consider annexation agreements with the property owner in order to comply with this requirement. The Plan Commission may also consider whether the City and Town(s) have reached an agreement on necessary public improvements and public services facilities required to serve the development.**

Analysis: Utilities exist south of the property on an easement which can adequately serve the proposed development.

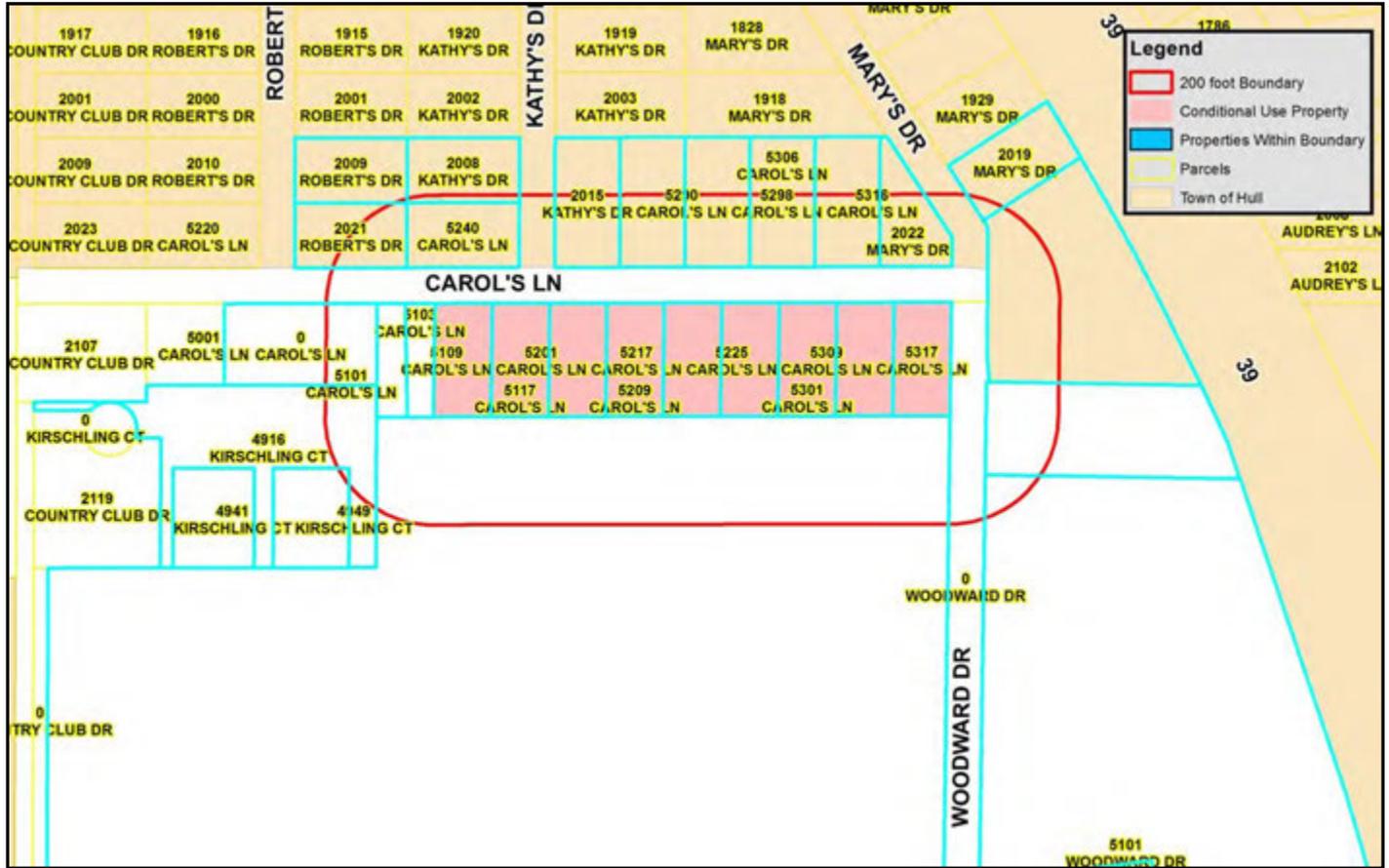
Findings: The subdivision does not adversely affect the City's ability to provide future improvements to the area. This standard is met.

- 4) The proposed subdivision or land division shall comply with one of the following:**
- a. The proposed subdivision or land division shall represent infilling of vacant land. Infilling is defined as a subdivision or land division which will accommodate the development of vacant land located such that surrounding existing land uses render the land impractical for any but similar uses.**
 - b. The proposed subdivision or land division shall provide permanent open space lands for use by the general public in conformance with the adopted Parks and Open Space Plan for Portage County, Wisconsin, the City of Stevens Point adopted Parks and Open Space Plan or the City's other adopted Comprehensive Plan elements. The permanent open space lands shall be accessible and open for use by the general public.**

Analysis: The subdivision amendment is infill development surrounded by residential and industrial. The subdivision amendment creates a total of 18 lots with which nine structures would be permitted to be developed. The City's Comprehensive Plan identifies the future use of the area as business park district. This district category provides for industrial, commercial and residential development in a "campus" like setting.

Findings: This standard is met.

Subdivision Plat Amendment – Carol's Lane – Intersection at Carol's Lane and Mary's Drive (Parcel ID's 2408-35-3000-19 to 2408-35-3000-27) – Exhibit Map (200 Feet Boundary)



Tax Key	Name	Mailing Address	City, State	Zip	Property Address
020560601	Corey E Hansen	2019 MARY'S DR	Stevens Point WI	54481	2019 Mary's Dr.
020560513	Karen M Fadner Rec Trst DTD 11/30/01	2022 MARY'S DR	Stevens Point WI	54481	2022 Mary's Dr.
020560512	Thomas E & Diane L Haulfmann	5316 CAROL'S LN	Stevens Point WI	54481	5316 Carol's Ln.
020560511	William J & T Wallner	5306 CAROL'S LN	Stevens Point WI	54481	5306 Carol's Ln.
020560510	Paul & Melanie A Rector	5298 CAROL'S LN	Stevens Point WI	54481	5298 Carol's Ln.
020560502	Scott P Sleeter & Wendy A Surawski	5290 CAROL'S LN	Stevens Point WI	54481	5290 Carol's Ln.
020560501	James E Voss	2015 KATHY'S DRIVE	Stevens Point WI	54481	2015 Kathy's Dr.
020560311	Darrell D & S Meronek	2008 KATHY'S DR	Stevens Point WI	54481	2008 Kathy's Dr.
020540302	Wesley R & A Spreda	2009 ROBERT'S DR	Stevens Point WI	54481	2009 Robert's Dr.
020560612	Public Park				
020560312	Jeremy M & Lisa K Piesik	5240 CAROL'S LN	Stevens Point WI	54481	5240 Carol's Ln.
020540301	Kevin J & N Perri	2021 ROBERT'S DR	Stevens Point WI	54481	2021
281240835330010	MK&K Properties LLC	7791 Andrews Lane	Custer WI	54423	0 Carol's Ln.
281240835330006	FP Properties of WIS LLP	4916 KIRSCHLING CT	Stevens Point WI	54481	4916 Kirschling Ct.
281240835330008	Kirschling Court 4949 LLC	6073 Sharonwood Ln	Stevens Point WI	54482	4949 Kirschling Ct.
281240835300017	Peter A & Jean M Finke	5101 CAROL'S LANE	Stevens Point WI	54481	5101 Carol's Ln.
281240835300019	JFahrner Inc.	2688 Scenic Dr	Stevens Point WI	54481	5109 Carol's Ln.
281240835300020	JFahrner Inc.	2688 Scenic Dr	Stevens Point WI	54481	5117 Carol's Ln.
281240835300021	JFahrner Inc.	2688 Scenic Dr	Stevens Point WI	54481	5201 Carol's Ln.

281240835300016	Valley Sales Corp.	PO Box 263	Stevens Point WI	54481	
281240835300015	Valley Sales Corp.	PO Box 263	Stevens Point WI	54481	
281240835300015	Valley Sales Corp.	PO Box 263	Stevens Point WI	54481	
281240835300018	Janet A Griffith	5103 CAROLS LN	Stevens Point WI	54481	5103 Carol's Ln.
281240835300022	JFarhrner Inc.	2688 Scenic Dr	Stevens Point WI	54481	5209 Carol's Ln.
281240835300023	JFarhrner Inc.	2688 Scenic Dr	Stevens Point WI	54481	5217 Carol's Ln.
281240835300024	JFarhrner Inc.	2688 Scenic Dr	Stevens Point WI	54481	5225 Carol's Ln.
281240835300025	JFarhrner Inc.	2688 Scenic Dr	Stevens Point WI	54481	5301 Carol's Ln.
281240835300026	JFarhrner Inc.	2688 Scenic Dr	Stevens Point WI	54481	5309 Carol's Ln.
281240835300027	JFarhrner Inc.	2688 Scenic Dr	Stevens Point WI	54481	5317 Carol's Ln.



City of Stevens Point
Community Development Department

1515 Strongs Avenue, Stevens Point, WI 54481
(715) 346-1567
(715) 346-2498
communitydevelopment@stevenspoint.com
http://stevenspoint.com

APPLICATION FOR SUBDIVISION APPROVAL

(Pre-Application Conference Required)

R#1-60693
3/24/15

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #	-	Date Submitted	03/15	Fee Required	\$50.00	Fee Paid	\$50.00
Associated Applications (if any)	-	Assigned Case Manager	Kyle Korns				
Pre-Application Conference Date	-	Major Subdivision	<input type="checkbox"/>	Minor Subdivision	<input type="checkbox"/>	Amendment	

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input checked="" type="checkbox"/>)	
Applicant Name	Aaron Parks	Contact Name	
Address	3317 Business Park Dr.	Address	
City, State, Zip	St. Pt. WI 54482	City, State, Zip	
Telephone	715 341-2633	Telephone	
Fax	715 341-0431	Fax	
Email	aparks@rettlr.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	Jerald Fahrner	Owner's Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

Subdivision Name	Replat of Carol's Lane	Former Subdivision Name (if any)	Carol's Lane Subd.
Area of Subject Property (Acres/Sq Ft)	4.6 Acres -	Proposed Number of Lots	18
Project Address:			
Parcel 1 - Assessor's Parcel ID Number	Parcel 2 - Assessor's Parcel ID Number (if needed)	Parcel 3 - Assessor's Parcel ID Number (if needed)	
Current Use of Subject Property			
Proposed Use of Subject Property			
Designated Future Land Use Category	Current Zone District(s)		
Is there an associated request for a Zoning Map Amendment? If yes provide the application Number?			
Number of Residential Units Proposed	Proposed Gross Residential Density	Commercial Space Proposed Sq. Ft.	
Common Open Space Proposed Sq. Ft.	Primary Open Space Designations (Cluster)	Secondary Open Space Designation (Cluster)	

Source of Utilities:		Streets Created or Extended as part of Subdivision? If Yes What Types?	
Water		Sewer	
Number of Each Type of Building and Individual Units		Proposed Density (Units/Acre)	
Single-Family House			
Attached House (duplex)			
Row House (Number of Units)			
Apartment (Number of Units)			
Commercial Building			
Mixed Use Building (number of residential units)			
Industrial Building			
Civic Building / Institutional			
Open Lot			

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

Current Zoning Surrounding Subject Property

North:		South:	
East:		West:	

Current Land Use Surrounding Subject Property

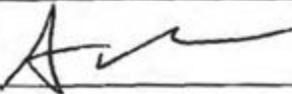
North:		South:	
East:		West:	

EXHIBITS (MAJOR SUBDIVISION)

Owner Information Sheet	<input type="checkbox"/>	Additional Exhibits If Any (List)
Letter to District Alderperson	<input type="checkbox"/>	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	<input checked="" type="checkbox"/>	
Site Plan (designating primary, side, and service street frontages)	<input type="checkbox"/>	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	<input type="checkbox"/>	
Open Space Plan if Cluster Subdivision	<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"/>	

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
	3-23-15		

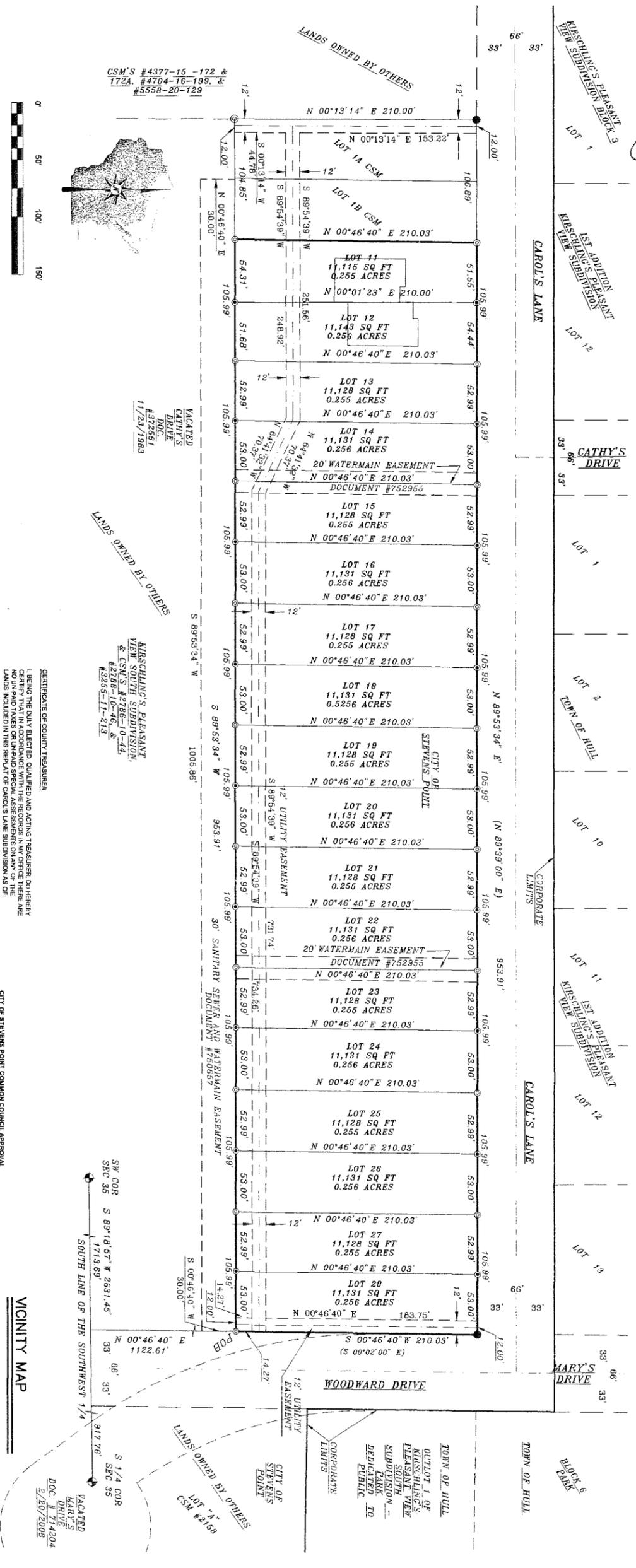
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified March 11, 2015

Mark M. Rietler
 Department of Administration

A SUBDIVISION PLAT FOR THE REPLAT OF CAROL'S LANE SUBDIVISION, BEING ALL OF LOTS 2, 3, 4, 5, 6, 7, 8, 9, AND 10 OF CAROL'S LANE SUBDIVISION, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

REPLAT OF CAROL'S LANE SUBDIVISION



SURVEYOR

ARON PARKS, R.S.#881
 REGISTERED PROFESSIONAL LAND SURVEYOR
 3317 BUSINESS PARK DRIVE
 STEVENS POINT, WISCONSIN
 PHONE: (715) 341-4433
 FAX: (715) 341-4431

BASE FOR BEARING

BASE FOR BEARING IS THE SOUTHWEST CORNER OF SECTION 35 ASSUMED TO BEAR S 89°18'57" W.

LEGEND

- ⊕ HARRISON MONUMENT FOUND
- ⊙ 2" IRON PIPE FOUND
- ⊙ 3/4" IRON PIPE FOUND
- ⊙ 3/4" X 1/8" REBAR SET 1.50' DEEP
- ⊙ 1" RECORDED AS

UTILITY EASEMENTS

NO HOLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF WISCONSIN STATUTES AND IS SUBJECT TO PENALTY. EASEMENTS ARE HEREIN SET FORTH FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREAS.

SURVEYOR'S CERTIFICATE

I, ARON PARKS, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF [PHONETIC NAME], I HAVE SURVEYED, DIVIDED AND MAPPED THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND CONTAINING 298.28 SQUARE FEET (0.68 ACRES), LOCATED IN THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF SECTION 35, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

MORE PARTICULARLY DESCRIBED AS LOTS 2, 3, 4, 5, 6, 7, 8, 9, AND 10 OF CAROL'S LANE SUBDIVISION.

THAT I HAVE COMPILED FULLY WITH THE CURRENT PROVISIONS OF CHAPTER 238 AND CHAPTER 187 OF THE REVISED WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE CITY OF STEVENS POINT IN SURVEYING DIVISION AND MAPPING SAME.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED DIVIDED AND MAPPED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CERTIFIED THIS 3RD DAY OF FEBRUARY, 2015.

CITY OF STEVENS POINT TREASURER

DATE: _____

OWNER: _____

DATE: _____

CITY OF STEVENS POINT COMMON COUNCIL APPROVAL

BE IT RESOLVED THAT THE REPLAT OF CAROL'S LANE SUBDIVISION IN THE CITY OF STEVENS POINT IS HEREBY APPROVED BY THE STEVENS POINT COMMON COUNCIL.

GARY WESCOTT, MAYOR
 DATE: _____

HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF STEVENS POINT, WI.

JOHN VOEL, CLERK
 DATE: _____

APPROVED BY THE CITY OF STEVENS POINT COMMUNITY DEVELOPMENT DIRECTOR:

MICHAEL OSTROWSKI
 DIRECTOR OF COMMUNITY DEVELOPMENT
 DATE: _____

CERTIFICATE OF COUNTY TREASURER

I, BEING THE DUTY ELECTED, QUALIFIED AND ACTING TREASURER, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE THEREIN NO LONGER CONTAIN ANY RECORDS OF SPECIAL ASSESSMENTS OR TAXES ON THE LANDS INCLUDED IN THIS REPLAT OF CAROL'S LANE SUBDIVISION AS OF _____.

PORTAGE COUNTY TREASURER
 DATE: _____

CITY OF STEVENS POINT TREASURER

DATE: _____

OWNER: _____

DATE: _____

CITY OF STEVENS POINT COMMON COUNCIL APPROVAL

BE IT RESOLVED THAT THE REPLAT OF CAROL'S LANE SUBDIVISION IN THE CITY OF STEVENS POINT IS HEREBY APPROVED BY THE STEVENS POINT COMMON COUNCIL.

GARY WESCOTT, MAYOR
 DATE: _____

HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF STEVENS POINT, WI.

JOHN VOEL, CLERK
 DATE: _____

APPROVED BY THE CITY OF STEVENS POINT COMMUNITY DEVELOPMENT DIRECTOR:

MICHAEL OSTROWSKI
 DIRECTOR OF COMMUNITY DEVELOPMENT
 DATE: _____

NEIGHBORHOOD MAP



RETTLER CORPORATION

3317 Business Park Drive, Stevens Point, WI 54482
 Telephone: 715-341-2233 Fax: 715-341-0431
 e-mail: info@retler.com, website: www.retler.com

THIS INSTRUMENT WAS PREPARED BY ARON PARKS AND DRAWN BY [NAME]

JOB # 13102 SHEET 1 OF 1 SHEET

RETTLER CORPORATION, INC. HOLDS THE RIGHT TO CORRECT AND TO THE BEST OF ITS KNOWLEDGE AND BELIEF TO MAKE ANY NECESSARY AMENDMENTS TO THIS INSTRUMENT WITHOUT THE NECESSITY OF OBTAINING THE SIGNATURE OF ANY PARTY TO THIS INSTRUMENT.

CONTRACT NUMBER: [NUMBER]



**WISCONSIN DEPARTMENT OF
ADMINISTRATION**

SCOTT WALKER
GOVERNOR
SCOTT A. NEITZEL
SECRETARY

Page 77 of 80

Plat Review
101 E Wilson St FL 9, Madison WI 53703
PO Box 1645, Madison WI 53701
(608) 266-3200 Fax: (608) 264-6104 TTY: (608) 267-9629
E-mail: plat.review@wi.gov
<http://doa.wi.gov/platreview>

March 11, 2015

RECEIVED

0006

PERMANENT FILE NO. 27322

MAR 17 2015

CITY CLERKS
OFFICE

AARON PARKS
R. H. RETTLER & ASSOCIATES, INC.
3317 BUSINESS PARK DR
STEVENS POINT WI 45648

Subject: REPLAT OF CAROL'S LANE SUBDIVISION
SW 1/4 S35 T24N R8E
CITY OF STEVENS POINT, PORTAGE COUNTY

Dear Mr. Parks:

You have submitted REPLAT OF CAROL'S LANE SUBDIVISION for review. The Department of Administration does not object to the final plat bearing the March 5, 2015 revision date. We certify that it complies with: s. 236.15, s. 236.16, s. 236.20, and s. 236.21, Wis. Stats.

DEPARTMENT OF ADMINISTRATION COMMENTS:

The Department of Administration has no conditions for this plat.

Note to Surveyor: You must sign and seal the plat prior to final approval and recording.

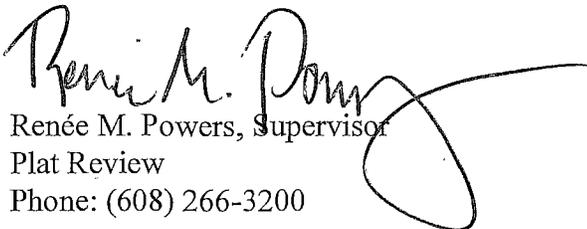
The plat shall be presented to the City Council for final approval and signing. The City, during its review of the plat, will have resolved when applicable that the plat:

- complies with local comprehensive plans, official map or subdivision control ordinances;
- conforms with areawide water quality management regulations;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- is served by public sewer or private sewage systems;
- includes service or is serviceable by necessary utilities.

Any changes to the plat involving details checked by this Department will require submission of the plat to the Department for recertification before the plat is eligible for recording. Such changes can be found by comparing the recordable document with the half-size copy of the certified plat furnished with this letter.

If there are any questions concerning this review, please contact our office, at the number listed below.

Sincerely,


Renée M. Powers, Supervisor
Plat Review
Phone: (608) 266-3200

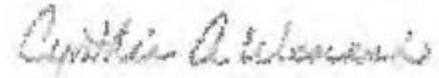
Enc: Recordable Document, Print

cc: Jerold Fahrner, Owner
Clerk, City of Stevens Point
Register of Deeds
NCWRPC

ORIGINAL RECEIVED FROM SURVEYOR ON 02/03/2015; REVIEWED ON 03/04/2015
SUBSTITUTE ORIGINAL RECEIVED FROM SURVEYOR ON 03/09/2015

APR 06 2011

CYNTHIA A WIGINSKI
PORTAGE COUNTY REGISTER OF DEEDS
RECEIVED FOR RECORD
Mar. 31, 2011 AT 08:40AM



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

RESOLUTION

RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that the **Final Plat for Carol's Lane Subdivision**, located in the SE ¼ of the SW ¼, and the SW ¼ of the SW ¼, of Section 35, Township 24 North, Range 8 East, City Of Stevens Point, Portage County, Wisconsin, be approved as shown on the attached map, with the following conditions:

1. A park fee shall be submitted to the City of Stevens Point in the amount of \$400 per duplex.
2. Developments shall meet the Wellhead Protection Overlay District requirements.

The exterior boundary of said parcel of land is described as follows:

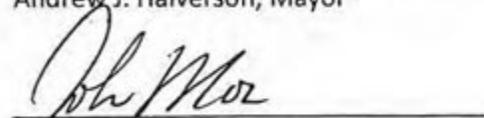
COMMENCING AT THE SOUTH ¼ CORNER OF SECTION 35; THENCE S 89° 18' 57" W ALONG THE SOUTH LINE OF THE SW ¼ 917.76'; THENCE N 00° 46' 40" E 1122.61' TO A POINT ON THE WEST RIGHT OF WAY OF WOODWARD DRIVE THE SOUTHEAST CORNER OF CSM #10002-44-32 AND THE POINT OF BEGINNING; THENCE S 89° 53' 34" W ALONG THE SOUTH LINE OF SAID CSM 953.91' TO THE SOUTHEAST CORNER OF LOT 1 THEREOF; THENCE N 00° 46' 40" E ALONG THE EAST LINE OF SAID LOT 1 210.03' TO THE SOUTH RIGHT OF WAY OF CAROL'S LANE; THENCE N 89° 53' 34" E ALONG SAID RIGHT OF WAY 953.91' TO THE WEST RIGHT OF WAY OF WOODWARD DRIVE; THENCE S 00° 46' 40" W ALONG SAID RIGHT OF WAY 210.03' TO THE POINT OF BEGINNING AND THERE TERMINATING.

Approved:



Andrew J. Halverson, Mayor

Attest:



John Moe, City Clerk

Dated: February 21, 2011
Adopted: February 21, 2011
Published: February 25, 2011

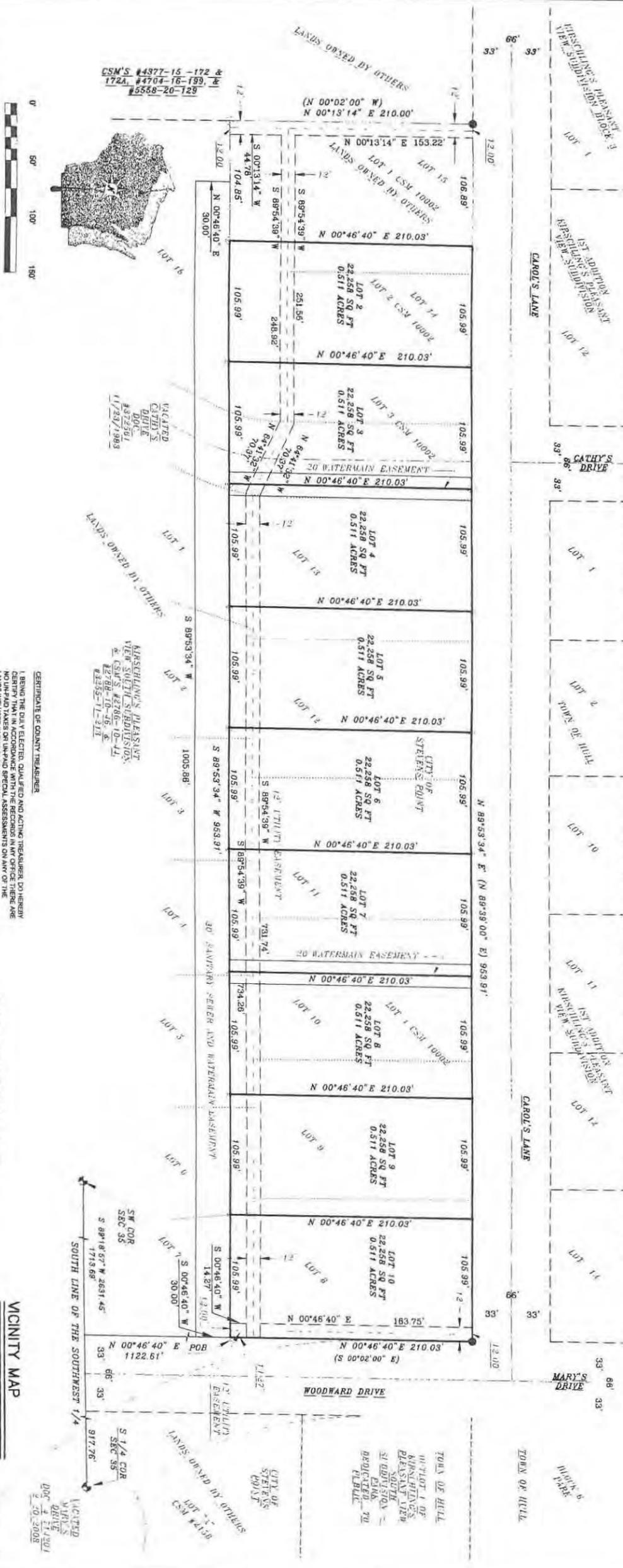
Drafted by: Michael Ostrowski
Return to: City Clerk

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified February 17, 2011
Ernest Wooster
Department of Administration

CAROL'S LANE SUBDIVISION

A SUBDIVISION PLAT FOR CAROL'S LANE SUBDIVISION, BEING PART OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, AND 16 OF KIRSCHLING'S PLEASANT VIEW SOUTH SUBDIVISION, BEING PART OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP #2786, BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP #2787, BEING PART OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP # 2788, BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP #3295, AND ALL OF LOTS 1, 2, 3, AND 4 OF CERTIFIED SURVEY MAP #10002, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 24 NORTH, RANGE 8 EAST, THE CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.



SURVEYOR

ERNEST WOOSTER, R.S.#1741
RETTLER CORPORATION
3317 BUSINESS PARK DRIVE
STEVENS POINT, WI 54481
PHONE: (715) 341-5431
FAX: (715) 341-5431

BASE FOR BEARING

BASE FOR BEARING IS THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 35 ASSUMED TO BE 79° 5' W.

LEGEND

- 1. HARRISON MONUMENT FOUND
- 2. IRON PIPE FOUND
- 3. 3/4" X 1/4" FOUND
- 4. 3/4" X 1/4" REBAR SET 1.502 LB/FT
- 5. RECORDED AS

UTILITY EASEMENTS

NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR MONUMENT. THE INSTRUMENT WOULD DISTURB ANY SURVEY STAKE OR MONUMENT. THE INSTRUMENT WOULD DISTURB ANY SURVEY STAKE OR MONUMENT. THE INSTRUMENT WOULD DISTURB ANY SURVEY STAKE OR MONUMENT.

SURVEYOR'S CERTIFICATE

I, ERNEST WOOSTER, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF AEROLD FARMER, I HAVE SURVEYED AND MAPPED THE FOLLOWING DESCRIBED PARCEL OF LAND:
A PARCEL OF LAND CONTAINING 200.323 SQUARE FEET (4.589 ACRES), LOCATED IN THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.
THE EXTERIOR BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 35;
THENCE S 89° 53' 34" W ALONG THE SOUTH LINE OF THE SW 1/4 R1778;
THENCE N 00° 46' 40" E 1122.61' TO THE WEST RIGHT OF WAY OF WOODWARD DRIVE;
THENCE S 89° 53' 34" W ALONG THE WEST RIGHT OF WAY OF WOODWARD DRIVE TO THE SOUTHEAST CORNER OF CSM #10002-44-42 AND THE POINT OF BEGINNING;
THENCE S 89° 53' 34" W ALONG THE SOUTH LINE OF SAID CSM #10002-44-42 TO THE SOUTHEAST CORNER OF LOT 1 THEREOF;
THENCE N 00° 46' 40" E ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTH RIGHT OF WAY OF CAROL'S LANE;
THENCE N 89° 53' 34" E ALONG SAID RIGHT OF WAY 953.91' TO THE WEST RIGHT OF WAY OF WOODWARD DRIVE;
THENCE S 00° 46' 40" W ALONG SAID RIGHT OF WAY 718.76' TO THE POINT OF BEGINNING AND THERE TERMINATING.

CERTIFICATE OF COUNTY TREASURER

I, BEING THE DULY ELECTED, QUALIFIED AND ACTING COUNTY TREASURER FOR THE CITY OF STEVENS POINT, WISCONSIN, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 236.15 AND 236.16, WISCONSIN STATUTES, NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS INCLUDED IN THIS PLAT OF CAROL'S LANE SUBDIVISION AS OF THE DATE OF RECORDING OF THIS INSTRUMENT ARE KNOWN TO ME.

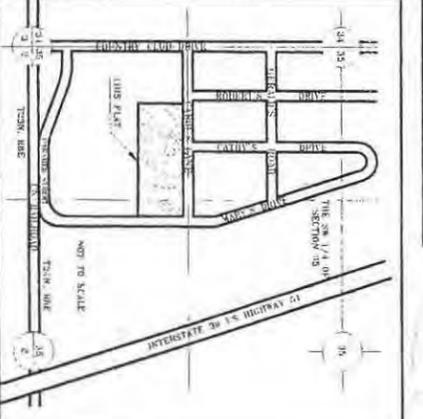
CITY OF STEVENS POINT COMMON COUNCIL APPROVAL

BE IT RESOLVED THAT THE PLAT OF CAROL'S LANE SUBDIVISION IN THE CITY OF STEVENS POINT, WISCONSIN, IS HEREBY APPROVED BY THE STEVENS POINT COMMON COUNCIL.
ANDREW HALVERSON, MAYOR
I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF STEVENS POINT, WI.
JOHN LAKE, CLERK

APPROVED BY THE CITY OF STEVENS POINT COMMUNITY DEVELOPMENT DIRECTOR

By: Michael Grondal
Director of Community Development

NEIGHBORHOOD MAP



SIGNED: ERNEST WOOSTER
R/S 7/11

SIGNED: COUNTY
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
COUNTY: _____
REVISED 17 JAN 2011

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