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

(2854 Church Street)

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

SECTION I: That the Zoning Ordinance of the City of Stevens Point would classify the following territory as "B-4" Commercial:

Lot 1 CSM #9017-38-37&A Bng Prt Lot 14 & All Lot 17 Blk 2 Dwinnel Add. S5 T23 R8, City of Stevens Point, Wisconsin. (2854 Church Street)

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

APPROVED: _____
Andrew Halverson, Mayor

ATTEST: _____
John Moe, City Clerk

Dated: November 4, 2010
Adopted: November 4, 2010
Published: November 12, 2010

RESOLUTION

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 **1020 First Street**, described as Lot 1 CSM #5142-18-167 Bng Lots 35, 36, 37 & W1/2 of Lot 38; S 7F of E ½ of Lot 38, S 7F of Lots 39 and 40, All of Lots 53, 54, 55, 56, 57, 58, & 59 Blk 18 Strong Ellis & Others Add & Prt of River St Vac Bng Prt GL1 S32 T24 R8, City of Stevens Point, Wisconsin, is hereby granted a Conditional Use Permit for the purpose of constructing an addition as shown on the attached drawings with the following conditions/restrictions:

- Addition is for the purpose of adding a worship and activity area, kitchen and social dining area, common area with fireplace, and exterior seating
- The width around the canopy should be at least 20 feet to allow for proper emergency vehicle access.
- The minimum clearance for the canopy shall be 10 feet to allow for proper emergency vehicle access.
- Exterior design will need to be reviewed by the Historic Preservation/Design Review Commission.
- The addition must stay well clear from the storm sewer that runs just south of the proposed addition. A 15 to 20 feet clearance for access/maintenance will be adequate.
- This conditional use permit shall expire on November 5, 2011 if construction is not completed.

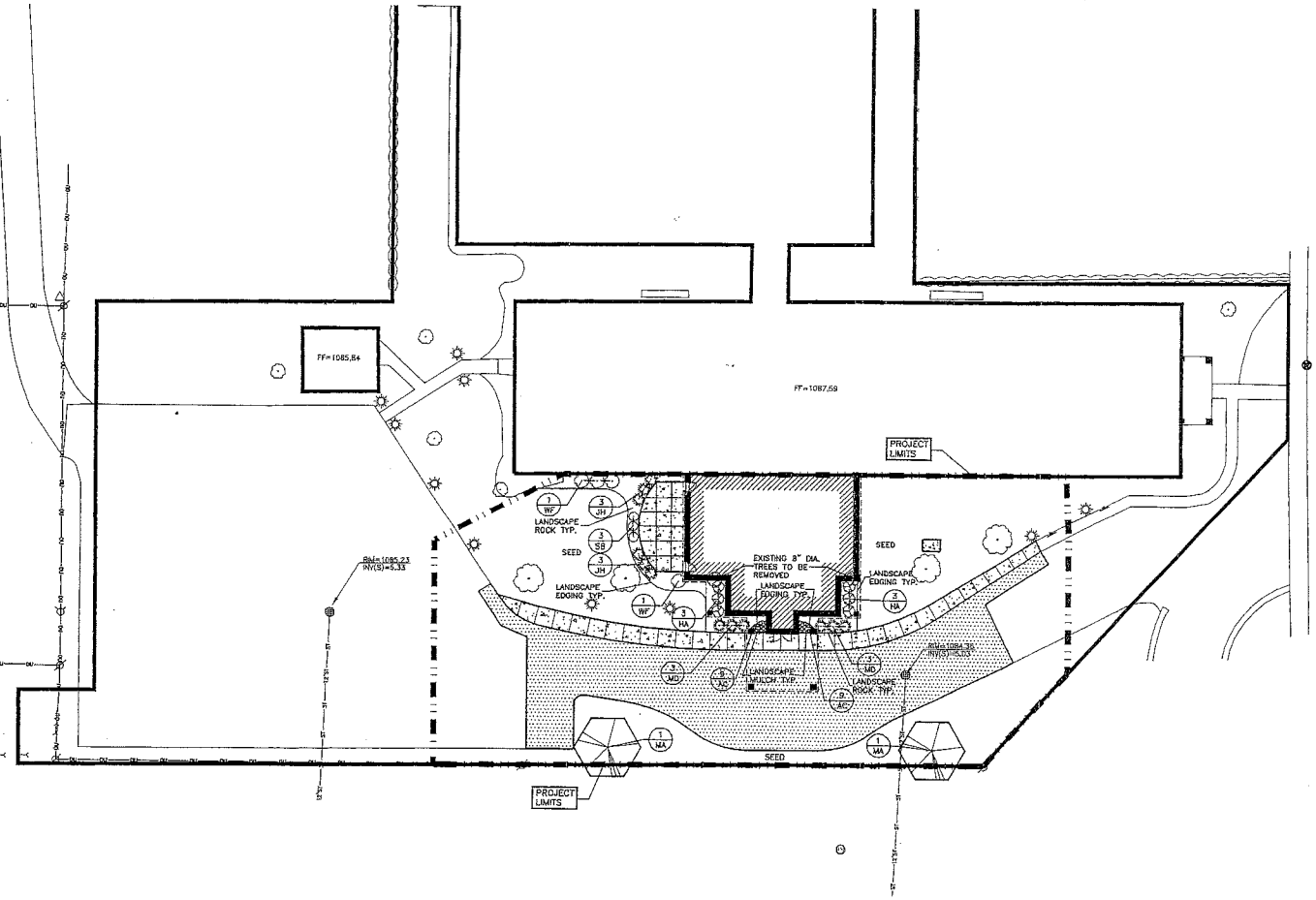
Such approval constitutes a Conditional Use under the City's ordinances.

APPROVED: _____
Andrew Halverson, Mayor

ATTEST: _____
John Moe, City Clerk

Dated: November 4, 2010
Adopted: November 4, 2010

Drafted by: Michael Ostrowski
Return to: City Clerk



0' 20' 40' 80'

NOT TO SCALE

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PRIVATE UTILITIES PRIOR TO THE START OF WORK.
3. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS.
4. SEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION.
5. ALL PLANTINGS LISTED SHALL MEET THE NURSERYMEN'S ASSOCIATION STANDARDS FOR THE SIZES GIVEN.
6. ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
7. ALL TREES IN THE TURF AREA SHALL HAVE A 5' DIAMETER CIRCLE OF 4" DEPTH OF SHREDDED HARDWOOD BARK MULCH.
8. EDG-KING LANDSCAPE EDGING OR EQUAL SHALL BE PLACED AROUND ALL LANDSCAPE BEDS.
9. 3" OF SHREDDED BARK MULCH SHALL BE PLACED IN ALL GROUND COVER PLANTING BEDS.
10. 3" DEPTH OF 3/4" DIAMETER DECORATIVE LANDSCAPE STONE SHALL BE PLACED IN ALL SHRUB PLANTING BEDS. COLOR TO BE SELECTED BY THE OWNER.
11. FILTER FABRIC SHALL BE PLACED BENEATH ALL DECORATIVE LANDSCAPE STONE.
12. EDG-KING LANDSCAPE EDGING SHALL BE PLACED AROUND ALL GROUND COVER BEDS AS A SEPARATION BETWEEN THE SHREDDED BARK MULCH AND DECORATIVE LANDSCAPE STONE OF THE SHRUB BEDS.
13. COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

CONTACT INFORMATION:

OWNER: KJM PROPERTIES, LLC
KRISTA WENDYKE
5538 CLARET COURT
STEVENS POINT, WI 54481
(715)344-2648

LANDSCAPE CONTRACTOR: UNKNOWN AT THIS TIME

PLANTING SCHEDULE:

TREES

SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
MA	MALUS 'PRAIRIFIRE'	PRAIRIFIRE FLOWERING CRABAPPLE	2" CAL.	2

SHRUBS

SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
HA	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	18"-24"	6
JH	JUNIPERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIPER	15"-18"	6
MD	MICROBIOTA DECUSSATA	RUSSIAN CYPRESS	12"-15"	5
SB	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	15"-18"	3
WF	WEIGELA FLORIDA 'RED PRINCE'	RED PRINCE WEIGELA	18"-24"	4

GROUND COVERS

SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
AC	ASTILBE CHINENSIS 'VISIONS IN RED'	VISIONS IN RED ASTILBE	1 GAL.	18

PAVEMENT HATCH PATTERNS:

PROPOSED ASPHALTIC CONCRETE PAVEMENT W/BASE COURSE

PROPOSED CONCRETE PAVEMENT

REVISIONS

1.	9-28-10	M.K.

CHECKED: RYAN BARZ, P.E.
DRAWN: MELISSA KLUCK
DATE: 9-16-10
PROJECT NO. 00.000

LANDSCAPE PLAN

PIONEER PARK PLACE APARTMENTS
STEVENS POINT, WISCONSIN

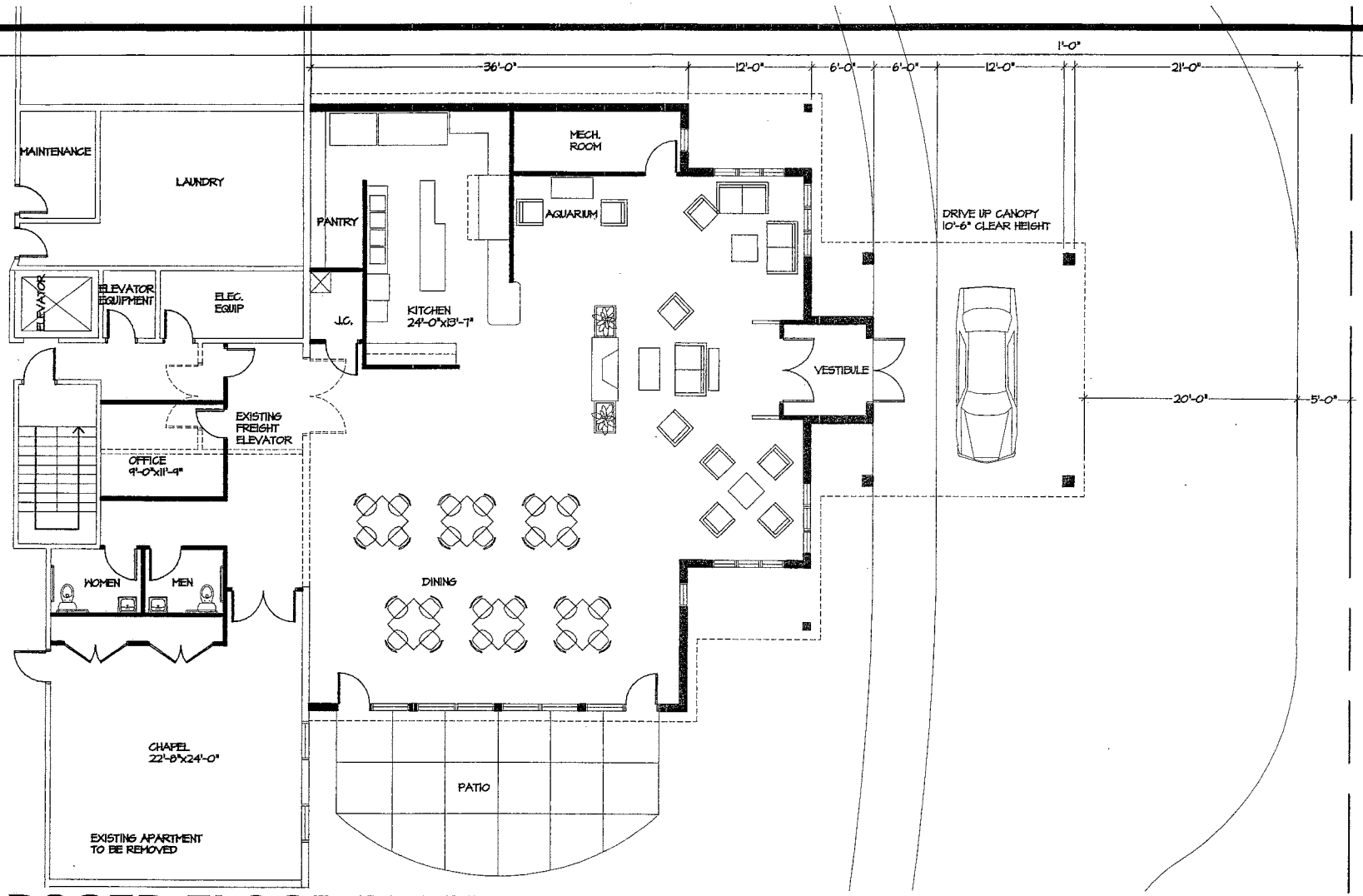
Land Surveying
Engineering
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999(Ph) 715.344.9922(Fx)

Point of Beginning

LA-1

Revised 9/28/10

RIGHT IN ARE TO
DOGTHER, COTTON,
ZETO OTHER DOCUMENTS O
PRIOR WRITTEN PERMISSIO



PROPOSED FLOOR PLAN

2,604 SQ.FT. ADDITION

SCALE: 3/32"=1'-0"

PIONEER PARK PLACE APARTMENTS

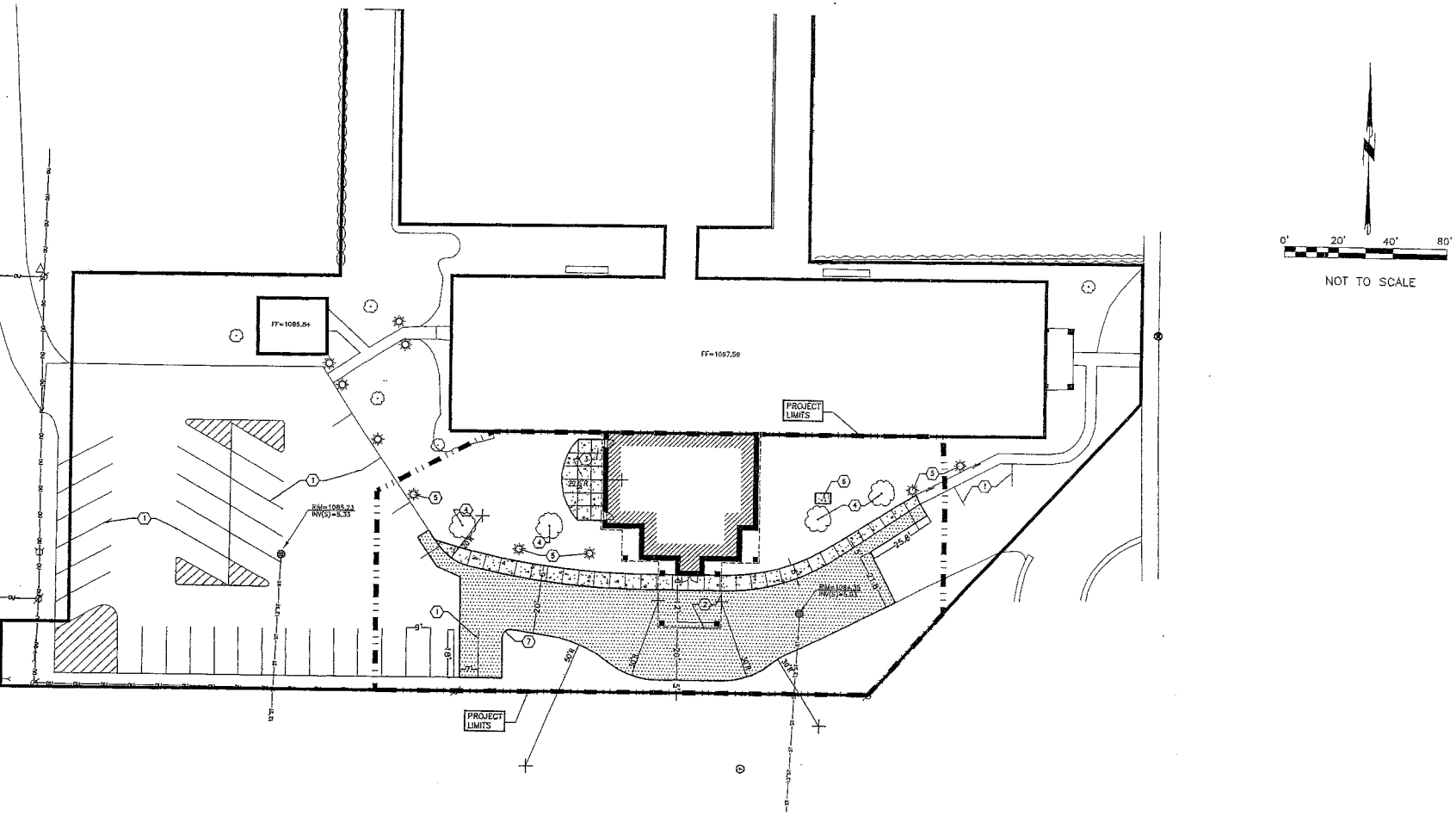
9-27-10

DESIGN UNLIMITED

www.designunlimitedmfld.com

DAN HELWIG, ARCHITECT, AIA, 303 WEST UPHAM STREET, SUITE 100, MARSHFIELD, WI 54449 (715) 384-3207 FAX (715) 384-9922

Revised 9/28/10



S:

NG DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
EWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
TY OF STEVENS POINT AND THE DEPARTMENT OF NATURAL RESOURCES
CONTROL MEASURES.
ALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES
TIONS.

ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED
E SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
G UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
G A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO

R PERPENDICULAR TO THE EXISTING SOUTHERN BUILDING WALL.
Y WITH THE CITY OF STEVENS POINT THAT ALL REQUIRED PERMITS HAVE BEEN

IGHT OF WAY WITH THE CITY OF STEVENS POINT.

KEYNOTES:

1. PARKING LOT STRIPING
2. DRIVE UP CANOPY
3. CONCRETE PATIO
4. EXISTING TREE TO REMAIN
5. EXISTING LIGHTS TO REMAIN
6. TRANSFORMER PAD
7. 3' RADIUS TYP.

PARCEL ZONING

PARCEL ZONING
B-4 COMMERCIAL

SETBACKS:
STREET: 25'
REAR YARD: 10'
SIDE YARD: 0'

SITE PARKING RE-CAP

EXISTING PARKING STALLS
45 EXISTING PARKING STALLS (INCLUDES IN GARAGE)

OFF-STREET PARKING-REQUIRED
(31) 2-BEDROOM UNITS = 62 STALLS REQUIRED
(3) 1-BEDROOM UNITS = 3 STALLS REQUIRED

TOTAL 67 PARKING STALLS REQUIRED + 3 STALLS TO MEET OCCUPANCY= 70 STALLS

OFF-STREET PARKING-PROPOSED
72 PARKING STALLS

SITE RE-CAP

BUILDINGS

S.F. OF EXISTING BUILDINGS ON SITE
=26,932 S.F.

S.F. OF PROPOSED BUILDING ADDITION
=2,600 S.F.

HARD SURFACE

S.F. OF HARDSURFACE BEFORE CONSTRUCTION
=27,834 S.F.

S.F. OF HARDSURFACE AFTER CONSTRUCTION
=25,687 S.F.

GREEN SPACE

S.F. OF GREEN SPACE BEFORE CONSTRUCTION
=27,468 S.F. OR 33.4%

S.F. OF GREEN SPACE AFTER CONSTRUCTION
=27,035 S.F. OR 32.9%

TOTAL LOT= 82,234 S.F.

PAVEMENT HATCH PATTERNS:

PROPOSED ASPHALTIC CONCRETE PAVEMENT W/BASE COURSE

PROPOSED CONCRETE PAVEMENT

REVISIONS

1.	9-24-10	M.K.

CHECKED: RYAN HAKE, P.E.
DRAWN: HELENA HAVICK
DATE 9-16-10
PROJECT NO. 00.006

LAYOUT PLAN

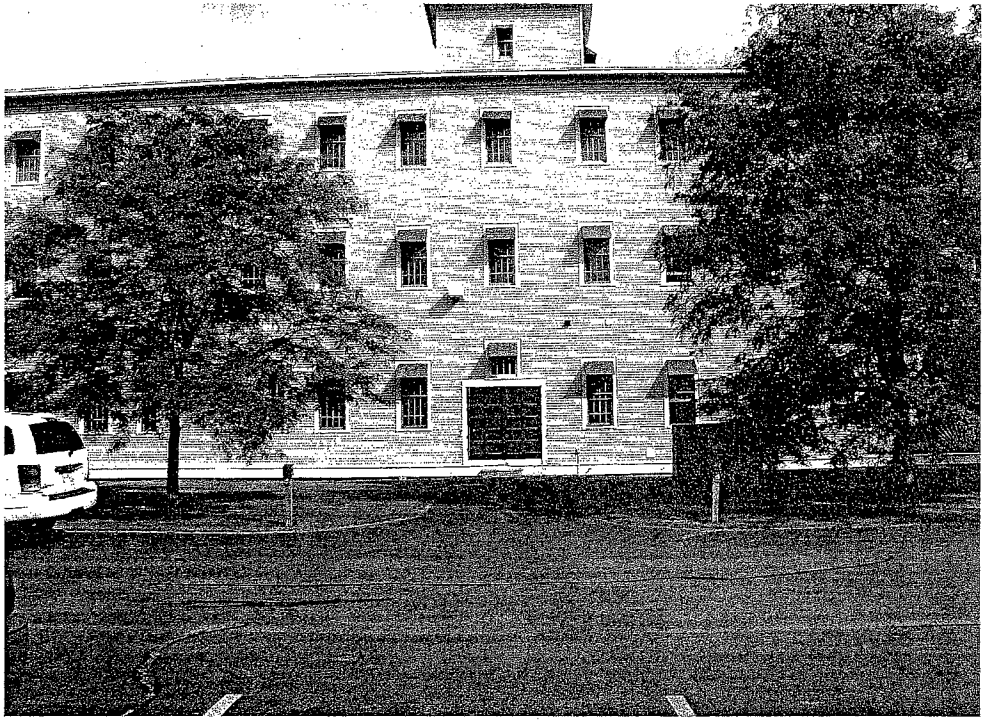
PIONEER PARK PLACE
APARTMENTS
STEVENS POINT, WISCONSIN

Land Surveying
Engineering
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999(PH) 715.344.9922(fx)

POB Point of Beginning

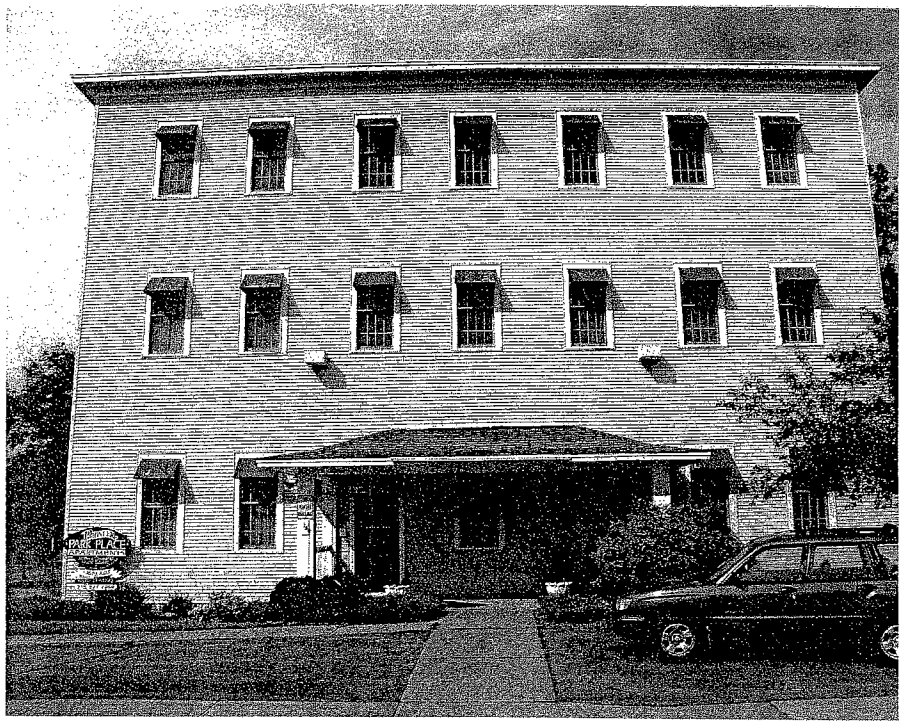
L-1

Revised 9/25/10



EXISTING SOUTH ELEVATION

NO SCALE



EXISTING EAST ELEVATION

NO SCALE

PIONEER PARK PLACE APARTMENTS

DESIGN UNLIMITED

www.designunlimitedmfl

DAN HELWIG, ARCHITECT, AIA, 303 WEST UPHAM STREET, SUITE 100, MARSHFIELD, WI 54449 (715) 384-3207 FAX (715) 384

PROPOSED SOUTH ELEVATION

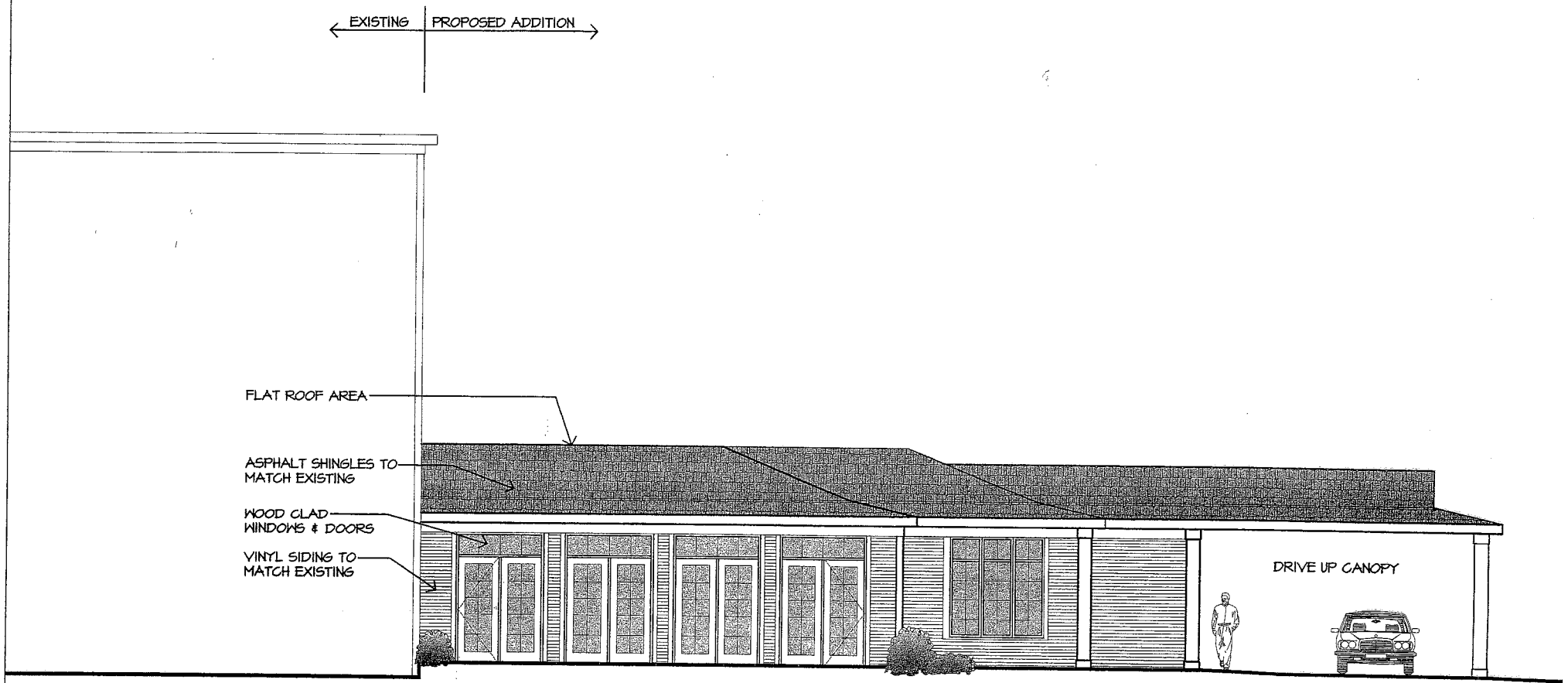
SCALE: 1/8"=1'-0"

PIONEER PARK PLACE APARTMENTS

DESIGN UNLIMITED

www.designunlimite

DAN HELWIG, ARCHITECT, AIA, 303 WEST UPHAM STREET, SUITE 100, MARSHFIELD, WI 54449 (715) 384-3207 FAX (715)



PROPOSED WEST ELEVATION

SCALE: 1/8"=1'-0"

PIONEER PARK PLACE APARTMENTS

9-

DESIGN UNLIMITED

www.designunlimitedmfl

DAN HELWIG, ARCHITECT, AIA, 303 WEST UPHAM STREET, SUITE 100, MARSHFIELD, WI 54449 (715) 384-3207 FAX (715) 384

RESOLUTION

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 **2124 Rice Street**, described as Lot 1 CSM #9633-41-113 Bng Prt NWNW; Subj to Esmt & RC Des 721385 S4 T23 R8, City of Stevens Point, Wisconsin, is hereby granted a Conditional Use Permit for the purpose of operating a tavern with the following conditions/restrictions:

- A temporary premise expansion to include the sports center area for the following special events:
    1) November 6 for a volleyball tournament from 10 a.m. – 10 p.m.
    2) November 20 for a volleyball tournament from 10 a.m. – 10 p.m.
    3) December 11 for a corporate event from 4 p.m. – midnight.
    4) December 18 for a volleyball tournament from 10 a.m. – 10 p.m.
- All other previous conditional use requirements still apply.

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

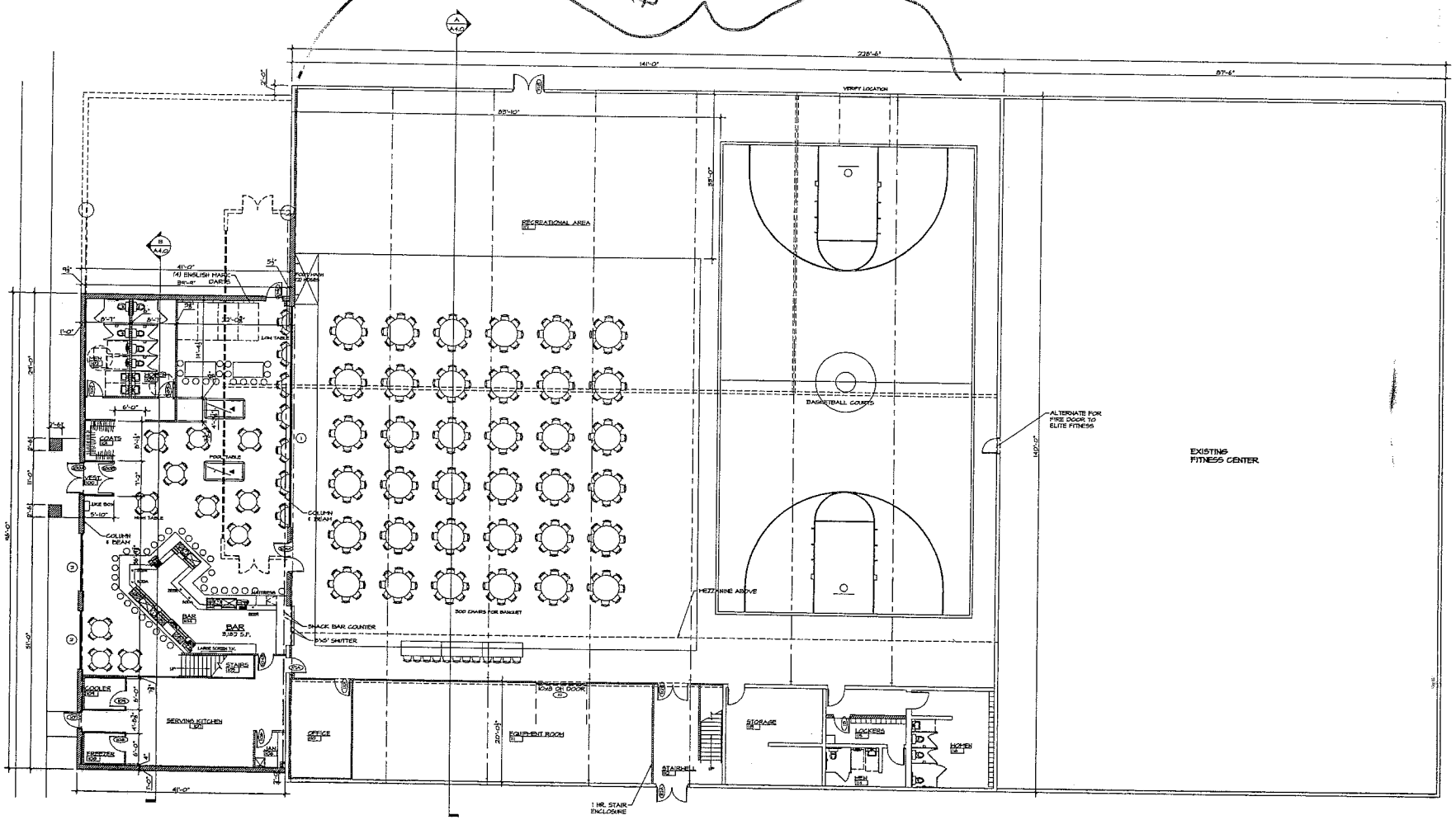
APPROVED: _____
Andrew Halverson, Mayor

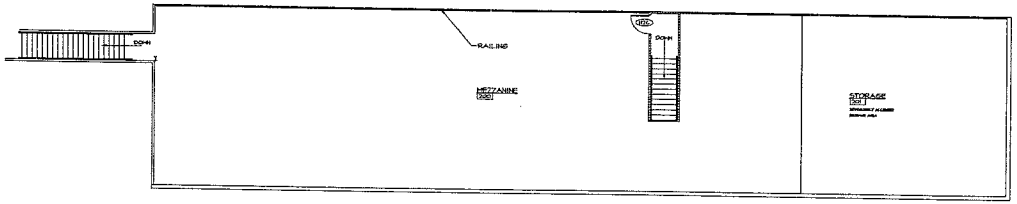
ATTEST: _____
John Moe, City Clerk

Dated: November 4, 2010
Adopted: November 4, 2010

Drafted by: Michael Ostrowski
Return to: City Clerk

Expanded area





NORTH
MEZZANINE PLAN
1/8"=1'-0"

WALL KEY
EXISTING EXTERIOR WALL
EXISTING INTERIOR WALL
NEW EXTERIOR WALL
NEW INTERIOR WALL
NEW MASONRY WALL
DEMOLISHED EXISTING WALL

NORTH
FLOOR PLAN
1/8"=1'-0"

Keller
PLANNERS | ARCHITECTS | BUILDERS

MAIN OFFICE
N215 State Road 32 P.O. Box 420
Dodgeville, WI 53533
PHONE (608) 766-5700 or 1-800-236-2534
FAX (608) 766-2080

BRANCH OFFICE
W177 N8616 Shawood Dr.
Suite 300
Germantown, WI 53022
PHONE (262) 306-6700
1-800-236-2534
FAX (262) 250-9740

BRANCH OFFICE
3420 Sherwood Avenue
Suite B
Wausau, WI 54401
PHONE (715) 848-2141
FAX (715) 848-2181

www.kellerbuilds.com

PROPOSED ADDITION AND REMODEL FOR–

THE RICE STREET DEVELOPMENT

STEVENS POINT, WISCONSIN

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REVISIONS
1 07-21-2008 K. KEMPF

PROJECT MANAGER: L. OLBRANTZ
DESIGNER: S. KLESSIG
DRAWN BY: K. KEMPF
EXPEDITOR:
SUPERVISOR:
PRELIMINARY NO.:
CONTRACT NO.:
DATE: 01-22-2008
SHEET: A2.1