

REPORT OF CITY PLAN COMMISSION  
May 2, 2016 – 6:00 PM  
Lincoln Center – 1519 Water Street

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

ALSO PRESENT: Community Development Director Michael Ostrowski, Associate Planner Kyle Kearns, City Attorney Beveridge, Director Schatschneider, Alderperson Shorr, Alderperson Ryan, Alderperson Oberstadt, Alderperson Johnson, Alderperson Slowinski, Alderperson Dugan, Alderperson McComb, Alderperson Phillips, Alderperson Morrow, Bernard Landerman, Kathy Whalen, Bill Whalen, Bill Witt, Kay Witt, Karl Weyers, Tori Jennings, Jane Goudreau, Bob Moodie, Nick Busa, Paul Enerson, Krista Olson, Sandy Kratzke, Nick Kratzke, Nate Enwald, Greg Schweiger, Sonja, Nelson, Fred Boehm, Trevor Roark, Pam Dollard, Steven Laszinski, Bret Ongemach, and Shirley Ongemach.

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2. Report of the April 4, 2016 Plan Commission meeting.
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4. Action on the above.
5. **Public Hearing** - Request from the McDill Pond Inland Lake Protection District, for a conditional use permit to dredge in McDill Pond, south of the Patch Street Bridge and deposit dredging sediment at 4001 Patch Street (Parcel ID 2308-03-2100-05).
6. Action on the above.
7. **Public Hearing** – Request from William Schierl and Sarena Melotte for a conditional use permit to operate an inn at 1665 Main Street (Parcel ID 2408-32-1020-01).
8. Acton on the above.
9. **Public Hearing** – Request from Rettler Corporation, representing the property owner, to rezone two unaddressed parcels, totaling approximately 2.2 acres located at the northwest intersection of Sunset Boulevard and Green Avenue (Parcel ID’s 2408-27-3004-15 and 2408-27-3004-17) from "R-LD" Low Density Residence District to "R-3" Single and Two-Family Residence District.
10. Action on the above.

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14. Action on the above.
15. **Public Hearing** Request from the City of Stevens Point to rezone 24 properties within and on the fringe of the downtown from M-1 Light Industrial District to B-2 Central Business Transition District: 1000 Union St. (Parcel ID: 2408-32-2002-01), 701 Portage Street (Parcel ID: 2408-32-2006-05), 1000 Third Street (Parcel ID: 2408-32-2004-01), 1001 Union Street (Parcel ID: 2408-32-2001-11), 941 Portage Street (Parcel ID: 2408-32-2004-02), 0 Portage Street (Parcel ID: 2408-32-2005-01), 1013 Second Street (Parcel ID: 2408-32-2004-18), 1009 Second Street (Parcel ID: 2408-32-2004-05), 1001 Second Street (Parcel ID: 2408-32-2004-04), 801 Portage Street (Parcel ID: 2408-32-2005-02), 1008 Union Street (Parcel ID: 2408-32-2002-06), 1017 Union Street (Parcel ID: 2408-32-2001-13), 1016 Third Street (Parcel ID: 2408-32-2004-14), 0 Centerpoint Drive (Parcel ID: 2408-32-2005-06), 916 Centerpoint Drive (Parcel ID: 2408-32-2004-08), 1220 Briggs Court (Parcel ID: 2408-32-2001-37), 1105 Second Street (Parcel ID: 2408-32-2004-09), 0 Third Street (Parcel ID: 2408-32-2004-13), 1035 Union Street (Parcel ID: 2408-32-2001-15), 1043 Union Street (Parcel ID: 2408-32-2001-16), 0 Centerpoint Drive (Parcel ID: 2408-32-2004-17), 0 Second Street (Parcel ID: 2408-32-2004-19), 157 West Clark Street (Parcel ID: 2408-31-1013-05), and 133 & 165 West Clark Street (Parcel ID: 2408-31-1013-26).
16. Action on the above.
17. **Public Hearing** – Request from the City of Stevens Point to rezone five properties within and on the fringe of the downtown from B-4 Commercial District to B-3 Central Business District: 1111 Crosby Avenue (Parcel ID: 2408-32-2009-10), 1017 Crosby Avenue (Parcel ID: 2408-32-2007-12), 0 Main Street (Parcel ID: 2408-32-2011-11), 0 Crosby Avenue (Parcel ID: 2408-32-2011-12), and 0 Water Street (Parcel ID: 2408-32-2009-11).
18. Action on the above.
19. **Public Hearing** – Request from the City of Stevens Point to rezone one property within and on the fringe of the downtown from B-4 Commercial District to B-2 Central Business Transition District: 1009 First Street (Parcel ID 2408-32-2005-05).
20. Action on the above.

21. **Public Hearing** – Request from the City of Stevens Point to rezone three properties within and on the fringe of the downtown from M-1 Light Industrial District to C Conservancy District: Three unaddressed parcels (Parcel ID’s: 2408-31-1013-17, 2408-31-1013-02, and 2408-31-1013-01).
  22. Action on the above.
  23. **Public Hearing** – Request from the City of Stevens Point to rezone one property within and on the fringe of the downtown from B-3 Central Business District to B-2 Central Business Transition District: 1101 First Street (Parcel ID: 2408-32-2005-07).
  24. Action on the above.
  25. **Public Hearing** – Request from the City of Stevens Point to rezone one property within and on the fringe of the downtown from R-4 Multiple Family I Residence District to B-2 Central Business Transition District: 1009 Union Street (Parcel ID: 2408-32-2001-12).
  26. Action on the above.
  27. **Public Hearing** – Request from the City of Stevens Point to rezone one property within and on the fringe of the downtown from R-5 Multiple Family II Residence District to B-2 Central Business Transition District: 1300 Briggs Court (Parcel ID: 2408-32-2001-36).
  28. Action on the above.
  29. **Public Hearing** – Amending Chapter 23 of the Revised Municipal Code, Zoning Ordinance, specifically Subsection 23.02(2)(b) and 23.02(2)(c), B-2 and B-3 Commercial Zoning Districts, to remove parking stall requirements for all uses.
  30. Action on the above.
  31. **Public Hearing** – Amending the Official Street Map of the City of Stevens Point to extend Worth Court south to Clem’s Way.
  32. Action on the above.
  33. **Public Hearing** – Repeal and replace Chapter 21 (Building and Premises Maintenance and Occupancy) of the Revised Municipal Code of the City of Stevens Point, with the International Property Maintenance Code from the International Code Council, with local amendments.
  34. Action on the above.
  35. Community Development Department Monthly Report for April 2016. *Report will be provided after April 30, 2016.*
  36. Adjourn.
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1. Roll call.

**Present: Wiza Kneebone, Brush, Haines, Hoppe, Curless**

**Excused late: Cooper**

Discussion and possible action on the following:

2. Report of the April 4, 2016 Plan Commission meeting.

**Motion by Commissioner Curless to approve the report of April 4, 2016 Plan Commission meeting; seconded by Alderperson Kneebone.**

**Motion carried 6-0.**

Director Ostrowski explained that there were two projects that were pulled from the agenda by the applicants, the first being the Inn request from Bill Schierl and Sarena Melotte. He stated that we do not address short term rentals in our zoning ordinance, which is what they are proposing. The closest classification that is in our zoning code is an Inn classification. Inns require a conditional use within the zoning district which may lead to other requirements on the property that may not need to be pursued if it is classified as a short term rental. After further discussion, Director Ostrowski said we are going to look at addressing short term rentals in our code before moving forward with this request. Therefore, items 7 and 8 have been pulled by the applicant.

Items 9, 10, 11, and 12 regarding a request by Rettler Corporation and Dave Rowe for the rezoning and subdivision plat off of Green Avenue and Sunset Boulevard have also been pulled. There were some concerns which had been identified in the staff report, and after further discussions with the developer, he is going to look at making some modifications prior to bringing the request back for further consideration. They are looking to bring the request back next month. Director Ostrowski encouraged and concerned citizens to provide comments to him and the Community Development office regarding the request.

3. **Public Hearing** – Request from the McDill Pond Inland Lake Protection District, for a conditional use permit to construct a shed and chain-link fence within the “C” Conservancy Zoning District at 4001 Patch Street (Parcel ID 2308-03-2100-05).

Director Ostrowski explained this request was before the commission last month, but there had been some concerns regarding the fence and shed, maintenance, and aesthetics, which have been addressed. The applicant is proposing a locked fence on the dock itself, and then a utility trailer on the shore which all would be removed when the harvesting season is done. With the modification, staff does not have any major concerns and approval is recommended with conditions listed in the staff report.

Mayor Wiza clarified that there would be no permanent structures, the dock and fencing, along with the utility trailer would be removable and the fencing would be on the dock itself.

Commissioner Haines asked if the dock would be removed as well, to which Mayor Wiza stated yes it would be removed from the water but may stay on site during winter months.

Commissioner Hoppe asked what the length of the dock was to which Director Ostrowski answered 36 feet long.

Commissioner Haines asked if there is boat access here and where is the public access, to which Mayor Wiza explained there is a landing off of Business 51 and then at the end of Heffron Street.

Mayor Wiza declared the public hearing open.

Krista Olson, 3317 Della Street, explained that the last dock section may be placed to create a T-shape due to the width of the paddle wheel on the harvesters.

**Commissioner Cooper arrived at 6:07 PM.**

Ms. Olson continued stating they are hopeful that the dock pieces would be able to fit into the trailer and everything would be removed from the site at the end of harvesting each year.

Commissioner Haines asked if this was a yearly thing, to which Ms. Olson stated yes it is based on the amount of nitrogen in the pond, the nutrient levels in the pond is excessive to the point of creating the nuisance weed requiring them to harvest McDill. They start after May 15<sup>th</sup> with harvesting operations, and run an almost full time operation and taper off in August, part time in September and finish at the end of October.

Mayor Wiza explained this has been an ongoing partnership between the Lake District and the City for quite a while. In the past the harvesters were docked at the end of Heffron in a residential area.

Alderperson Kneebone stated she is concerned regarding the trailer and security, to which Ms. Olson explained there currently is a pole in the ground at that area and they plan use a cable to attach the trailer to the pole to prevent theft.

Alderperson Dugan asked if other methods were researched to keep the weeds under control. Mayor Wiza stated that other methods had been researched, but none were as effective as harvesting.

Mayor Wiza declared the public hearing closed.

4. Action on the above.

**Motion by Commissioner Brush to approve the conditional use permit request from the McDill Pond Inland Lake Protection District to install a dock with fencing and utilize a utility trailer for on-site storage at 4001 Patch Street (Parcel ID 2308-03-2100-05) subject to the following conditions:**

- **All harvester equipment shall be removed from site during winter months when harvesting operations are not active.**
- **All equipment shall be stored in the utility trailer or motorized vehicles.**
- **All vehicles and trailers shall be stored where identified on the site plan when not in use on the site.**

**seconded by Commissioner Cooper.**

Commissioner Curless stated he normally does not like to postpone things, but feels this was good to postpone and that this is a good compromise for both parties.

**Motion carried 7-0.**

5. **Public Hearing** – Request from the McDill Pond Inland Lake Protection District, for a conditional use permit to dredge in McDill Pond, south of the Patch Street Bridge and deposit dredging sediment at 4001 Patch Street (Parcel ID 2308-03-2100-05).

Director Ostrowski explained about every 15 years the McDill Lake silt trap needs to be dredged. This area is just past the bridge on Patch Street. Dredging is a conditional use within our zoning code, therefore, it is before you for review. The request is to dredge approximately 2,100 cubic yards of sand material, deposit on the site as indicated, and wait for it to dry before it is removed. Staff does not have major concerns with the request, however there may be some impact with the disc golf course for a short period of time. Note other portions of McDill have been dredged in the past. Director Ostrowski said staff recommends approval with the conditions outlined in the staff report.

Commissioner Brush asked if the map received was related to the dredging and how far they would be dredging, to which Mayor Wiza stated it is related and it shows the approximate depths of pond. Commissioner Brush then asked if the area to be dredged is the entire length, to which Mayor Wiza stated yes.

Aldersperson Kneebone asked if there were accommodations for a silt fence, to which Director Ostrowski stated condition number 6 requires silt fencing.

Mayor Wiza declared the public hearing open.

Bernard Landerman, 3350 Bonnie Bay Court, is concerned with condition 5 and leaving the material to dry for only three months. He questioned if it is possible to extend that condition for a year on the grounds that the Lake District may not be able to get rid of the material.

Aldersperson Phillips stated they have been in conversations with Stuczynski Trucking since last fall and he feels that the material should be dry and able to be removed within 2-3 months.

Krista Olson, 3317 Della Street, stated the area off of Patch Street fills in with sediment and the silt trap is filled up past the second bay. They are not going to be able to take everything along the entire length and if they tried they would have to get a large scale DNR permit which requires soil sampling and extensive costs. They are trying to maintain the existing silt trap to the point that they can.

Commissioner Brush asked where the material would be stored temporarily and would it be out of sight from the road and pond. Mayor Wiza stated with that much dredging, there would be some that would be visible, and the disc golf area would be closed while the sediment is stored there.

Aldersperson Johnson explained that solid waste short term storage is usually a maximum of nine months.

Mayor Wiza declared the public hearing closed.

6. Action on the above.

**Motion by Commissioner Cooper to approve the request from the McDill Pond Inland Lake Protection District, for a conditional use permit to dredge in McDill Pond, south of the Patch Street Bridge and deposit dredging sediment at 4001 Patch Street (Parcel ID 2308-03-2100-05) with the following conditions:**

- **A City zoning permit shall be obtained prior to work occurring.**
- **All other applicable permits and approvals shall be obtained.**

- **The applicant shall provide safe crossing for the Green Circle Trail.**
- **The applicant shall work with the Parks department and disc-golf group to notify park patrons prior to the park closure. Notice and signage shall be provided within the disc golf park to notify park users.**
- **All dredging material must be removed from the site when dried (not to exceed 3 months) by the applicant.**
- **Silt fencing should be installed around the pile of dredged material.**

**seconded by Commissioner Brush.**

**Motion carried 7-0.**

7. **Public Hearing** – Request from William Schierl and Sarena Melotte for a conditional use permit to operate an inn at 1665 Main Street (Parcel ID 2408-32-1020-01).

**This item was pulled from the agenda.**

8. Action on the above.

**This item was pulled from the agenda.**

9. **Public Hearing** – Request from Rettler Corporation, representing the property owner, to rezone two unaddressed parcels, totaling approximately 2.2 acres located at the northwest intersection of Sunset Boulevard and Green Avenue (Parcel ID's 2408-27-3004-15 and 2408-27-3004-17) from "R-LD" Low Density Residence District to "R-3" Single and Two-Family Residence District.

**This item was pulled from the agenda.**

10. Action on the above.

**This item was pulled from the agenda.**

11. **Public Hearing** – Request from Rettler Corporation, representing the property owner, for a preliminary subdivision plat review at two unaddressed properties located at the northwest intersection of Sunset Boulevard and Green Avenue (Parcel ID's 2408-27-3004-15 and 2408-27-3004-17).

**This item was pulled from the agenda.**

12. Action on the above.

**This item was pulled from the agenda.**

13. **Public Hearing** – Request from Washington Construction Inc., for a preliminary subdivision plat review at two unaddressed properties located at the southwest intersection of Regent Street and Saint Paul Street (Parcel ID's 2408-28-4002-11 and 2408-28-4002-21).

Commissioner Cooper recused himself from this agenda item due to a business relationship with the applicant.

Director Ostrowski explained this item had been before the commission in the past as a conceptual plan, mainly for review of sidewalks and whether or not they would be required. With this item the applicant is looking at doing a three lot subdivision, as additional lots were split via a CSM in the past. A total of seven lots will have been created, which requires a subdivision plat, as anything over four lots triggers the plat review. All of the lots meet the zoning requirements. Lastly, Director Ostrowski stated that given we have no plan on file that would require the sidewalks, but they could be required as part of the subdivision plat. He stated that staff recommends approval of the three lot subdivision with the recommendations in the staff report.

Mayor Wiza declared the public hearing open.

Aldersperson Dugan stated she is pleased that there is infill in this area with residential single family homes. She feels that sidewalks are needed in the area being that it is two blocks from an elementary school. Requiring sidewalks with this project is a way to take a step towards requiring developers to install sidewalks and the other subdivision across the street was required to have sidewalks.

Bill Pritchard, 5456 Cardinal Drive, stated since staff and the commission recommended no sidewalks to be installed in the conceptual plan they should not be required. Lastly he stated if sidewalks are required he will not continue the development.

Tori Jennings, 1632 Ellis Street, stated that to be consistent with the Portage County Bicycle and Pedestrian Plan we want to advocate for sidewalks anytime that there is construction.

Dave Laszinski, 1100 Smith Street, feels the sidewalks are needed and agrees with the bike committee recommendation for sidewalks.

Trevor Roark, 601 Washington Avenue, feels there are plenty of locations without sidewalk. Furthermore, he feels that we need to give the public choices to not drive for mobility, health, and financial stability. He then questioned if a compromise exists where requiring sidewalks would allow construction costs to be passed onto the home owners.

Mayor Wiza declared the public hearing closed.

#### 14. Action on the above.

Commissioner Haines stated that she feels sidewalks are needed. She feels that we should be following the plans that we have approved and the Bike and Ped Plan is one of those.

Commissioner Brush stated when this last came up, the recommendation was given since there was no provision in the Bicycle Pedestrian Plan for a sidewalk in that area, which concerned him. He feels sidewalks are needed.

Director Ostrowski stated that with the sidewalk issue, the reason why it was brought before you is because it is not in the bike and pedestrian plan. Sidewalks were not called out to be on that street, nor were they called out to be on the subdivision across the street. However, in going forward with Washington Terrace subdivision, it was almost a complete city block and it made sense to make that connection to existing sidewalk. Ideally, the whole neighborhood would have sidewalks, however, because it is not in the plan, if Mr. Pritchard would go forward as new construction under a CSM or if he just built two single family homes right now, we would not require him to install sidewalks. He further identified our building code has a provision to require sidewalks if identified in an adopted plan. However, if he goes forward with two single family homes on those lots, we would not require him to put them in because it is not called out in a plan.

Commissioner Hoppe asked with the sidewalk being installed on the east side does that connect with any other sidewalks. Director Ostrowski stated that sidewalk would connect almost all the way around the block and all the way down to St. Paul Street. Associate Planner Kyle Kearns added it does connect to the south side where there is existing sidewalk that connects to other sidewalks. Director Ostrowski explained there are sidewalks on Jordan Road, but the Washington Terrace Subdivision would have sidewalks all the way along Dearborn, all the way along Regent, and all the way down to St Paul Street. There is one house that is not part of the subdivision that does not have sidewalks. Commissioner Hoppe clarified there is sidewalk or will be sidewalk on the other side of the street. Director Ostrowski added you would have three lots with sidewalk and then a long gap where there would not be sidewalks. He continued that a more in depth sidewalk program would be beneficial to the city.

Commissioner Brush stated without sidewalks in the summer it would be feasible, but in the winter time with piles of snow on both sides of the street, it would be dangerous for children to cross the street to get to a sidewalk.

Aldersperson Kneebone stated there are places in the city where we have several gaps, and because there will be a continuous sidewalk across the street and there will be the long gap it doesn't make sense to put a sidewalk in here.

**Motion by Commissioner Hoppe to approve the request from Washington Construction Inc., for a preliminary subdivision plat review at two unaddressed properties located at the southwest intersection of Regent Street and Saint Paul Street (Parcel ID's 2408-28-4002-11 and 2408-28-4002-21) with the following conditions:**

- **Swales meeting all City Department of Public Works and Utility Departments specifications, as well as those outlined in Chapter 31, shall be installed to control stormwater.**
- **A park fee shall be submitted to the City of Stevens Point in the amount as indicated in the most recent fee schedule.**
- **Additional minor grammatical errors on the plan, identified by staff, shall be corrected.**
- **A developer's agreement shall be drafted outlining the conditions of approval and other applicable requirements.**
- **Objections from reviewing agencies shall be satisfied before the plat is recorded.**
- **The plat shall conform to the provisions of Chapter 20 of the Revised Municipal code and Chapter 236 of the Wisconsin Statutes. All applicable permits from Portage County, the Wisconsin Department of Natural Resources, the City and any other authorizing agencies shall be obtained.**
- **A final plat per Chapter 20, Subdivision Control Ordinance shall be submitted and reviewed by the Plan Commission and Common Council within six (6) months of the preliminary plan approval date, conforming to the provisions of Chapter 20 and Chapter 236 of the Wisconsin Statutes.**

**seconded by Aldersperson Kneebone.**

**Motion carried 4-2, with commissioners Haines and Brush voting in the negative, and Commissioner Cooper abstaining).**

15. **Public Hearing** – Request from the City of Stevens Point to rezone 24 properties within and on the fringe of the downtown from M-1 Light Industrial District to B-2 Central Business Transition District: 1000 Union St. (Parcel ID: 2408-32-2002-01), 701 Portage Street (Parcel ID: 2408-32-2006-05), 1000 Third Street (Parcel ID: 2408-32-2004-01), 1001 Union Street (Parcel ID: 2408-32-2001-11), 941 Portage Street (Parcel ID: 2408-32-2004-02), 0 Portage Street (Parcel ID: 2408-32-2005-01), 1013 Second Street (Parcel ID: 2408-32-2004-18), 1009 Second Street (Parcel ID: 2408-32-2004-05), 1001 Second Street (Parcel ID: 2408-32-2004-04), 801 Portage Street (Parcel ID: 2408-32-2005-02), 1008 Union Street (Parcel ID: 2408-32-2002-06), 1017 Union Street (Parcel ID: 2408-32-2001-13), 1016 Third Street (Parcel ID: 2408-32-2004-14), 0 Centerpoint Drive (Parcel ID: 2408-32-2005-06), 916 Centerpoint Drive (Parcel ID: 2408-32-2004-08), 1220 Briggs Court (Parcel ID: 2408-32-2001-37), 1105 Second Street (Parcel ID: 2408-32-2004-09), 0 Third Street (Parcel ID: 2408-32-2004-13), 1035 Union Street (Parcel ID: 2408-32-2001-15), 1043 Union Street (Parcel ID: 2408-32-2001-16), 0 Centerpoint Drive (Parcel ID: 2408-32-2004-17), 0 Second Street (Parcel ID: 2408-32-2004-19), 157 West Clark Street (Parcel ID: 2408-31-1013-05), and 133 & 165 West Clark Street (Parcel ID: 2408-31-1013-26).

Mayor Wiza explained we had been looking at the possibility of rezoning some of the properties in the downtown area to be more in line with what our comprehensive plan is.

Director Ostrowski reminded the commission that it was presented in the past as a general talking point that we wanted to look at moving forward with some of the recommendations that are outlined in our comprehensive plan in terms of land use and zoning, specifically the downtown area. The downtown has changed since our zoning code was adopted in the 1970's. There are a lot of incompatible zoning districts within the downtown, mainly the manufacturing districts that were created for uses that existed up until the 80's and 90's. However, many of those uses no longer exist which then potentially creates concerns for the existing surrounding users. In the next several agenda items there are 36 properties that we are looking at rezoning. He showed a general area map which outlined the properties. Director Ostrowski continued, stating these properties include a variety of zoning classifications, which we want to clean this up and get a more consistent zoning classifications. In the past, we created a B-2 zoning district, Central Business Transitional District that is intended to be used on the outskirts of the downtown area to serve as a buffer or transition district into the less intense residential areas. Director Ostrowski then showed what the existing zoning looks like downtown and explained the areas in question. He then summarized the recommended rezoning classifications for the properties identified. He said when looking at this request, it would decrease the number of incompatible uses that could occur on each property. Furthermore, a meeting occurred on March 16, 2016 to describe the process and changes regarding the request, while also to obtain public feedback. About 8-10 people were in attendance. This rezoning has advantages for the property owners by reducing the setbacks within these areas and allowing for denser development, however the disadvantage is that there are not as many uses allowed in the proposed district compared to the manufacturing district, but given the surrounding uses, it is appropriate that the zoning would be consistent throughout the area. In the comprehensive future land use map, the new zoning meets the development called out in those areas. Therefore, staff recommends approval of the rezoning of the 36 properties identified. Rezoning have been separated on the agenda for a public hearing for each district.

Commissioner Haines asked for the director to remind the commission what would be the allowed uses in the Central Business Transitional district, to which Director Ostrowski read from the zoning code which included residential, office, retail, lower classifications of businesses and neighborhood businesses uses. He then stated in terms of conditional uses, you would be looking at drive up banking facilities, repair shops, bus terminals, parking facilities, taverns, and gas stations. It is a little bit less intensive than the B-3 Central Business District, but not as intense as the M-1 Light Industrial District.

Commissioner Haines asked whether the rezoning would change existing uses to a conditional uses when changing from M-1 to B-2. Director Ostrowski stated any use that changes from permitted or a conditional use to now prohibited, would be grandfathered in and allowed to continue so long as they don't expand. The one use that sticks out is the greenhouse. Greenhouse uses are not allowed within the B-2 zoning district. He has had conversations with the property owner and plans to bring back an amendment to the B-1 zoning district to allow greenhouses and small scale food production facilities. He feels the Farm Shed greenhouse use fits within the downtown and is a nice buffering use. The rezoning now however allows them to physically expand regarding setbacks.

Mayor Wiza declared the public hearing open.

No one came forward to speak.

Mayor Wiza declared the public hearing closed.

16. Action on the above.

**Motion by Alderperson Kneebone to approve the request from the City of Stevens Point to rezone 24 properties within and on the fringe of the downtown from M-1 Light Industrial District to B-2 Central Business Transition District: 1000 Union St. (Parcel ID: 2408-32-2002-01), 701 Portage Street (Parcel ID: 2408-32-2006-05), 1000 Third Street (Parcel ID: 2408-32-2004-01), 1001 Union Street (Parcel ID: 2408-32-2001-11), 941 Portage Street (Parcel ID: 2408-32-2004-02), 0 Portage Street (Parcel ID: 2408-32-2005-01), 1013 Second Street (Parcel ID: 2408-32-2004-18), 1009 Second Street (Parcel ID: 2408-32-2004-05), 1001 Second Street (Parcel ID: 2408-32-2004-04), 801 Portage Street (Parcel ID: 2408-32-2005-02), 1008 Union Street (Parcel ID: 2408-32-2002-06), 1017 Union Street (Parcel ID: 2408-32-2001-13), 1016 Third Street (Parcel ID: 2408-32-2004-14), 0 Centerpoint Drive (Parcel ID: 2408-32-2005-06), 916 Centerpoint Drive (Parcel ID: 2408-32-2004-08), 1220 Briggs Court (Parcel ID: 2408-32-2001-37), 1105 Second Street (Parcel ID: 2408-32-2004-09), 0 Third Street (Parcel ID: 2408-32-2004-13), 1035 Union Street (Parcel ID: 2408-32-2001-15), 1043 Union Street (Parcel ID: 2408-32-2001-16), 0 Centerpoint Drive (Parcel ID: 2408-32-2004-17), 0 Second Street (Parcel ID: 2408-32-2004-19), 157 West Clark Street (Parcel ID: 2408-31-1013-05), and 133 & 165 West Clark Street (Parcel ID: 2408-31-1013-26); seconded by Commissioner Curless.**

**Motion carried 7-0.**

17. **Public Hearing** – Request from the City of Stevens Point to rezone five properties within and on the fringe of the downtown from B-4 Commercial District to B-3 Central Business District: 1111 Crosby Avenue (Parcel ID: 2408-32-2009-10), 1017 Crosby Avenue (Parcel ID: 2408-32-2007-12), 0 Main Street (Parcel ID: 2408-32-2011-11), 0 Crosby Avenue (Parcel ID: 2408-32-2011-12), and 0 Water Street (Parcel ID: 2408-32-2009-11).

Mayor Wiza declared the public hearing open.

No one came forward to speak.

Mayor Wiza declared the public hearing closed.

18. Action on the above.

**Motion by Commissioner Haines to approve the request from the City of Stevens Point to rezone five properties within and on the fringe of the downtown from B-4 Commercial District to B-3 Central Business District: 1111 Crosby Avenue (Parcel ID: 2408-32-2009-10), 1017 Crosby Avenue (Parcel ID: 2408-32-2007-**

**12), 0 Main Street (Parcel ID: 2408-32-2011-11), 0 Crosby Avenue (Parcel ID: 2408-32-2011-12), and 0 Water Street (Parcel ID: 2408-32-2009-11), seconded by Commissioner Hoppe.**

**Motion carried 7-0.**

19. **Public Hearing** – Request from the City of Stevens Point to rezone one property within and on the fringe of the downtown from B-4 Commercial District to B-2 Central Business Transition District: 1009 First Street (Parcel ID 2408-32-2005-05).

Mayor Wiza declared the public hearing open.

No one came forward to speak.

Mayor Wiza declared the public hearing closed.

20. Action on the above.

**Motion by Commissioner Haines to approve the request from the City of Stevens Point to rezone one property within and on the fringe of the downtown from B-4 Commercial District to B-2 Central Business Transition District: 1009 First Street (Parcel ID 2408-32-2005-05); seconded by Commissioner Curless.**

**Motion carried 7-0.**

21. **Public Hearing** – Request from the City of Stevens Point to rezone three properties within and on the fringe of the downtown from M-1 Light Industrial District to C Conservancy District: Three unaddressed parcels (Parcel ID's: 2408-31-1013-17, 2408-31-1013-02, and 2408-31-1013-01).

Mayor Wiza declared the public hearing open.

No one came forward to speak.

Mayor Wiza declared the public hearing closed.

22. Action on the above.

**Motion by Alderperson Kneebone to approve request from the City of Stevens Point to rezone three properties within and on the fringe of the downtown from M-1 Light Industrial District to C Conservancy District: Three unaddressed parcels (Parcel ID's: 2408-31-1013-17, 2408-31-1013-02, and 2408-31-1013-01); seconded by Commissioner Brush.**

**Motion carried 7-0.**

23. **Public Hearing** – Request from the City of Stevens Point to rezone one property within and on the fringe of the downtown from B-3 Central Business District to B-2 Central Business Transition District: 1101 First Street (Parcel ID: 2408-32-2005-07).

Mayor Wiza declared the public hearing open.

No one came forward to speak.

Mayor Wiza declared the public hearing closed.

24. Action on the above.

**Motion by Commissioner Hoppe to approve the request from the City of Stevens Point to rezone one property within and on the fringe of the downtown from B-3 Central Business District to B-2 Central Business Transition District: 1101 First Street (Parcel ID: 2408-32-2005-07); seconded by Commissioner Curless.**

**Motion carried 7-0.**

25. **Public Hearing** – Request from the City of Stevens Point to rezone one property within and on the fringe of the downtown from R-4 Multiple Family I Residence District to B-2 Central Business Transition District: 1009 Union Street (Parcel ID: 2408-32-2001-12).

Mayor Wiza declared the public hearing open.

No one came forward to speak.

Mayor Wiza declared the public hearing closed.

26. Action on the above.

**Motion by Commissioner Haines to approve the request from the City of Stevens Point to rezone one property within and on the fringe of the downtown from R-4 Multiple Family I Residence District to B-2 Central Business Transition District: 1009 Union Street (Parcel ID: 2408-32-2001-12); second by Commissioner Cooper.**

**Motion carried 7-0.**

27. **Public Hearing** – Request from the City of Stevens Point to rezone one property within and on the fringe of the downtown from R-5 Multiple Family II Residence District to B-2 Central Business Transition District: 1300 Briggs Court (Parcel ID: 2408-32-2001-36).

Mayor Wiza declared the public hearing open.

No one came forward to speak.

Mayor Wiza declared the public hearing closed.

28. Action on the above.

**Motion by Commissioner Cooper to approve the request from the City of Stevens Point to rezone one property within and on the fringe of the downtown from R-5 Multiple Family II Residence District to B-2 Central Business Transition District: 1300 Briggs Court (Parcel ID: 2408-32-2001-36); seconded by Commissioner Curless.**

**Motion carried 7-0.**

29. **Public Hearing** – Amending Chapter 23 of the Revised Municipal Code, Zoning Ordinance, specifically Subsection 23.02(2)(b) and 23.02(2)(c), B-2 and B-3 Commercial Zoning Districts, to remove parking stall requirements for all uses.

Director Ostrowski explained under the existing zoning code, we do not have parking requirements in the downtown area. However, if a parking lot is installed, it would have to meet stall dimensions and setbacks. Parking is not required as there are a number of municipal parking lots and on-street parking. We are trying

to be denser within these areas to put buildings on lots as opposed to just parking lots. This request is to expand the parking exemption to the B-2 district as well. Therefore, parking would be exempt in the B-2 which would include properties recently rezoned, however parking can still be required under a conditional use permit review where appropriate. The other area we had identified before was the south side business district, which was recently rezoned to B-3 Central Business District, and did not require parking. Again, the request would clarify the existing parking exemption in the B-3 District and remove the parking requirement in the B-2 District.

Mayor Wiza stated this request goes hand in hand with trying to encourage alternative modes of transportation.

Mayor Wiza declared the public hearing open.

No one came forward to speak.

Mayor Wiza declared the public hearing closed.

30. Action on the above.

**Motion by Mayor Wiza to approve amending Chapter 23 of the Revised Municipal Code, Zoning Ordinance, specifically Subsection 23.02(2)(b) and 23.02(2)(c), B-2 and B-3 Commercial Zoning Districts, to remove parking stall requirements for all uses; seconded by Commissioner Haines.**

Commissioner Brush stated he is concerned that during events at Pfiffner Park with lots of people coming to one area there may be conflict. Mayor Wiza stated there are the transit buses, biking, and parking lots available such as MSTC. Director Ostrowski added that there are several lots in that vicinity which are city-owned lots.

Commissioner Curless asked about the Lullabye option and apartments, to which Director Ostrowski stated that is considered a conditional use and so the commission could require parking for that development. Commissioner Curless then asked if a dental office was constructed in that area, no parking would be required, to which Director Ostrowski stated correct.

**Motion carried 7-0.**

31. **Public Hearing** – Amending the Official Street Map of the City of Stevens Point to extend Worth Court south to Clem’s Way.

Director Ostrowski explained this project was previously brought before the commission to acquire the land from the county for roadway purposes and approve the CSM. Skyward had built their new headquarters and as part of the deal, a Traffic Impact Analysis was performed which indicated that a traffic light at the intersection of E.M. Copps Drive and Brilowski Road is not feasible. Therefore, the option to extend Worth Court down to Clem’s Way has been pursued. A signalized intersection exists at Clem’s Way and Brilowski Road. The next step in the process is to amend the official street map. In the upcoming months you will also see a vacation of a portion of the cul-de-sac which requires certain noticing procedures. At this point we would be extending the Worth Court right-of-way south on the official street map to Clem’s Way.

Commissioner Brush asked about the status of a short segment of E.M. Copps from Brilowski over to Worth Court, to which Director Ostrowski confirmed it would remain open and un-signalized.

Mayor Wiza declared the public hearing open.

No one came forward to speak.

Mayor Wiza declared the public hearing closed.

32. Action on the above.

**Motion by Alderperson Kneebone to approve amending the Official Street Map of the City of Stevens Point to extend Worth Court south to Clem's Way; seconded by Commissioner Haines.**

**Motion carried 7-0**

33. **Public Hearing** – Repeal and replace Chapter 21 (Building and Premises Maintenance and Occupancy) of the Revised Municipal Code of the City of Stevens Point, with the International Property Maintenance Code from the International Code Council, with local amendments.

Director Ostrowski stated this is the third month that this had been before the commission. We are looking at revising our property and maintenance code to adopt the international property and maintenance code and insert our local amendments. He had met with a few alderpersons since then and has made some recommended changes, and met with other staff regarding potential changes as well. This is now before the Commission one more time to identify any issues of concern, verbiage that should be changed, and also to get the opinion of regulating gravel driveways and parking lots, along with the regulation of recreational vehicle parking. This would also be the time for the public hearing to identify some of the concerns from the public and the intent for a final version to be brought back in June for adoption.

Mayor Wiza stated he has heard an issue with gravel driveways and the spillage of the gravel on to the street and sidewalks. A resident suggested that it be required to have the first 5-10 feet from the right of way be paved or hard surface to minimize this issue.

Mayor Wiza declared the public hearing open.

Alderperson Johnson pointed out the definition of waste/trash on page 110 and to have it reference Chapter 287 and Chapter 289 of the Wisconsin State Statutes regarding solid waste and recycling. She also pointed out that we would want to spell out waste, recycling, and compost in definitions to be consistent with the county ordinances.

Alderperson Ryan stated he has heard a number of complaints regarding gravel parking and owners filling up the back yard with gravel to create a parking lot. The spillover of the gravel on the sidewalk is dangerous for bikers and pedestrians. He would like to see pavement as well as a setback requirement with a percentage of green space in these locations. If the city continues allowing gravel, there should be a requirement of some type of hard edge surface to go around the gravel to attempt to keep it in the area.

Mayor Wiza declared the public hearing closed.

34. Action on the above.

Mayor Wiza stated at this time the commission will not take action on this agenda item, but if there are any comments, concerns or suggestion to contact Director Ostrowski.

Director Ostrowski explained he had spoken with other alderpersons and would take the suggestions from tonight and add them to the ordinance. In regards to gravel driveways and allowing them to exist, as long as they are well maintained in an appropriate manner, Mayor Wiza added that a definition for well-maintained

should be clarified. Director Ostrowski continued asking for direction for parking pads for recreational vehicles and if they would allow gravel or concrete parking pads. He would suggest that gravel could be allowed in the side or rear yards, but not in the front yard setback. Mayor Wiza stated he could only see that happening if they were for year round storage.

Commissioner Haines pointed out that there are areas needing clarification regarding weeds /noxious weeds, and what might be planted in the boulevard. She is wondering if it is required to have grass in the boulevard or can it be landscaped. Director Ostrowski explained noxious weeds are defined under state statute and you are not allowed to have them on your property. We don't really regulate what is in the boulevard area, and that is something we could if we wanted. This can be discussed and addressed but we would have to keep in mind it is the public right of way. Commissioner Haines asked for some clarification. Director Ostrowski explained this document is the local amendments and we can pay a fee and utilize the full document with our amendments in it, but at this time with the review stages we have to continue using the two separate documents. Commissioner Haines pointed out that one of her concerns is vegetable gardens in the front yard and she questions if that would still be allowed, to which Director Ostrowski stated yes.

Mayor Wiza again reminded the commission and public that if there are any concerns, issues or suggestions to the ordinance to contact Director Ostrowski.

35. Community Development Department Monthly Report for April 2016. *Report will be provided after April 30, 2016.*

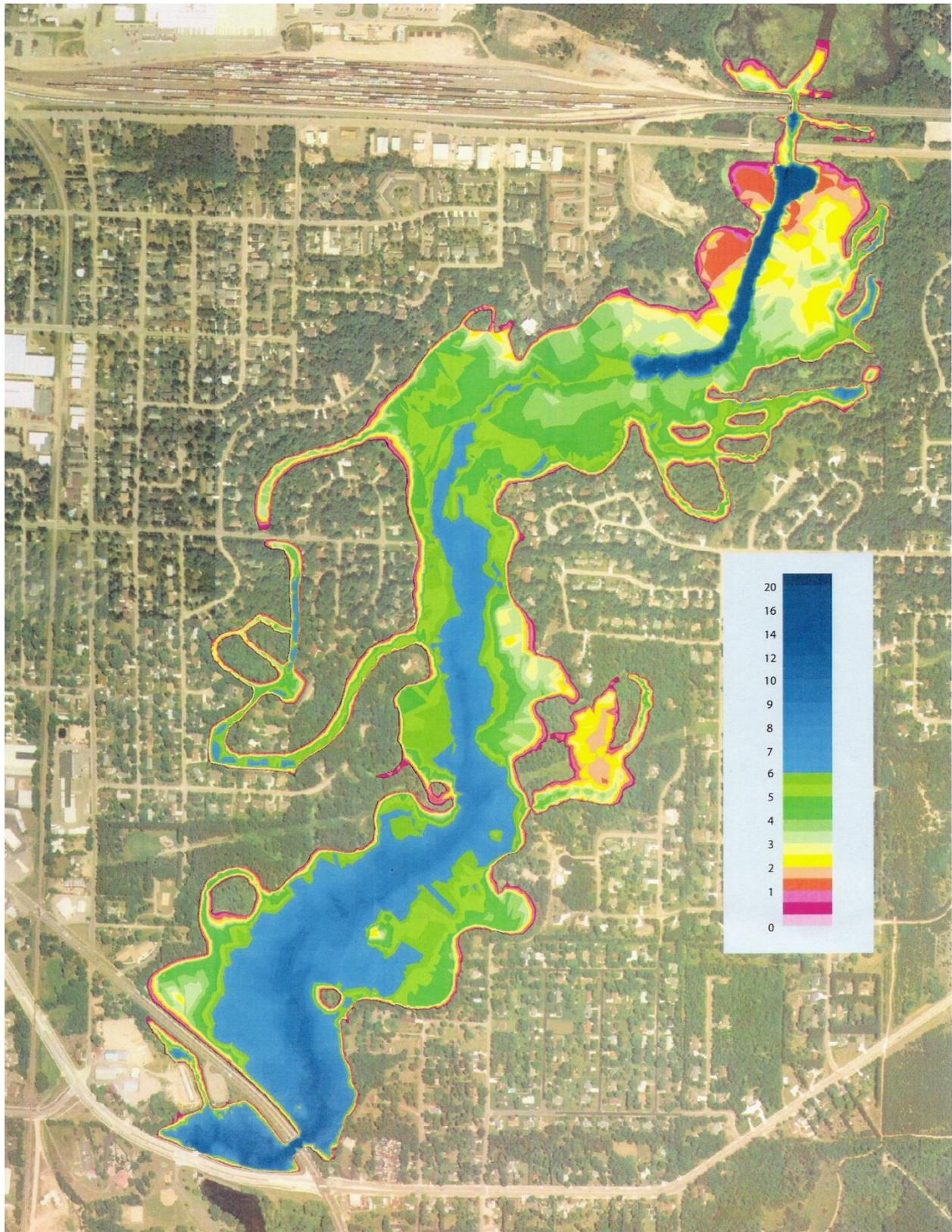
**Motion by Commissioner Cooper to place the Community Development Department Monthly Report for April 2016 on file; second by Commissioner Curless.**

**Motion carried 7-0.**

36. Adjourn.

**Adjourn at 7:20 PM**

Attachment – Provided at the Plan Commission Meeting – Pertaining to Item 5



**Attachment – Provided at the Plan Commission Meeting – Pertaining to Item 7 (ITEM WAS PULLED)**

**Kyle Kearns**

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**To:** Michael Ostrowski; Anna Haines (ahaines@uwsp.edu); Bob Brush; Daniel Hoppe; Dave Cooper (dcooper@papercitysavings.com); District 7; Gary Curless (joancurless@charter.net); Mike Wiza; District 2; District 8; District 4; District 3; District 1; District 6; District 7; District 9; District 5; District 10; District 11  
**Cc:** Clerks; Amy Hewitt  
**Subject:** RE: please share with City Plan Commission members

**From:** Sarena Melotte [<mailto:melotte.sarena@gmail.com>]  
**Sent:** Tuesday, April 26, 2016 3:43 PM  
**To:** Michael Ostrowski  
**Subject:** please share with City Plan Commission members

Greetings Michael, please share the following email with the City Plan Commission.

My name is Sarena Melotte. I live at 109 County RD E S, Town of Carson. My husband, Bill Schierl and I are proud to live, work, and play in the greater Stevens Point area. We are active volunteers supporting the University and philanthropic organizations such as Create Portage County, The Women’s Fund, Monteverdi Chorale, Riverfront Jazz Festival, and Stevens Point Sculpture Park.

We believe that being involved helps create a thriving community and we take great pride in where we live. We also have a deep appreciation of our local history and architecture. We are proud to be the new caretakers and owners of the house at 1665 Main Street.

The property was sold AS IS and requires extensive repairs resulting from neglect, trespassers and forces of nature. We intend to incorporate the existing historical building exterior design and footprint and completely renovate the home to revive it into a single-family dwelling that will include 4 bedrooms (including a master bedroom), 4.5 baths, improved landscaping, and repainting - all reinforcing the exterior to enhance scenic beauty. This will be done in earnest using local contractors.

The property is currently zoned R-4, multifamily. We are requesting a conditional use permit that will allow us utilize the property as an “INN” for Portage County residents and visitors to the Stevens Point community.

Utilizing the property as an Inn will provide a means to preserve, restore, and improve housing stock as well as provide a historical location for visitors to have an authentic experience living like a local while visiting Stevens Point. This will encourage traveling groups and families to stay near the University and downtown businesses

while bridging the gap between the North Division and South Side business districts. We plan to provide as many locally produced or sourced products as possible for our guests to use and enjoy.

I look forward to the May 2 meeting and the opportunity to share more information with you.

Sincerely,

Sarena L Melotte

109 County Rd E S

Stevens Point, WI 54481

h: 715.345.1199

m: 715.630.0300

[melotte.sarena@gmail.com](mailto:melotte.sarena@gmail.com)

## Community Development Report - April 2016

### Construction Report

New Construction	Owner/Location	Declared Valuation	Fees
Residential	D J Rice Development 4716 Partridge Way	\$195,000.00	\$1,000.00
Commercial			

Remodeling/ Additions	# of Permits	Declared Valuation	Fees
Residential	67	\$413,591.00	\$4,343.33
Commercial	19	\$1,020,083.78*	\$10,461.68*

Monthly Permits	Monthly Valuation	Monthly Fees	YTD Valuation	YTD Fees
87	\$1,628,674.78	\$15,805.01	\$5,321,213.33	\$51,197.82

2015:	\$4,202,422.75	\$27,801.33
2014:	\$3,826,143.35	\$26,447.13
2013:	\$10,146,415.08	\$91,093.90

\*St. Michael's Hospital Renovations

### Violation Report

#### Exterior Property Area Complaints

*Multiple Exterior Property Violations	5
*Other Exterior Property Violations	4
Accumulation of Rubbish or Garbage	8
Grass or Weeds	0
Improper Parking of Vehicles	20
Improper Storage of Refuse or Refuse Carts	2
Refuse or Refuse Carts on Curb	0
Snow and Ice	0
Storage of Household Items Outside	3
Unlicensed or Inoperable Vehicles	6
Unsanitary Conditions	0

#### Exterior Structure Complaints

*Multiple Exterior Structure Violations	2
*Other Exterior Structure Violations	1
Broken or Missing Windows	0
Defective Protective Treatment	1
Missing or Defective Handrails/Guards	0

#### Interior Structure Complaints

*Multiple Interior Structure Violations	0
*Other Interior Structure Violations	0

#### Multiple Violations

*Multiple Property Violations	1
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#### Other Violations

*Other Property Violations	2
Expired Multiple-Family License	1
Improper Occupancy: Multi-Family Dwelling	1
Improper Occupancy: Residential Dwelling	1
Work Without Permit	2
Work Without Historic Preservation Review	0

<b>Total Violations / Total Service Fees Billed</b>	<b>60/\$400.00</b>
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**RESOLUTION**

**[4001 PATCH STREET - MCDILL POND INLAND LAKE PROTECTION DISTRICT FENCING & TRAILER]**

**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 **4001 Patch Street (Parcel ID 2308-03-2100-02)**, described as LOT 2 CSM#7181-26- 111 BNG PRT N 1/2 NW FR 1/4 S3 T23 R8 (SUBJ UNRECORDED AGRMT TO CITY ST PT-GOLF DISC COURSE)138/231 273/535 405/341-ESMT 646627, City of Stevens Point, Portage County, Wisconsin, is hereby granted a Conditional Use Permit for the purposes of installing a dock with fencing and utilize a utility trailer for on-site storage, as shown on the attached plans and subject to the following conditions:

1. All harvester equipment shall be removed from site during winter months when harvesting operations are not active.
2. All equipment shall be stored in the utility trailer or motorized vehicles.
3. All vehicles and trailers shall be stored where identified on the site plan when not in use on the site.

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

Approved: \_\_\_\_\_

Mike Wiza, Mayor

Attest: \_\_\_\_\_

John Moe, City Clerk

Dated: May 16, 2016

Adopted: May 16, 2016

Drafted by: Michael Ostrowski

Return to: City Clerk

## McDill Pond Harvesting Area Fence Permit Amendment

McDill Lake District would like to propose the following changes to the harvesting permit fencing to meet setup requirements of blocking public access to the equipment and providing a secured storage for other equipment.

1. Fencing of harvesting equipment: The fence around the perimeter will not be installed, and instead a one dock for both harvesters setup will be used. A fencing section with gate will be placed at a point on the dock to stop the general public from traveling into the area where the harvesters are kept. The fencing will be mounted to the dock and with posts into the water to have the gate area extend farther than the width of the dock so people can't swing around the gate and access the secured area.
2. Equipment Storage: In place of a shed, McDill will place an utility storage trailer on the site in the place where the wagon and plastic storage container used to sit. Equipment will be locked in the storage trailer when not in use, and the trailer will be locked to a metal pole at the site. At the end of the harvesting season the trailer will be removed from the site and stored with the other harvesting equipment off season.

Example of Utility Trailer



Example of Gate on dock and style of aluminum docking the harvesters will be attached to. The hope is to have a dock section about 26' long with the gate about 10 feet out from the start of the dock.



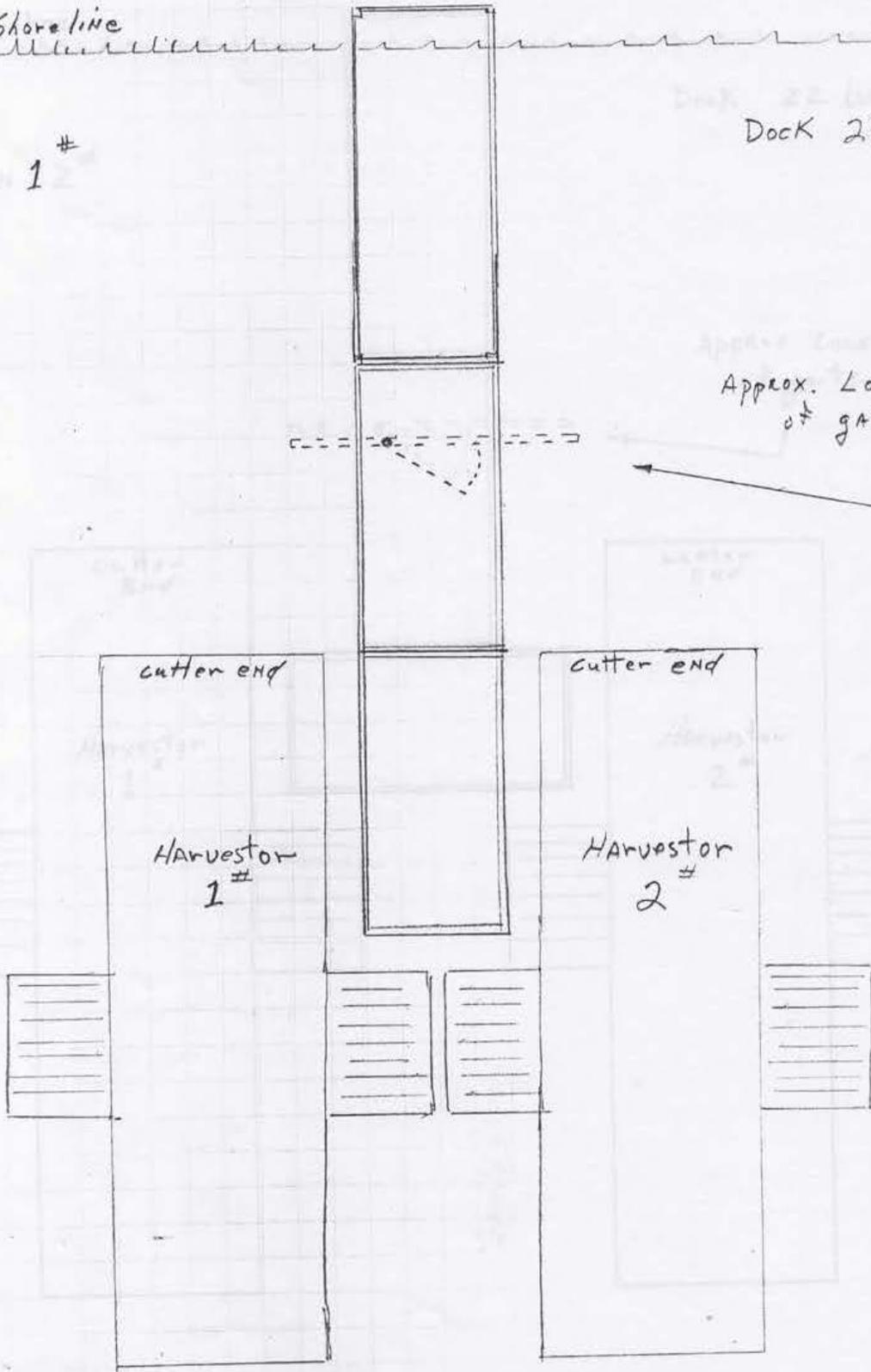
Proposed layout – Orange would be location to park utility trailer vs current rubbermaid storage shed and small open trailer at the site. White would be the dock with gate that both harvesters would be parked at.

Shoreline

option 1 #

Dock 26 long

Approx. Location of gate



**RESOLUTION**

**[4001 PATCH STREET - MCDILL POND INLAND LAKE PROTECTION DISTRICT DREDGING]**

**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 **4001 Patch Street (Parcel ID 2308-03-2100-02)**, described as LOT 2 CSM#7181-26-111 BNG PRT N 1/2 NW FR 1/4 S3 T23 R8 (SUBJ UNRECORDED AGRMT TO CITY ST PT-GOLF DISC COURSE)138/231 273/535 405/341-ESMT 646627, City of Stevens Point, Portage County, Wisconsin, is hereby granted a Conditional Use Permit for the purposes of dredging in McDill Pond, south of Patch Street Bridge and deposit dredging sediment at 4001 Patch Street, as shown on the attached plans. The Conditional Use Permit is subject to the following conditions:

1. A City zoning permit shall be obtained prior to work occurring.
2. All other applicable permits and approvals shall be obtained.
3. The applicant shall provide safe crossing for the Green Circle Trail.
4. The applicant shall work with the Parks Department and disc golf group to notify park patrons prior to the park closure. Notice and signage shall be provided within the disc golf park to notify park users.
5. All dredging material must be removed from the site when dried (not to exceed 3 months) by the applicant.
6. Silt fencing should be installed around the pile of dredged material.

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

Approved:

\_\_\_\_\_  
Mike Wiza, Mayor

Attest:

\_\_\_\_\_  
John Moe, City Clerk

Dated: May 16, 2016

Adopted: May 16, 2016

Drafted by: Michael Ostrowski

Return to: City Clerk

**Patch St Silt Trap, pictures taken during June 2012 during drawdown.**



Main wide circle of silt trap immediately South of Patch St East Shore view



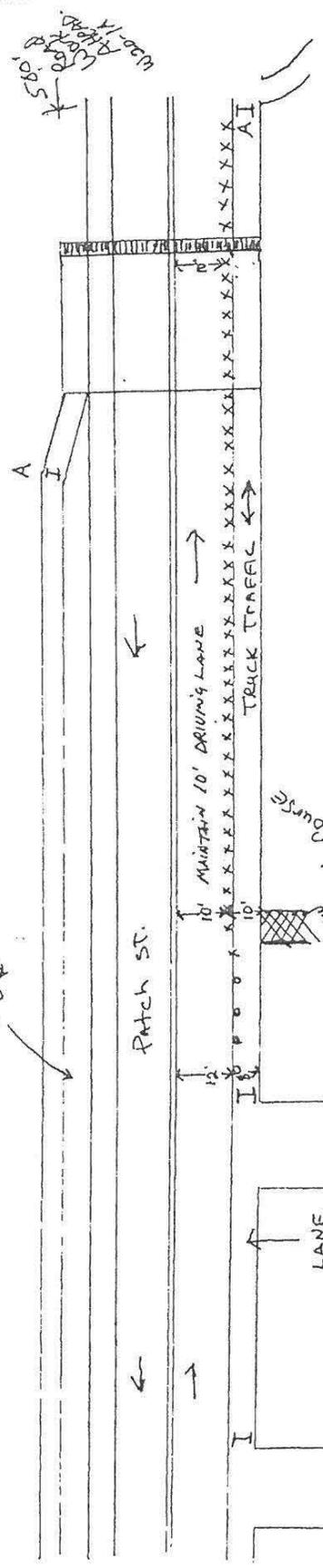
View of 4001 and 0 Patch St from Patch St bridge with silted area in middle – west shore



View of Silt trap looking North to Patch St Bridge

NOT TO SCALE  
McDILL PARK, LAKE ASSN.

SIDEWALK  
CLOSED  
KREWEK



- O TRAFFIC CONTROL DRUM 50' C-C
- X ORANGE FLEXPOST 25' C-C

A Gated Circle  
SIDEWALK  
CLOSED

ROAD  
WORK  
AHEAD  
W20-1A

**ORDINANCE AMENDING THE REVISED MUNICIPAL CODE  
OF THE CITY OF STEVENS POINT, WISCONSIN**

**[REZONING – 24 PROPERTIES WITHIN AND ON THE FRINGE OF THE DOWNTOWN FROM M-1 LIGHT  
INDUSTRIAL DISTRICT TO B-2 CENTRAL BUSINESS TRANSITION DISTRICT]**

The Common Council of the City of Stevens Point, Portage County, Wisconsin, do ordain as follows:

**SECTION I:** That the Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point shall be amended to reclassify the following described properties from "M-1" Light Industrial to "B-2" Central Business Transition District:

1. 1000 Union St. (Parcel ID 2408-32-2002-01) LOT 7 BLK 34 VALENTINE BROWN ADD BNG PRT NENW S32 T24 R8 706113-STIP 770497, City of Stevens Point, Portage County, Wisconsin.
2. 701 Portage St (Parcel ID 2408-32-2006-05) LOTS 33 & 34 BLK18 STRONG ELLIS & OTHERS S32 T24 R8 713096, City of Stevens Point, Portage County, Wisconsin.
3. 1000 Third St. (Parcel ID 2408-32-2004-01) E 1/2 OF LOTS 4& 5 BLOCK 26 VAL BROWN 2ND ADD S32T24R8 .15A 753142, City of Stevens Point, Portage County, Wisconsin.
4. 1001 Union St. (Parcel ID 2408-32-2001-11) LOT 1 & 2 CSM#6749 -24-272 BNG LOT 7 & PRT LOT 8 BLK 35 VALENTINE BROWN ADD S32 T24 R8 579943, City of Stevens Point, Portage County, Wisconsin.
5. 941 Portage St. (Parcel ID 2408-32-2004-02) W1/2 OF LOTS 4 & 5 BLK 26 VAL BROWN ADD BNG PRT NENW & NWNW S32 T24 R8 .15A 766058, City of Stevens Point, Portage County, Wisconsin.
6. 0 Portage St. (Parcel ID 2408-32-2005-01) N 51 1/2' LOTS 42, 43,44 BLK 17 STRONG ELLIS & OTHERS PLAT S32 T24 R8 639/497, City of Stevens Point, Portage County, Wisconsin.
7. 1013 Second St. (Parcel ID 2408-32-2004-18) S66' LOTS 45 & 46 ALL LOTS 47&48 BLK16 STRONG ELLIS & OTHERS & PRT GL 1 S32 T24 R8 PRT OF SLOUGH S32 T24 R8 200/196 149/541 199/100, City of Stevens Point, Portage County, Wisconsin.
8. 1009 Second St. (Parcel ID 2408-32-2004-05) E 10' OF N 40' LOT 46 & S 26' OF N 66' LOTS 45 & 46 BLK 16 STRONG ELLIS & OTHERS ADD S32 T24 R8 790606, City of Stevens Point, Portage County, Wisconsin.
9. 1001 Second St. (Parcel ID 2408-32-2004-04) N 40' LOTS 45 & 46 EX E 10' BLK 16 STRONG ELLIS & OTHERS ADD S32 T24 R8 684/670, City of Stevens Point, Portage County, Wisconsin.
10. 801 Portage St. (Parcel ID 2408-32-2005-02) N64' LOT 41 BLK 17 STRONG ELLIS & OTHERS ADD S32 T24 R8 586502 767776 792214, City of Stevens Point, Portage County, Wisconsin.
11. 1008 Union St. (Parcel ID 2408-32-2002-06) LOT 8 CSM#3157-11- 115 BNG LOT 8 BLK 34 VALENTINE BROWN ADD S32 T24 R8 303/563 516/254 792225;792735AOC, City of Stevens Point, Portage County, Wisconsin.

12. 1017 Union St. (Parcel ID 2408-32-2001-13) LOT 5 BLK 35 VALENTINE BROWNS ADD S32 T24 R8 675020, City of Stevens Point, Portage County, Wisconsin.
13. 1016 Third Street (Parcel ID 2408-32-2004-14) LOTS 2 & 3 BLK 26 VALENTINE BROWN ADD S32 T24 R8 240/164, City of Stevens Point, Portage County, Wisconsin.
14. 0 Centerpoint Dr. (Parcel ID 2408-32-2005-06) PRT LOTS 50,51,&52 BLK 15 S E & O ADD & VAC RIVER ST LYG NWLY OF CENTERPOINT DRIVE ROW 420/1031 - 414/1169-71, City of Stevens Point, Portage County, Wisconsin.
15. 916 Centerpoint Dr. (Parcel ID 2408-32-2004-08) L1 CSM#778-3-136 & L1 CSM#797-3-155 &L1 CSM #2209-8-67 & TRIAN PRCL DESC 459/193 EX PRT SOLD CITY BNG PRT NENW S32 T24 R8 698240, City of Stevens Point, Portage County, Wisconsin.
16. 1220 Briggs Ct. (Parcel ID 2408-32-2001-37) LOT 1 CSM#10171-45 -51 BNG PRT LOTS 3,4,8,9 & & ALL LOTS 18,19,20&21 BLK 35 VALENTINE BROWN ADD BNG PRT NENW S32 T24 R8 762543, City of Stevens Point, Portage County, Wisconsin.
17. 1105 Second St. (Parcel ID 2408-32-2004-09) COM 173.7' S SE/C PORTAGE & N 2ND STS BNG PT 25' S FR CTR OF RR SPUR S 96';E 70';N 71.6';NW74.3' TO POB BNG PRT GOVT LOT 1 S32 T24 R8 297/12 570882, City of Stevens Point, Portage County, Wisconsin.
18. 0 Third St. (Parcel ID 2408-32-2004-13) LOT 1 CSM #2971-10-229 BNG L1 BLK 26 V BROWN ADD 698240, City of Stevens Point, Portage County, Wisconsin.
19. 1035 Union St. (Parcel ID 2408-32-2001-15) LOT 1 CSM#4126-14- 181 BNG PRT LOT 3 BLK 35 VALENTINE BROWN ADD S32 T24 R8 806686, City of Stevens Point, Portage County, Wisconsin.
20. 1043 Union St. (Parcel ID 2408-32-2001-16) LOTS 1 & 2 BLK 35 VALENTINE BROWN ADD S32 T24 R8 796618;800400AGMT;811122AGM, City of Stevens Point, Portage County, Wisconsin.
21. 0 Centerpoint Dr. (Parcel ID 2408-32-2004-17) PRT OF LOT 1 CSM#2209-8-67 SOLD TO CITY IN VOL 456/1086-89 & 459/197-2 .23A 459/1086-89;459/197-2, City of Stevens Point, Portage County, Wisconsin.
22. 0 Second St. (Parcel ID 2408-32-2004-19) PT OL 1 STRONG ELLIS & OTHERS ADD & PRT LOT 5 BLK 27 VALENTINE BROWN ADD-442/461 BNG PRT N 1/2 NW S32 T24 R8 16/293 34/310 422/301 442/461, City of Stevens Point, Portage County, Wisconsin.
23. 157 West Clark St. (Parcel ID 2408-31-1013-05) PT GL2 S31COM SL W CLARK433.4'NE INT EL W RVR DR W/SL W CLARK;SE157'NE60' NW159'SL W CLRK SW59'POB EX S4 DES205/439 EX HWY 555354 356/324;748196, City of Stevens Point, Portage County, Wisconsin.
24. 133 & 165 West Clark St. (Parcel ID 2408-31-1013-26) LOT 1 CSM#10178- 45-58 BNG PRT GOVT LOTS 2&3 SUBJ TO ESMT DES 760774 S31 T24 R8 499/499-ESMT 544814 557282 572171 578670 760773 764250, City of Stevens Point, Portage County, Wisconsin.

**SECTION II:** That this ordinance shall take effect upon passage and publication.

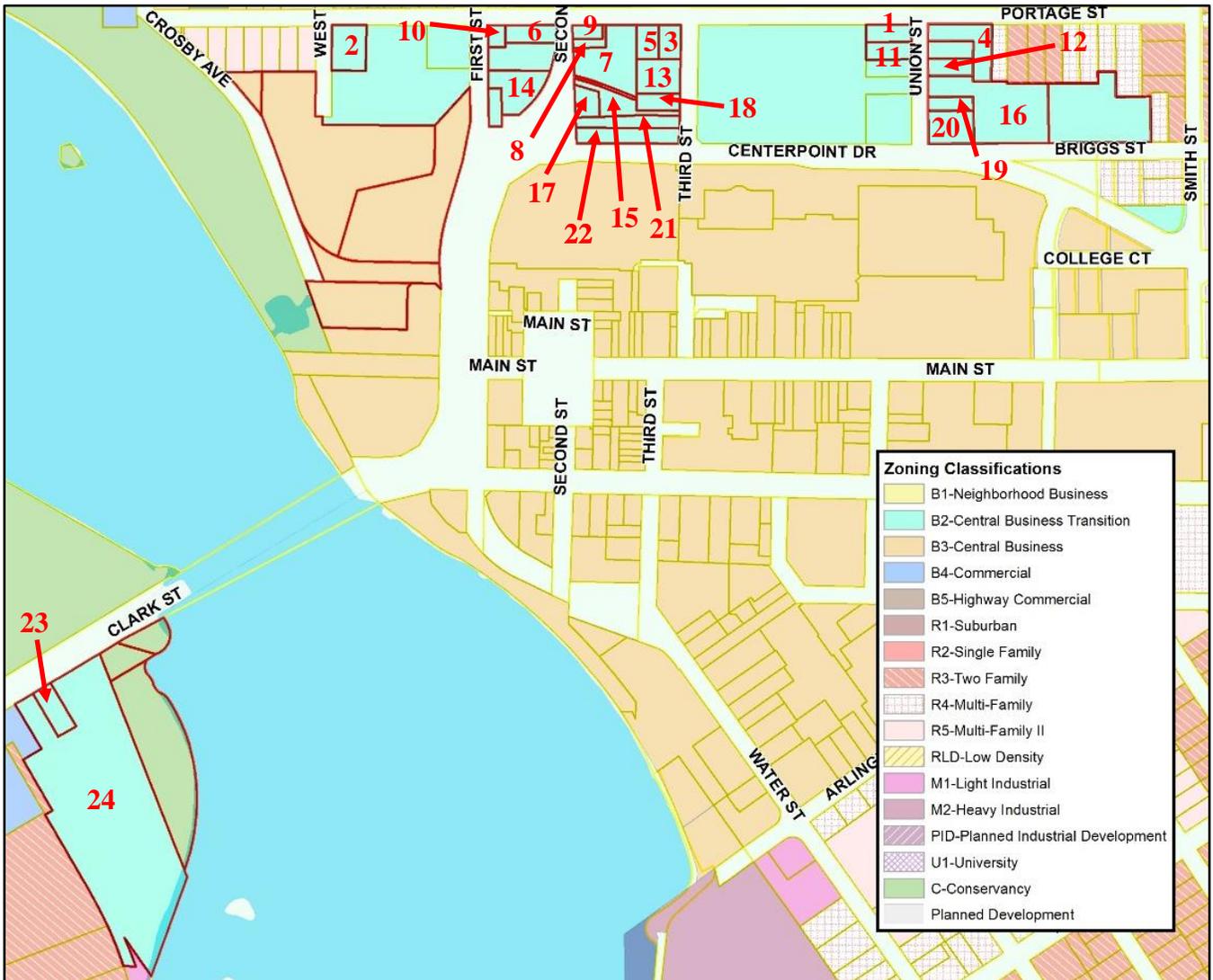
Approved: \_\_\_\_\_  
Mike Wiza, Mayor

Attest: \_\_\_\_\_  
John Moe, City Clerk

Dated: May 16, 2016  
Adopted: May 16, 2016  
Published: May 20, 2016

**Proposed Zoning Map (Zoning Examination Properties = Red Outline)**

\* Numbers on the map correspond to the above ordinance amendment



**ORDINANCE AMENDING THE REVISED MUNICIPAL CODE  
OF THE CITY OF STEVENS POINT, WISCONSIN**

**[REZONING – FIVE PROPERTIES WITHIN AND ON THE FRINGE OF THE DOWNTOWN FROM B-4 COMMERCIAL  
DISTRICT TO B-3 CENTRAL BUSINESS DISTRICT]**

The Common Council of the City of Stevens Point, Portage County, Wisconsin, do ordain as follows:

**SECTION I:** That the Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point shall be amended to reclassify the following described properties from “B-4” Commercial District to “B-3” Central Business District:

1. 1111 Crosby Ave. (Parcel ID 2408-32-2009-10) LOTS 60,61,62 BLK 19&BLK14 STRONG ELLIS&OTHER & PRT GL1 S32 T24 R8 ALSO VAC RIVER ST OWNED BY WI PUBLIC SERVICE EX PT SOLD 110/137 112/227 121/404, City of Stevens Point, Portage County, Wisconsin.
2. 1017 Crosby Ave. (Parcel ID 2408-32-2007-12) THAT PRT OF LOTS 63,64 & 65 BLK 19 S E & O PLAT LYG NE OF CROSBY AVE .15A 649804, City of Stevens Point, Portage County, Wisconsin.
3. 0 Main St. (Parcel ID 2408-32-2011-11) L2 CSM#3878-13-236 BNG PRT OF BLKS 1,2,12 &14 S E & O ADD PRT OF GL1 S32 T24 R8 243/431;457/254;461/773 464/478, City of Stevens Point, Portage County, Wisconsin.
4. 0 Crosby Ave (Parcel ID 2408-32-2011-12) PRT CSM#3878-13- 236 DEDICATED FOR LAND CROSBY AVENUE, City of Stevens Point, Portage County, Wisconsin.
5. 0 Water St. (Parcel ID 2408-32-2009-11) L1 CSM#3878-13-236 BNG PRT BLKS 1, 2,12 & 14 SE & O ADD; BNG PRT GL1 S32 T24 R8 153/91;480/707, City of Stevens Point, Portage County, Wisconsin.

**SECTION II:** That this ordinance shall take effect upon passage and publication.

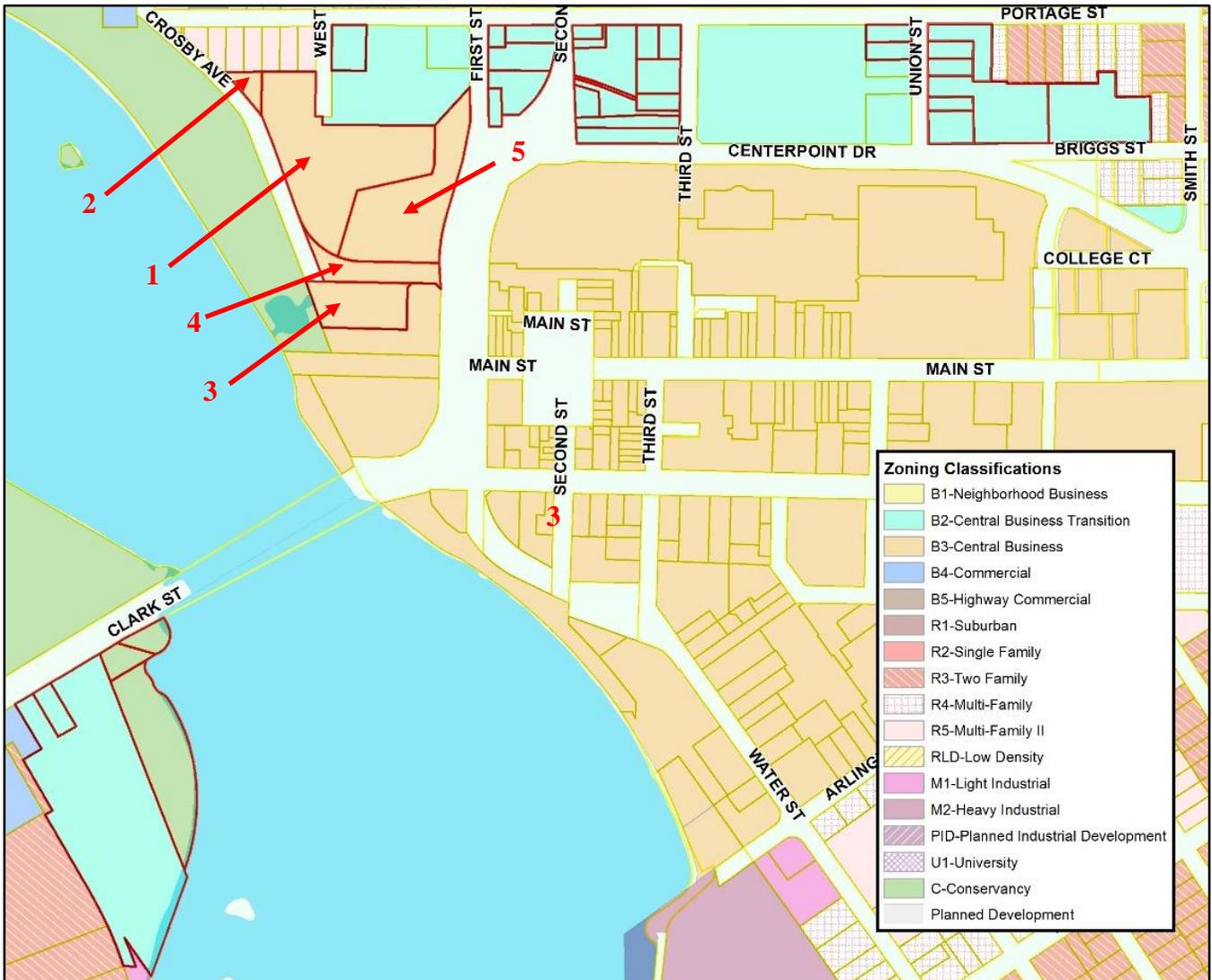
Approved: \_\_\_\_\_  
Mike Wiza, Mayor

Attest: \_\_\_\_\_  
John Moe, City Clerk

Dated: May 16, 2016  
Adopted: May 16, 2016  
Published: May 20, 2016

### Proposed Zoning Map (Zoning Examination Properties = Red Outline)

\* Numbers on the map correspond to the above ordinance amendment



**ORDINANCE AMENDING THE REVISED MUNICIPAL CODE  
OF THE CITY OF STEVENS POINT, WISCONSIN**

**[REZONING – 1009 FIRST STREET FROM B-4 COMMERCIAL DISTRICT TO B-2 CENTRAL BUSINESS TRANSITION  
DISTRICT]**

The Common Council of the City of Stevens Point, Portage County, Wisconsin, do ordain as follows:

**SECTION I:** That the Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point shall be amended to reclassify the following property from “B-4” Commercial District to “B-2” Central Business Transition District:

1. 1009 First St. (Parcel ID 2408-32-2005-05) LOT 1 CSM#2328-8- 186 BNG PRT LOTS 41, 42, 43 & 44 BLK 17 STRONG ELLIS & OTHERS ADD 596264 596532 609773 609770 728412 728414, City of Stevens Point, Portage County, Wisconsin.

**SECTION II:** That this ordinance shall take effect upon passage and publication.

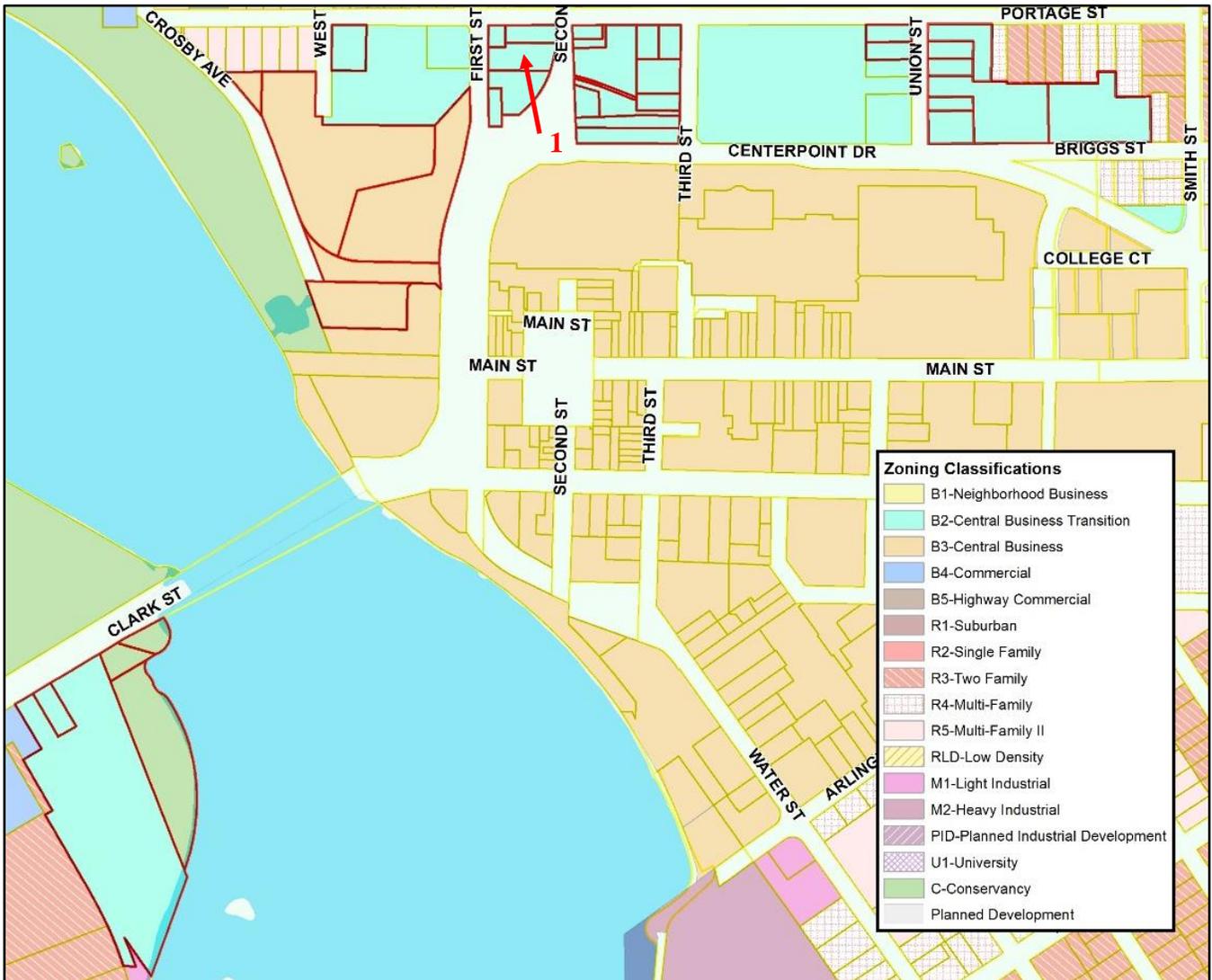
Approved: \_\_\_\_\_  
Mike Wiza, Mayor

Attest: \_\_\_\_\_  
John Moe, City Clerk

Dated: May 16, 2016  
Adopted: May 16, 2016  
Published: May 20, 2016

### Proposed Zoning Map (Zoning Examination Properties = Red Outline)

\* Numbers on the map correspond to the above ordinance amendment



**ORDINANCE AMENDING THE REVISED MUNICIPAL CODE  
OF THE CITY OF STEVENS POINT, WISCONSIN**

**[REZONING – THREE UNADDRESSED PROPERTIES WITHIN AND ON THE FRINGE OF THE DOWNTOWN FROM M-1 LIGHT INDUSTRIAL DISTRICT TO C CONSERVANCY DISTRICT]**

The Common Council of the City of Stevens Point, Portage County, Wisconsin, do ordain as follows:

**SECTION I:** That the Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point shall be amended to reclassify the following property from “M-1” Light Industrial District to “C” Conservancy District:

1. 0 West Clark St (Parcel ID 2408-31-1013-17) PRT GL2 COM 661'NE INTER N/L W CLARK&S RIV DR; NE ON NL W CLARK 50';SE ON SLY/L CITY PK TO WBK RIV;S- SL GL2;W TO E/L TOZ PROP;NW -POB EX 207/21\*120/132NOTES, City of Stevens Point, Portage County, Wisconsin.
2. 0 West Clark St (Parcel ID 2408-31-1013-02) PRT GL 2 S31 T24 R 8 COM SL CLARK AT INTERS E L S RIV DR E ALG CLARK 709 1/2 F FOR POB SE 130F SW E 130F SW 154.3F NW 95F, City of Stevens Point, Portage County, Wisconsin.
3. 0 West Clark St (Parcel ID 2408-31-1013-01) PRT GOV'T LOT 2 COM ON S/L W CLARK 20'E OF W END HWY BRIDGE;W159.8'; S76\*E130'TO RVR BANK;NELY ALG BANK-POB EX HWY-555777 .27A 123/517;179/546 ½, City of Stevens Point, Portage County, Wisconsin.

**SECTION II:** That this ordinance shall take effect upon passage and publication.

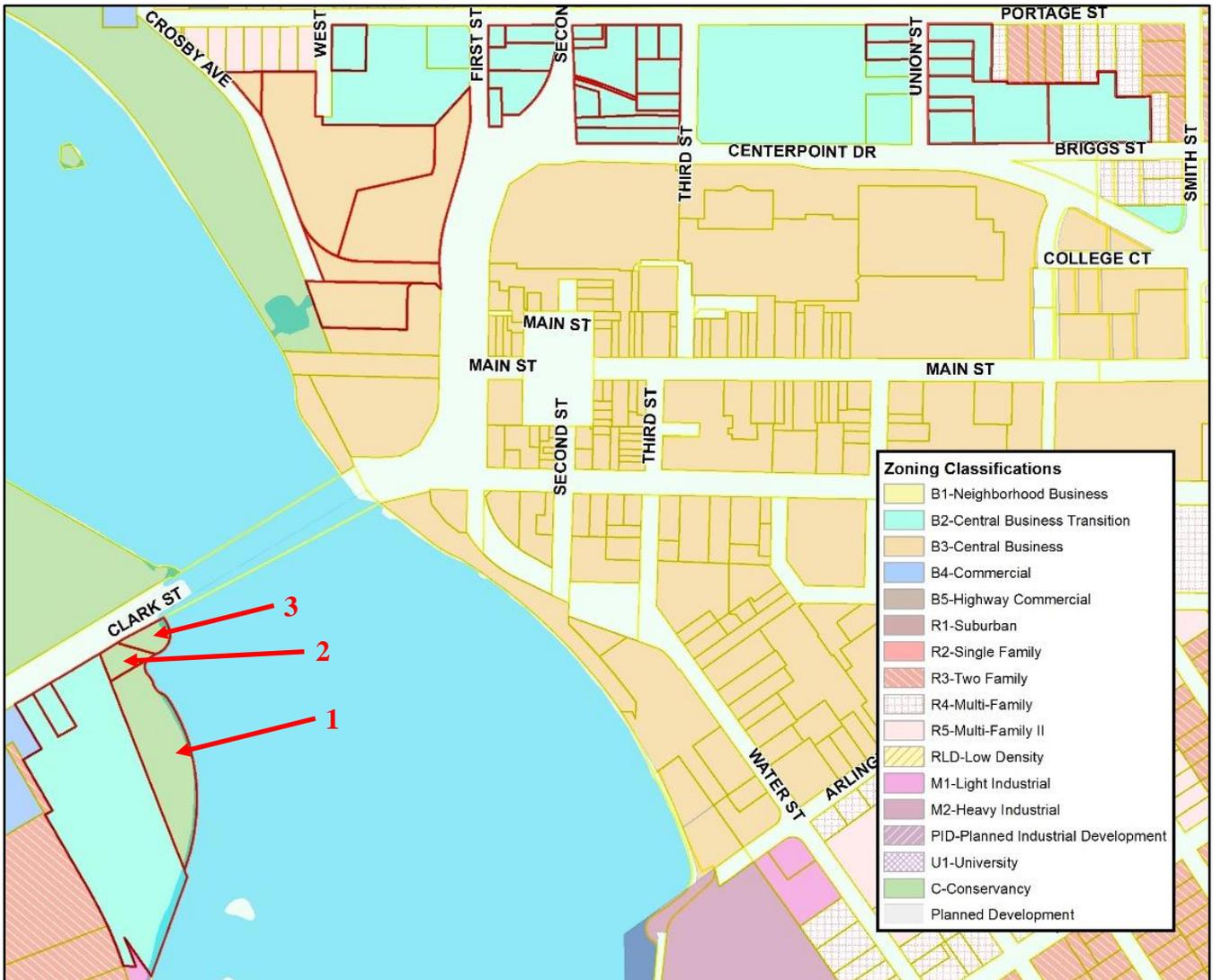
Approved: \_\_\_\_\_  
Mike Wiza, Mayor

Attest: \_\_\_\_\_  
John Moe, City Clerk

Dated: May 16, 2016  
Adopted: May 16, 2016  
Published: May 20, 2016

### Proposed Zoning Map (Zoning Examination Properties = Red Outline)

\* Numbers on the map correspond to the above ordinance amendment



**ORDINANCE AMENDING THE REVISED MUNICIPAL CODE  
OF THE CITY OF STEVENS POINT, WISCONSIN**

**[REZONING – 1101 FIRST STREET FROM B-3 CENTRAL BUSINESS DISTRICT TO B-2 CENTRAL BUSINESS  
TRANSITION DISTRICT]**

The Common Council of the City of Stevens Point, Portage County, Wisconsin, do ordain as follows:

**SECTION I:** That the Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point shall be amended to reclassify the following property from “B-3” Central Business District to “B-2” Central Business Transition District:

1. 1101 First St. (Parcel ID 2408-32-2005-07) LOT 1 CSM 5639-20- 210 BNG PRT LOT 52 EX E 12' BLK 15 STRONG ELLIS & OTHER ADD & PRCL DES 232/329 BNG PRT GL1 S32 T24 R8 626/742, City of Stevens Point, Portage County, Wisconsin.

**SECTION II:** That this ordinance shall take effect upon passage and publication.

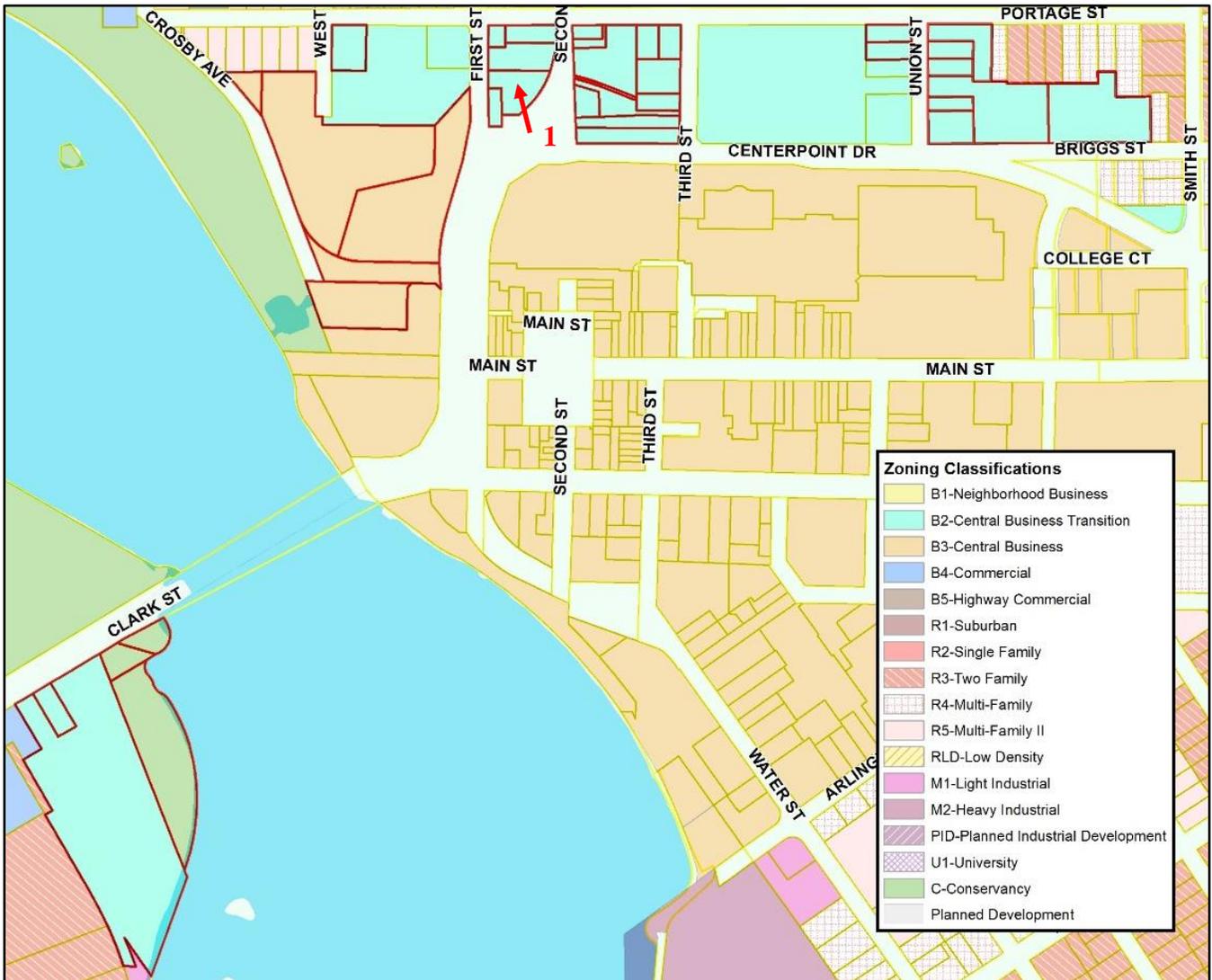
Approved: \_\_\_\_\_  
Mike Wiza, Mayor

Attest: \_\_\_\_\_  
John Moe, City Clerk

Dated: May 16, 2016  
Adopted: May 16, 2016  
Published: May 20, 2016

### Proposed Zoning Map (Zoning Examination Properties = Red Outline)

\* Numbers on the map correspond to the above ordinance amendment



**ORDINANCE AMENDING THE REVISED MUNICIPAL CODE  
OF THE CITY OF STEVENS POINT, WISCONSIN**

**[REZONING – 1009 UNION STREET FROM R-4 MULTIPLE FAMILY I RESIDENCE DISTRICT TO B-2 CENTRAL  
BUSINESS TRANSITION DISTRICT]**

The Common Council of the City of Stevens Point, Portage County, Wisconsin, do ordain as follows:

**SECTION I:** That the Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point shall be amended to reclassify the following property from “R-4” Multiple Family I Residence District to “B-2” Central Business Transition District:

1. 1009 Union St (Parcel ID 2408-32-2001-12) LOT 6 BLK 35 VALENTINE BROWN ADD BNG PRT NENW S32 T24 R8 552/932 742405 742644, City of Stevens Point, Portage County, Wisconsin.

**SECTION II:** That this ordinance shall take effect upon passage and publication.

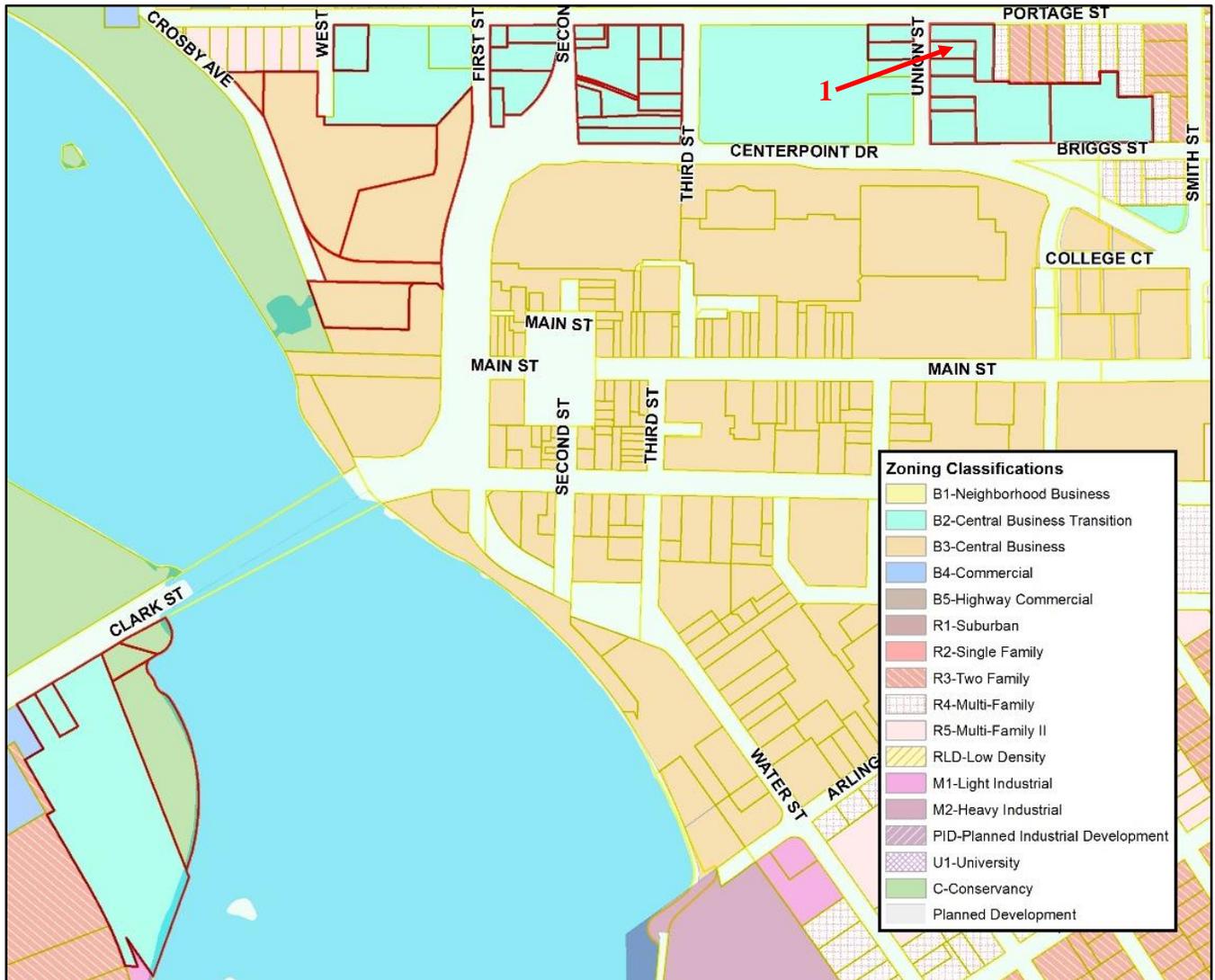
Approved: \_\_\_\_\_  
Mike Wiza, Mayor

Attest: \_\_\_\_\_  
John Moe, City Clerk

Dated: May 16, 2016  
Adopted: May 16, 2016  
Published: May 20, 2016

### Proposed Zoning Map (Zoning Examination Properties = Red Outline)

\* Numbers on the map correspond to the above ordinance amendment



**ORDINANCE AMENDING THE REVISED MUNICIPAL CODE  
OF THE CITY OF STEVENS POINT, WISCONSIN**

**[REZONING – 1300 BRIGGS STREET FROM R-5 MULTIPLE FAMILY II RESIDENCE DISTRICT TO B-2 CENTRAL  
BUSINESS TRANSITION DISTRICT]**

The Common Council of the City of Stevens Point, Portage County, Wisconsin, do ordain as follows:

**SECTION I:** That the Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point shall be amended to reclassify the following property from “R-5” Multiple Family II Residence to “B-2” Central Business Transition District:

1. 1300 Briggs Ct. (Parcel ID 2408-32-2001-36) LTS 15,16& E42.9' L17 BLK 35 V BROWN ADD;&PRT NENW FURTHER DES 280/613; SUBJ RC-681874;699563&4 297/407 699472-LSE, City of Stevens Point, Portage County, Wisconsin.

**SECTION II:** That this ordinance shall take effect upon passage and publication.

Approved: \_\_\_\_\_  
Mike Wiza, Mayor

Attest: \_\_\_\_\_  
John Moe, City Clerk

Dated: May 16, 2016  
Adopted: May 16, 2016  
Published: May 20, 2016

### Proposed Zoning Map (Zoning Examination Properties = Red Outline)

\* Numbers on the map correspond to the above ordinance amendment



**ORDINANCE AMENDING THE REVISED MUNICIPAL CODE  
OF THE CITY OF STEVENS POINT, WISCONSIN**

**[ZONING CODE – PARKING STALL REQUIREMENTS]**

The Common Council of the City of Stevens Point, Portage County, Wisconsin, do ordain as follows:

**SECTION I:** That Section 23.02(2)(b) and 23.02(2)(c), of the Revised Municipal Code of the City of Stevens Point, specifically B-2 and B-3 Commercial Zoning District, be amended to remove parking stall requirements for all uses, and read as follows:

Zoning Ordinance (Section 23.02(2)(b))

4) Minimum Performance standards for the “B-2” District:

“B-2” CENTRAL BUSINESS TRANSITION DISTRICT: (CBD Transition)

USE	LOT AREA AND DENSITY	LOT WIDTH	HEIGHT OF STRUCTURE	SIDE YARD	STREET SETBACK	REAR YARD	PARKING	AREA OF STRUCTURE
Permitted Uses	2,650 Sq. Ft. Lot area/ground floor unit plus an additional 50 sq.ft./bdm.  870 sq.ft. Lot area/above ground floor unit plus an additional 50 sq.ft./bdm.  770 sq.ft. Lot area/unit above 2nd floor having balcony plus an additional 50 sq.ft./bdm.  2,000 sq.ft. Of lot area/person not a member of the resident family in developments with 1-4 units. In no case shall a dwelling have less lot area than 10,000 sq.ft.	40 ft. - 60 ft. For corner lots	35 ft.  A greater height is permissible with a fire prevention system approved by the Fire Dept. And C.D. Dir.	0 ft. - 10 ft. if yard abuts residence district	5 ft.	10 ft.	Parking stall ratios exempt - 0 for all uses. All other pertinent requirements in 23.01(14) shall apply.	0 More restrictive State codes would apply.
All other permitted uses	5,000 sq. Ft.							
Cond. Use	As set by the Plan Commission and City Council.							

Zoning Ordinance (Section 23.02(2)(c))

4) Minimum Performance standards for the “B-3” District:

“B-3” CENTRAL BUSINESS DISTRICT (CBD):

USE	LOT AREA AND DENSITY	LOT WIDTH	HEIGHT OF STRUCTURE	SIDE YARD	STREET SETBACK	REAR YARD	PARKING	AREA OF STRUCTURE
Permitted Uses	2650 sq.ft. Lot area per ground floor unit plus additional 50 sq.ft. Per bedroom  870 sq.ft. Lot area per above ground floor unit plus an additional 50 sq.ft. Per bedroom  770 sq.ft. Lot area per unit above 2nd floor having a balcony plus an additional 50 sq.ft. Per bedroom  Dwellings shall have a minimum lot area of 8,000 sq.ft.	0	35 ft. - 85 ft. If fire prevention system approved by fire dept.	0	0	0	Parking stall ratios exempt - 0 for all uses. All other pertinent requirements in 23.01(14) shall apply.	0
Permitted businesses	0	20 ft.		0	0	0	0	0
All other permitted uses								
Conditional Uses	As set by the Plan Commission and City Council.							

**SECTION II:** That this ordinance shall take effect upon passage and publication.

Approved: \_\_\_\_\_  
Mike Wiza, Mayor

Attest: \_\_\_\_\_  
John Moe, City Clerk

Dated: May 16, 2016  
Adopted: May 16, 2016  
Published: May 20, 2016

## ORDINANCE AMENDING THE REVISED MUNICIPAL CODE OF THE CITY OF STEVENS POINT

The Common Council of the City of Stevens Point do ordain as follows:

**SECTION I:** That the Official Street Map and Extraterritorial Street Map of the City of Stevens Point be amended by adding the following described street:

### **Worth Court**

Extending south that part of Worth Court 66 feet wide to the intersection of Clems Way more particularly described as follows and depicted on attached Exhibit "A":

*Said Street located in the Southeast Quarter of the Northeast Quarter of Section 2, Township 23 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin described as follows:*

*Commencing at the east quarter corner of said Section 2; thence North 01 degree 52 minutes 15 seconds West along the east line of said Northeast Quarter of Section 2 a distance of 378.72 feet to the easterly extension of the north right-of-way line of Clems Way; thence South 89 degrees 37 minutes 14 seconds West along said easterly extension and said north right-of-way line 643.07 feet to the **point of beginning**; thence continuing along said north right-of-way line South 89 degrees 37 minutes 14 seconds West 66.02 feet to the southeast corner of Lot 1 of Portage County Certified Survey Map Number (PCCSMN) 8780-36-10; thence North 01 degree 52 minutes 46 seconds West along the east line of said Lot 1 a distance of 262.80 feet; thence northeasterly 150.80 feet along the arc of a 213.00 foot radius curve, tangent with the last described course, center to the east, the chord bears North 18 degrees 24 minutes 09 seconds East 147.67 feet; thence northwesterly 104.00 feet along the arc of a 147.00 foot radius curve, tangent with the last described course, center to the west, the chord bears North 18 degrees 24 minutes 57 seconds East 101.85 feet to the southeast corner of Lot 1 of PCCSMN 10688-48-118; thence North 01 degree 51 minutes 10 seconds West along the east line of said Lot 1 a distance of 177.97 feet; thence North 88 degrees 11 minutes 22 seconds East 66.00 feet to the east right-of-way line of Worth Court and the southeast corner of Lot 2 of PCCSMN 7838-29-118; thence South 01 degree 51 minutes 10 second East 177.92 feet; thence southwesterly 150.70 feet along the arc of a 213.00 foot radius curve, tangent with the last described course, center to the west, the chord bears South 18 degrees 24 minutes 57 seconds West 147.58 feet; thence southeasterly 104.07 feet along the arc of a 147.00 foot radius curve, tangent with the last described course, center to the east, the chord bears South 18 degrees 24 minutes 09 seconds West 101.91 feet; thence South 01 degree 52 minutes 46 seconds East 264.53 to the **point of beginning** and there terminating.*

**SECTION II:** The City Clerk shall file a copy of the ordinance with the Register of Deeds of Portage County, Wisconsin.

**SECTION III:** This ordinance shall take effect upon passage and publication.

APPROVED: \_\_\_\_\_  
Mike Wiza, Mayor

ATTEST: \_\_\_\_\_  
John Moe, City Clerk

Dated:  
Passed:  
Published:

RETURN TO: Stevens Point City Clerk  
Drafted by P. Fuehrer, City Engineering



**\*CORRECTED\***  
**RESOLUTION**

**[1201 NORTH POINT DRIVE – LIFE SKILLS CENTER]  
CONDITIONAL USE PERMIT AMENDMENT**

**This corrected resolution shall replace the previously recorded amended resolution for this project, as the conditions approved by the Plan Commission and subsequently the Common Council in the previously recorded amended resolution were incorrectly stated on that resolution.**

**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 properties located at **1201 North Point Drive (Parcel ID 2408-29-2100-21)**, described as PRT NENW S29T24R8 COM SE COR 2ND ST.N&N POINT S171F E264F S669F W94F S126F W170F TO EL 2ND S64F E370F S61F E1121F MOL TO SEC/L N TO N POINT W ALG N POINT TO POB (SPASH) 452/428-89, City of Stevens Point, Portage County, Wisconsin, are hereby granted a Conditional Use Amendment for the purpose of installing exterior heating, ventilation and air conditioning equipment as shown on the attached plans. The Conditional Use Permit Amendment is subject to the original conditions and the following additional conditions:

1. The make-up unit on the north side of the building shall be screened with the same materials and look of the main building, up to the cement board siding. Furthermore, additional landscaping in the form of evergreen shrubs should be placed around the screening wall. The shrubs shall have a height of no less than five feet at the time of planting and should form a wall around the unit enclosure. The screening wall should then have a service door that faces either east or west and should match in color with the other service doors.
2. The small mechanical equipment on the west side of the building shall be screened with either fencing/wall to match the building, or evergreen bushes at a minimum height of the mechanical units.
3. All mechanical or venting equipment on the roof shall be screened or painted to match the color of the roof.
4. All new plans shall be approved by City staff prior to construction.

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

Approved:

\_\_\_\_\_  
Mike Wiza, Mayor

Attest:

\_\_\_\_\_  
John Moe, City Clerk

Dated: May 16, 2016

Adopted: May 16, 2016

Published: May 20, 2016

Drafted by: Michael Ostrowski

Return to: City Clerk