Administrative Staff Report

Barbara Nachman Rezoning
920 Songbird Lane
September 7, 2010

Department of Community Development

Applicant(s):

- Barbara Nachman

Staff:

- Michael Ostrowski, Director
  Community Development
  Ph: (715) 346-1567
  Fax: (715) 346-1498
  mostrowski@stevenspoint.com

Parcel Number(s):

- 2408-36-2200-54

Current Zoning:

- "R-3" Single and Two Family Residence District

Master Plan:

- Commercial/Office/Multi-family

Council District:

- District 7 - Roger Trzebiatowski

Lot Information:

- Actual Frontage: 116.5 feet
- Effective Frontage: 116.5 feet
- Effective Depth: 254.4 feet
- Square Footage: 29,622.8
- Acreage: 0.680

Current Use:

- Vacant

Applicable Regulations:

- 23.02(1)(f)

Attachment(s):

- Application
- CSM

Request

Request to rezone this property from R-3 to R-4.

Findings of Fact

- Property is zoned R-3, while adjacent lots to the east are zoned R-4.
- Parcel meets the minimum size requirements.
- Request is consistent with the city's master plan.
- A change in zoning should not create incompatible uses.
- A 4-plex development will require a conditional use in the future.

Staff Recommendation

Approve subject to Plan Commission and staff comments.

Vicinity Map

Background

In March of 2010 the three parcels to the east were rezoned to R-4. At that time, it was recommended that this parcel also be rezoned to R-4. However, it was under a different ownership. The three parcels to the east are planned for a 4-plex development. It is the intention to have this property rezoned to the same zoning (R-4) as the properties to the east and to then potentially sell the property to that owner so that all four parcels are under the same ownership, and included in the development of the 4-plexes.

A 4-plex development would require a conditional use permit.

Standards of Review

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

   Analysis: The minimum lot requirements in the R-4 district are as follows:

   - Minimum lot area: 8,000 square feet

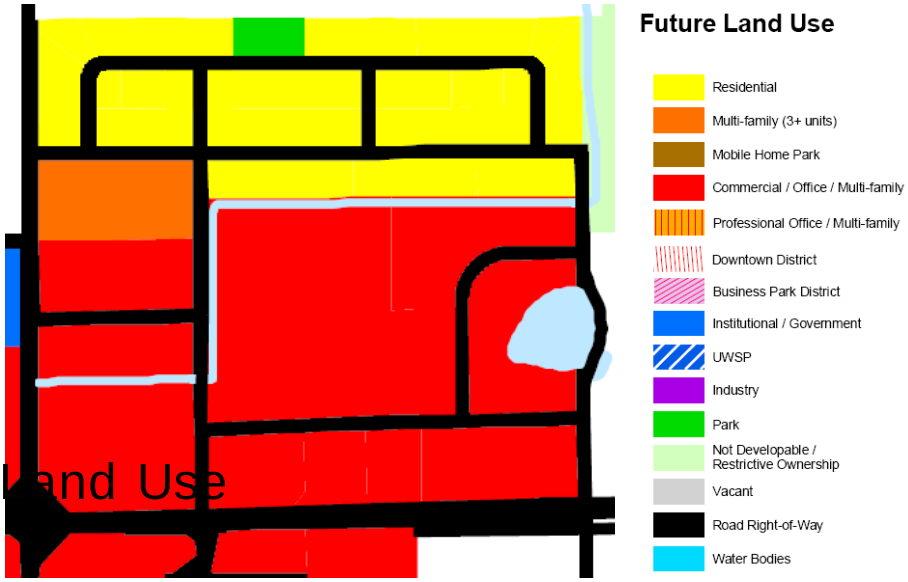
- Minimum lot width: 60 feet

Findings: The current lot is 29,622.8 square feet in area and 116.5 feet in width, which exceeds the minimum lot size requirements.

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

Analysis: The Comprehensive Plan calls for this area to be a Commercial/Office/Multi-family use.

Findings: The proposed rezoning to R-4 is consistent with the Comprehensive Plan.



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

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

Direction	Zoning	Use
North	"R-3" Single and Two Family Residence District	Residential Duplexes
East	"R-4" Multiple Family I Residence District	Vacant (future 4-plexes)
South	"B-5" Highway Commercial	Vacant
West	"B-5" Highway Commercial	Multi-Family Units (48)

Findings: The proposed change in zoning should not create incompatible uses.

$90.00
1-37765
7/26/10

REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION

ADDRESS OF PROPERTY: 920 Songbird Lane

X 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).
Rezon m" - " w Famil to 1" -4"
Multiple Family I

OWNER/APPLICANT: 285 White Oak Ave.

Name: Barbara Nachman
Address: ~~3021 Patton Dr.~~
Plover WI
(City, State, Zip Code)

Telephone:
Cell Phone:

Barb Nachman
Signature

AGENT FOROWNERjAPPLICANT:

Name:
Address:
(City, State, Zip Code)

Telephone:
Cell Phone:

Signature

Scheduled Date of Plan Commission Meeting:

Scheduled Date of Common Council Meeting:

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, Varianees, and Conditional Use Permits

Receipt # 1-37765

69643

CYNTHIA A WISINSKI
PORTAGE COUNTY REGISTER OF DEEDS
RECEIVED FOR RECORD
NOV. 07, 2006 AT 09:30AM

Cynthia A. Wisinski

IA A WISINSKI, REGISTER OF DEEDS
Fee Amount: $13.00

PORTAGE COUNTY CERTIFIED SURVEY MAP

CSM #9223-39-3 & A

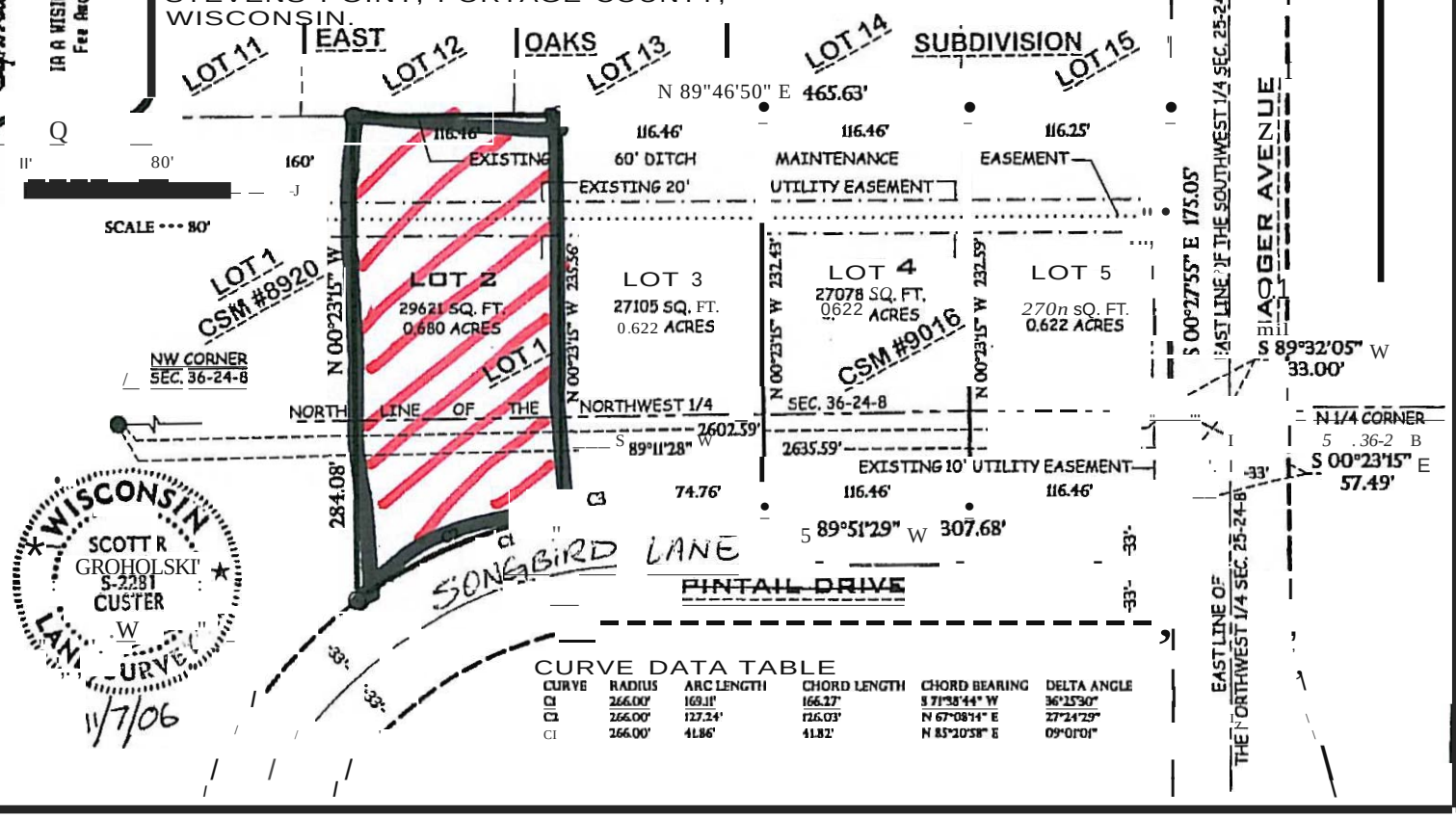
CERTIFIED SURVEY MAP **FOR** BARBARA NACHMAN, **BEING** LOT 1 **OF CERTIFIED** SURVEY MAP #9016, LOCATED IN PART **OF** THE NORTHWEST ¼ **OF** SECTION 36 AND IN PART **OF** THE SOUTHWEST ¼ **OF** SECTION 25, ALL IN TOWNSHIP **24** NORTH, **RANGE** 8 EAST, CITY **OF** STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

LEGEND

- 1 1/4" IRON **BAR** FOUND
- 1" X 18" IRON PIPE **SET WEIGHING** 1.68 LBS/LIN. FT.
- HARRISON MONUMENT
- 1" IRON PIPE FOUND

BASE FOR BEARING

IS **REFERENCED** TO THE PORTAGE **COUNTY COORDINATE SYSTEM.**



CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	266.00'	169.11'	166.27'	S 71°38'44" W	36°25'30"
C3	266.00'	127.24'	126.03'	N 67°08'14" E	27°24'29"
C4	266.00'	41.86'	41.82'	N 85°20'58" E	09°01'01"

THIS INSTRUMENT WAS DRAFTED BY SCOTT GROHOLSKI AND DRAWN BY TRAVIS PLANTICO

FIELD BOOK 18 PAGE 85 SHEET 1 OF 2 SHEETS

JOB # 05845

LAND SURVEYING
LANDSCAPE ARCHITECTURE
SCOTT GROHOLSKI
RLS #2281

POINT OF BEGINNING