

AGENDA  
CITY PLAN COMMISSION

Monday, May 2, 2011 – 6:00 p.m.

**Portage County Library (Pinery Room) – 1001 Main Street, Stevens Point, WI 54481**

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

1. Approval of the reports of the March 3, 2011, March 7, 2011, March 16, 2011, and March 26, 2011 Plan Commission meetings.
2. Discussion and possible action on renewing the following conditional use permits:
  - a. Amber Grill, **1001 Amber Avenue (Parcel ID 2408-36-2200-47)** to operate a tavern,
  - b. Arbuckle's Eatery, **1320 Strongs Avenue (Parcel IDs 2408-32-2026-45 and 2408-32-2026-34)** to operate a tavern with an extension to include the patio area,
  - c. Middletown Grille and Tavern, **2301 Church Street (Parcel ID 2408-32-4035-20)** to operate a tavern,
  - d. Pete's Sports Bar, **200 Division Street (Parcel ID 2408-29-4003-09)** to operate a tavern, and
  - e. Tech Lounge, **1036 Main Street (Parcel ID 2408-32-2029-22)** to operate an electronic amusement business.
3. Discussion and possible action on a request from Rand Erbach for a conditional use permit, for the purposes of constructing two second floor apartment units at **823 Main Street (Parcel ID 2408-32-2017-01)**, and to have off-site parking located at 800 Clark Street.
4. Discussion and possible action on the redevelopment plan for the CenterPoint MarketPlace area.
5. Discussion and possible action on the acquisition of the following properties:
  - a. 1201 Third Court (CenterPoint Mall)
  - b. 1101 Centerpoint Drive (former Dunham's Sports)
6. Discussion and possible action on the dedication of property as right-of-way for the following proposed streets:
  - a. Third Street – Extended from Main Street to Centerpoint Drive.
  - b. Strongs Avenue – Extended from Main Street to Centerpoint Drive.
  - c. East-West Street (possibly the extension of College Avenue) – Extended from Third Street to Strongs Avenue.
7. Discussion and possible action on amending the City of Stevens Point Zoning Ordinance to change the minimum number of required parking spaces for several uses (Section 23.01(14)(d)).
8. Discussion and possible action on amending the City of Stevens Point Zoning Ordinance to reduce the minimum setback requirement in the B-4 Commercial district when a lot is abutted by two or more public right-of-ways (Section 23.02(2)(d)).
9. Adjourn.

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Any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715)346-1569, TDD# 346-1556, or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

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# Memo

**Michael Ostrowski, Director**  
Community Development  
City of Stevens Point  
1515 Strongs Avenue  
Stevens Point, WI 54481  
Ph: (715) 346-1567 • Fax: (715) 346-1498  
mostrowski@stevenspoint.com

## City of Stevens Point – Department of Community Development

To: Plan Commission  
From: Michael Ostrowski  
CC:  
Date: 4/20/2011  
Re: Conditional Use Renewals

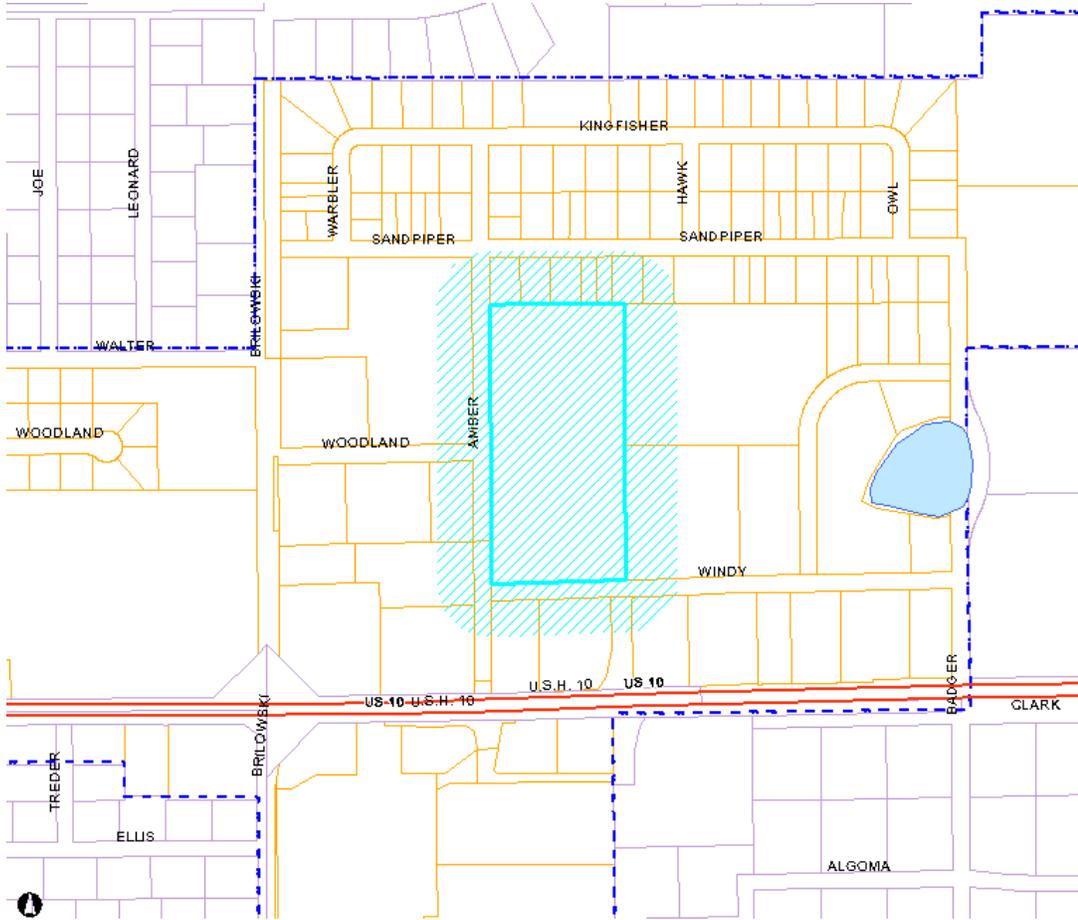
Several conditional use permits are up for renewal. These permits include:

1. Amber Grill, **1001 Amber Avenue (Parcel ID 2408-36-2200-47)** to operate a tavern,
2. Arbuckle's Eatery, **1320 Strongs Avenue (Parcel IDs 2408-32-2026-45 and 2408-32-2026-34)** to operate a tavern with an extension to include the patio area,
3. Middletown Grille and Tavern, **2301 Church Street (Parcel ID 2408-32-4035-20)** to operate a tavern,
4. Pete's Sports Bar, **200 Division Street (Parcel ID 2408-29-4003-09)** to operate a tavern, and
5. Tech Lounge, **1036 Main Street (Parcel ID 2408-32-2029-22)** to operate an electronic amusement business.

All businesses are meeting the conditions placed upon them. The Police Department has indicated that the only violation received was one noise complaint in June 2010. Therefore, staff would recommend approval of the renewals with an expiration date of June 30, 2013.

The current resolutions are attached.

1001 Amber Drive - Amber Grill - Conditional Use - Exhibit Map  
 (200 Feet Boundary)



TaxKey	Property Address	Owner Name	Mailing Address	City	State	Zip Code
281240825330008	5625 Sandpiper Dr	IRET Properties	3131 Elliott Ave Ste 500	Seattle	WA	98121
281240825340101	801-03 Amber Ave	Clark R & Betty Jane Pallen	803 Amber Ave	Stevens Point	WI	54482
281240825340102	5709-11 Sandpiper Dr	Thomas Treder	5709 Sandpiper Dr	Stevens Point	WI	54482
281240825340103	5717-19 Sandpiper Dr	LCAZ Properties LLC	P O Box 622	Stevens Point	WI	54481
281240825340105	5733-35 Sandpiper Dr	Jeffrey P Wierzba	940 E Third St Unit 20	Long Beach	CA	90802
281240825340106	5741-43 Sandpiper Dr	Onward & Upward LLC	7677 Andrews Ln	Custer	WI	54423
281240825340187	5725 Sandpiper Dr	John T Coates	5725 Sandpiper Dr	Stevens Point	WI	54482
281240825340188	5727 Sandpiper Dr	Douglas R Sievwright Jr	5727 Sandpiper Dr	Stevens Point	WI	54482
281240825340201	5745 Sandpiper Dr	Todd T Wanta	5745 Sandpiper Dr	Stevens Point	WI	54482
281240836220001	5632 Highway 10 E	Aldi Inc A Wisconsin Corp	PO Box 267	Oak Creek	WI	53154
281240836220004	Highway 10 E	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281240836220008	5701 Windy Dr	J & J Ostrowski Enterprises LLC	1082 Maple Road North	Stevens Point	WI	54482
281240836220026	5625 Woodland St	Eastpointe Professional Properties LLC	5498 Oakwood Ave	Stevens Point	WI	54482
281240836220031	5720 Windy Dr	Hesch Family Partnership	5720 Windy Dr	Stevens Point	WI	54482
281240836220035	5709 Windy Dr	River Cities Bank	1601 Lincoln Street	Wisconsin Rapids	WI	54495
281240836220037	5725 Windy Dr	Hilife Investments LLP	5756 Kingfisher Dr	Stevens Point	WI	54482
281240836220038	Elizabeth Ave	City of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281240836220047	1001 Amber Ave	Hospitality Group of Central Wisconsin LLC	1001 Amber Ave	Stevens Point	WI	54482
281240836220049	924 Songbird Ln	Parkdale Apartments LLC	5424 Highway 10 E Ste A	Stevens Point	WI	54482
281240836220051	1100 Amber Ave	Stevens Point Inn & Suites LLC	1100 Amber Ave	Stevens Point	WI	54482

739327



CYNTHIA A WISINSKI  
PORTAGE COUNTY REGISTER OF DEEDS  
RECEIVED FOR RECORD  
NOV. 17, 2009 AT 02:40PM

CYNTHIA A WISINSKI, REGISTER OF DEEDS  
Fee Amount: \$11.00

## RESOLUTION

BE IT RESOLVED by the Common Council of the City of Stevens Point, 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 and that the property at **1001 Amber Avenue**, described as Lot 1 CSM #8640-35-20 A & B Bng Prt Lot 4 Parkdale Sub & Bng Prt SESW S25 T24 R8, a Conditional Use Permit for the purpose of Operating a Tavern with the following conditions/restrictions:

- 1) no food service, drinking, or music be allowed on the exterior seating area after 11:00 p.m.
- 2) Conditional Use approval to expire June 30, 2011.

APPROVED: \_\_\_\_\_

Andrew Halverson, Mayor

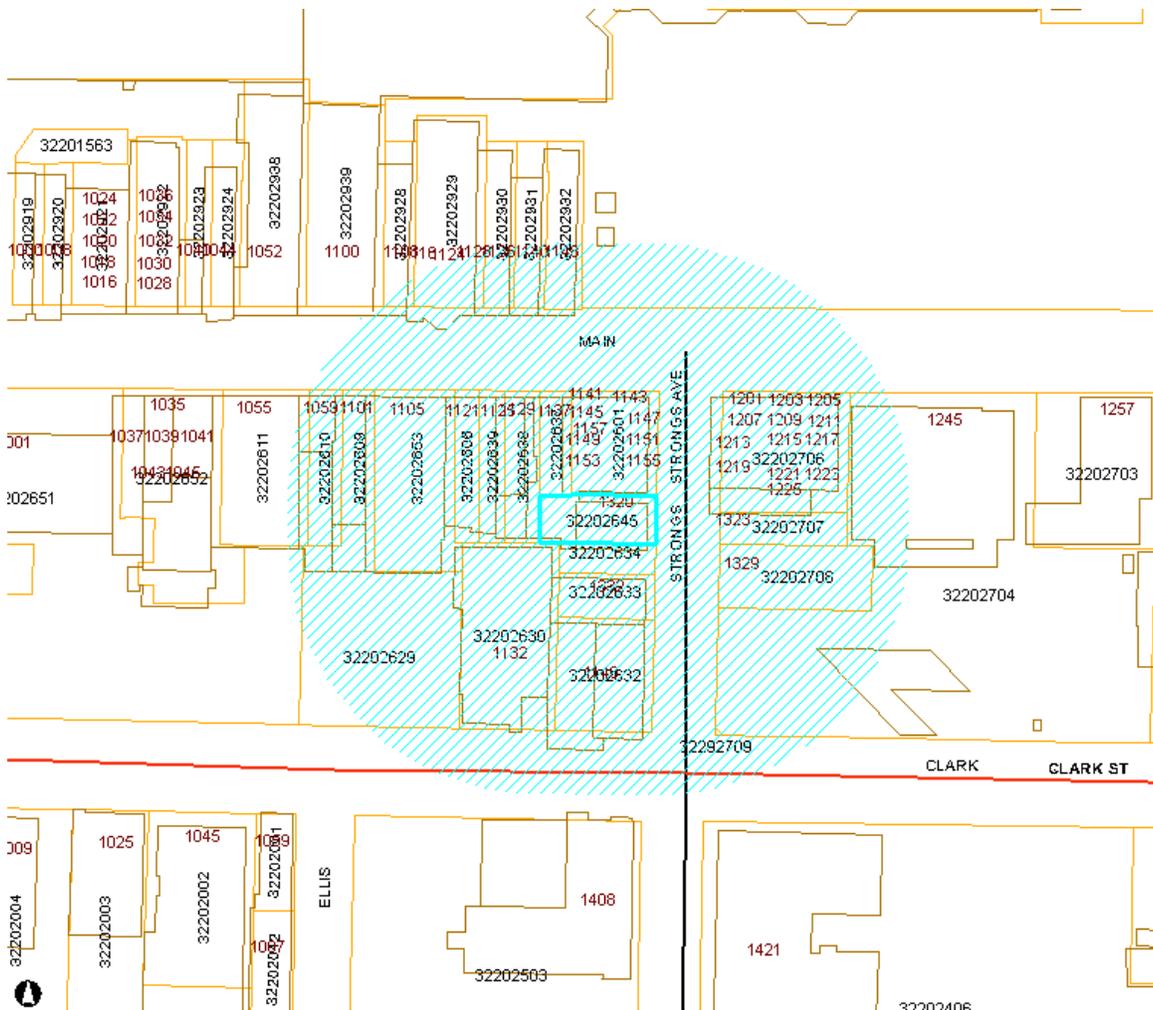
ATTEST: \_\_\_\_\_

John Moe, City Clerk

Dated: November 16, 2009  
Adopted: November 16, 2009  
Published: November 20, 2009

Drafted by: John Gardner  
Return to: City Clerk

# 1320 Strongs Avenue - Arbuckle's Eatery - Conditional Use - Exhibit Map (200 Feet Boundary)



TaxKey	Property Address	Owner Name	Mailing Address	City	State	Zip Code
281240832202601	1141-57 Main St	Rural Estates LLC	8215 County Rd I	Custer	WI	54423
281240832202606	1121 Main St	Bonita A Brown	1121 Main St	Stevens Point	WI	54481
281240832202609	1101 Main St	Patrick D & Diana Barlow	1497 Old Wausau Road	Stevens Point	WI	54481
281240832202610	1059 Main St	Jerome L & Carrie L Kawski	2893 River Road	Junction City	WI	54443
281240832202611	1055 Main St	Anita F Wray	1233 Maria Dr	Stevens Point	WI	54481
281240832202629	Clark St	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281240832202630	1132 Clark St	Elks Lodge #641	1132 Clark St	Stevens Point	WI	54481
281240832202632	1140 Clark St	Jeffery W Brown &	1159 Wilshire Dr	Stevens Point	WI	54481
281240832202633	1332-36 Strongs Ave	Ricky L & Andrea M Oppermann	8708 County Line Dr	Rosholt	WI	54473
281240832202634	Strongs Ave	TLB Properties LLC	1720 Ridgewood Cir	Plover	WI	54467
281240832202637	1137 Main St	K Bueno LLC	305 West Vinal St	Wittenberg	WI	54499
281240832202638	1129 Main St	Karl Phazek	3411 Plover Rd	Plover	WI	54467
281240832202639	1125 Main St	Karl Phazek	3411 Plover Rd	Plover	WI	54467
281240832202645	1320 Strongs Ave	TLB Properties LLC	1720 Ridgewood Circle	Plover	WI	54467
281240832202651	1001 Main St	City Of Stevens Point	1515 Strongs Avenue	Stevens Point	WI	54481
281240832202653	1105 Main St	PDKB Holdings LLC	1497 Old Wausau Road	Stevens Point	WI	54481
281240832202704	1245 Main St	First National Bank	P O Box 8	Stevens Point	WI	54481
281240832202706	1201-25 Main St	BCK Rentals LLC	1052 Main St LL3	Stevens Point	WI	54481
281240832202707	1323 Strongs Ave	First National Bank Stevens Pt	P O Box 8	Stevens Point	WI	54481
281240832202708	1329 Strongs Ave	First National Bank Stevens Pt	P O Box 8	Stevens Point	WI	54481

281240832202928	1108 Main St	Ada A Sanders & D K Sanders Jr &	1249 Clark Street	Stevens Point	WI	54481
281240832202929	1116-24-28 Main St	Ada A Sanders & D K Sanders Jr &	1249 Clark Street	Stevens Point	WI	54481
281240832202930	1136 Main St	William J & Luann M Streur	1000 S Lynndale Dr	Appleton	WI	54914
281240832202931	1140 Main St	Guu Inc	1140 Main St	Stevens Point	WI	54481
281240832202932	1148 Main St	Onward and Upward LLC	7677 Andrews Lane	Custer	WI	54423
281240832202939	1100 Main St	The Central Wisconsin	PO Box 474	Stevens Point	WI	54481
281240832202962	Centerpoint Dr	Community Development Authorit	1515 Strongs Ave	Stevens Point	WI	54481
281240832292709	Clark St & Strongs Ave	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481

File #1963  
CYNTHIA A WISINSKI  
PORTAGE COUNTY REGISTER OF DEEDS  
RECEIVED FOR RECORD  
APR. 23, 2009 AT 10:50AM

*Cynthia A Wisinski*

CYNTHIA A WISINSKI, REGISTER OF DEEDS  
Fee Amount: \$13.00

## 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 and that the property at **1320 Strongs Avenue**, described as Lots 3 & Outlot 2.1 CSM #3218-11-176 Bng Prt NENW S32 T24 R8, and Com EL of OL 5 of S E & O Add 126' N of Cor Strongs Av & Clark Th N 24'; Th W 75'; Th S 24'. Th E 75'; Equity in S ½ of Wall on North, is hereby granted a Conditional Use Permit for the purpose of Extending the Liquor License Premises to Include Exterior Seating Area as shown on the attached drawing and with the following conditions and/or restrictions:

- 1) the site plan is developed as shown on the attached plan and be approved by the Historic Preservation/Design Review Commission
- 2) concrete pavers are used for the patio
- 3) metal fencing enclose the area with the spacing of the fence to be of a size to prevent passing of cups
- 4) seating area is separated from the sidewalk by at least 5 feet
- 5) the area along the sidewalk be landscaped
- 6) no stones larger than ½ inch in diameter be used as mulch within 2 feet of the fence/sidewalk
- 7) no drinking or music be allowed on the deck after 10 p.m.
- 8) conditional use to expire **May 31, 2011.**

APPROVED: \_\_\_\_\_

*Andrew Halverson*  
Andrew Halverson, Mayor

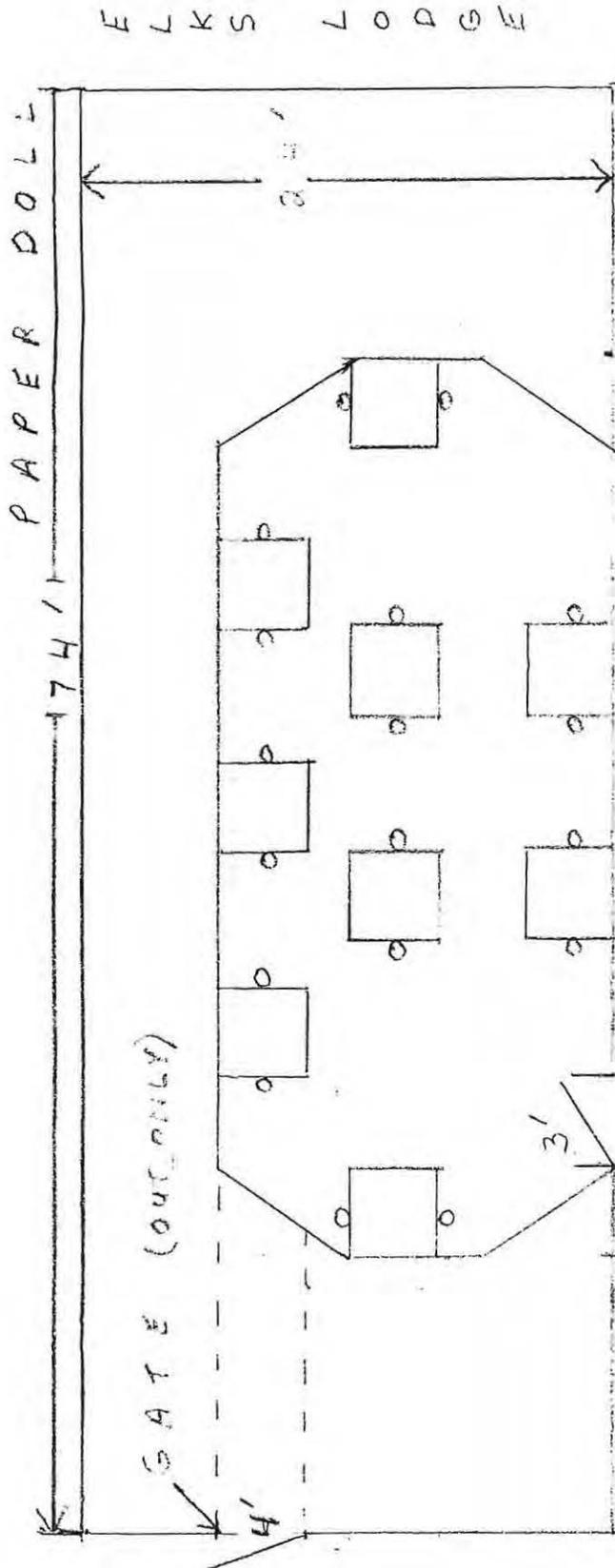
ATTEST: \_\_\_\_\_

*John Moe*  
John Moe, City Clerk

Dated: April 20, 2009  
Adopted: April 20, 2009  
Published: April 24, 2009

Drafted by: John Gardner  
Return to: City Clerk

ARBUCKLES PUB & PATIO  
 ARBUCKLES PATIO  
 OUTDOOR PATIO



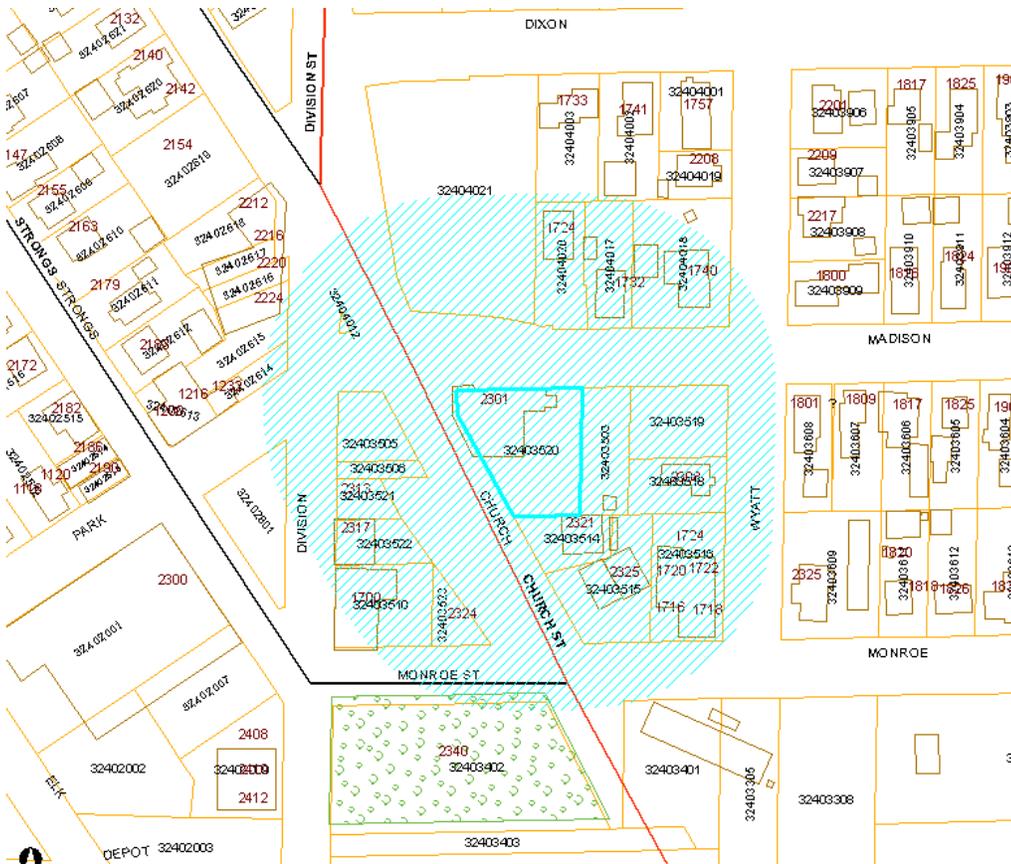
ELKS LODGE

ARBUCKLES BUILDING

DOOR TO RESTAURANT

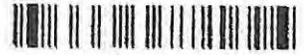
SCALE 1/4" = 2' N

2301 Church Street - Middletown Grille and Tavern - Conditional Use - Exhibit Map (200 Feet Boundary)



TaxKey	Property Address	Owner Name	Mailing Address	City	State	Zip Code
281240832402614	1232 Park St	Michael J Westberg	1232 Park Street	Stevens Point	WI	54481
281240832402615	2224 Division St	David J & Diane M Pozarski	1809 School Street	Stevens Point	WI	54481
281240832402801	Division, Park & Church (Prt Munic Lot 21)	City of Stevens Point	1515 Strongs Avenue	Stevens Point	WI	54481
281240832403401	Monroe St	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281240832403402	2340 Church St	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281240832403503	Madison St	Rhody R Mallick	2301 Church Street	Stevens Point	WI	54481
281240832403505	Division St	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281240832403506	Division St	City Of Stevens Point	1515 Strongs Avenue	Stevens Point	WI	54481
281240832403510	1700 Monroe St	TOTC LLC	1700 Monroe Street	Stevens Point	WI	54481
281240832403514	2321 Church St	Stevens Point 2321 Church WI LLC	2201 Madison St	Stevens Point	WI	54481
281240832403515	2325 Church St	Robert C Skierka	2325 Church St	Stevens Point	WI	54481
281240832403516	1716-24 Monroe St	Minnesota Monroe LLC	4224 Janick Circle	Stevens Point	WI	54481
281240832403518	2308 Wyatt Ave	David J Owens	1245 Eden Lane	Stevens Point	WI	54481
281240832403519	Wyatt Ave & Madison	Rhody R Mallick	2301 Church Street	Stevens Point	WI	54481
281240832403520	2301 Church St	Rhody R Mallick	2301 Church Street	Stevens Point	WI	54481
281240832403521	2313 Division St	Stevens Point 2317 Division WI LLC	2201 Madison St	Stevens Point	WI	54481
281240832403522	2317 Division St	Stevens Point 2317 Division WI LLC	2201 Madison St	Stevens Point	WI	54481
281240832403523	2324 Church St	Stevens Point 2317 Division WI LLC	2201 Madison St	Stevens Point	WI	54481
281240832404002	1741 Dixon St	Airleen Schultz	1741 Dixon Street	Stevens Point	WI	54481
281240832404003	1733 Dixon St	Laura Shifflett	1733 Dixon St	Stevens Point	WI	54481
281240832404012	Division St	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281240832404017	1732 Madison St	Jack Loomis	1732 Madison Street	Stevens Point	WI	54481
281240832404018	1740 Madison St	John S & Patricia A Kedrowski	1740 Madison St	Stevens Point	WI	54481
281240832404020	1724 Madison St	Dyno Dave's Investment	2916 Minnesota Ave	Stevens Point	WI	54481
281240832404021	2201 Division St	Central Wisconsin Credit Union	1301 Post Rd	Plover	WI	54467

739328



CYNTHIA A WISINSKI  
PORTAGE COUNTY REGISTER OF DEEDS  
RECEIVED FOR RECORD  
NOV. 17, 2009 AT 02:40PM

CYNTHIA A WISINSKI, REGISTER OF DEEDS  
Fee Amount: \$11.00

## RESOLUTION

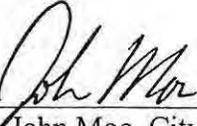
BE IT RESOLVED by the Common Council of the City of Stevens Point, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met and that the property at **2301 Church Street**, described as All of Lot 4 & That PRt of Lots 5 & 6 Lyg E of Church St Blk 4 Helm Add. be granted a Conditional Use for the purpose of Operating a Tavern with the following conditions/restrictions:

- 1) the expanded serving area to be a patio on grade with the entrance to be from the interior of the bar,
- 2) a 6' railing be installed around the patio,
- 3) no food service, drinking, or music be allowed on the patio after 10:00 p.m.
- 4) Conditional Use approval to expire June 30, 2011.

APPROVED: \_\_\_\_\_

  
Andrew Halverson, Mayor

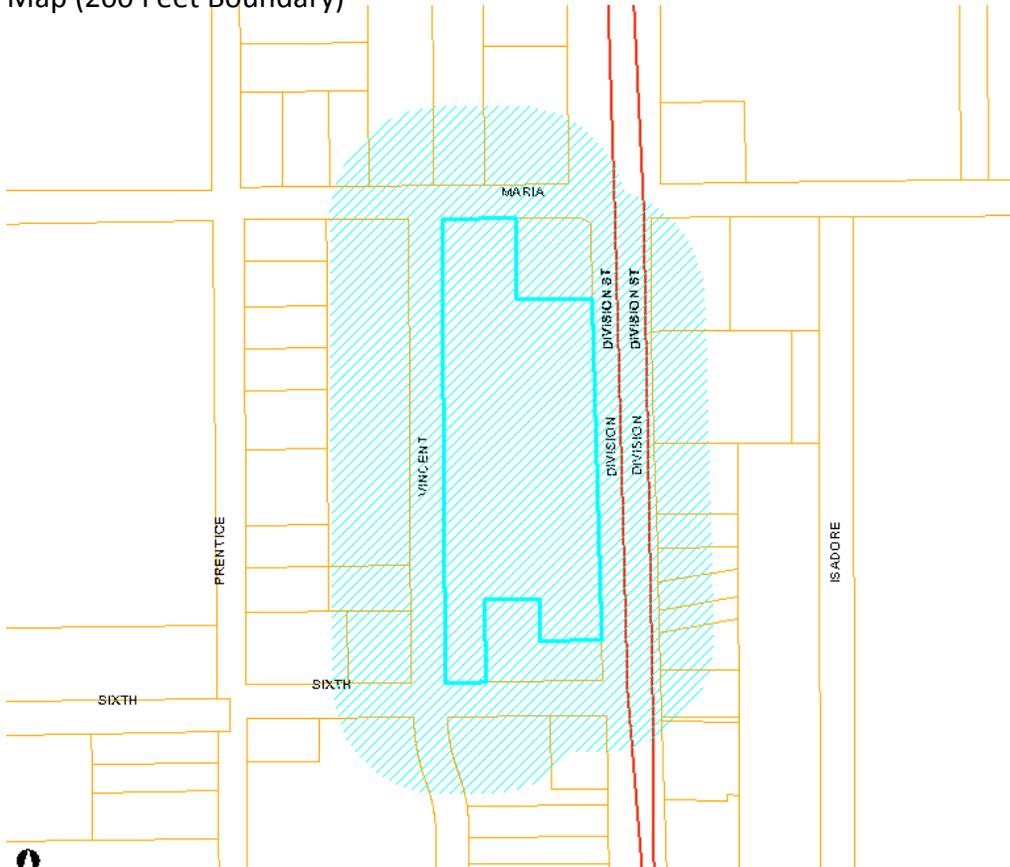
ATTEST: \_\_\_\_\_

  
John Moe, City Clerk

Dated: November 16, 2009  
Adopted: November 16, 2009  
Published: November 20, 2009

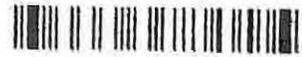
Drafted by: John Gardner  
Return to: City Clerk

200 Division Street - Pete's Sports Bar - Conditional Use - Exhibit  
 Map (200 Feet Boundary)



TaxKey	Property Address	Owner Name	Mailing Address	City	State	Zip Code
281240829130015	1532 Maria Dr	Denise J Lehman	1532 Maria Dr	Stevens Point	WI	54481
281240829130016	1548 Maria Dr	David Drapes Et Al	1548 Maria Dr	Stevens Point	WI	54481
281240829130017	1600 Maria Dr / 1601 Academy	Judith A Daniel Et Al	1808 Karen Ln	Stevens Point	WI	54481
281240829130020	1616 Maria Dr	Convenience Store Investments	1626 Oak St	Lacrosse	WI	54603
281240829400203	209 Division St	Patel Family Trust dated 10/20/05	209 Division St	Stevens Point	WI	54481
281240829400204	233 Division St	Kreeesh LLC	2350 Magnolia Dr	Plover	WI	54467
281240829400205	249 Division St	MSG Holdings LLC	W5186 Pleasant Hill Rd E	Jefferson	WI	53549
281240829400206	257 Division St	NAH Properties LLC	473 Shady Oak Ln	Stevens Point	WI	54481
281240829400207	301 Division St	Joe's Rental LLC	3121 Tommy's Turnpike	Plover	WI	54467
281240829400208	317 Division St	WMCR Holding Company LLC	PO Box 456	Alpena	MI	49707
281240829400209	Division St	WMCR Holding Company LLC	PO Box 456	Alpena	MI	49707
281240829400210	325 Division St	Allen J Shidell Sr	E-12024 County Rd N	Wausau	WI	54403
281240829400211	Division St	City Of Stevens Point	1515 Strongs Avenue	Stevens Point	WI	54481
281240829400226	417 Division St	FFCA Acquisition Corporation	10930 West Potter Rd	Wauwatosa	WI	53226
281240829400233	101 Division St	Campus Corner LLC	1877 Neotomas Pl	Santa Rosa	CA	95405
281240829400308	316 Division St	Family Video Movie Club Inc	1022 E Adams St	Springfield	IL	62703
281240829400309	200 Division St	Northpoint Center LLC	PO Box 508	Hartland	WI	53029
281240829400310	108 Division St	Wausau Prime Commercial LLC	PO Box 116	Rothschild	WI	54474
281240829400401	1517 Maria Dr	N Wisconsin District Of	3103 Seymour Ln	Wausau	WI	54401
281240829400413	308-10 Vincent St	Peace House LLC	1517 Maria Dr	Stevens Point	WI	54481
281240829400416	317 Prentice St	Thad J Klasinski &	317 Prentice St	Stevens Point	WI	54481
281240829400417	316 Vincent St	Klas Properties LLC	217 Prentice St	Stevens Point	WI	54481
281240829401001	412 Division St	James E & Katherine G Cooper	P O Box 165	Stevens Point	WI	54481
281240829401031	1601 Sixth Ave	Rogers Cinema Inc	P O Box 280	Marshfield	WI	54449
281240829401038	500 Vincent St	Stevens Point Properties LLC	500 Vincent St	Stevens Point	WI	54481

739326



CYNTHIA A WISINSKI  
PORTAGE COUNTY REGISTER OF DEEDS  
RECEIVED FOR RECORD  
NOV. 17, 2009 AT 02:40PM

CYNTHIA A WISINSKI, REGISTER OF DEEDS  
Fee Amount: \$11.00

## RESOLUTION

BE IT RESOLVED by the Common Council of the City of Stevens Point, 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 and that the property at **200 Division Street**, described as Lot 2 CSM #7941-30-71 & A Bng Prt Blk 2 Battin & Others Add. Exc Lot 1 CSM #8046-31-26 & A., be granted a Conditional Use Permit to Operate a Tavern with the following conditions/restrictions:

- 1) no food service, drinking, or music be allowed on the exterior seating area after 11:00 p.m.
- 2) Conditional Use approval to expire on June 30, 2011.

APPROVED: \_\_\_\_\_

  
Andrew Halverson, Mayor

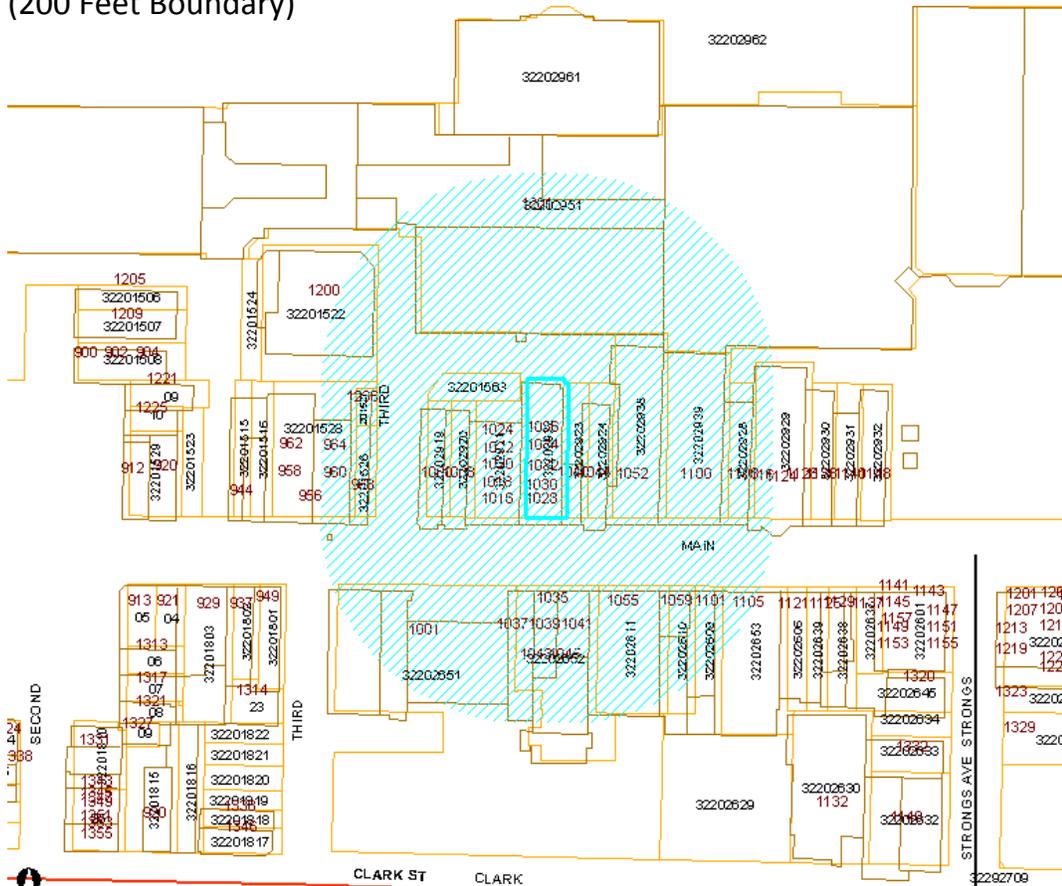
ATTEST: \_\_\_\_\_

  
John Moe, City Clerk

Dated: November 16, 2009  
Adopted: November 16, 2009  
Published: November 20, 2009

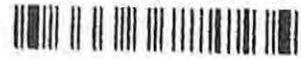
Drafted by: John Gardner  
Return to: City Clerk

# 1036 Main Street - Tech Lounge - Conditional Use - Exhibit Map (200 Feet Boundary)



TaxKey	Property Address	Owner Name	Mailing Address	City	State	Zip Code
281240832201522	1200 Third Ct	Gannett Midwest Publishing Inc	7950 Jones Branch Drive	McLean	VA	22107
281240832201526	968 Main St	Francesco E Sciarone &	2517 Prais Street	Stevens Point	WI	54481
281240832201527	1236 Third Ct	Francesco Sciarone &	2517 Prais St	Stevens Point	WI	54481
281240832201528	956-964 Main St	Schertz Properties LLC	1366 Chippewa Trail	Mosinee	WI	54455
281240832202609	1101 Main St	Patrick D & Diana Barlow	1497 Old Wausau Road	Stevens Point	WI	54481
281240832202610	1059 Main St	Jerome L & Carrie L Kawski	2893 River Road	Junction City	WI	54443
281240832202611	1055 Main St	Anita F Wray	1233 Maria Dr	Stevens Point	WI	54481
281240832202651	1001 Main St	City Of Stevens Point	1515 Strongs Avenue	Stevens Point	WI	54481
281240832202652	1035-45 Main St	James E & Patricia A Laabs	1026 Second St N	Stevens Point	WI	54481
281240832202653	1105 Main St	PDKB Holdings LLC	1497 Old Wausau Road	Stevens Point	WI	54481
281240832202919	1000 Main St	Schertz Properties LLC	1366 Chippewa Trail	Mosinee	WI	54455
281240832202920	1008 Main St	Schertz Properties LLC	1366 Chippewa Trail	Mosinee	WI	54455
281240832202921	1016-24 Main St	Schertz Properties LLC	1366 Chippewa Trail	Mosinee	WI	54455
281240832202922	1028-36 Main St	LMC Properties LLC	P O Box 622	Stevens Point	WI	54481
281240832202923	1040 Main St	Wilfred & Julia Fang	1040 Main St	Stevens Point	WI	54481
281240832202924	1044 Main St	Leon Ayers	1044 Main St	Stevens Point	WI	54481
281240832202928	1108 Main St	Ada A Sanders & D K Sanders Jr &	1249 Clark Street	Stevens Point	WI	54481
281240832202929	1116-24-28 Main St	Ada A Sanders & D K Sanders Jr &	1249 Clark Street	Stevens Point	WI	54481
281240832202938	1052 Main St	BCK Rentals LLC	1052 Main St LL3	Stevens Point	WI	54481
281240832202939	1100 Main St	The Central Wisconsin	PO Box 474	Stevens Point	WI	54481
281240832202951	1201 Third Ct	1201 Third Court LLC	2020 E Kimberly Rd	Davenport	IA	52807
281240832202962	Centerpoint Dr	Community Development Authorit	1515 Strongs Ave	Stevens Point	WI	54481
281240832202963	Third Ct	Schertz Properties LLC	1366 Chippewa Trail	Mosinee	WI	54455

739325



CYNTHIA A WISINSKI  
PORTAGE COUNTY REGISTER OF DEEDS  
RECEIVED FOR RECORD  
NOV. 17, 2009 AT 02:40PM

CYNTHIA A WISINSKI, REGISTER OF DEEDS  
Fee Amount: \$11.00

## RESOLUTION

BE IT RESOLVED by the Common Council of the City of Stevens Point, 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 and that the property at **1036 Main Street**, described as W 40' Lot 3 & S 3' of the W 36' Lot 20 Blk 29 Val Brown Add., be granted a Conditional Use Permit to Operate an Electronic Amusement Business with the following conditions/restrictions:

- 1) loitering and other nuisance activities be controlled inside and in front of or near the entrance to 1036 Main Street.
- 2) Conditional Use approval to expire June 30, 2011.

APPROVED: \_\_\_\_\_

Andrew Halverson, Mayor

ATTEST: \_\_\_\_\_

John Moe, City Clerk

Dated: November 16, 2009  
Adopted: November 16, 2009  
Published: November 20, 2009

Drafted by: John Gardner  
Return to: City Clerk

# Administrative Staff Report

Erbach Conditional Use and Off-Site Parking  
823 Main Street  
May 2, 2011

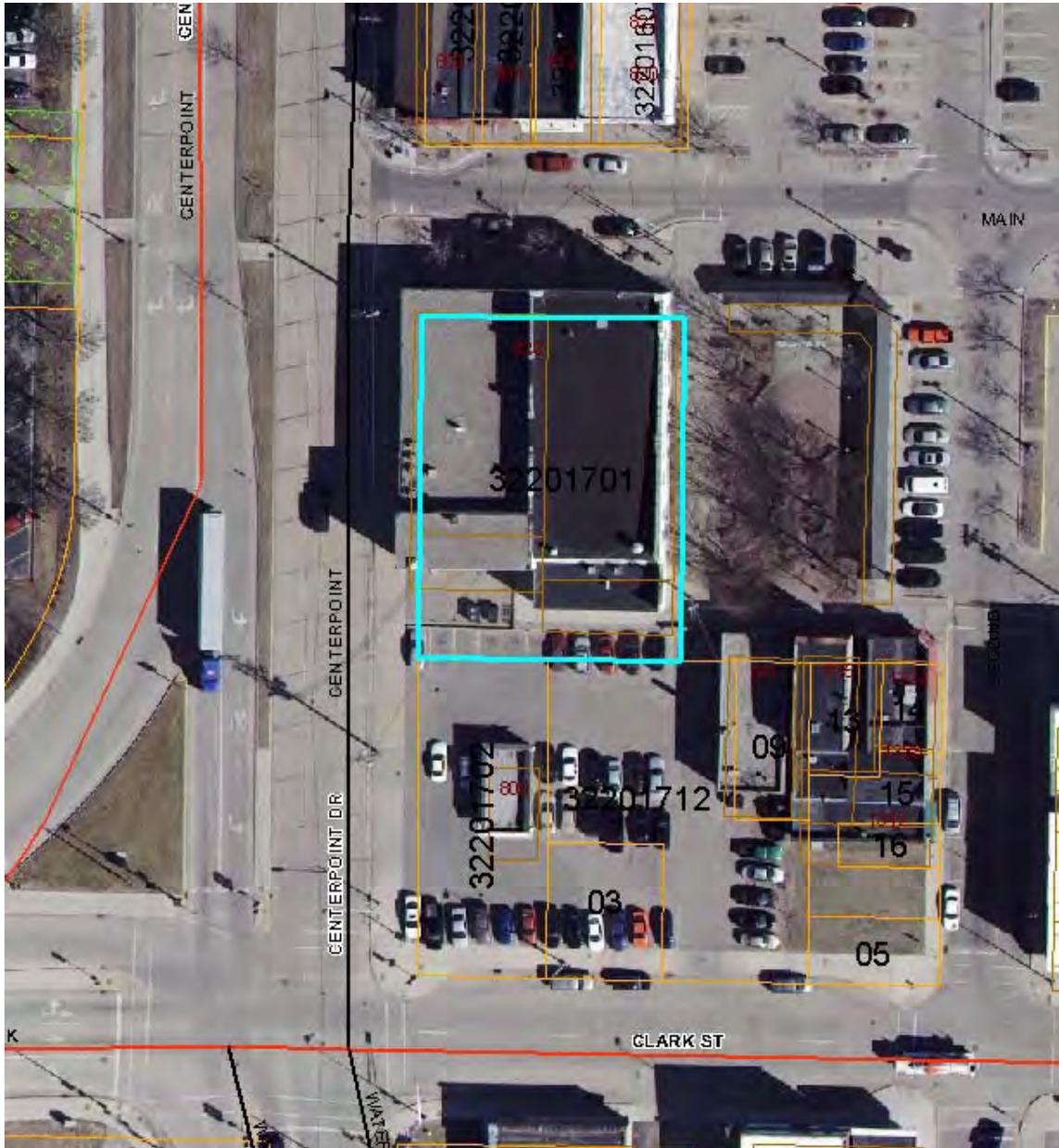


Department of Community Development

<p><b>Applicant(s):</b></p> <ul style="list-style-type: none"><li>• Rand Erbach</li></ul> <p><b>Staff:</b></p> <ul style="list-style-type: none"><li>• Michael Ostrowski, Director Community Development Ph: (715) 346-1567 Fax: (715) 346-1498 mostrowski@stevenspoint.com</li></ul> <p><b>Parcel Number(s):</b></p> <ul style="list-style-type: none"><li>• 2408-32-2017-01</li></ul> <p><b>Zone(s):</b></p> <ul style="list-style-type: none"><li>• "B-3" Central Business District</li></ul> <p><b>Master Plan:</b></p> <ul style="list-style-type: none"><li>• Downtown District</li></ul> <p><b>Council District:</b></p> <ul style="list-style-type: none"><li>• District 1 – Beveridge</li></ul> <p><b>Lot Information:</b></p> <ul style="list-style-type: none"><li>• Actual Frontage: 100 feet</li><li>• Effective Frontage: 100 feet</li><li>• Effective Depth: 132 feet</li><li>• Square Footage: 13,200</li><li>• Acreage: 0.303</li></ul> <p><b>Current Use:</b></p> <ul style="list-style-type: none"><li>• Retail first floor, vacant second floor</li></ul> <p><b>Applicable Regulations:</b></p> <ul style="list-style-type: none"><li>• 23.01(14)(a), 23.01(16), and 23.02(2)(c)</li></ul>	<p><b>Request</b></p> <p>Conditional Use Permit to allow for the conversion of second floor space into two, five-bedroom apartment units.</p> <p>Off-site parking to be located at 800 Clark Street.</p> <p><b>Attachment(s)</b></p> <ul style="list-style-type: none"><li>• Exhibit Map</li><li>• Application</li><li>• Site Layout (for parking purposes)</li><li>• Exterior Elevations</li><li>• Interior Layout</li></ul> <p><b>Findings of Fact</b></p> <ul style="list-style-type: none"><li>• The property is zoned B-3.</li><li>• The proposal is for two units with five bedrooms each.</li><li>• Multiple family uses require a conditional use permit.</li><li>• Parking will be located at the adjacent lot.</li></ul> <p><b>Staff Recommendation</b></p> <p>Approve subject to Plan Commission and staff comments, including the following condition(s):</p> <ul style="list-style-type: none"><li>• Shall parking ever become unavailable, the conditional must cease within 60 days, or another parking location must be approved.</li><li>• Applicant must secure a multi-family license prior to occupying the unit.</li><li>• The interior work for the apartment shall be completed within one (1) year after final approval, and may be granted a six month extension with approval by staff.</li><li>• Exterior improvements must be reviewed by the Historic Preservation / Design Review Commission.</li></ul>
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## Vicinity Map

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## Background

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Mr. Erbach is requesting a conditional use permit for the purposes of converting vacant second floor space into two, five-bedroom apartment units. Mr. Erbach is also converting the first floor space into an antique mall and consignment shop. The addition of the two apartment units will require parking spaces at a rate of 1.5 spaces per 1-bedroom unit; 2 spaces per 2-bedrooms units; multiple dwellings shall have 1 space for each person 18 years of age or older. Mr. Erbach also owns the adjacent lot (800 Clark Street) that has a parking capacity of 48. Tenants for the apartment units and patrons to the businesses will be able to park in this lot.

## Standards of Review

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

**Analysis:** The building currently exists, and the two apartment units will occupy current vacant space.

**Findings:** The two apartment units should not be detrimental to, or endanger, the public health, safety, or general welfare.

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

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

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

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

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

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

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

**Analysis:** Mr. Erbach intends to replace some windows on the east side of the building and also remodel the south side of the building. Plans call for a canopy to be installed on the rear portion of the building to help protect the loading of antiques for the antique mall. In addition, windows will be installed for the second floor apartment units on both the south and east sides of the building. Mr. Erbach also intends to install painted steel guard panels or a wrought iron fence along the back of the building, and second floor roof area. The reason for the panels on the second floor roof area will be to screen the mechanical units on the roof.

**Findings:** The architectural appeal should not be in variance with other structures throughout the neighborhood. Exterior improvements will require review by the Historic Preservation / Design Review Commission.

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

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

**Findings:** Utilities currently exist in this area.

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

**Analysis:** Parking will occur in an adjacent lot that already exists.

**Findings:** Parking will occur on the adjacent lot.

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

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

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

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

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

**Findings:** This standard is met.

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

**Analysis:** The proposal is to add two, five-bedroom apartment units. The total number of bedrooms would then be ten for the entire building.

**Findings:** The proposal should not result in an over-concentration of high density living facilities.

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

- a. Parking should not be located in the front yard.**

**Analysis:** Parking will occur behind the building on an adjacent lot.

**Findings:** This standard is met.

- b. Parking should be visually screened from street view and from neighboring properties.**

**Analysis:** Parking occurs on an adjacent lot and will also be used by the businesses on the first floor.

**Findings:** N/A

- c. Building should face their main facade toward the street.**

**Analysis:** The main façade faces a street.

**Findings:** This standard is met.

- d. **In cases where the main facade of the building cannot face the street, the portion of the building facing the street shall be developed in such a manner that the street-facade is developed using architectural elements like roof lines, windows, and architectural detailing to make the street facade look harmonious in scale, massing, proportion, and building form with other residential structures. (Blank walls facing the street and windows of less than 36 inches vertical are not normally acceptable.)**

**Analysis:** The main façade faces a street.

**Findings:** This standard is met.

- e. **Building facades facing the street shall include detailing using different ridge lines, gables, roof construction, and other architectural techniques to make the façade compatible with the neighboring structures, if any, and to make the project have intrinsic architectural interest and value. Plain facades are not normally acceptable.**

**Analysis:** The building currently exists. Any exterior changes will require review by the Historic Preservation / Design Review Commission.

**Findings:** This standard is met.

- f. **A minimum of 25% of the façade shall be covered with masonry or decorative block. Exterior insulation and finish systems (EIFS) may be considered to satisfy this requirement if part of an overall architectural design scheme.**

**Analysis:** The building currently exists. Any exterior improvements will require review by the Historic Preservation / Design Review Commission. The existing materials are masonry, and the addition will be EIFS, and/or painted block.

**Findings:** This standard is met.

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

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

**Analysis:** The building currently exists and fronts on Main Street and Water Street.

**Findings:** This standard is met.

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

**Analysis:** There is no driveway at the site. The driveway is located on an adjacent site.

**Findings:** N/A

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

**Analysis:** There is no driveway at the site. The driveway is located on an adjacent site.

**Findings:** N/A

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

**Analysis:** There is no driveway at the site. The driveway is located on an adjacent site.

**Findings:** N/A

- e. **Only one driveway shall be allowed per site unless recommended by the Public Works Director. Two family units may be allowed more than one driveway if those driveways are separated by not less than 10 feet. Maximum driveway openings shall be 20 feet (each).**

**Analysis:** There is no driveway at the site. The driveway is located on an adjacent site.

**Findings:** N/A

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

**Analysis:** No traffic occurs on the site. All traffic will occur on the adjacent parcel.

**Findings:** N/A

- g. **Intersections are visible and not visually screened.**

**Analysis:** The building currently exists.

**Findings:** N/A

- h. **Adequate drainage and snow storage is provided.**

**Analysis:** The building currently exists, and there will be no parking on the site.

**Findings:** N/A

- i. **Minimum size requirements are maintained for safe vehicle circulation.**

**Analysis:** There is no parking on the site. However, the adjacent site will have adequate parking.

**Findings:** This standard is met.

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

**Analysis:** There is no parking on the site, and the parking lot on the adjacent site currently exists.

**Findings:** N/A

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

**Analysis:** There is no driveway at the site.

**Findings:** N/A

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

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

**Analysis:** The property currently exists.

**Findings:** N/A

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

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

**Analysis:** Refuse storage is stored behind the building.

**Findings:** All containers shall be screened from view.

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

**Analysis:** No change in lighting is planned.

**Findings:** N/A

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

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

**Findings:** The use should not cause significant noise levels.

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

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

**Analysis:** N/A – Parking is on a separate adjacent lot.

**Findings:** N/A

- b. **In addition, at least one tree per dwelling unit shall be planted outside the parking screening area (minimum size of the tree at planting shall be 1.5 inch caliper)**

**Analysis:** N/A – Parking is on a separate adjacent lot.

**Findings:** N/A

- c. In addition, at least one plant for each 30 inches of building facing the street shall be planted. The size of the plants shall be a minimum of 18 inches at the time of planting. The planting may be relocated to other portions of the site.**

**Analysis:** N/A – Parking is on a separate adjacent lot.

**Findings:** N/A

- d. Adjustments to the above requirements may be made to recognize existing landscape elements preserved on the site.**

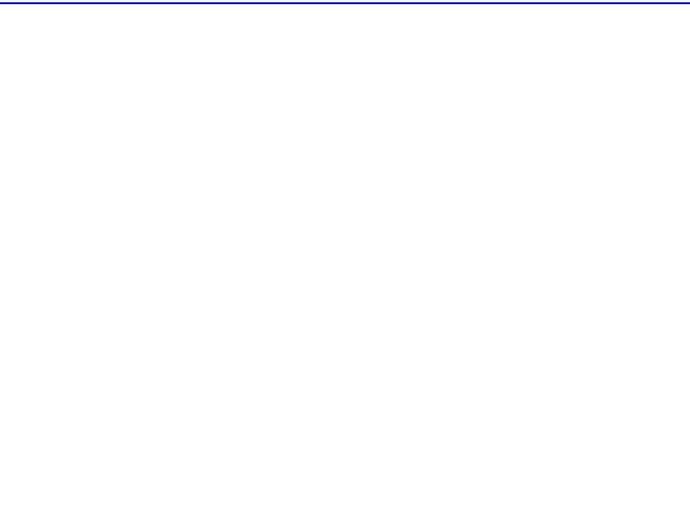
**Analysis:** N/A – Parking is on a separate adjacent lot.

**Findings:** N/A

[Return To Search Page](#)   [Return To Search Results](#)

2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997
<b>PARCEL / OWNER DATA</b>														
NAME AND ADDRESS				PARCEL #			LAND USE			ALDERMANIC DISTRICT				
RCE LLC c/o Rand Erbach 8100 E Camelback Rd #122 Scottsdale, AZ 85251				240832201701			Office Building							
				PROPERTY ADDRESS						NEIGHBORHOOD				
				823 Main St						Cntrl Bus & 2nd St area(Comm)				
				SUBDIVISION						ZONING				
										B3-CENTRAL BUSINESS				
<b>OWNERSHIP HISTORY*</b>														
OWNER		SALE DATE		AMOUNT		CONVEYANCE			VOLUME		PAGE		SALE TYPE	
RCE LLC		8/17/1999		\$919,000		Quit Claim Deed			56		4197		Land & Buildings	
Rand & Theresa Erbach Trustees		4/23/1999		\$919,000		Warranty Deed			55		8642		Land & Buildings	
<b>SITE DATA</b>				<b>PERMIT HISTORY*</b>										
ACTUAL FRONTAGE		100.0		DATE		NUMBER		AMOUNT		PURPOSE			NOTE	
EFFECTIVE FRONTAGE		100.0		4/7/1998		27515		\$15,000		042 Interior Renov/Remodel				
EFFECTIVE DEPTH		132.0		9/25/1996		26261		\$100,000		042 Interior Renov/Remodel			Second floor - East	
SQUARE FOOTAGE		13,200.0												
ACREAGE		0.303												
<b>2010 ASSESSED VALUE</b>														
CLASS		LAND		IMPROVEMENTS			TOTAL			RATIO		EST. FAIR MARKET VALUE		
B-Commercial		\$113,300		\$754,900			\$868,200			90.04%		\$964,200		
<b>TOTAL</b>		<b>\$113,300</b>		<b>\$754,900</b>			<b>\$868,200</b>					<b>\$964,200</b>		
<b>LEGAL DESCRIPTION</b>														
LOTS 1 & 2 BLK 6 S E & O ADD 558642-564197 564873 RESTRIC														



PROPERTY IMAGE	PROPERTY SKETCH
	

**BUILDING SUPERSTRUCTURE DATA**

BLDG	SEC	OCCUPANCY	YEAR	AREA	FRAMING	HGT
1	1	Office Bldg (C avg)	1900	10,850	Masonry - Avg	12
1	2	Office Bldg (C avg)	1959	10,850	Masonry - Avg	12
<b>TOTAL AREA</b>				<b>21,700</b>		

**BASEMENT DATA**

BLDG	SEC	ADJUSTMENT DESCRIPTION	AREA
1	1	Office Bsmnt - Unfinished	8,275
1	1	Office Bsmnt - Finished	2,575

**COMPONENTS**

BLDG	SEC	COMPONENT DESCRIPTION	AREA

**SITE IMPROVEMENTS**

SITE IMPROVEMENT	UNITS

**STRUCTURE DATA**

AGE	111
YEAR BUILT	1900
EFF. YEAR	1962
ONE BEDROOM	n/a
TWO BEDROOM	n/a
THREE BEDROOM	n/a
TOTAL UNITS	n/a
STORIES	2.00
BUSINESS NAME	Blue Cross

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

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 Please contact [Webmaster](#) if you have any comments or questions about our site.



281240832201709	831 Main St	Sean J Stroik	449 West Trillium Ct	Stevens Point	WI	54481
281240832201712	Clark St	RCE LLC	8100 E Camelback Rd #122	Scottsdale	AZ	85251
281240832201713	835 Main St	Schertz Properties LLC	1366 Chippewa Trail	Mosinee	WI	54455
281240832201714	1324 Second St	Schertz Properties LLC	1366 Chippewa Trail	Mosinee	WI	54455
281240832201715	1338 Second St	K 5 Ltd	230 Black Forest Dr	Plover	WI	54467
281240832201716	1342 Second St	James L & Mary C Graboski	1342 Second St	Stevens Point	WI	54481
281240832201810	1331 Second St	James B Mozuch	1331 Second St	Stevens Point	WI	54481
281240832201825	1343-55 Second St	Kenneth D Butterfield	1343 Second Street	Stevens Point	WI	54481
281240832202962	Centerpoint Dr	Community Development Authorit	1515 Strongs Ave	Stevens Point	WI	54481

R#-41194  
\$90

**REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION**

ADDRESS OF PROPERTY: 823 MAIN ST., STEVENS POINT, WI 54481

- Zoning Ordinance Change (\$90.00 fee required)
- Conditional Use Permit (\$90.00 fee required)
- Variance from Zoning Ordinance -Board of Appeals (\$90.00 fee required)
- Variance from Sign Ordinance
- Appeal from Subdivision Requirements
- Other

REQUESTED CHANGE: (State briefly what is being requested, and why).

BUILD (2) APARTMENTS IN THE UPPER EAST SIDE OF THE BUILDING. INITIALLY MY WIFE & I WILL LIVE IN ONE. GRUNWALDT & ASSOC. ARE THE ARCHITECT.

OWNER/APPLICANT:

Name: R.C.E, LLC  
Address: P.O. BOX 331  
STEVENS POINT, WI 54481-0331  
(City, State, Zip Code)

Telephone: 715-544-6023/6024  
Cell Phone: 480-560-6731

Rand C. Erbach, Member  
Signature

AGENT FOR OWNER/APPLICANT:

Name: RAND C. ERBACH  
Address: P.O. BOX 285  
HAZELHURST, WI 54531  
(City, State, Zip Code)

Telephone: 715-356-5693  
Cell Phone: 480-560-6731

Rand C. Erbach, owner  
Signature

Scheduled Date of Plan Commission Meeting: May 2, 2011

Scheduled Date of Common Council Meeting: May 16, 2011

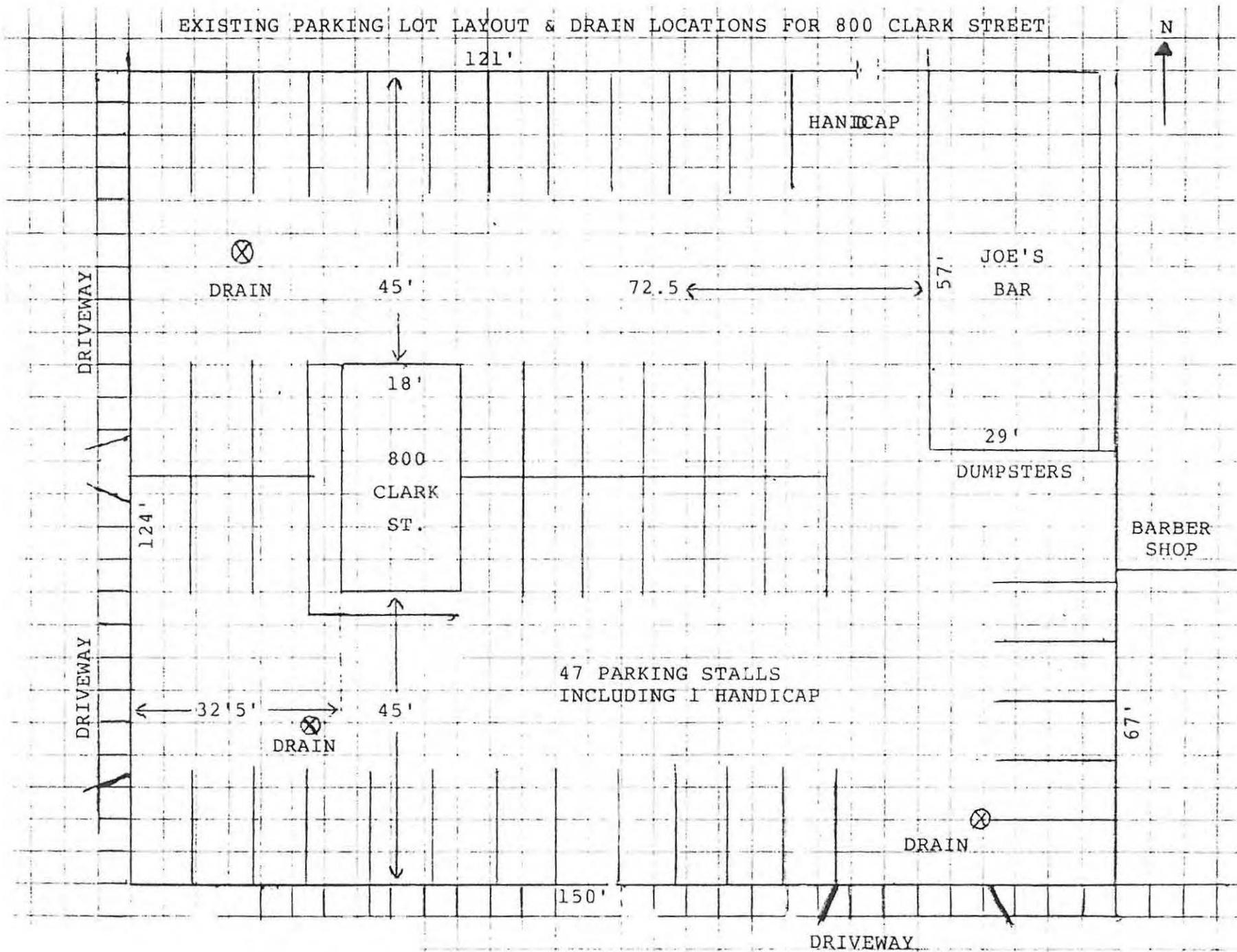
You, as the applicant, or your agent, shall attend the meeting and present your request.

All requests with supporting documentation are due at the Community Development Office three weeks prior to the actual meeting.

**\$90.00 Fee Required for Rezoning Requests, Variances, and Conditional Use Permits**

Receipt # \_\_\_\_\_

800 CLARK ST. IS THE PARKING LOT DIRECTLY BEHIND THE BUILDING AT 823 MAIN ST. BOTH PROPERTIES ARE OWNED BY RCE, LLC WHICH IS RAND C. ERBACH. TENANT PARKING FOR THE PROPOSED APARTMENTS WOULD BE BEHIND JOE'S BAR TO CLARK ST











REVISIONS	BY

**PROPOSED  
SECOND FLOOR PLAN**

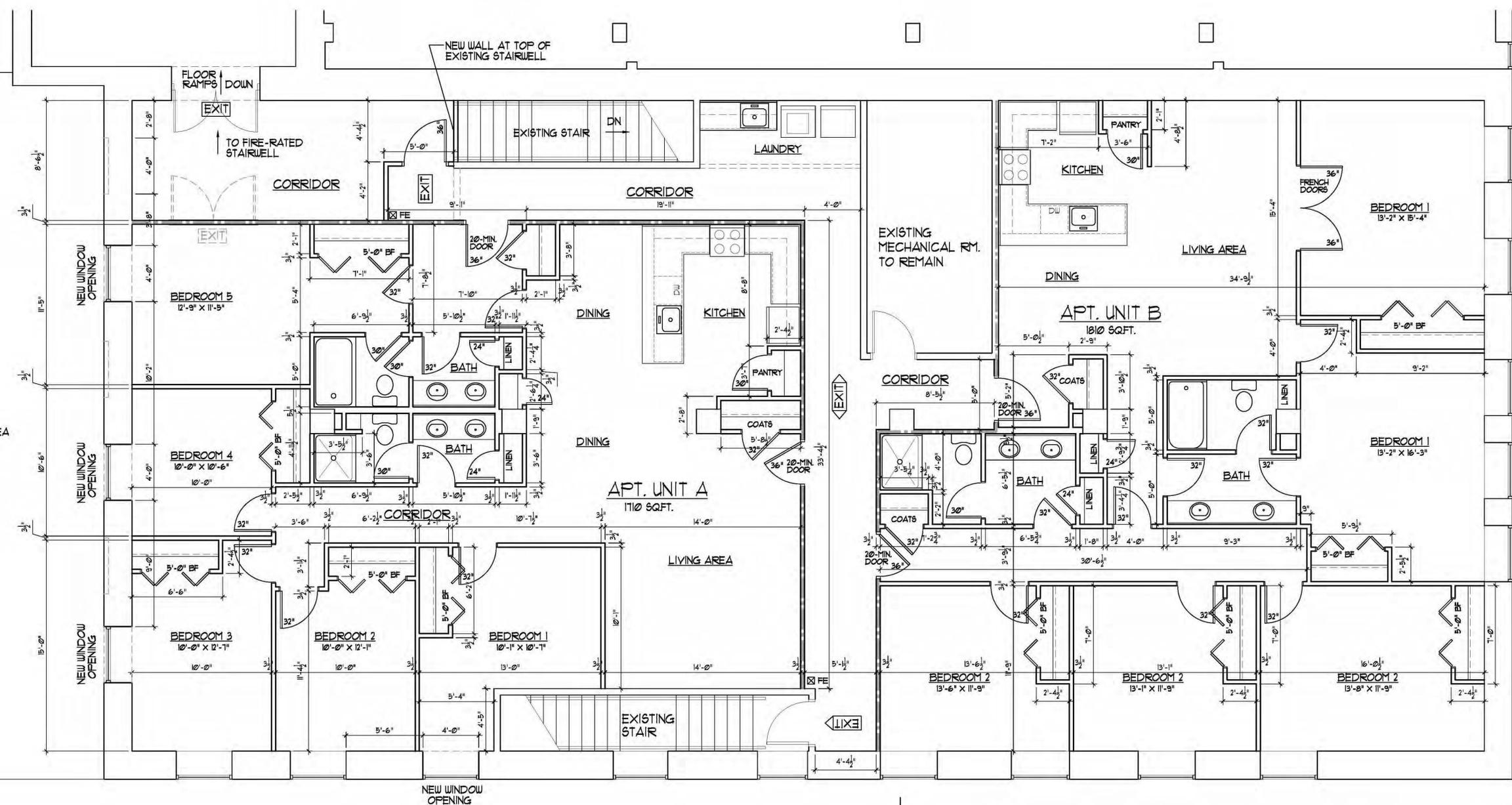
PROPOSED 2ND FLOOR APARTMENTS  
FORMER BLUE CROSS/BLUE SHIELD BUILDING  
823 MAIN STREET  
STEVENS POINT, WISCONSIN 54481  
OWNER:  
RAND ERBACH  
HAZELHURST, WISCONSIN

**GRUNWALDT & ASSOCIATES, LLC**  
Architectural / Planning Services  
32608 Church Street  
Stevens Point, Wisconsin 54481  
715/344-8647 (Phone) 715/344-9814 (Fax)  
www.grunwaldt.com

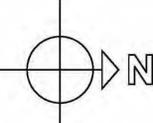


THESE DRAWINGS AND DESIGN THEREIN ARE THE EXCLUSIVE PROPERTY OF GRUNWALDT & ASSOCIATES, LLC. ANY USE OR REPRODUCTION WITHOUT THE EXPRESSED WRITTEN CONSENT OF GRUNWALDT & ASSOCIATES, LLC WILL RESULT IN LEGAL ACTION.

DRAWN: FJD  
CHECKED: TUG  
DATE: 4-21-2011  
SCALE: 1/4" = 1'-0"  
JOB NO.: 1044  
SHEET  
**AI**  
1 SHEETS



ROOF OVER FIRST FLOOR AREA


1  
A2
**SECOND FLOOR PLAN - PROPOSED EAST BUILDING**  
 SCALE: 1/4" = 1'-0"

- GENERAL NOTES:**
- GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON JOB SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. CONTRACTOR IS RESPONSIBLE FOR COORDINATING PLANS AND EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
  - PERMITS, ETC. TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - ALL WORK TO BE DONE IN ACCORDANCE WITH STATE-ADOPTED UNIVERSAL DWELLING CODE AND LOCAL CODES INCLUDING THE STEVENS POINT FIRE DEPARTMENT.
  - ASSUMED SOIL BEARING CAPACITY IS 2,000 PSF (NOT VERIFIED).
  - ALL INTERIOR FINISHES PER CURRENT UNIVERSAL DWELLING CODE (UDC).
  - STANDARD EXIT HARDWARE WILL BE PROVIDED AS REQUIRED BY IBC-2006.
  - EXIT LIGHTS WILL BE PROVIDED PER CURRENT UDC.
  - CARBON MONOXIDE DETECTORS SHALL BE PROVIDED PER CURRENT UDC.
  - SMOKE DETECTORS SHALL BE PROVIDED PER CURRENT UDC.
  - ALL DOOR SIZES AND REQUIRED RATINGS SHOWN ON PLAN.

- LEGEND**
-  EXIT LIGHT FIXTURE
  -  FIRE EXTINGUISHER
  -  NEW 1-HOUR FIRE SEPARATION TO UNDERSIDE OF EXISTING ORIGINAL CEILING SUBSTRATE. (1 LAYER 5/8" TYPE-X G.B. AT EA. SIDE OF WALL.)

Todd Grunwaldt, Grunwaldt & Associates, LLC 4/21/2011 8:42 AM 1044 REVISED APT. LAYOUTING



# Memo

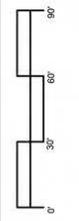
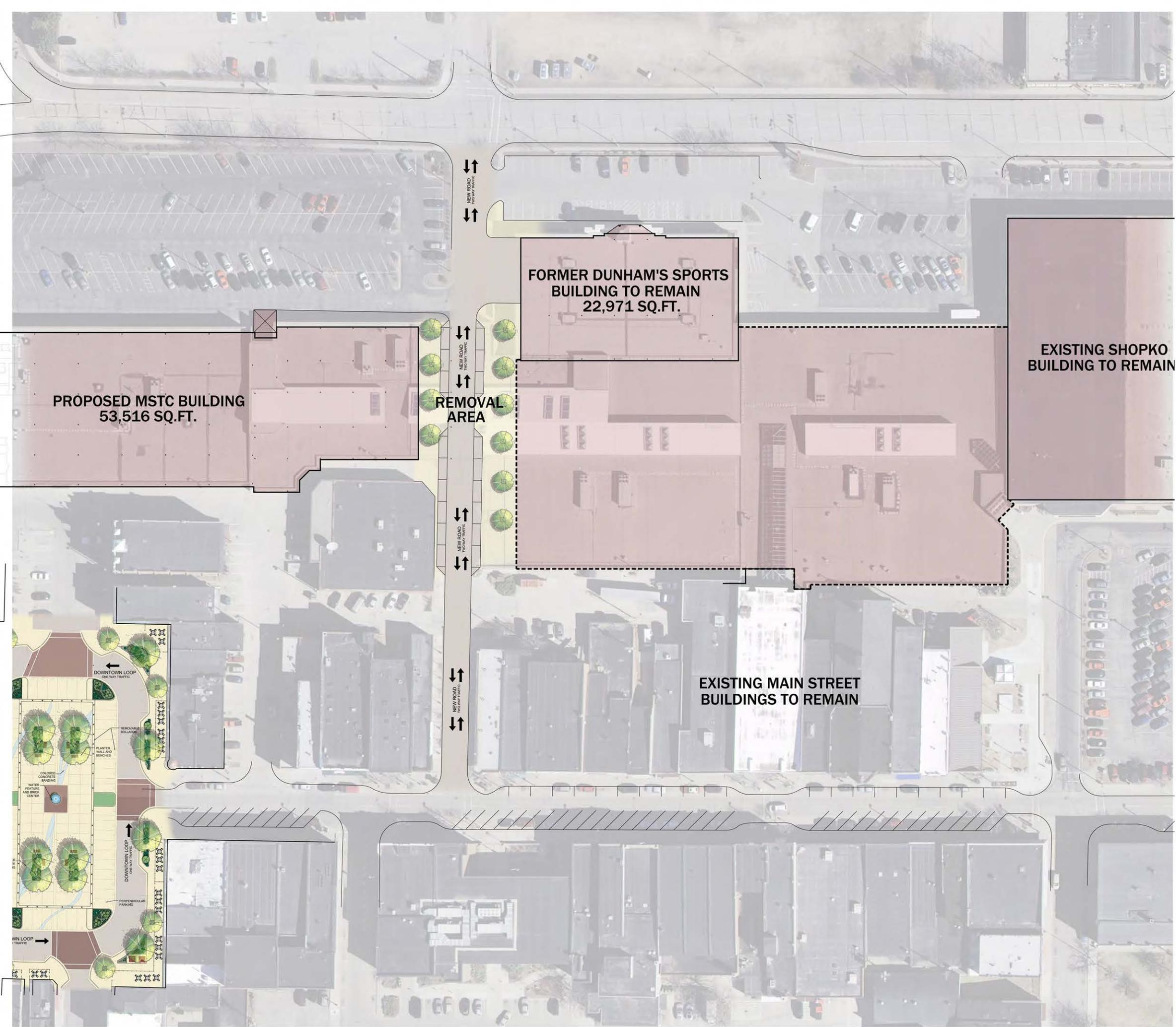
**Michael Ostrowski, Director**  
Community Development  
City of Stevens Point  
1515 Strongs Avenue  
Stevens Point, WI 54481  
Ph: (715) 346-1567 • Fax: (715) 346-1498  
mostrowski@stevenspoint.com

## City of Stevens Point – Department of Community Development

To: Plan Commission  
From: Michael Ostrowski  
CC:  
Date: 4/26/2011  
Re: Redevelopment Plan

Through several public input sessions involving the public, the Plan Commission, and the Historic Preservation / Design Review Commission, a concept plan has been developed for the CenterPoint MarketPlace area. Please find attached Phase 1 and Phase 2 (Concept #4) of the redevelopment plan.

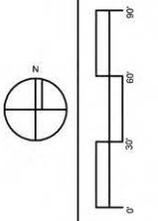
This plan will be before you at the May 2, 2011 Plan Commission meeting for recommendation to the Common Council. In addition, John Kneer of the Rettler Corporation and Todd Grunwaldt of Grunwaldt and Associates will do a presentation on the plan.



**DOWNTOWN REDEVELOPMENT**  
**CITY OF STEVENS POINT - PHASE 1**  
STEVENS POINT, WI



3317 BUSINESS PARK DRIVE  
STEVENS POINT, WI 54482  
PROJECT #: 11,005  
DATE: 3-26-2011



**DOWNTOWN REDEVELOPMENT**  
**CITY OF STEVENS POINT - CONCEPT 4**  
 STEVENS POINT, WI



# Memo

**Michael Ostrowski, Director**  
Community Development  
City of Stevens Point  
1515 Strongs Avenue  
Stevens Point, WI 54481  
Ph: (715) 346-1567 • Fax: (715) 346-1498  
mostrowski@stevenspoint.com

## City of Stevens Point – Department of Community Development

To: Plan Commission  
From: Michael Ostrowski  
CC:  
Date: 4/20/2011  
Re: Minimum Parking Requirements

Staff has reviewed the City's Zoning Ordinance as it relates to the minimum number of parking spaces required for specific uses. After review of our code in comparison with national averages, and actual usage, it is apparent that our ordinance does not address several uses, and that some of the existing uses require an abundant amount of parking, compared to what is actually being used. The reduction in the number of spaces required for some uses promotes the objectives in the City's Comprehensive Plan and our commitment of being an Eco-Municipality.

Staff is recommending the following changes (please see attached) to the minimum number of spaces required.

#### 14) Off-Street Parking Areas Required.

##### a) General Provisions.

In all districts except the B-3 Central Business District, space for parking shall be provided in accordance with the following provisions of this section. All floor area used in this section are gross floor areas, which shall include the ground floor plus other floor levels where the principal activity or activities of the use are continued. Required parking spaces shall be located on the site of the use requiring such parking spaces, unless approved by the Common Council. Notwithstanding any other prohibition, the Common Council may approve the shared use of parking spaces when the same parking spaces can be utilized by two or more different land uses due to differences in the principal operating hours for the uses involved. The shared parking spaces shall be in addition to the on-site parking required by this ordinance. The applicant shall demonstrate to the satisfaction of the Council:

- 1) The principal hours of parking demand.
- 1) The total shared parking spaces are clearly sufficient to meet the largest demand time period.
- 2) The agreements between the parties proposing to share its parking are binding, of sufficient duration, and with an extended cancellation notice provision so as to assure the continued supply of off-street parking.
- 3) The owner/applicant must agree that any subsequent change to the occupancy of the building or change to the amount of parking available would require additional parking or a new approval from the Council.

The parking lot to be shared must be an allowed use, or an accessory use to an allowed use, in the zoning district in which it is located.

##### b) Multiple Use Parking Requirements.

Where two (2) or more distinguishable uses noted in this section exist on a premise, the parking requirements shall be determined by adding together the space requirements of all individual uses as listed below.

##### c) Similar Uses.

For uses not specifically mentioned in this ordinance, the parking requirement shall be the same as the closest similar use which is mentioned herein. In the event the closest similar use is substantially different from the specified use, the Zoning Administrator shall determine the parking requirements.

d) Spaces Required by Use.

(Note: All floor areas = gross floor area)

1) Industrial

- a. Industrial, wholesale and warehouse - 1 space per 1,000 sq. ft. gross floor areas used for warehousing and distribution; plus 2 spaces per 1,000 sq. ft. gross area used for manufacturing; plus 2.5 spaces per 1,000 sq. ft. of office floor area. The minimum number of required parking spaces may be adjusted by the Common Council on a case-by-case basis. The petitioner for such adjustment shall show to the satisfaction of the Council that adequate parking will be provided for customers, clients, visitors, and employees. The petitioner shall submit written documentation that the operation will require less parking than the ordinance requires. The site plan shall be designed to provide sufficient open space on the subject site to accommodate the full parking requirements otherwise required by this ordinance. Such open space shall be in addition to required yards, setbacks, driveways, and other required open space. When the use of the building, structure, or land is changed to a use that requires more parking than that approved by the Council, or when the intensity of the use of a building, structure, or land is changed by an addition of employees, additional parking shall be constructed for the new use, occupant or additional employees in the amount necessary to conform to this ordinance.

b. Mini-Warehouse – 1 space per 5,000 sq. ft.

b.c. Trucking terminals, municipal garage and shop facilities - 1 space per 700 sq. ft.

2) Institutional

- a. Churches, synagogues - 1 space per 4.5 seats; if benches, 20 inches shall equal 1 seat.
- b. Libraries, museums, post offices, senior center, youth centers - 1 space per 400 sq. ft.
- c. Schools
  - i. Additions to existing schools: To be established by the Common Council.
  - ii. New schools shall comply with the following parking standards:
    1. 9.5 parking spaces per classroom for a 3-year high school
    2. 7.5 parking spaces per classroom for a 4-year high school,

and

3. 3.5 parking spaces per classroom for elementary and jr. high school.

iii. Technical and vocational - 1 space per 175 sq. ft.

3) Lodging

a. Hotels and motels - 1 space per room plus 1 space per 75 sq. ft. for meeting/exhibition room plus 1 space per 100 sq. ft. for bar/restaurant.

4) Medical

~~a.~~ Medical or dental clinics (under 10,000 sq. ft.) 1 space per 200 sq. ft.;  
~~Ambulatory Surgery Suites – 1 space per 400 s.f.~~

~~a.b.~~ Medical or dental clinics (10,000 sq. ft. and above) 1 space per 300 sq. ft.

~~b.c.~~ Hospitals - 1 space per licensed patient bed.

~~e.d.~~ Nursing homes - 1 space per 1.5 beds.

5) Office

a. Office buildings (professional, business and governmental administrative) - 1 space per 300 sq. ft.

6) Port and Terminal

a. Bus depot and airport terminal - 1 space per 225 sq. ft.

7) Recreational

a. Auditorium; convention centers - 1 space per 4.5 fixed seats and/or 1 space per 75 sq. ft.; In addition 1 space per 100 sq. ft. for each meeting/exhibition room, restaurant and bar provided.

b. Bowling alleys - 5 spaces per alley plus spaces required for a bar/restaurant.

c. Fair and circus grounds - to be determined by the Plan Commission as part of Conditional Use Permit with final approval by the Common Council.

~~d.~~ Golf courses - 4 spaces per golf hole plus space required for a bar/restaurant.

~~e.~~ Health and fitness club – 1 space per 200 sq. ft.

~~e.f.~~ Recreation centers (ice and roller skating rinks, bowling alleys, private clubs, lodges, pool halls, YMCA) - 1 space per 150 sq. ft. floor area plus

spaces required for a bar/restaurant.

~~f.g.~~ Stadiums, sports arenas, coliseum - 1 space per every 5 fixed seats.

~~g.h.~~ Theaters with fixed seats - 1 space for each 4.5 seats.

## 8) Residential

a. Assisted living or congregate care facilities – 0.40 spaces per dwelling unit.

b. Continuing care retirement community – 1 space per dwelling unit.

~~a.c.~~ Dwellings

i. Single and Two Family - 2 spaces per dwelling.

ii. Multiple - 1.5 spaces per 1-bedroom unit; 2 spaces per 2-bedrooms units; multiple dwellings shall have 1 space for each person 18 years of age or older.

d. Group quarters; group homes or half-way houses - 1 space per employee plus 1 space per 2.5 beds or as approved by the Plan Commission.

e. Senior adult housing (attached) – 0.60 spaces per dwelling unit.

b.f. Senior adult housing (detached) – 1.5 spaces per dwelling unit.

## 9) Retail

a. Household Equipment Sales (furniture, appliances, garden, greenhouses, plumbing, lighting, auto supplies) - 1 space per ~~400~~450 sq. ft.

~~b.~~ Motor vehicle, marine, implement, and trailer sales and repair - 1 space per 450 sq. ft. such spaces to be available for customers and employee parking only.

~~e.b.~~ Other Retail ~~- parking required at the rate of~~ 1 space per 200 sq. ft. for the first 25,000 sq. ft. and at the rate of 1 space per 250 sq. ft. above 25,000 sq. ft.

## 10) Service

a. Bank – 1 space per 250 sq. ft.

~~a.b.~~ Barber and beauty shops - 1 space per 100 sq. ft.

~~b.c.~~ Funeral homes and mortuaries - 1 space per 4 seats or 1 space per 60 sq. ft. (whichever is greater).

~~e.d.~~ Gas and service stations -- 1 space per 200 sq. ft. of store area. ~~3 spaces minimum, plus 2 spaces per repair stall.~~

~~d.e.~~ Home occupations (permitted) - 2 spaces minimum in addition to those used by the family, with such additional spaces to be available for customers at all times.

~~e.f.~~ Laundromats - 1 space per 2.5 machines.

~~f.g.~~ Repair Services (which are mostly businesses) - 1 space per 300 sq. ft.

~~g-h.~~ Restaurants, taverns, night clubs, dance halls, ~~golf, and golf~~ clubhouses - 1 space per ~~100~~ 100 sq. ft.



# Memo

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## City of Stevens Point – Department of Community Development

To: Plan Commission  
From: Michael Ostrowski  
CC:  
Date: 4/20/2011  
Re: Setback Requirements in B-4 Commercial District

Save-A-Lot has requested that the City reduce its zoning setback to allow for better use of their property. They are locating in the Southside Plaza, where the former Southside Shopko store resided. The concern is that they would like to install a covered loading dock on the rear side of the building. However, the current setback is about 25 feet, and an extension of a covered loading dock would not be permitted within the 25 foot setback requirement. The building also has another loading dock near the former Sears store that is almost right up to the property line.

Our current Zoning Ordinance requires a 25 foot setback for all street yards. Therefore, properties that have two or more streets are required to have a 25 foot setback for each street. The Council has amended setback requirements before, such as:

*B-4 Commercial Street Setback - Conditional Use - "25 ft. In cases where a property is bounded by 3 or more public rights-of-way and one of the public rights-of-way is a federal interstate highway, the Common Council may reduce the street setback from the required 25 ft., but may not reduce the setback to less than 10 ft." In cases where a property is bounded by 3 or more public rights-of-way, the Common Council may reduce the street setback of one of the frontages but may not reduce the setback to less than 15 ft."*

*M-1 Light Industrial Street Setback "30 ft. In cases where a property is bounded by 3 or more public rights-of-way, the Common Council may reduce the street setback of newly-constructed buildings from the required 30 ft. on two of the street frontages, but may not reduce the setback to less than 20 feet."*

Staff would recommend the B-4 Commercial District be amended to allow a reduced setback as a conditional use and to read as follows: ***B-4 Commercial Street Setback - "25 ft. ~~In cases where a property is bounded by 3 or more public rights-of-way and one of the public rights-of-way is a federal interstate highway,~~***

~~the Common Council may reduce the street setback from the required 25 ft., but may not reduce the setback to less than 10 ft.~~ In cases where a property is bounded by 3 or more public rights-of-way, the Common Council may reduce the street setback of one of the frontages but may not reduce the setback to less than 15-10 ft. In cases where an interior lot is abutted by two public right-of-ways, and is opposite of a property zoned Multiple Family District (R-4, R-5), Business District (B-1,B-2,B-3,B-4,B-5),or Industrial District (M-1, M-2) the Common Council may reduce the street setback of one of the frontages opposite of those zoning districts, but may not reduce the setback to less than 10 ft."