

AGENDA
CITY PLAN COMMISSION

June 1, 2015 – 6:00 PM
Lincoln Center – 1519 Water Street, Stevens Point, WI 54481

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

1. Roll call.

Discussion and possible action on the following:

2. Report of the May 4, 2015 Plan Commission meeting.

3. **Public Hearing** - Conditional use permit renewal for Amber Grill to operate a tavern at 1001 Amber Avenue (Parcel ID 2408-36-2200-47).

4. Action on the above.

5. **Public Hearing** - Conditional use permit renewal for Arbuckle's to operate a tavern at 1320 Strongs Avenue (Parcel ID 2408-32-2026-45).

6. Action on the above.

7. **Public Hearing** - Conditional use permit renewal for Pete's Sports Bar to operate a tavern at 200 Division Street (Parcel ID 2408-29-4003-09).

8. Action on the above.

9. **Public Hearing** - Conditional use permit renewal for Papa Joe's Bar to operate a tavern at 233 Division Street (Parcel ID 2408-29-4002-04).

10. Action on the above.

11. **Public Hearing** - Conditional use permit renewal for Middletown Grill to operate a tavern at 2301 Church Street (Parcel ID 2408-32-4035-20).

12. Action on the above.

13. **Public Hearing** - Conditional use permit renewal for Tech Lounge to operate an electronic amusement business at 1028-36 Main Street (Parcel ID 2408-32-2029-22).

14. Action on the above.

15. **Public Hearing** - Conditional use permit renewal for Express Recycling LLC to operate a recycling center at 2608 Water Street (Parcel ID 2308-05-1012-22).

16. Action on the above.

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.

17. **Public Hearing** - Request from Sheldon Ferkey for a conditional use permit for the purposes of operating associated car wash activities at 3324 Church Street (Parcel ID 2308-04-3012-03).
18. Action on the above.
19. **Public Hearing** - Request from Paul Peterson, representing Stevens Point Properties, LLC to rezone the property located at 405 Prentice Street (Parcel ID 2408-29-4010-36) from "R-3" Single and Two Family Residence District to "R-5" Multiple Family II Residence District.
20. Action on the above.
21. Request from the City of Stevens Point to purchase 225 West Cornell Avenue.
22. Calling for a public hearing for the amendment of Tax Incremental District 5 and Tax Incremental District 7.
23. 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: May 15, 2015 and May 22, 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, June 1, 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 Amber Grill for a conditional use permit renewal to operate a tavern at 1001 Amber Avenue (Parcel ID 2408-36-2200-47). This property being zoned "B-5" Highway Commercial District, and described as LOT 1 CSM#8640-35-20 A & B BNG PRT LOT 4 PARKDALE SUB & BNG PRT SESW S25 & NENW S36 T24 R8 664658, City of Stevens Point, Portage County, Wisconsin.
2. Request from Arbuckle's for a conditional use permit renewal to operate a tavern at 1320 Strongs Avenue (Parcel ID 2408-32-2026-45). This property being zoned "B-3" Central Business District, and described as LOTS 3 & OUTLOT 2.1 CSM# 3218-11-176 BNG PRT NENW 32 T24 R8 ESMTS DES IN 457/524 & 545/573 545/574-5 681/964 645180, City of Stevens Point, Portage County, Wisconsin.
3. Request from Pete's Sports Bar for a conditional use permit renewal to operate a tavern at 200 Division Street (Parcel ID 2408-29-4003-09). This property being zoned "B-4" Commercial District, and described as LOT 2 CSM#7941-30-71&A BNG PRT BLK 2 BATTIN & OTHERS ADD EXC LOT 1 CSM#8046-31-26&A; ESMT FOR PRKG-576/323-25 705820, City of Stevens Point, Portage County, Wisconsin.
4. Request from Papa Joe's Bar for a conditional use permit renewal to operate a tavern at 233 Division Street (Parcel ID 2408-29-4002-04). This property being zoned "B-4" Commercial District, and described as PRT OF NE SE COM 433' 1/2" S & 25' E OF NW COR SD 40 E 130' S 126' W 130' N 126' TO POB ALSO INCL PT OF VACATED DIVISION ST DESC IN DOC#685644 S29 T24 R8 689440 & STIP 685644 704766-CERT, City of Stevens Point, Portage County, Wisconsin.
5. Request from Middletown Grill for a conditional use permit renewal to operate a tavern at 2301 Church Street (Parcel ID 2408-32-4035-20). This property being zoned "B-3" Central Business District, and described as ALL LOT 4 & THAT PRT LOTS 5 & 6 LYG E OF CHURCH ST BLK 4 HELM ADD; EX HY DES 663015 S32 T24 R8 643928, City of Stevens Point, Portage County, Wisconsin.
6. Request from Tech Lounge for a conditional use permit renewal to operate an electronic amusement business at 1028-36 Main Street (Parcel ID 2408-32-2029-22). This property being zoned "B-3" Central Business District, and described as W 40' LOT 3 & S 3' OF THE W 36' LOT 20 BLK 29 VAL BROWN ADD (CLERK OF COURTS FILE 84CV-397);SUBJ TO AGRMT AS IN 655400 S32 T24 R8 785648, City of Stevens Point, Portage County, Wisconsin.
7. Request from Express Recycling LLC for a conditional use permit renewal to operate a recycling center at 2608 Water Street (Parcel ID 2308-05-1012-22). This property being zoned "M-2" Heavy Industrial District, and described as LOT 1 CSM #1321-5-79 BNG PRT NE NE NW NE & SW NE S5 T23 R8 486/720 650466-DEED REST 758132, City of Stevens Point, Portage County, Wisconsin.

8. Request from Sheldon Ferkey for a conditional use permit for the purposes of operating a car wash and related activities at 3324 Church Street (Parcel ID 2308-04-3012-03). This property being zoned "B-4" Commercial District and described as Lot 2 CSM#101-1-101 BNG PRT SESW S4 T23 R8 802598, City of Stevens Point, Portage County, Wisconsin.
9. Request from Paul Peterson, representing Stevens Point Properties, LLC to rezone the property located at 405 Prentice Street (Parcel ID 2408-29-4010-36) from "R-3" Single and Two Family Residence District to "R-5" Multiple Family II Residence District. This property is described as Lot 1 CSM #6399-23-222 BNG PRT NW SE S29 T24 R8 805528, 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
May 4, 2015 – 6:00 PM
Lincoln Center – 1519 Water Street

PRESENT: Mayor Mike Wiza, Alderperson Kneebone, Commissioner Bob Brush, 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 Clerk John Moe, Comptroller/Treasurer Corey Ladick, Director Schatschneider, Alderperson Doxtator, Alderperson Ryan, Alderperson Slowinski, Alderperson McComb, Alderperson Phillips, Alderperson Morrow, Brandi Makuski, Mary Ann Laszowski, Barb Jacob, Nathaniel Enwald, Mykayla Hilgart, Dale O’kray, and Neal Nealis.

INDEX:

1. Report of the April 6, 2015 Plan Commission meeting.
 2. **Public Hearing** - Request from Dale O’Kray, Representing the Portage County Sheriff’s Office, for a conditional use permit for the purposes of installing additional communication equipment to the existing wireless communication tower, constructing a small building to house equipment, and to replace the generator at **2442 Sims Avenue / 1000 Minnesota Avenue (Parcel ID 2408-33-2001-05)**.
 3. Action on the above.
 4. Repeal and recreation of Chapter 23.08 B (Floodplain ordinance) of the Revised Municipal Code of the City of Stevens Point to adopt a new Wisconsin Department of Natural Resources model and include a letter of map revision, Case Number 14-05-4844. (*The public hearing for this item will be held at the Common Council meeting on May 18, 2015*).
 5. Adjourn.
-

1. Report of the April 6, 2015 Plan Commission meeting.

Motion by Commissioner Curless to approve the report of the April 6, 2015 Plan Commission meeting; seconded by Commissioner Cooper. Motion carried 7-0.

2. **Public Hearing** - Request from Dale O’Kray, Representing the Portage County Sheriff’s Office, for a conditional use permit for the purposes of installing additional communication equipment to the existing wireless communication tower, constructing a small building to house equipment, and to replace the generator at **2442 Sims Avenue / 1000 Minnesota Avenue (Parcel ID 2408-33-2001-05)**.

Mayor Wiza declared the public hearing open.

Captain Dale O’Kray, Portage County Sheriff’s Office, explained upgrades are occurring to towers throughout the county, which involves changing them from a repeater tower to a simulcast tower. The Stevens Point Police Department suggested the Goerke Field tower for the location in the city. The amendment to the conditional use would be for the additional equipment on the tower and the building at the base of the tower.

Commissioner Brush asked if the equipment would include additional antennas, to which Captain O’Kray answered yes, and pointed them out in the plans attached to the staff report.

Mayor Wiza declared the public hearing closed.

3. Action on the above.

Aldersperson Slowinski asked the size of the building and if it would interfere with the existing batting cages. Captain O’Kray explained the structure would be 10 feet by 10 feet and located north of the tower, separate from the existing building. Furthermore, it would not interfere with the batting cages.

Director Ostrowski explained that the Goerke Complex is approximately 30 acres in sized and the communication tower is located in the middle of it, just to the west of the football field. The request would be for an approximately 10 foot by 12 foot building in addition to the antenna changes to the existing tower, and a new generator. Staff recommends approval with conditions outlined in the staff report.

Motion by Commissioner Cooper to approve the request from Dale O’Kray, representing the Portage County Sheriff’s Office, for a conditional use permit for the purposes of installing additional communication equipment to the existing wireless communication tower, constructing a small building to house equipment, and to replace the generator at 2442 Sims Avenue / 1000 Minnesota Avenue (Parcel ID 2408-33-2001-05) with the following conditions:

- Any other pertinent requirements from the Federal Aviation Administration (FAA) shall be met.
- Any and all mechanical equipment located on the ground shall be completely concealed or screened, except generators.
- The main exterior material for the building shall be the “Arizona Sandstone” masonry.

seconded by Commissioner Haines. Motion carried 7-0.

4. Repeal and recreation of Chapter 23.08 B (Floodplain ordinance) of the Revised Municipal Code of the City of Stevens Point to adopt a new Wisconsin Department of Natural Resources model and include a letter of map revision, Case Number 14-05-4844. (*The public hearing for this item will be held at the Common Council meeting on May 18, 2015*).

Director Ostrowski explained this agenda item is twofold. The first is to adopt a new 2012 ordinance model from the Department of Natural Resources (DNR), and second, to adopt a Letter of Map Revision to remove approximately 200 properties out of the standard 100 year flood plain. The following steps need to occur to complete this process; Plan Commission’s recommendation; public hearing at the Common Council meeting and action on the Plan Commission recommendation, publication of the ordinance; and forwarding of the ordinance to the DNR and Federal Emergency Management Agency for certification. Director Ostrowski noted that this does not completely take the properties out of the floodplain, but changes the classification of the floodplain that they are in.

Commissioner Haines asked how this determination has been made, to which Director Ostrowski answered the reconstruction of the sea wall to a proper height.

Commissioner Curless asked if this would also remove properties on Della Street from the floodplain, to which Director Ostrowski stated many of those properties were removed in 2010, and this project would not involve those properties.

Commissioner Cooper asked for clarification regarding the public hearing being held at the Common Council versus at Plan Commission. Director Ostrowski explained that the information was not received in time for proper notice and publication for the Plan Commission.

Mary Ann Laszewski, 1209 Wisconsin Street, asked for the area of Pine and Brawley streets to be pointed out on the map to which Director Ostrowski identified.

Motion by Commissioner Hoppe to approve the repeal and recreation of Chapter 23.08 B (Floodplain ordinance) of the Revised Municipal Code of the City of Stevens Point to adopt a new Wisconsin Department of Natural Resources model and include a letter of map revision, Case Number 14-05-4844; seconded by Commissioner Curless. Motion carried 7-0.

5. Adjourn.

Meeting Adjourned at 6:17 pm.



Memo

Michael Ostrowski, Director

Community Development

City of Stevens Point

1515 Strongs Avenue

Stevens Point, WI 54481

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

mostrowski@stevenspoint.com

City of Stevens Point – Department of Community Development

To: Plan Commission
From: Michael Ostrowski and Kyle Kearns
CC:
Date: 5/26/2015
Re: Conditional Use Renewals

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

- 1) 1001 Amber Avenue (Parcel ID 2408-36-2200-47) – Amber Grill (operate a tavern)
- 2) 1320 Strongs Avenue (Parcel ID 2408-32-2026-45) – Arbuckles (operate a tavern and extend premise)
- 3) 233 Division Street (Parcel ID 2408-29-4002-04) – Papa Joe’s Bar (operate a tavern and extend premise)
- 4) 200 Division Street (Parcel ID 2408-29-4003-09) – Pete’s Sports Bar (operate a tavern)
- 5) 2301 Church Street (Parcel ID 2408-32-4035-20) – Rhody’s (operate a tavern)
- 6) 1036 Main Street (Parcel ID 2408-32-2029-22) – Tech Lounge (operate an electronic amusement business)
- 7) 2608 Water Street (Parcel ID 2308-05-1012-22) – Express Recycling LLC (operate a recycling center)

All businesses are operational under their current conditional use. Furthermore, they have met all of the conditions placed upon them. No complaints pertaining to the uses have been made to the Community Development Department, nor have any severe or repeated violations or offenses been recorded by the Police Department. Two establishments had offenses for selling alcohol to minors.

In the past staff has included a two year expiration for permits, triggering this review; however, in most instances, conditions are met and the permit is reissued. Staff time to create distribution lists and notifications for several renewals can take a great deal of time, along with associated costs for public hearing notices. Staff would recommend that as part of the approval of the renewals, that staff be allowed to review the permits on a biannual basis. If during this time reoccurring issues or failed conditions become present, staff will bring the item back for further review by the Plan Commission. This was similarly done last year for conditional use permits with expiration dates, and should conclude the majority of properties with review periods. The current resolutions are attached.

Staff would recommend approval of all of the conditional use permit renewals with the following change to the resolutions:

This conditional use permit shall expire June 30, 2017, upon which staff shall have the authority to extend the permit for consecutive two year periods as long as all conditions are met.

281240836220008	J & J OSTROWSKI ENT LLC	1082 Maple Road North	Stevens Point WI	54482	5700 US Hwy 10
281240836220001	ALDI INC	9342 S 13TH STREET	Oak Creek WI	53154	5632 US Hwy 10
281240825340215	CLARK R & BETTY JANE PALLEN	801 Amber Ave	Stevens Point WI	54482	801 Amber Ave.
281240836220040	PARKDALE VINVESTMENTS LLC	3021 Patton Dr	Plover WI	54467	5709 Windy Dr.
281240836220041	RIVER CITIES BANK	P O Box 907	Wisconsin Rapids WI	54495	5709 Windy Dr.
281240836220032	PARKDALE INVESTMENTS LLC	3021 Patton Dr	Plover WI	54467	5720 Windy Dr.
281240825340202	JENNIFER A LARSEN	5747 Sandpiper Dr	Stevens Point WI	54482	5747 Sandpiper Dr.
281240825340203	MATTHEW J & SARAH B LORENZ	5749 Sandpiper Dr	Stevens Point WI	54482	5749 Sandpiper Dr.
281240825340204	CHEN CHEN LIU PAISUNG SHIH	5751 Sandpiper Dr	Stevens Point WI	54482	5751 Sandpiper Dr.
281240825340206	NICOLE FLETCHER & JUDE ELLESSEN	5719 Sandpiper Dr	Stevens Point WI	54482	5719 Sandpiper Dr.
281240836220037	HILIFE INVESTMENTS LLP	5756 Kingfisher Dr	Stevens Point WI	54482	5725 Windy Dr.

8 0 0 9 3 3 8
Tx:4007360

786403

CYNTHIA A. WISINSKI
PORTAGE COUNTY
STEVENS POINT, WI
RECORDED ON
06/21/2013 09:10 AM

REC FEE: 30.00
PAGES: 1
FEE EXEMPT:

RESOLUTION

[1001 AMBER AVENUE – AMBER GRILL]

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 **1001 Amber Avenue (Parcel ID 2408-36-2200-47)**, described as LOT 1 CSM#8640-35-20 A & B BNG PRT LOT 4 PARKDALE SUB & BNG PRT SESW S25 & NENW S36 T24 R8, Stevens Point, Portage County, Wisconsin, is hereby granted a Conditional Use Permit for the purpose of Operating a Tavern with the following conditions:

- 1) No food service, drinking, or music be allowed on the exterior seating area after 11:00 p.m.
- 2) Conditional use to expire June 30, 2015.

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

Approved:



Andrew J. Halverson, Mayor

Attest:



John Moe, City Clerk

Dated: June 17, 2013

Adopted: June 17, 2013

Drafted by: Michael Ostrowski

Return to: City Clerk

281240832202704	FIRST NATL BANK D ROWLAND MSCRE111/21W	111 West Monroe St	Chicago IL	60603	1245 Main St.
281240832202645	TLB PROPERTIES LLC	1720 Ridgewood Circle	Plover WI	54467	1320 Strong's Ave.
281240832202707	FIRST NATL BANK D ROWLAND MSCRE111/21W	111 West Monroe St	Chicago IL	60603	1323 Strong's Ave.
281240832202634	TLB PROPERTIES LLC	1720 Ridgewood Cir	Plover WI	54467	0 Strong's Ave.
281240832202630	ELKS LODGE #641	1132 Clark St	Stevens Point WI	54481	1132 Clark St.
281240832202708	FIRST NATL BANK D ROWLAND MSCRE111/21W	111 West Monroe St	Chicago IL	60603	1329 Strong's Ave.
281240832202629	CITY OF STEVENS POINT	1515 Strong's Ave	Stevens Point WI	54481	0 Clark St.
281240832202633	LARRY & SARA RAIKOWSKI	4025 County Road H & O	Junction City WI	54443	1332 Strong's Ave.
281240832202632	JEFFREY W BROWN & KRISTEN M MERTES	1159 Wilshire Dr	Stevens Point WI	54481	1140 Clark St.
281240832292709	CITY OF STEVENS POINT	1515 Strong's Ave	Stevens Point WI	54481	0 Clark St.

8 0 0 9 3 4 0
Tx:4007360

786405

CYNTHIA A. WISINSKI
PORTAGE COUNTY
STEVENS POINT, WI
RECORDED ON
06/21/2013 09:10 AM

REC FEE: 30.00
PAGES: 2
FEE EXEMPT:

RESOLUTION

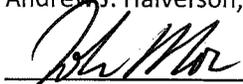
[1320 STRONGS AVENUE – ARBUCKLES]

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 **1320 Strong's Avenue (Parcel ID 2408-32-2026-45)**, described as LOTS 3 & OUTLOT 2.1 CSM# 3218-11-176 BNG PRT NENW 32 T24 R8, ESMTS DES IN 457/524 & 545/573 545/574-5 681-964 645180, Stevens Point, Portage County, Wisconsin, is hereby granted a Conditional Use Permit for the purpose of extending the liquor license premises to include the exterior seating area as shown on the attached drawing, with the following conditions:

- 1) The site plan is developed as shown on the attached plan and be approved by the Historic Preservation/Design Review Commission.
- 2) Concrete pavers are used for the patio.
- 3) Metal fencing encloses the area with the spacing of the fence to be of a size to prevent passing of cups.
- 4) Seating area is separated from the sidewalk by at least 5 feet.
- 5) The area along the sidewalk be landscaped.
- 6) No stones larger than ½ inch in diameter be used as mulch within 2 feet of the fence/sidewalk.
- 7) No drinking or music be allowed on the deck after 10 p.m.
- 8) Conditional use to expire June 30, 2015.

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

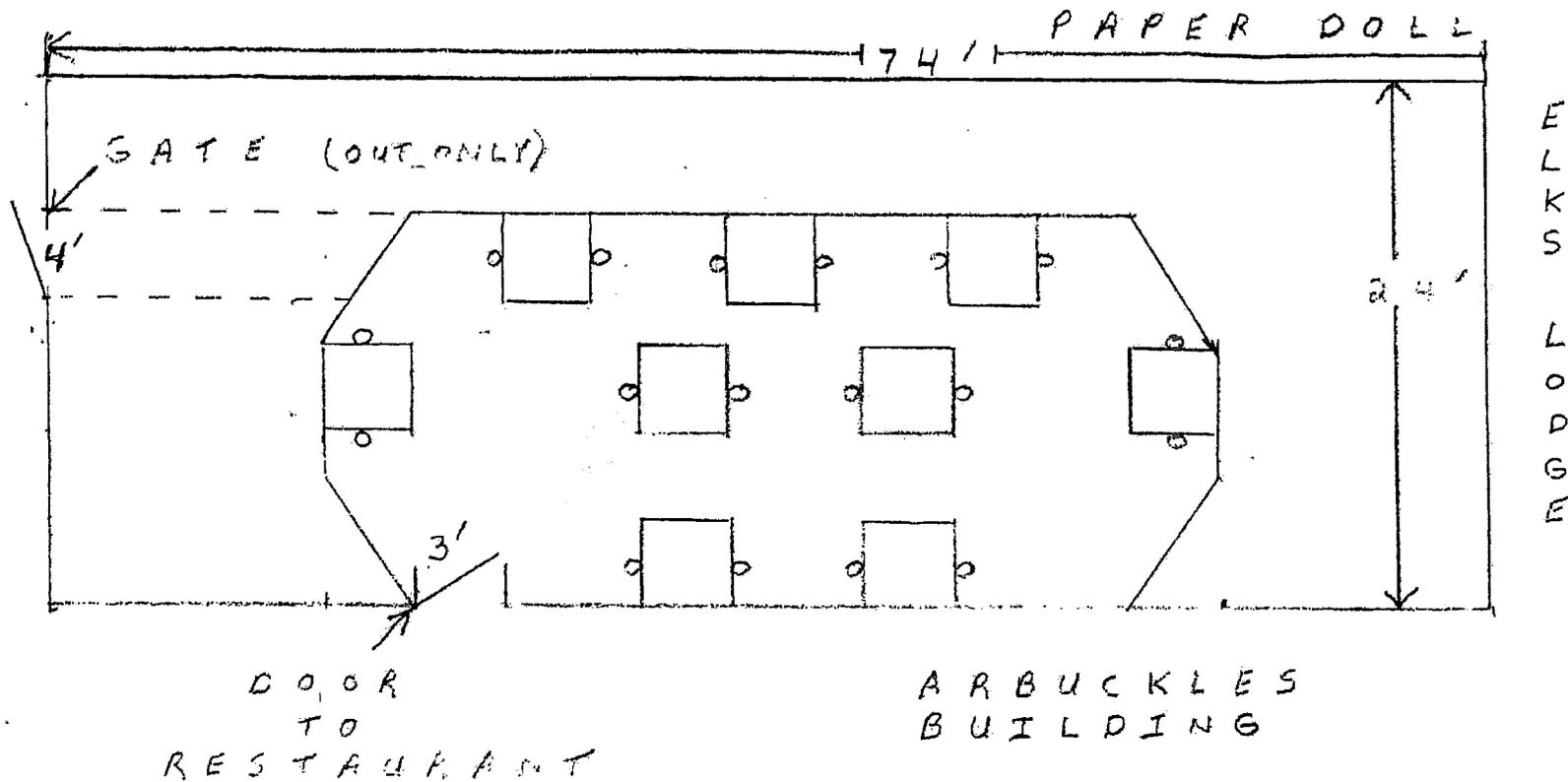
Approved: 
Andrew J. Halverson, Mayor

Attest: 
John Moe, City Clerk

Dated: June 17, 2013
Adopted: June 17, 2013

Drafted by: Michael Ostrowski
Return to: City Clerk

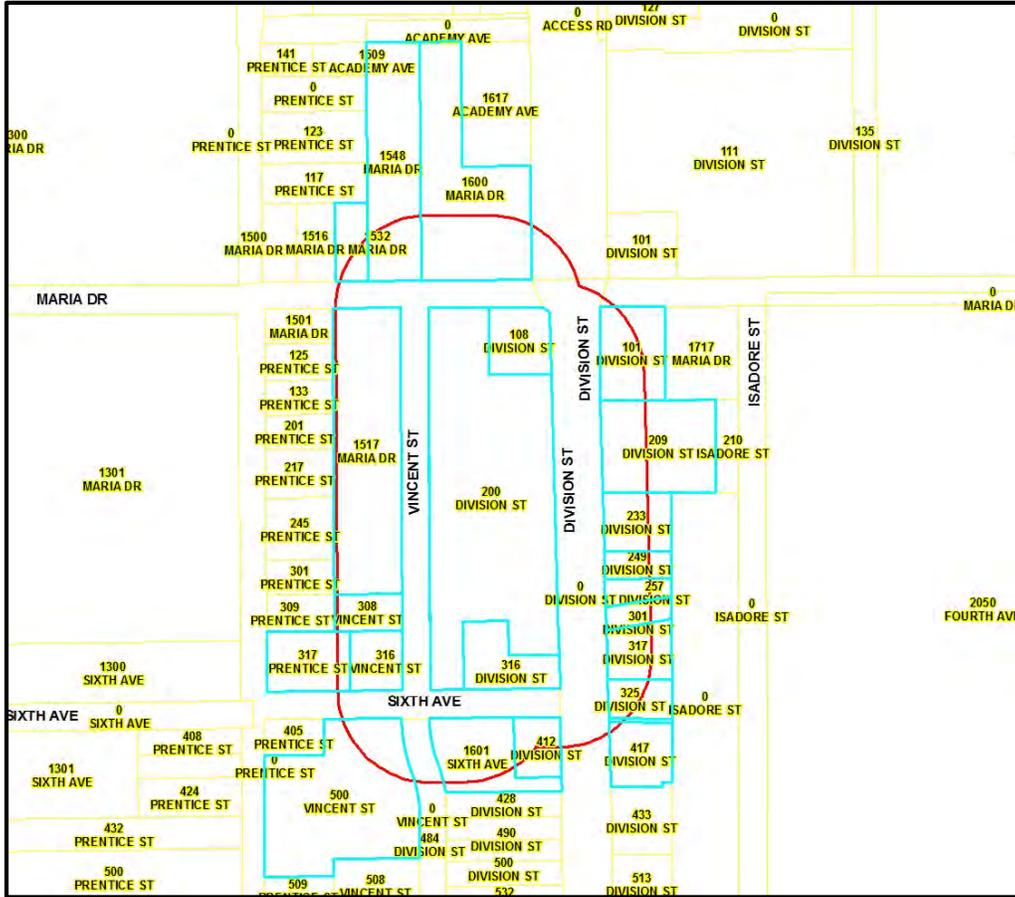
ARBUCKLES
EATERY & PUB
OUTDOOR PATIO



SCALE 1/4" = 2'

47

Conditional Use Permit Renewal – Operate a Tavern – 200 Division Street (Parcel ID 2408-29-4003-09) – Exhibit Map (200 Feet Boundary)



Tax Key	Name	Mailing Address	City, State	Zip	Property Address
281240829130033	CONVENIENCE STORE C/O KT REAL ESTATE HOLD	1626 Oak St	La Crosse WI	54603	1600 Maria Dr.
281240829130016	DAVID DRAPES, DRAPES PATRICK ETAL	4445 N MARYLAND AVE	SHOREWOOD WI	53211	1548 Maria Dr.
281240829130015	DENISE J LEHMAN	2649 BEAR CREEK ROAD	STEVENS POINT WI	54481	1532 Maria Dr.
281240829400233	CAMPUS CORNER LLC	1877 Neotomas Pl	Santa Rosa CA	95405	101 Division St.
281240829400310	WAUSAU PRIME COMMERCIAL LLC	PO Box 116	Rothschild WI	54474	108 Division St.
281240829400309	NORTHPOINT CENTER LLC	PO Box 508	Hartland WI	53029	200 Division St.
281240829400401	N WI DISTRICT LUTHERAN CHURCH	3103 Seymour Ln	Wausau WI	54401	1517 Maria Dr.
281240829400203	MARTINS LIMITED II LLC	4941 KIRSCHLING CT #1	STEVENS POINT WI	54481	209 Division St.
281240829400204	KREEESH LLC	516 MINNESOTA AVE	STEVENS POINT WI	54481	233 Division St.
281240829400205	MSG HOLDINGS LLC	W5186 E PLEASNT HILL RD	JEFFERSON WI	53549	249 Division St.
281240829400206	NAH PROPERTIES LL	473 Shady Oak Ln	Stevens Point WI	54481	257 Division St.
281240829400413	PEACE HOUSE LLC	1517 Maria Dr	Stevens Point WI	54481	308 Vincent St.
281240829400236	WMCR HOLDING COMPANY LLC	PO Box 456	Alpena MI	49707	317 Division St.
281240829400308	FAMILY VIDEO MOVIE CLUB INC	1022 E Adams St	Springfield IL	62703	316 Division St.
281240829400417	THOMAS V HOUTING	316 VINCENT ST	STEVENS POINT WI	54481	316 Vincent St.

281240829400416	THAD J & WENDY KLASINSKI	317 Prentice St	Stevens Point WI	54481	317 Prentice St.
281240829400210	ZIPNDAISEY'S LAUNDRY LLC	4824 INDUSTRIAL PARK RD	STEVENS POINT WI	54481	325 Division St.
281240829401001	JAMES E & KATHERINE G COOPER	P O Box 165	Stevens Point WI	54481	412 Division St.
281240829401031	ROGERS CINEMA INC	P O Box 280	Marshfield WI	54449	1601 Sixth Ave.
281240829400211	CITY OF STEVENS POINT	1515 Strongs Avenue	Stevens Point WI	54481	0 Division St.
281240829401038	STEVENS POINT PROPERTIES LLC	500 Vincent St	Stevens Point WI	54481	500 Vincent St.
281240829400226	ARC CAFEHLD001 LLC C/O WI HOSP GROUP	2120 PEWAUKEE RD STE200	WAUKESHA WI	53188	417 Division St.
281240829400207	JOE'S RENTAL LLC C/O TOM LUDWIG	2200 EAGLE SUMMIT	STEVENS POINT WI	54482	301 Division St.

786406

CYNTHIA A. WISINSKI
PORTAGE COUNTY
STEVENS POINT, WI
RECORDED ON
06/21/2013 09:10 AM

REC FEE: 30.00
PAGES: 1
FEE EXEMPT:

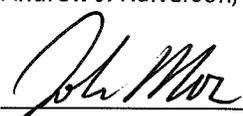
RESOLUTION

[200 DIVISION STREET – PETE’S SPORTS BAR]

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 **200 Division Street (Parcel ID 2408-29-4003-09)**, described as LOT 2 CSM#7941-30-71&A BNG PRT BLK 2 BATTIN & OTHERS ADD EXC LOT 1 CSM#8046-31-26&A ESMT FOR PRKG-576/323-25 705820, Stevens Point, Portage County, Wisconsin, hereby granted a Conditional Use Permit to Operate a Tavern with the following conditions:

- 1) No food service, drinking, or music be allowed on the exterior seating area after 11:00 p.m.
- 2) Conditional use to expire June 30, 2015.

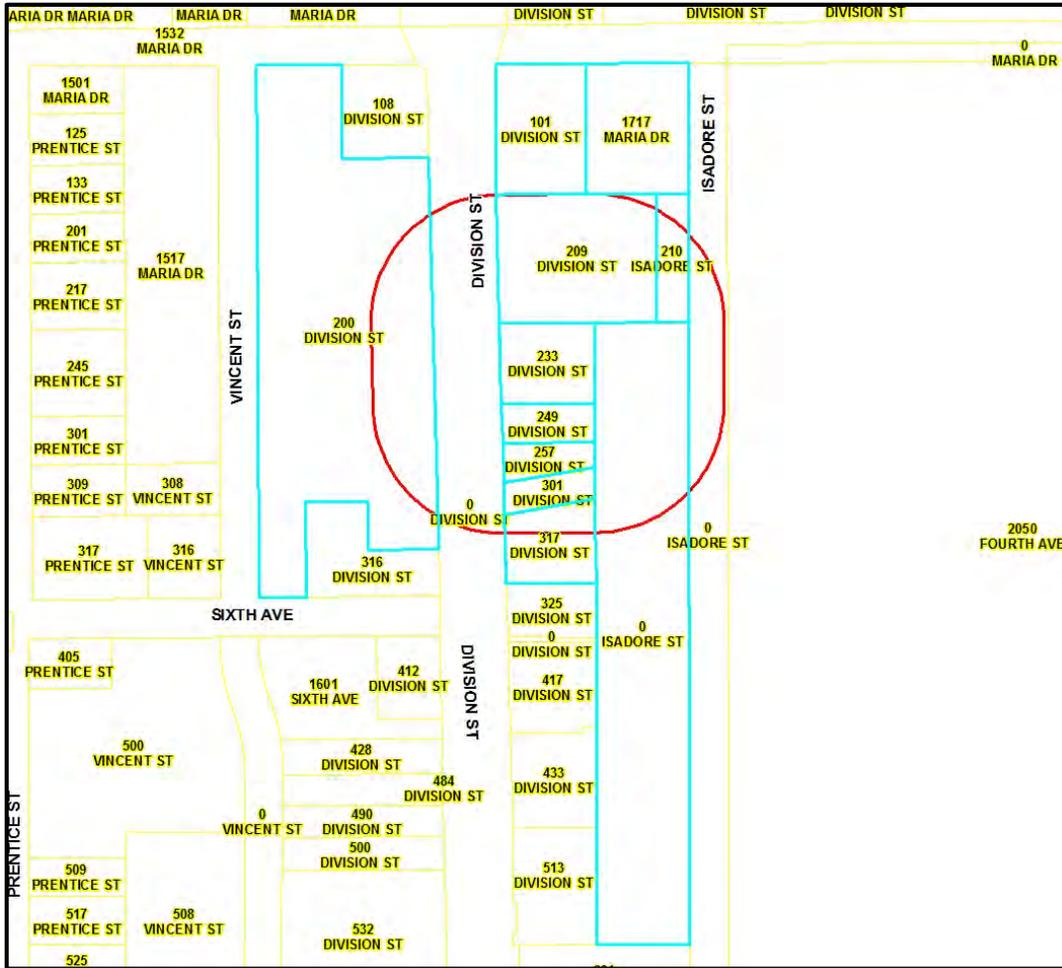
Approved: 
Andrew J. Halverson, Mayor

Attest: 
John Moe, City Clerk

Dated: June 17, 2013
Adopted: June 17, 2013

Drafted by: Michael Ostrowski
Return to: City Clerk

Conditional Use Permit Renewal – Operate a Tavern and Extend Premise – 233 Division Street (Parcel ID 2408-29-4002-04) – Exhibit Map (200 Feet Boundary)



Tax Key	Name	Mailing Address	City, State	Zip	Property Address
281240829400233	CAMPUS CORNER LLC	1877 Neotomas Pl	Santa Rosa CA	95405	101 Division St.
281240829400309	NORTHPOINT CENTER LLC	PO Box 508	Hartland WI	53029	200 Division St.
281240829400235	GERRARD CORP	420 5th Ave Ste A	LaCrosse WI	54601	1717 Maria Dr.
281240829400223	KAREN K JOHNSON	1511 Torun Rd	Stevens Point WI	54482	210 Isadore St.
281240829400203	MARTINS LIMITED II LLC	4941 KIRSCHLING CT #1	STEVENS POINT WI	54481	209 Division St.
281240829400222	BOARD OF REGENTS STATE COLLEGE	P O Box 8010	Madison WI	53708	0 Isadore St.
281240829400204	KREEESH LLC	516 MINNESOTA AVE	STEVENS POINT WI	54481	233 Division St.
281240829400205	MSG HOLDINGS LLC	W5186 E PLEASNT HILL RD	JEFFERSON WI	53549	249 Division St.
281240829400206	NAH PROPERTIES LL	473 Shady Oak Ln	Stevens Point WI	54481	257 Division St.
281240829400236	WMCR HOLDING COMPANY LLC	PO Box 456	Alpena MI	49707	317 Division St.
281240829400207	JOE'S RENTAL LLC C/O TOM LUDWIG	2200 EAGLE SUMMIT	STEVENS POINT WI	54482	301 Division St.

786402

CYNTHIA A. WISINSKI
PORTAGE COUNTY
STEVENS POINT, WI
RECORDED ON
06/21/2013 09:10 AM

REC FEE: 30.00
PAGES: 3
FEE EXEMPT:

RESOLUTION

[233 DIVISION STREET – PAPA JOE’S]

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 **233 Division Street (Parcel ID 2408-29-4002-04)**, described as described as PRT OF NE SE COM 433' 1/2" S & 25' E OF NW COR SD 40 E 130' S 126' W 130' N 126' TO POB ALSO INCL PT OF VACATED DIVISION ST DESC IN DOC#685644 S29 T24 R8 689440 & STIP 685644 704766-CERT, City of Stevens Point, Portage County, Wisconsin, is hereby granted a Conditional Use Permit for the purpose of operating a tavern with a premise extension to an exterior seating area, as shown on the attached plans. The Conditional Use Permit is subject to the following condition(s):

1. Refuse containers shall be relocated behind the building or an enclosure shall be constructed to keep them hidden from view from Division Street and the surrounding properties.
2. No food service, drinking, or music is allowed on the exterior seating area after 11:00 PM.
3. Public Protection Committee shall review the plans.
4. A landscaping buffer, which does not impede visibility, is encouraged around the exterior seating area to create some additional perception of separation between the outdoor seating area and the parking lot and sidewalk.
5. Seating area is separated from the sidewalk by at least 5 feet.
6. Due to safety concerns, no parking shall be allowed in front of the bar, or immediately adjacent to the exterior seating area. A physical barrier is encouraged around the exterior seating area for the protection of patrons.
7. The patio area should not create any visibility obstructions.
8. The number of parking spaces should not be reduced below the amount required for the property.
9. Conditional use to expire June 30, 2015.

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

Approved:



Andrew J. Halverson, Mayor

Attest:



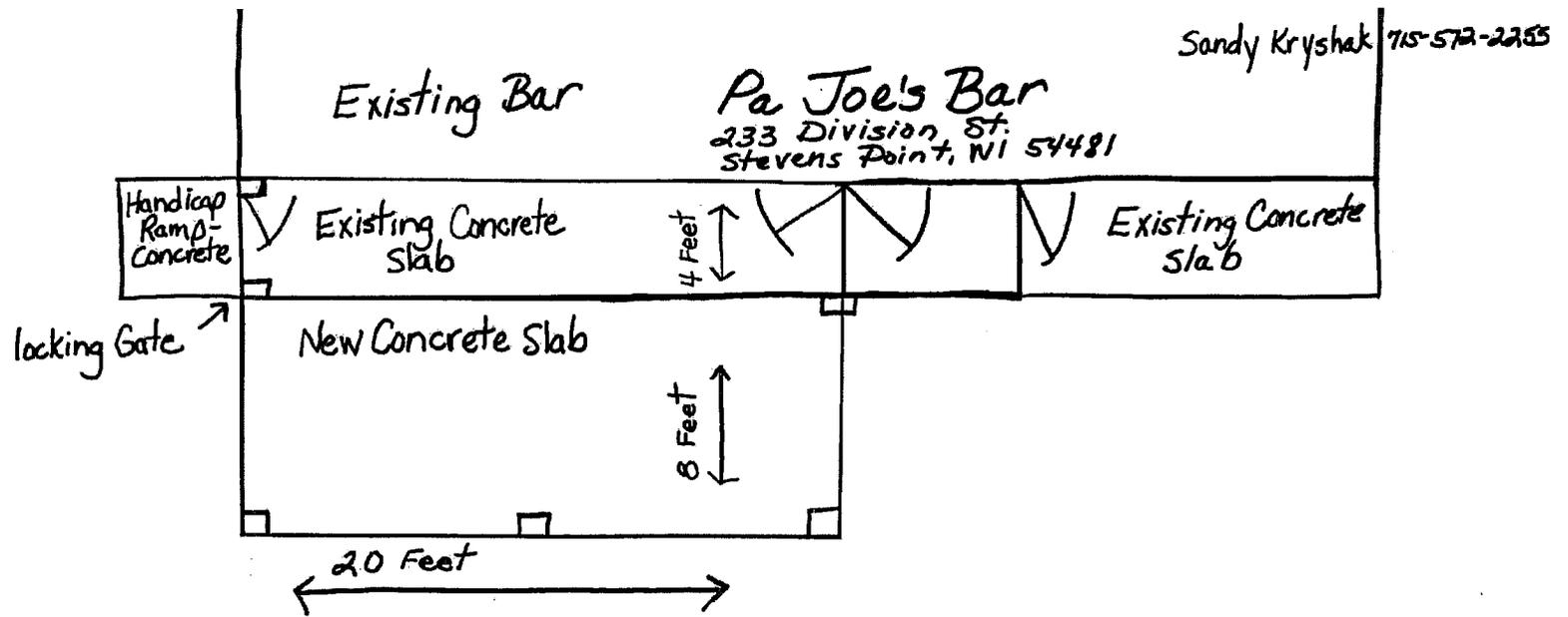
John Moe, City Clerk

Dated: June 17, 2013

Adopted: June 17, 2013

Drafted by: Michael Ostrowski

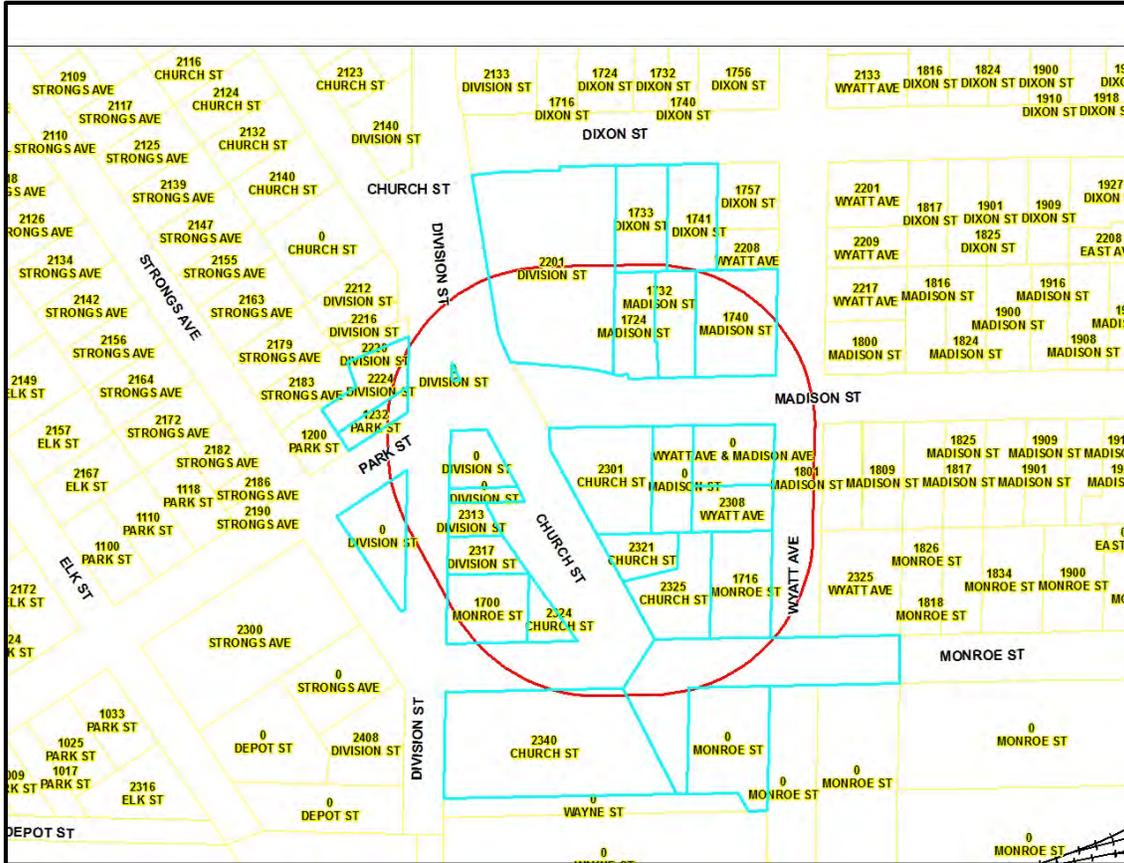
Return to: City Clerk



Sandy Kryshak 715-572-2255

- * 48" metal fencing
- - 4" corner Posts

Conditional Use Permit Renewal – Operate a Tavern – 2301 Church Street (Parcel ID 2408-32-4035-20) – Exhibit Map (200 Feet Boundary)



Tax Key	Name	Mailing Address	City, State	Zip	Property Address
281240832404002	ARLEEN SCHULTZ	1741 Dixon Street	Stevens Point WI	54481	1741 Dixon St.
281240832404003	LAURA SHIFFLETT	1733 Dixon St	Stevens Point WI	54481	1733 Dixon St.
281240832404021	CENTRAL WISCONSIN CREDIT UNION	1301 Post Rd	Plover WI	54467	2201 Division St.
281240832404018	JOHN S & PATRICIA A KEDROWSKI REVTRST	1740 Madison St	Stevens Point WI	54481	1740 Madison St.
281240832404017	JACK LOOMIS	1732 Madison Street	Stevens Point WI	54481	1732 Madison St.
281240832404020	DYNO DAVES INVESTMENT PROPERTIES	2916 Minnesota Ave	Stevens Point WI	54481	1724 Madison St.
281240832402615	DAVID J & DIANE M POZARSKI	1809 School Street	Stevens Point WI	54481	22241 Division St.
281240832404012	CITY OF STEVENS POINT	1515 Strongs Ave	Stevens Point WI	54481	01 Division St.
281240832402614	CARL D'S SOFT SERVE LLC	2312 LINDEN ST	Stevens Point WI	54481	1232 Park St.
281240832403519	RHODY R MALLICK	2301 Church Street	Stevens Point WI	54481	0
281240832403503	RHODY R MALLICK	2301 Church Street	Stevens Point WI	54481	0
281240832403520	RHODY R MALLICK	2301 Church Street	Stevens Point WI	54481	2301 Church St.
281240832403505	CITY OF STEVENS POINT	1515 Strongs Ave	Stevens Point WI	54481	01 Division St.
281240832402801	CITY OF STEVENS POINT	1515 Strongs Avenue	Stevens Point WI	54481	01 Division St.
281240832403518	SALLY E OWENS	2308 WYATT AVE	STEVENS POINT WI	54481	2308 Wyatt Ave.
281240832403506	CITY OF STEVENS POINT	1515 Strongs Avenue	Stevens Point WI	54481	01 Division St.
281240832403521	STEVENS POINT 2317 DIVISION WI LLC	2201 Madison St	Stevens Point WI	54481	23131 Division St.

281240832403516	MINNESOTA MONROE LLC	4224 Janick Circle	Stevens Point WI	54481	1716 Monroe St.
281240832403515	ROBERT C SKIERKA	2325 Church St	Stevens Point WI	54481	2325 Church St.
281240832403514	STEVENS POINT 2321 CHURCH WI LLC	2201 Madison St	Stevens Point WI	54481	2321 Church St.
281240832403522	STEVENS POINT 2317 DIVISION WI LLC	2201 Madison St	Stevens Point WI	54481	2317 Division St.
281240832403510	TOTC LLC	1700 Monroe Street	Stevens Point WI	54481	1700 Monroe St.
281240832403523	STEVENS POINT 2317 DIVISION WI LLC	2201 Madison St	Stevens Point WI	54481	2324 Church St.
281240832403401	CITY OF STEVENS POINT	1515 Strongs Ave	Stevens Point WI	54481	0 Monroe St.
281240832403402	CITY OF STEVENS POINT	1515 Strongs Ave	Stevens Point WI	54481	2340 Church St.



8 0 0 9 3 4 3
Tx:4007360

786408

CYNTHIA A. WISINSKI
PORTAGE COUNTY
STEVENS POINT, WI
RECORDED ON
06/21/2013 09:10 AM

REC FEE: 30.00
PAGES: 1
FEE EXEMPT:

RESOLUTION

[2301 CHURCH STREET – RHODY’S]

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 **2301 Church Street (Parcel ID 2408-32-4035-20)**, described as ALL LOT 4 & THAT PRT LOTS 5 & 6 LYG E OF CHURCH ST BLK 4 HELM ADD; EX HY DES 663015 S32 T24 R8, Stevens Point, Portage County, Wisconsin, is hereby granted a Conditional Use Permit for the purpose of Operating a Tavern with the following conditions:

- 1) The expanded serving area to be a patio on grade with the entrance to be from the interior of the bar,
- 2) A 6’ railing be installed around the patio,
- 3) No food service, drinking, or music be allowed on the patio after 10:00 p.m.
- 4) Conditional use to expire June 30, 2015.

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

Approved:

Andrew J. Halverson, Mayor

Attest:

John Moe, City Clerk

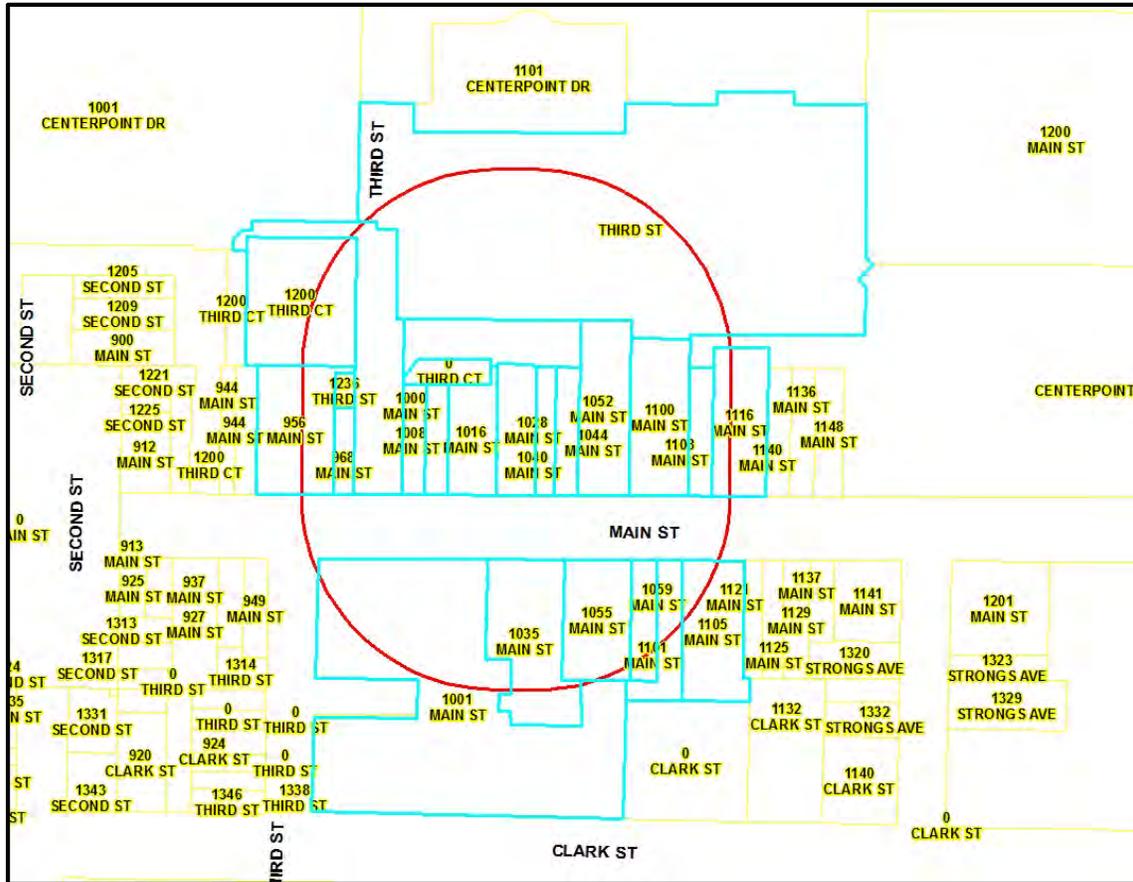
Dated: June 17, 2013

Adopted: June 17, 2013

Drafted by: Michael Ostrowski

Return to: City Clerk

Conditional Use Permit Renewal – Operate an Electronic Amusement Business – 1036 Main Street (Parcel ID 2408-32-2029-22) – Exhibit Map (200 Feet Boundary)



Tax Key	Name	Mailing Address	City, State	Zip	Property Address
281240832201522	GANNETT MIDWEST PUBLISHING INC	7950 Jones Branch Drive	McLean VA	22107	1200 Third Ct.
281240832202963	SCHERTZ PROPERTIES LLC	1117 COUNTY ROAD DB	MOSINEE WI	544558719	0 Third Ct.
281240832202938	1052 MAIN STREET LLC C/O POINT HOUSING	1052 MAIN STREET #102B	STEVENS POINT WI	54481	1052 Main St.
281240832202939	CENTRAL WISCONSIN CHILDRENS MUSEUM INC	1100 Main St Stop 1	Stevens Point WI	54481	1100 Main St.
281240832202929	THE FOX ON MAIN LLC	1709 CLARK ST	Stevens Point WI	54481	1116 Main St.
281240832202922	MARTY RENTALS LLC	4570 RIVER DR	PLOVER WI	54467	1028 Main St.
281240832201528	SCHERTZ PROPERTIES LLC	1117 COUNTY ROAD DB	MOSINEE WI	544558719	956 Main St.
281240832202921	SCHERTZ FAHRNER LLC	1117 COUNTY ROAD DB	MOSINEE WI	544558719	1016 Main St.
281240832202923	WILFRED & JULIA FANG	1040 Main St	Stevens Point WI	54481	1040 Main St.
281240832202924	LEON AYERS	1044 Main St	Stevens Point WI	54481	1044 Main St.
281240832202928	JEANETTE L SANDERS, SANDERS ADA ET AL	PO BOX 202	Stevens Point WI	54481	Main St.1108
281240832201527	SCIARRONE FG & MILANO ROSEMARY TRUST	2517 PRAIS ST	STEVENS POINT WI	54481	1236 Third St.
281240832202919	SCHERTZ FAHRNER LLC	1117 COUNTY ROAD DB	MOSINEE WI	544558719	1000 Main St.
281240832202920	SCHERTZ FAHRNER LLC	1117 COUNTY ROAD DB	MOSINEE WI	544558719	1008 Main St.

281240832201526	SCIARRONE F & G MILANO R C SURV TRST	2517 Prais St	Stevens Point WI	54481	968 Main St.
281240832202651	CITY OF STEVENS POINT	1515 Strongs Avenue	Stevens Point WI	54481	1001 Main St.
281240832202652	JAMES E & PATRICIA A LAABS	1026 Second St N	Stevens Point WI	54481	1035 Main St.
281240832202611	ROBERT T II ET AL WRAY	853 ALABAMA SHORES RD	MUSCLE SHOALS AL	54481	1055 Main St.
281240832202610	JEROME L & CARRIE L KAWSKI	2893 River Road	Junction City WI	54443	1059 Main St.
281240832202609	PATRICK D & DIANA BARLOW	1497 Old Wausau Road	Stevens Point WI	54481	1101 Main St.
281240832202653	PDKB HOLDINGS LLC	1497 Old Wausau Road	Stevens Point WI	54481	1105 Main St.
281240832202966	COMMUNITY DEV AUTHORITY OF STEVENS PT	1515 STRONGS AVE	STEVENS POINT WI	54481	



8 0 0 9 3 4 2
Tx:4007360

786407

CYNTHIA A. WISINSKI
PORTAGE COUNTY
STEVENS POINT, WI
RECORDED ON
06/21/2013 09:10 AM

REC FEE: 30.00
PAGES: 1
FEE EXEMPT:

RESOLUTION

[1036 MAIN STREET – TECH LOUNGE]

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 **1036 Main Street (Parcel ID 2408-32-2029-22)**, described as W 40' LOT 3 & S 3' OF THE W 36' LOT 20 BLK 29 VAL BROWN ADD, Stevens Point, Portage County, Wisconsin, hereby be granted a Conditional Use Permit to Operate an Electronic Amusement Business with the following conditions:

- 1) Loitering and other nuisance activities be controlled inside and in front of or near the entrance to 1036 Main Street.
- 2) Conditional use to expire June 30, 2015.

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

Approved:

Andrew J. Halverson, Mayor

Attest:

John Moe, City Clerk

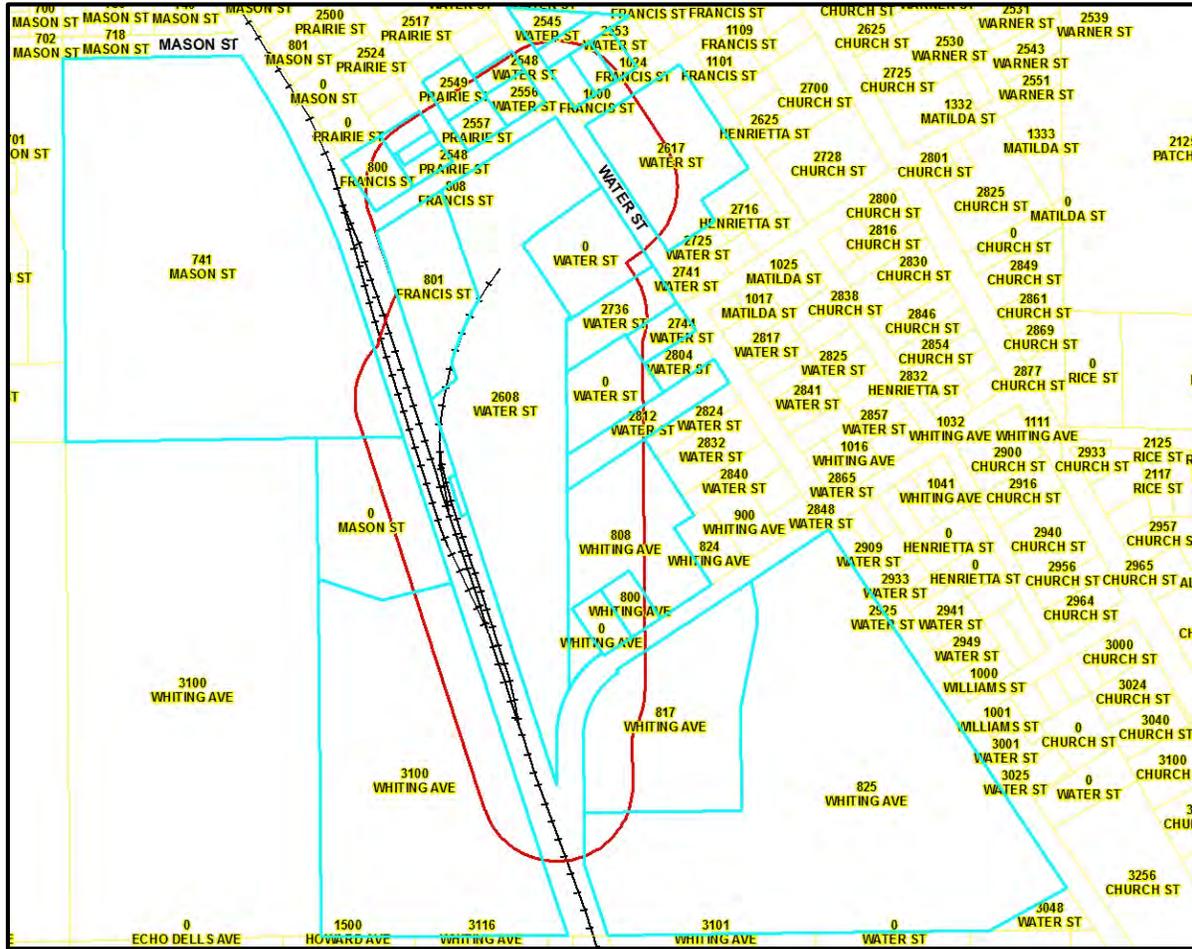
Dated: June 17, 2013

Adopted: June 17, 2013

Drafted by: Michael Ostrowski

Return to: City Clerk

Conditional Use Permit Renewal – Operate a Recycling Center – 2608 Water Street (Parcel ID 2308-05-1012-22) – Exhibit Map (200 Feet Boundary)



Tax Key	Name	Mailing Address	City, State	Zip	Property Address
281230805100308	EMIL J GLODOWSKI	2545 Water St	Stevens Point WI	54481	2545 Water St.
281230805100324	PAUL L & ANN MARGARET CARDENAS	2553 Water St	Stevens Point WI	54481	2553 Water St.
281230805100327	LAURA R WACHOWIAK	1016 FRANCIS ST	STEVENS POINT WI	54481	1016 Francis St.
281230805100326	CARROLL J & MARILYN A ROSS JTREVOCTRUST	3309 Heffron St	Stevens Point WI	54481	1008 Francis St.
281230805100409	LARRY A & PATTI A WOLOSEK	2548 Water St	Stevens Point WI	54481	2548 Water St.
281230805100415	ROSEL LLC C/O LANCE FRANK	924 West Pearl St	Stevens Point WI	54481	2549 Prairie St.
281230805100325	DANIEL R & KATHY A HELLENBRAND	1000 Francis St	Stevens Point WI	54481	1000 Francis St.
281230805100901	FLINT HILLS RESOURCES PINE BEND LLC	4111 E 37th St N	Wichita KS	67220	741 Mason St.
281230805101812	SPB LLC	2617 Water St	Stevens Point WI	54481	2617 Water St.
281230805100408	LINDA BESIADA	2558 Water St	Stevens Point WI	54481	2556 Water St.
281230805100416	KIM T SHIREK	717 MICHIGAN AVE	STEVENS POINT WI	54481	2557 Prairie St.
281230805100709	JORDAN DANIELSKI & EMILY T OSOWSKI	2548 Prairie St	Stevens Point WI	54481	2548 Prairie St.
281230805101222	EDWARD S & MARY ANN RUSIN JT REV TRST	1681 North Second Dr	Stevens Point WI	54481	2608 Water St.
281230805100708	ARTHUR R & DELORES S HOPPE	921 Fourth St	Plover WI	54467	2556 Prairie St.
281230805100706	FREDERICK J & JOAN A GARSKI	800 Francis St	Stevens Point WI	54481	800 Francis St.

281230805100707	ARTHUR R & DELORES S HOPPE	921 Fourth St	Plover WI	54467	808 Francis St.
281230805101221	SPC LLC	2617 WATER STREET	STEVENS POINT WI	54481	0 Water St.
281230805101226	SFM ENTERPRISES INC	801 Francis St	Stevens Point WI	54481	801 Francis St.
281230805101218	EPN PROPERTIES LLC	208 WISCONSIN ST N #201	NORTH HUDSON WI	54016	2736 Water St.
281230805101217	KEVIN J BURANT	2744 Water St	Stevens Point WI	54481	2744 Water St.
281230805101216	PRZYBYLSKI D ETALC/O MARION A KOLINSKI	2804 Water St	Stevens Point WI	54481	0 Water St.
281230805101214	STEPHANIE L BISHOP	2812 Water St	Stevens Point WI	54481	2812 Water St.
281230805101223	DALLAS J & EDITH A PANKOWSKI	2331 Aspen Ln	Plover WI	54467	808 Whiting Ave.
281230805101004	FLINT HILLS RESOURCES PINE BEND LLC	4111 E 37th St N	Wichita KS	67220	0 Mason St.
281230805101207	CHRISTOPHER J PIOTROWSKI	800 Whiting Ave	Stevens Point WI	54481	800 Whiting Ave.
281230805101005	CITY OF STEVENS POINT	1515 Strongs Ave	Stevens Point WI	54481	3100 Whiting Ave.
281230805101104	PORTAGE COUNTY	1516 Church St	Stevens Point WI	54481	817 Whiting Ave.
281230805101206	CHRISTOPHER J PIOTROWSKI	800 Whiting Ave	Stevens Point WI	54481	0 Whiting Ave.
281230805101103	PORTAGE COUNTY	1516 Church St	Stevens Point WI	54481	825 Whiting Ave.



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

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

RESOLUTION

[2608 WATER STREET]

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at **2608 Water Street (Parcel ID 2308-05-1012-22)**, LOT 1 CSM#1321-5-79 BNG PRT NE NE NW NE & SW NE S5 T23 R8 486/720 650466-DEED REST 758132 Stevens Point, Portage County, Wisconsin, is hereby granted a Conditional Use Permit for the purposes of operating a recycling center with the following conditions:

- 1) Screening of all storage on the exterior of the building.
- 2) The roll-off container for scrap metal not be visible from Water Street.
- 3) Existing screening for exterior storage and refuse containers shall remain.
- 4) Hours of operation would be from 10:00 am to 4:00 pm Monday-Friday and 9:00 am to 1:00 pm on Saturdays.
- 5) This Conditional Use shall expire on June 30, 2015.

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

Approved:

Andrew J. Halverson, Mayor

Attest:

John Moe, City Clerk

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

Drafted by: Michael Ostrowski
Return to: City Clerk

Administrative Staff Report

WaterWorks CarWash

Conditional Use

3324 Church Street

June 1, 2015



Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none"> WaterWorks CarWash, Sheldon Ferkey <p>Staff:</p> <ul style="list-style-type: none"> Michael Ostrowski, Director mostrowski@stevenspoint.com Kyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 2308-04-3012-03 <p>Zone(s):</p> <ul style="list-style-type: none"> "B-4" Commercial District <p>Master Plan:</p> <ul style="list-style-type: none"> Commercial / Office / Multi-Family <p>Council District:</p> <ul style="list-style-type: none"> District 10 – Phillips <p>Lot Information:</p> <ul style="list-style-type: none"> Effective Frontage: 100 feet Effective Depth: 232 feet Square Footage: 23,200 Acreage: 0.53 <p>Current Use:</p> <ul style="list-style-type: none"> Vacant; adjacent lot is utilized for a car wash. <p>Applicable Regulations:</p> <ul style="list-style-type: none"> 23.01(14), 23.01(16), and 23.02(2)(d) 	<p>Request</p> <p>Request from Sheldon Ferkey for a conditional use permit for the purposes of operating associated car wash activities at 3324 Church Street (Parcel ID 2308-04-3012-03).</p> <p>Attachment(s)</p> <ul style="list-style-type: none"> Parcel ID Sheet Exhibit Map Application Site Plan <p>Findings of Fact</p> <ul style="list-style-type: none"> Current property is zoned B-4 Commercial District. Car washes and accessory uses are a conditional use within the B-4 zoning district. The request is to use a lot adjacent to a carwash for associated carwash uses. <p>Staff Recommendation</p> <p>Staff would recommend that a revised site and landscape plan be resubmitted for the Plan Commission to review with the following modifications:</p> <ol style="list-style-type: none"> Perimeter landscaping shall exist around the site. Parking shall be screened per the zoning ordinance. All proposed vegetation, including trees and shrubs, shall be identified and drawn on the site plan. Vacate two driveways along Church Street. Southwest driveway shall be "exit only" and be signed and marked appropriately with the installation of curb or raised median. Stacking wash lanes or parking near the vacuums shall be situated so as not to impede one another. Identify snow storage on the site plan. Outdoor storage, mechanical equipment, or refuse containers shall be screened per the zoning ordinance.
---	--

Background

Sheldon Ferkey is proposing to utilize a vacant property on Church Street, formerly Dairy Queen, directly adjacent to his carwash for activities associated with the carwash use, such as parking, vehicle stacking, and vacuuming. It is important to note that the request to utilize the vacant lot would require a conditional use permit as it involves the expansion of a conditional use (car wash). Below are the conditional use permit review standards.

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 current parcel is vacant and has been vacant for several years. The request involves the utilization of the parcel for associated activities tied to the adjacent use (carwash). While the parcel will not have a carwash facility, the stacking and parking of vehicles for the adjacent carwash facility is proposed. Furthermore, vacuums are proposed on the parcel. The property is in an area surrounded by commercial uses and bounded by two streets, Water Street and Church Street.

Findings: The expansion of this use should not be detrimental to the public, as the use will be located on a major commercial thoroughfare.

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

Analysis: This area is primarily commercial. Furthermore, the property sits between Water Street and Church Street and is one of few vacant parcels in the area.

Findings: The use should not be injurious to the area or surrounding properties as a carwash currently exists.

- 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 request involves expanding a carwash use onto a directly adjacent parcel. The parcel is currently vacant. Parking stalls, drive aisles, and stacking lanes are proposed on the site to serve the adjacent carwash, along with vacuums.

Findings: The proposed expansion will improve the aesthetics of the property and should not impede the development or improvement of surrounding properties.

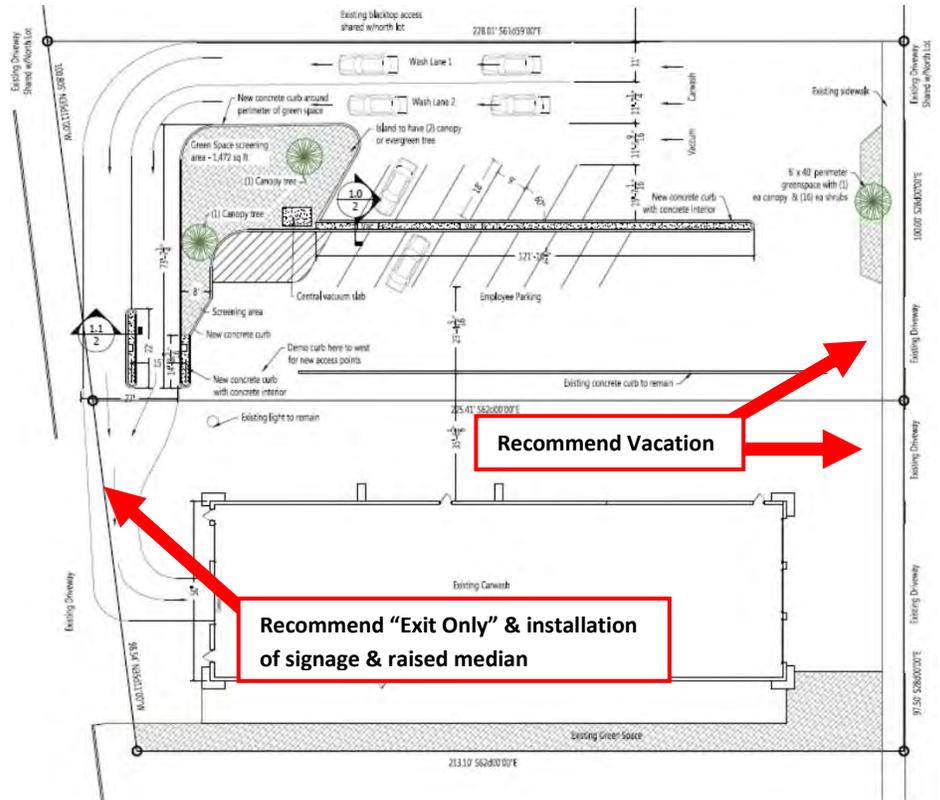
- 4) The exterior architectural appeal and functional plan of any proposed structure will not be at variance with either the exterior architectural appeal and functional plan, and scale of the structures already constructed or in the course of construction in the immediate neighborhood or in the character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

Analysis: No structures are proposed on the vacant parcel. Vacuums are proposed to be utilized by patrons to clean vehicle interiors.

Findings: Vacuums are proposed on an insulated rebar slab.

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

Analysis: The lot currently exists and formerly had a commercial use. The property is between Water Street and Church Street. Three driveways exist on the vacant property, two on Church Street and one on Water Street. Three driveways also exist on the carwash property (addressed as 3340 Church Street), with two existing on Church Street. The zoning ordinance identifies one driveway per 200 feet of frontage. Furthermore it identifies a driveway separation of 150 feet.



Findings: Upon review, staff would recommend the vacation of two driveways along church street (see photo). Each property would still maintain a driveway along each street and a total of four would be available to business patrons. The recommended vacations should improve traffic flow on-site while also improving safety.

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: With the staff recommendation above, four ingress/egress points (two for each property) will exist to serve the carwash and associated uses. The applicant's site plan identifies two stacking lanes which offer separate payment kiosks prior to condensing into one lane before entering the carwash bay, as only one bay exists. A portion of the drive lane leading to the carwash encroaches into the right-of-way and existing driveway. The applicant has indicated a difficult turning radius has forced the aisle to encroach into the right-of-way.

Findings: Given the situation above, and to minimize traffic congestion on public streets, staff would recommend the southwestern most driveway (see photo) be designated as an exit only. Furthermore, staff would recommend the installation of appropriate signage and/or ground painting, along with the installation of a raised curb to ensure the driveway can only be utilized by exiting vehicles within the drive-thru aisle.

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

Analysis: The proposed use would be within the "B-4" Commercial District. This district is established to provide for retail, commercial, office, service and apartment uses in areas of good accessibility along arterial streets consistent with the City's Comprehensive Plan. This district is primarily intended to accommodate general commercial uses requiring on-site parking and arterial access.

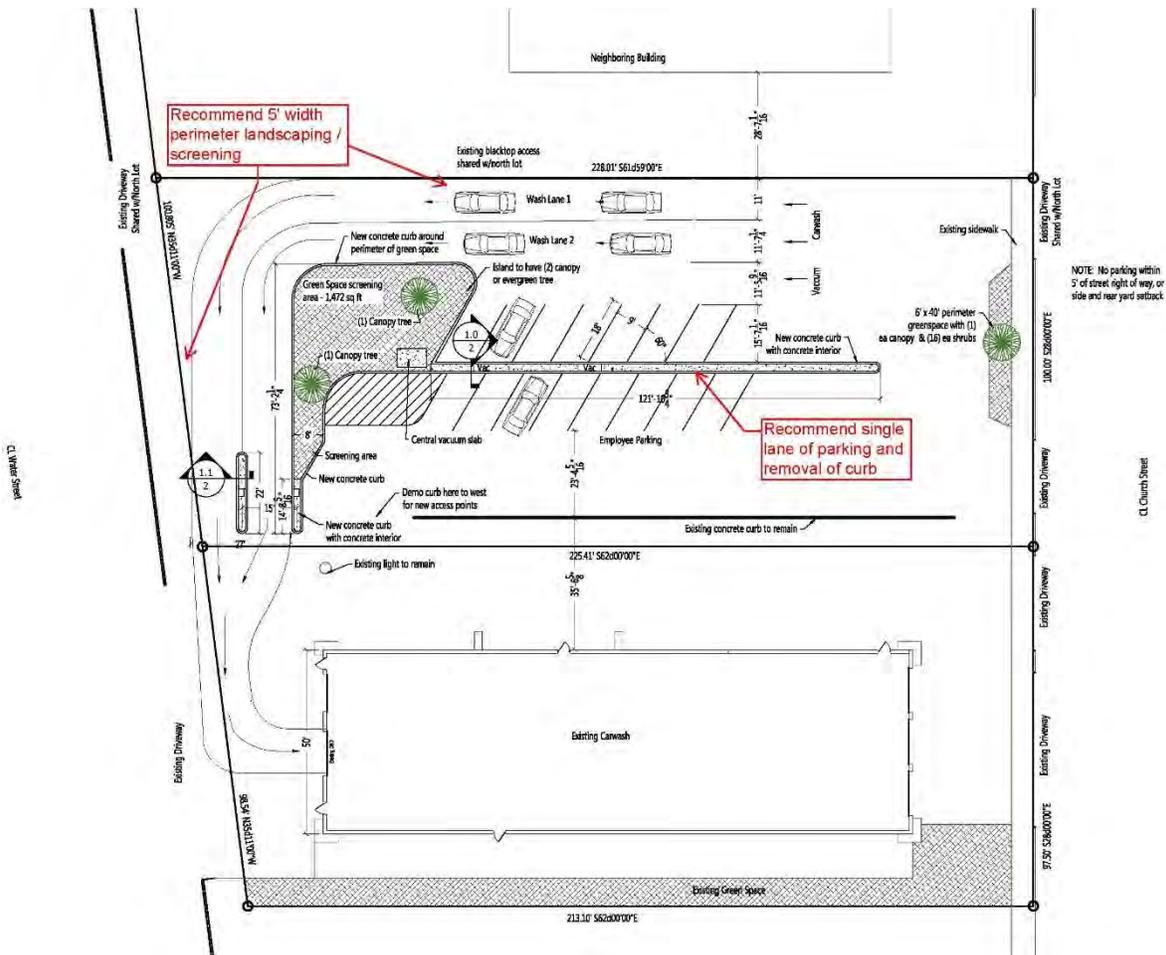
Findings: The proposed use is appropriate for the intent of this district.

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

Analysis: Parking and setback requirements are met, however several other landscaping and stacking requirements are not met. Below are requirements which have not been met.

- a) Perimeter landscaping is required on the property, along with identified species and sizing.
- b) Parking stalls shall be screened.
- c) Stacking spaces shall not impede on or off site traffic movements or movements into or out of parking spaces and shall be separated from other internal driveways by raised medians.

Findings: Upon review of the site plan presented, staff would recommend the above ordinance requirements which can be achieved if parking, drive aisles and stacking lanes are moved slightly. Below staff has summarized the recommendations on the site plan. Note that one parking lane without curb near the vacuums would allow for vehicles to pull through when exiting which prevents vehicles from becoming trapped between curb and wash lanes. As an alternative, the applicant could amend the site plan to remove the four western most parking spaces and install a single drive aisle to allow traffic to flow. Furthermore, the second proposed parking lane can be moved south near the existing curb or along the north building façade.



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

N/A

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

N/A

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

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

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

Findings: This standard is met.

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

Analysis: See standards 5 and 6 above.

Findings: See standards 5 and 6 above.

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

Analysis: See standards 5 and 6 above.

Findings: See standards 5 and 6 above.

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

Analysis: See standards 5 and 6 above.

Findings: See standards 5 and 6 above.

- e) **Only one driveway shall be allowed per site unless recommended by the Public Works Director.**

Analysis: See standard 5 above.

Findings: See standard 5 above.

- f) **The organization of traffic flow on-site and between the site and the street shall be organized in a clear hierarchy of flow patterns. Internal and external areas where traffic flow changes directions or creates intersections shall be organized at clear intersections and those intersections are spaced far enough apart so as to not cause confusion or problems and to provide for adequate spacing for waiting vehicles.**

Analysis: See standards 5 and 6 above.

Findings: See standards 5 and 6 above.

g) Intersections are visible and not visually screened.

Analysis: See standards 5 and 6 above.

Findings: See standards 5 and 6 above. In addition, the drive-thru aisles are proposed to be striped.

h) Adequate drainage and snow storage is provided.

Analysis: Each property is less than 1 acre, allowing for drainage to be handled in the right-of-way.

Findings: Snow storage has not been identified on the site plan. Staff would recommend snow storage to be identified on the site plan.

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

Analysis: Sizing is indicated on the site plan that meets the minimum requirements.

Findings: This standard is met.

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

Analysis: A lighting plan has not been submitted. The area is surrounded by commercial development and lies between two lighted streets. No additional lighting devices are indicated on the plan.

Findings: This standard is met.

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

Analysis: See standards 5 and 6 above.

Findings: See standards 5 and 6 above.

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: Utilities exist along Water Street and Church Street. No stormwater plan is required.

Findings: This standard is met.

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

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

Analysis: A refuse enclosure is not shown on the drawing provided.

Findings: If storage of refuse is proposed outside, all pertinent requirements including screening shall be met. Screening shall be of durable materials and approved by staff.

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

Analysis: Lighting is assumed to be minimal as street lighting exists on Church Street and Water Street, and the businesses normal operating hours are during the daytime.

Findings: Due to the building and parking layout, along with several mature trees, little if any spillover of light from the building should occur.

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

Analysis: Vacuums are proposed on the site. The property is located in a commercial corridor and between thoroughfares.

Findings: Perimeter screening meeting the ordinance requirements, in the form of vegetation should assist in reducing noise.

- 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.**

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

Photos



Name and Address		Parcel #	Alt Parcel #	Land Use
Rapids Incorporated 2975 Swiggum Ln Wisconsin Rapids, WI 54495		230804301203	230804301203	Vacant Land - Commercial
		Property Address		Neighborhood
		3324 Church St		Division St/Church St (Comm)
		Subdivision		Zoning
Display Note		Metes And Bounds		B4-COMMERCIAL

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Rapids Incorporated	12/30/2014	\$67,500	Warranty Deed	802598		Land

SITE DATA

PERMITS

Actual Frontage	100.0	Date	Number	Amount	Purpose	Note
Effective Frontage	100.0	11/23/2011	11-850	\$300	020 Electrical	Temp service for X-ma fire damage
Effective Depth	232.0	12/22/2004	32913	\$0	070 Raze/Demolition	
Square Footage	23,200.0	7/8/2002	30970	\$6,500	048 Int Renov/Remod	
Acreage	0.533	6/17/1999	28495	\$4,760	099 Sign	
		8/19/1998	27913	\$3,000	032 Furnace (HVAC)	
		3/12/1996	25793	\$0	020 Electrical	400 Amp

2014 ASSESSED VALUE

Class	Land	Improvements	Total
(2) - B-Commercial	\$91,900	\$0	\$91,900
Total	\$91,900	\$0	\$91,900

LEGAL DESCRIPTION

LOT 2 CSM#101-1-101 BNG PRT SESW S4 T23 R8 802598

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
Rapids Incorporated 2975 Swiggum Ln Wisconsin Rapids, WI 54495		230804301203	230804301203	Vacant Land - Commercial
		Property Address		Neighborhood
		3324 Church St		Division St/Church St (Comm)
		Subdivision		Zoning
Display Note		Metes And Bounds		B4-COMMERCIAL

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt

Total Area		0
------------	--	---

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	

Name and Address		Parcel #	Alt Parcel #	Land Use
Rapids Incorporated 2975 Swiggum Ln Wisconsin Rapids, WI 54495		230804301204	230804301204	Car Wash-Drive Thru
		Property Address		Neighborhood
		3340 Church St		Division St/Church St (Comm)
		Subdivision		Zoning
Display Note		Certified Survey Map		B4-COMMERCIAL

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Rapids Incorporated	1/20/2015	\$260,000	Warranty Deed	803094		Land & Build.
Central Carwash LLC	4/26/2000	\$600,000	Warranty Deed	57	3244	Land & Build.
White Water Car Wash Of St Pt	4/25/2000	\$590,000	Satisfaction Of Land Cont	57	3243	Land & Build.
White Water Car Wash Of St Pt	12/29/1998	\$600,000	Land Contract	55	2489	Land & Build.

SITE DATA

PERMITS

Actual Frontage	98.0	Date	Number	Amount	Purpose	Note
Effective Frontage	98.0	5/13/2011	37739	\$24,200	090 Roof/Strip & re-ro	Change face on existin
Effective Depth	219.0	8/25/2000	29378	\$2,000	099 Sign	
Square Footage	21,462.0	11/20/1996	26405	\$3,000	099 Sign	
Acreage	0.493	11/12/1996	26385	\$30,000	042 Interior Renov/Re	Remodeling

2014 ASSESSED VALUE

Class	Land	Improvements	Total
(2) - B-Commercial	\$66,400	\$322,300	\$388,700
Total	\$66,400	\$322,300	\$388,700

LEGAL DESCRIPTION

LOT 1 CSM 3282-11-240 BNG PRT SW SW S4 T23 R8 803094

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
Rapids Incorporated 2975 Swiggum Ln Wisconsin Rapids, WI 54495		230804301204	230804301204	Car Wash-Drive Thru
		Property Address		Neighborhood
		3340 Church St		Division St/Church St (Comm)
		Subdivision		Zoning
Display Note		Certified Survey Map		B4-COMMERCIAL

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Car Wash-Drive Thru (C avg)	1985	8,000	Masonry - Avg	12

Total Area	8,000
-------------------	-------

BASEMENT DATA

COMPONENTS

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area

DETACHED IMPROVEMENTS

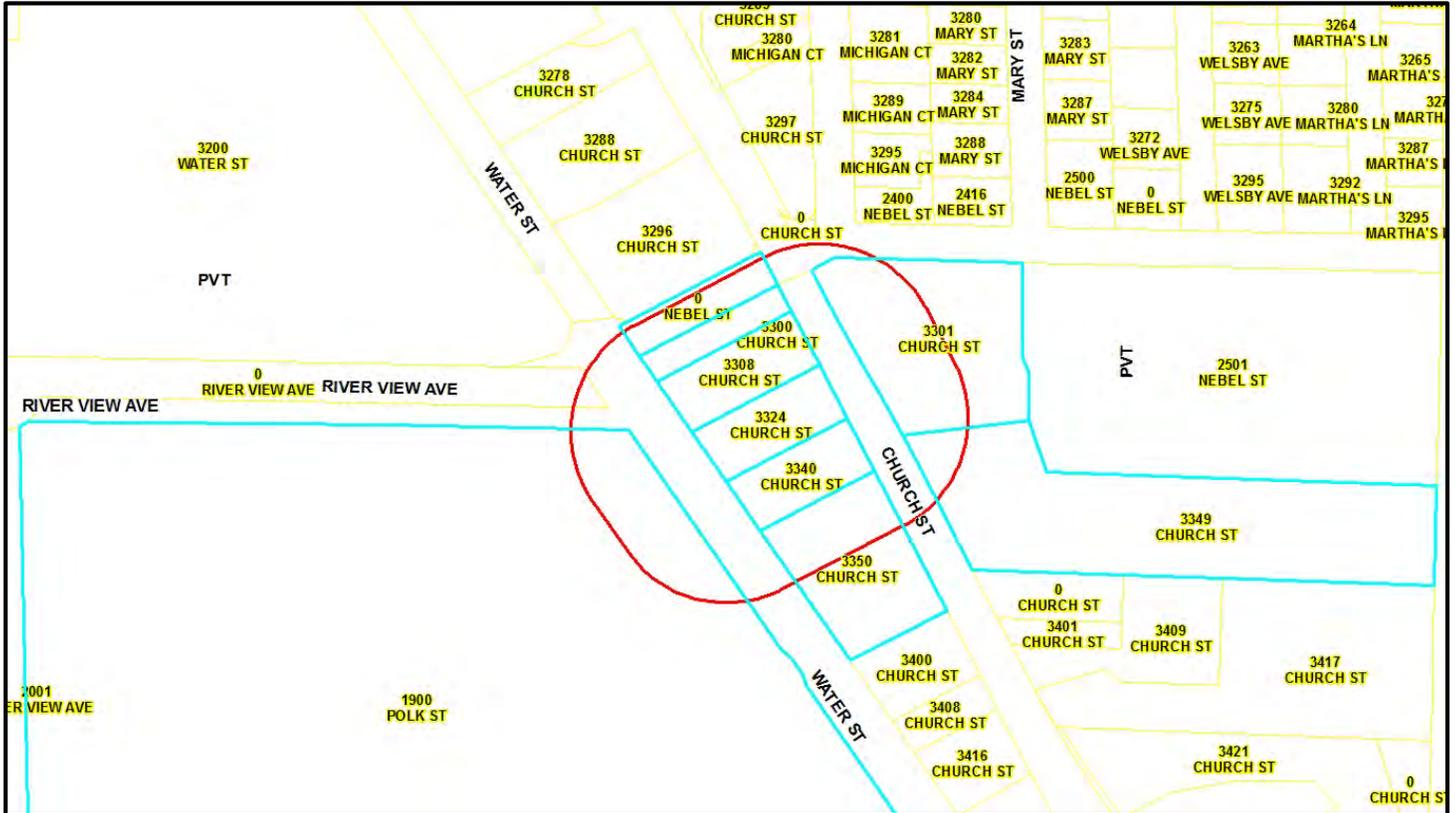
Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS

STRUCTURE DATA

Site Improvement	Units	Age	27
		Year Built	1985
		Eff. Year	1988
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	1.00
		Business Name	Central Car Wash

Conditional Use Permit – Operate Carwash – 3324 Church Street (Parcel ID 2308-04-3012-03) – Exhibit Map (200 Feet Boundary)



Tax Key	Name	Mailing Address	City, State	Zip	Property Address
281230804300810	City of Stevens Point	1515 Strongs Ave	Stevens Point WI	54481	0 Nebel St.
281230804301417	WALTRUST PROP C/O WALGREEN TAX DEPT	PO BOX 1159	Deerfield IL	60015	3301 Church St.
281230804301201	PORTAGE COUNTY	1515 Church St	Stevens Point WI	54481	3300 Church St.
281230804301202	ROBERT L & SHARON A LABLANC REVLIVTRS	2411 GOLDEN RD	PLOVER WI	54467	3308 Church St.
281230804301203	RAPIDS INC	2975 SWIGGUM LANE	WISCONSIN RAPIDS WI	54495	3324 Church St.
281230804301204	RAPIDS INC	2975 SWIGGUM LN	WISCONSIN RAPIDS WI	54495	3340 Church St.
281230804301414	FONTI REV TRUST	2917 Business Park Dr	Stevens Point WI	54482	3349 Church St.
281230804301002	Stevens Point Area Public School District	1900 Polk St	Stevens Point WI	54481	1900 Polk St.
281230804301205	AUTOZONE INC	P O Box 2198 Dept 8088	Memphis TN	38101	3350 Church St.

City of Stevens Point
Community Development Department

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



APPLICATION FOR A CONDITIONAL USE PERMIT

(Pre-Application Conference Required)

*R#1-61170
\$250
5/4/15*

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 type="checkbox"/>)	
Applicant Name	Rapids Incorporated d/b/a WaterWorks Carwash	Contact Name	Sheldon S. Ferkey
Address	3340 Church ST	Address	2975 Swiggum LN
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	Wisconsin Rapids, WI 54495
Telephone	715-341-3920	Telephone	715-213-7008
Fax	715-341-4128	Fax	---
Email		Email	rapidsinc@hotmail.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
3340 Church ST, Stevens Point/2308.04.3012.04	3324 Church ST, Stevens Point/2308.04.3012.03	
Legal Description of Subject Property		
Designated Future Land Use Category		Current Use of Property
parking		parking
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)		
Parking area with automated cashier stations and free vacuum service.		

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

This development will dramatically improve and update the appearance and operation of this facility, thus helping to modernize the neighborhood.

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

There certainly shouldn't be any negative impact on the adjacent properties. This planned improvement is designed to improve the operational and aesthetic nature of the area.

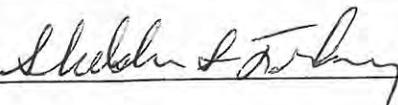
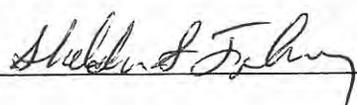
Current Zoning Surrounding Subject Property			
North:		South:	
East:		West:	
Current Land Use Surrounding Subject Property			
North:		South:	
East:		West:	

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
	04 May 2015		04 May 2015

To: Alderperson, City of Stevens Point

Re: Conditional Use Permits

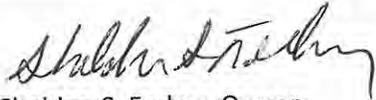
Location: WaterWorks Carwash

3340 Church ST
Stevens Point, WI 54481

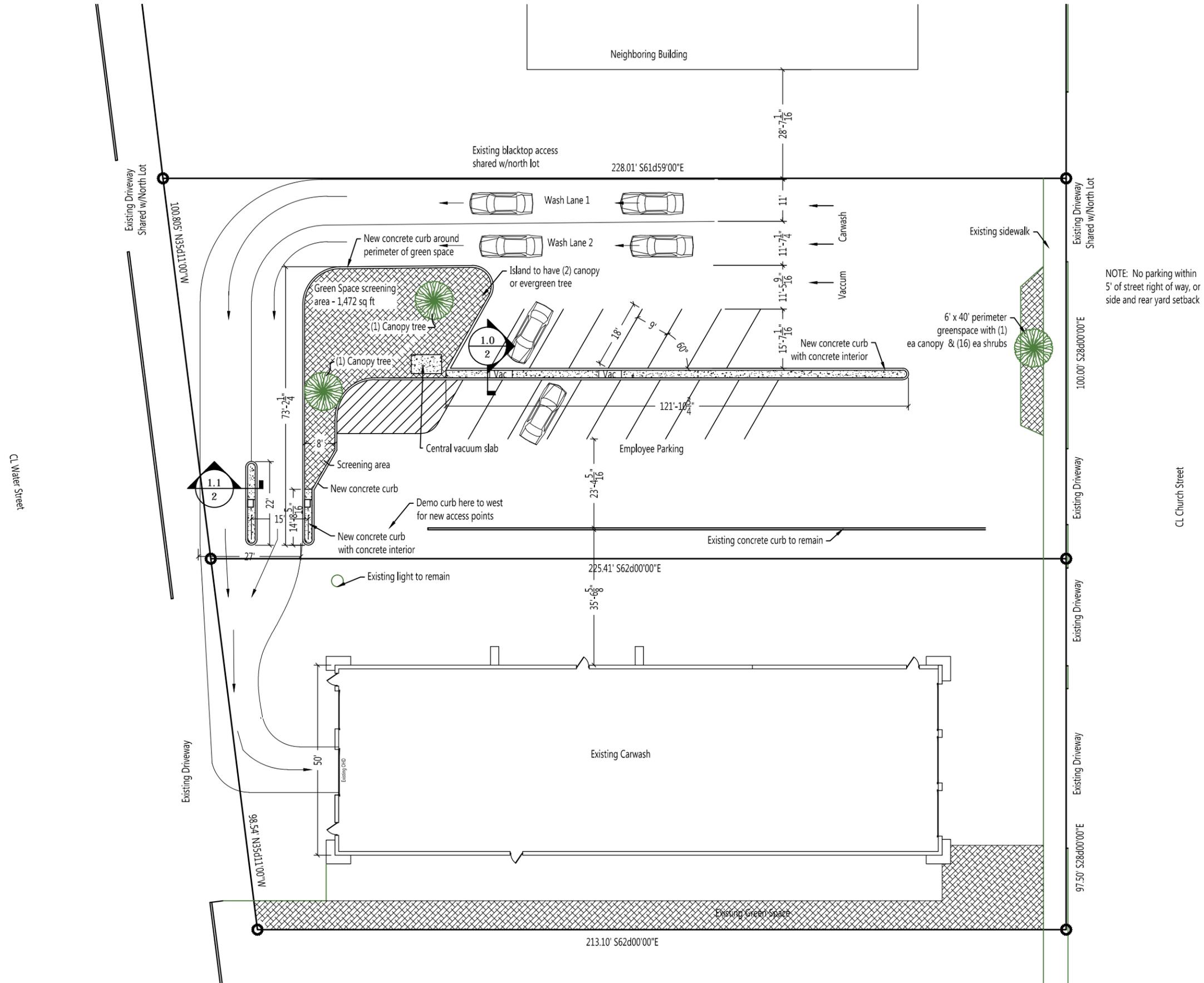
Dear Sir/Madam:

Please consider this letter as a formal request respectfully submitted with regard to my Conditional Use "parking" Permit application. As you may be aware, I have purchased the formally named Central Carwash and have committed a substantial investment in the Stevens Point community. I would like to continue this initiative by installing an improved parking area and free vacuum services for our community as well as updating our site to the "state-of-the-art" standards our other facilities currently enjoy. I certainly appreciate your consideration and am looking forward to a very positive long-term commitment to the greater Stevens Point community. Thank you.

Sincerely,



Sheldon S. Ferkey, Owner
WaterWorks Carwash



Administrative Staff Report

**Rezone Request – 405 Prentice St.
"R-3" Single & Two-Family Residential
to "R-5" Multiple Family Residential II
June 2, 2014**



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

<p>Applicant(s):</p> <ul style="list-style-type: none"> Paul Peterson <p>Staff:</p> <ul style="list-style-type: none"> Michael Ostrowski, Director mostrowski@stevenspoint.com Kyle Kearns, Associate Planner kkearns@stevenspoint.com <ul style="list-style-type: none"> 2408-29-4010-36 <p>Lot Information:</p> <ul style="list-style-type: none"> Effective Frontage: 78 feet Effective Depth: 130 feet Square Footage: 10,140 Acreage: 0.233 <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"> Commercial/office <p>Council District:</p> <ul style="list-style-type: none"> District 1: Doxtator <p>Current Use:</p> <ul style="list-style-type: none"> Residential <p>Applicable Regulations:</p> <ul style="list-style-type: none"> 23.02(1)(e) and 23.02(1)(g) 	<p>Request</p> <p>Request from Paul Peterson, representing Stevens Point Properties, LLC to rezone the property located at 405 Prentice Street (Parcel ID 2408-29-4010-36) from "R-3" Single and Two Family Residence District to "R-5" Multiple Family II Residence District.</p> <p>Attachment(s)</p> <ul style="list-style-type: none"> Parcel ID Sheet Exhibit Map Application <p>Findings of Fact</p> <ul style="list-style-type: none"> The property is zoned "R-3" Single and Two-Family Residence District The request is to rezone the property to "R-5" Multiple Family II Residence District. A home and detached garage exist on the property. The City's Comprehensive Plan calls for a commercial/office use on this property. The applicant would like to expand parking on an adjacent lot used as a clinic which would involve combining parcels. <p>Staff Recommendation</p> <p>Based upon the findings below, staff recommends approving the rezoning request for the property located at 405 Prentice Street (Parcel ID 2408-29-4010-36) from "R-3" to "R-5," as the rezoning matches the use identified in the Comprehensive Plan and creates a continuous block of office property.</p> <p>Staff would recommend that the property be combined with the existing medical complex parcel via a CSM after the rezoning occurs.</p>
---	---

Vicinity Map



Background

Paul Peterson is requesting to rezone the property above to "R-5" Multiple Family II Residence District. The applicant purchased the property recently to expand parking at the neighboring medical facility. In order to do so, the property must be rezoned to a higher intensity zoning district which would allow for medical office uses. The "R-5" zoning district permits medical offices. In addition, the neighboring medical facility is currently zoned "R-5."

Standards of Review

Rezoning Request

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

Analysis: The minimum lot requirements in the "R-5" Multiple Family II Residence District are as follows:

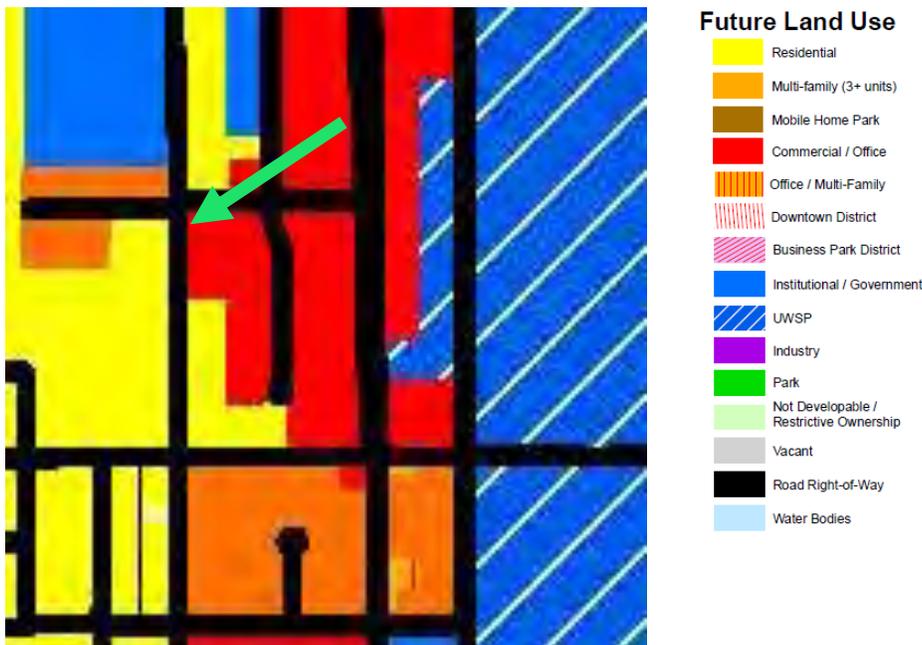
- Minimum Lot Area: Permitted Uses - 8,000 square feet
- Minimum Lot Width: Single Family: 60 feet, or 80 feet for corner lots

Findings: The current lot is 10,140 square feet; 78 feet wide, with a depth of 130 feet. The lot is on a corner and therefore does not meet the minimum lot width requirement. However, when combined with the adjacent parcel, it will meet the minimum lot requirements.

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

Analysis: The Comprehensive Plan calls for this area to be a Commercial/office use, which already exists directly adjacent to the property.

Findings: The applicant's request is consistent with the Future Land Use Map below.

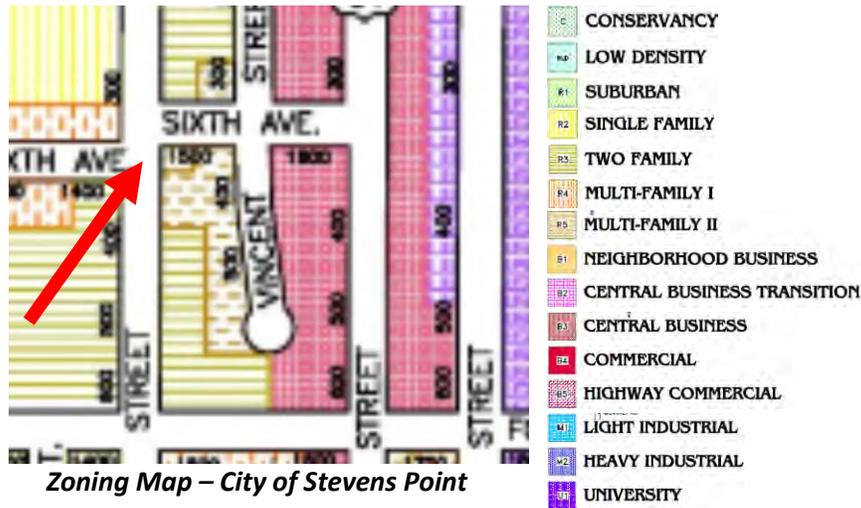


Future Land Use Map – 2005 Stevens Point Comprehensive Plan

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

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

Direction	Zoning	Use
North	"R-2" Single Family Residence & "R-3" Single and Two-Family Residence districts	Single Family Homes & Institutional Use (School)
South	"R-3" Single and Two-Family Residence District & "R-5" Multiple Family II Residence District	Commercial Use (Medical Office Complex)
East	"R-5" Multiple Family II Residence District & "B-4" Commercial District	Single Family homes, Commercial & Office
West	"R-3" Single and Two-Family Residence District & "R-4" Multiple Family I Residence District	Single Family Homes & Multi-Family Apartments



Findings: A variety of zoning and uses surround the property. Given the adjacent medical office use to the east and south, the rezoning is an appropriate zoning classification for the property. No residential use directly borders the parcel, as a street exists to the north. Lastly, the lower intensity use of parking should be compatible to the area. Any increase in traffic to the site will likely be from Division Street (Business Highway 51).

Note that the expansion of parking requires the submittal of a site and landscaping plan for staff review if the rezoning is approved. Perimeter landscaping and screening requirements, along with other pertinent requirements regarding parking would apply.

Based on the findings above, the change in zoning should not create adjacent incompatible uses, and furthermore, it conforms to the City’s comprehensive plan. Therefore, staff recommends approving the rezoning request.

Photos





Name and Address		Parcel #	Alt Parcel #	Land Use
Stevens Point Properties LLC 500 Vincent St Stevens Point, WI 54481		240829401036	240829401036	Residential
		Property Address		Neighborhood
		405 Prentice St		264 V Brwn Walker SB&P Schfl
Subdivision		Zoning		
Display Note		Certified Survey Map		R3-TWO FAMILY

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Stevens Point Properties LLC	4/17/2015	\$150,000	Warranty Deed	805528		Land & Build.

SITE DATA

PERMITS

Actual Frontage	78.0	Date	Number	Amount	Purpose	Note
Effective Frontage	78.0					
Effective Depth	130.0					
Square Footage	10,140.0					
Acreage	0.233					

2014 ASSESSED VALUE

Class	Land	Improvements	Total
(1) - A-Residential	\$10,700	\$86,100	\$96,800
Total	\$10,700	\$86,100	\$96,800

LEGAL DESCRIPTION

LOT 1 CSM #6399-23-222 BNG PRT NW SE S29 T24 R8 805528

DWELLING DATA (1 of 1)

Style	04 Cape Cod		Basement	Full	Exposed	No
Ext. Wall	Brick		Heating	Air Conditioning		
Story Height	1	Age	67	Fuel Type	Gas	
Year Built	1948	Eff. Year	1948	System Type	Warm Air	
Class	(1) - A-Residential		Total Rooms	8	Bedrooms	5
Int. Cond. Relative to Ext.	Interior Same As Exterior		Family Rooms	0		
Physical Condition	Average		Full Baths	3	Half Baths	0
Kitchen Rating	Average		Bath Rating	Average		

FEATURES

ATTACHMENTS

Description	Units	Description	Area
Rec Room Average	544	Concrete / Masonry Patio	280
Additional Plumbing Fixtures	1	Wood Deck	60

Name and Address		Parcel #	Alt Parcel #	Land Use
Stevens Point Properties LLC 500 Vincent St Stevens Point, WI 54481		240829401036	240829401036	Residential
		Property Address		Neighborhood
		405 Prentice St		264 V Brwn Walker SB&P Schfl
Subdivision		Zoning		
Display Note		Certified Survey Map		R3-TWO FAMILY

LIVING AREA

Description	Gross Area	Calculated Area
Basement	988.0	
Finished Basement Living Area	0.0	0.0
First Story	1,020.0	1,020.0
Second Story	0.0	0.0
Additional Story	0.0	0.0
Attic / Finished	988.0	494.0
Half Story / Finished	0.0	0.0
Attic / Unfinished	0.0	
Half Story / Unfinished	0.0	
Room / Unfinished	0.0	
Total Living Area		1,514.0

DETACHED IMPROVEMENTS

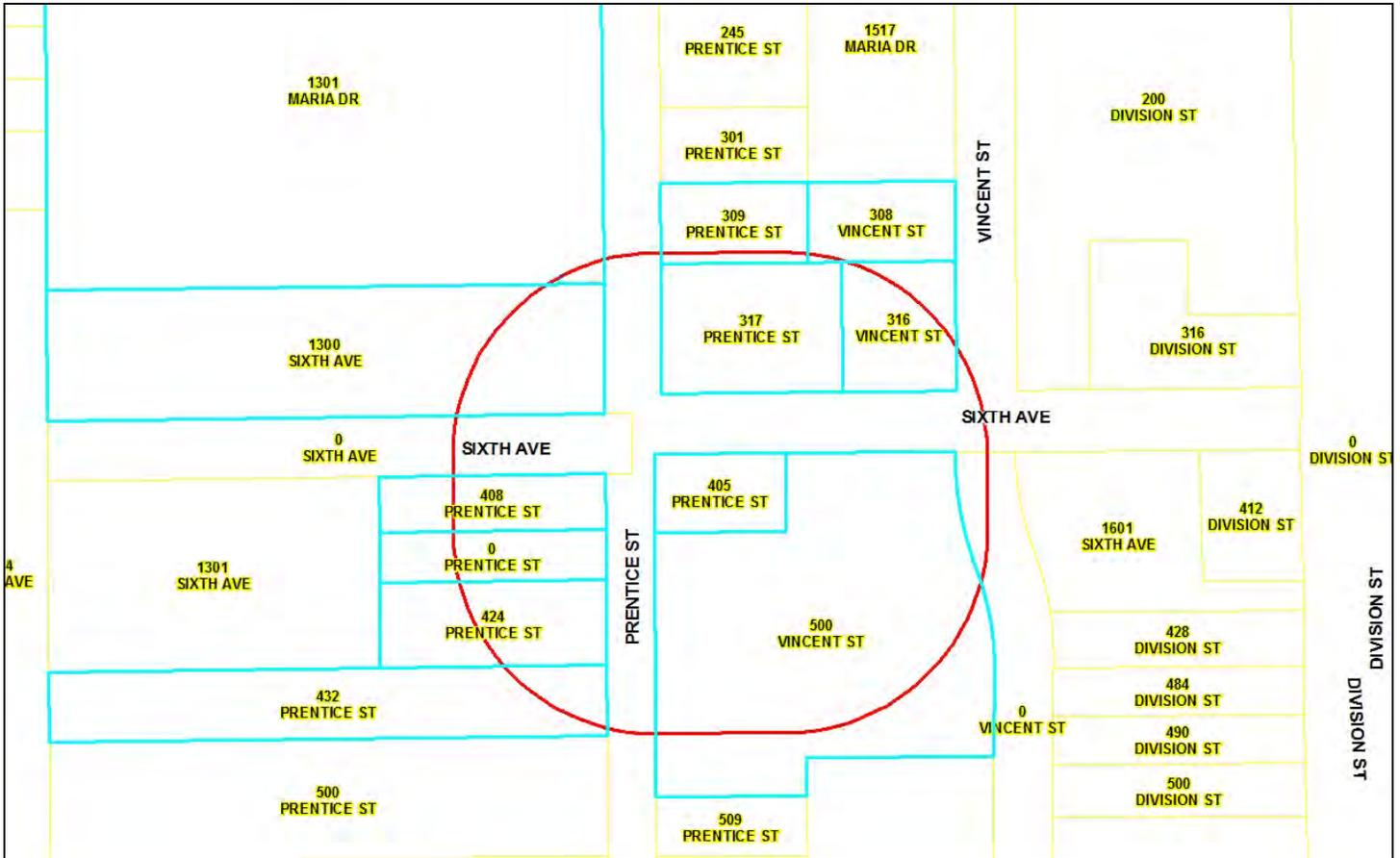
Description	Year Built	Square Feet	Grade	Condition
Garage - Detached Frame/ Block	1948	384.0	C	Average

PROPERTY IMAGE



PROPERTY SKETCH

Rezoning Request – 405 Prentice Street (Parcel ID 2408-29-4010-36) – “R-3” Two Family Residence District to “R-5” Multiple Family II Residence District – Exhibit Map (200 Feet Boundary)



Tax Key	Name	Mailing Label	City, State	Zip	Property Address
281240829400501	STEVENS POINT AREA CATHOLIC SCHOOLS	1004 First St	Stevens Point WI	54481	1301 Maria Drive
281240829400413	PEACE HOUSE LLC	1517 Maria Dr	Stevens Point WI	54481	308 Vincent Street
281240829400409	THAD J & WENDY KLASINSKI	317 PRENTICE ST	STEVENS POINT WI	54481	309 Prentice Street
281240829400417	THOMAS V HOUTING	316 VINCENT ST	STEVENS POINT WI	54481	316 Vincent Street
281240829400416	THAD J & WENDY KLASINSKI	317 Prentice St	Stevens Point WI	54481	317 Prentice Street
281240829400502	ROBERT M MANGEN	333 Bishop's Way #160	Brookfield WI	53005	1300 Sixth Avenue
281240829401038	STEVENS POINT PROPERTIES LLC	500 Vincent St	Stevens Point WI	54481	500 Vincent Street
281240829401036	STEVENS POINT PROPERTIES LLC	500 VINCENT ST	Stevens Point WI	54481	405 Prentice Street
281240829400601	DENNIS ROSENBROOK DENNIS & KELLY ROTH	408 Prentice St	Stevens Point WI	54481	408 Prentice Street
281240829400624	BRUCE L & FLORENCE M CAMPBELL	424 Prentice St	Stevens Point WI	54481	0 Prentice Street
281240829400623	BRUCE L & FLORENCE M CAMPBELL	424 Prentice St	Stevens Point WI	54481	424 Prentice Street
281240829400605	NEWMAN UNIVERSITY PARISH	2108 Fourth Ave	Stevens Point WI	54481	432 Prentice Street



City of Stevens Point
Community Development Department

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

APPLICATION FOR A ZONING MAP AMENDMENT - REZONING

(Pre-Application Conference Required)

*R# 1-61216
\$250
5/7/15*

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required	<i>\$ 250.-</i>	Fee Paid	<i>\$ 250.-</i>
Associated Applications if Any				Assigned Case Manager			
Pre-Application Conference Date							

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)	
Applicant Name	Stevens Point Properties, LLC	Contact Name	Paul Peterson
Address	500 Vincent St.	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	(715) 344-0701	Telephone	(715) 340-2501
Fax		Fax	
Email		Email	paulp@klasinskiclinic.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
240829401036 (405 Prentice St.)		
Legal Description of Subject Property		
Lot 1 of Portage County Certified Survey Map No. 6399-23-222 as recorded in Volume 23 of Survey Maps, page 222, being part of the NW 1/4 of the SE 1/4 of Section 29, Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin.		
Area of Subject Property (Acres/Sq Ft)		Area of Requested Rezoning (Acres/Sq Ft)
10,140 sq. ft (0.23 Acres)		10,140 sq. ft. (0.23 Acres)
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property
Commercial	Residential	Parking Lot Addition
Current Zone District		Proposed Zone District
R3 - Two Family		R5 - Multi Family Two

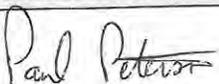
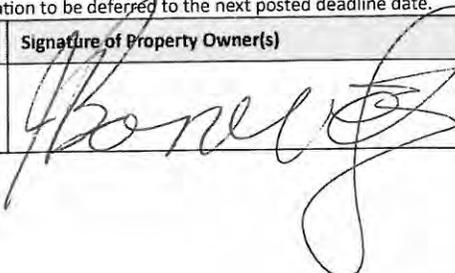
Reason for the zone change request	
Owner would like to rezone this parcel to be consistent with the rest of the overall parcel (Klasinski Medical Complex) which is currently zoned R5.	
Land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)	
Current land use is for a residential home. The proposed project expands the existing west side parking lot to the north. Owner would be constructing approximately 25 additional parking stalls. This would alleviate staff parking on the City Streets.	
Current Zoning Surrounding Subject Property	
North:	R3 - Two Family
South:	R5 - Multi Family Two
East:	R5 - Multi Family Two
West:	R3 - Two Family
Current Land Use Surrounding Subject Property	
North:	Single Family Home
South:	Parking Lot
East:	Parking Lot
West:	Single Family Home
Is the proposed zoning map amendment consistent with the Comprehensive Plan? If so how?	
The proposed zoning map amendment would be consistent with the City's Comprehensive Plan. The rezone of this parcel to R5 will be consistent with the zoning of the rest of the overall parcel (that Klasinski Medical Complex sits on) which is currently R5.	

EXHIBITS

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

CERTIFICATION AND SIGNATURE

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

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	5/6/15		5-6-15



City of Stevens Point GIS
 405 Prentice Street Map

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



SCALE: 1" = 70'



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

Print Date: 5/4/2015

[Stevens Point Home Page](#)

[\[Log In \] Home](#)

2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997
PARCEL / OWNER DATA										PROPERTY IMAGE							
NAME AND ADDRESS																	
Thad J & Wendy Klasinski 317 Prentice St Stevens Point, WI 54481																	
PARCEL # 240829401036																	
PROPERTY ADDRESS 405 Prentice St																	
SUBDIVISION Certified Survey Map																	
LAND USE Residential																	
NEIGHBORHOOD 264 V Brwn Walker SB&P Schfld																	
ZONING R3-TWO FAMILY																	

SITE DATA				PERMIT HISTORY			
ACTUAL FRONTAGE	78	DATE	NUMBER	AMOUNT	PURPOSE	NOTE	
FRONTAGE	78.0						
DEPTH	130.0						
SQUARE FOOTAGE	10,140.0						
ACREAGE	0.23						

ASSESSED VALUE 2014					
CLASS	LAND	IMPROVEMENTS	TOTAL	RATIO	EST. FAIR MARKET VALUE
Current assessment values are not yet available. Please select a different Year tab above to view prior assessment values.					

LEGAL DESCRIPTION
LOT 1 CSM #6399-23-222 BNG PRT NW SE S29 T24 R8 689/115

DWELLING 1					
STYLE	04 Cape Cod	BASEMENT	Full	EXPOSED	N
EXT. WALL	Brick	HEATING	A		
STORY HEIGHT	1	FUEL TYPE	Gas		
YEAR BUILT	1948	SYSTEM TYPE	Warm Air		
	AGE 67	TOTAL ROOMS	8	BEDROOMS	5
CLASS	(1) - A-Residential	FAMILY ROOMS	0		
INT. COND. RELATIVE TO EXT.	Interior Same As Exterior	FULL BATHS	3	HALF BATHS	0
PHYSICAL CONDITION	Average	BATH RATING	Average		
KITCHEN RATING	Average				

FEATURES		ATTACHMENTS	
DESCRIPTION	UNITS	DESCRIPTION	AREA
Rec Room Average	544	Wood Deck	60
Additional Plumbing Fixtures	1	Concrete / Masonry Patio	280

LIVING AREA	
DESCRIPTION	AREA
BASEMENT	988
FINISHED BASEMENT LIVING AREA	0
FIRST STORY	1020
SECOND STORY	0
ADDITIONAL STORY	0
ATTIC / FINISHED	494
HALF STORY / FINISHED	0

ATTIC / UNFINISHED	0
HALF STORY / UNFINISHED	0
ROOM / UNFINISHED	0
TOTAL LIVING AREA	1514

DETACHED IMPROVEMENTS

DESCRIPTION	YEAR BUILT	SQUARE FEET
Garage - Detached Frame/ Block	1948	384

Disclaimer: Information shown here is considered accurate but not guaranteed.
* Additional data may be available by contacting the assessors office.

Copyright © 2015 Ruekert/ Mielke. All rights reserved.
Please contact [Webmaster](#) if you have any comments or questions about our site.

Created and Hosted by  RuekertMielke, Inc. © 2015

[Report a Problem](#)

Michael Ostrowski, Director

Community Development

City of Stevens Point

1515 Strongs Avenue

Stevens Point, WI 54481

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

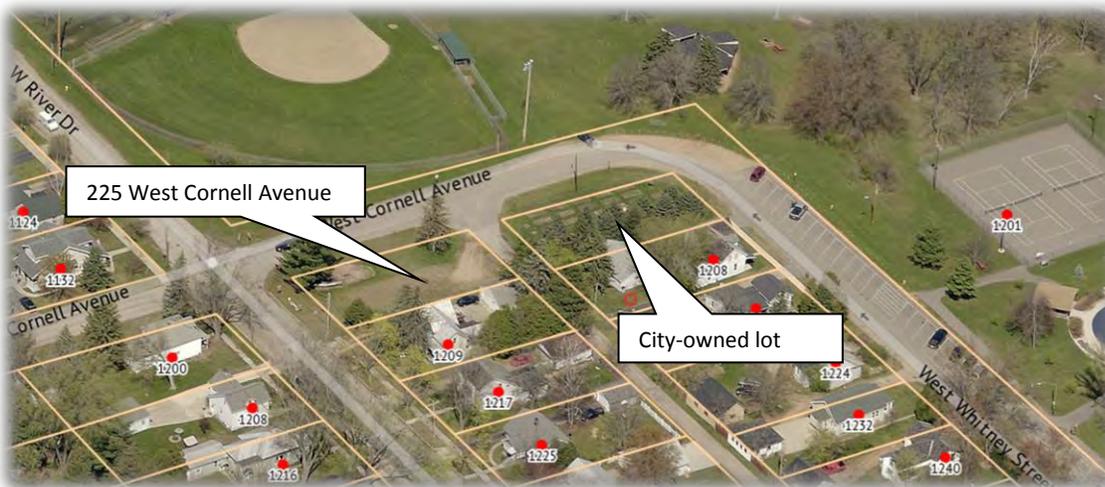
mostrowski@stevenspoint.com



Memo

City of Stevens Point – Department of Community Development

To: Plan Commission
 From: Michael Ostrowski and Kyle Kearns
 CC:
 Date: 5/26/2015
 Re: Request from the City of Stevens Point to purchase 225 West Cornell Avenue.



The emergence of KASH Playground has significantly increased the amount of activity in Mead Park and the surrounding area. KASH has become a destination for many area residents, as well as visitors to the City. With this increase in activity, the area is becoming very congested at times and staff has been looking at ways to help make the area safer for patrons. Recently, the Parks Commission approved moving forward with the design of a parking lot on the corner of West Clark Street and West Whitney Street. The design and layout of the parking area will come before the Plan Commission at a later date.

West Cornell Avenue is currently a one-way street at this location. During times when the park is busy, such

as times during a baseball game, patrons will park on the north side of the street. This presents a danger as this area is just beyond the outfield fence of the baseball field. Balls have been hit over the fence and have caused damage to vehicles.

With the construction of the new parking lot on the corner of West Clark Street and West Whitney Street, there is no intent to construct a parking lot on this property at this time. The immediate intent is to acquire this property to allow for additional area in this location for better circulation of vehicles and pedestrians, as well as, potential modification to street parking in this area. The City currently owns the parcel that is across the alley of 225 West Cornell Avenue. It is being used as a community garden. With this being the case, the City's ability to acquire this parcel (225 West Cornell), could be beneficial for creating additional width in this street area.

Habitat for Humanity has indicated that they would be willing to sell this property as long as they are able to get their costs out of this property and find another suitable location. As you may recall, the City approved a conditional use permit for this property to allow them to build a residence with reduced setbacks.

The price for this lot is \$28,500.00, plus applicable closing costs. Given the potential growth in the use of KASH Playground, acquiring this piece of property at this time is a strategic decision. If needed in the future, the cost to acquire the property now, as opposed to when a home is on it, is more financially advantageous.

This item is before you as the Plan Commission should provide a recommendation on the purchase of property. Staff would recommend approval.

Photos







Memo

Michael Ostrowski, Director

Community Development

City of Stevens Point

1515 Strongs Avenue

Stevens Point, WI 54481

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

mostrowski@stevenspoint.com

City of Stevens Point – Department of Community Development

To: Plan Commission
From: Michael Ostrowski and Kyle Kearns
CC:
Date: 5/26/2015
Subject: Calling for a public hearing for the amendment of Tax Incremental District 5 and Tax Incremental District 7 project plans.

The Common Council has approved the hiring of Ehlers to start the amendment process to the project plans for Tax Incremental District 5 and Tax Incremental District 7. The intent is to amend the project plans to allow increment from these two districts to be transferred into Tax Incremental District 6, which should help reduce the financial burden that that district is currently placing on the general fund of the City. Calling for the public hearing is the first step in the process. Attached is information provided by Comptroller/Treasurer Ladick, as well as a proposed schedule.

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594



Page 68 of 70
Corey D. Ladick
Comptroller-Treasurer

Phone: 715-346-1574
Fax: 715-346-1683

May 26, 2015

To: Plan Commission, City of Stevens Point

Re: Amendment of TIF District Project Plans

Background

TIF District 6 (Downtown) continues to struggle, which has resulted in City taxpayers picking up the burden for paying most of the debt associated with that TIF district. This debt is secured by "an irrevocable tax levy", which means that we can't just decide to not pay it.

However, there is some good news because several other TIF Districts are doing well. (See attached chart for current financial highlights) We have the option of letting the stronger TIF Districts share increment (revenue) with TIF District 6, which will help that district significantly, put it in a position to take advantage of future development opportunities, and relieve some of the burden on City taxpayers. In order to do this, we will need to amend the project plans for the donor TIF Districts, which are TID 5 (Northside) and TID 7 (AIG-Travelguard). The City Council approved hiring Ehlers Inc. (a financial advisory firm that has done a significant amount of work related to the City's TIF districts) back in April to start this process.

Next Steps

A tentative timeline for completing this process is also attached. Per statute, a public hearing needs to be held by the Plan Commission. This public hearing is planned for July. A joint review board will also need to be convened, which consists of representatives from all of the overlying taxing jurisdictions.

City of Stevens Point TIF District Financial Summary

Financial Information (Year End 2014)

District	Accumulated Surplus/ -Deficit	2014 Increment Received	Other Revenues	Expenditures	FY 2014 Surplus/ -Deficit
5 (North)	91,368	279,862	9,094	189,699	99,257
6 (Downtown)	-3,294,801	0-was below	805,723*	2,253,986*	-1,448,263*
7 (AIG Travelguard)	309,928	582,177	44,605	576,355	50,427
8 (Spectra Print)	-380,297	0-still below	14,572	1,414	13,158
9 (East Park C.C.)	864,286**	New-N/A	1,000,428**	112,366	888,062**

*TID 6-Other Revenues: Several Large Developer Reimbursements unusually increased revenues. Expenditures and FY 2014 Deficit: Unusually large due to capital expenditures

**TID 9-Accumulated Surplus: A significant portion of TID 9 surplus will need to be used for intersection improvements and debt service. Other Revenues and FY 2014 Surplus: Unusually high due to Skyward payment

Valuation/Assessment Information (Current)

District	Base Value	Current Value	Value Increment	2015 Increment
5 (North)	37,940,700	54,927,500	16,986,800	387,984
6 (Downtown)	46,305,600	48,405,600	2,100,000	47,965
7 (AIG Travelguard)	10,913,900	35,596,500	24,682,600	563,758
8 (Spectra Print)	19,785,300	18,259,200	-1,526,100	0-below base
9 (East Park C.C.)	446,800	6,738,300	6,291,500	143,700

Key Terms

Accumulated Surplus/-Deficit: Fund Balance (savings), the excess funds belonging to the district, or in the case of a deficit, the amount of money that is owed to the general fund.

2014 Increment Received: The amount of money received in 2014 from property tax increment. This does not include expenses, so it is only showing what is coming in.

Base Value: The value of the district when it was originally established, may change with territory amendments.

Current Value: The 2014 Equalized Value of the district.

Value Increment: The difference between the original base value and the current value of the district. A positive number shows a growth in real estate values in the district, and results in revenue (increment) for the district. A negative number means the district has actually decreased in value since it was created, and as a result there is no increment.

Page 70 of 70

TAX INCREMENTAL DISTRICTS NO. 5 & 7 PROJECT PLAN AMENDMENTS
 IN ORDER TO SHARE INCREMENT WITH
 TAX INCREMENTAL DISTRICT NO. 6
 WITHIN THE
 CITY OF STEVENS POINT, WISCONSIN
Proposed Timetable - 5/13/15

<u>ACTION DATE</u>	<u>STEP</u>
	City provided Ehlers with the existing obligations, any committed costs within the TID districts, most recent audit including TIF fund balances, most recent tax increment calculation worksheet, etc.
	Ehlers prepared & provided the City with a feasibility analysis report for each district,
May 11	Ehlers presented revenue sharing analysis to the Finance Committee
June 1	Staff will discuss revenue sharing concept with Plan Commission
June 15	Ehlers presents the revenue sharing analysis to the City Council, Council consider recommendation to proceed with sharing amendments
June 16	Ehlers will e-mail a Notice to Official City Newspaper of organizational JRB meeting & public hearing. (cc: City)
	Ehlers will mail notification letters, along with required enclosures, to overlapping taxing jurisdictions of JRB organizational meeting & public hearing, as well as the agenda - to be posted by the City. (cc: City & attorney) <i>(Letters must be postmarked prior to first publication).</i>
June	Ehlers will provide City, overlapping taxing entities, and/or City Attorney with [revised] draft Project Plan document, if not yet provided and/or necessary, as well as agenda language (City to post) & resolution (City to distribute) for first meetings, and will also request legal opinion of the plan.
June 19	First Publication of Public Hearing & JRB Meeting Notice <i>((Week prior to second notice & at least 5 days prior to JRB meeting))</i>
June 26	Second Publication of Public Hearing & JRB Meeting Notice. <i>(At least 7 days prior to public hearing)</i>
July 6	Joint Review Board meets to review plan, appoint chairperson and public member and set next meeting date. <i>(Prior to public hearing)</i>
	Plan Commission Public Hearing on Project Plan of District amendment. <i>(Within 14 days of second publication)</i>
	Plan Commission reviews Project Plan & approval of District Project Plan amendment.
July 13	Ehlers will provide City & City Attorney with revised draft Project Plan, if necessary, as well as agenda language (City to post) & resolution (City to distribute) for Common Council meeting.
July 20	Common Council reviews Plan & adopts resolution approving District Project Plan amendment.
July 21	Ehlers' will e-mail a Class 1 Notice to Official City Newspaper of JRB meeting. (cc: City)
	Ehlers will mail notices & required attachments to JRB of the final meeting, along with the Agenda (City to post). (cc: City & Attorney) <i>(Letters must be postmarked prior to publication).</i>
July 24	Publication of JRB Meeting Notice <i>(At least 5 days prior to meeting)</i>
July 29 – Aug. 19	Joint Review Board considers approval of District Project Plan amendment. <i>(Within 30 days of notification of meeting / receipt of Plan Commission & Common Council resolutions)</i>
Aug. – Sept.	Ehlers will submit documents to the State, within 60 days of JRB approval.

Portage County Gazette
 via e-mail @ pcgazette@g2a.net & classified@pcgazette.com
 publishes on Fr. & deadline is Tu.
 Plan Commission meets on the first Monday @ 6:00 p.m.
 City Council meets on the third Monday @ 7:00 p.m.