

AGENDA
CITY PLAN COMMISSION

August 3, 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 July 6, 2015 Plan Commission meeting.
3. **Public Hearing** - Request from Andrew Green, representing DBGreen LLC., for a conditional use permit to construct and permit a multiple family use on the second floor at 1055 Main Street (Parcel ID 2408-32-2026-11).
4. Action on the above.
5. **Public Hearing** - Request from William Pritchard to rezone approximately 20 acres between West River Drive and West Zinda Drive (Parcel ID's 2408-31-4012-11 through 2408-31-4012-26, 2408-31-4012-32, and 2408-31-4012-41) from "R-2" Single Family Residence District to "R-3" Single and Two-Family Residence District.
6. Action on the above.
7. Request from the City of Stevens Point to construct a shelter and restroom facility in Mead Park (Parcel ID 2408-31-1014-01).
8. Presentation of the Portage County Bicycle and Pedestrian Plan. *No action is required; action to adopt the plan will occur at a future Plan Commission meeting.*
9. 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: July 17, 2015 and July 24, 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, August 3, 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 Andrew Green, representing DBGreen LLC., for a conditional use permit to construct and permit a multiple family use on the second floor at 1055 Main Street (Parcel ID 2408-32-2026-11). This property being zoned "B-3" Central Business District, and described as PRT NE NW S32 T 24 R8 COM 422' E OF NE COR LOT 3 BLK 5 ORIG PLAT TH 681.5' S TO 1/8 LN; E 681.5' N TO POB & THAT PRT DES IN 226/196 509/1185- 88-JT ESMT FOR ING & EGR 226/145 - 178/376 - 208/466 723705 723708-TOD 776589, City of Stevens Point, Portage County, Wisconsin.
2. Request from William Pritchard to rezone approximately 20 acres between West River Drive and West Zinda Drive (Parcel ID's 2408-31-4012-11 through 2408-31-4012-26, 2408-31-4012-32, and 2408-31-4012-41) from "R-2" Single Family Residence District to "R-3" Single and Two-Family Residence District. These properties are described as: LOT 1-15 RIVERWOOD WEST BNG PRT LOT 1 CSM #6372-23-195 BNG PRT GOVT LOT 4 S31 T24 R8 724298, City of Stevens Point, Portage County, Wisconsin; OUTLOT 1 RIVERWOOD WEST BNG PRT LOT 1 CSM #6372-23-195 BNG PRT GOVT LOT 4 S31 T24 R8 543409, City of Stevens Point, Portage County, Wisconsin; OUTLOT 1 CSM#8051-31-31 BNG PRT SWSE S31 T24 R8 652/535-ESMT AGRMT 665/669-70-ACC & DRAIN ESMT 724244, City of Stevens Point, Portage County; and LOT 2 CSM #9448-40-78 EX S20' OL 1 CSM 26/140 DESC IN 789675 BNG PRT GL4 & SWSE; & ESMT OVR OL 1 CSM 31/31 S31 T24 R8 10.84A M/L 652/536-ESMT AGRMT 665/669-70-ACC & DRAIN ESMT 724299, City of Stevens Point, Portage County.

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
July 6, 2015 – 6:00 PM
Lincoln Center – 1519 Water Street

PRESENT: Mayor Wiza, Alderperson Mary Kneebone, Commissioner Bob Brush, Commissioner Daniel Hoppe, Commissioner Garry Curless, and Commissioner Dave Cooper.

ABSENT: Commissioner Anna Haines.

ALSO PRESENT: Community Development Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, Comptroller/Treasure Corey Ladick, Alderperson Heidi Oberstadt, Alderperson Shawn Morrow, Alderperson Mike Phillips, Alderperson Denise Mrozek, Alderperson Garrett Ryan, Alderperson Mary McComb, Chris Fish, Brandi Makuski, Larry Lee, Barb Jacob, Nate Enwald, Dawn Gunderson, Bob Fisch, Cathy Dugan, Cherrie Marti, Sheldon Ferkey, Patty Dreier, Mike Chobanian, Brian Wolff, and Sari Lesk.

INDEX:

1. Roll Call.
Discussion and possible action on the following:
 2. Report of the June 1, 2015 Plan Commission meeting.
 3. 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). *The public hearing for this item took place at the May 2015 Plan Commission meeting.*
 4. Request from Don Keck, representing the Stevens Point Area School District Life Skills Center, for a sign variance to construct a freestanding sign exceeding the quantity, size, and height requirements at 1201 Northpoint Drive (Parcel ID 2408-29-2100-21).
 5. Presentation and discussion on a conceptual project review for an expansion to Ministry Saint Michael's Hospital at 824 and 900 Illinois Avenue (**Parcel ID's 2408-33-2003-15 & 2408-28-3010-25**). *This item is for discussion purposes only; no formal action will be taken.*
 6. **Public Hearing** - Amending the Official Street Map of the City of Stevens Point by removing Prais Street (known as the Prais Street Pedestrian Mall) between Fremont Street and Illinois Avenue.
 7. Action on the above.
 8. Vacating Prais Street (known as the Prais Street Pedestrian Mall) between Fremont Street and Illinois Avenue.
 9. **Public Hearing** regarding the proposed amendment of project plan for Tax Incremental District No. 5 (See the Public Hearing Notice which was published on June 19, 2015 & June 26, 2015).
 10. **Public Hearing** regarding the proposed amendment of project plan for Tax Incremental District No. 7 (See the Public Hearing Notice which was published on June 19, 2015 & June 26, 2015).
 11. Consideration of "Resolution Approving a Project Plan Amendment for Tax Incremental District No. 5, City of Stevens Point, Wisconsin".
 12. Consideration of "Resolution Approving a Project Plan Amendment for Tax Incremental District No. 7, City of Stevens Point, Wisconsin".
 13. Adjourn.
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1. Roll Call.

Present: Wiza, Kneebone, Brush, Hoppe, Curless, Cooper.

Discussion and possible action on the following:

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

Motion by Commissioner Cooper to approve the report of the June 1, 2015 Plan Commissioner meeting; seconded by Commissioner Brush. Motion carried 6-0.

3. 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). *The public hearing for this item took place at the May 2015 Plan Commission meeting.*

Director Ostrowski explained this property is currently zoned B-4. Carwashes and any accessory uses are a conditional use in the B-4 zoning district. At last month's Plan Commission meeting, staff recommended required landscaping to be addressed, vacation of the two driveways along Church Street, the southwest driveway being an exit only, stacking wash lanes be situated so not to impede one another, identify a snow storage plan, and outdoor storage of mechanical equipment or refuse containers shall be screened. Several ordinance requirements were addressed with the new site plan including vacation of the two driveways, perimeter screening along the north and west property lines, and on-site vehicle movement within stacking lanes and vacuum stalls. Staff would recommend approval with the conditions outlined in the staff report.

Sheldon Ferkey, 3340 Church Street, stated he has met with staff and feels that they were able to discuss and address all ordinance issues as well as working with his business for the best solution for both.

Cathy Dugan, 615 Sommers Street, encouraged the owner to go above and beyond any landscape requirements.

Motion by Commissioner Cooper to approve 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) with the following conditions:

1. Southwest driveway shall be "exit only" and be signed and marked appropriately with the installation of curb or raised median.
2. If storage of refuse is proposed outside, all pertinent requirements including screening shall be met. Screening shall be of comparable materials of the primary building and approved by staff.
3. A formal landscaping plan shall identify species, sizing, and quantity of landscape elements. Landscape areas further than 100 feet away from a water source will be required to be sprinklered.
4. If the existing building is removed on the site to the north, perimeter landscape screening, meeting ordinance requirements, shall be installed within one year.

seconded by Alderperson Kneebone. Motion carried 6-0.

4. Request from Don Keck, representing the Stevens Point Area School District Life Skills Center, for a sign variance to construct a freestanding sign exceeding the quantity, size, and height requirements at 1201 Northpoint Drive (Parcel ID 2408-29-2100-21).

Director Ostrowski explained this property is zoned R-2 and signage is limited in this area. The request is for a freestanding sign on North Point Drive with a five foot setback, to be six feet tall and approximately 14.25 square feet in area. He pointed out this is the third free standing sign in this location. Director Ostrowski said staff does not have a concern with granting the variance, as it is a unique use within this district, but they would recommend the following changes/conditions:

1. The sign height shall not exceed 5 feet.
2. The sign size shall not exceed 20 square feet in area.
3. A landscape base at least 30 square feet in size shall be installed around the sign. Landscaping shall be approved by community development department staff.
4. The design and materials of the sign shall complement the design and materials on the Life Skills Center building.
5. The sign shall conform to all other applicable requirements within the zoning ordinance, including vision triangle requirements.
6. Applicable building permits shall be obtained.
7. Minor modifications may be approved by staff.

Commissioner Cooper asked if the sidewalk is set five feet back to which Director Ostrowski stated the sign would be approximately five to six feet off of the sidewalk. Commissioner Curless asked if the five foot height requirement is from ground level, to which Mr. Ostrowski stated yes. Commissioner Hoppe asked if the sign would be lit, to which Director Ostrowski stated no.

Chris Fish of Graphic House Sign Company explained the original sign was to be placed on the side of the building, but due to an air exchanger having to be in that location the freestanding sign was proposed. The height of 30 inches from the ground to the bottom of the sign is not desirable due to snow causing a visibility issue in the winter. He stated it would not be beneficial to lower the sign, unless they are able to put the sign on some sort of mound. Also, the brick and / or rock bases would increase the cost of the sign by approximately \$3,000.

Commissioner Brush asked if the sign was perpendicular or parallel to the sidewalk, to which Mr. Fish answered perpendicular and explained that the colors of the sign face and poles were picked to match the building.

Alderperson Kneebone suggested just using stone on the columns to which Mr. Fish stated that would involve a larger foundation and still a substantial cost increase.

Commissioner Curless suggested moving the wording closer together, but Mr. Fish stated the look of the sign would be crowded.

Commissioner Brush asked if there was any reasoning to the closeness to the sidewalk, and if the sign would be better placed closer towards the building. Mayor Wiza clarified that the sign would be 5-6 feet off of the sidewalk and quite a distance off of the street. Mr. Fish stated there is room to move the sign further away from the sidewalk, but does not recommend it and the other signs on the property are at that five feet setback.

Motion by Commissioner Curless to approve the request from Don Keck, representing the Stevens Point Area School District Life Skills Center, for a sign variance to construct a freestanding sign exceeding the quantity, size, and height requirements at 1201 Northpoint Drive (Parcel ID 2408-29-2100-21) with the following conditions:

1. The sign shall not exceed 5 feet.
2. The sign size shall not exceed 20 square feet in area.
3. A landscape base at least 30 square feet in size shall be installed around the sign. Landscaping shall be approved by community development department staff.
4. The design and materials of the sign shall complement the design and materials on the Life Skills Center building.
5. The sign shall conform to all other applicable requirements within the zoning ordinance, including vision triangle requirements.
6. Applicable building permits shall be obtained.
7. Minor modifications may be approved by staff.

seconded by Commissioner Brush.

Commissioner Cooper said he does not have an issue with the height of six feet, and with the boulevard the set back is fine, but feels the sign should match the building. Director Ostrowski stated there is not an issue with six feet. Alderperson Kneebone asked if there was a visibility or safety issue, to which Mayor Wiza stated no.

Motion to amend the motion by Commissioner Cooper to allow the sign to be a maximum of 6 feet high; seconded by Commissioner Kneebone. Amendment carries 5-1 with Commissioner Hoppe voting in the negative.

Vote on motion as amended to include condition change:

1. The sign shall not exceed 6 feet.

Motion carried 4-2 with Commissioner Curless and Commissioner Hoppe voting in the negative).

5. Presentation and discussion on a conceptual project review for an expansion to Ministry Saint Michael's Hospital at 824 and 900 Illinois Avenue (**Parcel ID's 2408-33-2003-15 & 2408-28-3010-25**). *This item is for discussion purposes only; no formal action will be taken.*

Director Ostrowski explained Ministry Saint Michael's Hospital is here to go over a conceptual plan for an addition to their cancer treatment center. This plan is just a concept at this time. There will be no action on this plan tonight, and the final plan will come back before the Commission for final approval.

Cherri Marti of Ministry Medical explained the renderings in the staff report are just a preliminary view to show the foot print of the structure as there are no final designs at this time.

Mike Chobanian stated he is the architect on the project and wanted to listen to what the Plan Commission would like to see for the next time the plan is brought back and so they are able to respond to the concerns of the Commission.

Commissioner Brush asked about the parking arrangements regarding this area and construction of the emergency room department as well as this project. Ms. Marti explained the new emergency room is scheduled to be completed in October this year, and at that time there will be the shift of parking back to the ramp area. Commissioner Brush asked if there was a plan to expand the ramp to which Ms. Marti stated the ramp was designed for another level, but if one was constructed it would take several parking spaces from the center area to get access to the additional level, so that is not a viable option at this time. Commissioner Brush asked about the pedestrian access, and would persons have to walk around to the other side of the structure or is there a plan for an underpass to access the building or for the pedestrians

in that area. Ms. Marti stated that can be looked into during the design. She added there is a linear accelerator at that location as well, so the addition is set off of the building to leave room for that as moving it would be a great expense. Commissioner Brush also asked if there had been any concerns with the view of the church being obstructed by the addition, to which Mayor Wiza stated he has not heard any comments.

Commissioner Curless asked if the parking lot is filled, to which Ms. Marti stated the adjacent parking lot is both for patients and staff, but the staff would be moved to the offsite parking. Commissioner Curless asked if there is still parking on Illinois Avenue, to which it was confirmed yes. Ms. Marti stated the new emergency room would have an access at the south east corner of the campus; the cancer center would have access from the interior as to control the area for safety and security and there would be a walkway from the existing area to the new addition.

Alderson Kneebone pointed out her concern in regards to the handicap parking currently in that area. Ms. Marti explained that there would be designated handicap parking with drop off.

Commissioner Cooper clarified the reason for not placing the building right up next to the existing structure was because of the linear accelerator and is there a possibility of relocating that. Ms. Marti stated the cost to move is extremely high, and they would like to leave room for a second linear accelerator if that is needed in the future.

Commissioner Brush pointed out the recent changes in the UW parking and current shortage and asked how the Hospital will be affected as well as the surrounding neighborhood. Ms. Marti stated they have done an internal parking study and most of the lot is patients and visitors and the northern area is designated for associates. The parking plan is to move the associate parking to the offsite location and to leave the main lot for visitors and patients. In their assessment of the parking lot, checking it 2-3 times a day there are constantly spots open for parking needs of the campus. Commissioner Brush then asked about snow storage, to which Mrs. Marti stated it is taken off site.

Mayor Wiza pointed out this is a good example of an employer being proactive and keeping parking issues at bay with the provided shuttle services. Commissioner Curless asked if they have shuttled patients, to which Ms. Marti stated they have not, but could. Alderson Kneebone added she has always found parking available at the hospital when needed.

Alderson McComb is worried about the walk way and asked if the pedestrian would have to go around the north side of the cancer center, to which Ms. Marti stated yes.

Alderson Ryan asked if a green roof was thought of and possibly putting that on the second floor. Ms. Marti stated the structure will be designed for expansion up if needed.

Cathy Dugan, 615 Sommers Street, stated regarding the parking lot, and the development in the 90's there was an agreement when houses were moved and the area was given for the hospital expansion that the community would be given this pedestrian walk way and the view to St. Stan's church would remain. She would like both of these preserved.

Bob Fisch, 1033 Smith Street, said the pedestrian access is important and hopes the design would consider that and make it safe.

6. **Public Hearing** - Amending the Official Street Map of the City of Stevens Point by removing Prais Street (known as the Prais Street Pedestrian Mall) between Fremont Street and Illinois Avenue.

Mayor Wiza declared the public hearing open.

Cathy Dugan, 615 Sommers Street, asked the Commission not to remove the pedestrian mall, to honor the former council, and protect the view of the church.

Bob Fisch, 1033 Smith Street, presented data from the US Census Bureau regarding Stevens Point and the percentage of persons who walk to work. He feels this is an important issue and is not in agreement with the vacation. The Commission should find a compromise for the pedestrian walk way and the hospital's addition.

Aldersperson Ryan stated it would be nice to see an option for the pedestrian and bike traffic with a suggestion of an underground access to the building without closing it off.

Aldersperson Oberstadt stated if we want to prioritize the visual line from Prais Street through this area, as a bicyclist, she tends to avoid that block between Illinois and Michigan because of serious disrepair.

Larry Lee, WSAU, pointed out several things, if there is an underground access, where is the ground water line and how deep can they dig without it being an issue, are we weighing the pedestrian bike traffic as more than the cars that are in that area, and does the view of the church outweigh the treatment and cancer center.

Attorney Beveridge recommended the Commission to answer any questions at the action portion and not the public hearing.

Barb Jacob, 1616 Depot Street, stated in looking at Ministry's plan, are we outweighing the view of the church over the treatment of cancer and feels we need to look at what is important to our community.

Mayor Wiza declared the public hearing closed.

7. Action on the above.

Cathy Dugan, 615 Sommer Street, feels that in comparing patient needs to the needs of pedestrian's is false logic and not a fair comparison.

Motion by Commissioner Cooper to amend the Official Street Map of the City of Stevens Point by removing Prais Street (known as the Prais Street Pedestrian Mall) between Fremont Street and Illinois Avenue; seconded by Mayor Wiza.

Commissioner Brush pointed out that with this amendment, there is a wall being put up between College and Fourth Avenue and closing off pedestrian traffic. He objects to this amendment.

Aldersperson Kneebone suggested putting this off for a month and having Ministry come back with other options to accommodate pedestrian traffic.

Ms. Marti pointed out by putting this off a month would delay the timeline they have in place and are hoping to break ground on this project in the fall. Ministry has looked in to the water issue and there is water flow on the north end of the lot that naturally flows down. Mayor Wiza asked about exploring the alternative, to which Ms. Marti stated they would have to move the entire vault which is extremely expensive.

Commissioner Curless asked if there is a basement under the hospital with offices, to which Ms. Marti stated there is a basement under some of the building.

Mayor Wiza is conscious of the persons who walk and bike to work, but would an additional 100-120 feet make a difference to those individuals.

Director Ostrowski explained this is just a step in the process, and the amendment to the street map and vacation of the pedestrian mall is just an initial step. Any exterior changes to Ministry do have to come before the Plan Commission and they want to have guidance on those changes.

Motion carried 6-0.

8. Vacating Prais Street (known as the Prais Street Pedestrian Mall) between Fremont Street and Illinois Avenue.

Motion by Commissioner Hoppe to vacate Prais Street (known as the Prais Street Pedestrian Mall) between Fremont Street and Illinois Avenue; seconded by Commissioner Cooper. Motion carried 6-0.

9. **Public Hearing** regarding the proposed amendment of project plan for Tax Incremental District No. 5 (See the Public Hearing Notice which was published on June 19, 2015 & June 26, 2015).

Mayor Wiza declared the public hearing open.

No one wished to speak

Mayor Wiza declared the public hearing closed.

10. **Public Hearing** regarding the proposed amendment of project plan for Tax Incremental District No. 7 (See the Public Hearing Notice which was published on June 19, 2015 & June 26, 2015).

Mayor Wiza declared the public hearing open.

No one wished to speak

Mayor Wiza declared the public hearing closed.

11. Consideration of "Resolution Approving a Project Plan Amendment for Tax Incremental District No. 5, City of Stevens Point, Wisconsin".

Motion by Commissioner Cooper to approve the "Resolution Approving a Project Plan Amendment for Tax Incremental District No. 5, City of Stevens Point, Wisconsin"; seconded by Commissioner Curless. Motion carried 6-0.

12. Consideration of "Resolution Approving a Project Plan Amendment for Tax Incremental District No. 7, City of Stevens Point, Wisconsin".

Motion by Alderperson Kneebone to approve the "Resolution Approving a Project Plan Amendment for Tax Incremental District No. 7, City of Stevens Point, Wisconsin"; seconded by Commissioner Hoppe. Motion carried 6-0.

13. Adjourn.

Meeting adjourned at 7:17 PM.

Administrative Staff Report

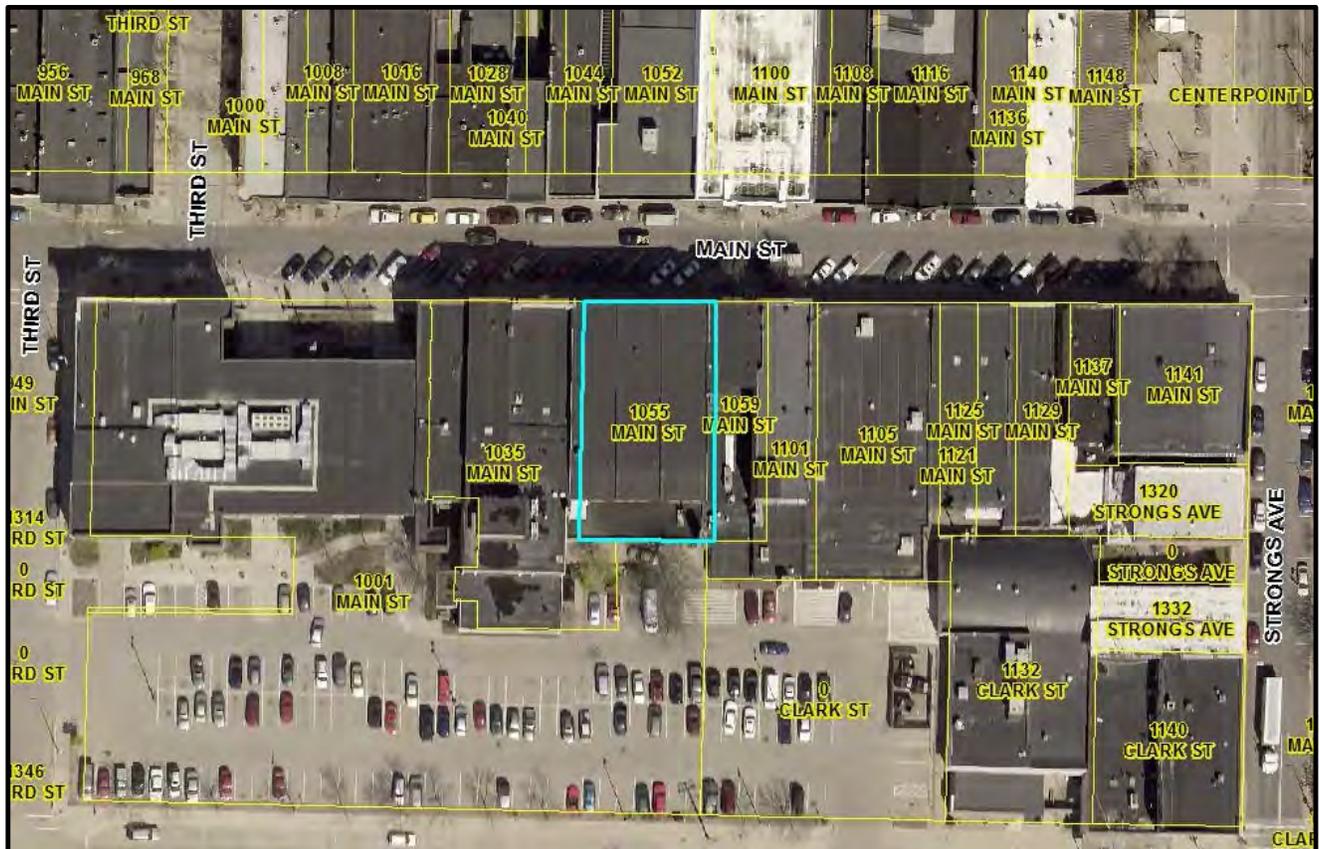
DBGreen LLC
Multi-Family Conditional Use Request
1055 Main Street
August 3, 2015



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

<p>Applicant(s):</p> <ul style="list-style-type: none"> Andrew Green, DBGreen LLC <p>Staff:</p> <ul style="list-style-type: none"> Michael Ostrowski, Director mostrowski@stevenspoint.com Kyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 2408-32-2026-11 <p>Zone(s):</p> <ul style="list-style-type: none"> "B-3" Central Business District <p>Master Plan:</p> <ul style="list-style-type: none"> Downtown District <p>Council District:</p> <ul style="list-style-type: none"> District 1 – Doxtator <p>Lot Information:</p> <ul style="list-style-type: none"> Actual Frontage: 68 feet Effective Frontage: 68 feet Effective Depth: 133.4 feet Square Footage: 9,069.9 Acreage: 0.208 <p>Current Use:</p> <ul style="list-style-type: none"> Vacant <p>Applicable Regulations:</p> <ul style="list-style-type: none"> 23.01(14), 23.01(16), and 23.02(2)(c) 	<p>Request</p> <p>Public Hearing - Request from Andrew Green, representing DBGreen LLC., for a conditional use permit to construct and permit a multiple family use on the second floor at 1055 Main Street (Parcel ID 2408-32-2026-11).</p> <p>Attachment(s)</p> <ul style="list-style-type: none"> Property Data Exhibit Map Application Site Plans Renderings <p>Findings of Fact</p> <ul style="list-style-type: none"> The property is zoned "B-3" Central Business District. The request is to construct three second floor apartment units, totaling six bedrooms. Multiple family uses require a conditional use permit. The first floor is proposed to be utilized as commercial storefront(s), and a portion of the second floor for office. <p>Staff Recommendation</p> <p>Approve the conditional use permit to construct apartments subject to Plan Commission and staff comments, including the following condition(s):</p> <ol style="list-style-type: none"> A maximum of three multiple family units shall exist. Fencing or parapet wall shall surround the rooftop patio at an appropriate height to prevent a falling hazard. Any outdoor refuse storage or mechanical equipment shall be fully enclosed with an enclosure to be approved by staff. The applicant must secure a multi-family license prior to occupying the units. All building codes shall be met prior to issuance of occupancy license. Any exterior improvements must be reviewed and approved by the Historic Preservation / Design Review Commission (windows, doors, patio area, lighting, etc.).
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Vicinity Map



Background

Mr. Green is requesting a conditional use permit for the purposes of constructing second floor apartments at the property identified above. Currently, no occupants live on site. The applicant is proposing to renovate and fully utilize the entire second floor with the creation of three residential units. One unit will consist of three bedrooms, one with two bedrooms, and a unit with a single bedroom, totaling 6 bedrooms for the apartments. In addition, the applicant will construct office space on the second floor, fronting on Main Street. Eventual renovation will occur within the first floor commercial storefront as well.

Access to the apartments will occur from two entrances, north along Main Street, and south from the library parking lot. A shared rooftop patio is proposed with access from each apartment. Major renovation is proposed for the construction of each apartment, which includes constructing loft areas for bedrooms. Exterior improvements which are proposed would require the review from the Historic Preservation Commission.

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

Section 23.01(14)(d)(5)

5) Designated Downtown

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

Standards of Review

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

Analysis: The building currently exists, and has been vacant for several years. The vacant second floor will be renovated into three apartment units, accommodating a total six bedrooms.



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

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

Analysis: The apartment units will be located on the second floor, which is common throughout the downtown. They will be above proposed commercial space.

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

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

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

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

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

Analysis: Project plans for the apartments include exterior renovation of the facade. Windows, doors, and work for the rooftop patio are proposed. The applicant has indicated that additional work will occur to the façade to restore historical character. A private street entrance along Main Street may be constructed to service the second floor apartments. Any façade work must be approved by the Historic Preservation / Design Review Commission.

Findings: The architectural appeal should not be in variance with other structures throughout the neighborhood. Additionally, several neighboring properties utilize a private street entrance to second floor apartments. The apartments will be unique in that they will offer a shared rooftop patio area, which currently is not utilized. The proposed construction of the patio area will greatly improve the aesthetics of the area and should create a pleasant environment for residents. Staff would recommend that fencing or parapet surround the rooftop patio at an appropriate height to prevent falling.

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

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

Findings: Utilities currently exist in this area.

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

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

Findings: N/A

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

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

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

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

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

Findings: This standard is met.

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

Analysis: The proposal is to construct one 3-bedroom unit, one 2-bedroom unit, and one 1-bedroom unit on the second floor. The total number of bedrooms would then be six for the entire building.

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

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

N/A

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

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

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

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

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

Analysis: The property currently exists, and adequate utilities exist at the site.

Findings: This standard is met.

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

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

Analysis: Refuse storage is not proposed on the site plan.

Findings: Staff would recommend if outdoor refuse storage is proposed, an enclosure shall be constructed to fully screen any dumpsters. The applicant shall submit an updated site plan and rendering of refuse storage to staff for review.

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

Analysis: Lighting will likely change within the rooftop patio area as the space is proposed for use.

Findings: Lighting will be reviewed by the Historic Preservation / Design Review Commission.

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

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

Findings: The use should not cause significant noise levels.

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

N/A

Based on the findings above, staff would recommend approval to construct three apartment units, totaling six bedrooms.

Photos



Front Façade (North) – Main Street



Rear Façade (South) – Library Parking Lot



Rear Façade (South) - Second Floor Rooftop Patio Area



Rear Façade (South)

Name and Address		Parcel #	Alt Parcel #	Land Use
Robert T Wray II et al 853 Alabama Shores Rd Muscle Shoals, AL 35661		240832202611	240832202611	Store, Retail / Warehouse
		Property Address		Neighborhood
		1055 Main St		Cntrl Bus & 2nd St area(Comm)
Subdivision		Zoning		
Display Note		Metes And Bounds		B3-CENTRAL BUSINESS

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Robert T Wray II et al	10/4/2012	\$0	Transfer on Death	776589		Land & Build.
Anita F Wray	10/16/2008	\$0	Transfer on Death	723708		Land & Build.
Anita F Wray	10/15/2008	\$0	Quit Claim Deed	723705		Land & Build.

SITE DATA

PERMITS

Actual Frontage	Effective Frontage	Effective Depth	Square Footage	Acreage	Date	Number	Amount	Purpose	Note
68.0	68.0	133.4	9,069.9	0.208					

2014 ASSESSED VALUE

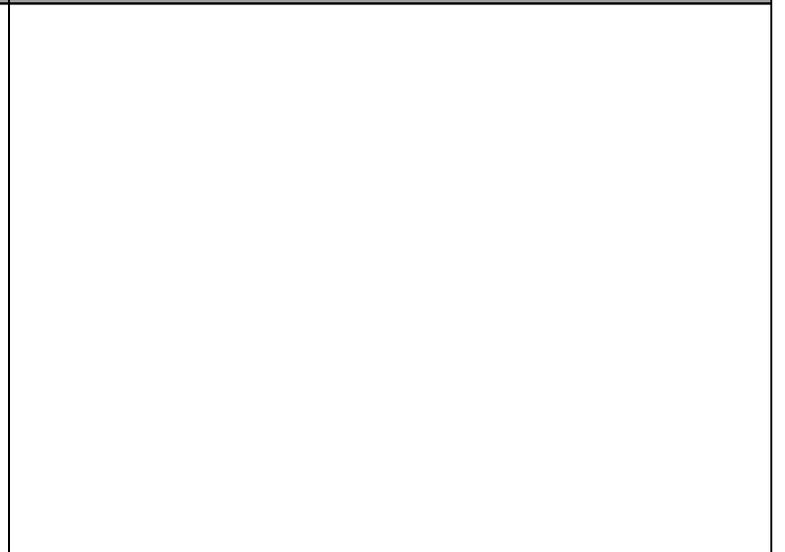
Class	Land	Improvements	Total
(2) - B-Commercial	\$59,900	\$182,200	\$242,100
Total	\$59,900	\$182,200	\$242,100

LEGAL DESCRIPTION

PRT NE NW S32 T 24 R8 COM 422' E OF NE COR LOT 3 BLK 5 ORIG PLAT TH 681.5' S TO 1/8 LN; E 681.5' N TO POB & THAT PRT DES IN 226/196 509/1185- 88-JT ESMT FOR ING & EGR 226/145 - 178/376 - 208/466 723705 723708-TOD 776589

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
Robert T Wray II et al 853 Alabama Shores Rd Muscle Shoals, AL 35661		240832202611	240832202611	Store, Retail / Warehouse
		Property Address		Neighborhood
		1055 Main St		Cntrl Bus & 2nd St area(Comm)
		Subdivision		Zoning
Display Note		Metes And Bounds		B3-CENTRAL BUSINESS

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Store, Retail (D avg)	1910	8,160	Wood Frame - Avg	12
1	2	Warehse, Storage (D avg)	1910	6,800	Wood Frame - Avg	12

Total Area		14,960
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BASEMENT DATA

COMPONENTS

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
1	1	Store, Retail - Unfin Bsmnt	8,160				

DETACHED IMPROVEMENTS

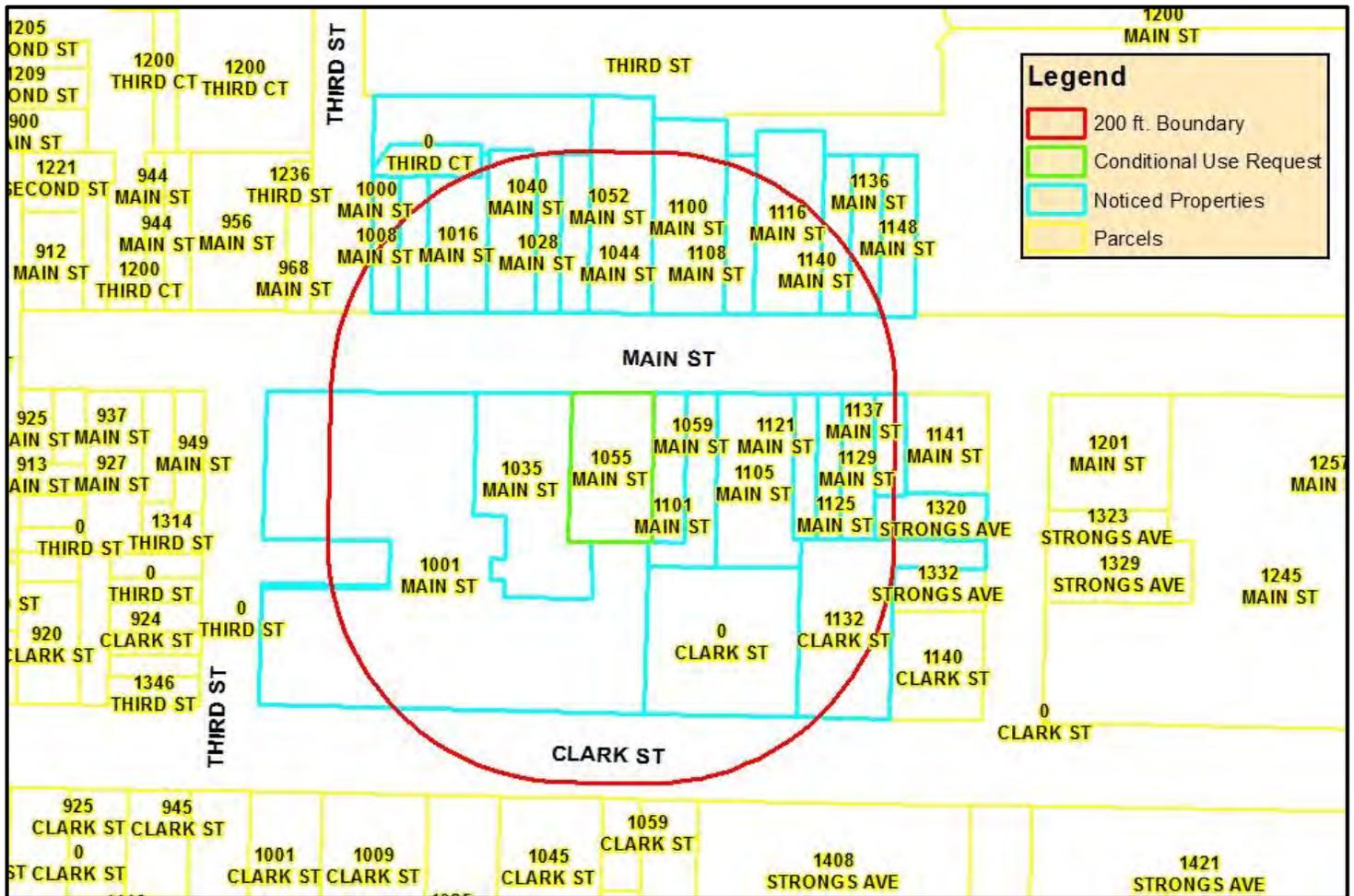
Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS

STRUCTURE DATA

Site Improvement	Units	Age	50
		Year Built	1910
		Eff. Year	1965
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	2.00
		Business Name	Laabs Music w/apt

Conditional Use Permit Request – 1055 Main Street – (Parcel ID 2408-32-2026-11) – Exhibit Map (200 Feet Boundary)



Tax Key	Name	Mailing Address	City, State	Zip	Property Address
281240832202963	SCHERTZ PROPERTIES LLC	1117 COUNTY ROAD DB	MOSINEE WI	544558719	0
281240832202938	1052 MAIN STREET	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.
281240832202921	SCHERTZ FAHRNER LLC	1117 COUNTY ROAD DB	MOSINEE WI	544558719	1016 Main St.
281240832202923	WILFRED & JULIAFANG	1040 Main St	Stevens Point WI	54481	1040 Main St.
281240832202924	LEON AYERS	1044 Main St	Stevens Point WI	54481	1044 Main St.
281240832202928	COSMO49 LLC	155 E WILSON ST #503	MADISON WI	53703	1108 Main St.
281240832202930	WILLIAM J & LUANN M STREUR TRUST	1000 S Lynndale Dr	Appleton WI	54914	1136 Main St.
281240832202931	GUU INC	1140 Main St	Stevens Point WI	54481	1140 Main St.
281240832202932	KARLENE PROPERTIES LLC	6905 GOLDENROD CIR	WAUSAU WI	54402	1148 Main 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.
281240832202651	CITY OF STEVENS POINT	1515 Strong's Avenue	Stevens Point WI	54481	1001 Main St.
281240832202652	JAMES E & PATRICIA ALAABS	1026 Second St N	Stevens Point WI	54481	1035 Main St.

281240832202611	ROBERT T II ET ALWRAY	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.
281240832202606	BONITA A BROWN	1121 Main St	Stevens Point WI	54481	1121 Main St.
281240832202639	KARL S PNAZEK & BONITA ANN BROWN	3411 Plover Rd	Plover WI	54467	1125 Main St.
281240832202638	KARL S PNAZEK & BONITA ANN BROWN	3411 Plover Rd	Plover WI	54467	1129 Main St.
281240832202637	K BUENO LLC	PO Box 651	Stevens Point WI	54481	1137 Main St.
281240832202645	TLB PROPERTIES LLC	1720 Ridgewood Circle	Plover WI	54467	1320 Strongs Ave.
281240832202634	TLB PROPERTIES LLC	1720 Ridgewood Cir	Plover WI	54467	0
281240832202630	ELKS LODGE #641	1132 Clark St	Stevens Point WI	54481	1132 Clark St.
281240832202629	CITY OF STEVENS POINT	1515 Strongs Ave	Stevens Point WI	54481	0



APPLICATION FOR A CONDITIONAL USE PERMIT

(Pre-Application Conference Required)

R# 1-62232
\$250 7/15/15

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #	-	Date Submitted	7/15/15	Fee Required	\$250.00	Fee Paid	\$250.00
Associated Applications if Any	-	Assigned Case Manager		Kyle Kearns			
Pre-Application Conference Date	July 2015		Conditional Use Permit Request		Use <input checked="" type="checkbox"/> Amend <input type="checkbox"/> Apartments		

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)	
Applicant Name	DBGreen, LLC	Contact Name	Andrew W. Green
Address	605 N. Maple Bluff Ct.	Address	
City, State, Zip	Stevens Point, WI 54482	City, State, Zip	
Telephone	715-459-6107	Telephone	
Fax	N/A	Fax	
Email	dbgreen.llc@charter.net	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? <input type="checkbox"/>)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name	DBGreen, LLC	Owner's Name	
Address	605 N. Maple Bluff Ct.	Address	
City, State, Zip	Stevens Point, WI	City, State, Zip	
Telephone	715-459-6107	Telephone	
Fax	N/A	Fax	
Email	dbgreen.llc@charter.net	Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
1055 Main Street 2408.32.2026.11		

Legal Description of Subject Property

PT NENW S32 T24 R8 COM 422' E NE/C L3 BLK 5ORIG PLAT TH 68.5' S TO 1/8 LN;E 68.5'N-POB&PT DES 226/ 196 509/1185-ESMT *776589 226/145 178/376 208/466*

Designated Future Land Use Category	Current Use of Property
Residential, Office, Retail	Office, Retail, Vacant (note - the entire property has been vacant for 4 years)

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)

DBGreen, LLC has recently acquired the property at 1055 Main Street, with a primary goal of ensuring that it is Historically Preserved and Restored. It is important that we work in conjunction with the City such that the usage of the building will complement the City's Comprehensive Plan, specifically as it relates to the Downtown.

As part of this redevelopment, **it is requested that a Conditional Use permit be granted to allow for the construction of three (3) ultra-high-end Luxury Apartments.** They will have modern amenities but will maintain the theme or "feel" of the period, Circa 1903.

Construction will begin as soon as all permitting requirements have been satisfied for the Apartments and the Office/Retail space in the building, which is also slated for Restoration.

Application for a Conditional Use Permit

Page 1 of 2

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

The project supports the Mission Statement of the Stevens Point Historical Preservation Committee, as well as the County, State and Federal societies and their initiatives.

One of the common suggestions heard in the recent town-hall meetings for the Comprehensive Plan was the need to increase the density of residents in the Downtown area, and specifically, that luxury apartments would be needed.

This development will bring additional residents to the Downtown, which in turn will economically support the current influx of new business ventures in the Downtown area.

DBGreen, LLC has engaged the services of Wendell Nelson of Stevens Point, noted Architectural Historian, for research and as a resource for this project.

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

There should be no negative impacts on adjacent properties.

Current Zoning Surrounding Subject Property

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

Current Land Use Surrounding Subject Property

North:		South:	
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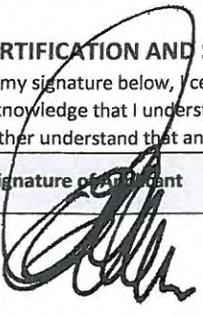
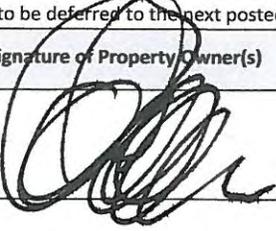
East:		West:	
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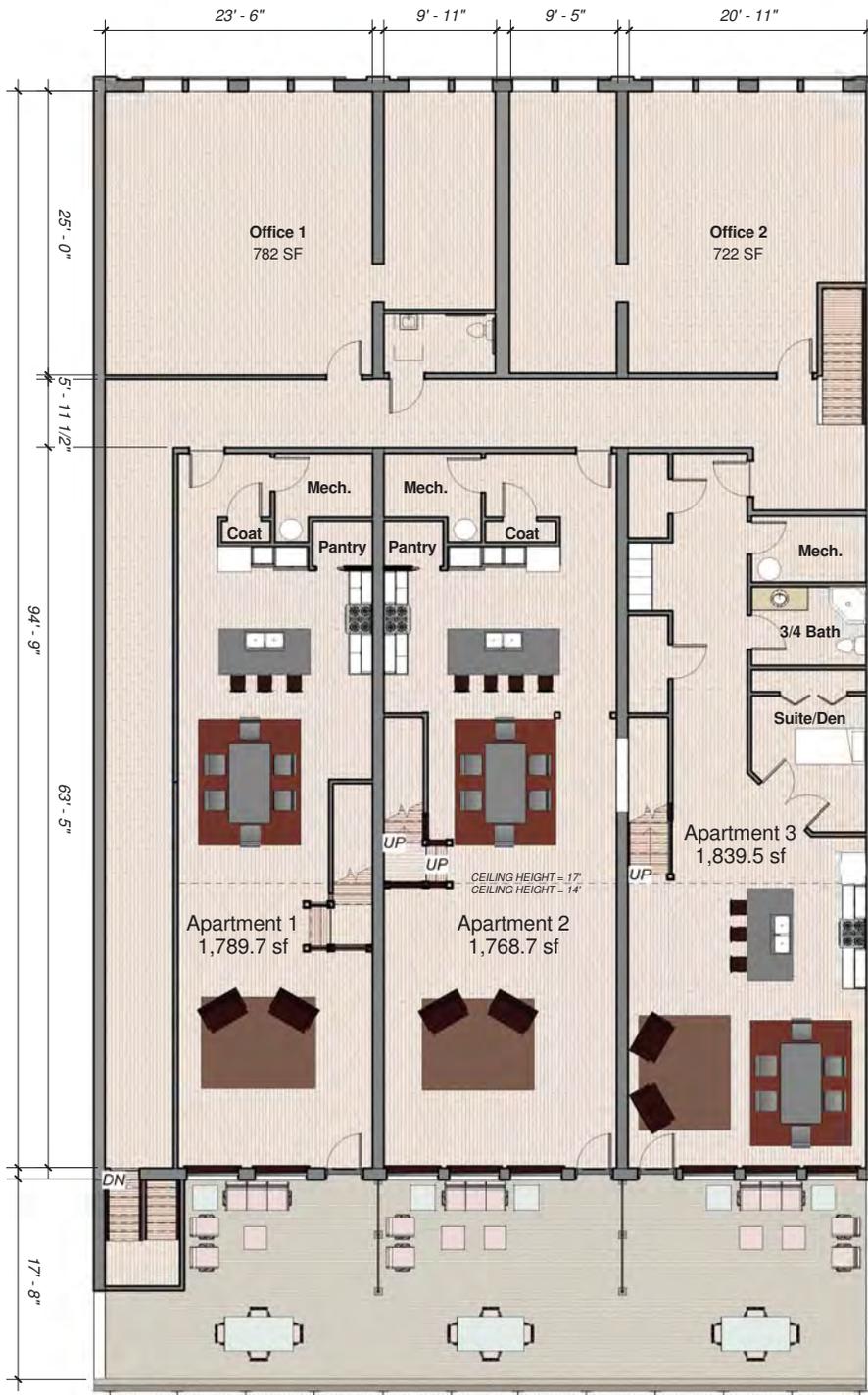
EXHIBITS

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 checked="" type="checkbox"/>	
Building Elevations	<input type="checkbox"/>	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	<input type="checkbox"/>	
Street Plan with Cross-sections	<input type="checkbox"/>	
Utility Plan	<input type="checkbox"/>	
Landscape Plan (including any equivalent alternative landscaping requests)	<input type="checkbox"/>	
Stormwater Plan	<input type="checkbox"/>	
Outdoor Lighting Plan (location of fixtures, illumination levels)	<input type="checkbox"/>	

CERTIFICATION AND SIGNATURE

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

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	14 July 15		14 July 15



① Level 2
3/32" = 1'-0"



Project Architect
Jackson Case
Project #:
1522
Date:
07/14/2015
Page:
2.1

1055 Main Street Historic Renovation

1055 Main Street
Stevens Point, WI 54481



GUZMAN CASE CORPORATION
3525 Patch St. Stevens Point, WI 54481
(715) 344-6777



① Level 2 Lofts
3/32" = 1'-0"



Project Architect
Jackson Case
Project #:
1522
Date:
07/14/2015
Page:
2.2

1055 Main Street Historic Renovation

1055 Main Street
Stevens Point, WI 54481



GUZMAN CASE CORPORATION
3525 Patch St. Stevens Point, WI 54481
(715) 344-6777



① Grate Room
12" = 1'-0"

Project Achitect
Jackson Case
Project #:
1522
Date:
07/14/2015
Page:
3.1

1055 Main Street Historic Renovation

1055 Main Street
Stevens Point, WI 54481



GUZMAN CASE CORPORATION
3525 Patch St. Stevens Point, WI 54481
(715) 344-6777



① Kitchen
12" = 1'-0"



② Balcony
12" = 1'-0"

Project Architect
Jackson Case
Project #:
1522
Date:
07/14/2015
Page:
3.2

1055 Main Street Historic Renovation

1055 Main Street
Stevens Point, WI 54481



GUZMAN CASE CORPORATION
3525 Patch St. Stevens Point, WI 54481
(715) 344-6777

Administrative Staff Report



Rezone Request – Riverwood West Subdivision "R-2" Single Family Residential to "R-3" Single & Two-Family Residential July 6, 2015

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

<p>Applicant(s):</p> <ul style="list-style-type: none"> • Bill Pritchard <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"> • 2408-31-4012-11 through 2408-31-4012-26 • 2408-31-4012-32 • 2408-31-4012-41 <p>Lot Information:</p> <ul style="list-style-type: none"> • Square Footage: 900,110 • Acreage: 20.66 <p>Zone(s):</p> <ul style="list-style-type: none"> • "R-2" Single Family Residence District <p>Master Plan:</p> <ul style="list-style-type: none"> • Residential <p>Council District:</p> <ul style="list-style-type: none"> • District 9: McComb <p>Current Use:</p> <ul style="list-style-type: none"> • Vacant <p>Applicable Regulations:</p> <ul style="list-style-type: none"> • 23.02(1)(d) and 23.02(1)(e) 	<p>Request</p> <p>Public Hearing - Request from William Pritchard to rezone approximately 20 acres between West River Drive and West Zinda Drive (Parcel ID's 2408-31-4012-11 through 2408-31-4012-26, 2408-31-4012-32, and 2408-31-4012-41) from "R-2" Single Family Residence District to "R-3" Single and Two-Family Residence District.</p> <p>Attachment(s)</p> <ul style="list-style-type: none"> • Parcel ID Sheet • Exhibit Map • Application <p>Findings of Fact</p> <ul style="list-style-type: none"> • The property is zoned "R-2" Single Family Residence District • The request is to rezone several properties, 20 acres, to "R-3" Single and Two Family Residence District. • The property is currently vacant, with a portion platted for a 15-lot subdivision. • Wetlands exist on a portion of the property. • The City's Comprehensive Plan calls for a residential use on this property. • The applicant would like to develop residential homes (single family and/or duplexes). <p>Staff Recommendation</p> <p>Based upon the findings below, staff recommends approving the rezoning request for the property south of the railroad tracks, between West Zinda Drive and West River Drive (Parcel ID's 2408-31-4012-11 through 2408-31-4012-26, 2408-31-4012-32, and 2408-31-4012-41,), from "R-2" Single Family Residence District to "R-3" Single and Two Family Residence District.</p>
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Vicinity Map



Background

Bill Pritchard is requesting to rezone the property above to "R-3" Single and Two-Family Residence District. The applicant owns the property and is interested in rezoning the property in order to develop twin homes (duplexes). A portion of the property has been platted with a 15-lot subdivision within which has dedicated right-of-way for a street. Furthermore, wetlands exist in and around the northwest corner of the site. Given the uniqueness of the entire site, proximity to the railroad, and other factors, the applicant has made the rezoning request. Lastly, the applicant has indicated that the entire site may be re-platted to best accommodate development which may be two-family (twin homes/zero lot line duplexes), and single-family.

Standards of Review

Rezoning Request

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

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

- Minimum Lot Area: Permitted Uses - 8,000 square feet
Two Family Dwellings – 15,000 square feet
Zero Lot Line – 7,000 square feet
- Minimum Lot Width: Single Family: 60 feet, or 80 feet for corner lots
Two Family Dwellings – 100 feet
Zero Lot Line – 50 feet

Findings: The current site totals over 20 acres. Platted lots currently vary between a quarter and a half acre (10,890 – 21,780 square feet). Again, the property owner has indicated the likelihood that upon rezoning, a new plat will be proposed for the entire area, or at least for the unplatted lands. Lots on any plat would have to meet the minimum lot size for the district, and would have to follow land platting requirements. The current platted lots meet the requirements identified above. Any land division of five or more lots requires a subdivision plat which includes preliminary and final plat review before the Plan Commission and Common Council, as well as through the State.

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

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

Findings: The applicant's request is consistent with the Future Land Use Map below. Residential future land use category includes both single and two-family residential. While the Future Land Use Map also indicates an area of Not Developable / Restrictive Ownership, that area is due to wetlands on the property that will need to be further delineated by the owner.

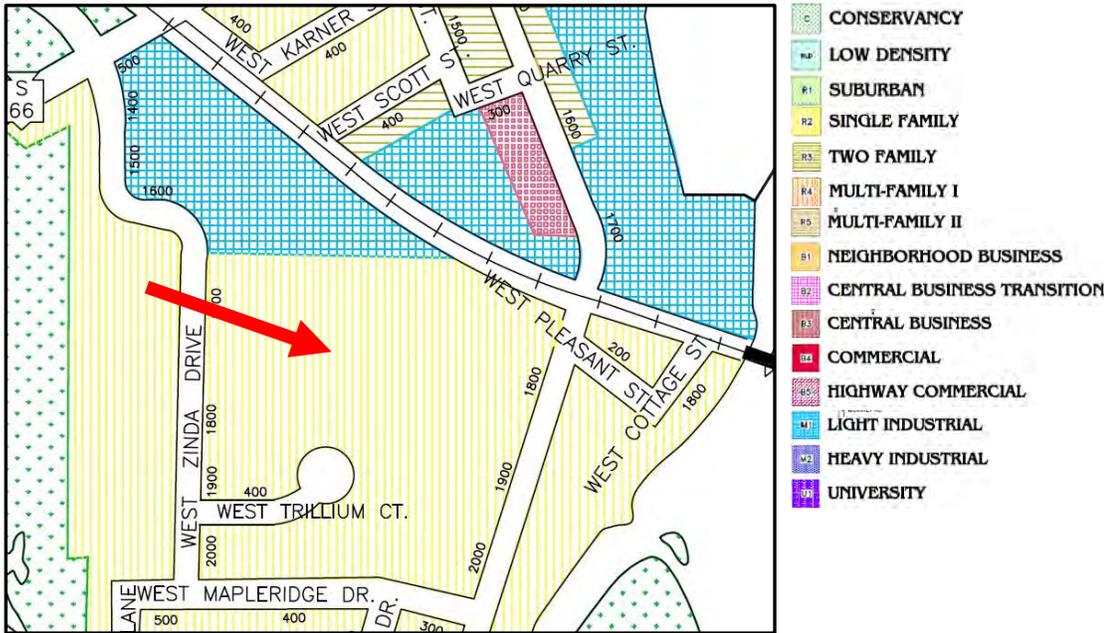


Future Land Use Map – 2005 Stevens Point Comprehensive Plan

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	"M-1" Light Industrial district	Vacant Land, Commercial / Industrial
South	"R-2" Single Family Residence District	Single Family homes
East	"R-2" Single Family Residence District	Single Family homes
West	"R-2" Single Family Residence District & Conservancy	Single Family Homes, School, and Vacant Land



Zoning Map – City of Stevens Point

Findings: The area primarily consists of residential single family and light industrial zoning. Furthermore, uses vary between residential homes, commercial uses, and a school use. When reviewing the surrounding uses and zoning, it is apparent that an “R-3” Single and Two-Family zoning classification would fit well on the proposed property.

Zoning exists to ensure that incompatible uses do not exist next to each other. In the proposed rezoning, and development thereafter, a buffer and transitional area is essentially created between the single family homes and commercial or light manufacturing. Note that staff would not classify this rezoning as “Spot Zoning,” which is defined as the zoning of parcels within a larger zoned area that are inconsistent or incompatible, as the area is large at over 20 acres and separates two incompatible zoning classifications.

Note that a preliminary and final plat approval would be required for the division of land into five or more acres.

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. It should assist in creating a transitional zone between single family homes and more intense light industrial and commercial uses. Therefore, staff recommends approving the rezoning request.

Name and Address		Parcel #	Alt Parcel #	Land Use
Deely Morris & Meier Trust Barbara McFadden Trustee 3703 N Hickory Lane Oconomowoc, WI 53066		240831401241	240831401239	Vacant Land - Residential
		Property Address		Neighborhood
		West Zinda Dr		27 West Side Residential
		Subdivision		Zoning
Display Note	New Parcel for 2014	Certified Survey Map		R2-SINGLE

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

SITE DATA

PERMITS

Actual Frontage	0.0	Date	Number	Amount	Purpose	Note
Effective Frontage	0.0					
Effective Depth	0.0					
Square Footage	472,190.4					
Acreage	10.840					

2014 ASSESSED VALUE

Class	Land	Improvements	Total
(1) - A-Residential	\$60,000	\$0	\$60,000
Total	\$60,000	\$0	\$60,000

LEGAL DESCRIPTION

LOT 2 CSM #9448-40-78 EX S20' OL 1 CSM 26/140 DESC IN 789675 BNG PRT GL4 & SWSE; & ESMT OVR OL 1 CSM 31/31 S31 T24 R8 10.84A M/L 652/536-ESMT AGRMT 665/669-70-ACC & DRAIN ESMT 724299

DWELLING DATA (0 of 0)

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

FEATURES

ATTACHMENTS

Description	Units	Description	Area

Name and Address		Parcel #	Alt Parcel #	Land Use
Deely Morris & Meier Trust Barbara McFadden Trustee 3703 N Hickory Lane Oconomowoc, WI 53066		240831401241	240831401239	Vacant Land - Residential
Property Address			Neighborhood	
West Zinda Dr			27 West Side Residential	
Subdivision			Zoning	
Display Note	New Parcel for 2014	Certified Survey Map		R2-SINGLE

LIVING AREA

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

DETACHED IMPROVEMENTS

Description	Year Built	Square Feet	Grade	Condition

PROPERTY IMAGE

PROPERTY SKETCH



281240831401213	DULE KILMORE TRST BARB MCFADDEN TRUSTEE	3703 N Hickory Lane	Oconomowoc WI	53066	0
281240831401212	DULE KILMORE TRST BARB MCFADDEN TRUSTEE	3703 N Hickory Lane	Oconomowoc WI	53066	0
281240831401603	CAP SERVICES INC	5499 Hwy 10 East	Stevens Point WI	54481	1733 West River Dr.
281240831401211	DULE KILMORE TRST BARB MCFADDEN TRUSTEE	3703 N Hickory Lane	Oconomowoc WI	53066	0
281240831401219	DULE KILMORE TRST BARB MCFADDEN TRUSTEE	3703 N Hickory Lane	Oconomowoc WI	53066	0
281240831401507	NEWPAGE WI SYSTEM INC	8540 GANDER CREEK DR	MIAMISBURG OH	45342	0
281240831401220	DULE KILMORE TRST BARB MCFADDEN TRUSTEE	3703 N Hickory Lane	Oconomowoc WI	53066	0
281240831401221	DULE KILMORE TRST BARB MCFADDEN TRUSTEE	3703 N Hickory Lane	Oconomowoc WI	53006	0
281240831401505	THOMAS G & ANGELA M ROLTGEN	208 WEST PLEASANT ST	STEVENS POINT WI	54481	208 West Pleasant St.
281240831401222	DULE KILMORE TRST BARB MCFADDEN TRUSTEE	3703 N Hickory Lane	Oconomowoc WI	53066	0
281240831401508	GILBERT A KVATEK & LYNETTE M WATHKE	216 West Pleasant St	Stevens Point WI	54481	216 West Pleasant St.
281240831401226	DULE KILMORE TRST BARB MCFADDEN TRUSTEE	3703 N Hickory Lane	Oconomowoc WI	53066	0
281240831401223	DULE KILMORE TRST BARB MCFADDEN TRUSTEE	3703 N Hickory Lane	Oconomowoc WI	53066	0
281240831401224	CITY OF STEVENS POINT	1515 Strongs Avenue	Stevens Point WI	54481	0
281240831401225	DULE KILMORE TRST BARB MCFADDEN TRUSTEE	3703 N Hickory Lane	Oconomowoc WI	53066	0
281240831401203	BERNDT&DRAGOLOVIC C/O BARBARA J BERNDT	1900 West River Drive	Stevens Point WI	54481	1900 West River Dr.
281240831401418	GARY R & DAWN HOPPA	217 West Pleasant St	Stevens Point WI	54481	217 West Pleasant St.
281240831401238	WEI HUANG & CHRISTINE C FUNG	1801 West Zinda Dr	Stevens Point WI	54481	1801 West Zinda Dr.
281240831401202	LINDA J REGALIA	1908 West River Dr	Stevens Point WI	54481	1908 West River Dr.
281240831401419	LEROY W NELSON & JERILYN DECKER	1809 West River Dr	Stevens Point WI	54481	1809 West River Dr.
281240831401427	GARY R & DAWN M HOPPA	217 West Pleasant St	Stevens Point WI	54481	0
281240831401408	NANCY C SAUNDERS	1901 West River Dr	Stevens Point WI	54481	1901 West River Dr.
281240831401209	BRUCE L & KALLIE M KUHR	1916 West River Dr	Stevens Point WI	54481	1916 West River Dr.
281240831401242	FRED & CHARLENE HOPFENSBERGER	1924 WEST RIVER DR	STEVENS POINT WI	54481	1924 West River Dr.
281240831401409	WILLIAM & KIMBERLY BLOMQUIST	2001 West River Dr	Stevens Point WI	54481	1909 West River Dr.
281240831401232	KINNON A TRUST BARB MCFADDEN TRUSTEE	3703 N Hickory Ln	Oconomowoc WI	53066	0
281240831401017	MICHAEL P ZACH & KAREN JONES-ZACH	432 West Trillium Court	Stevens Point WI	54481	0
281240831401233	KENNETH W & ELIZABETH A ANDERSON	1817 WEST ZINDA DR	STEVENS POINT WI	54481	1817 West Zinda Dr.
281240831401410	MARGARET WORZALLA	1917 West River Drive	Stevens Point WI	54481	1917 West River Dr.
281240831401016	MICHAEL P ZACH & KAREN JONES-ZACH	432 West Trillium Court	Stevens Point WI	54481	432 West Trillium Ct.

281240831401010	MICHAEL R & JACQUELINE SCHIMKE	440 West Trillium Court	Stevens Point WI	54481	440 West Trillium Ct.
281240831401234	CITY OF STEVENS POINT	1515 Strongs Avenue	Stevens Point WI	54481	0
281240831401015	ADAM P & DANA R WILLIAMS	448 West Trillium Ct	Stevens Point WI	54481	448 West Trillium Ct.
281240831401018	BRIAN Q & RACHELLE A CASEY	417 West Trillium Court	Stevens Point WI	54481	417 West Trillium Ct.
281240831401240	MONICA PRITCHARD	5456 CARDINAL DR	STEVENS POINT WI	54482	0
281240831401237	CITY OF STEVENS POINT	1515 Strongs Ave	Stevens Point WI	54481	0
281240831401236	KENNETH W & ELIZABETH A ANDERSON	1817 WEST ZINDA DR	STEVENS POINT WI	54481	0
281240831400906	TODD G ZINDA	5542 Woodland St	Stevens Point WI	54482	0
281240831401241	DEELY MORRIS & MEIER TRUST	3703 N HICKORY LN	OCONOMOWOC WI	53066	



APPLICATION FOR A ZONING MAP AMENDMENT - REZONING

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted	7-14-15	Fee Required	\$ 440.00	Fee Paid	\$ 440.00
Associated Applications if Any	-			Assigned Case Manager	Kyle Kearns		
Pre-Application Conference Date	July 20 15.						

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input checked="" type="checkbox"/>)	
Applicant Name	William Pritchard	Contact Name	
Address	5456 Cardinal Pr.	Address	
City, State, Zip	Stevens Point, WI 54482	City, State, Zip	
Telephone	715-570-7211	Telephone	
Fax		Fax	
Email	pritchard@charter.net	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? <input checked="" type="checkbox"/>)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name	Applicant owns all property via a trusts	Owner's Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
Legal Description of Subject Property		
<p>2408-31-4012-11 through 2408-31-4012-26</p> <p>2408-31-4012-32</p> <p>2408-31-4012-41</p>		
Area of Subject Property (Acres/Sq Ft)		Area of Requested Rezoning (Acres/Sq Ft)
20.66		20.66
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property
Res. / Restrictive	Vacant	Residential
Current Zone District		Proposed Zone District
R-2		R-3

Reason for the zone change request	
* flexibility in development requesting	
Land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)	
* residential. 2 years ^{within} approx.	
Current Zoning Surrounding Subject Property	
North:	M-1
East:	R-2 R-2
South:	R-2
West:	R-2 & C
Current Land Use Surrounding Subject Property	
North:	vacant, Commercial/Ind.
East:	Single Family
South:	Single Family
West:	Single Family, school, vacant land
Is the proposed zoning map amendment consistent with the Comprehensive Plan? If so how?	
Yes, contingent on current wetland delineation	

EXHIBITS

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

CERTIFICATION AND SIGNATURE

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

Signature of Applicant	Date	Signature of Property Owner(s)	Date
W. M. Pritchard	7/14/15	W. M. Pritchard <small>owned via Trusts</small>	7/14/15



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:

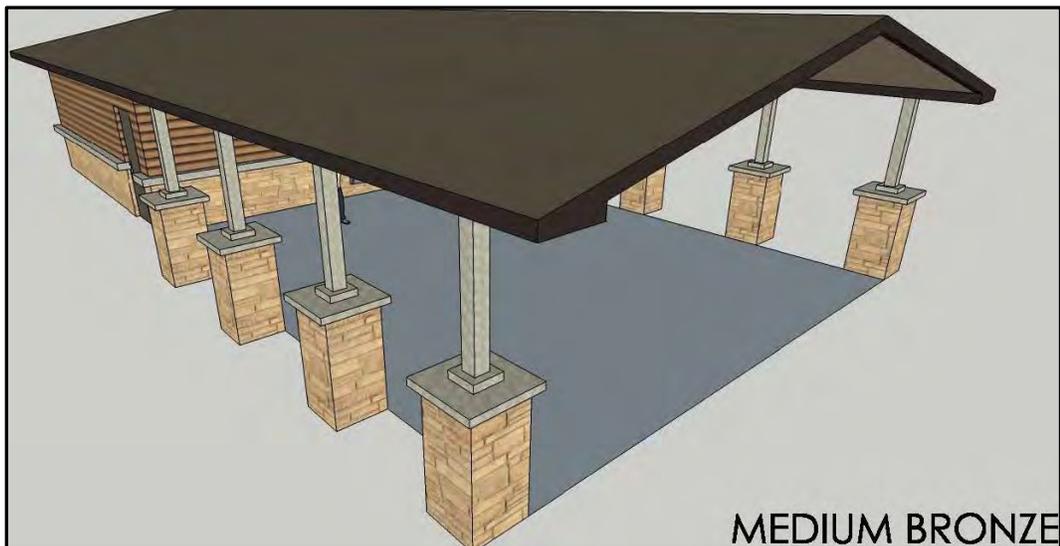
Date: 7/27/2015

Re: 7. Request from the City of Stevens Point to construct a shelter and restroom facilities in Mead Park (Parcel ID 2408-31-1014-01).

The Parks Department is requesting to construct a new shelter in Mead Park. The existing shelter has been removed due to its poor, deteriorated condition. Therefore, a new 30 feet by 60 feet shelter, with attached bathrooms is requested at the same location as the former shelter. Below are details regarding the shelter.

Proposed Shelter:

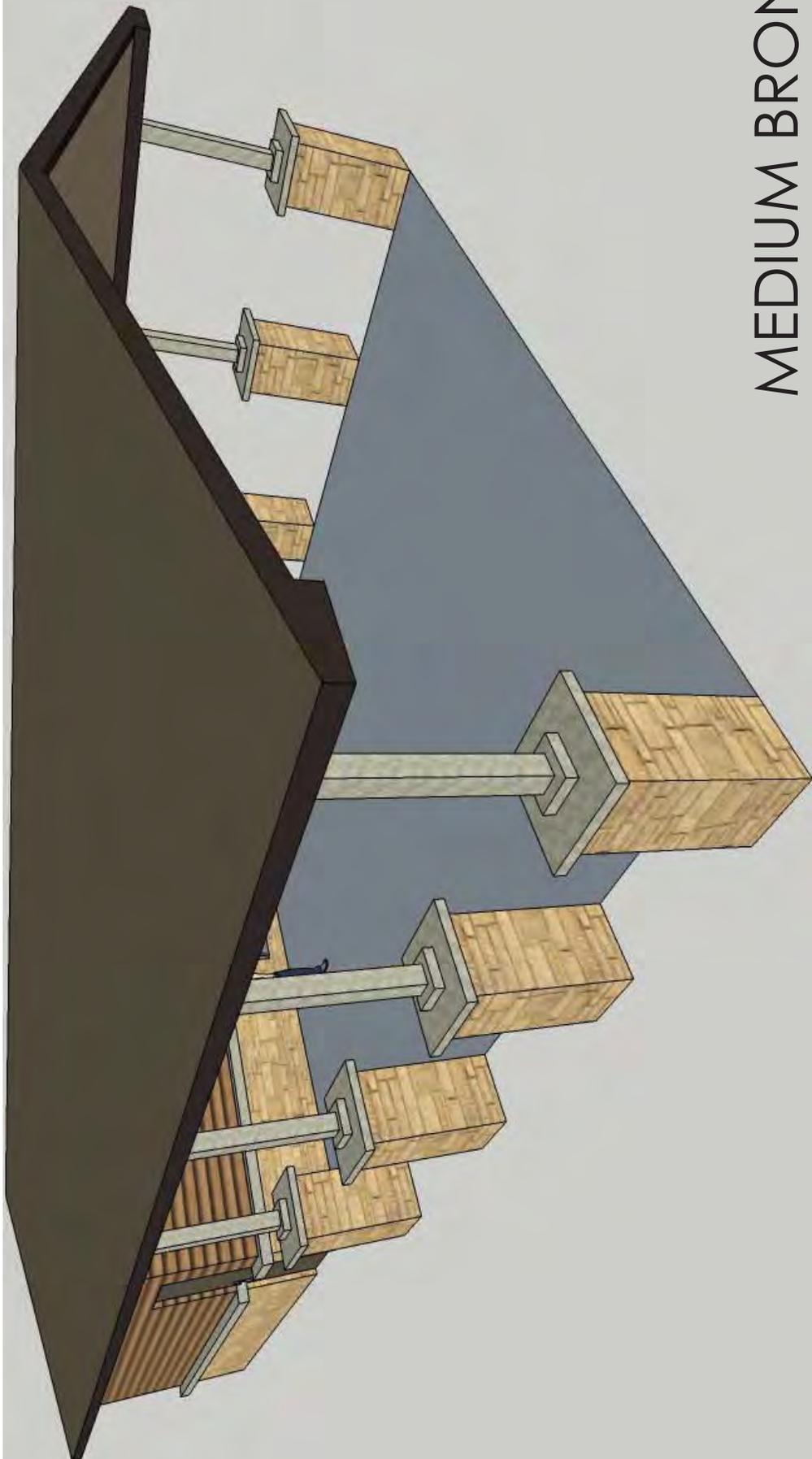
- Restrooms
- Drinking fountains
- Storage / maintenance closet
- Stone/masonry materials for lower portion of facility and columns
- Total Shelter Size: Approx. 30' x 60'





Plan Commission review is required as the request involves construction of a public building.

The design and character of the structure fits well into the park, as it incorporates masonry materials that are consistent with many of the signs along the Green Circle Trail. Staff would recommend approval of the project.



MEDIUM BRONZE





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

To: Plan Commission
 From: Plan Staff
 CC:
 Date: 8/3/2015
 Subject: 8. Presentation of the Portage County Bicycle and Pedestrian Plan. *No action is required; action to adopt the plan will occur at a future Plan Commission meeting.*

Portage County adopted the Countywide Bicycle and Pedestrian Plan on April 22, 2014. The plan is applicable to all municipalities within the county and therefore should be adopted by each. Below are example sections from the plan which pertain to Stevens Point.

Urban Area Facility Recommendations for Stevens Point (pages 72 & 73)

Portage County Countywide Bicycle & Pedestrian Plan

8.4 | Urban Area Facility Recommendations

This section identifies a series of specific bikeways for implementation. The bikeway type is also identified for each of these projects. As indicated above, most of these recommendations may be short term priorities, but many others will wait until the bikeway can be included in a street reconstruction project.

Recommendation: Implement the Urban Area bicycle network by mileage and facility type below.

Responsibility: Stevens Point; Villages of Plover, Whiting, Park Ridge; Wisconsin DOT; County Planning and Zoning Department; County Highway Department, Towns within the Urban Area

The tables below detail the recommended Urban Area bikeways which include all facilities in Stevens Point and the Villages of Plover, Whiting, and Park Ridge. Table 32 presents an overview of the total miles of each recommended bikeway type, while Tables 33 – 48 detail the recommended bikeways. Facility tables are provided alphabetically by municipality, and specific facility types are provided in separate tables for the City of Stevens Point and the Villages of Plover and Whiting; A single table is provided for the Village of Park Ridge, which has relatively few recommendations. Within each table facilities are presented alphabetically by facility type. The Urban Area bicycle facility network is displayed on Map 14.

Table 32: Miles of Portage County Urban Area bikeways by facility type

Facility Type	Miles
Bike Lanes/Urban Shoulder	45.30
Paved Shoulders	1.61
Shared Lane Markings	14.95
Signed Bike Route	23.93
Shared Use Paths	8.15
Future Bike Accommodation ¹⁸	2.99
Total	96.93

Portage County Countywide Bicycle & Pedestrian Plan

8.4.1 | City of Stevens Point Bikeways

Table 33: Stevens Point Bicycle Lanes/Urban Shoulders

Street	From	To	Miles	Comment
Brilowski Rd	Walter St	County Road HH	2.04	
Brilowski Rd	Carrie Frost Dr	County Road HH	0.18	
Church St	Madison St	Post Rd	1.23	Add 6' bike lanes with reconstruction
Country Club Rd	Main St	Town of Hull	0.12	Restripe to include bike lanes
Country Club Dr	Caro's Ln	Joerns Dr	0.29	Restripe to include bike lanes
County Road HH	Village of Plover	Venture Dr	0.82	
County Road HH	Village of Plover	Burbank Rd	2.02	
Division St	Fourth Ave	Madison St	0.97	Add minimum 6' bike lane
Fourth Ave	Union St	Illinois Ave	0.76	Remove parking on one side of street
Fremont St	Fourth Ave	Stanley St	0.06	
Green Ave	Stanley St	Main St	1.14	Restripe from 3/12/12/3 to 5/10/10/5
Hoover Rd	Joerns Dr	County Road HH	1.02	
Maria Dr	Second St	Minnesota Ave	1.20	Remove parking on the north side of street
Michigan Ave	Maria Dr	Stanley St	0.32	Remove parking on east side of street
Michigan Ave	Stanley St	Main St	0.41	Stripe as 10' travel lanes with 3'+2' shoulder
Michigan Ave	Main St	Ellis St	0.14	Configure as three lane with bike lanes
Michigan Ave	Ellis St	Dixon St	0.40	Stripe as 10' travel lanes with 3'+2' shoulder
Nebel St	Water St	Church St	0.06	
Nebel St	Church St	Minnesota Ave	0.27	
Northpoint Dr	Second St N	Prentice St N	0.38	
Northpoint Dr	Prentice St N	Michigan Ave N	0.49	
North Reserve St	Du Bay Ave	Merge	0.40	
Post Rd	Village of Whiting	Church St	0.19	Add minimum 6' bike lane
Second St	Portage St	Maria Dr	0.52	
Second St	Centerpoint Dr	Second St	0.07	
Second St N	Northpoint Dr	Maria Dr	0.50	Bike lane, buffered bike lane or shared bike/parking lane
Stanley St	Fremont St	Michigan Ave	0.19	
Stanley St	Northpoint Dr	Town of Hull	0.46	
Stanley St	Michigan Ave	Town of Hull	1.48	Convert to three lane east of Green Ave
State Highway 66	I-39	Tourun Rd	1.02	Bike lanes or maintain wide paved shoulders
Torun Rd	Green Circle Trail	State Highway 66	0.54	
Water St	Centerpoint Dr	Clark St	0.19	Remove one travel lane in each direction
Water St	Clark St	Third St	0.13	Bike lane, buffered bike lane or shared bike/parking lane
Water St	River View Ave	Polk St	0.32	Restripe to 5/11/10/M/10/11/5
West Clark St	West Jackson St	Water St	0.58	Mark as urban shoulder: 3' from West Jackson Street to Wisconsin River Bridge and 5' on bridge structure
West Clark St	County Road C	W Jackson St	0.16	Stripe 6' bike lanes

Recommendations from review of pertinent Stevens Point ordinances and plans (page141)

Recommendations

Code of Ordinances – Bicycle Ways

Consideration should be given to revising the section on “Bicycle Ways” to not list every designated bicycle way in the city. This practice is cumbersome and required revision of the Code of Ordinances every time a new bicycle way is added to the network.

Code of Ordinances – Sidewalks

The following changes should be made to the Sidewalk ordinance:

- Specify a minimum width of 60 inches for all new sidewalks and compliance with ADA regulations.
- Require the installation of sidewalks in compliance with the WisDOT Guidelines for Sidewalk Placement.
- Reduce the amount of time allowed to clear snow and ice from sidewalks by adjacent property owners to 24 hours after any snowfall (§16.06).

Plover and Stevens Point Metropolitan Area Bicycle / Pedestrian Plan – January 10, 1997

This plan will serve as a complete update to the 1997 Bicycle/Pedestrian Plan.

The entire Plan is available online at www.portagecobikepedplan.wordpress.com.

Staff would recommend officially adopting the plan, thus increasing the ability of implementation of applicable sections of the plan within the City of Stevens Point. Also, as indicated above, this plan can serve as a complete update to the 1997 metropolitan area Bicycle and Pedestrian Plan.

A County representative will be at the Plan Commission meeting to provide a presentation of the Plan and address questions and concerns.

Please bring your copy of the plan that was previously given to you.