

AGENDA
CITY PLAN COMMISSION

Monday, June 6, 2011 – 6:00 PM
Lincoln Center – 1519 Water Street, Stevens Point, WI 54481

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

1. Approval of the report of the May 2, 2011 Plan Commission meeting.
2. Discussion and possible action on a request from Rand Erbach for a site plan review for the property located at **823 Main Street (Parcel ID 2408-32-2017-01)** and **800 Clark Street (Parcel ID 2408-32-2017-02)**.
3. Discussion and possible action on a request from William and Mary Fehrenbach, **1408 Wisconsin Street**, for a conditional use permit for the purposes of constructing a porch using the "R-TND" Traditional Neighborhood Development Overlay District minimum setback requirements. **Parcel ID 2408-32-1012-11.**
4. Discussion and possible action on a request from Sandra Kryshak of Pa Joe's Bar, 233 Division Street, for a conditional use permit for a premise extension to an exterior seating area. **Parcel ID 2408-29-4002-04.**
5. Discussion and possible action on a request from Jay Wolf, to rezone the property located at **1600 Michigan Avenue** from "R-2" Single Family Residence District to "R-3" Single and Two Family Residence District. **Parcel ID 2408-33-2020-01.**
6. Discussion and possible action on a request from Jay Wolf, **1600 Michigan Avenue**, for a conditional use permit for the purposes of constructing an attached garage using the "R-TND" Traditional Neighborhood Development Overlay District minimum setback requirements. **Parcel ID 2408-33-2020-01.**
7. Discussion and possible action on amending the City of Stevens Point Zoning Ordinance to add an "Inn" as a conditional use in the "R-4" Multiple Family I Residence District.
8. Discussion and possible action on a request from Christine Scharrer and Lisa Bishop, to rezone the property located at **1416 Main Street** from "R-5" Multiple Family II Residence District to "B-2" Central Business Transition District (CBD Transition) or "B-3" Central Business District (CBD). **Parcel ID 2408-32-1005-07.**
9. Discussion and possible action on a request from Christine Scharrer and Lisa Bishop, **1416 Main Street**, for a conditional use permit for the purposes of operating an Inn. **Parcel ID 2408-32-1005-07.**
10. Discussion and possible action on a request from Christine Scharrer and Lisa Bishop, for the City of Stevens Point to vacate a portion or all of the property located at the southeast quadrant of Centerpoint Drive and Smith Street. **Parcel ID 2408-32-1005-09.**
11. Discussion and possible action on the Lake Management Plan for McDill Pond.
12. Adjourn.

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.

REPORT
CITY PLAN COMMISSION

Monday, May 2, 2011 – 6:00 p.m.

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

PRESENT: Mayor Halverson, Ald. Jerry Moore, Tony Patton, Anna Haines, Maurice Rice, and Jack Curtis

EXCUSED: Shari Laskowski

ALSO PRESENT: Community Dev. Dir. Michael Ostrowski, City Attorney Louie Molepske, Ald. Roger Trzebiatowski, Ald. Mary Stroik, Sarah Robinson, Ald. Jeremy Slowinski, Ald. Joanne Suomi, Ald. Brian Brooks, Ald. Marge Molski, Ald. Randy Stroik, John Kneer, Todd Grunwaldt, Mike Phillips, Mary Ann Laszewski, Jill Ropp, Nancy Schultz, Matthew Brown, Barb Jacob, Marc Buttera, Justin Sullivan, Bernie Coerper, and Cathy Dugan

INDEX:

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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1. Approval of the reports of the March 3, 2011, March 7, 2011, March 16, 2011, and March 26, 2011 Plan Commission meetings.

Motion by Patton to approve the reports as presented; seconded by Ald. Moore. Motion carried 6-0.

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.

Director Ostrowski reported that 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, and an underage drinking violation at Pete's Sports Bar that came up this past weekend. Staff would recommend approval of the renewals with an expiration date of June 30, 2013.

Motion by Patton to renew the conditional use permits; seconded by Haines. Motion carried 5-0, with Ald. Moore abstaining.

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.

Director Ostrowski reported, that 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. Mr. Erbach will also be renovating the rear portion of the building to add a canopy. The exterior renovations will be reviewed by the Historic Preservation / Design Review Commission (HPDRC) on Wednesday.

Mary Ann Laszewski - 1209 Wisconsin Street: Is happy to hear about the antique mall and consignment shop on the first floor of the property, but she was surprised in the request for the two, five-bedroom apartments on the second floor. She had indicated that the Plan Commission back in 2009 had voted down a request for four, three- to five-bedroom apartments in the same space. That plan never advanced to the Common Council at that time. Her concern is for the vacancies that are already occurring in other student rentals, including the large apartment complex on the corner of Maria and Isadore. Ms. Laszewski is concerned about the parking overflow and that visitors may not be aware of the designated lots and will park in the downtown square area.

She indicated that there have been significant monies invested in this area with the square and other buildings, and this would reduce our standards for that area. There was also the concern for the use and renovations to this historic building.

Cathy Dugan - 615 Sommers Street: Also has the same concerns as Ms. Laszewski , including the unrelated persons living in the apartments, the dorm like setting, students being attracted to the bar scene downtown, and the exterior of the building that she would like to see brought back to its original historic build. Ms. Dugan thinks that the owners in the downtown historical area should be held at a higher standard and there is a need to enhance the architectural details of the building by removing the paint, and painting the historic details at the top of the building to have them stand out. Ms. Dugan also has a concern for the large parking lot on the south side of the building, which is the first view of our city as you come over the bridge. She believes that there could be some landscaping done to that area to give it a better appeal or view.

Barb Jacob - 1616 Depot Street: Noticed on the application that one apartment will be for the owner and his wife, and the other one will be rented out. Ms. Jacob also had a concern for the landscaping, but that was clarified since this is not an exclusive multiple family use.

Director Ostrowski clarified that Mr. Erbach intends to live in one of the apartments. He also indicated that Mr. Erbach will be opening up some of the windows on the back side of the building and this plan will be reviewed at the HPDRC meeting on Wednesday.

Mayor Halverson confirmed that Ms. Laszewski was right in that the apartment plan that was previously denied, as it made the entire building apartments, not just the second floor. Mayor Halverson indicated that he does like the concept of having housing units on the second floor and business spaces on the first floor in the downtown area. Mayor Halverson indicated that to his knowledge, this is only the second property owner that is living in the building that houses their business in the downtown. Given the amount of investment in this building, and the nature of the development, Mayor Halverson stated he is in support of this development.

Commissioner Haines referenced the rear of the building that shows lots of blank space, and she suggested adding windows and landscaping to soften the appearance. She was also wondering what would be the usage of the roof top space with the fencing. Commissioner Haines stated that she would like to see more landscaping for the area and referenced the small rock fountain at the corner of Clark Street and Church Street, and how that was a nice way to soften the asphalt area.

Mayor Halverson stated that he is encouraged with the play on the columns and the wrought iron fencing, and that we could add a condition to require corner landscaping, or a corner stone piece to give the design a more pleasing view.

Director Ostrowski stated that the wrought iron fencing or panels on the second floor were used to screen the mechanical equipment.

Commissioner Rice agrees that there needs to be landscaping to soften the look of the area, especially when coming from the west side over the bridge.

Motion by Rice to approve the conditional use request for two, five-bedroom apartments with off-site parking, subject to the following conditions:

- 1) Shall parking ever become unavailable, the conditional must cease within 60 days, or another parking location must be approved.
- 2) Applicant must secure a multi-family license prior to occupying the unit.
- 3) 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.
- 4) Exterior improvements must be reviewed by the Historic Preservation / Design Review Commission.
- 5) The dumpster must be screened.
- 6) Landscaping shall be installed along Clark Street and Water Street, or at the corner per staff approval.

seconded by Patton. Motion carried 6-0.

4. Discussion and possible action on the redevelopment plan for the CenterPoint MarketPlace area.

The proposed redevelopment plan for the CenterPoint MarketPlace area (Attachment A) has been developed over the past several public input meetings and is before the Commission for review and approval.

A presentation of two conceptual renderings (Attachments B and C) for the CenterPoint MarketPlace redevelopment were presented by Todd Grunwaldt of Grunwaldt & Associates, in conjunction with the redevelopment plan provided by John Kneer of the Rettler Corporation. The basis for the plan was from the input received at the public input sessions held earlier this year. These conceptual renderings are to be used to help people visualize what the redevelopment plan could look like with the proposed layout.

Mayor Halverson stated that his reaction to the drawings of Concept 1 was that it was much more compatible with the rest of the downtown design. He also stated that each store bay shown is dependent on the occupant. These drawings are very helpful to visualize the overall plan for the area. The drawings show that the building will not be the same, but compatible to the MSTC building.

Cathy Dugan - 615 Sommers Street: Did not like the large entrance area on Concept 1, but likes the simpler version of the entrance areas. She was also very glad that the food court area was kept and included in the design with its glass ceiling.

Ald. Trzebiatowski expressed concern for the plumbing and utilities that will be removed when parts of the building are removed. Mr. Grunwaldt stated that there may be a need to dig trenches inside the building to connect plumbing and other utilities, but that would be for consideration at the time of development and with the development investors. Mr. Kneer explained that with the south street access following very similar to the old College Avenue area that utilities are already routed. In addition, they are very deep, which make them very usable for the redevelopment. There will be some cutting and patching but that is to be able to place things where they are needed.

Mayor Halverson did reiterate that there are a lot of questions for the final use and design of the area, but that will be up to the developers to assist with. It is important for the Plan Commission to

know and accept the designs that will set the direction of the revitalization process. An overall design or vision is what is needed to get a developer and investors for a project.

Mike Phillips - 3225 Mary Street: Is concerned with lack of loading and unloading areas in the design. It appears that the area is all front doors. Mayor Halverson stated that this would come when we have a more definite development.

Mary Ann Laszewski - 1209 Wisconsin Street: Was concerned that the awnings were small; she expected larger and more colorful awnings at the openings.

Cathy Dugan - 615 Sommers Street: Did want to remind everyone of the sustainability issues brought up by the League of Women Voters and asked for more green space. Mr. Grunwaldt responded that the current heating and cooling systems are shot and there is an issue with the insulation on the roof. The plan would likely be to replace the old inefficient systems and add more R-value to the roof.

Commissioner Haines asked if Shopko will keep the west entrance to the building, can there be a better linkage to the pedestrian crossing by MSTC on the west side, and could there be more green space and landscaping. Mayor Halverson answered that Shopko will most likely keep the west entrance for their building. Mr. Kneer explained that there is potential for landscaping but that was left out at this time since other buildings and businesses were looking to expand in some of the open areas.

Director Ostrowski said that the design aesthetics are dependent on the developer and the approval of the Historic Preservation / Design Review Commission.

Ald. Trzebiatowski likes the overall concept but understood that College Avenue was extended for the purpose of bus traffic. He would like the design to incorporate bus parking onsite.

Motion by Patton to approve the redevelopment plan for the CenterPoint MarketPlace area; seconded by Rice. Motion carried 6-0.

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)

City Attorney Molepske advised that Wisconsin Statutes require that the Plan Commission make a recommendation on the acquisition of property. The intent is to acquire the sites of 1201 Third Court (CenterPoint Mall) and 1101 Centerpoint Drive (former Dunham's Sports). In addition, if streets are planned for the area, the Plan Commission will also need to make a recommendation.

Motion by Ald. Moore to acquire 1201 Third Court (CenterPoint Mall) and 1101 Centerpoint Drive (former Dunham's Sports); seconded by Rice. Motion carried 6-0.

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.

Motion by Ald. Moore on the dedication of property as right-of-way for the following proposed streets:

- 1) Third Street – Extended from Main Street to Centerpoint Drive.**
- 2) Strongs Avenue – Extended from Main Street to Centerpoint Drive.**
- 3) East-West Street (possibly the extension of College Avenue) – Extended from Third Street to Strongs Avenue.**

seconded by Patton. Motion carried 6-0.

- 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)).

Director Ostrowski reported that 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.

Commissioner Haines was wondering if we could also set a maximum number of spaces, and add requirements for bicycle parking.

Commissioner Rice also asked if there was any inclusion for motor cycle spaces.

Director Ostrowski stated that the ordinance is based on the building square footage and requires a certain number of vehicular spaces per the square foot requirement. It does not currently address bicycle or motor cycle parking.

Mayor Halverson included that we could incorporate language for high-efficient modes of transportation such as scooters and bicycles.

Motion by Ald. Moore to amend the City of Stevens Point Zoning Ordinance to change Section 23.01(14)(d) to read as follows:

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

1) 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.

2) 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.

3) Medical

- a. Medical or dental clinics (under 10,000 sq. ft.) 1 space per 200 sq. ft.
- b. Medical or dental clinics (10,000 sq. ft. and above) 1 space per 300 sq. ft.
- c. Hospitals - 1 space per licensed patient bed.
- d. Nursing homes - 1 space per 1.5 beds.

4) Office

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

5) Port and Terminal

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

6) 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.
- 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.
- g. Stadiums, sports arenas, coliseum - 1 space per every 5 fixed seats.
- h. Theaters with fixed seats - 1 space for each 4.5 seats.

7) Residential

- a. Assisted living or congregate care facilities – 0.40 spaces per dwelling unit.
- b. Continuing care retirement community – 1 space per dwelling unit.
- 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.**
 - f. **Senior adult housing (detached) – 1.5 spaces per dwelling unit.**
- 8) Retail**
- a. **Household Equipment Sales (furniture, appliances, garden, greenhouses, plumbing, lighting, auto supplies) - 1 space per 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. Other Retail - 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.**
- 9) Service**
- a. **Bank – 1 space per 250 sq. ft.**
 - b. **Barber and beauty shops - 1 space per 100 sq. ft.**
 - c. **Funeral homes and mortuaries - 1 space per 4 seats or 1 space per 60 sq. ft. (whichever is greater).**
 - d. **Gas and service stations – 1 space per 200 sq. ft. of store area.**
 - 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.**
 - f. **Laundromats - 1 space per 2.5 machines.**
 - g. **Repair Services (which are mostly businesses) - 1 space per 300 sq. ft.**
 - h. **Restaurants, taverns, night clubs, dance halls, and golf clubhouses - 1 space per 100 sq. ft.**

seconded by Rice. Motion carried 6-0.

- 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)).

Director Ostrowski reported that 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."

Barb Jacob - 1616 Depot Street: Asked if the trucks would then need to park in the street anymore. Director Ostrowski advised that the truck would be facing south and back up to the north into the loading area.

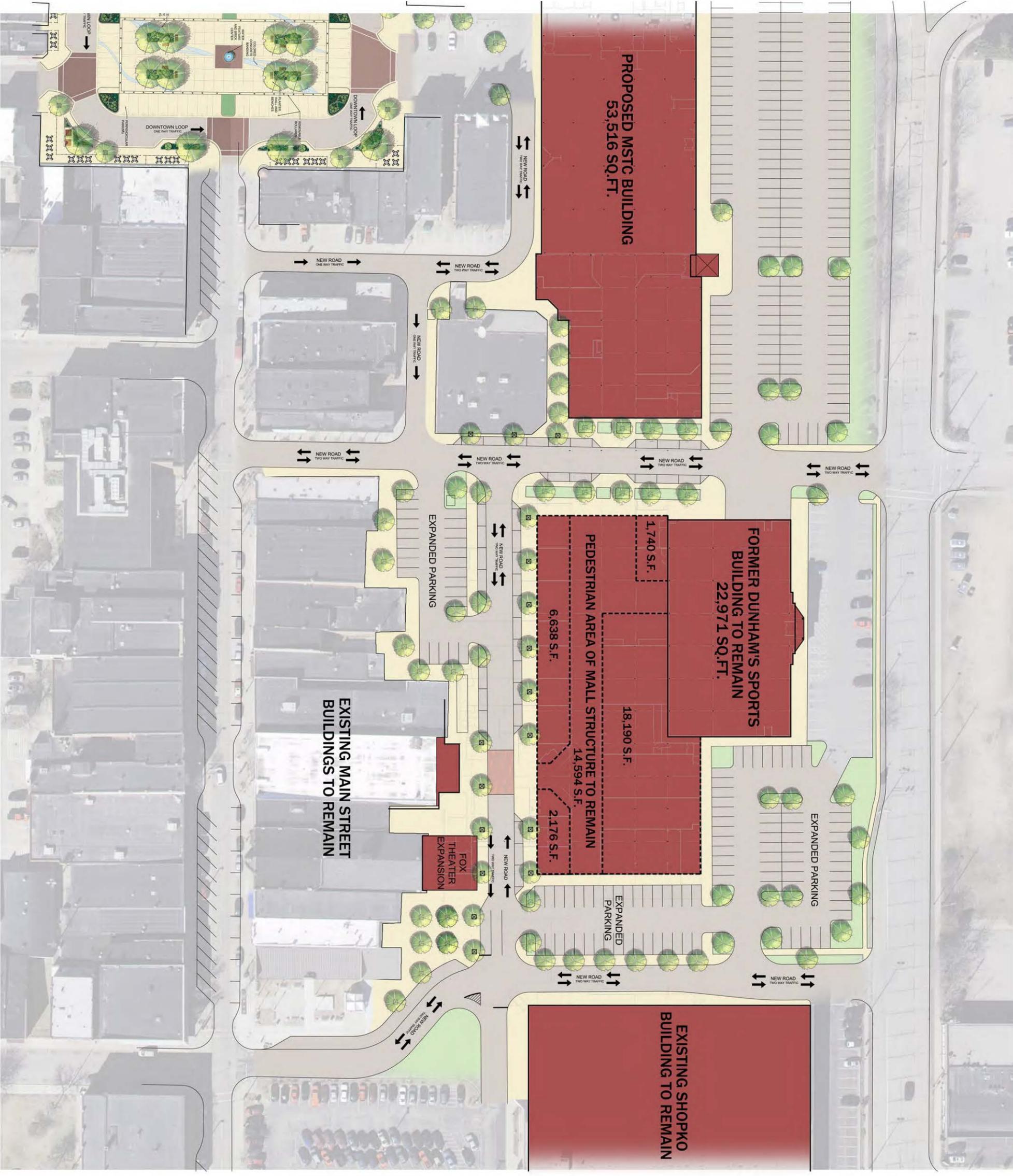
Commissioner Rice stated that the backs of some the buildings are currently not that appealing and is leery of changing that with the multiple family residences across Water Street. However, this can now be addressed through the conditional use process.

Motion by Rice to recommend the B-4 Commercial District (Section 23.02(2)(d)) 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, the Common Council may reduce the street setback of one of the frontages but may not reduce the setback to less than 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 or R-5), Business District (B-1, B-2, B-3, B-4, or B-5), or Industrial District (M-1 or 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."

seconded by Haines. Motion carried 6-0.

9. Adjourn 7:34 pm.

Attachment A – Downtown Redevelopment Master Plan



Attachment B – Conceptual Rendering 1



Attachment B – Conceptual Rendering 1



Attachment C – Conceptual Rendering 2



Attachment C – Conceptual Rendering 2





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: 5/25/2011
Re: Erbach Site Plan Review – 823 Main Street and 800 Clark Street

At the May 2, 2011 Plan Commission meeting, the Plan Commission approved a conditional use permit for the construction of two, five-bedroom apartment units at 823 Main Street. At that meeting, the PC placed the following conditions upon the request:

- 1) Shall parking ever become unavailable, the conditional must cease within 60 days, or another parking location must be approved.
- 2) Applicant must secure a multi-family license prior to occupying the unit.
- 3) 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.
- 4) Exterior improvements must be reviewed by the Historic Preservation / Design Review Commission.
- 5) The dumpster must be screened.
- 6) Landscaping shall be installed along Clark Street and Water Street, or at the corner per staff approval.

Since then, Mr. Erbach has received approval for the design by the Historic Preservation / Design Review Commission. In addition, the Common Council approved the conditional use request, with the exception of sending the landscaping requirement (number 6 above), back to the PC for further consideration.

The concern is that with the installation of landscaping along the parking lot, or at the corner of Clark Street and Water Street, Mr. Erbach may see a reduction in the number of parking stalls. The current parking layout has parking stalls that are immediately adjacent to the sidewalk. Since parking stalls are at a premium in the downtown, Mr. Erbach has asked the City to reconsider its position on requiring him to install the landscaping.

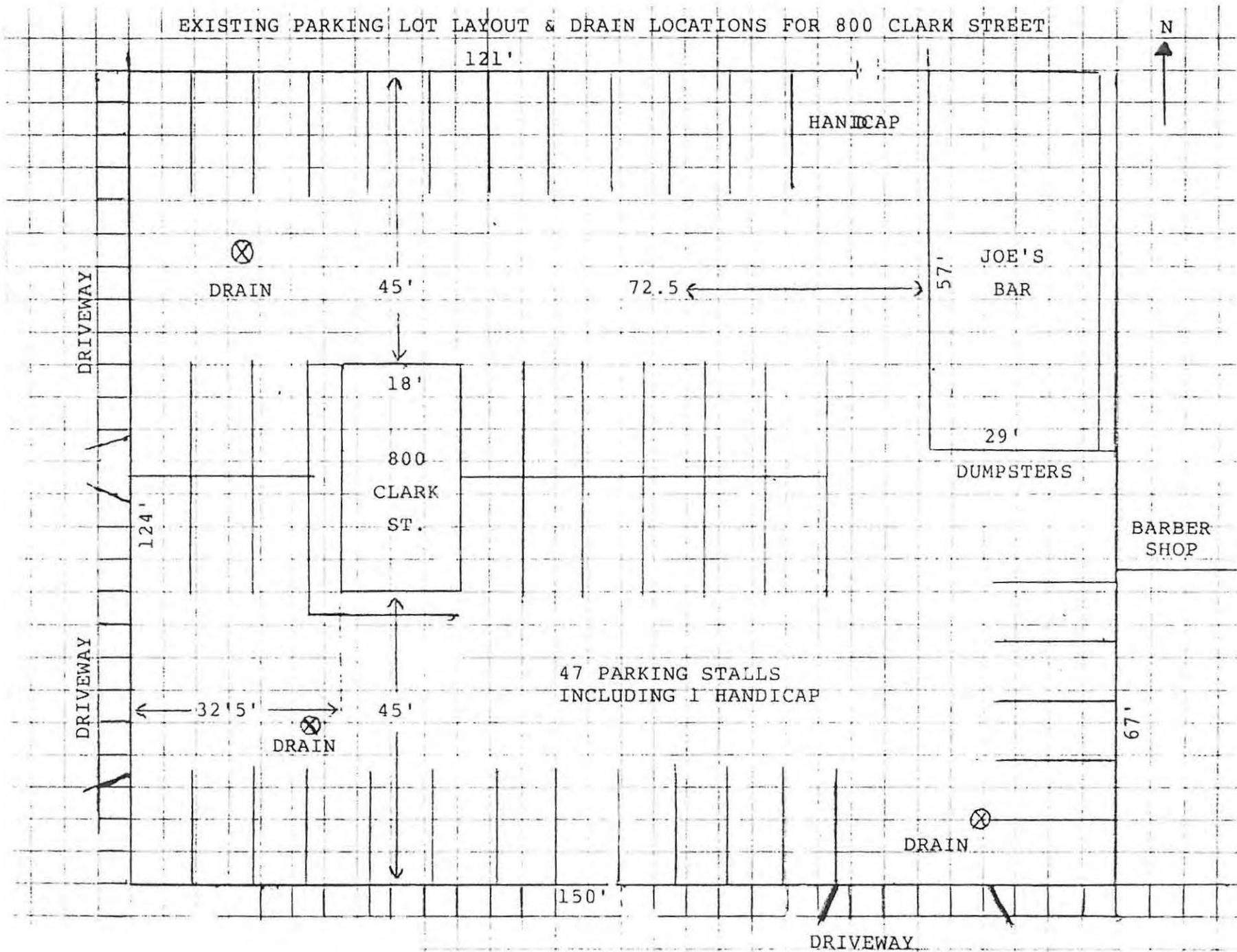
As a note, if this was a permitted use, Mr. Erbach would not be required to install landscaping throughout the parking lot, because the lot currently exists. The City's Zoning Ordinance requires parking lots to meet the current standards when more than 50% of the lot is reconstructed.

Reconstruction of an existing lot. Reconstruction is defined as removing over fifty (50) percent of the existing surface and reconstructing that surface. In the event that a property owner has problems complying with landscape standards associated with reconstructing a parking lot including the loss of a significant number of parking spaces, the Plan Commission shall consider and grant variations to these requirements based upon a mutually acceptable plan. Such variations may be granted without Common Council approval. Variations denied by the Plan Commission may be appealed to the Common Council.

While landscaping would help with the aesthetics, I feel that given the situation with the limited number of parking stalls in the downtown, and the costs associated with installing landscaping on an existing asphalt lot, that is not being reconstructed at this time, I would recommend that the PC remove this condition. However, if Mr. Erbach reconstructs the parking lot over 50%, at that time, he would need to comply with the current ordinance requirements. In addition, if Mr. Erbach intends to use the freestanding sign base located on the corner of Clark Street and Water Street, the B-3 sign requirements would require the following, and would require approval from the Historic Preservation / Design Review Commission:

The sign base shall be equal in size to the total square footage of the sign face, but must be at least 4 square feet in area. The sign base shall include plant materials and/or other permanent construction materials such as brick, stone, timbers, etc.

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**

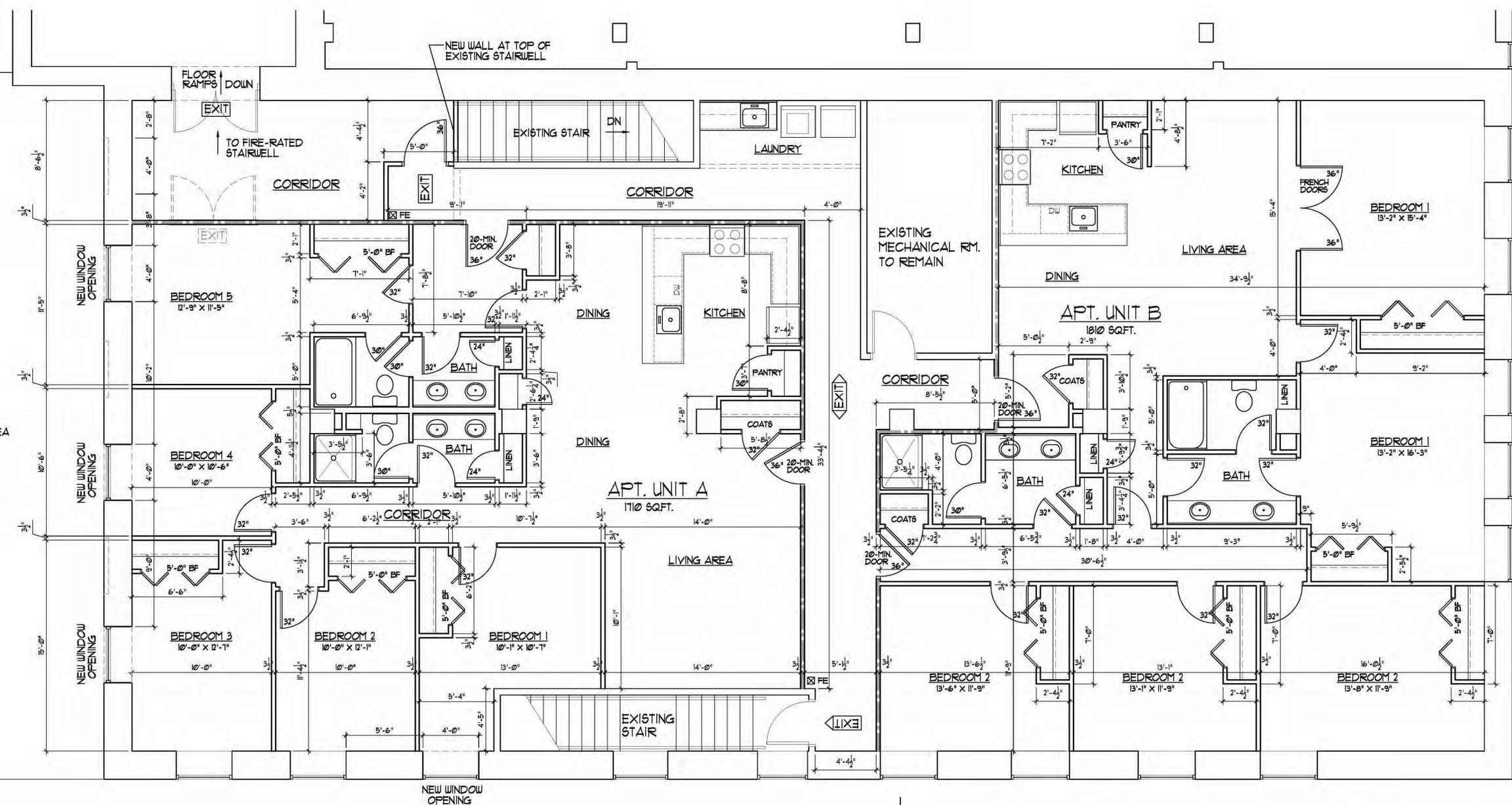
PROPOSED 2ND FLOOR APARTMENTS
FORMER BLUE CROSS/BLUE SHIELD BUILDING
823 MAIN STREET
STEVENS POINT, WISCONSIN 54481
OWNER:
RAND ERBACH
HAZELHURST, WISCONSIN

GRUNWALDT & ASSOCIATES, LLC
Architectural / Planning Services
32508 Church Street
Stevens Point, Wisconsin 54481
715/344-8647 (Phone) 715/344-9814 (Fax)
www.grunwaldt.com

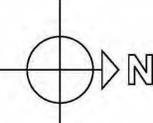


THESE DRAWINGS AND DESIGN THEREIN ARE THE EXCLUSIVE PROPERTY OF GRUNWALDT & ASSOCIATES, LLC. ANY USE OR REPRODUCTION WITHOUT THE EXPRESSED WRITTEN CONSENT OF GRUNWALDT & ASSOCIATES, LLC WILL RESULT IN LEGAL ACTION.

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:**
1. 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.
 2. PERMITS, ETC. TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
 3. ALL WORK TO BE DONE IN ACCORDANCE WITH STATE-ADOPTED UNIVERSAL DWELLING CODE AND LOCAL CODES INCLUDING THE STEVENS POINT FIRE DEPARTMENT.
 4. ASSUMED SOIL BEARING CAPACITY IS 2,000 PSF (NOT VERIFIED).
 5. ALL INTERIOR FINISHES PER CURRENT UNIVERSAL DWELLING CODE (UDC).
 6. STANDARD EXIT HARDWARE WILL BE PROVIDED AS REQUIRED BY IBC-2006.
 7. EXIT LIGHTS WILL BE PROVIDED PER CURRENT UDC.
 8. CARBON MONOXIDE DETECTORS SHALL BE PROVIDED PER CURRENT UDC.
 9. SMOKE DETECTORS SHALL BE PROVIDED PER CURRENT UDC.
 10. 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

Administrative Staff Report

Fehrenbach Conditional Use
1408 Wisconsin Street
June 6, 2011



Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none">William and Mary Fehrenbach <p>Staff:</p> <ul style="list-style-type: none">Michael Ostrowski, Director Community Development Ph: (715) 346-1567 Fax: (715) 346-1498 mostrowski@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none">2408-32-1012-11 <p>Zone(s):</p> <ul style="list-style-type: none">"R-3" Single and Two Family Residence District <p>Master Plan:</p> <ul style="list-style-type: none">Residential <p>Council District:</p> <ul style="list-style-type: none">District 9 – R. Stroik <p>Lot Information:</p> <ul style="list-style-type: none">Actual Frontage: 60 feetEffective Frontage: 60 feetEffective Depth: 120 feetSquare Footage: 7,200Acreage: 0.165 <p>Current Use:</p> <ul style="list-style-type: none">Residential <p>Applicable Regulations:</p> <ul style="list-style-type: none">23.01(16), 23.02(1)(e), and 23.02(1)(h)	<p>Request</p> <p>Discussion and possible action on a request from William and Mary Fehrenbach, 1408 Wisconsin Street, for a conditional use permit for the purposes of constructing a porch using the "R-TND" Traditional Neighborhood Development Overlay District minimum setback requirements. Parcel ID 2408-32-1012-11.</p> <p>Attachment(s)</p> <ul style="list-style-type: none">Parcel ID SheetExhibit MapApplicationPlans <p>Findings of Fact</p> <ul style="list-style-type: none">The property is zoned B-3, and located within the R-TND overlay district.The proposal is to remove the existing roof over the entry way and reconstruct a 7' x 19' open porch.The home is setback 20' and the porch would be setback 13', with the steps extending out 3'.The minimum street setback requirement in the R-TND is 12' and the minimum interior side yard is 4'.Materials will match existing dwelling. <p>Staff Recommendation</p> <p>Approve subject to Plan Commission and staff comments, including the following condition(s):</p> <ul style="list-style-type: none">Project shall be completed within one year after final approval.
---	---

Vicinity Map



Background



Mr. and Mrs. Fehrenbach wish to remove the existing stoop and reconstruct an open porch on the front/street side of their home using the R-TND setback requirements. The front setback will be 13' and the side will meet the existing side yard setback.

The porch will extend out 7' and be 19' wide. The steps for the porch will extend 3' from the proposed porch.

Standards of Review

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

Analysis: The single family dwelling is existing and is a low intensity use.

Findings: The change should not be detrimental to the health, safety, or general welfare of the public.

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

Analysis: There is to be no change in use.

Findings: The current use is not in conflict with the surrounding neighborhood.

- 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 change 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: The immediate area has a mix of residential homes.

Findings: The proposed change should not be in variance with the architectural appeal or function of the neighborhood. The proposed extension would be in line with the adjacent structures.

- 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: There is to be no change in the ingress/egress.

Findings: This standard is met.

- 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 Single and Two Family Residence District. The intent of this district is to provide for both single family residences and two family residences intended particularly to act as a transition district between lower intensity uses such as permitted in "C", "R-1" and "R-2" districts and higher intensity

districts, consistent with the City's Comprehensive Plan. This district is intended to be provided for all lands where sewer and water is or will be required.

Findings: The use is consistent with the 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.

Findings: The proposed change to the building meets all other requirements.

- 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: There is no change in the occupancy of the structure.

Findings: This standard is met.

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

N/A

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

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

Analysis: The building is existing and fronts on Wisconsin 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 property is located in the middle of the lot.

Findings: This standard is met.

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

Analysis: There property is located in the middle of the lot.

Findings: This standard is met.

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

Analysis: There are no other access points.

Findings: This standard is met.

- 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: This is the only driveway at the site.

Findings: This standard is met.

- 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: Other than parking, no traffic occurs on the site.

Findings: This standard is met.

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

Analysis: The driveway is not screened.

Findings: This standard is met.

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

Analysis: N/A

Findings: N/A

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

Analysis: N/A

Findings: N/A

- 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: N/A

Findings: N/A

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

Analysis: The driveway is located in the middle of the lot.

Findings: This standard is met.

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 is currently existing.

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: N/A

Findings: N/A

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

Analysis: N/A

Findings: N/A

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

Analysis: N/A

Findings: N/A

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

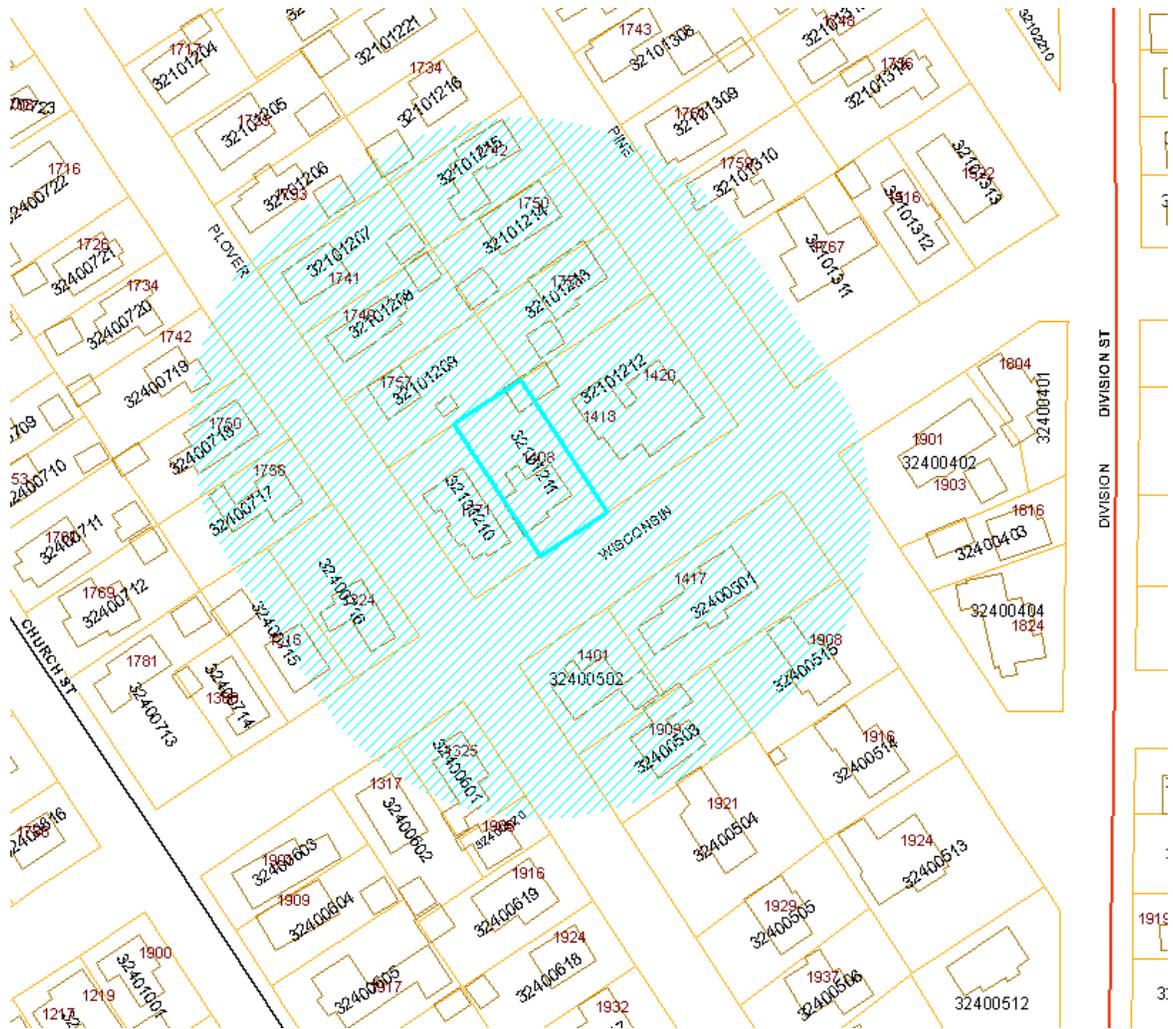
N/A

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

2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	
PARCEL / OWNER DATA															
NAME AND ADDRESS					PARCEL #			LAND USE			ALDERMANIC DISTRICT				
William J & Mary M Fehrenbach 1408 Wisconsin St Stevens Point, WI 54481					240832101211			Residential							
					PROPERTY ADDRESS						NEIGHBORHOOD				
					1408 Wisconsin St						291 Strng Ellis & O Boy & Atwell				
					SUBDIVISION						ZONING				
											R3-TWO FAMILY				
OWNERSHIP HISTORY*															
OWNER			SALE DATE		AMOUNT		CONVEYANCE			VOLUME		PAGE		SALE TYPE	
William J & Mary M Fehrenbach			7/20/1994		\$68,500		Warranty Deed			633		1115		Land & Buildings	
SITE DATA					PERMIT HISTORY*										
ACTUAL FRONTAGE		60.0			DATE		NUMBER		AMOUNT		PURPOSE		NOTE		
EFFECTIVE FRONTAGE		60.0			7/16/2003		31742		\$15,000		090 Roof/Strip & re-roof				
EFFECTIVE DEPTH		120.0													
SQUARE FOOTAGE		7,200.0													
ACREAGE		0.165													
2011 ASSESSED VALUE															
CLASS		LAND		IMPROVEMENTS		TOTAL			RATIO		EST. FAIR MARKET VALUE				
A-Residential		\$11,800		\$74,000		\$85,800			92.00%		\$93,300				
TOTAL		\$11,800		\$74,000		\$85,800					\$93,300				
LEGAL DESCRIPTION															
LOT 147 BLK 43 S E & O ADD 633/1115															
DWELLING DATA (1 of 1)															
STYLE		07 Old Style			BASEMENT			Full		Exposed		No			
EXT. WALL		Alum / Vinyl / Steel			HEATING			Basic							
STORY HEIGHT		2		AGE		91		FUEL TYPE		Gas					
YEAR BUILT		1920		EFF. YEAR		1920		SYSTEM TYPE		Warm Air					
CLASS		A-Residential			TOTAL ROOMS			7		BEDROOMS		4			
INT. COND. RELATIVE TO EXT.		Interior Same As Exterior			FAMILY ROOMS			1							
PHYSICAL CONDITION		Average			FULL BATHS			1		HALF BATHS		1			
KITCHEN RATING		Average			BATH RATING			Average							
FEATURES					ATTACHMENTS										
DESCRIPTION				UNITS		DESCRIPTION		AREA							
Fireplace				1		Open Frame Porch		12							
Openings				1		Open Frame Porch		160							
LIVING AREA (Dwelling 1)															
DESCRIPTION					GROSS AREA					CALCULATED AREA					
BASEMENT					1,084.0										
FINISHED BASEMENT LIVING AREA					0.0					0.0					
FIRST STORY					1,084.0					1,084.0					
SECOND STORY					468.0					468.0					
ADDITIONAL STORY					0.0					0.0					
ATTIC / FINISHED					0.0					0.0					
HALF STORY / FINISHED					416.0					312.0					
ATTIC / UNFINISHED					0.0										
HALF STORY / UNFINISHED					0.0										
ROOM / UNFINISHED					0.0										
TOTAL LIVING AREA										1,864.0					

DETACHED IMPROVEMENTS				
DESCRIPTION	YEAR BUILT	SQUARE FEET	GRADE	CONDITION
Garage - Detached Frame	1920	240	C	A
PROPERTY IMAGE		PROPERTY SKETCH		
				
<p>Disclaimer: Information shown here is considered accurate but not guaranteed. * Additional data may be available by contacting the assessors office.</p> <p>Copyright 2011 Ruekert/ Mielke. All rights reserved. Please contact Webmaster if you have any comments or questions about our site.</p>				

1408 Wisconsin Street - Fehrenbach - Conditional Use - Exhibit Map
(200 Feet Boundary)



TaxKey	Property Address	Owner Name	Mailing Address	City	State	Zip Code
281240832101206	1733 Plover St	John W & Jane M Cotter	1733 Plover St	Stevens Point	WI	54481
281240832101207	1741 Plover St	Kevin C Masarik	1741 Plover St	Stevens Point	WI	54481
281240832101208	1749 Plover St	Hummingbird Irrevoc Trust	3105 S Maple Valley Rd	Nibley	UT	84321
281240832101209	1757 Plover St	Patrick N Bloom	1757 Plover St	Stevens Point	WI	54481
281240832101210	1771 Plover St	Lorraine H Omernik	1771 Plover St	Stevens Point	WI	54481
281240832101211	1408 Wisconsin St	William J & Mary M Fehrenbach	1408 Wisconsin St	Stevens Point	WI	54481
281240832101212	1418-20 Wisconsin St	William G Kelly Jr &	1420 Wisconsin St	Stevens Point	WI	54481
281240832101213	1758 Pine St	Hamid & Nasrin Hekmat	1758 Pine St	Stevens Point	WI	54481
281240832101214	1750 Pine St	Fannie Mae	PO Box 650043	Dallas	TX	75265
281240832101215	1742 Pine St	Karyn H Tank &	1742 Pine St	Stevens Point	WI	54481
281240832101216	1734 Pine St	Shawn A Pflugardt-Lang	1734 Pine Street	Stevens Point	WI	54481
281240832101309	1751 Pine St	Paul D & Gina J Ramsey	1751 Pine St	Stevens Point	WI	54481
281240832101310	1759 Pine St	Sylvester & J Pliska	1759 Pine St	Stevens Point	WI	54481
281240832101311	1767 Pine St	Joseph D & Dawn M Cyran	1917 Church St	Stevens Point	WI	54481
281240832400402	1901-03 Pine St/1509 Wisconsin	Bonnie Eschenbauch	10353 Krogwold Rd	Amherst Junction	WI	54407
281240832400501	1417 Wisconsin St	David L & D Roman	1417 Wisconsin St	Stevens Point	WI	54481
281240832400502	1401 Wisconsin St	Edward H Bartig	1401 Wisconsin St	Stevens Point	WI	54481
281240832400503	1909 Plover St	Richard W & J Doxtator	1909 Plover St	Stevens Point	WI	54481
281240832400504	1921 Plover St	John P Sullivan	1921 Plover St	Stevens Point	WI	54481
281240832400515	1908 Pine St	James E & Katherine G Cooper	1908 Pine St	Stevens Point	WI	54481
281240832400601	1325 Wisconsin St	H And M Investments Inc	5628 Shady Dr	Plover	WI	54467

281240832400602	1317 Wisconsin St	Eric F Olson	1317 Wisconsin Street	Stevens Point	WI	54481
281240832400620	1908 Plover St	Elizabeth M Hansel	525 Clayton Ave	Stevens Point	WI	54481
281240832400715	1316 Wisconsin St	William & Melissa Neigbauer	1316 Wisconsin St	Stevens Point	WI	54481
281240832400716	1324 Wisconsin St	Cap Services Inc	5499 Hwy 10 East	Stevens Point	WI	54481
281240832400717	1758 Plover St	Jason Disher	1758 Plover St	Stevens Point	WI	54481
281240832400718	1750 Plover St	Linda Jane Hawkins Et Al	1733 Elk St	Stevens Point	WI	54481
281240832400719	1742 Plover St	David M & Cynthia L Mccabe	1742 Plover St	Stevens Point	WI	54481

#1.42118
5/19/11 #90.00

REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION

ADDRESS OF PROPERTY: 1408 Wisconsin

- 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)
changing front stoop to 7x19 front porch

OWNER/APPLICANT:

Name: William/Mary Fehrenbach
Address: 1408 Wisconsin Street
Stevens Point, WI 54481
(City, State, Zip Code)

Telephone: 715. 342. 9596
Cell Phone: _____

W Fehrenbach
Signature

AGENT FOR OWNER/APPLICANT:

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

Telephone: _____
Cell Phone: _____

Signature

Scheduled Date of Plan Commission Meeting: Mon, June 6, 6:00 pm

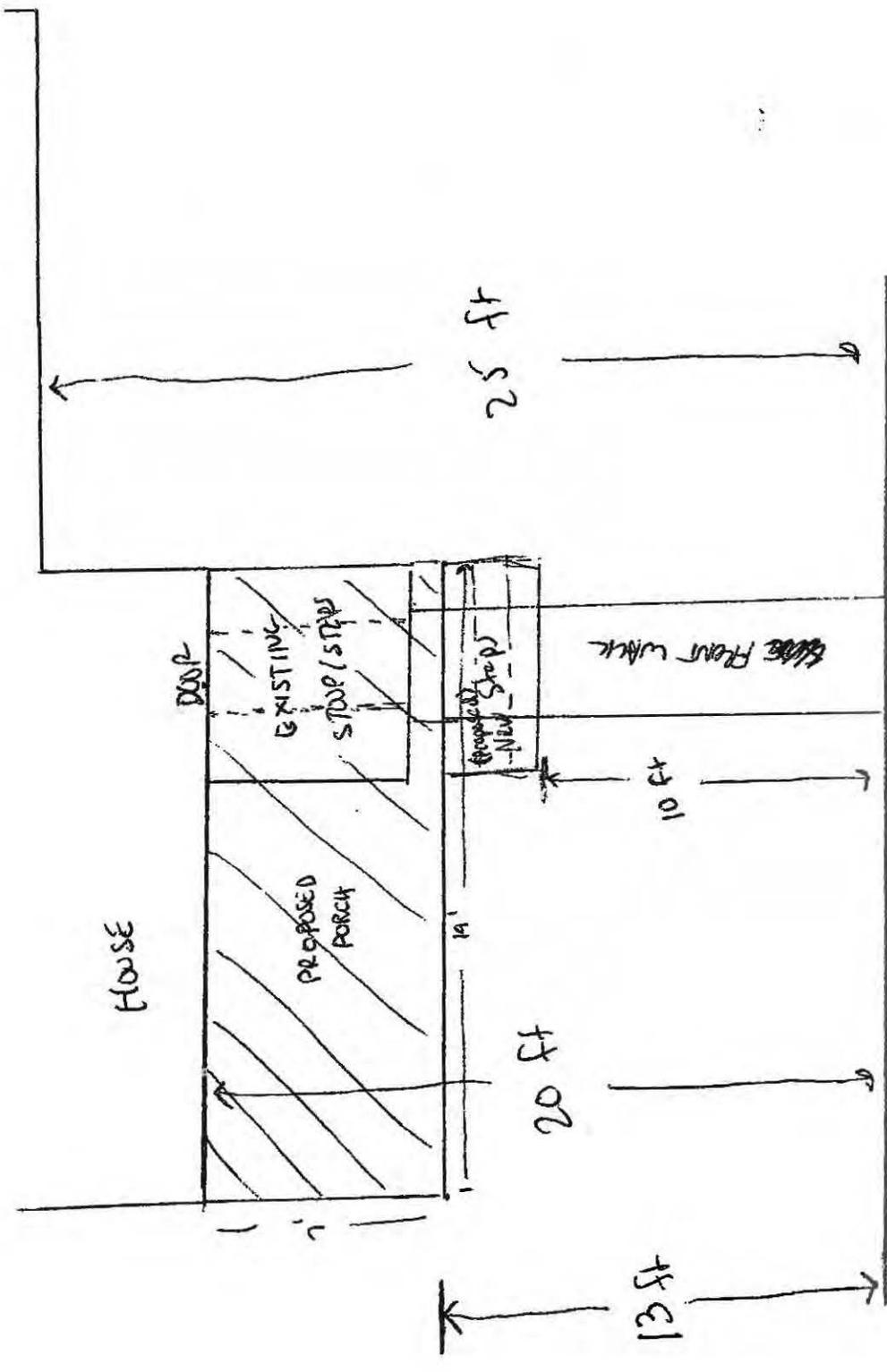
Scheduled Date of Common Council Meeting: Mon, June 20, 7:00 pm

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

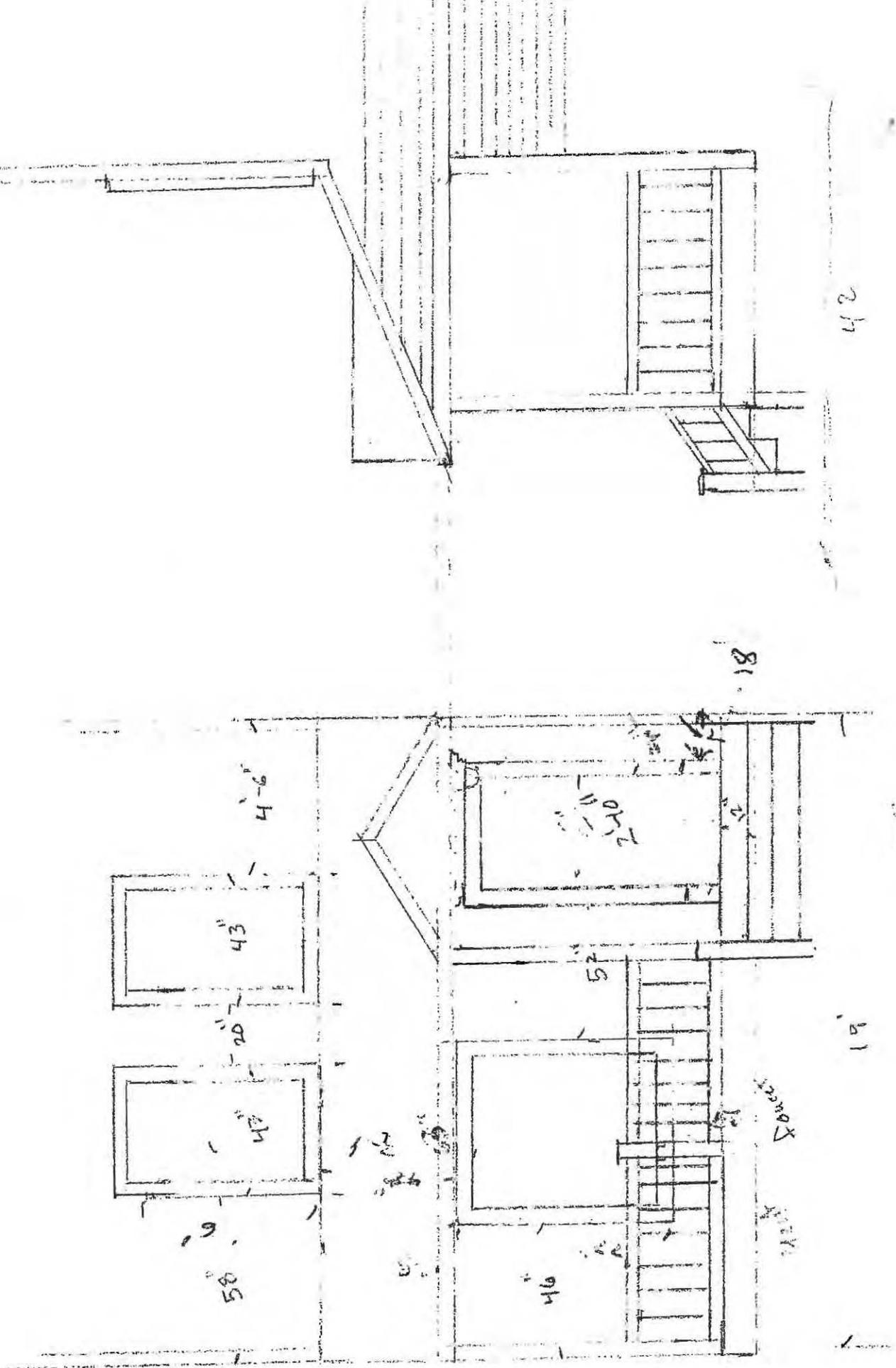
Receipt # _____



(WISCONSIN STREET) SIDEWALK

1408 WISCONSIN STREET

57



42

18

19

Staircase

100

43

20

43

59

58

46

5

46

13

44

5

100

**BID FOR BILL AND MARY FEHRENBACH
1408 WISCONSIN STREET; STEVENS POINT**

Bid of build a 7x19' porch on front of home.

Bid includes:

1. Removing old concrete steps, sidewalk and small roof over front door and hauling away all debris.
2. Removing old siding. Siding will be reused after new porch is built.
3. Digging 4 holes for new porch foundation 12" in diameter and 48" below grade, and filling holes with concrete.
4. Building porch deck and steps, using 2x10" treated material.
5. Installing *Trex* for deck floor surface, deck skirt and steps.
6. Building porch roof according to attached plan. Installing shingles and soffit to match existing.
7. Installing new *Azek* 5/4" thick material around picture window under porch roof.
8. Installing *Fypon* moldings - style wch48x7bt - for door head piece and style pil5x90p for sides of door.
9. Installing *Color Guard* vinyl rail, spindles and posts per plan.
10. Pouring 4" thick concrete sidewalk from steps of home to city sidewalk.
11. Installing vinyl cross grate around deck to ground.
12. Moving and installing new exterior faucet. Moving dryer vent.

**Any additional work required by contractor beyond this contract will be done on a time-and-material basis, at a cost of \$26.00 per man, per hour.

**No electrical work is included in bid.

***Add \$1,585.00 to bid to install a 36" *Therma Tru* fiberglass mahogany door with a multi-point lock and satin hinges, pre-stained on both sides. New inside painted trim would match other windows.

***Add \$450.00 to bid to install new 36" *Pella* full light storm door.

***Add \$1300.00 to bid to install footings and brick around decks three sides instead of cross grate.

***Add \$375.00 to bid to re-frame outside of two windows above porch.

****OWNERS ARE RESPONSIBLE FOR OBTAINING BUILDING PERMIT.****

Payments due as follows:

*Iwanski Construction LLC
6925 6th Street
Stevens Point WI 54482*

Acceptance of bid by:

W. Fehrenbach
Owner

[Signature]
Owner

3-11-11
Date

[Signature]
Contractor

2/25/11
Date

mid:jan

Administrative Staff Report

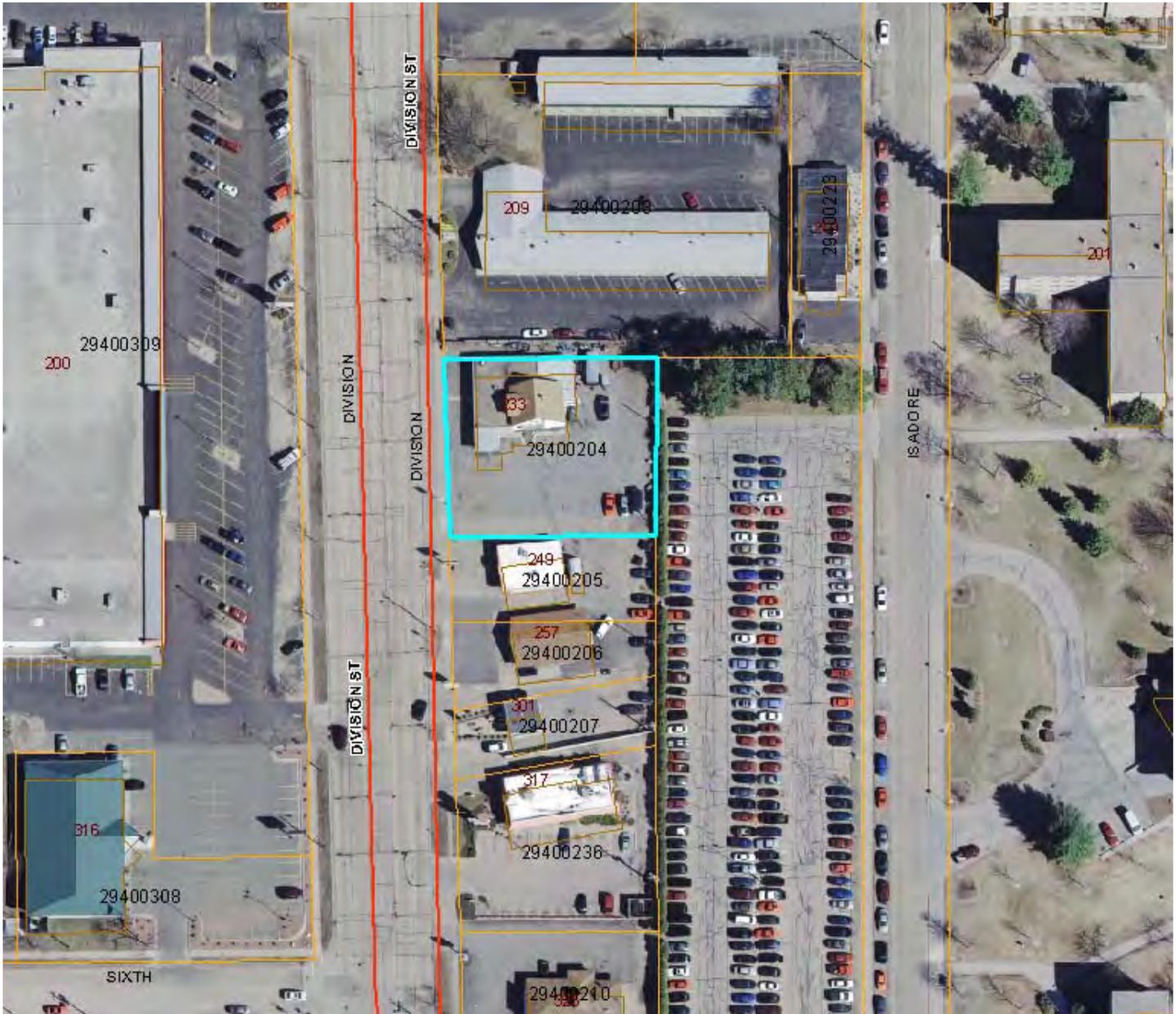
Pa Joe's Bar Conditional Use
233 Division Street
June 6, 2011



Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none">Sandra Kryshak <p>Staff:</p> <ul style="list-style-type: none">Michael Ostrowski, Director Community Development Ph: (715) 346-1567 Fax: (715) 346-1498 mostrowski@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none">2408-29-4002-04 <p>Zone(s):</p> <ul style="list-style-type: none">"B-4" Commercial District <p>Master Plan:</p> <ul style="list-style-type: none">Commercial/Office/Multi-family <p>Council District:</p> <ul style="list-style-type: none">District 1 – Beveridge <p>Lot Information:</p> <ul style="list-style-type: none">Actual Frontage: 126 feetEffective Frontage: 126 feetEffective Depth: 144 feetSquare Footage: 18,171Acreage: 0.417 <p>Current Use:</p> <ul style="list-style-type: none">Tavern <p>Applicable Regulations:</p> <ul style="list-style-type: none">23.01(14)(a), 23.01(16), and 23.02(2)(c)	<p>Request</p> <p>Discussion and possible action on a request from Sandra Kryshak of Pa Joe's Bar, 233 Division Street, for a conditional use permit for a premise extension to an exterior seating area. Parcel ID 2408-29-4002-04.</p> <p>Attachment(s)</p> <ul style="list-style-type: none">Parcel ID SheetExhibit MapApplicationSite LayoutExterior ElevationsInterior Layout <p>Findings of Fact</p> <ul style="list-style-type: none">The property is zoned B-4.A tavern is a conditional use in this district, and an extension of premise would require a conditional use permit.Exterior seating area will be 8' x 20'. The area will be enclosed with a 4' wrought iron fence with 4" corner posts. <p>Staff Recommendation</p> <p>Approve subject to Plan Commission and staff comments, including the following condition(s):</p> <ul style="list-style-type: none">Refuse containers shall be relocated behind the building or an enclosure shall be constructed to keep them hidden from view from Division Street and the surrounding properties.No food service, drinking, or music is allowed on the exterior seating area after 11:00 PM.Public Protection Committee shall review the plans to for the fencing.A landscaping buffer, which does not impede visibility, is encouraged around the exterior seating area to create some additional perception of separation between the outdoor seating area and the parking lot and sidewalk.Seating area is separated from the sidewalk by at least 5 feet.Due to safety concerns, no parking shall be allowed in front of the bar, or immediately adjacent to the exterior seating area. A physical barrier is encouraged around the exterior seating area for the protection of patrons.The number of parking spaces should not be reduced below the amount required for the property.Conditional use to expire June 30, 2013.
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Vicinity Map



Background



Ms. Kryshak is requesting a conditional use permit for the purposes of extending the premise to an exterior seating area in front of Pa Joe's Bar. The seating area will be 8' x 20' and will be surrounded by a 4' high wrought iron fence.

Standards of Review

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

Analysis: The establishment already exists and this is an extension of the use to the exterior portion of the premises. However, the establishment of the seating area comes near the parking lot and towards Division Street, which may cause safety concerns if a proper barrier is not constructed.

Findings: Staff would recommend that no parking be allowed adjacent to the seating area in front of the bar. In addition, it is highly encouraged that the applicant constructs a barrier to protect this area from potential vehicles.

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

Analysis: The use already exists and this is an extension of the use to the exterior portion of the premises.

Findings: The use should not be injurious to the existing uses.

- 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: The fence will be a wrought iron fence.

Findings: This is a quality material for fencing.

- 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: Ingress/Egress will continue at its existing location on the southern portion of the lot.

Findings: This standard is met.

- 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 Commercial District. This district is established to provide for retail, commercial, office, service and apartment uses in areas of good accessibility along arterial streets consistent with the City's Comprehensive Plan. This district is primarily intended to accommodate general commercial uses requiring on-site parking and arterial access.

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: There is no change in occupancy.

Findings: This standard is met.

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

N/A

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

- 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 Division 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: The driveway currently exists, and will not be modified.

Findings: N/A

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

Analysis: The driveway currently exists, and will not be modified.

Findings: N/A

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

Analysis: The driveway currently exists, and will not be modified.

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: The driveway currently exists, and will not be modified.

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: There is to be no change to the traffic flow.

Findings: N/A

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

Analysis: The building is setback from the right-of-way and should not be a concern regarding visibility.

Findings: The fence, barrier, or landscaping should not cause any visibility issues.

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

Analysis: No changes to the parking lot will occur.

Findings: N/A

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

Analysis: No change in vehicular circulation is planned.

Findings: Most of the parking occurs on the southern portion of the site.

- 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: Parking has occurred in the front of the building.



Findings: With the installation of an exterior seating area, and due to safety concerns, staff would recommend that parking not occur adjacent to this area. The area should be protected from potential vehicles entering or driving past the site.

In addition, parking should not be decreased below the minimum number required for the site. 1 space is required for each 100 square feet of floor area for the tavern. The tavern is 1,536 feet, and thus would require 16 stalls. Stalls for the residential use would also need to meet the minimum.

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: This standard is met.

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

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

Analysis: Refuse storage is stored behind the building and can be viewed from Division Street.



Findings: All containers shall be screened from view. Staff would recommend that the containers be relocated behind the building so they are hidden from view from Division Street, or that an enclosure is constructed to hide the containers.

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: Noise levels shall be kept at a reasonable level.

Findings: This area is a heavily commercial strip and should not cause problems relating to noise.

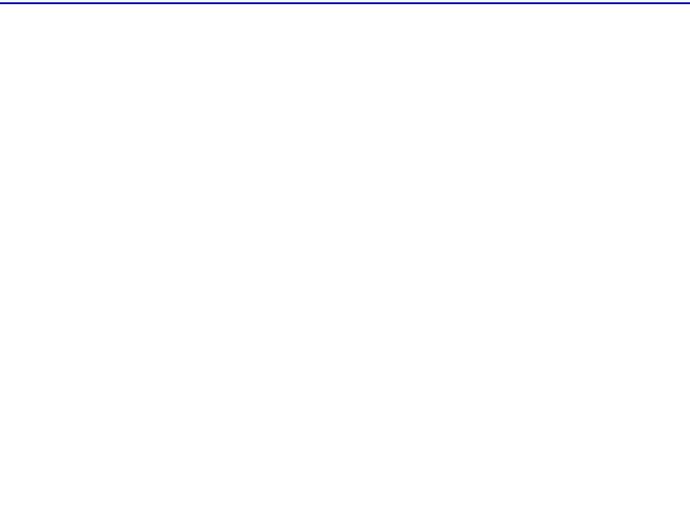
14) Principal - Applications for exclusive multifamily residential uses. Landscaping shall be provided or existing landscape elements shall be preserved to maintain a sense of residential character, define boundaries, and to enhance the sense of enclosure and privacy.

N/A

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

2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997
PARCEL / OWNER DATA														
NAME AND ADDRESS					PARCEL #			LAND USE			ALDERMANIC DISTRICT			
Kreeesh LLC 2350 Magnolia Dr Plover, WI 54467					240829400204			Bar/Tavern w/ Apt(s)						
					PROPERTY ADDRESS			NEIGHBORHOOD						
					233 Division St			Division Str North (Comm)						
					SUBDIVISION			ZONING						
								B4-COMMERCIAL						
OWNERSHIP HISTORY*														
OWNER		SALE DATE		AMOUNT		CONVEYANCE			VOLUME		PAGE		SALE TYPE	
Kreeesh LLC		5/19/2006		\$260,000		Warranty Deed			689440				Land & Buildings	
SITE DATA					PERMIT HISTORY*									
ACTUAL FRONTAGE		126.0			DATE		NUMBER		AMOUNT		PURPOSE		NOTE	
EFFECTIVE FRONTAGE		126.0			7/28/2010		37361		\$1,400		099 Sign			
EFFECTIVE DEPTH		144.2			6/3/2006		34106		\$2,700		001 Air Conditioning (HVAC)		replace	
SQUARE FOOTAGE		18,170.5												
ACREAGE		0.417												
2011 ASSESSED VALUE														
CLASS		LAND		IMPROVEMENTS		TOTAL			RATIO		EST. FAIR MARKET VALUE			
B-Commercial		\$146,500		\$88,100		\$234,600			92.00%		\$255,000			
TOTAL		\$146,500		\$88,100		\$234,600					\$255,000			
LEGAL DESCRIPTION														
PRT OF NE SE COM 433' 1/2" S & 25' E OF NW COR SD 40 E 130' S 126' W 130' N 126' TO POB ALSO INCL PT OF VACATED DIVISION ST DESC IN DOC#685644 S29 T24 R8 689440 & STIP 685644 704766-CERT														



PROPERTY IMAGE	PROPERTY SKETCH
 <p style="text-align: center; color: red; font-weight: bold;">07.09.2008</p> <p style="text-align: center; color: blue; font-weight: bold;">1 2 3 4 5 6 7</p>	

BUILDING SUPERSTRUCTURE DATA

BLDG	SEC	OCCUPANCY	YEAR	AREA	FRAMING	HGT
1	1	Apts (D avg)	1900	1,672	Wood Frame - Avg	8
1	2	Bar/Tavern (C avg)	1955	1,536	Masonry - Avg	10
TOTAL AREA				3,208		

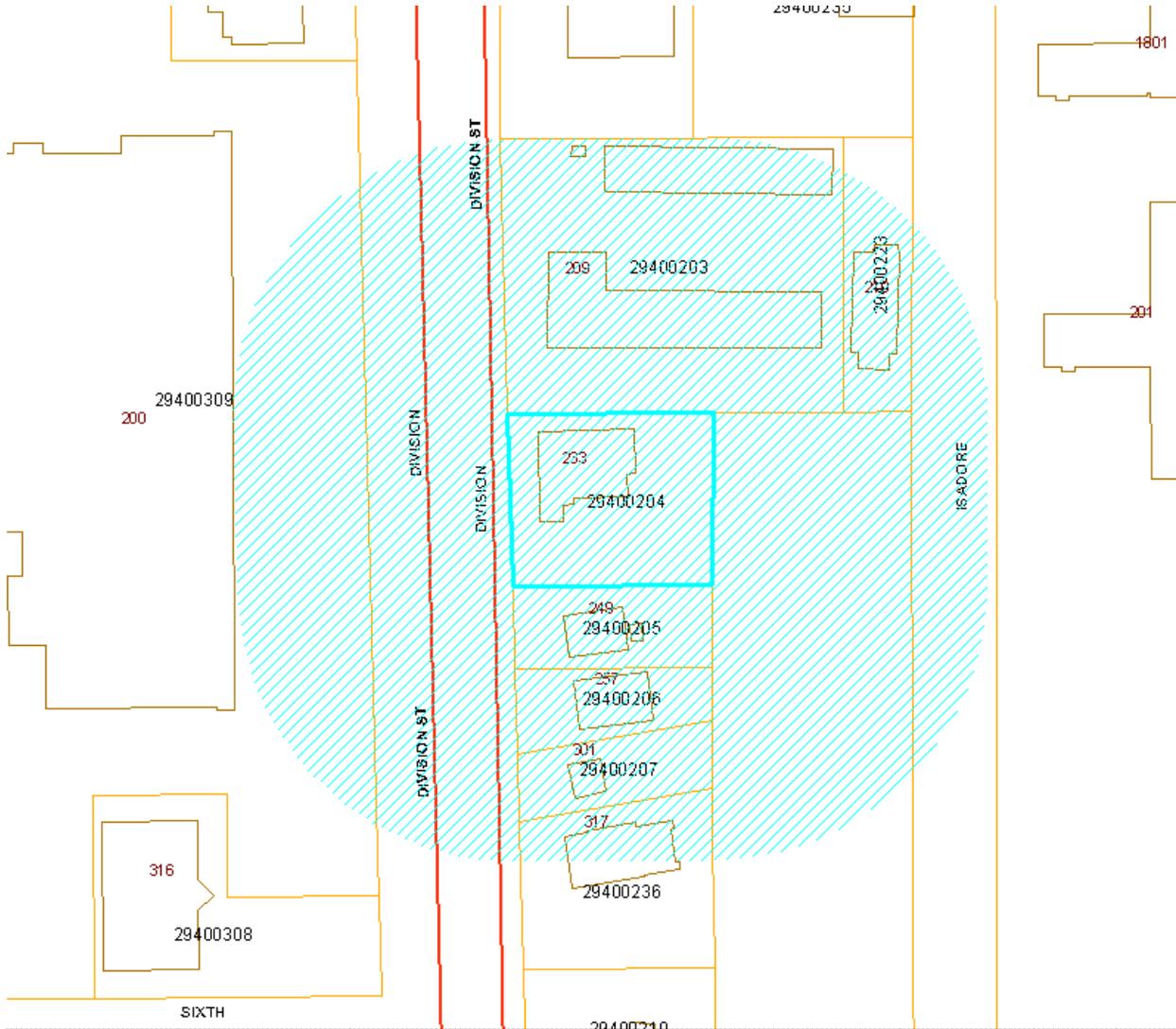
BASEMENT DATA				COMPONENTS			
BLDG	SEC	ADJUSTMENT DESCRIPTION	AREA	BLDG	SEC	COMPONENT DESCRIPTION	AREA
1	1	Apartments - Unfinished Bsmnt	864				
1	2	Bar/Tav/Restaurant Unf Bsmnt	1,536				

SITE IMPROVEMENTS		STRUCTURE DATA	
SITE IMPROVEMENT	UNITS		
		AGE	111
		YEAR BUILT	1900
		EFF. YEAR	1965
		ONE BEDROOM	n/a
		TWO BEDROOM	n/a
		THREE BEDROOM	n/a
		TOTAL UNITS	n/a
		STORIES	n/a
		BUSINESS NAME	Tavern w/ rear home

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.

233 Division Street - Pa Joe's Bar - Conditional Use - Exhibit Map
 (200 Feet Boundary)



TaxKey	Property Address	Owner Name	Mailing Address	City	State	Zip Code
281240829400203	209 Division St	Patel Family Trust dated 10/20/05	209 Division St	Stevens Point	WI	54481
281240829400204	233 Division St	Kreesh 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
281240829400222	Isadore St	Board Of Regents State College	P O Box 8010	Madison	WI	53708
281240829400223	210 Isadore St	Karen K Johnson	1511 Torun Rd	Stevens Point	WI	54482
281240829400233	101 Division St	Campus Corner LLC	1877 Neotomas Pl	Santa Rosa	CA	95405
281240829400235	1717 Maria Dr	Gerrard Corporation	420 5th Ave Ste A	LaCrosse	WI	54601
281240829400236	317 Division St	WMCR Holding Company LLC	PO Box 456	Alpena	MI	49707
281240829400309	200 Division St	Northpoint Center LLC	PO Box 508	Hartland	WI	53029
281240829490224	Isadore St	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481

R# 1-41731
5/2/11

REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION

ADDRESS OF PROPERTY: 233 Division St. St. Point, WI 54467

- 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).

20' x 12' fenced in - wheelchair access ramp/exit patio

OWNER/APPLICANT:

Name: Sandra Kryshak
Address: 2350 Magnolia Dr.
Flower, WI 54467
(City, State, Zip Code)

Telephone: 915-572-2255
Cell Phone: _____

Sandra Kryshak
Signature

AGENT FOR OWNER/APPLICANT:

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

Telephone: _____
Cell Phone: _____

Signature

Scheduled Date of Plan Commission Meeting: June 6, 2011

Scheduled Date of Common Council Meeting: June 20, 2011

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

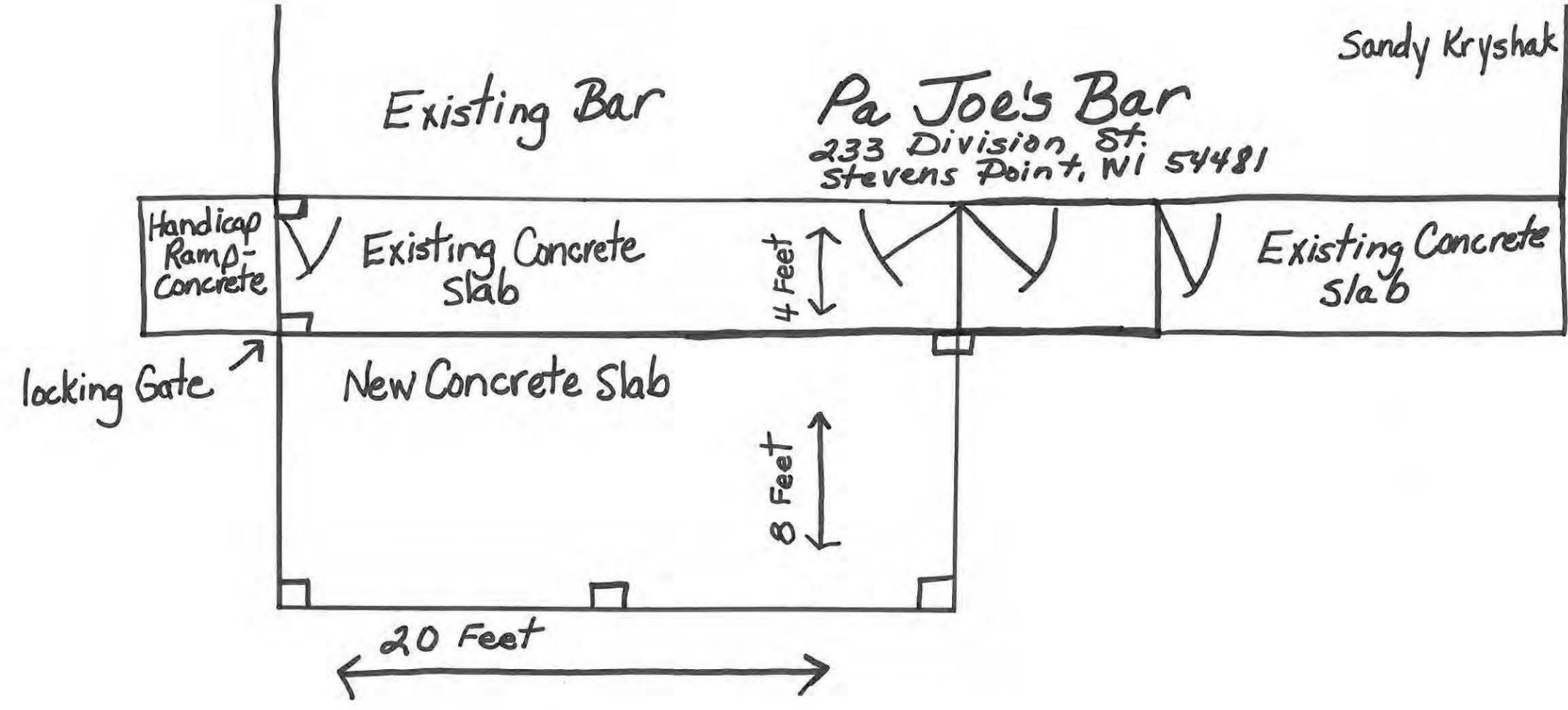
All requests with supporting documentation are due at the Community Development Office three weeks prior to the actual meeting.

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

Receipt # _____

Existing Bar

Pa Joe's Bar
233 Division St.
Stevens Point, WI 54481



- * 48" metal fencing
- - 4" Corner Posts

Administrative Staff Report

Wolf Rezoning and Conditional Use 1600 Michigan Avenue June 6, 2011



Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none">Jay Wolf <p>Staff:</p> <ul style="list-style-type: none">Michael Ostrowski, Director Community Development Ph: (715) 346-1567 Fax: (715) 346-1498 mostrowski@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none">2408-33-2020-01 <p>Zone(s):</p> <ul style="list-style-type: none">"R-2" Single Family Residence District <p>Master Plan:</p> <ul style="list-style-type: none">Residential <p>Council District:</p> <ul style="list-style-type: none">District 5 – M. Stroik <p>Lot Information:</p> <ul style="list-style-type: none">Actual Frontage: 94 feetEffective Frontage: 94 feetEffective Depth: 108 feetSquare Footage: 10,152Acreage: 0.233 <p>Current Use:</p> <ul style="list-style-type: none">Residential <p>Applicable Regulations:</p> <ul style="list-style-type: none">23.01(16), 23.02(1)(d), and 23.02(1)(e)	<p>Request</p> <ol style="list-style-type: none">Discussion and possible action on a request from Jay Wolf, to rezone the property located at 1600 Michigan Avenue from "R-2" Single Family Residence District to "R-3" Single and Two Family Residence District. Parcel ID 2408-33-2020-01.Discussion and possible action on a request from Jay Wolf, 1600 Michigan Avenue, for a conditional use permit for the purposes of constructing an attached garage using the "R-TND" Traditional Neighborhood Development Overlay District minimum setback requirements. Parcel ID 2408-33-2020-01. <p>Attachment(s)</p> <ul style="list-style-type: none">Parcel ID SheetExhibit MapApplicationSite LayoutExterior Elevations <p>Findings of Fact</p> <ul style="list-style-type: none">Properties along Michigan are mainly zoned "R-2" Single Family Residence District.The property is zoned R-2, and is located within the R-TND.The proposed plan is for a 4 foot rear yard setback, the R-TND allows a side yard setback of no less than 4 feet. <p>Staff Recommendation</p> <p>Deny the request for rezoning, but approve subject to Plan Commission and staff comments the conditional use request, with the following condition(s):</p> <ul style="list-style-type: none">Setback from the side yard cannot be less than 4 feet.Existing home must be sided prior to the issuance of a building permit for the addition.All work must be completed no later than one year after final approval.Gutters should be installed on the west side of the addition and the storm water should be diverted away from the adjacent property.
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Vicinity Map



Background

Mr. Wolf is requesting a rezoning and conditional use of the above described property. He is requesting a rezoning to convert the space above the proposed garage into another dwelling unit. He is also requesting a conditional use to allow an addition of an attached garage and living quarters, to go up to 4 feet from the interior side yard setback, using the “R-TND” Traditional Neighborhood Development Overlay District minimum setback requirements.

One concern is that the home has not had siding on it for nearly two years. The Inspection Division has written numerous orders on this property for such reason. If the Plan Commission grants approval of the Conditional Use, staff would recommend that siding be put on the home before a building permit is issued for the addition.

Standards of Review

Rezoning Request

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

Analysis: The minimum lot requirements in the R-3 district are as follows:

- Minimum lot area: 8,000 square for one unit, or 15,000 square feet for two attached units.
- Minimum lot width: 60 feet, or 80 feet for corner lots.

Findings: The current lot is 10,152 square feet in area and 94 feet in width, which is less than the minimum lot size requirements. However, there is a modification within the Zoning Ordinance that:

Nonconforming lots greater than 10,000 square feet but less than the minimum lot requirement as calculated by the lot size standards. In any R-3, Two Family District, a two-unit building may be constructed, an existing two-unit building housing a single family per unit may be rebuilt, or an existing building may be converted to two-unit use on any legal lot of record or combination of entire lots of record recorded prior to May 1, 1996 only if that lot(s) exceeds 10,000 square feet. All other requirements of the ordinance must be met.

Therefore, this standard is met.

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

Analysis: The Comprehensive Plan calls for this area to be a Residential type use.

Findings: The proposed rezoning to allow for a two-family residential type use would be consistent with the Future Land Use Map.



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-2" Single Family Residence District	Residential
East	"R-2" Single Family Residence District	Residential
South	"R-2" Single Family Residence District	Residential
West	"R-3" Single and Two Family Residence District	Residential

Findings: The property is surrounded by "R-2" Single Family Residence District zoning, except to the west, where it is zoned "R-3" Single and Two Family Residence District. The properties that border Michigan Avenue are pretty much all single family in this area. Given this, I feel that the single family zoning should remain along Michigan Avenue. In addition, while the lot size meets the minimum requirements with the zoning ordinance

modification, due to the smaller lot size and the size of the house and proposed garage, there could be a concern relating to parking on the lot.

Conditional Use Request

- 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 single family dwelling is existing and is a low intensity use. However, given that the building would be only four feet away from the western property line, stormwater could be a concern.

Findings: The change should not be detrimental to the health, safety, or general welfare of the public. Gutters should be installed along the western side of the building to prevent stormwater from being directed to adjacent properties.

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

Analysis: There is to be no change in use.

Findings: The current use is not in conflict with the surrounding neighborhood.

- 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 change 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: The immediate area has a mix of residential homes.

Findings: The proposed change should not be in variance with the architectural appeal or function of the neighborhood.

- 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: There is to be no change in the ingress/egress.

Findings: This standard is met.

- 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 Single Family Residence District. The intent of this district is to provide the population density and used primarily for single family living, which is expected to accommodate the numerous residential developments already at the density of this district, and this district would accommodate other housing not on City sewer. This district is to be located consistent with the City's Comprehensive Plan.

Findings: The use is consistent with the 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.

Findings: The proposed change to the building meets all other setback requirements.

- 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: This is not a multiple-family (3+ units) structure.

Findings: This standard is met.

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

N/A

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

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

Analysis: The building is existing and fronts on Michigan Avenue and Algoma 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 driveway is located off of Algoma Street, and is away from the intersection.

Findings: This standard is met.

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

Analysis: There driveway is located off of Algoma Street, and is away from the intersection.

Findings: This standard is met.

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

Analysis: There are no other access points.

Findings: This standard is met.

- 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: This is the only driveway at the site.

Findings: This standard is met.

- 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: Other than parking, no traffic occurs on the site.

Findings: This standard is met.

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

Analysis: The driveway is not screened.

Findings: This standard is met.

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

Analysis: N/A

Findings: N/A

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

Analysis: N/A

Findings: N/A

- 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: N/A

Findings: N/A

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

Analysis: The driveway currently exists and will not be modified.

Findings: This standard is met.

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 is currently existing.

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: N/A

Findings: N/A

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

Analysis: N/A

Findings: N/A

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

Analysis: N/A

Findings: N/A

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

N/A

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

2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997			
PARCEL / OWNER DATA																	
NAME AND ADDRESS						PARCEL #			LAND USE			ALDERMANIC DISTRICT					
Kaye Wolf-West & Jay Wolf Jason K West 1600 Michigan Ave Stevens Point, WI 54481						240833202001			Residential								
						PROPERTY ADDRESS						NEIGHBORHOOD					
						1600 Michigan Ave						29 Central (Residential)					
						SUBDIVISION						ZONING					
												R2-SINGLE					
OWNERSHIP HISTORY*																	
OWNER			SALE DATE		AMOUNT		CONVEYANCE			VOLUME		PAGE		SALE TYPE			
Kaye Wolf-West & Jay Wolf			10/17/2008		\$52,000		Warranty Deed			723751				Land & Buildings			
Nationstar Mortgage LLC			6/26/2008		\$87,200		Warranty Deed			719803				Land & Buildings			
David Kedrowski			9/6/2000		\$40,500		Warranty Deed			57		8251		Land & Buildings			
SITE DATA						PERMIT HISTORY*											
ACTUAL FRONTAGE		94.0				DATE		NUMBER		AMOUNT		PURPOSE		NOTE			
EFFECTIVE FRONTAGE		94.0				12/30/2008		36022		\$28,000		042 Interior Renov/Remodel		new doors/windows/roof/porch			
EFFECTIVE DEPTH		108.0															
SQUARE FOOTAGE		10,152.0															
ACREAGE		0.233															
2011 ASSESSED VALUE																	
CLASS			LAND			IMPROVEMENTS			TOTAL			RATIO		EST. FAIR MARKET VALUE			
A-Residential			\$14,300			\$75,000			\$89,300			92.00%		\$97,100			
TOTAL			\$14,300			\$75,000			\$89,300					\$97,100			
LEGAL DESCRIPTION																	
LOTS 7 & 8 EXC W 51 1/2' BLK 1 E H VAUGHN ADD (& W 10' MICH AVE VAC 188/452 1/2) 723751																	
DWELLING DATA (1 of 1)																	
STYLE		07 Old Style				BASEMENT			Partial		Exposed		No				
EXT. WALL		Wood / Masonite				HEATING			Basic								
STORY HEIGHT		2		AGE		101		FUEL TYPE			Gas						
YEAR BUILT		1910		EFF. YEAR		1980		SYSTEM TYPE			Warm Air						
CLASS		A-Residential				TOTAL ROOMS			5		BEDROOMS		3				
INT. COND. RELATIVE TO EXT.		Interior Same As Exterior				FAMILY ROOMS			0								
PHYSICAL CONDITION		Average				FULL BATHS			1		HALF BATHS		0				
KITCHEN RATING		Average				BATH RATING			Average								
FEATURES								ATTACHMENTS									
DESCRIPTION				UNITS				DESCRIPTION		AREA							
								Open Frame Porch		208							
								Wood Deck		30							
LIVING AREA (Dwelling 1)																	
DESCRIPTION								GROSS AREA				CALCULATED AREA					
BASEMENT								510.0									
FINISHED BASEMENT LIVING AREA								0.0				0.0					
FIRST STORY								1,380.0				1,380.0					
SECOND STORY								600.0				600.0					
ADDITIONAL STORY								0.0				0.0					
ATTIC / FINISHED								0.0				0.0					
HALF STORY / FINISHED								0.0				0.0					
ATTIC / UNFINISHED								0.0									
HALF STORY / UNFINISHED								0.0									
ROOM / UNFINISHED								0.0									
TOTAL LIVING AREA												1,980.0					

PROPERTY IMAGE



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

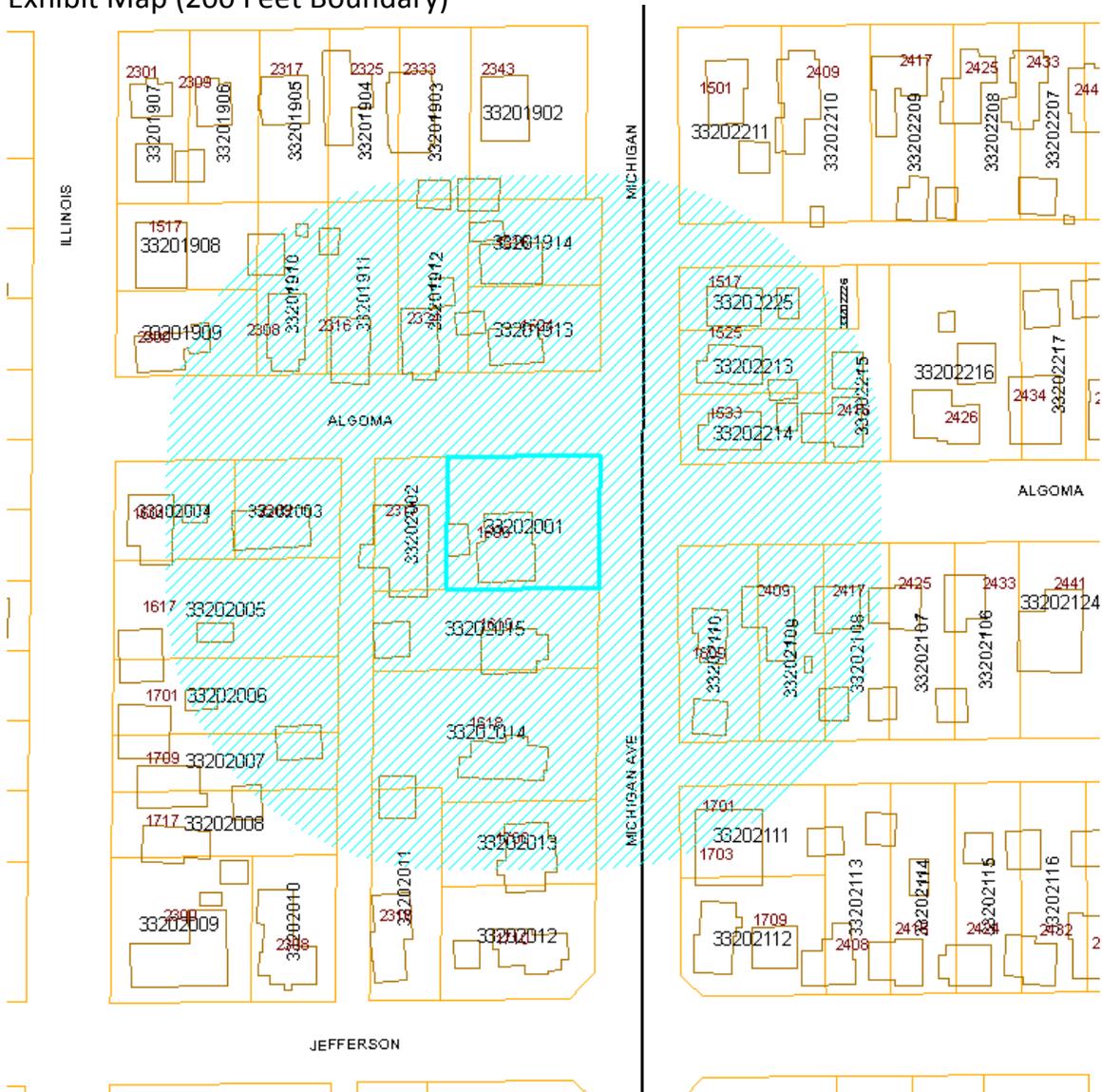
PROPERTY SKETCH

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.

1600 Michigan Avenue - Wolf - Rezoning and Conditional Use - Exhibit Map (200 Feet Boundary)



TaxKey	Property Address	Owner Name	Mailing Address	City	State	Zip Code
281240833201902	2343 Ellis St	Leland & Christy Harris	2343 Ellis St	Stevens Point	WI	54481
281240833201903	2333 Ellis St	Leland D & Christy L Harris	2343 Ellis St	Stevens Point	WI	54481
281240833201904	2325 Ellis St	Karl V Halsey	PO Box 651	Stevens Point	WI	54481
281240833201908	1517 Illinois Ave	Kathleen W Riley	1517 Illinois Ave	Stevens Point	WI	54481
281240833201909	2300 Algoma St	Roland W & C Diehl	2300 Algoma Street	Stevens Point	WI	54481
281240833201910	2308 Algoma St	Gregory G Fox	2308 Algoma St	Stevens Point	WI	54481
281240833201911	2316 Algoma St	Thomas & Carol Kerske	2316 Algoma St	Stevens Point	WI	54481
281240833201912	2324 Algoma St	Brice W & Brenda L Nelson	2851 Golden Rd	Plover	WI	54467
281240833201913	1524 Michigan Ave	Alan & Ann M Zdroik	1919 Kathy's Dr	Stevens Point	WI	54481
281240833201914	1516 Michigan Ave	Paul T Zelewski	E3325 Mountain View Ln	Waupaca	WI	54981
281240833202001	1600 Michigan Ave	Kaye Wolf-West & Jay Wolf	1600 Michigan Ave	Stevens Point	WI	54481
281240833202002	2317 Algoma St	Duane R & Rene L Peters	2317 Algoma St	Stevens Point	WI	54481
281240833202003	2309 Algoma St	Joyce T Trebatoski	2309 Algoma St	Stevens Point	WI	54481
281240833202004	1601 Illinois Ave	Renee Vande Laarschot	1601 Illinois Ave	Stevens Point	WI	54481
281240833202005	1617 Illinois Ave	Johnathan J Russell &	1617 Illinois Ave	Stevens Point	WI	54481
281240833202006	1701 Illinois Ave	Federal National Mtg Assn	P O Box 650043	Dallas	TX	75265

281240833202007	1709 Illinois Ave	Patricia R Dyjak	1709 Illinois Ave	Stevens Point	WI	54481
281240833202008	1717 Illinois Ave	Deloyd W Shuda Et Al	1717 Illinois Ave	Stevens Point	WI	54481
281240833202011	2316 Jefferson St	Cap Services Inc	5499 Hwy 10 East	Stevens Point	WI	54482
281240833202013	1700 Michigan Ave	Jerry & Elaine Oertel	1700 Michigan Ave	Stevens Point	WI	54481
281240833202014	1618 & A Michigan Ave	David C O'Keefe &	2140 Center St	Stevens Point	WI	54481
281240833202015	1610 Michigan Ave	Timothy J & Charys M Hess	1610 Michigan Ave	Stevens Point	WI	54481
281240833202108	2417 Algoma St	James L Walsh Revocable Trust	2716 Kenilworth	Minneapolis	MN	55405
281240833202109	2409 Algoma St	Mary E Maller	7630 Rolling Hills Rd	Custer	WI	54423
281240833202110	1609 Michigan Ave	Marlene L McLarnan	1609 Michigan Ave	Stevens Point	WI	54481
281240833202111	1701-03 Michigan Ave	Marie Ostrowski et al	4751 North Sunset Dr	Mosinee	WI	54455
281240833202211	1501 Michigan Ave	James J & J Horan	1501 Michigan Ave	Stevens Point	WI	54481
281240833202213	1525 Michigan Ave	Thomas E & Angeline Pesanka	1525 Michigan Ave	Stevens Point	WI	54481
281240833202214	1533 Michigan Ave	Darlene K Todd	1533 Michigan Ave	Stevens Point	WI	54481
281240833202215	2416 Algoma St	Murphy Joint Revocable Trust	377 County Road AA	Nekoosa	WI	54457
281240833202225	1517 Michigan Ave	Florian F & Lorraine M Ligman	1517 Michigan Ave	Stevens Point	WI	54481
281240833202226	Michigan Ave Rear	Cheryl Kellett Schroeder	58 Thicket Ln	South Beloit	IL	61080

REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION

ADDRESS OF PROPERTY: 1600 Michigan Ave

- 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).

Re-zone property to 2-Family, create living quarters above the garage. Obtain variance to have attached garage closer than 8' to lot line

OWNER/APPLICANT:

Name: Jay Wolf
Address: 1600 Michigan Ave
Stevens Point WI 54481
(City, State, Zip Code)

Telephone: _____
Cell Phone: 715-252-8981

Signature Jay A. Wolf

AGENT FOR OWNER/APPLICANT:

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

Telephone: _____
Cell Phone: _____

Signature _____

Scheduled Date of Plan Commission Meeting: June 6th

Scheduled Date of Common Council Meeting: June 27th

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

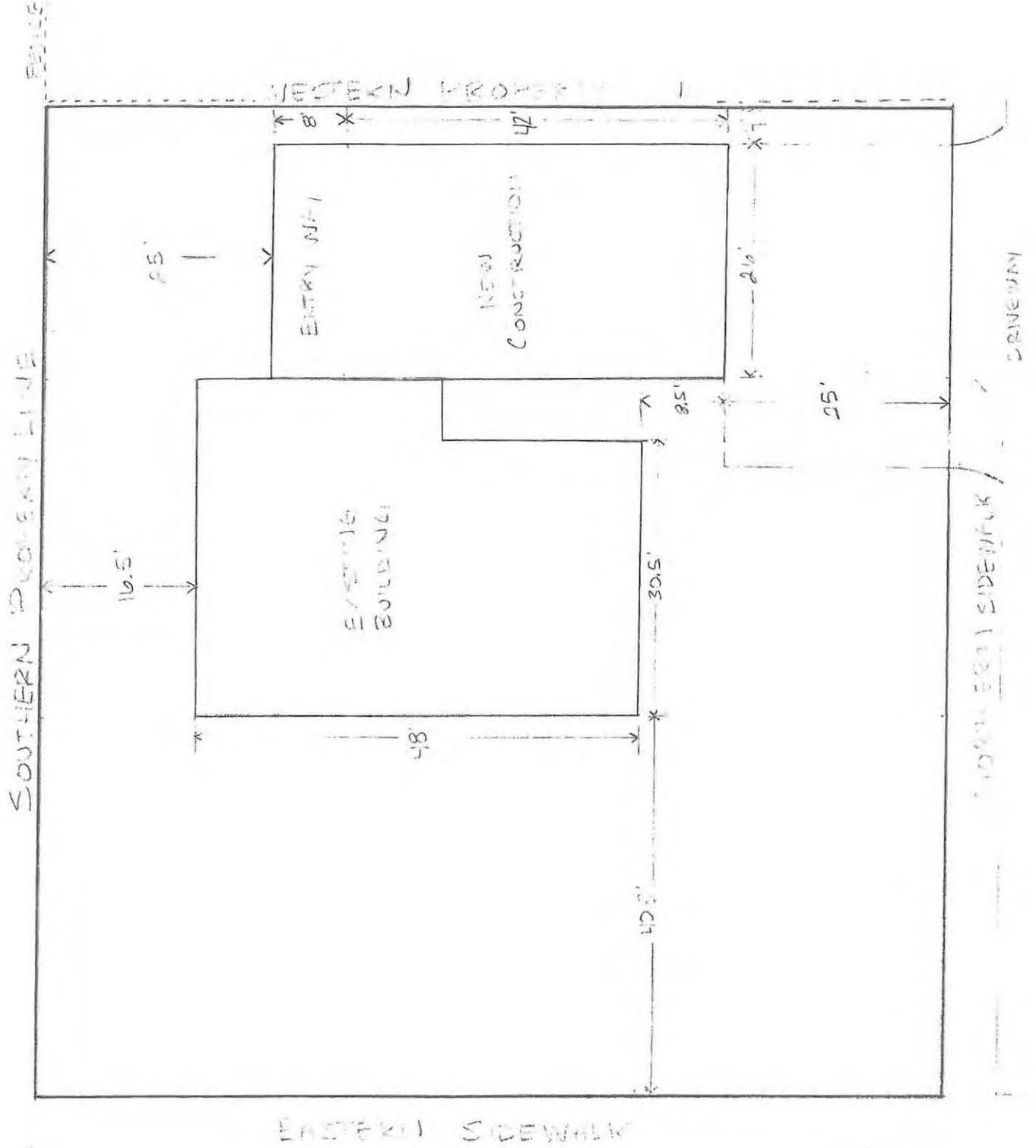
All requests with supporting documentation are due at the Community Development Office three weeks prior to the actual meeting.

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

Receipt # 1-42142

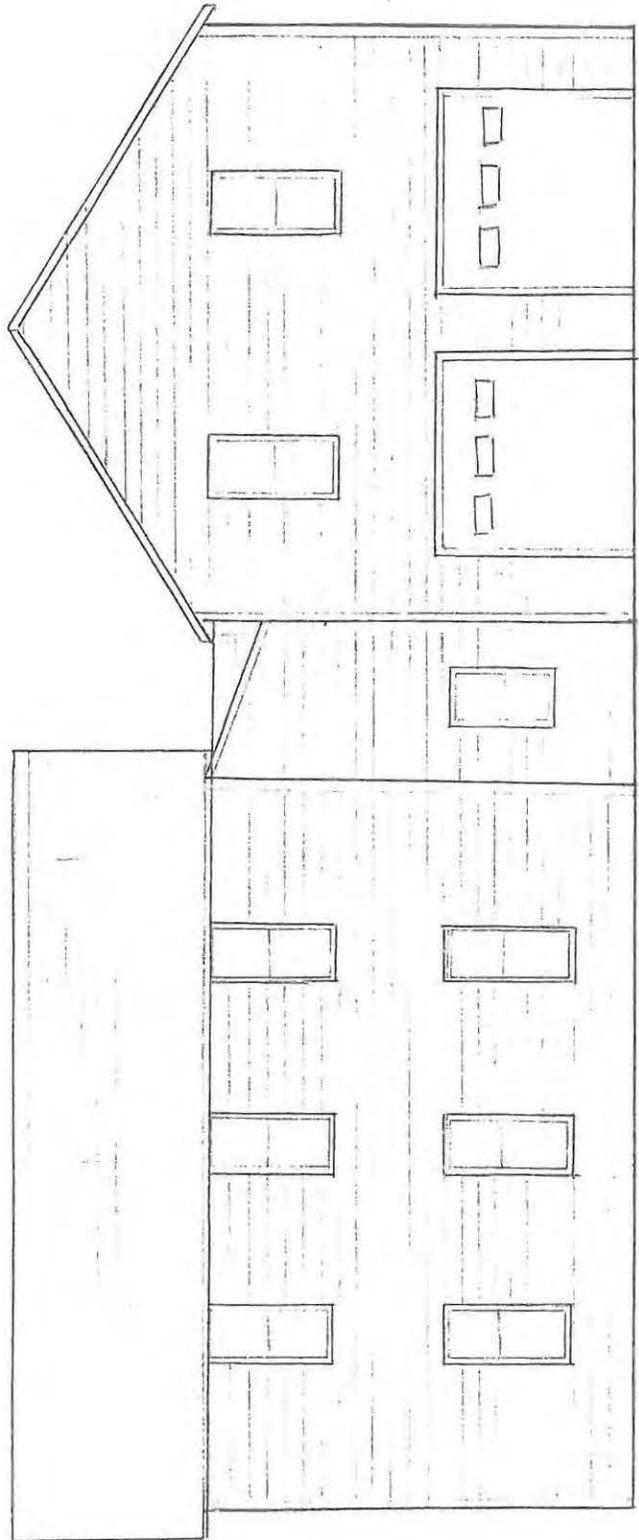
Handwritten note:
brought in by 2/2/11

1600 Michigan, Site Plan



MICHIGAN AVENUE

SCALE
1/16" = 1'



NORTHERN ELEVATION



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: 5/25/2011
Re: Amend Zoning Ordinance to Include and "Inn" as a Conditional Use

There will be a request before the Plan Commission at their June 6, 2011 meeting to allow the property located at 1416 Main Street (the Castle) to be used as an Inn. Currently, our Zoning Ordinance does not make any mention of Inns, but only refers to bed & breakfasts and hotel/motel uses. Therefore, the applicants have made a request to amend the Zoning Ordinance to allow inns.

After reviewing our code, and the intent of each district, I believe the appropriate district to allow an inn would be in the "R-4" Multiple Family I Residence District. The intent of this district is to provide a medium density, mixed residential district intended to provide a transition between lower density detached housing areas and more intense non-residential land usage consistent with the City's Comprehensive Plan. However, similar to a bed and breakfast, I would consider them to be a conditional use. In addition, since our zoning ordinance builds off of each district, meaning, the conditional uses allowed in R-4 are allowed in R-5, this use would be allowed in the higher intensity districts as well.

The following are the definitions for each type of use:

- **BED AND BREAKFAST ESTABLISHMENT** - is any place of lodging that provides 4 or fewer rooms for rent, is the owners personal residence and is occupied by the owner at the time of rental and in which the only meal served to guests is breakfast. Guests shall not exceed seven consecutive days of occupancy.
- **HOTEL** - is an establishment which is open to transient guest, as compared to a boarding rooming, or lodging house, and is commonly known as a hotel in the community in which it is located; and which provides customary hotel services such as maid service, the furnishing and laundering of linens, telephone and secretarial or desk service.
- **MOTEL** - a combination or group of two (2) or more detached, semi-

detached or connected permanent dwellings occupying a building site integrally owned and used as a unit to furnish overnight transient living accommodations.

Given this, I would recommend the following definition for an inn: ***A lodging type that may or may not be owner-occupied, offering 5 to 12 bedrooms, permitted to serve breakfast in the morning to guests. Guests shall not exceed seven consecutive days of occupancy.***

Administrative Staff Report

Castle Rezoning, Conditional Use, and Land Dedication

1416 Main Street

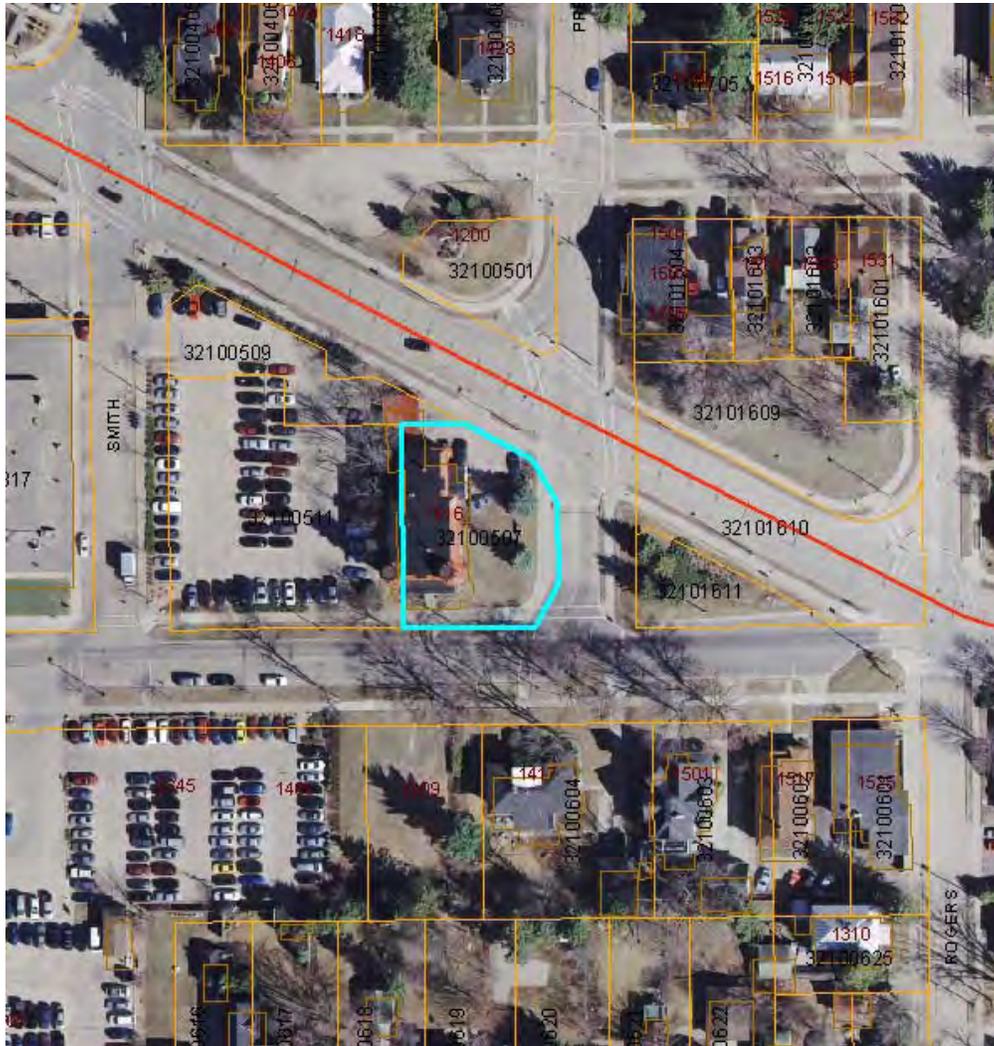
June 6, 2011



Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none"> Christine Scharrer and Lisa Bishop <p>Staff:</p> <ul style="list-style-type: none"> Michael Ostrowski, Director Community Development Ph: (715) 346-1567 Fax: (715) 346-1498 mostrowski@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 2408-32-1005-07 <p>Zone(s):</p> <ul style="list-style-type: none"> "R-5" Multiple Family II Residence District <p>Master Plan:</p> <ul style="list-style-type: none"> Multi-family (3+ units) <p>Council District:</p> <ul style="list-style-type: none"> District 1 – Beveridge <p>Lot Information:</p> <ul style="list-style-type: none"> Actual Frontage: 85 feet Effective Frontage: 85 feet Effective Depth: 120 feet Square Footage: 10,200 Acreage: 0.234 <p>Current Use:</p> <ul style="list-style-type: none"> Multiple-family/rooming house <p>Applicable Regulations:</p> <ul style="list-style-type: none"> 23.01(16), 23.02(2)(b), and 23.02(2)(c) 	<p>Request</p> <ol style="list-style-type: none"> Discussion and possible action on a request from Christine Scharrer and Lisa Bishop, to rezone the property located at 1416 Main Street from "R-5" Multiple Family II Residence District to "B-2" Central Business Transition District (CBD Transition) or "B-3" Central Business District (CBD). Parcel ID 2408-32-1005-07. Discussion and possible action on a request from Christine Scharrer and Lisa Bishop, 1416 Main Street, for a conditional use permit for the purposes of operating an Inn. Parcel ID 2408-32-1005-07. Discussion and possible action on a request from Christine Scharrer and Lisa Bishop, for the City of Stevens Point to vacate a portion of the property located at the southeast quadrant of Centerpoint Drive and Smith Street. Parcel ID 2408-32-1005-09. <p>Attachment(s)</p> <ul style="list-style-type: none"> Parcel ID Sheet Exhibit Map Application Project Description Site Layout <p>Findings of Fact</p> <ul style="list-style-type: none"> The property is zoned R-5. The property is currently being used as multiple-family/rooming house. Applicants are requesting rezoning of the property to operate it as an inn, café, and multiple-family unit. The maximum number of rooms for the inn would be 10. <p>Staff Recommendation</p> <p>Approve the rezoning to "B-3" Central Business District (CBD), with the condition that if the property is not sold, that the existing zoning of R-5 remain.</p> <p>Approve the conditional use permit subject to Plan Commission and staff comments, including the following condition(s):</p> <ul style="list-style-type: none"> Refuse containers shall be screened from view. All exterior changes must be reviewed by the Historic Preservation / Design Review Commission.
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Vicinity Map



Background

Ms. Scharrer and Ms. Bishop are planning to purchase the above described property and restore it to a 10 unit inn, small café, and possibly a single unit residential living quarters. To do so, the property will need to be rezoned and a conditional use will need to be granted. They are requesting a rezoning to either "B-2" Central Business Transition District (CBD Transition) or "B-3" Central Business District (CBD). The reason in which they are requesting a rezoning to B-3 is because the property has limited parking availability. Under B-3 zoning, properties are not required to provide onsite parking. During the time in which Centerpoint Drive was being constructed, a mitigation plan was established and the property was granted 8 spaces in the parking lot to the west of the existing building. Therefore, the current number of stalls for the site would be approximately 14.

Included in this request is for the City to dedicate a portion of the city owned parking lot parcel to the owner of this property. The reason for this is because the property located at the southeast quadrant of Centerpoint Drive and Smith Street (Parcel ID 2408-32-1005-09), goes directly through the garage located at 1416 Main Street. The owner is requesting that the City dedicate the portion of this land to make the parcel go straight north-south, and so the garage is on the property located at 1416 Main Street.



The current owner of the property has requested that if the purchase of this property does not go through for some reason that the existing zoning of R-5 remain, and that it not be rezoned to either B-2 or B-3.

Standards of Review

Rezoning Request

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

Analysis: The minimum lot requirements in the B-3 district are as follows:

- Minimum lot area: no minimum
- Minimum lot width: 20 feet

The minimum lot requirements in the B-2 district are as follows:

- Minimum lot area: 5,000 square feet
- Minimum lot width: 40 feet, 60 feet for corner lots

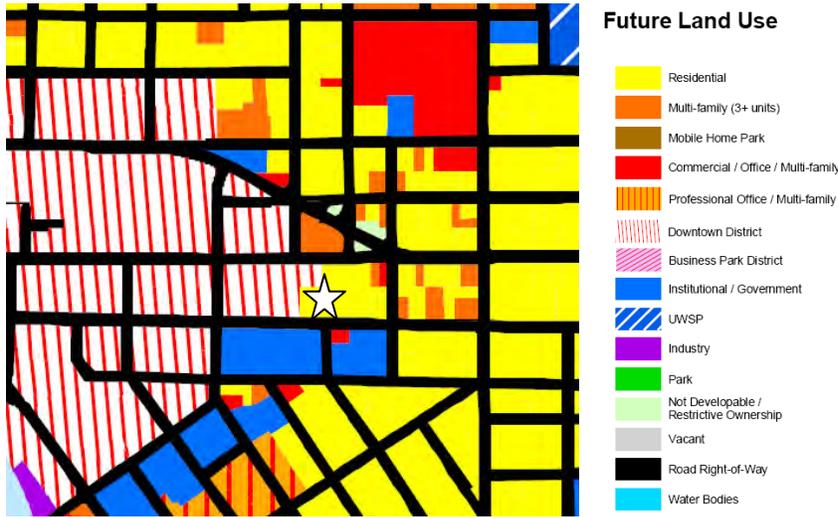
Findings: The current lot is 10,200 square feet in area and 85 feet in width, which exceeds the minimum lot size requirements for both districts.

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

Analysis: The Comprehensive Plan calls for this area to be a Multi-family (3+ units) type use.

Findings: This property is on the edge of the downtown district, and the B-3 zoning district. While the Comprehensive Plan calls for this area to be Multiple-family, a rezoning to B-2 would not be inconsistent with the intent of this area. A rezoning to B-2 Central Business Transition District would be consistent with the surrounding land uses, as the intent of that district is as follows:

It is intended that this district be applied on the fringe of the City's Central Business District for the following purposes: (1) To accommodate existing, new and relocated land uses which are compatible with the retail core area. (2) To provide a commercial district of intermediate intensity which will provide a buffer zone between the retail core and residential neighborhoods.



The intent of the B-3 district is as follows:

This district is established 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.

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-5" Multiple Family II Residence District	Public Right-of-Way
East	"R-5" Multiple Family II Residence District	Public Right-of-Way
South	"R-5" Multiple Family II Residence District	Office and Parking Lot
West	"R-5" Multiple Family II Residence District	Parking Lot

Findings: In the late 1980s there was a request to rezone this property to B-3, and that request failed. The reason for the denial at that time was because that the change in zoning would extend the retail uses even further to the east and into the residential neighborhood. At that time, they indicated that Smith Street was the farthest they would like to see the CBD extend east. However, when this request was before the commission in the 1980s, Main Street was a cul-de-sac and did not go all the way through as it does today. Also, other surrounding properties were residential uses, which have now become commercial/office type uses.

In addition, the layout of the street grid and the downtown lends itself to have the split of Main Street and Centerpoint Drive as the edge of the retail/service area. This split in the streets provides a unique boundary to split the zoning. Also, the uniqueness of this property, being historical and having little to no parking, could lend

itself to the CBD zoning classification. There are a few spaces for on-street parking to occur along Main Street. In addition, there is a small municipal parking lot to the west of this property.



While the first intention is to rezone this property to B-3, another option is to rezone the property to B-2. As noted above, the intent of the B-2 district is:

It is intended that this district be applied on the fringe of the City's Central Business District for the following purposes: (1) To accommodate existing, new and relocated land uses which are compatible with the retail core area. (2) To provide a commercial district of intermediate intensity which will provide a buffer zone between the retail core and residential neighborhoods.

This zoning classification allows less intense retail and office type uses, which may provide for a better transition into the residential area. However, parking would then be required for the uses intended for the building. While the number of spaces on-site would allow for a 10 unit inn, the owners would need to find 1 space for each 100 sq.ft. of floor area of the café space.

Given the options, and the inability to provide adequate parking to the site, staff would recommend that the zoning be changed to "B-3" Central Business District (CBD). Staff would also recommend that the parking lot to the west of this property be rezoned to B-3 as well, so that the zoning district is contiguous. However, this would need to occur at a later meeting.

Conditional Use Request

- 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 property currently exists as a multiple-family / rooming house.

Findings: The creation of an inn in this establishment should not be detrimental to the public.

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

Analysis: The property borders public right-of-way to the north and east, a parking lot to the west, and an office use to the south.

Findings: The use as an inn should not be injurious to the uses already permitted within the area.

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: The building is listed on the National Register of Historic Places.

Findings: Any changes to the structure would need to be approved by the Historic Preservation / Design Review Commission. The applicant is not planning any major exterior changes other than potentially removing the garage, and reconstruct a smaller garage using the existing brick. They intend to restore as much of the building as possible.

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: Ingress/Egress will continue at its existing location off of Centerpoint Drive. Other parking occurs in the parking lot to the west.

Findings: This standard is met.

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 R-5 district, unless a rezoning is granted. The following are the intents for each district:

- 1) R-5 - Intent. This district is established to provide a mixed-use district of high density living that permits hi-rise housing and also allows a variety of non-residential office-type or professional service uses. It is intended that this district will generally be acceptable as a buffer use between lower density residential uses and commercial industrial uses, and in areas capable of handling higher traffic volumes and areas subject to higher land values than in lower density residential zones with such districts located consistent with the City's Comprehensive Plan.
- 2) B-2 - Intent. It is intended that this district be applied on the fringe of the City's Central Business District for the following purposes:

- a) To accommodate existing, new and relocated land uses which are compatible with the retail core area.
 - b) To provide a commercial district of intermediate intensity which will provide a buffer zone between the retail core and residential neighborhoods.
- 3) B-3 - Intent. This district is established 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 use as an inn would be consistent with any of these districts.

- 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, and shall be reviewed by the Historic Preservation / Design Review Commission.

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 current use is for multiple-family. The proposed use would reduce the concentration.

Findings: This standard is met.

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

N/A

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

- 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 Centerpoint Drive.

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: The driveway currently exists, and will not be modified.

Findings: N/A

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

Analysis: The driveway currently exists, and will not be modified.

Findings: N/A

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

Analysis: The driveway currently exists, and will not be modified.

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: The driveway currently exists, and will not be modified.

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: There is to be no change to the traffic flow. Only 5-6 stalls could be located on the current site.

Findings: This standard is met.

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

Analysis: There is to be no change to the exterior of the structure, except possibly removing the garage and other maintenance.

Findings: Traffic visibility should not be a concern.

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

Analysis: No changes to the parking lot will occur.

Findings: N/A

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

Analysis: No change in vehicular circulation is planned.

Findings: N/A

- 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: Approximately 5-6 stalls will be located on the east side of the building, and the remainder of the stalls will be off-site in the parking lot to the west of the building.

Findings: This standard is met.

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: This standard is met.

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

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

Analysis: Refuse storage is located on the northern side of 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 should not generate significant noise levels.

Findings: This standard is met.

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

N/A

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

2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997
PARCEL / OWNER DATA														
NAME AND ADDRESS			PARCEL #			LAND USE			ALDERMANIC DISTRICT					
Gaudencia Worzalla 1416 Main Street Stevens Point, WI 54481			240832100507			Multiple Residence (Low Rise)								
			PROPERTY ADDRESS						NEIGHBORHOOD					
			1416 Main St						Apts 8-15 units (Comm)					
			SUBDIVISION						ZONING					
									R5-MULTI-FAMILY II					
SITE DATA					PERMIT HISTORY*									
ACTUAL FRONTAGE		85.0	DATE	NUMBER	AMOUNT	PURPOSE		NOTE						
EFFECTIVE FRONTAGE		85.0	6/1/2001	29905	\$7,000	090 Roof/Strip & re-roof		Replace metal roof						
EFFECTIVE DEPTH		120.0												
SQUARE FOOTAGE		10,200.0												
ACREAGE		0.234												
2011 ASSESSED VALUE														
CLASS	LAND	IMPROVEMENTS	TOTAL	RATIO	EST. FAIR MARKET VALUE									
B-Commercial	\$75,000	\$165,300	\$240,300	92.00%	\$261,200									
TOTAL	\$75,000	\$165,300	\$240,300		\$261,200									
LEGAL DESCRIPTION														
LOTS 9 & 10 BLK 7 S B & P ADD EXC PRT SOLD FOR HWY 430/549-51 BNG PRT NW NE S32 T24 R8 350/460 430/295-7 494/1043 528/64-5														

PROPERTY IMAGE	PROPERTY SKETCH
 <p style="text-align: center; color: blue; font-weight: bold;">1 2 3 4 5 6 7 8 9 10 11 12 13</p>	

BUILDING SUPERSTRUCTURE DATA

BLDG	SEC	OCCUPANCY	YEAR	AREA	FRAMING	HGT
1	1	Apts (D avg)	1886	5,876	Wood Frame - Avg	12
1	2	Unf Attic	1886	3,854	Wood Frame - Avg	12
TOTAL AREA				9,730		

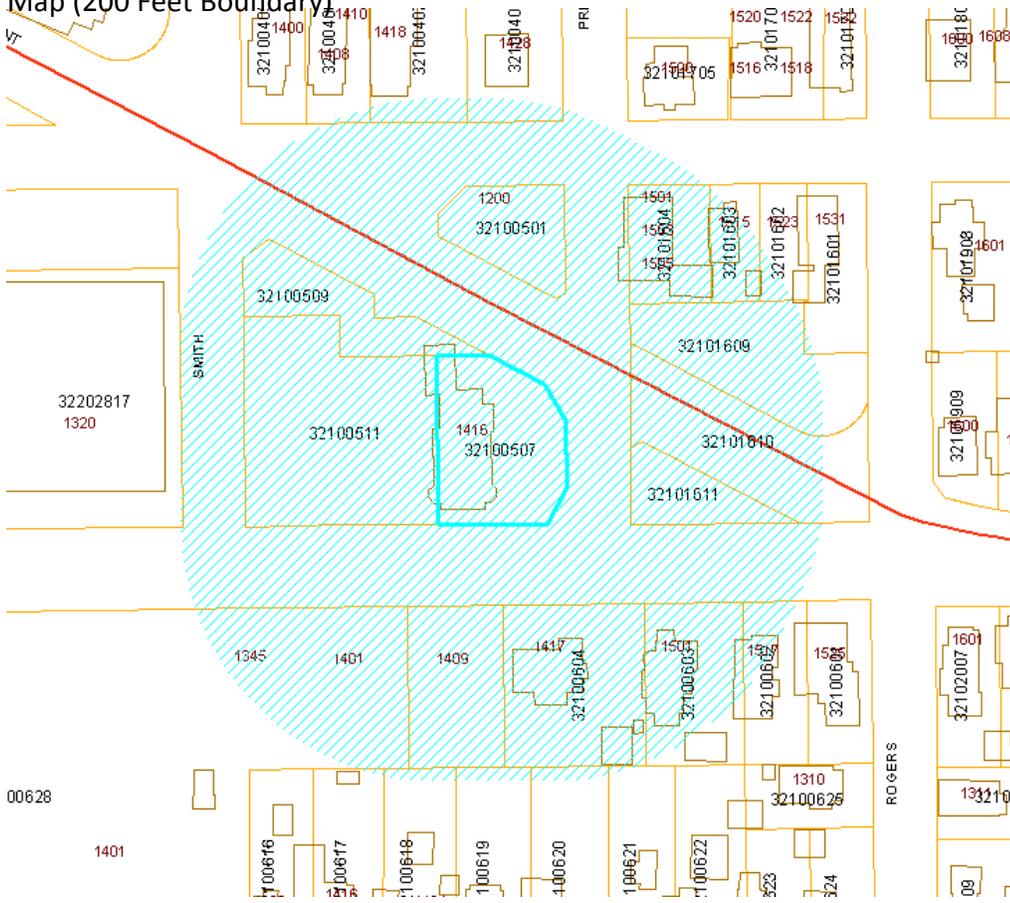
BASEMENT DATA				COMPONENTS			
BLDG	SEC	ADJUSTMENT DESCRIPTION	AREA	BLDG	SEC	COMPONENT DESCRIPTION	AREA
1	1	Apartments - Unfinished Bsmnt	2,964				

SITE IMPROVEMENTS		STRUCTURE DATA	
SITE IMPROVEMENT	UNITS		
		AGE	125
		YEAR BUILT	1886
		EFF. YEAR	1960
		ONE BEDROOM	15
		TWO BEDROOM	n/a
		THREE BEDROOM	n/a
		TOTAL UNITS	15
		STORIES	3.00
		BUSINESS NAME	The Castle

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.

1416 Main Street - Castle - Rezoning and Conditional Use - Exhibit
 Map (200 Feet Boundary)



TaxKey	Property Address	Owner Name	Mailing Address	City	State	Zip Code
281240832100406	1408-10 College Ave	Francis & I Bauer	1408 College Ave	Stevens Point	WI	54481
281240832100407	1418 College Ave	Eric J & Martha J Yonke	1418 College Ave	Stevens Point	WI	54481
281240832100408	1428 College Ave	KWH Properties LLC	PO Box 1035	Stevens Point	WI	54481
281240832100501	1200 Prentice St	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281240832100507	1416 Main St	Gaudencia Worzalla	1416 Main Street	Stevens Point	WI	54481
281240832100509	Smith St	City Of Stevens Point	1515 Strongs Avenue	Stevens Point	WI	54481
281240832100511	Main St & Smith St	First Financial Savings Bank	206 N Wisconsin Ave	De Pere	WI	54115
281240832100602	1517 Main St	Hometown Investments on Main LLC	6597 Oak Dr	Amherst	WI	54406
281240832100603	1501 Main St	Robert J & Cheryl A Jean	1501 Main St	Stevens Point	WI	54481
281240832100604	1417 Main St	Karlene Properties LLC	1417 Main St	Stevens Point	WI	54481
281240832100605	Main St	Karlene Properties LLC	1417 Main St	Stevens Point	WI	54481
281240832100617	1416 Clark St	John R & K Hartman	1416 Clark St	Stevens Point	WI	54481
281240832100618	1424 Clark St	Joseph D & Leslie M Debauche	1424 Clark St	Stevens Point	WI	54481
281240832100619	1500 Clark St	Michael P Veum &	1500 Clark Street	Stevens Point	WI	54481
281240832100620	1508 Clark St	Michael J Williams &	1508 Clark St	Stevens Point	WI	54481
281240832100621	1516 Clark St	Sharon K Vogel	1516 Clark St	Stevens Point	WI	54481
281240832100628	1305 Main St	First Financial Savings Bank	206 N Wisconsin St	De Pere	WI	54115
281240832101601	1531 College Ave	James D & Priscilla L Ross Rev Trst dtd 9/20/06	217 Old Wausau Road	Stevens Point	WI	54481
281240832101602	1523 College Ave	Intellirent LLC	3511 Muskie Dr	Weston	WI	54476
281240832101603	1515 College Ave	Michael G & Karen B Olson	348 Woodland Drive	Stevens Point	WI	54481
281240832101604	1501-05 College Ave	Candlewood Properties LLC	1317 College Ct	Stevens Point	WI	54481
281240832101609	Centerpoint Dr	Christopher D Reynolds &	6120 W Valley Ct	Wisconsin Rapids	WI	54494
281240832101610	Centerpoint Dr	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281240832101611	Centerpoint Dr	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281240832202817	1320 Main St	Rosalind Spodek	123 Grove Ave Suite 222	Cedarhurst	NY	11516

The Kuhl Castle Inn



1416 Main St., Stevens Point, WI

The Castle was built in 1886 by Christina Kuhl. It is in the French Second Empire style. It is currently being used as a rooming house. Located at 1416 Main St, the house is one of the first structures seen as you enter the downtown area. With a lot of love and dedication it can become a gateway to the historic downtown buildings that grace Main St.

Our plans are to purchase the building and fix it up for use as an Inn preserving the historic feel of the house. At present there are 3 tenants. Our first steps will be to fix up 3-5 more rooms to rent out. This will take approximately 2 months. These will provide income for us while we work on the Inn rooms.

The 4 turret rooms in the front of the building will be refurbished as Inn rooms. Each of the 4 Inn rooms will have a private bath with shower. One room will feature an original fireplace, plans for a gas or electric insert are being considered at this time. The Castle has 8 parking spots to the west of the building and several more by the garage in a small parking area that will be used by the Inn and renters.

Plans to turn rental units over to the Inn will be done as needed by demand. Some as 2 room suites. A local antique dealer is working with us to furnish the rooms with period antiques.

We have plans to open a small café within the building in 2012, with a gift/antique shop to follow. The café and shops will be open to the public. Public parking will be utilized for the café and shops.

The yard around the house will be worked on the first year to improve curb appeal. The lawn will be worked on to bring it to a lush green. Perennials are being donated by friends to be planted around the yard and house to add splashes of color. Our 3 year plan is to add a patio and gazebo for use by guests of the Inn and customers of the café.

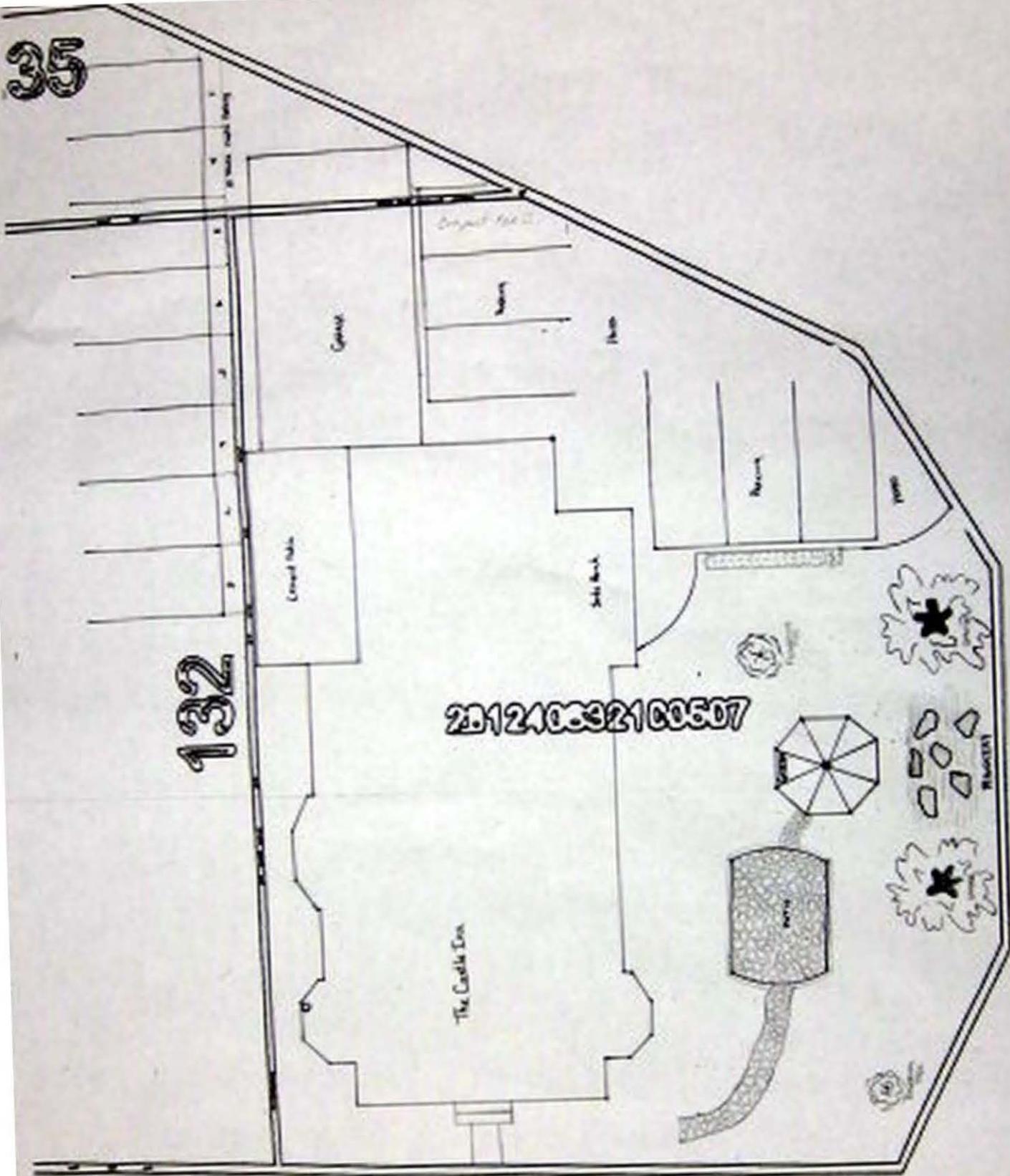
Our 5 year plan it to remove the garage, preserving the original bricks to be used in the building of a new smaller garage and carport.

A copy of our complete Business Plan is available upon request.

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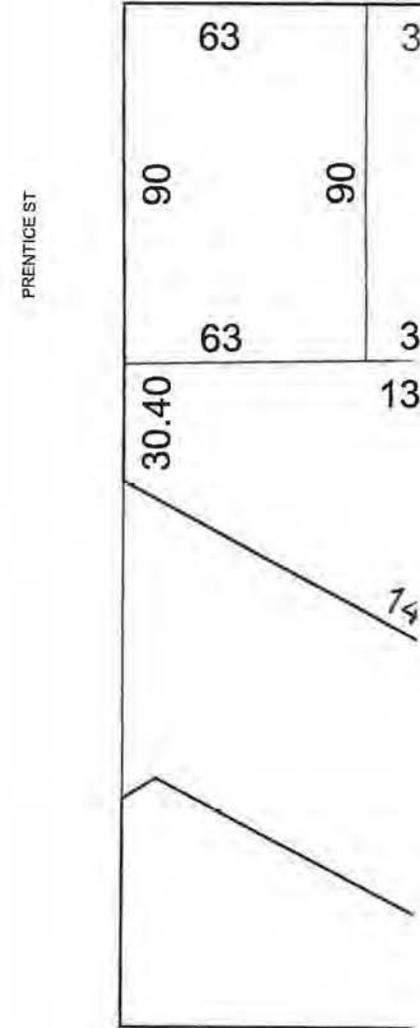
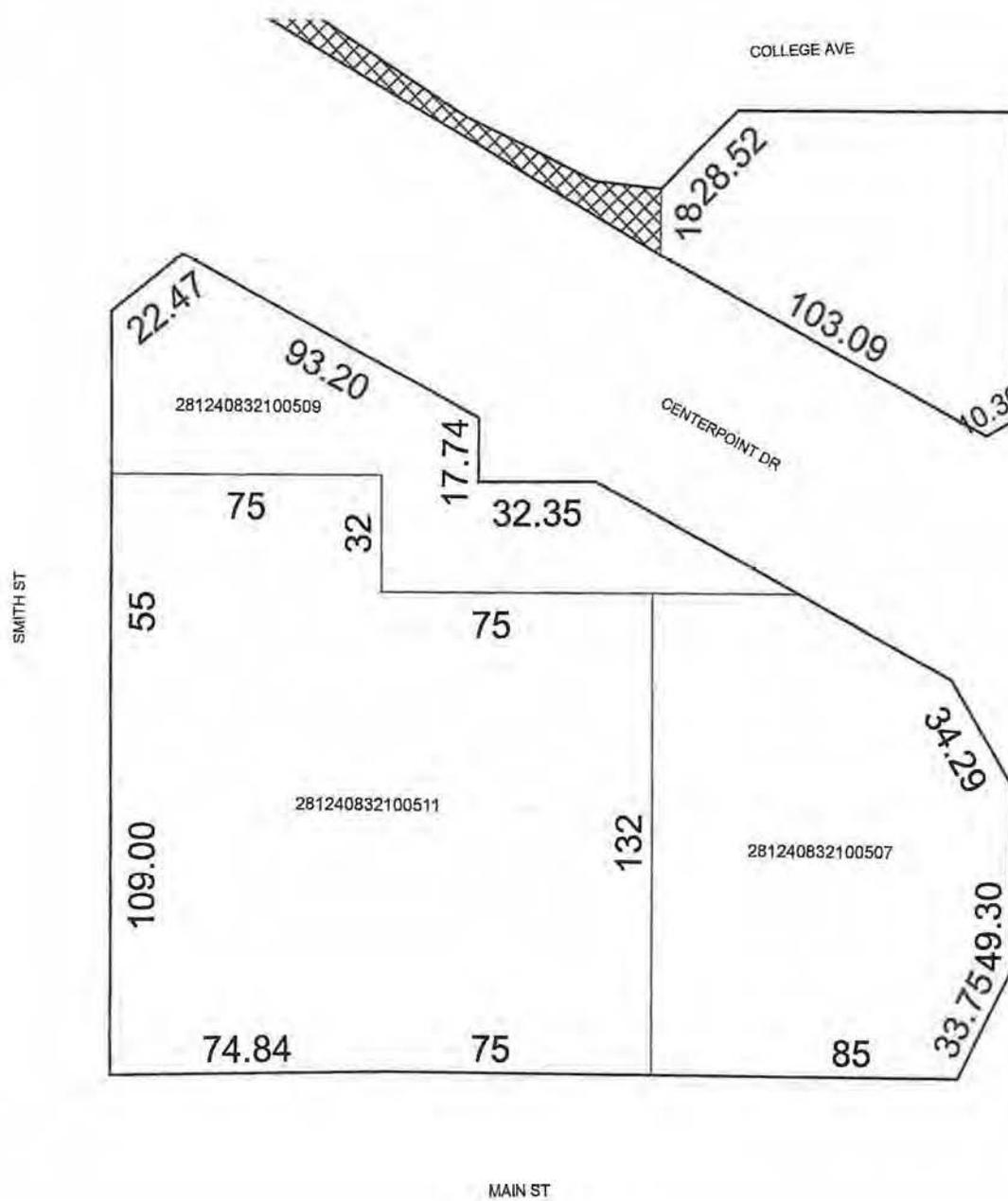
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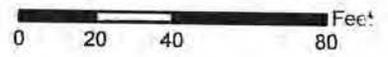
N
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

0 10 20 40 Feet

Date of Photography: April, 2005




 This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



May 26, 2011

City of Stevens Point
Mr. Michael Ostrowski
Director of Community Development
1515 Strongs Ave
Stevens Point, Wi 54481

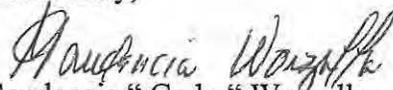
Dear Members of the City Plan Commission and Common Council.

I Gaudencia " Gady " Worzalla have accepted an Offer to Purchase for " The Castle " at 1416 Main Street, Stevens Point, Wi 54481. The offer is contingent upon the property being rezoned to B-2 or 3 Central Business District. I'm asking the city to rezone this property and this letter is giving my consent for the rezoning.

If the current buyers do not close on this purchase the city agrees to reverse the zoning back to R-5 Multiple Family. And city to give written letter of agreement to Gady for the reverse rezoning.

Also, I'm asking the city to deed to me the parcel of land that the city owns that is going through my garage. This would make the lot line parallel with my West lot line. Please, see the attached maps.

Yours truly,


Gaudencia " Gady " Worzalla
715-343-9844

Meeting dates;

Plan Commission, June 6, 2011 at 6 PM at The Lincoln Center.

Common Council, June 20, 2011 at 7 PM at City Hall.

resolution and the City Development Guide was accepted by the Common Council at their regular meeting on July 19, 1982.

Subscribed and sworn to this 20th day of July, 1982.

-s- Michael D. Haberman, Mayor

ATTEST: -s- Phyllis Wisniewski, City Clerk

* * * * *

RESOLUTION

WHEREAS, the City of Stevens Point, a municipal corporation, is presently involved in a reconstruction relocation of U. S. Highway 10 in the City of Stevens Point, which will have an effect on the Kuhl-Gurath House, a building which is on the National Register of Historic Places; and

WHEREAS, it is necessary in connection with such project to provide compliance with Section 106 of the National Historic Preservation Act, an act of the United States Congress; and

WHEREAS, the City of Stevens Point, having prepared a plan and report pursuant to law and in order to accomplish and implement said plan, provides as follows:

BE IT HEREBY RESOLVED by the Common Council of the City of Stevens Point:

1. That there is hereby granted a license to the owner of the combined real estate and improvement, commonly referred to as the Kuhl-Gurath house on Main Street in the City of Stevens Point, Wisconsin, for the purpose of providing vehicular parking for the tenants, owners, or occupants of the said Kuhl-Gurath improvement.
2. That the parking plan as provided on the annexed Exhibit "A" is hereby adopted and approved and there is granted, pursuant to such plan, a total of eight (8) parking places to the owners of the Kuhl-Gurath building. (see next page for a copy of Exhibit "A")
3. That the City Engineer is directed to prepare the parking areas and surface so as to provide for a blacktop parking area which shall be lined in conformity with the annexed plan, and posted with signs indicating private parking.
4. This grant of a parking license shall cease upon the "Kuhl-Gurath house" being removed from the National Register of Historic Places, it being removed from the present site, and/or destroyed.
5. The parking license contained herein shall run with the land and ensure to the benefit of future owners, occupants, and the like, of the Kuhl-Gurath house.

APPROVED: -s- Michael D. Haberman, Mayor

ATTEST: -s- Phyllis Wisniewski, City Clerk

Dated: July 19, 1982
Passed: July 19, 1982

* * * * *

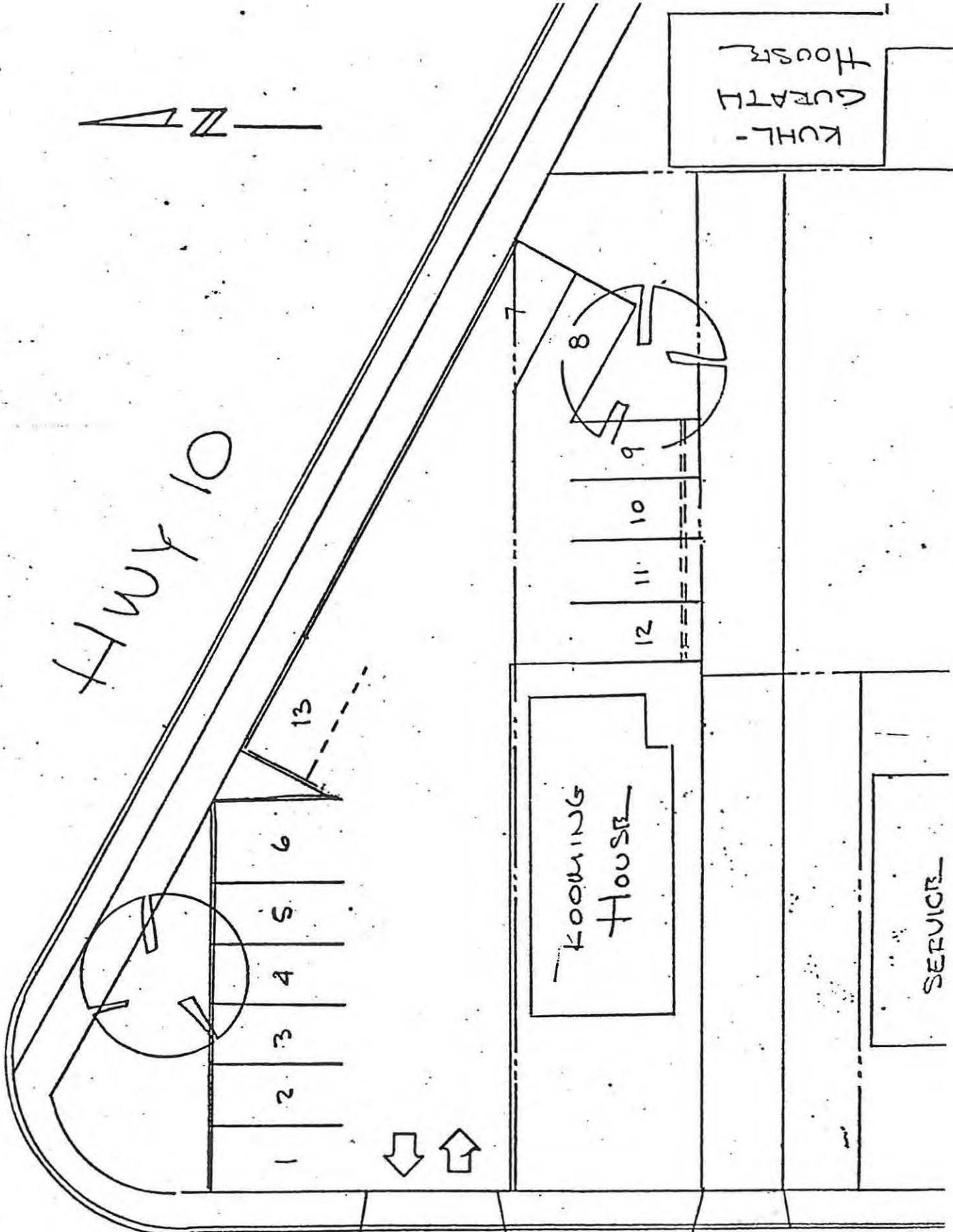
PRELIMINARY RESOLUTION

RESOLVED, by the Common Council of the City of Stevens Point, Wisconsin:

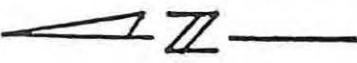
I. The Common Council hereby declares its intention to exercise its police power under Section 66.60, Wisconsin Statutes, to levy special assessments upon property within the following described area for special benefits conferred upon such property by improvement in the following streets;

A. Properties at 332, 340, and 348 Second Street North.

II. The public improvement in 1-A shall include the installation of sidewalk in those areas that do not now have sidewalk.



HWY 10



1

2

3

4

5

6

13

ROOMING HOUSE

SERVICE

KUHLE - GREATLY HOOPER

7

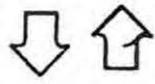
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9

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11

12





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: 5/25/2011
Re: Draft Lake Management Plan – McDill Pond

Ms. Linda Stoll, Outreach Specialist for the Center for Land Use Education will be presenting the Lake Management Plan for McDill Pond. The intent of this presentation is to make the Commission familiar with the management plan. With that, Ms. Stoll would appreciate any comments or suggestions relating to the plan, as it is in draft form. Following the presentation and comment period, the Plan Commission would then have the option to approve/adopt the final plan at a later meeting, if it so chooses.

Below is an excerpt from the plan regarding its purpose:

The purpose of this management plan is to provide guidance to protect current good conditions, address existing problems and prevent future problems that may be detrimental to the McDill Pond ecosystem. This management plan was written as part of the second phase of the Portage County Lakes Project. The first phase of the Portage County Lakes Study involved data collection from McDill Pond and 28 other lakes throughout the county. The study provided information on water quality, shoreline development, amphibian habitat, fisheries, aquatic plants, and other parameters.

This plan was developed by a committee of interested citizens, local organizations, and professionals. Prior to the current plan development a citizen survey was conducted to gather information on citizens' values, opinions, and perceived issues with McDill Pond. A survey was sent to 146 residences within the McDill Pond Protection and Rehabilitation District, 283 residences outside of the district but still within the watershed, and was available online where any interested person could take the survey. Fifty-four citizen surveys from within the District were returned, with a response rate of 37% and forty-five surveys from outside the district but within the watershed were returned, with a response rate of 16%. The members of the McDill Pond management planning committee met monthly over four months to learn about topics related to the pond and to develop this pond management plan.

2011

McDill Pond Management Plan



Plan approved by the McDill Pond Management Planning Committee on

Plan approved by the McDill Pond Protection and Rehabilitation District on

Adopted by Village of Whiting on

Adopted by the City of Stevens Point on

Adopted by Portage County on

A special thanks to all those who helped to create the McDill Pond Management Plan and provided the necessary data in the Portage County Lake Study.

McDill Pond Management Planning Committee Members and Resources

McDill Pond Management Planning Committee

Chris Beum	Krista Olson
Jim Canalis	Gary and Amy Oudenhoven
Michael Derer	Harry Rice
Dave and Pam Everson	Henry and Marita Shaw
Steve and Mary Gonske	Diane Shufelt
Gail Gordon	Same and Grace Skibicki
Gordon Hamilton	Melba Sullivan
Ken Lepak	Jim Tanguay
Nannette Martineau	Dino Tlachac
Gordy and July Mouw	Jerome and Robyn Van Laanen
Chad Murphy	John Vollrath
Chris Okray	Mary Zurawski

Wisconsin Department of Natural Resources

Tom Meronek – Fisheries Biologist
Scott Provost – Water Resources Management Specialist

Portage County

Randy Slagg – Conservation Technician

University of Wisconsin –Stevens Point

Nancy Turyk, Jen McNelly– Center for Watershed Science and Education
Linda Stoll – Center for Land Use Education
Dr. Katherine Clancy

Golden Sands RC&D

Paul Skawinski – Regional Aquatic Invasive Species Coordinator

Portage County Lake Study Researchers/Authors

Becky Cook – Water Quality/Watersheds
Dr. Paul McGinley – Water Quality/Watersheds
Dr. Byron Shaw - Water Quality/Watersheds and Upland Sensitive Areas
Dick Stephens – Water Quality/Watersheds and Upland Sensitive Areas
Nancy Turyk – Water Quality/Watersheds/Final Report
Dr. Glenn Bowles – Near Shore Summary
Dr. Alan Haney – Upland Sensitive Areas
Dr. Vince Heig – Upland Sensitive Areas
Dr. Kent Hall – Upland Sensitive Areas

Dr. Bob Bell – Algae
Dr. Robert Freckmann – Aquatic Plants and Upland Sensitive Areas
Dr. Tim Ginnett – Birds
Brad Bulin (Graduate Student) – Birds
Dr. Ron Crunkilton – Fishery and In-lake Habitat
Steve Bradley (Portage County Conservationist) – Land Use Coverages/Watersheds
Lynn Markham – Planning Assistance
Mike Hansen – Portage County Planning Assistance
Dr. Erik Wild – Reptiles and Amphibians/Near Shore Habitat
Rori Paloski (Graduate Student) – Reptiles and Amphibians/Near Shore Habitat

Introduction

The McDill Pond is located in the City of Stevens Point and the Village of Whiting in Portage County, WI. It is valued by those who use and enjoy the pond for its natural beauty, peace and tranquility, wildlife viewing, and recreational opportunities including fishing, enjoying scenery, and boating.

The purpose of this management plan is to provide guidance to protect current good conditions, address existing problems and prevent future problems that may be detrimental to the McDill Pond ecosystem. This management plan was written as part of the second phase of the Portage County Lakes Project. The first phase of the Portage County Lakes Study involved data collection from McDill Pond and 28 other lakes throughout the county. The study provided information on water quality, shoreline development, amphibian habitat, fisheries, aquatic plants, and other parameters.

The purpose of this plan is to provide guidance to protect current good conditions, address existing problems and prevent future problems that may be detrimental to the McDill Pond ecosystem.

This plan was developed by a committee of interested citizens, local organizations, and professionals. Prior to the current plan development a citizen survey was conducted to gather information on citizens' values, opinions, and perceived issues with McDill Pond. A survey was sent to 146 residences within the McDill Pond Protection and Rehabilitation District, 283 residences outside of the district but still within the watershed, and was available online where any interested person could take the survey. Fifty-four citizen surveys from within the District were returned, with a response rate of 37% and forty-five surveys from outside the district but within the watershed were returned, with a

response rate of 16%. The members of the McDill Pond management planning committee met monthly over four months to learn about topics related to the pond and to develop this pond management plan.

Background Information

Information in this section was taken from the Portage County Lakes Study and the citizen surveys. The complete lake study document and summarized survey results can be found at:

<http://www.co.portage.wi.us/planningzoning/PCL/Main%20Page/Main%20Page.shtml>

The background information provided from the Portage County Lakes Study helps to give us a good understanding of McDill Pond and its ecosystem. A healthy pond ecosystem is comprised of many components that include in-pond habitat and vegetated shorelands that support aquatic plants, fish, wildlife, good water quality and quantity, absence of aquatic invasive species and more. These components are not only found in McDill Pond but also extend to where the water meets the land and beyond into the watershed. McDill Pond is a reflection of the health and activities that occur in the pond, near the shore, and in the watershed.

McDill Pond is a 261 acre impoundment of the Plover River located in the city of Stevens Point and the Village of Whiting. The pond has a maximum depth of 14 feet (WDNR 2005). This urban pond has a small park below the dam that serves an abundance of waterfowl and an osprey near the northern tip. A public boat launch is present on the east shore of the pond. The dam was first constructed in 1853 for logging purposes. The original dam was replaced in 1959 and is owned and operated by the Village of Whiting.

adjacent to the pond that are important locations for migratory birds (See Appendix B). There is also a good-sized wetland north of the pond that follows the course of the Plover River. Currently it is included in Iverson Park.

The habitats of amphibians and reptiles are of importance because they utilize both aquatic and terrestrial habitats and the shoreline interface between the two. These areas of habitat are not only important for reptiles and amphibians but also other aquatic and terrestrial species.

Ideally, much of the shoreland around McDill would be maintained by landowners in a way that provides habitat for wildlife and accommodate their uses.

The primary amphibian habitat on McDill Pond is located in several areas around the pond. Key features of this habitat include protected areas of marsh with submergent, emergent, and floating-leaf vegetation, as well as downed trees. The good news about the amphibian populations in McDill Pond is that several frog species are present, along with a number of large sections of natural shoreline. However, there is also a high level of shoreline development that has significantly altered the shoreline habitat (See Appendix C).

Shoreline

Portions of the shoreland around McDill Pond are considered disturbed. According to the latest shoreland vegetation survey conducted in 2010 19% of the shorelands around McDill Pond lack vegetation, 8% have vegetation less than a foot deep, 19% have vegetation 1-5 feet deep, 16% have vegetation 5-15 feet deep, 13% have vegetation 15-30 feet deep, and 24% have vegetation that is greater than 30 feet deep. Protecting the existing shoreland vegetation and restoring the disturbed shoreland would improve near shore habitat along with the water quality in the growth, growth of algae and aquatic plants, and the fish and other species that currently comprise the pond's ecosystem. In order to

Draft Lake Management Plan – McDill Pond, May 2011 6

provide habitat and cleanse some runoff, in unincorporated areas in Wisconsin, vegetation from 35 feet from water's edge onto shore is required (with a 30 foot wide access corridor). Even if some landowners don't want to re-vegetate their shorelines to this extent, some restoration is better than none.

Surfaces such as roofs, driveways, roads, patios, and compacted soils increase the amount of runoff moving across the landscape towards McDill Pond, especially where steeper shorelines occur. Runoff that enters the pond can carry a variety of pollutants into the water. Some of the negative impacts in the pond due to additional runoff may include: increased nutrients (such as phosphorus), which can cause algae blooms and excessive plant growth, and increased amounts or changes in the type of sediment. This in turn can lead to cloudy or turbid water, sediment burying critical habitat, and sediment transporting additional contaminants such as bacteria, debris, metals, and pesticides.

According to the citizen survey, 39 of the 54 respondents from within the district owned shoreline property. Of the shoreline property owners, 21 indicated they had shoreland buffers that were greater than 35 feet deep, which meets the county and state shoreland zoning ordinances. These special rules, the shoreland zoning ordinances, apply to the near shore area of the lake. These rules were developed to help protect water quality and habitat of lakes while allowing for access to a lake.

Aquatic Plants

Aquatic plants play many important roles in aquatic ecosystems including providing habitat for aquatic and semi-aquatic organisms; food for fish, waterfowl, and other animals; use of nutrients that would otherwise be used by algae; and modifying/cooling water temperatures on hot days.

According to R. Freckmann (UWSP), in 2003 there were **65** species of aquatic macrophytes or plants that have been identified in McDill Pond or on the wet areas of shore. Many of these species are found in the back bays which provide unique habitat. This number of species is above average when compared to other Portage County lakes. The increase in the abundance of curly leaf pondweed and the recent arrival of Eurasian water-milfoil and some of the techniques that are used to control these species threaten the quality and diversity of the native aquatic plants of McDill Pond. Although much of the shoreline consists of houses and lots, with considerable lawn areas, some areas of native vegetation have been left. Especially notable for diverse, mostly native vegetation is the area in the vicinity of Koziczkowski Park and the Godfrey-Maybelle Erickson Natural Area. This area should be monitored for non-native invasive species of aquatic and terrestrial plants.

When asked about the abundance of aquatic plants in McDill Pond, respondents indicated that they were unsure or felt that the growth was dense or choked. When asked if plant growth affected a respondent's enjoyment of the pond, respondents were virtually tied between yes and no. Respondents also indicated that July was the month with the densest plant growth, which is typical for most Wisconsin lakes.

Water Quality and Land Use

When asked about McDill Pond's water quality, the majority of survey respondents felt the water quality was good or fair and felt the water quality hadn't changed during the period that they were familiar with it. Survey respondents also indicated the quality of pond water had some impact both economically and on their personal enjoyment of the pond.

The assessment of water quality in a pond involves a number of measures including temperature, dissolved oxygen, water chemistry, *Draft Lake Management Plan – McDill Pond, May 2011* 7

chlorophyll *a*, and algae. Each of these measures plays a part in the ponds overall water quality.

Chloride concentrations, and to a lesser degree sodium and potassium concentrations, are commonly used as indicators of how strongly a pond is being impacted by human activity. In McDill Pond potassium levels measured in 2002/03 were low, but sulfate, chloride, and sodium were all elevated. Although these constituents are not detrimental to the aquatic ecosystem, they indicate that sources of contaminants (road salt, fertilizer, and/or animal waste) are entering the pond from either surface runoff or via groundwater.

Atrazine, an agricultural herbicide, was also detected in McDill Pond. Some toxicity studies have indicated that even at low levels reproductive system abnormalities can occur in frogs. The presence of atrazine indicates that other agri-chemicals may also be entering and present in McDill Pond.

The temperature in McDill Pond was generally mixed throughout much of the year. Dissolved oxygen was plentiful enough to support many species of aquatic biota through the year.

Water clarity is a measure of how deep light can penetrate the water. It is an aesthetic measure and is related to the depth that rooted aquatic plants can grow. Water clarity can be affected by sediment, algae, and color in water. Clarity measurements in McDill Pond ranged from 4.5 to 9 feet, with a 2002/2003 average of about 6 feet. June had the best water clarity and May had the poorest. Fluctuations in water clarity throughout the summer are normal as algae and aquatic plant populations and sedimentation increase and decrease; however, changes in water quality are best determined with long-term records. These measurements are currently made by citizen volunteers and should be continued.

Chlorophyll *a* is a measure of algae in McDill Pond. Chlorophyll *a* concentrations in the pond ranged from 2.6 to 16.18 mg/L. Any reading over five is considered to be high and is indicative of algae blooms.

The 27 algal genera identified during the sample periods were relatively common and none of those associated with toxins or health issues. The algal community relative to the chlorophyll *a*, phosphorus, and nitrogen values for McDill Pond presents a picture of a mesotrophic (middle aged) lake (B. Bell).

Nutrients (nitrogen and phosphorus) are important measures of water quality in lakes and ponds because they are used for growth by algae and aquatic plants. In McDill Pond the phosphorus concentrations are variable throughout the year, with some being high. Nitrogen concentrations, especially in the form of nitrate, were also elevated which can enhance the growth the plants and support algae blooms throughout the summer.

Nitrogen concentrations, especially nitrate in McDill Pond were elevated, which is easily used for growth by aquatic plants and algae.

Concentrations in 2002/03 ranged from 1.5 to 3.17 mg/L and all readings were well above the spring concentrations of 0.3 mg/L needed to fuel algae growth throughout the summer.

Phosphorus is an element that is essential to most living organisms including plants. Sources of phosphorus can include naturally occurring phosphorus in soils, wetlands, and small amounts in groundwater. Sources from human influence include fertilizers, soil erosion, agricultural and residential runoff, septic systems, and animal waste.

In McDill Pond the aquatic plant and algae growth is most responsive to phosphorus due to its relative limited supply with respect to other elements necessary for growth. Increases of small amounts of phosphorus can result in increased abundance of aquatic plants and

Draft Lake Management Plan – McDill Pond, May 2011 8

algae. Phosphorus concentrations in McDill Pond were variable throughout the year and ranged from 12 to 59 ug/L. Average total phosphorus (TP) concentrations in spring/fall for 2002/2003 were 29.2 ug/L.

The Wisconsin DNR's phosphorus criteria value for an impoundment is 40 ug/L. Average summer concentrations at or above this value would result in noticeably degraded water quality. The average summer total phosphorus concentrations in McDill Pond was 34.2 ug/L in 2002/03 which is below the DNR's criteria. Total phosphorus is currently monitored in McDill Pond by citizen volunteers. This monitoring should be continued so that any changes are noted before additional problems occur.

Managing phosphorus in the McDill Pond watershed is key to protecting the pond itself. All landowners throughout the watershed should make changes that reduce phosphorus and sediment movement from the land to the water. This is particularly important for properties near shore or that drain directly to the Plover River or McDill Pond. **Positive land management practices and land uses can result in good water quality in the pond.** Phosphorus inputs to the pond can be controlled through the use of many different best management practices (BMP's) that minimize the movement of runoff, sediments, nutrients, and pesticides to the pond. BMPs that should be used near shore and throughout the watershed include the development of water quality-based nutrient management plans for agricultural land, only applying phosphorus and nitrogen from fertilizer or manure based on soil tests for turf or specific crops, providing cover on the landscape and/or appropriate mitigation when open soils are necessary during construction or cropping, use of cover crops, properly storing manure, and manure application only when the ground is not frozen. Some of the near shore land use practices that can decrease the inputs of

phosphorus to the pond include leaving native vegetation (trees, bushes, flowers and native grasses), eliminating the use of fertilizer, minimizing runoff/increasing infiltration, and minimizing and securing exposed soil. Reducing stormwater runoff can and should be accomplished by all landowners in the District through the use of rain gardens, swales, and other depressions on the landscape, rain barrels, and when possible, minimizing impervious surfaces. Municipalities should design road ditches to infiltrate water into the ground rather than move it quickly to the Plover River and McDill Pond. This is relatively easy to accomplish with the sandy soils found in Portage County in the McDill Pond watershed. The Portage County Land Conservation Department is a local organization that can provide assistance to landowners that want to reduce impacts to McDill Pond from their property.

Future degradation of water quality in McDill Pond can be minimized with thoughtful land use planning throughout the watershed. This includes locating roads away from the pond, diverting runoff to areas where it can infiltrate rather than runoff to the lake, limiting withdrawal of groundwater, and controlling runoff, nutrient, and chemical inputs from new and existing developments and agriculture.

A “build out” of the current zoning in the watersheds was conducted as a predictive tool to estimate the phosphorus response in McDill Pond if complete allowable development occurs. Additional scenarios included connecting more of the landscape to the pond through water diversion such as culverts and roads (Figure 2). The development of a water body model allowed us to estimate changes in phosphorus inputs from the landscape based on various land use scenarios (Figure 2). Points displayed include (in order from left to right) current land use with 25% of the landscape using BMPs, current land use, built out watershed, and built out with additional level of connectedness.

The goal for this plan is to improve water quality in McDill Pond.

Recreation

According to respondents of the citizen survey, the **most popular activities on McDill Pond include canoeing/kayaking, walking, biking, enjoying wildlife, solitude, and enjoying scenery.**

Conflicts between users do not appear to be of concern on McDill Pond as the majority of respondents indicated that while they saw others on the pond they were not disturbed by them.

Fishing is a popular recreational activity that is enjoyed by many on the pond. McDill supports a fishery of panfish, bass, and northern pike. The fisheries populations in McDill Pond are still recovering from the water level manipulation that was done in 2009. The area WDNR fisheries biologist has expressed some concern over the high number of carp present in the pond. The carp population should be monitored to see if it becomes a nuisance.

When survey respondents were asked to rate their fishing experiences on McDill Pond, the majority of respondents felt that the quality of fishing was poor and indicated they rarely caught fish.

Goals, Objectives, and Actions

The overall goal for McDill Pond is to keep it as it is or to better than it is.

The following goals, objectives, and actions were derived from the values and concerns of the members of the McDill Pond Planning Committee including representatives from the McDill Pond Protection and Rehabilitation District and local citizens and are based on the science used to assess McDill Pond and its ecosystem. Implementing the goals, objectives, and actions of the McDill Pond Management Plan should protect the scenic beauty, peacefulness, recreational

opportunities, and water quality for current and future generations. These goals are intended to be met through education, actions, encouragement, and incentives.

Resources that are listed within the plan include primary organizations or individuals that would be able to provide information, suggestions, services and/or support to accomplish an action.

A management plan is a living document that changes over time to meet the current needs, challenges, and desires. **The goals, objectives,**

and actions listed in this plan will be reviewed and updated with any necessary changes by the McDill Pond planning committee, the McDill Pond Protection and Rehabilitation District, interested citizens, and representatives from municipalities and agencies in the Spring of 2012 with the assistance of UWSP and Portage County staff. Updates will be provided to the McDill Protection and Rehabilitation District, Village of Whiting, the City of Stevens Point, Portage County, the Wisconsin Department of Natural Resources, and any other entity adopting the plan.

Shorelands and Critical Habitat

Shorelines are some of the most important habitat near lakes and ponds for aquatic and terrestrial wildlife, such as turtles, frogs, birds, and many other creatures. Shoreland vegetation helps to slow runoff moving to the pond which allows some of the sediment and pollutants to settle on to the landscape before it enters the pond. Restoring and protecting shorelines can also help to provide scenery, solitude, and privacy, as well as natural space for pond residents to enjoy nature, which was valued by citizens in the survey. This important region around the lake is the primary area where shoreland owners can make the decision to positively or negatively impact the pond’s water quality and ecosystem, depending on the way they manage their property. There many landscaping options that landowners can employ that comprise good land management practices that result in improved habitat and water quality.

Critical habitat areas or sensitive areas are important places in and near McDill Pond that are essential to keeping a healthy sustainable ecosystem. These sensitive areas within McDill Pond may offer critical or unique fish and wildlife habitat or offer water quality or erosion control benefits to the millpond (See Appendix D).

Vision: McDill Pond will have healthy shoreland vegetation that supports healthy wildlife, fisheries, and ecosystems intact that also allows for access and visual enjoyment by shore landowners.

Goal: Healthy shoreland vegetation will be protected and disturbed shoreland vegetation will be restored.

Objective: Shore landowners around McDill Pond will understand why this land is important and their roles in protecting this important land. They will make informed land management decisions that minimize their water quality and habitat impacts.

Actions	Lead person/group	Start/end dates	Resources
Monitor the shoreland vegetation around McDill Pond annually and share the results with property owners.			Portage County Land Cons Dept UWEX Lakes
Continue explore financial incentives for people that have large (greater than 35 ft deep) vegetative buffers.		Has already been started	UWEX Lakes UWSP
Provide education material about the phosphorus fertilizer ban.			UWEX Lakes UWSP
Put restrictive covenants on undeveloped lots to maintain vegetative buffers when lots are eventually developed			City of Stevens Point UWEX Lakes
Host shoreland vegetation demo sites around McDill Pond			UWEX Lakes Portage County Land Cons Dept

Objective: Ninety three percent of the shore around McDill Pond will be vegetated.

Actions	Lead person/group	Start/end dates	Resources
Protect existing healthy shoreland vegetative buffers through shoreline credits (discount on district fees) and continued education.			Portage County Land Cons Dept UWEX Lakes
Work with school groups, scout groups, and others to restore shorelines			UWEX Lakes Portage County Land Cons Dept Portage Co. Master Gardners
Restore disturbed shoreland by providing education, technical, and financial assistance for shore landowners.			
Increase shoreland buffers by 10% in the next three years			UWEX Lakes Portage County Land Cons Dept
When the boat landing is redone encourage the use of native vegetation along the shoreland buffer			

Objective: Work to ensure that shoreland zoning ordinances are developed and implemented to protect the health of McDill Pond.

Actions	Lead person/group	Start/end dates	Resources
Work with proper officials to develop a shoreland zoning ordinance for McDill Pond.			City of Stevens Point UWEX Lakes UWSP
Ensure that landowners and local officials understand the shoreland zoning ordinance and how to implement it.			

Objective: Protect undeveloped and vegetated areas around McDill Pond.

Actions	Lead person/group	Start/end dates	Resources
Encourage the continued protection of undeveloped city owned property			City of Stevens Point UWEX Lakes UWSP
Support conservation easement for willing landowners to protect their land			

Water Quality and Land Use

McDill Pond is host to a variety of plants, insects, fish, amphibians, and a variety of other animals that all depend on good water quality in the pond. Survey respondents indicated they felt the water quality in the pond was good or fair and that water quality had stayed the same over time. Respondents also indicated that water quality influenced their enjoyment of the pond and impacted their perceived aesthetic value. The results from the Portage County Lakes Study indicate that McDill Pond has fair water quality and could use some improvement. Currently, the pond occasionally has high concentrations of phosphorus during parts of the year and nitrogen that could fuel excess plant and algae growth.

Vision: A clear, easily navigable, beautiful lake without excessive maintenance. Supports a healthy fishery, wildlife, recreational uses, healthy ecosystem.

Goal: Water quality in McDill Pond will be below problematic concentrations. Phosphorus will be 2002/03 concentrations at 35 ug/L, Nitrate at or below 0.3 mg/L in spring, and have Secchi Disk readings of 10 ft.

Objective: Continue monitoring to determine if we are meeting the phosphorus and nitrogen goals

Action	Lead person/group	Start/end dates	Resources
Continue monitoring phosphorus and chlorophyll <i>a</i> in McDill Pond during the summer following CLMN methods.			UWSP WDNR
Continue water clarity monitoring on McDill Pond and sharing results with the state CLMN program.			WDNR
Add additional water quality monitoring sites at the channels on the McDill Pond			UWSP WDNR

Objective: Shoreland and watershed landowners will minimize their impacts to McDill Pond through land management practices that reduce runoff and minimize the use of fertilizers and chemicals.

Action	Lead person/group	Start/end dates	Resources
Educate shoreland owners on and implement positive changes they could make on their property related to			UWEX Lakes Portage County Land Cons. Dept.

stormwater management including installation of rain gardens, swales, rain barrels, reducing impervious pavement, etc. Host Demo sites and workshops			
Host a shoreland soil testing program to show the actual needs for phosphorus and nitrogen on lawns			UWEX Portage County Land Cons. Dept.
Educate shoreland owners on positive changes they could make on their property related to nutrients and chemical use.			UWEX Lakes Portage County Land Cons. Dept.
In channel areas, work with non-riparian nearby landowners on special education efforts about nutrients from runoff			UWEX Lakes UWSP
Support re-directing runoff away from the pond during road reconstruction			City of Stevens Point
Ask that when boat landing is redone runoff from parking lot boat landing is reduced/non-existent			WDNR
Participate when road crossings throughout the watershed are updated to advocate for runoff control & reduction			City of Stevens Point DOT
Encourage the Portage County Land Conservation Dept. to work with watershed residents on developing water quality based nutrient management plans			Portage County Land Cons. Dept.
Encourage landowners to take advantage of Portage County Land Conservation Department Programs and Staff on advising and installing BMP's			Portage County Land Cons. Dept.
Continue to work with city to divert some storm sewer drainage from old fleet farm to drainage ponds.			Portage County Land Cons. Dept. City of Stevens Point Plan Commission
Maintain the silt trap as needed			

Objective: The City of Stevens Point and the Village of Whiting will understand how their decisions impact the water quality of McDill Pond and will make good decisions.

Action	Lead person/group	Start/end dates	Resources
The City plan commission and Village board will be knowledgeable about the impact their decisions have on the pond and will seek to minimize negative impacts.			City of Stevens Point Plan Commission Village of Whiting
Work with the city as it develops its stormwater management plan to choose strategies that protect McDill Pond Water Quality. Invite a city representative to attend a meeting and explain what is being developed			CLUE City of Stevens Point

Aquatic Plants and Aquatic Invasive Species

Aquatic plants comprise an essential part of McDill Pond’s ecosystem; some fish and other aquatic biota and water dependent terrestrial life depend on aquatic plants for habitat, food, and spawning areas. Aquatic plants help to baffle waves thus reducing shoreline erosion, and some species of plants (water lilies) help to keep the water cool in the summer. Healthy aquatic plant communities, along with a vigilant watch, will help to limit any new aquatic invasive species from becoming established in McDill Pond. The majority of citizen survey respondents indicated that the amount of plant growth in McDill Pond was dense or that the pond was choked with plant growth. This can negatively affect recreation on the pond, enjoyment by users, and economic benefits.

Vision: McDill Pond will have healthy native vegetation present in the pond, while reducing current and preventing new aquatic invasive species.

Goal: Aquatic plants in McDill pond will be managed in a way that considers a healthy aquatic ecosystem balanced with realistic recreational opportunities.

Objective: The McDill Pond aquatic plant management plan (APM) will provide guidance for management activities.

Actions	Lead person/group	Start/end dates	Resources
Refer to the McDill Pond APM for guidance on management options and work with regional AIS coordinator and WDNR aquatic plant specialist.			WDNR Portage County Invasive Species Coordinator
Update McDill Pond APM as needed.			UWSP UWEX
Update Rapid Response Plan (in this document) annually.			UWSP
Annually measure the truckloads of aquatic plants removed during harvesting.			

Goal: District board/members will be informed about aquatic plants to help them make appropriate decisions about aquatic plant management.

Objective: Manage the amount of Eurasian watermilfoil and curlyleaf pondweed in McDill Pond so that no more than 20% of McDill Pond is infested.

Actions	Lead person/group	Start/end dates	Resources
Share information about the importance and maintenance of native aquatic plants in the pond through lake meetings, e-mails, welcome packet, newsletter, website			UWEX Lakes WI DNR Lakes Specialist UWSP
Continue Clean Boats Clean Waters			UWEX Lakes
Maintain signage at boat landing about invasive species			WDNR
Continue with AIS grant funding to actively and aggressively manage the Eurasian Watermilfoil in McDill Pond			WDNR Portage County Invasive Species Coordinator

Goal: New aquatic invasive species will be prevented from becoming established and the current aquatic invasive species present in McDill Pond will be controlled.

Objective: Prevent any new aquatic invasive species from entering McDill Pond. If a species is professionally identified in the pond, quickly identify its presence and remove it using proper procedures and techniques.

Actions	Lead person/group	Start/end dates	Resources
Learn about native and invasive aquatic plants in the pond through plant identification workshops.			Golden Sands RC&D Invasive Species Coordinator
Form a group of citizens to routinely monitor for new aquatic invasive species.			Golden Sands RC&D Invasive Species Coordinator UWEX Lakes
Utilize the aquatic invasive species Rapid Response Plan if new invasive species are found.			UWSP
Continue monitoring in the area in the vicinity of Kozickowski Park and the Godfrey-Maybelle Erickson Natural Area for non-native invasive species	Dr. Kent Hall		

Fishing and Recreation

McDill Pond provides many recreational opportunities that can be enjoyed by residents and local citizens. Iverson Park is located just upstream of McDill Pond, providing habitat and home for fish and wildlife and walking trails and picnic grounds for people. Based on survey results, the most popular recreational activities on McDill Pond include canoeing/kayaking, walking biking, enjoying wildlife, solitude, and enjoying scenery. Although a number of people use McDill Pond each day, since these are quiet activities we would anticipate few user conflicts. Should uses change in the future to include noisier activities, the District would need to be aware of the potential for conflicting activities.

The urban setting of McDill Pond provides easy access to fishing opportunities right in town. Angling is enjoyed by individuals and families living on or near McDill Pond. Management of the shorelands, the lake bed, aquatic plants, and stormwater runoff can all affect the fishery in positive or negative ways.

***Vision:** The McDill Pond Planning Committee envisions maintaining navigable waters for recreational purposes on McDill Pond.*

Goal: Still offer a variety of recreational opportunities on McDill Pond that protect the healthy ecosystem and safety of lake users.

Objectives: Continue and create additional silent sports/ low impact recreational opportunities on McDill Pond that promote the scenic nature of the pond.

Actions	Lead person/group	Start/end dates	Resources
Ask Tom M. (WDNR) if he could notify the Lake District about when they will pull out the dock and then notify lake residents through the newsletter.			WDNR
Make sure the waters of McDill Pond are navigable for recreational use.			
Don't install dock at Heffron St. due to lack of parking space for existing neighbors			
Provide information to lake residents and lake users about the no-wake zone 100 ft. from shore through courtesy code, sign, and newsletter			UWEX Lakes WDNR UWSP
Maintain a no-wake zone in Spring slough due to the sensitive areas there.			City of Stevens Point
Work with the sheriff's department on having a boat patrol on McDill Pond			Portage County Sherrifs department

Vision: The McDill Pond planning committee envisions a healthy fishery that is comprised of quality-sized fish that are edible.

Goal: The fishery in McDill Pond resemble pre-draw down 2008/2009 ratios.

Objective: Work with the WDNR to create management strategies to reach 2008/2009 ratios.

Action	Lead person/group	Start/end dates	Resources
Request regular fish sampling/surveys to monitor/evaluate fish populations.			WDNR UWSP
Request the results of the fish survey from the DNR			WDNR
Check on the health/quality of the fish annually.			
Work with WDNR to explore using a creel survey to collect data on catch rates. Explore having water craft inspector do creel surveys – check with Tom M.			WDNR
Continue to monitor the carp situation to determine if it becomes more serious – Explore taking some type of action if the situation becomes more serious.			WDNR
Survey the Isaac Walton League Fisheree about their annual catches.			Isaac Walton League
Provide education about using catch and release for larger size fish in McDill Pond – Ask watercraft inspector(s) to remind people about it.			UWEX Lakes UWSP

Organization/Communication

Many of the goals outlined in this plan are focused on disseminating information to pond and watershed residents and pond users, ultimately to help them make informed decisions that will result in a healthy ecosystem in McDill Pond that is enjoyed by many people. There is no single best way to distribute information to those that enjoy and/or affect McDill Pond, so the planning committee has identified a variety of options to communicate with one another and in the community. Working together on common values will help to achieve the goals that have been outlined in this plan.

Goal: Every riparian or watershed resident is able to access/obtain information regarding McDill Pond and the actions outlined in the management plan

Objective: Reach out to McDill Pond landowners and the community using a variety of communication methods.

Action	Lead person/group	Start/end dates	Resources
Work with Marathon County Lakes on management strategies for the Plover River			UWSP
Meet with other businesses (such as the Stevens Point Country Club) and other organizations (Lake associations, etc)			UWEX Lakes
Keep in touch with other landowners along the entire Plover River through e-mail and mailings			UWSP
Support a group formation for the Plover River			
Continue to utilize welcome packet to distribute information to landowners			
Host social opportunities for McDill Pond Riparian landowners (parties, cookouts, etc)			
Continue to use the newsletter via e-mail and mail drops			
Continue the use of the website			
Be sure to update officer contacts with UWEX Lakes			UWEX Lakes
Send lake district representative to annual lakes convention			
Send lake district representative to lake leaders institute			

McDill Pond Aquatic Invasive Species Rapid Response Plan 2011

Or --

Survey/Monitor

1. Learn to survey/monitor the lake from:

Water Resources Management Specialist

Wisconsin Dept. of Natural Resources
Scott Provost
473 Griffith Ave.
Wisconsin Rapids, WI, 54494
Phone: 715-421-7881
E-Mail: Scott.provost@wisconsin.gov

Portage County Aquatic Invasive Species (AIS) Coordinator

Golden Sands RC&D
1462 Strongs Ave.
Stevens Point, WI 54481
Phone: 715-343-6278
E-Mail: skawinsp@co.portage.wi.us

2. Survey the Lake monthly/seasonally/annually

What to Do When You Find a Suspected Invasive Species

1. Collect Specimens or Take Pictures

- Collect, press, and dry a complete sample. This method is best because a plant expert can then examine the specimen.

- Collect a fresh sample. Enclose in a plastic bag with a moist paper towel and refrigerate.

Or --

- Take detailed photos (digital or film) and send them by mail or e-mail.

Regardless of method used, provide as much information as possible. Try to include flowers, seeds or fruit, buds, full leaves, stems, roots, and other distinctive features. In photos, place a coin, pencil, or ruler for scale. Deliver or send specimen ASAP.

Note Location

(Provide one or more of the following)

- Latitude & Longitude
- UTM (Universal Transverse Mercator) coordinates
- County, Township, Range, Section, Part-section
- Precise written site description, noting nearest city & road names, landmarks, local topography

If possible, give the exact geographic location using a GPS (global positioning system) unit, topographic map, or the Wisconsin Gazetteer map book. If using a map, include a photocopy with a dot showing the plant's location. You can use TopoZone.com to find the precise location on a digital topographic map. Click the cursor on the exact collection site and note the coordinates (choose UTM or Latitude/Longitude).

McDill Pond Aquatic Invasive Species Rapid Response Plan 2011

2. To Positively I.D. the species send or bring specimen and additional information

- Collection date & county
- Your name, address, phone, email
- Exact location (Latitude/Longitude or UTM preferred, or Township/Range/Section)
- Plant name (common or scientific)
- Land ownership (if known)
- Population description (estimate number of plants, area covered)
- Habitat type(s) where found (forest, field, prairie, wetland, open water)

Send or bring specimen to:

Portage County AIS Coordinator

Golden Sands RC& D
1462 Strongs Ave.
Stevens Point, WI 54481
Phone: 715-343-6214
E-Mail : skawinsp@co.portage.wi.us

Wisconsin Dept. Natural Resources

Invasive Plant Education, Early Detection, and Mapping Specialist
Brendon Panke
WI Dept. of Natural Resources
P.O. Box 7921
Madison, WI 53707-7921
Phone: (608) 267-7438
E-Mail: invasiveplants@mailplus.wisc.edu

UW-Stevens Point Herbarium

301 Daniel O. Trainer Natural Resources Building
Stevens Point, WI 54481
Phone: 715-346-4248
E-Mail: ejudziew@uwsp.edu

3. Once the specimen is dropped off or sent for confirmation, make sure to contact: **Portage County AIS Coordinator**

Golden Sands RC& D
Contact: Paul Skawinski
Address: 1462 Strongs Ave. Stevens Point, WI 54481
Phone: 715-343-6214
E-Mail : skawinsp@co.portage.wi.us

4. If an invasive species is confirmed, Paul Skawinski will contact the following people along with the contact list of citizens.

Wisconsin Department of Natural Resources

Water Resources Management Specialist
Scott Provost
473 Griffith Ave.
Wisconsin Rapids, WI, 54494
Phone: 715-421-7881
E-Mail: Scott.provost@wisconsin.gov
Who will contact them: Portage County AIS Coordinator

McDill Pond Protection and Rehabilitation District

Contact: Board Members
Address:
Telephone:
E-mail:
Who will contact them: Portage County AIS Coordinator

McDill Pond Aquatic Invasive Species Rapid Response Plan 2011

The Village in which the waterbody is situated

Village of: Whiting

Contact: Jerry Walters - Village President

Address: 3600 Water St. Stevens Point, WI 54481

Phone: 715-341-2742

Who will contact them: McDill Protection & Rehabilitation District

The City in which the waterbody is situated

City of: City of Stevens Point Planning Commission and Parks Dept.

Contact: Alderman Jeremy SLowinski

Address: 4501 Pleasant View Dr.

Phone:

Who will contact them: McDill Protection & Rehabilitation District

The City of Stevens Point Parks Department

Contact: Tom Schrader - Director

Address: 2442 Sims Ave. Stevens Point, WI

Phone: 715-346-1531

Who will contact them: McDill Protection & Rehabilitation District

University of Wisconsin-Stevens Point – Water Resource Scientist

Contact: Nancy Turyk

Address: 216 TNR 800 Reserve St. Stevens Point, WI 54481

Telephone: 715-346-4155

E-mail: pclakes@uwsp.edu

Who will contact them: McDill Protection & Rehabilitation District

Newspapers

Who will contact them: Friends of Lake Emily

Amherst Our Community Spirit

Portage County Gazette

Stevens Point Journal

Post notice at the access points to the waterbody

Literature Cited

Fassbender, R.L., and L.M. Nelson. 1971. Surface Water Resources of Portage County.
Wisconsin Department of Natural Resources, Madison, Wisconsin.

Turyk, N; R. Bell; R. Cook; T. Ginnett; R. Crunkilton; L. Markham; P. McGinley; B. Shaw; and E. Wild; 2006.
Final report to Portage County and Wisconsin DNR. <http://www.co.portage.wi.us/plzo/lakes.html>

Glossary

Algae:

One-celled (phytoplankton) or multi-cellular plants either suspended in water (Plankton) or attached to rocks and other substrates (periphyton). Their abundance, as measured by the amount of chlorophyll *a* (green pigment) in an open water sample, is commonly used to classify the trophic status of a lake. Numerous species occur. Algae are an essential part of the lake ecosystem and provide the food base for most lake organisms, including fish. Phytoplankton populations vary widely from day to day, as life cycles are short.

Atrazine:

A widely used herbicide.

Blue-Green Algae:

Algae often associated with problem blooms in lakes. Some produce chemicals toxic to other organisms, including humans. They often form floating scum as they die. Many can fix nitrogen (N₂) from the air to provide their own nutrient.

Calcium (Ca⁺⁺):

The most abundant cation found in Wisconsin lakes. Its abundance is related to the presence of calcium-bearing minerals in the lake watershed. Reported as milligrams per liter (mg/l) as calcium carbonate (CaCO₃), or milligrams per liter as calcium ion (Ca⁺⁺).

Chloride (Cl⁻):

Chlorine in the chloride ion (Cl⁻) form has very different properties from chlorine gas (Cl₂), which is used for disinfecting. The chloride ion (Cl⁻) in lake water is commonly considered an

indicator of human activity. Agricultural chemicals, human and animal wastes, and road salt are the major sources of chloride in lake water.

Chlorophyll *a*:

Green pigment present in all plant life and necessary for photosynthesis. The amount present in lake water depends on the amount of algae and is therefore used as a common indicator of algae and water quality.

Clarity:

See "Secchi disc".

Color:

Measured in color units that relate to a standard. A yellow-brown natural color is associated with lakes or rivers receiving wetland drainage. The average color value for Wisconsin lakes is 39 units, with the color of state lakes ranging from zero to 320 units. Color also affects light penetration and therefore the depth at which plants can grow.

Concentration units:

Express the amount of a chemical dissolved in water. The most common ways chemical data is expressed is in milligrams per liter (mg/l) and micrograms per liter (ug/L). One milligram per liter is equal to one part per million (ppm). To convert micrograms per liter (ug/l) to milligrams per liter (mg/l), divide by 1000 (e.g. 30 ug/l = 0.03 mg/l). To convert milligrams per liter (mg/l) to micrograms per liter (ug/l), multiply by 1000 (e.g. 0.5 mg/l = 500 ug/l). Microequivalents per liter (ueq/l) is also sometimes used, especially for alkalinity; it is calculated by dividing the weight of the compound by 1000 and then dividing that number into the milligrams per liter.

Cyanobacteria:

See "Blue-Green Algae".

Dissolved Oxygen:

The amount of oxygen dissolved or carried in the water.

Drainage Basin:

The total land area that drains towards a lake.

Drainage lakes:

Lakes fed primarily by streams and with outlets into streams or rivers. They are more subject to surface runoff problems but generally have shorter residence times than seepage lakes.

Watershed protection is usually needed to manage lake water quality.

Emergent:

A plant rooted in shallow water that has most of its vegetative growth above water.

Eutrophication:

The process by which lakes and streams are enriched by nutrients, and the resulting increase in plants and algae. The extent to which this process has occurred is reflected in a lake's trophic classification: oligotrophic (nutrient poor), mesotrophic (moderately productive), and eutrophic (very productive and fertile).

Groundwater Drainage Lake:

Often referred to as a spring-fed lake, has large amounts of groundwater as its source, and a surface outlet. Areas of high groundwater in-flow may be visible as springs or sand boils.

Groundwater drainage lakes often have intermediate retention times with water quality dependent on groundwater quality.

Hardness:

The quantity of multivalent cations (cations with more than one +), primarily calcium (Ca⁺⁺) and magnesium (Mg⁺⁺), in the water expressed as milligrams per liter of CaCO₃. Amount of hardness relates to the presence of soluble minerals, especially limestone, in the lake watershed.

Intermittent:

Coming and going at intervals, not continuous.

Macrophytes:

See "Rooted aquatic plants."

Marl:

White to gray accumulation on lake bottoms caused by precipitation of calcium carbonate (CaCO₃) in hard-water lakes. Marl may contain many snail and clam shells, which are also calcium carbonate. While it gradually fills in lakes, marl also precipitates phosphorus, resulting in low algae populations and good water clarity. In the past, marl was recovered and used to lime agricultural fields.

Mesotrophic:

A lake with an intermediate level of productivity. Commonly clear water lakes and ponds with beds of submerged aquatic plants and medium levels of nutrients. See also "eutrophication".

Nitrate (NO₃-):

An inorganic form of nitrogen important for plant growth. Nitrate often contaminates groundwater when water originates from manure, fertilized fields, lawns, or septic systems. High levels of nitrate-nitrogen (over 10 mg/L) are dangerous to infants and expectant mothers. A concentration of nitrate-nitrogen (NO₃-N) plus ammonium-nitrogen (NH₄-N) of 0.3 mg/L in spring will support summer algae blooms if enough phosphorus is present.

Oligotrophic:

Lakes with low productivity, the result of low nutrients. Often these lakes have very clear waters with lots of oxygen and little vegetative growth. See also “eutrophication”.

Overturn:

Fall cooling and spring warming of surface water increases density, and gradually makes temperature and density uniform from top to bottom. This allows wind and wave action to mix the entire lake. Mixing allows bottom waters to contact the atmosphere, raising the water's oxygen content. However, warming may occur too rapidly in the spring for mixing to be effective, especially in small, sheltered kettle lakes.

Phosphorus:

Key nutrient influencing plant growth in more than 80% of Wisconsin lakes. Soluble reactive phosphorus is the amount of phosphorus in solution that is available to plants. Total phosphorus includes the amount of phosphorus in solution (reactive) and in particulate form.

Rooted Aquatic Plants: (macrophytes)

Refers to multi-celled plants growing in or near water. Macrophytes are beneficial to lakes because they produce oxygen and provide substrate for fish habitat and aquatic insects. Overabundance of such plants, especially problem species, is related to shallow water depth and high nutrient levels.

Secchi Disc (Secchi Disk):

An 8-inch diameter plate with alternating quadrants painted black and white that is used to measure water clarity (light penetration). The disc is lowered into water until it disappears from view. It is then raised until just visible. An average of the two depths, taken from the shaded side of the boat, is recorded as the Secchi disc reading. For best results, the readings should be taken on sunny, calm days.

Sedimentation:

Materials that are deposited after settling out of the water.

Stratification:

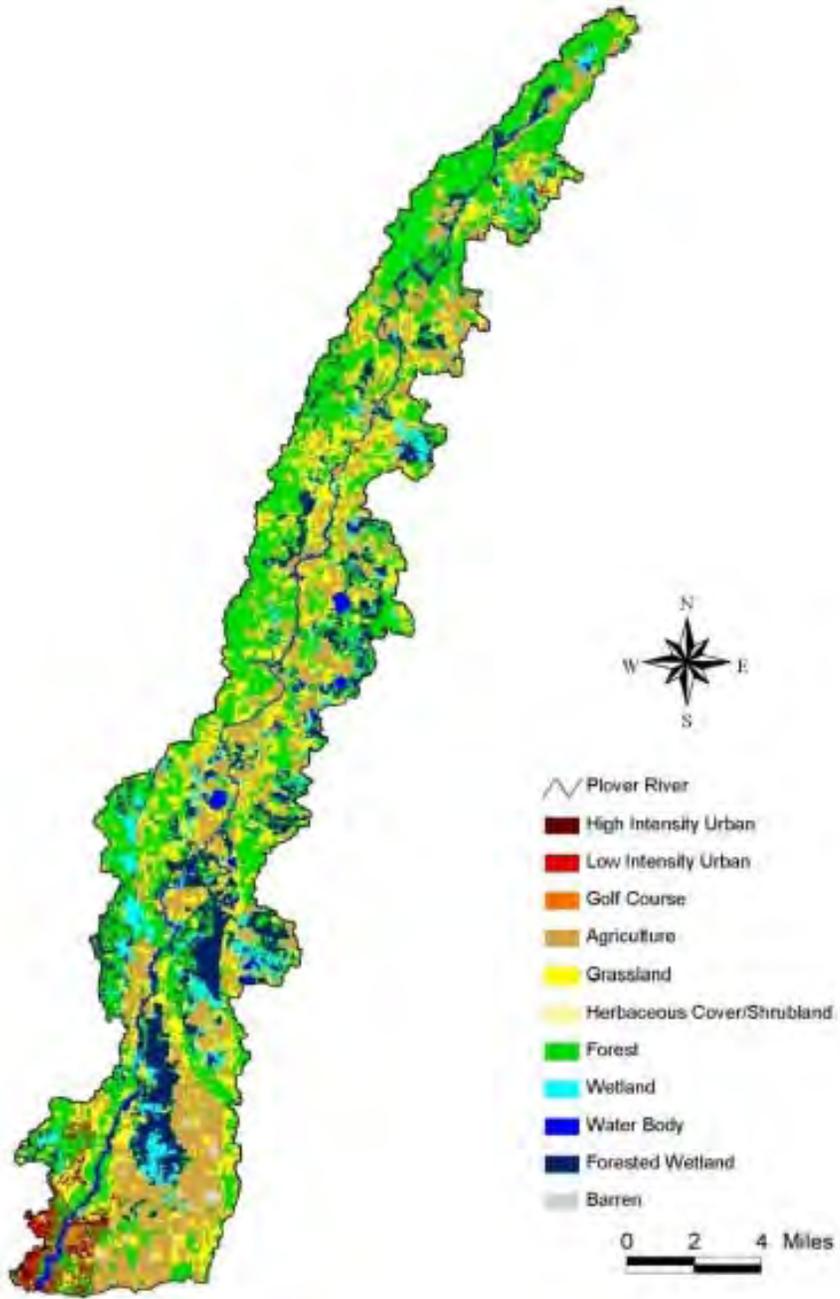
The layering of water due to differences in density. Water's greatest density occurs at 39 Deg.F (4 Deg.C). As water warms during the summer, it remains near the surface while colder water remains near the bottom. Wind mixing determines the thickness of the warm surface water layer (epilimnion), which usually extends to a depth of about 20 ft. The narrow transition zone between the epilimnion and cold bottom water (hypolimnion) is called the metalimnion or thermocline.

Watershed: See “drainage basin”.

Appendix A

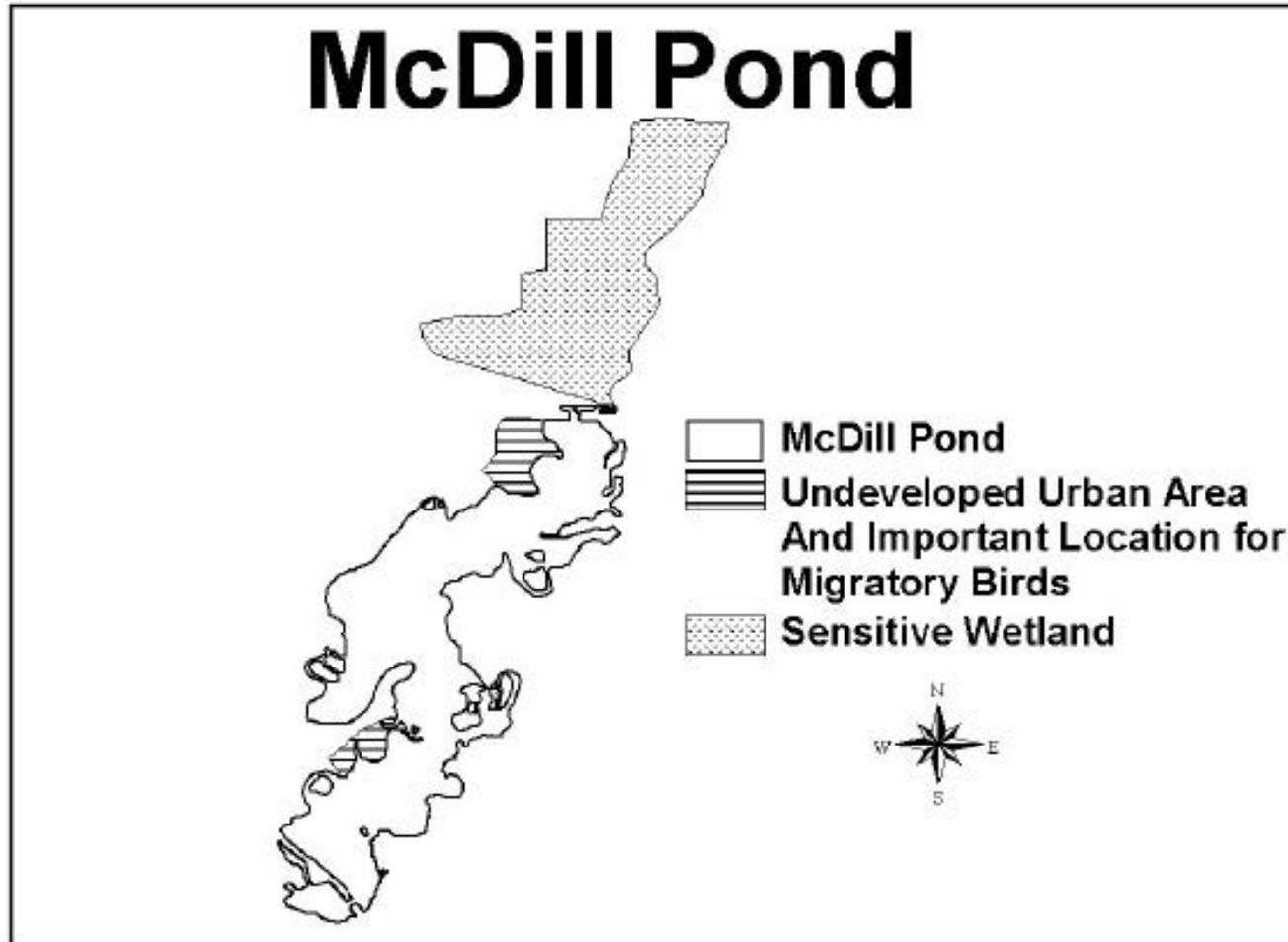
McDill Pond Watershed Land Uses

Surface Water Watershed



Appendix B

McDill Pond Sensitive Areas.



Appendix C

McDill Pond Amphibian Habitat (highlighted in red).

