AGENDA
CITY PLAN COMMISSION

Tuesday, July 5, 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 June 6, 2011 Plan Commission meeting.

2. Discussion and possible action on certified survey maps for Consolidated Water Power Company and NewPage Wisconsin System Inc.

3. Discussion and possible action on a request from Jennifer Nagorski, for a conditional use permit for the purposes of operating a large group day care at **3808 Robert Street**. **Parcel ID 2408-27-3013-18.**

4. Discussion and possible action on a request from Save-A-Lot, for a conditional use permit for the purposes constructing a covered loading dock with a reduced street yard setback at **3264 Church Street**. **Parcel ID 2308-04-3008-06.**

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, 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 at **1600 Michigan Avenue**. **Parcel ID 2408-33-2020-01.**

7. Discussion and possible action on a request from Jason Glisczynski of Player's Lounge, for a conditional use permit to operate a tavern with (1) hours of operation to be 11:00 AM to 2:30 AM seven days per week; (2) a temporary premise extension for the sports area for six events to be held on July 23, 2011, September 10, 2011, October 1, 2011, October 15, 2011, October 22, 2011, and November 11, 2011; and (3) a temporary premise extension for the outdoor area for an event on August 20, 2011 at **2124 Rice Street and the adjacent western lot**. **Parcel IDs 2308-04-2006-03 & 2308-04-2006-04.**

8. Discussion and possible action on updating and/or rewriting of the City of Stevens Point Zoning Ordinance, and the possibility of forming a Zoning Ordinance Update Committee.

9. 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 OF THE CITY PLAN COMMISSION

Monday, June 6, 2011 – 6:00 PM

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

ALSO PRESENT: Community Dev. Dir. Michael Ostrowski, Ald. Roger Trzebiatowski, Ald. Mary Stroik, Ald. Jeremy Slowinski, Ald. Marge Molski, Matthew Brown, Mary Fehrenbach, Jay Wolf, Ward Wolff, Sandra Kryshak, Barb Jacob, Bernard Landerman, Cathy Dugan, and Mary Ann Laszewski

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INDEX:

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 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.

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1. Approval of the report of the May 2, 2011 Plan Commission meeting.

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

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).

   Director Ostrowski reported that 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 Plan Commission 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 Plan Commission 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.

   Director Ostrowski stated that 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.

   Director Ostrowski stated that while landscaping would help with the aesthetics, he would recommend that the Plan Commission remove this condition, until the parking lot is reconstructed, or if the freestanding sign at the corner of Clark and Water is used. At that time, Mr. Erbach would need to comply with the current ordinance requirements.

   Rand Erbach, 823 Main Street – said the cost of landscaping is not a cost issue, but rather a loss of parking for the business and tenants. In regards to the Historical Preservation and Design

Review Commission stipulation for the sign post, Mr. Erbach said he is working with Bushman Signs and he is planning to meet the landscaping requirement at that time.

Mary Ann Laszewski, 1209 Wisconsin Street – was disappointed that the Commission would consider lifting the landscaping requirement. She pointed out that it was the Plan Commission that suggested and added it as a stipulation and the Common Council referred it back. Ms. Laszewski pointed out that the parking lot in question is the entrance to the downtown, and that this area deserves consideration and no compromising. There is parking on the street and in the square area. In the small parking lot behind Play 'N Learn there are only nine stalls; they have provided landscaping there. If this were a new lot it would be required, even though this is not a new lot, it is a new use for this building.

Cathy Dugan, 615 Sommers Street - is sorry that the restoration is not accurate to the original design of the building by including more windows and the removal of the paint. She would urge Mr. Erbach to think of the possibility of painting his building like the buildings that Tim Schertz had redone on the northwest part of the square. Ms. Dugan agrees that parking is limited by the store, but the city has double the average number of parking as other downtowns. She does not think there is a need to be that generous with parking and pointed out that he has owned the building for some time and there should be landscaping the area.

Commissioner Rice stated he is not persuaded by the elimination of parking stalls as a valid issue as to why the lot could not be landscaped. However, he does believe that there is a legal issue, as the lot is not being reconstructed. Commissioner Rice would like to rescind the condition of landscaping. He also is concerned about lots like Starbucks, where vehicles pull right up to and block part of the sidewalk.

Motion by Rice to eliminate condition number six relating to landscaping, until such time the Municipal Code calls for it; seconded by Laskowski. Motion carried 6-0.

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.

   Director Ostrowski reported that 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 feet and the side will meet the existing side yard setback. The porch will extend out 7 feet and be 19 feet wide. The steps for the porch will extend 3 feet from the proposed porch.

   Motion by Moore to approve the request as presented with the condition that the project be completed within one year of final approval; seconded by Patton. Motion carried 6-0

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.

Director Ostrowski reported that 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 surrounded by a 4 feet high wrought iron fence. Director Ostrowski stated that staff would recommend approval with the following conditions:

- 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 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 patio area should not create any visibility obstructions.
- The number of parking spaces should not be reduced below the amount required for the property.
- Conditional use to expire June 30, 2013.

Sandra Kryshak, 2350 Magnolia Drive, Plover WI - asked about the dumpsters being screened or moved, and stated she would have them moved.

Commissioner Rice wanted a physical barrier required for the purpose of beer or beverages being passed back and forth to persons on the sidewalk and to prevent a car from parking in that area.

Director Ostrowski stated that the concern that staff has is that a physical barrier be installed to prevent a vehicle from entering this area. For example, if a car would go off of Division Street and crash into this area, there really is no protection for patrons.

Sandra Kryshak stated that the area from the deck to the sidewalk is 12 feet and the slab would be 14 inches high.

Motion by Patton for approval with the conditions as follows:

- **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 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 patio area should not create any visibility obstructions.**
- **The number of parking spaces should not be reduced below the amount required for the property.**
- **Conditional use to expire June 30, 2013.**

seconded by Rice. Motion carried 6-0.

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.

Motion by Mayor Halverson to postpone action on agenda items 5 and 6 until the siding is installed on the dwelling and the property is brought up to standards.

Mayor Halverson stated that the house needs to be brought up to standards, sided and appropriately maintained before the Plan Commission will even consider a rezoning or conditional use on the property.

Jay Wolf, 1600 Michigan Avenue – stated the house sat vacant for two to three years when it was owned by a finance company out of Texas. Since purchasing the property he has removed the shrubs, the deteriorated porch, and the garage, as well as done extensive renovations. The house still does have the original siding on it, which was acceptable prior to his purchasing the property. Mr. Wolf stated that he added a house wrap to protect the multiple interior upgrades that he has done. In the process, Mr. Wolf stated that he has increased the value of the corner lot. Mr. Wolf said the siding has currently been delivered and should be done shortly. He wants to start the process on the next project so that when the current siding is completed, he can then start on the garage and have footings poured and the garage constructed prior to winter.

Mayor Halverson stated that the house has sat in its current condition for a long period of time and needs to be brought up to standards. He applauded the efforts of Mr. Wolf and the work that has already been completed, but prior to any rezoning or conditional uses, the siding will have to be completed. The street look is not acceptable.

Jay Wolf questioned what the current standard was for the home, and expressed that it might take him three weeks to get the siding done, which puts him into the August meetings for approval. Mr. Wolf did go around to the neighbors and received signatures saying they are in support of this request. Mr. Wolf expressed that he just wants approval for the future developments and would meet the conditions placed upon him if he could get these approvals.

Mayor Halverson stated that it would need the siding complete on all sides except the side that would have the attached garage. Mayor Halverson indicated that if Mr. Wolf wanted to come

back to the Plan Commission when the siding was done, there would be no additional charges for the rezoning and conditional use requests.

Commissioner Moore stated that a second was need.

Patton seconded the motion.

Mayor Halverson stated that this property has been sitting for quite some time and that the city should have been more aggressive in the orders for this home.

Commissioner Rice asked when the next Plan Commission would be due to the July 4th holiday. Director Ostrowski indicated Tuesday July 5th. He recommended postponing the items by one month and see what kind of progress can be made and if a person really got going on it, the siding could be done by the July 5th meeting.

Jay Wolf pointed out that it would be easy for a crew of five to six guys to complete the project in a week or two, but since he is doing this himself after work and in his free time, it does move slower. Postponing the requests will cut into his time for pouring the cement and closing up the building in time for winter.

Mayor Halverson pointed out that the leniency of the building inspectors in not giving orders more frequently has taken into consideration Mr. Wolf's situation. Mr. Wolf took over the property October 17, 2008 and that the photo online from the assessor's office was from December 17, 2009, which shows no change in the property condition as of today. The siding is still not done the way the ordinance needs it to be and the speed in which it is getting done needs to increase.

Commissioner Patton asked for clarification that if the Plan Commission would approve the plan it would give Mr. Wolf two weeks until the Common Council meeting to complete the siding. If he does not the Common Council could deny the request.

Jay Wolf stated that within the last two weekends he has been working on it and that he has made drastic improvements on the house and would be very willing to work on it with contingencies.

Commissioner Rice stated that he is not persuaded about the hardships, considering Mr. Wolf has owned the building for over two years. Since the building had been vacant the purchase price would have reflected that.

Jay Wolf wanted clarification that the requirement would be to reside all sides except for the area where the garage would be attached to the house.

Commissioner Moore said that this is on a very busy street and is seen by the public heavily. Commission Moore asked Alderperson Mary Stroik if she had received any complaints. Alderperson Stroik responded she had not received any complaints, but had heard comments that people are pleased that the property is coming around.

Alderperson Trzebiatowski stated that it would be a sizable expense to require the west side of the building where the garage was going to go to be sided.

Mayor Halverson clarified that the three remaining sides must be sided prior to any approval.

Motion carried 6-0.

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.

   Motion by Mayor Halverson to postpone action on agenda items 5 and 6 until the siding on the north, east, and south sides is completed; seconded by Moore. Motion carried 6-0.

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.

   Director Ostrowski reported that there is a request to allow the property located at 1416 Main Street (the Castle) to be used as an Inn. Currently, the 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 the code, and the intent of each district, Director Ostrowski believes 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, Director Ostrowski would consider them to be a conditional use. In addition, since the 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, Director Ostrowski 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.

Commissioner Laskowski did want clarification on the fact that the developers would fix up units and then rent them out, and if that would have a conflict with the definition of the Inn.

Director Ostrowski explained that the current use is as a rooming house and since it is grandfathered in, the location would be able to do both uses unless there was no long term renter for over a 12 month period, then the rooming house use would expire.

Commissioner Moore pointed out that some traveling business persons stay in an area for two – three weeks at a time and the seven day maximum stay would cause a conflict for that purpose.

Director Ostrowski responded that the seven day clause is in there so the establishment does not become a multiple family dwelling, you could change it to a fourteen day maximum.

Mayor Halverson clarified that we are just defining the Inn and the length of stay to differentiate between a Bed and Breakfast, an Inn, and a Hotel/Motel.

Motion by Rice to approve the ordinance change to add an Inn as a conditional use within the "R-4" Multiple Family I Residence District, with the following definition:

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 fourteen consecutive days of occupancy;

seconded by Patton. Motion carried 6-0.

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.

   Director Ostrowski gave an overview Ms. Scharrer and Ms. Bishop are planning to purchase the above described proeprty 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.

Motioned by Rice to rezone the property located at 1416 Main Street from "R-5" Multiple Family II Residence District to "B-3" Central Business District; seconded by Moore.

Director Ostrowski indicated that the current owner has asked that if the property is not sold, the existing zoning of R-5 remain.

Amendment to the motion to accept the condition that if the property does not sell then the current zoning would remain R-5 Multi Family II Residence District. Motion carried 6-0.

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.

Director Ostrowski presented the staff report and indicated that staff would recommend approval with the following conditions:

- The maximum number of rooms should not exceed 10.
- Refuse containers shall be screened from view.
- All exterior changes must be reviewed by the Historic Preservation / Design Review Commission.
- Allow for the garage to be removed and a new garage to be added with the review by the Historic Preservation / Design Review Commission.

Mayor Halverson agrees with the conditions, and asked the applicants about their plans for the garage.

Christine Scharrer and Lisa Bishop answered that they would place a single stall garage next to the house by reusing the bricks from the old garage and then a carport in the area where the rest of the existing garage is located.

Commissioner Rice stated that a contingency should be added that if the sale does not go through then the establishment would not be awarded the conditional use to operate as an Inn.

Motion by Rice to approve the Conditional Use Permit to operate an Inn at 1416 Main Street with the following conditions:

- **The maximum number of rooms should not exceed 10.**
- **Refuse containers shall be screened from view.**
- **All exterior changes must be reviewed by the Historic Preservation / Design Review Commission.**
- **Allow for the garage to be removed and a new garage to be added with the review by the Historic Preservation / Design Review Commission.**
- **This resolution shall take effect upon passage and the transfer of the real estate from the current owner to the petitioner.**

seconded by Moore. Motion carried 6-0.

10. 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.

    Director Ostrowski had spoken with the title officer and with the Assessor's Office. After further review, there is no indication that the property was ever transferred to the City. Therefore, the property is likely owned by the owner of the Castle property. Given this, Director Ostrowski recommends having the city deed over this property triangle to the current property owner of the Castle, so there is no question over this property.

    Mayor Halverson agrees with this recommendation.

    Commissioner Rice asked if this would be properly described and surveyed at the city's expense. Mayor Halverson agreed.

    Motion by Rice to approve the dedication of the triangle piece to the owner of 1416 Main Street; seconded by Laskowski. Motion carried 6-0.

11. Discussion and possible action on the Lake Management Plan for McDill Pond.

    A presentation was given by Linda Stoll on the Lake Management Plan for the McDill Pond, with the request to recognize that there is an active plan for the management of the McDill Pond.

    Motion by Mayor Halverson to place the plan on file in the Community Development Department; seconded by Laskowski. Motion carried 6-0.

12. Adjourned at 7:43pm

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: 6/24/2011

Re: Consolidated and NewPage CSM

Consolidated Water Power Company and NewPage are requesting approval of two certified survey maps, which are attached.

Typically, with certified survey maps, staff will review and approve them if all ordinance requirements are met. If not all requirements are met, or if the request has some uncertainties, staff has traditionally sent those requests to the Plan Commission to review. Given the specific nature of this request, these maps are forwarded to you for review and consideration.

Under Chapter 236 of the Wisconsin Statutes, land may be divided into no more than four parcels through the preparation and recording of a certified survey map. A certified survey map may also be used to change the boundaries of lots and outlots within recorded plats and other recorded certified survey maps if the redivision does not result in a subdivision and is permitted under local ordinances.

The definition of a subdivision under Chapter 236.02(12) of the Wisconsin Statutes is:

> (12) "Subdivision" is a division of a lot, parcel or tract of land by the owner thereof or the owner's agent for the purpose of sale or of building development, where:
>
> > 236.02(12)(a)
> > (a) The act of division creates 5 or more parcels or building sites of 1 1/2 acres each or less in area; or
> >
> > 236.02(12)(b)
> > (b) Five or more parcels or building sites of 1 1/2 acres each or less in area are created by successive divisions within a period of 5 years.

A certified survey map may not alter the exterior boundary of a recorded plat, areas previously dedicated to the public, or the terms of any restrictions placed on the platted land.

Exhibit A – CWPCO CSM: Request is to split the lots into four outlots.

- Outlot 1 – 159,041 sq. ft. or 3.651 acres
- Outlot 2 – 15,908 sq. ft. or 0.365 acres
- Outlot 3 – 1,464 sq. ft. or 0.034 acres
- Outlot 4 – 35,700 sq. ft. or 0.820 acres

Exhibit B – NewPage CSM

- Lot 1 1,001,845 sq. ft. or 22.9992 acres

From:	Rabil, W. Christopher
To:	Michael Ostrowski
Subject:	Revisions to Certified Survey Map for NewPage Wisconsin System, Inc.
Date:	Tuesday, June 28, 2011 1:45:17 PM

Michael,

In connection with our phone call this afternoon, please note that the Certified Survey Map submitted on behalf of NewPage Wisconsin System Inc. incorrectly referenced the owner of the Property as NewPage Corporation, not NewPage Wisconsin System, Inc. We will be submitting a revision to the Certified Survey Map correct this error (please note that this name correction will be the only change to the CSM). We expect to have the revised Certified Survey Map available this afternoon or tomorrow.

Please feel free to contact me with any questions or comments.

Thanks,
Chris Rabil

W. Christopher Rabil
Foley & Lardner LLP
One Independent Drive
Suite 1300
Jacksonville, Florida 32202
Tel: (904) 359-8731
Fax: (904) 359-8700
Email: crabil@foley.com

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EXHIBIT A

CWPCO CSM

[See following pages]

CERTIFIED SURVEY MAP NO. _____

All of Outlot 1 and Outlot 2 of Certified Survey Map 9511-40-141 and Outlot 1 of Certified Survey Map 9285, being a part of Government Lot 3 in Section 31, and Government Lot 2, 3 and 4 in Section 32, Town 24 North, Range 8 East, in the City of Stevens Point, Portage County, Wisconsin, together with rights granted by the State of Wisconsin for the Dam, Dike, and Power Generating Facilities within the Wisconsin River.

Subdivider:
Consolidated Water Power Company
610 High St.
Wisconsin Rapids, WI 54495

Bearings are referenced to the Wisconsin County Coordinate System (WCCS), Portage County, NAD83 (91) adjustment. The East line of Government Lots 3 and 4 Section 32, Town 24 North, Range 8 East which bears N00°11'26"E.

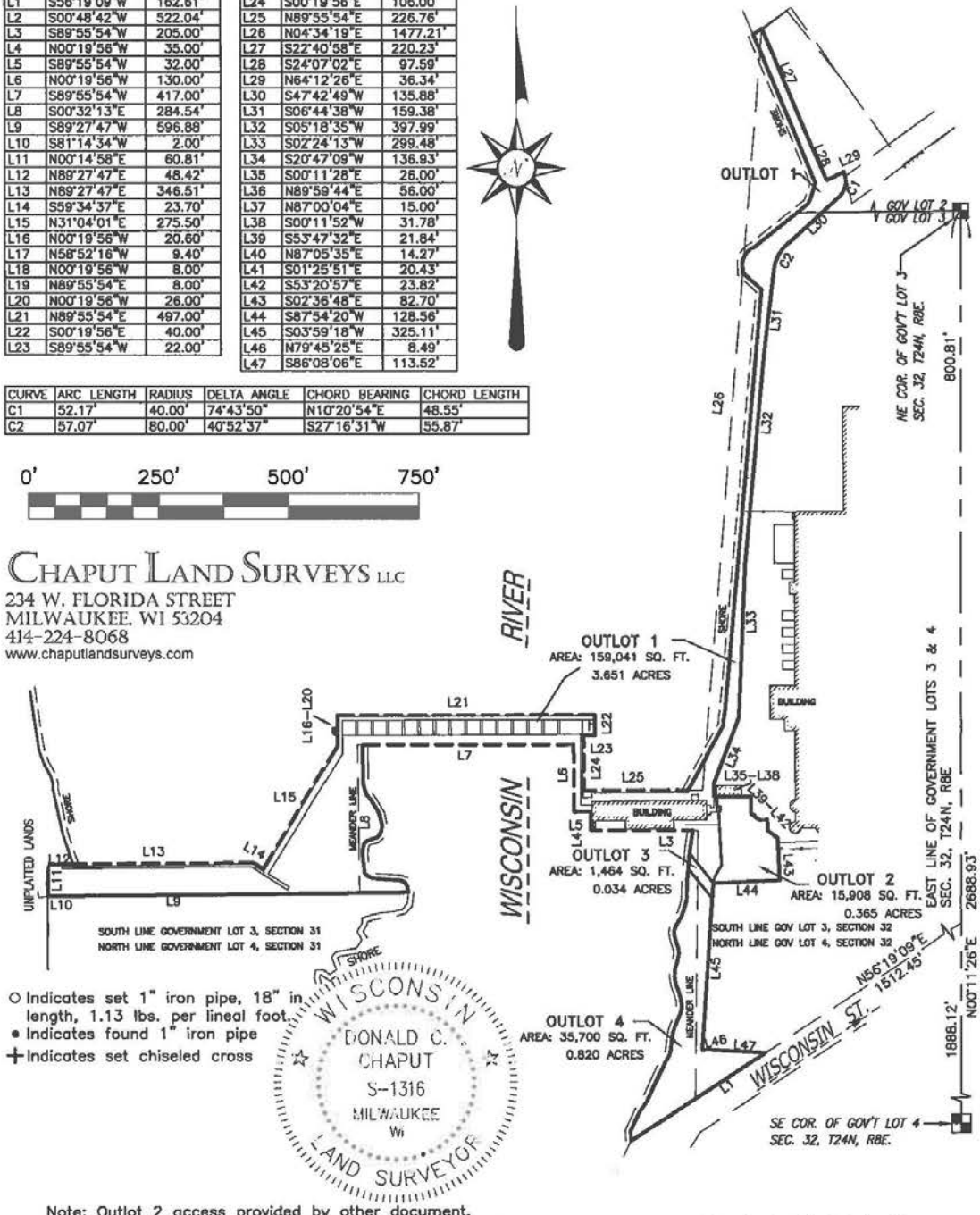
LINE	BEARING	DISTANCE
L1	S56°19'09"W	162.61'
L2	S00°48'42"W	522.04'
L3	S89°55'54"W	205.00'
L4	N00°19'56"W	35.00'
L5	S89°55'54"W	32.00'
L6	N00°19'56"W	130.00'
L7	S89°55'54"W	417.00'
L8	S00°32'13"E	284.54'
L9	S89°27'47"W	596.88'
L10	S81°14'34"W	2.00'
L11	N00°14'58"E	60.81'
L12	N89°27'47"E	48.42'
L13	N89°27'47"E	346.51'
L14	S59°34'37"E	23.70'
L15	N31°04'01"E	275.50'
L16	N00°19'56"W	20.60'
L17	N58°52'16"W	9.40'
L18	N00°19'56"W	8.00'
L19	N89°55'54"E	8.00'
L20	N00°19'56"W	26.00'
L21	N89°55'54"E	497.00'
L22	S00°19'56"E	40.00'
L23	S89°55'54"W	22.00'

LINE	BEARING	DISTANCE
L24	S00°19'56"E	106.00'
L25	N89°55'54"E	226.76'
L26	N04°34'19"E	1477.21'
L27	S22°40'58"E	220.23'
L28	S24°07'02"E	97.59'
L29	N64°12'26"E	36.34'
L30	S47°42'49"W	135.88'
L31	S06°44'38"W	159.38'
L32	S05°18'35"W	397.99'
L33	S02°24'13"W	299.48'
L34	S20°47'09"W	136.93'
L35	S00°11'28"E	26.00'
L36	N89°59'44"E	56.00'
L37	N87°00'04"E	15.00'
L38	S00°11'52"W	31.78'
L39	S53°47'32"E	21.84'
L40	N87°05'35"E	14.27'
L41	S01°25'51"E	20.43'
L42	S53°20'57"E	23.82'
L43	S02°36'48"E	82.70'
L44	S87°54'20"W	128.56'
L45	S03°59'18"W	325.11'
L46	N79°45'25"E	8.49'
L47	S86°08'06"E	113.52'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	52.17'	40.00'	74°43'50"	N10°20'54"E	48.55'
C2	57.07'	80.00'	40°52'37"	S27°16'31"W	55.87'

0' 250' 500' 750'

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

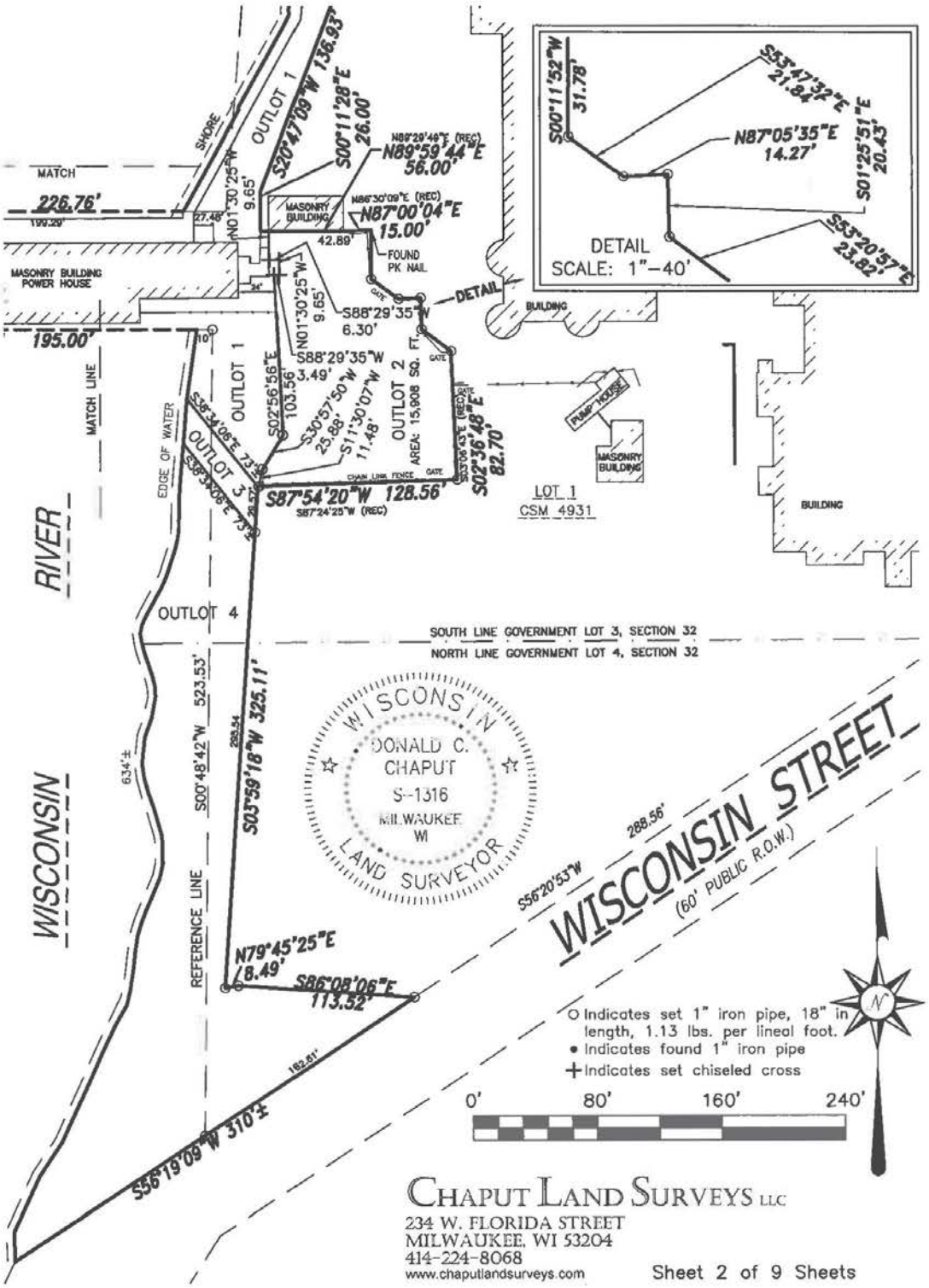


○ Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.
• Indicates found 1" iron pipe
+ Indicates set chiseled cross

Note: Outlot 2 access provided by other document.
Note: Outlot 3 shall only by conveyed to an adjoining owner.

CERTIFIED SURVEY MAP NO. _____

All of Outlot 1 and Outlot 2 of Certified Survey Map 9511–40–141 and Outlot 1 of Certified Survey Map 9285, being a part of Government Lot 3 in Section 31, and Government Lot 2, 3 and 4 in Section 32, Town 24 North, Range 8 East, in the City of Stevens Point, Portage County, Wisconsin, together with rights granted by the State of Wisconsin for the Dam, Dike, and Power Generating Facilities within the Wisconsin River.



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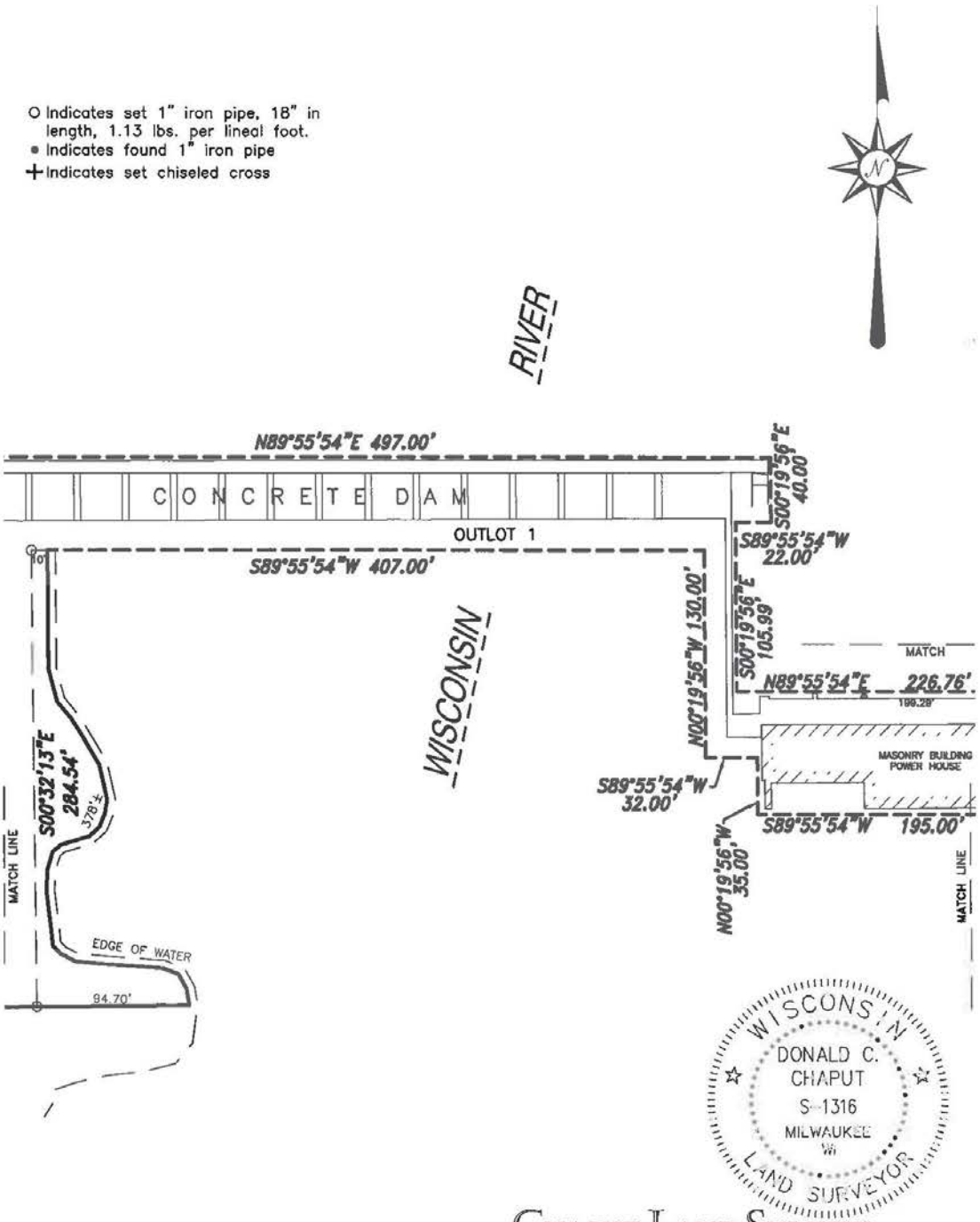

0' 80' 160' 240'

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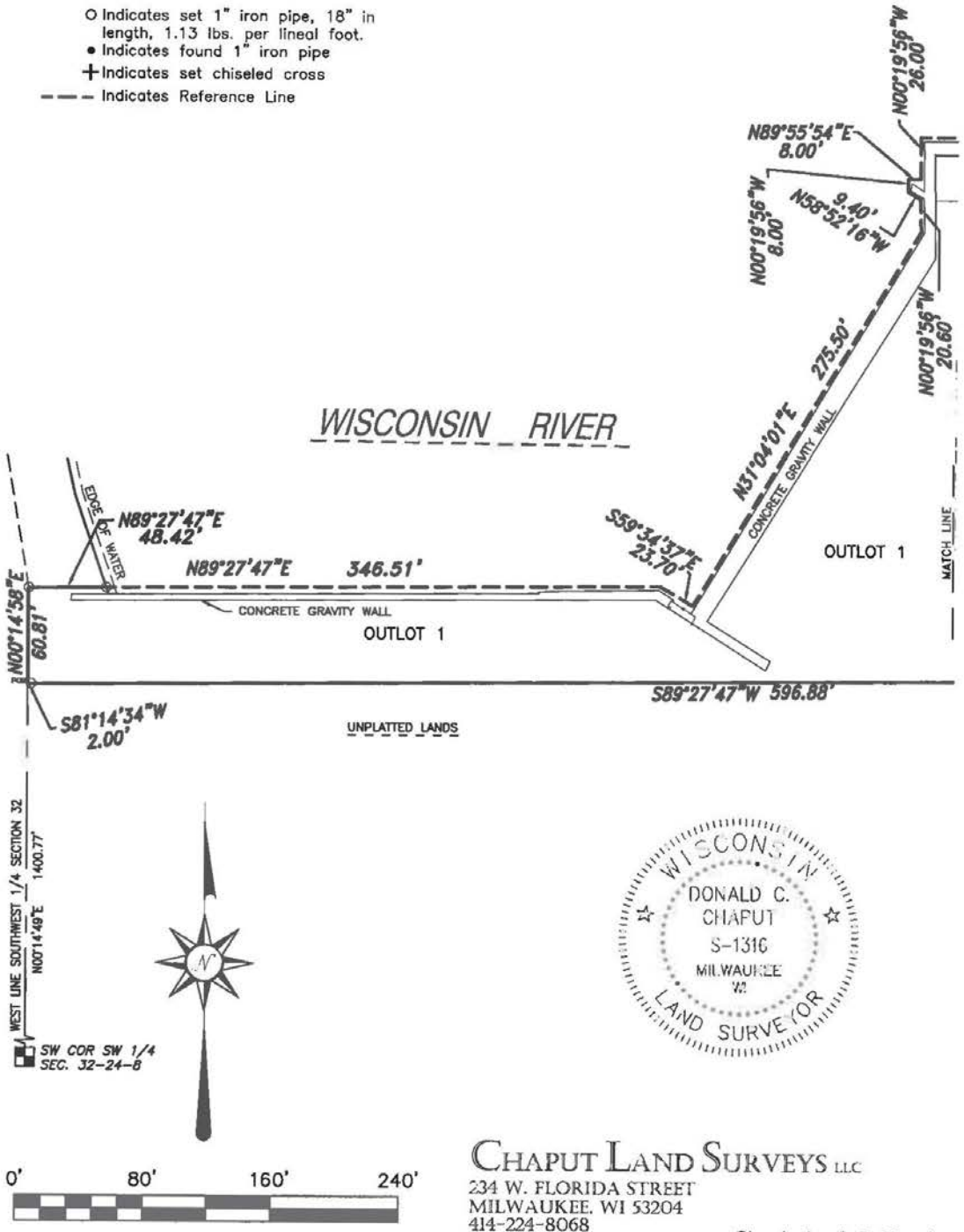

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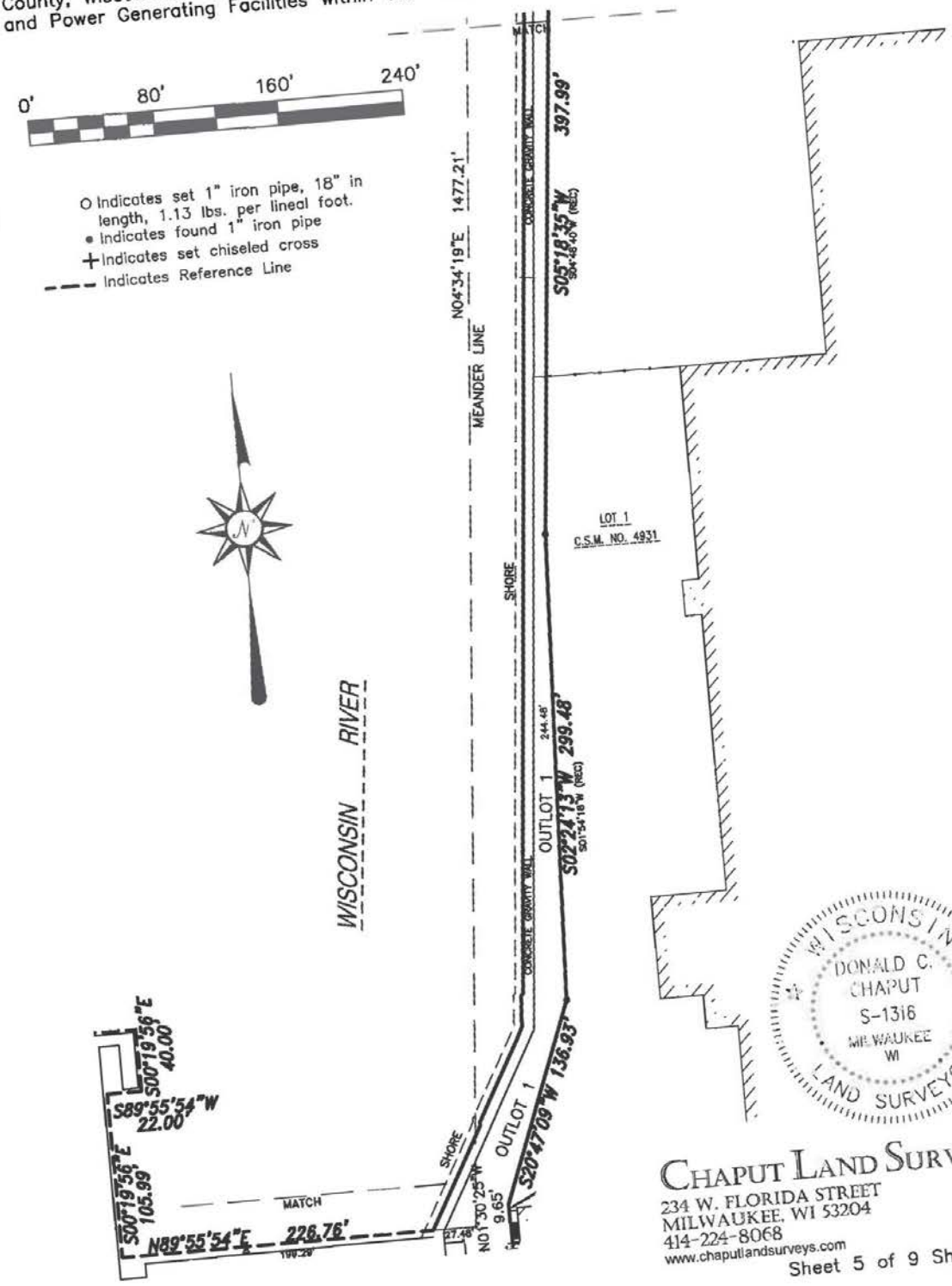

WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE WI
LAND SURVEYOR

CHAPUT LAND SURVEYS LLC
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MILWAUKEE, WI 53204
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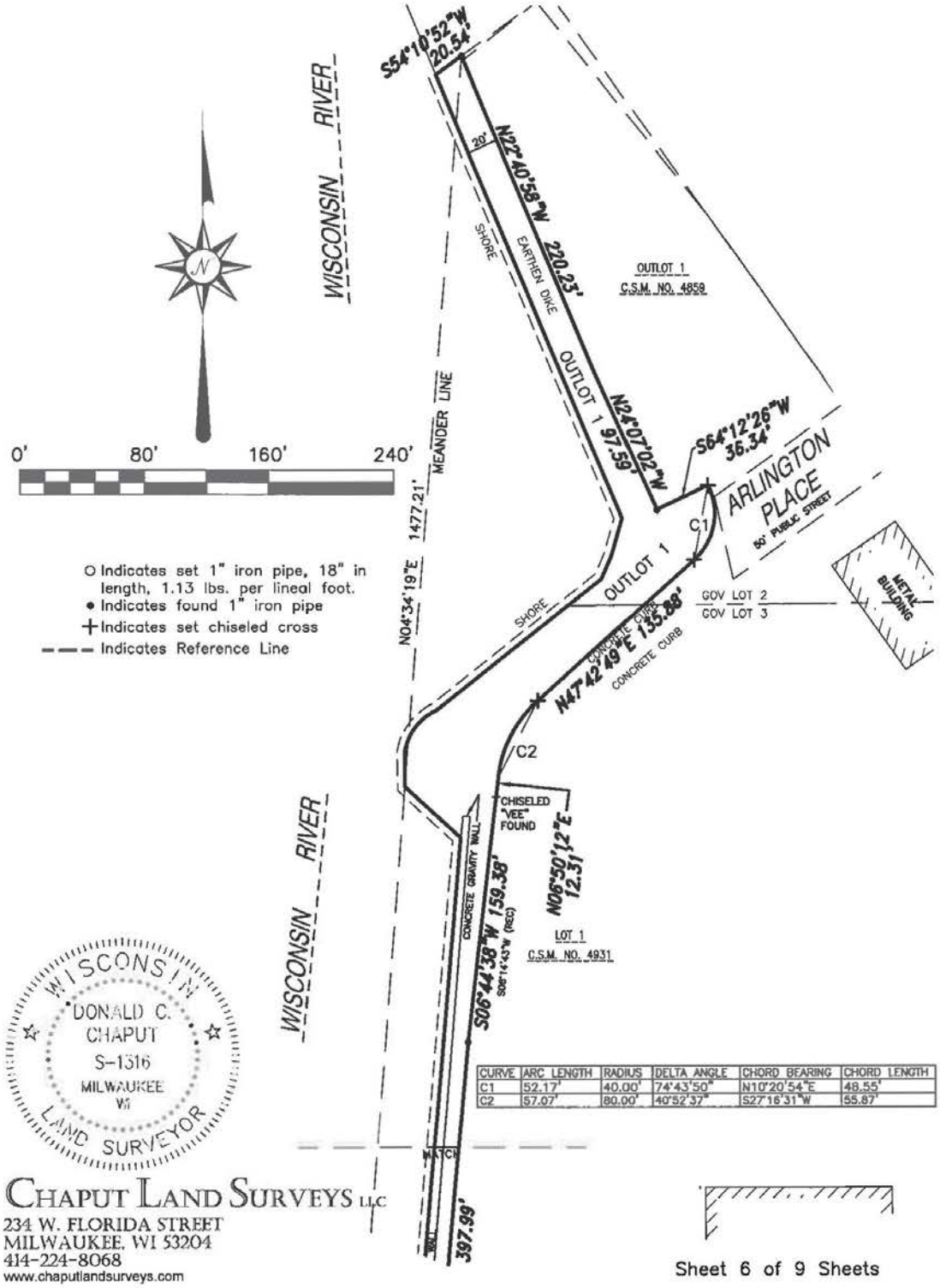

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	52.17'	40.00'	74°43'50"	N10°20'54"E	48.55'
C2	57.07'	80.00'	40°52'37"	S27°16'31"W	55.87'

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
MILWAUKEE COUNTY}

I, DONALD C. CHAPUT, a Registered Land Surveyor, certify:

That I have surveyed, divided and mapped all of Outlot 1 and Outlot 2 of Certified Survey Map 9511-40-141 and Outlot 1 of Certified Survey Map 9285, being a part of Government Lot 3 in Section 31, and Government Lot 2, 3 and 4 in Section 32, Town 24 North, Range 8 East, in the City of Stevens Point, Portage County, Wisconsin, together with rights granted by the State of Wisconsin for the Dam, Dike, and Power Generating Facilities within the Wisconsin River, bounded and described as follows:

Commencing at the Southeast corner of Government Lot 4 in Section 32, Town 24 North, Range 8 East; thence North 00°11'26" East along the East line of Government lots 3 and 4 in Section 32 aforesaid 1888.12 feet; thence South 56°19'09" West 1512.45 feet to a point on the North line of Wisconsin Street and the point of beginning; thence South 56°19'09" West along said North line 162.61 feet to a meander corner; thence North 00°48'42" East along a meander line 522.04 feet to a reference point; thence South 89°55'54" West along a reference line 205.00 feet to a point in the Wisconsin River; thence North 00°19'56" West along said reference line 35.00 feet to a point; thence South 89°55'54" West along said reference line 32.00 feet to a point; thence North 00°19'56" West along said reference line 130.00 feet to a point in the Wisconsin River; thence South 89°55'54" West along said reference line 417.00 feet to a point; thence South 00°32'13" East along a meander line 284.54 feet to a point; thence South 89°27'47" West 596.88 feet to a point; thence South 81°14'34" West 2.00 feet to a point; thence North 00°14'58" East 60.81 feet to a point; thence North 89°27'47" East 48.42 feet to a point in the Wisconsin River; thence North 89°27'47" East along a reference line 346.51 feet to a reference point; thence South 59°34'37" East along said reference line 23.70 feet to a point; thence North 31°04'01" East along said reference line 275.50 feet to a point in the Wisconsin River; thence North 00°19'56" West along said reference line 20.60 feet to a point in the Wisconsin River; thence North 58°52'16" West along said reference line 9.40 feet to a point in the Wisconsin River; thence North 00°19'56" West along said reference line 8.00 feet to a point in the Wisconsin River; thence North 89°55'54" East along said reference line 8.00 feet to a point in the Wisconsin River; thence North 00°19'56" West along said reference line 26.00 feet to a point in the Wisconsin River; thence North 89°55'54" East along said reference line 497.00 feet to a point in the Wisconsin River; thence South 00°19'56" East along said reference line 40.00 feet to a point in the Wisconsin River; thence South 89°55'54" West along said reference line 22.00 feet to a point in the Wisconsin River; thence South 00°19'56" East along said reference line 106.00 feet to a point in the Wisconsin River; thence North 89°55'54" East along said reference line 226.77 feet to a meander corner; thence North 04°34'19" East along a meander line 1477.21 feet to a meander corner; thence South 22°40'58" East 220.23 feet to a point; thence South 24°07'02" East 97.59 feet to a point; thence North 64°12'26" East 36.34 feet to a point; thence Southwesterly along an arc of a curve 52.17 feet, whose radius is 40.00 feet and whose chord bears South 10°20'54" West 48.55 feet; thence South 47°42'49" West 135.88 feet to a point; thence 57.07 feet southwesterly along an arc of a curve whose radius is 80.00 feet, and whose chord bears South 27°16'31" West 55.87 feet; thence South 06°50'12" West 12.31 feet to a point; thence South 06°44'38" West 159.38 feet to a point; thence South 05°18'35" West 397.99 feet to a point; thence South 02°24'13" West 299.48 feet to a point; thence South 20°47'09" West 136.93 feet to a point; thence South 00°11'28" East 26.00 feet to a point; thence North 89°59'44" East 56.00 feet to a point; thence North 87°00'04" East 15.00 feet to a point; thence South 00°11'52" West 31.78 feet to a point; thence South 53°47'32" East 21.84 feet to a point; thence North 87°05'35" East 14.27 feet to a point; thence South 01°25'51" East 20.43 feet to a point; thence South 53°20'57" East 23.82 feet to a point; thence South 02°36'48" East 82.70 feet to a point; thence South 87°54'20" West 128.56 feet to a point; thence South 03°59'18" West 325.11 feet to a point; thence North 79°45'25" East 8.49 feet to a point; thence South 86°08'06" East 113.52 feet to the point of beginning. Together with lands lying between said meander line and the shore of the Wisconsin River, also together with lands lying East of the Easterly most above described boundary and the East shore of the Wisconsin River, also the dam, dike and power generating facilities lying between said reference line and the Wisconsin River.

That I have made this survey, land division, dedication and map by the direction of CONSOLIDATING WATER POWER COMPANY, owner.

That such map is correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statues and Ordinances of the City of Stevens Point, in surveying, dividing and mapping the same.

Date

DONALD C. CHAPUT
REGISTERED LAND SURVEYOR S-1316

CERTIFIED SURVEY MAP NO._____

All of Outlot 1 and Outlot 2 of Certified Survey Map 9511-40-141 and Outlot 1 of Certified Survey Map 9285, being a part of Government Lot 3 in Section 31, and Government Lot 2, 3 and 4 in Section 32, Town 24 North, Range 8 East, in the City of Stevens Point, Portage County, Wisconsin, together with rights granted by the State of Wisconsin for the Dam, Dike, and Power Generating Facilities within the Wisconsin River.

CORPORATE OWNER'S CERTIFICATE

CONSOLIDATED WATER POWER COMPANY, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation caused the land described on this map to be surveyed, divided, dedicated and mapped as represented on this map in accordance with the requirements of the Ordinances of the City of Stevens Point.

CONSOLIDATED WATER POWER COMPANY, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Stevens Point

IN witness whereof, NEWPAGE CORPORATION, has caused these presents to be signed by _____, this _____ day of _____, 2011

CONSOLIDATED WATER POWER COMPANY,

_____

By: _____

STATE OF WISCONSIN}
:SS
COUNTY OF)

PERSONALLY, came before me this _____ day of _____, 2011, _____of the above named CONSOLIDATED WATER POWER COMPANY, to me known as the person who executed the foregoing instrument as such officer as the deed of the corporation, by its authority.

_____
Notary Public, State of Wisconsin
My commission expires ____
My commission is permanent.

CONSENT OF CORPORATE MORTGAGEE

_____, a _____corporation, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating the land described on this map and does hereby consent to the above certificate of CONSOLIDATED WATER POWER COMPANY, OWNERS.

_____
By _____ITS_____

STATE OF WISCONSIN)
:SS
COUNTY OF)

Personally came before me this __ day of _____, 2011, the above named _____ to me known to be the person who executed the foregoing instrument and to me known to be such, _____, and acknowledge that she executed the foregoing instrument and to me officer as the deed of said corporation, by is authority.

My commission expires _____.

_____
NOTARY PUBLIC

WISCONSIN DONALD C. CHAPUT S-1316 MILWAUKEE WI LAND SURVEYOR

CERTIFIED SURVEY MAP NO. ____

All of Outlot 1 and Outlot 2 of Certified Survey Map 9511-40-141 and Outlot 1 of Certified Survey Map 9285, being a part of Government Lot 3 in Section 31, and Government Lot 2, 3 and 4 in Section 32, Town 24 North, Range 8 East, in the City of Stevens Point, Portage County, Wisconsin, together with rights granted by the State of Wisconsin for the Dam, Dike, and Power Generating Facilities within the Wisconsin River.

CITY OF STEVENS POINT APPROVAL

RESOLVED, that this Certified Survey Map, CONSOLIDATED WATER POWER COMPANY, owner, located in the City of Stevens Point, is hereby approved by the City of Stevens Point on this _____ of _____, 2011.

_____ _____

Date Louis P. Molepske, City Attorney

I hereby certify this map and accompanying information is (approved) (conditionally approved) pursuant to the Building and Safety Ordinances of Stevens Point on the basis of the following (facts) (conditions) _____

_____

_____

_____

Community Development Department

EXHIBIT B

NewPage CSM

[See following pages]

CERTIFIED SURVEY MAP NO. _____

A redivision of Certified Survey Maps 917-3-275, 1691-6-149-149A, 4655-16-150, 4859-17-114, 4931-17-186, 5609-20-180, 5776-21-92, 6052-22-125 and 6712-24-235, and Lots 250, 251, 252 and 253 of Blocks 37 of Strong, Ellis and Other's Addition, Located in part of Government Lots 2, 3 and 4 in Section 32, Town 24 North, Range 8 East, in the City of Stevens Point, Portage County, Wisconsin.

CURVE TABLE

CURVE	ARC	RADIUS	CHORD BEARING	CHORD	DELTA
C1	57.07'	80.00'	N27°16'31"E	55.87'	40°52'37"
C2	52.17'	40.00'	N10°20'54"E	48.55'	74°43'50"

LINE TABLE

LINE	BEARING	DIST.	LINE	BEARING	DIST.
L1	S56°19'09"W	280.16'	L20	N02°24'13"E	299.48'
L2	S33°08'41"E	7.00'	L21	N05°18'35"E	397.99'
L3	S56°19'09"W	245.70'	L22	N06°44'38"E	159.38'
L4	N33°03'51"W	7.00'	L23	N06°49'40"E	12.31'
L5	S56°19'09"W	527.84'	L24	N47°42'49"E	135.88'
L6	N86°08'06"W	113.52'	L25	S64°12'26"W	36.34'
L7	S79°45'25"W	8.49'	L26	N24°07'02"W	97.59'
L8	N03°59'18"E	325.11'	L27	N22°40'58"W	220.22'
L9	N87°54'20"E	128.56'	L28	N54°10'52"E	73.50'
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L12	N01°25'51"W	20.43'	L31	S12°39'07"E	54.36'
L13	S87°05'35"W	14.27'	L32	N54°13'57"E	122.97'
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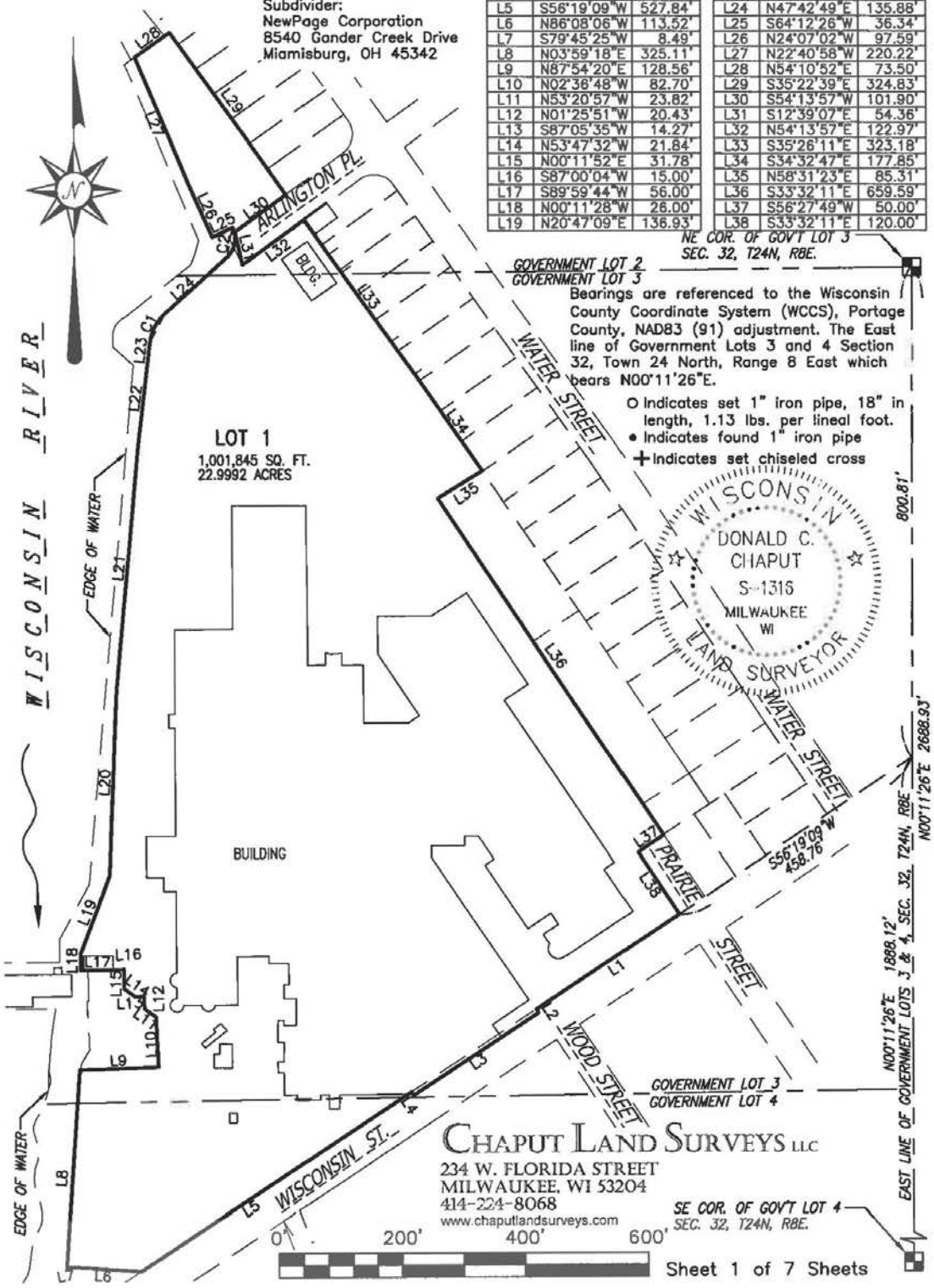
L16	S87°00'04"W	15.00'	L35	N58°31'23"E	85.31'
L17	S89°59'44"W	56.00'	L36	S33°32'11"E	659.59'
L18	N00°11'28"W	26.00'	L37	S56°27'49"W	50.00'
L19	N20°47'09"E	136.93'	L38	S33°32'11"E	120.00'

Subdivider:
NewPage Corporation
8540 Gander Creek Drive
Miamisburg, OH 45342



Bearings are referenced to the Wisconsin County Coordinate System (WCCS), Portage County, NAD83 (91) adjustment. The East line of Government Lots 3 and 4 Section 32, Town 24 North, Range 8 East which bears N00°11'26"E.

O Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.
• Indicates found 1" iron pipe
+ Indicates set chiseled cross

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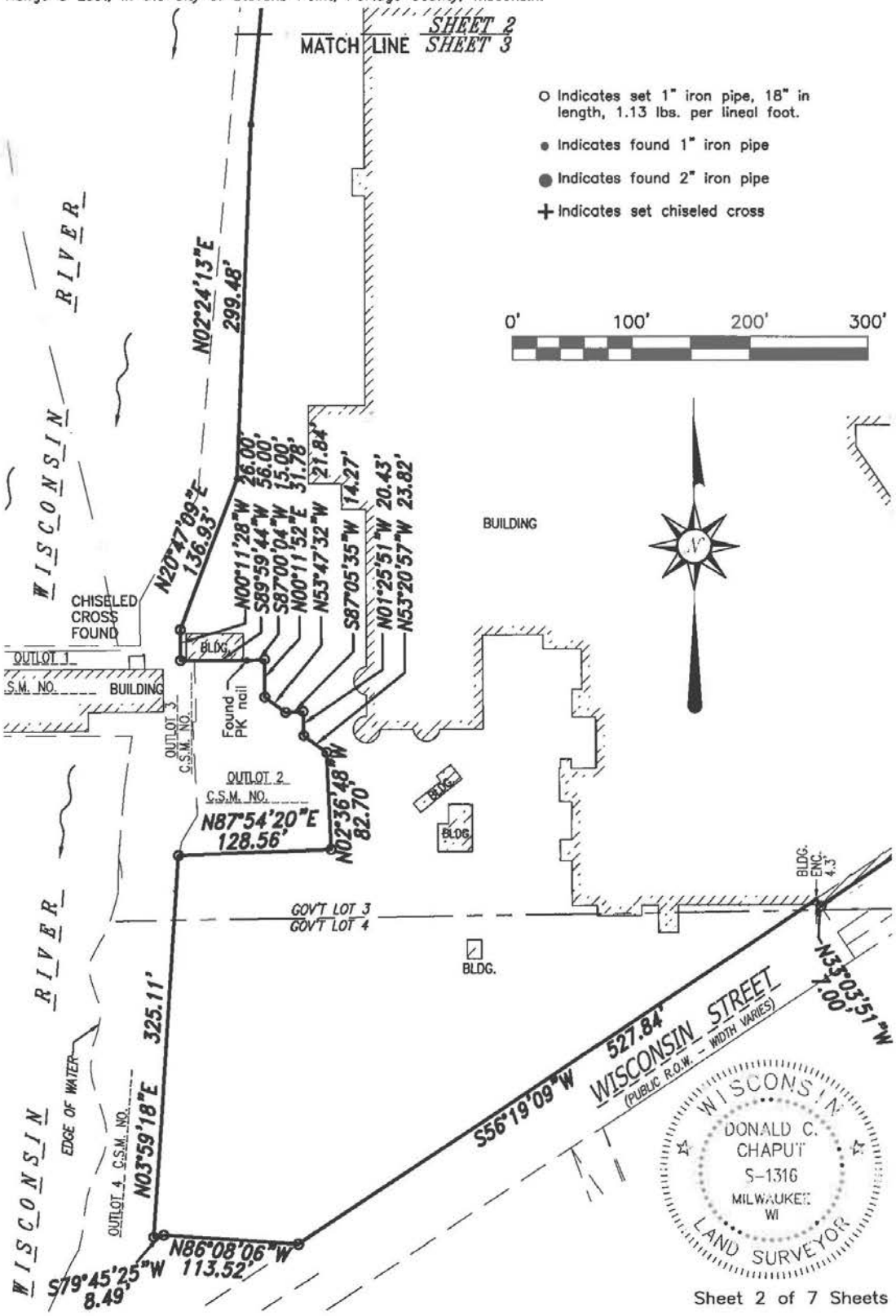

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0 100' 200' 300'

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● Indicates found 1" iron pipe

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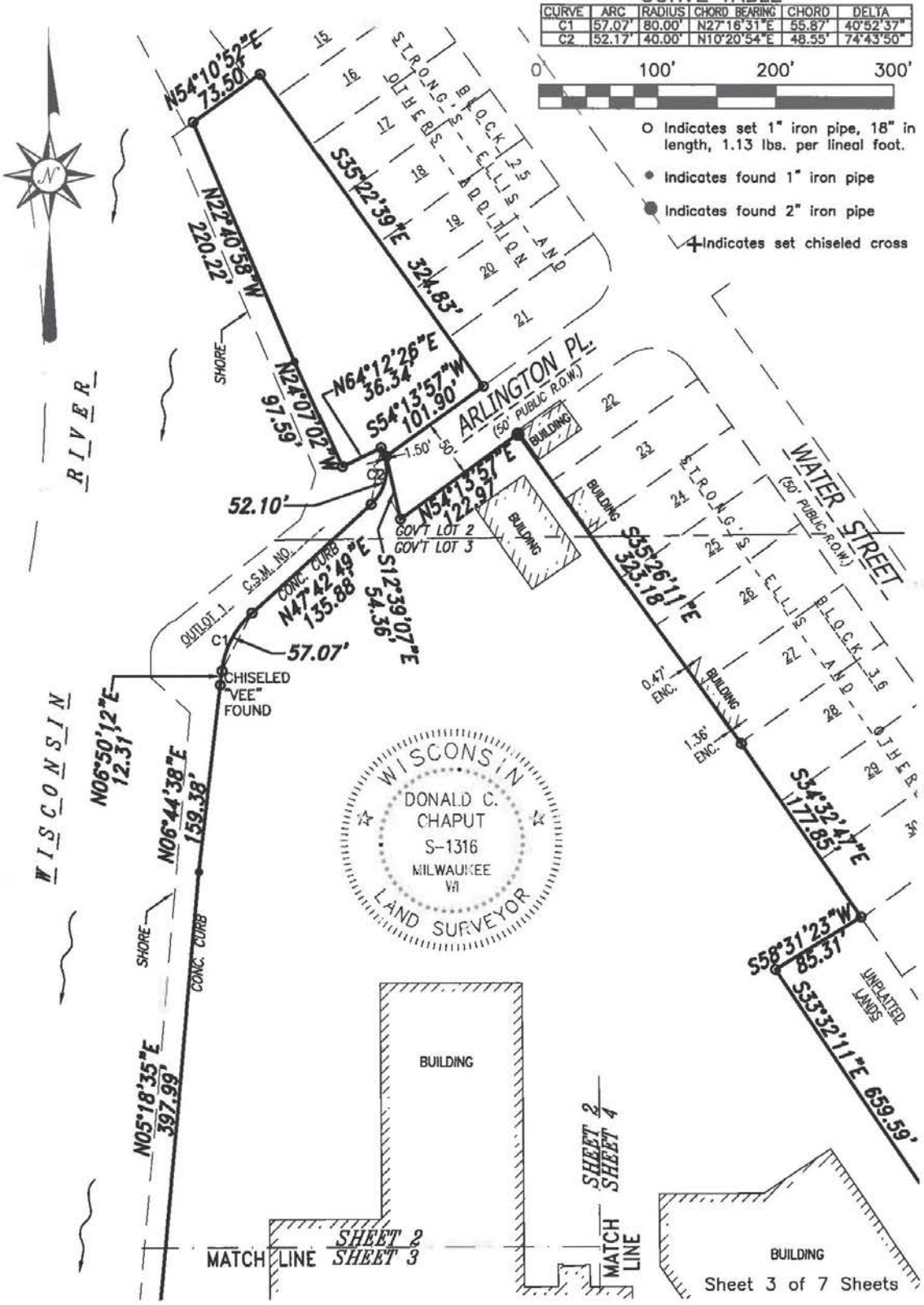
Indicates set chiseled cross



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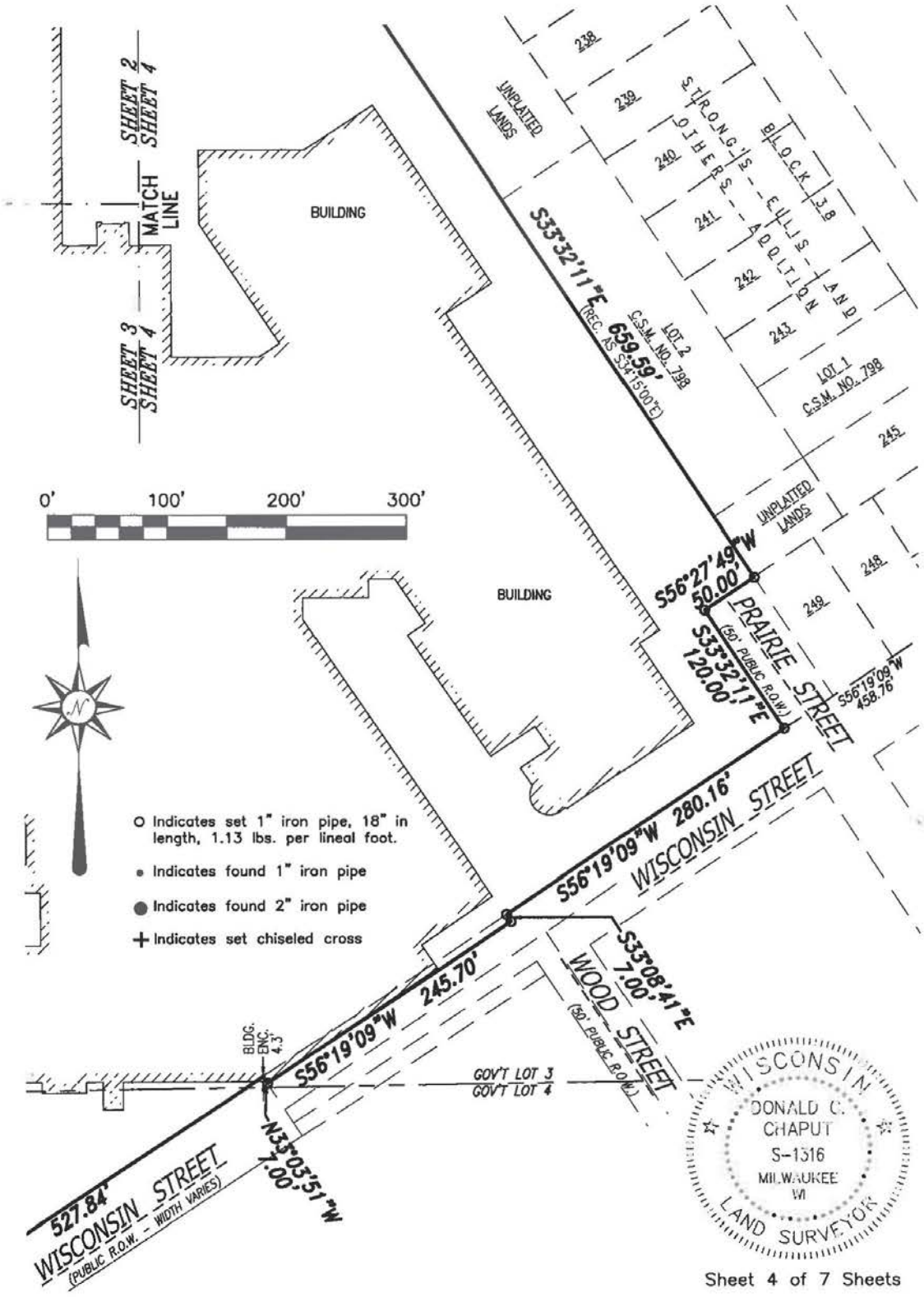

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
MILWAUKEE COUNTY}

I, DONALD C. CHAPUT, a Registered Land Surveyor, certify:

That I have surveyed, divided and mapped a redivision of Certified Survey Maps 917-3-275, 1691-6-149-149A, 4655-16-150, 4859-17-114, 4931-17-186, 5609-20-180, 5776-21-92, 6052-22-125 and 6712-24-235, and Lots 250, 251, 252 and 253 of Blocks 37 of Strong, Ellis and Other's Addition, Located in part of Government Lots 2, 3 and 4 in Section 32, Town 24 North, Range 8 East, in the City of Stevens Point, Portage County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of Government Lot 4 in said Section; thence North 00°11'26" East along the East line of Government Lots 3 and 4 a distance of 1888.12 feet to a point; thence South 56°19'09" West 458.76 feet to the point of beginning on the North line of Wisconsin Street; thence South 56°19'09" West along said North line 280.16 feet to a point; thence South 33°08'41" East along said North line 7.00 feet to a point; thence South 56°19'09" West along said North line 245.70 feet to a point; thence North 33°03'51" West along said North line 7.00 feet to a point; thence South 56°19'09" West along said North line 527.84 feet to a point; thence North 86°08'06" West along said North line 113.52 feet to a point; thence South 79°45'25" West along said North line 8.49 feet to a point; thence North 03°59'18" East 325.11 feet to a point; thence North 87°54'20" East 128.56 feet to a point; thence North 02°36'48" West 82.70 feet to a point; thence North 53°20'57" West 23.82 feet to a point; thence North 01°25'51" West 20.43 feet to a point; thence South 87°05'35" West 14.27 feet to a point; thence North 53°47'32" West 21.84 feet to a point; thence North 00°11'52" East 31.78 feet to a point; thence South 87°00'04" West 15.00 feet to a point; thence South 89°59'44" West 56.00 feet to a point; thence North 00°11'28" West 26.00 feet to a point; thence North 20°47'09" East 136.93 feet to a point; thence North 02°24'13" East 299.48 feet to a point; thence North 05°18'35" East 397.99 feet to a point; thence North 06°44'38" East 159.38 feet to a point; thence North 06°50'12" East 12.31 feet to a point; thence Northeasterly 57.07 feet along an arc of a curve, whose center lies to the East, whose radius is 80.00 feet, and whose chord bears North 27°16'31" East 55.87 feet to a point; thence North 47°42'49" East 135.88 feet to a point; thence Northwesterly 52.17 feet along an arc of a curve, whose center lies to the West, whose radius is 40.00 feet and whose chord bears North 10°20'54" East 48.55 feet to a point; thence South 64°12'26" West 36.34 feet to a point; thence North 24°07'02" West 97.59 feet to a point; thence North 22°40'58" West 220.22 feet to a point; thence North 54°10'52" East 73.50 feet to a point on the West line of Block 25 of Strong's Ellis and Others Addition; thence South 35°22'39" East along said West line 324.83 feet to a point on the North line of Arlington Place; thence South 54°13'57" West along said North line 101.90 feet to a point on the West line of Arlington Place; thence South 12°39'07" East along said West line 54.36 feet to a point on the South line of Arlington Place; thence North 54°13'57" East along said South line 122.97 feet to a point on the West line of Block 36 of Strong's Ellis and Others Addition; thence South 35°26'11" East along said West line 323.18 feet to a point; thence South 34°32'47" East along said West line 177.85 feet to a point; thence South 58°31'23" West 85.31 feet to a point on the West line of Lot 2 of Certified Survey Map No. 798 and its extension ; thence South 33°32'11" East along said West line 659.59 feet to a point on the North line of Prairie Street; thence South 56°27'49" West along said North line 50.00 feet to a point on the West line of Prairie Street; thence South 33°32'11" East along said West line 120.00 feet to the point of beginning.
Containing 1,001,845 Square Feet or 22.9992 Acres.

That I have made this survey, land division, dedication and map by the direction of NEWPAGE CORPORATION, owner.

That such map is correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statues and Ordinances of the City of Stevens Point, in surveying, dividing and mapping the same.

_____
Date

_____
DONALD C. CHAPUT
REGISTERED LAND SURVEYOR S-1316

CERTIFIED SURVEY MAP NO._____

A redivision of Certified Survey Maps 917-3-275, 1691-6-149-149A, 4655-16-150, 4859-17-114, 4931-17-186, 5609-20-180, 5776-21-92, 6052-22-125 and 6712-24-235, and Lots 250, 251, 252 and 253 of Blocks 37 of Strong, Ellis and Other's Addition, Located in part of Government Lots 2, 3 and 4 in Section 32, Town 24 North, Range 8 East, in the City of Stevens Point, Portage County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

NEWPAGE CORPORATION, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation caused the land described on this map to be surveyed, divided, dedicated and mapped as represented on this map in accordance with the requirements of the Ordinances of the City of Stevens Point.

NEWPAGE CORPORATION, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Stevens Point

IN witness whereof, NEWPAGE CORPORATION, has caused these presents to be signed by _____, this _____ day of _____, 2011

NEWPAGE CORPORATION

_____

By: _____

STATE OF WISCONSIN}
:SS
COUNTY OF }

PERSONALLY, came before me this _____ day of _____, 2010, _____of the above named NEWPAGE CORPORATION, to me known as the person who executed the foregoing instrument as such officer as the deed of the corporation, by its authority.

_____
Notary Public, State of Wisconsin
My commission expires ____
My commission is permanent.

CONSENT OF CORPORATE MORTGAGEE

_____, a Wisconsin corporation, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating the land described on this map and does hereby consent to the above certificate of _____, OWNERS.

_____
By _____ITS_____

STATE OF WISCONSIN)
:SS
COUNTY OF)

Personally came before me this __ day of _____, 2011, the above named _____ to me known to be the person who executed the foregoing instrument and to me known to be such, _____, and acknowledge that she executed the foregoing instrument and to me officer as the deed of said corporation, by is authority.

My commission expires _____.

_____
NOTARY PUBLIC

WISCONSIN DONALD C. CHAPUT S-1376 MILWAUKEE WI LAND SURVEYOR

CERTIFIED SURVEY MAP NO._____

A redivision of Certified Survey Maps 917-3-275, 1691-6-149-149A, 4655-16-150, 4859-17-114, 4931-17-186, 5609-20-180, 5776-21-92, 6052-22-125 and 6712-24-235, and Lots 250, 251, 252 and 253 of Blocks 37 of Strong, Ellis and Other's Addition, Located in part of Government Lots 2, 3 and 4 in Section 32, Town 24 North, Range 8 East, in the City of Stevens Point, Portage County, Wisconsin.

CITY OF STEVENS POINT APPROVAL

RESOLVED, that this Certified Survey Map, NEWPAGE CORPORATION, owner, located in the City of Stevens Point, is hereby approved by the City of Stevens Point on this _____ of _____, 2011.

_____ Date

_____ Louis P. Molepske, City Attorney

WISCONSIN DONALD C. CHAPUT S-1375 MILWAUKEE WI LAND SURVEYOR

Administrative Staff Report

Nagorski Conditional Use
3808 Robert Street
July 5, 2011

Department of Community Development

Applicant(s):

- Jennifer Nagorski

Staff:

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

Parcel Number(s):

- 2408-27-3013-18

Zone(s):

- "R-2" Single Family Residence District

Master Plan:

- Residential

Council District:

- District 8 – Molski

Lot Information:

- Actual Frontage: 73 feet
- Effective Frontage: 73 feet
- Effective Depth: 161 feet
- Square Footage: 11,753
- Acreage: 0.270

Current Use:

- Residence and family day care

Applicable Regulations:

- 23.01(16) and 23.02(1)(d)

Request

Discussion and possible action on a request from Jennifer Nagorski, for a conditional use permit for the purposes of operating a large group day care at **3808 Robert Street**. **Parcel ID 2408-27-3013-18.**

Attachment(s)

- Parcel ID Sheet
- Exhibit Map
- Application
- Project Description
- Exterior Elevations
- Interior Layout
- Site Layout

Findings of Fact

- The property is zoned R-2.
- Large group day care centers are a conditional use within the R-2 zoning district.
- Current property can have no more than eight children at one time.
- Large group day care centers can exceed eight children at one time.

Staff Recommendation

Deny the request due to not being able to meet the conditional use standards, including the inability to provide adequate off street parking and proper drop-off/pick-up areas and keeping with the R-2 District intent of providing the population density used primarily for single family living. The proposed use is more commercial in nature, and does not fit well into this specific area.

Vicinity Map

Background

Ms. Nagorski is requesting a conditional use permit for the purposes of operating a large group day care out of her place of residence. At the present time, she is operating a family day care, which is a permitted use under the zoning ordinance. The following are the definitions of the two types of day cares:

DAY CARE CENTER OR CENTER - any place which receives at any one time, for compensation, 4 or more children for care and supervision for less than 24 hours a day without the attendance of a parent, relative, or legal guardian. All such facilities shall comply with HHS Chapter 55; ILHR

Chapter 60, and all other applicable municipal or state codes.

a) Family Day Care Center - a center where care and supervision is provided for 4 to 8 children regardless of age.

a) Large Group Day Care Center - a center that provides care and supervision for more than 8 children regardless of age.

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 property is located in a single family residential district. Under this zoning classification, family day cares, that have eight or fewer children are a permitted use, whereas, large group day care centers are a conditional use.

Findings: Staff does have concerns regarding this request, relating to increased vehicular traffic and potential noise within the area. Currently, Ms. Nagorski or her staff are caring for no more than eight children at one time. If this conditional use permit is approved that number could allow up to 25 children at one time, which will likely generate additional traffic in this residential neighborhood. In addition, the property only has a single lane driveway, which would then increase the probability that additional street parking would occur, even for a limited amount of time.

Also, with the ability to have additional children on the site, it increases the chances for noise disturbances within the area.

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

Analysis: The current use of the property is both a residence and a family day care center.

Findings: The proposed change in use would increase traffic to the site and potentially cause increased noise disturbances in the residential district.

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: Ms. Nagorski has submitted a plan for an addition onto her residence.

   Findings: The exterior architectural appeal and functional plan would not be in variance with surrounding properties.

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: The lot has only a single lane driveway.

   Findings: Staff has concerns with only having a single lane driveway. In only having a single lane driveway, it can cause safety concerns when picking up or dropping off children, especially when multiple occurrences are happing at the same time.

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. This district is established 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: While large group day care centers can be a conditional use within this district, staff believes that this property, given its inability to provide off street parking, is not favorable to support this request. In addition, staff believes that the request does not meet the intent of this district as the density requested far exceeds that of a standard single-family residence, as it becomes more commercial in nature.

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

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

   Findings: This standard is met.

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

Analysis: The request is for a day care center, not a living facility.

Findings: N/A

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 Robert 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: As noted above, only having a single lane driveway, staff has concerns relating to the safety of the drop off and pick up of children at this location.

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

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

Findings: Please see comment above.

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: There is only one driveway on 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: There is only a single driveway on this site.

   Findings: This standard is met.

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: Staff has a concern regarding the potential visibility issues if multiple individuals are dropping off or picking up children at the same time. This could cause vision obstructions due to not having a proper pick-up/drop-off location.

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: There is only a single land driveway at this location.

   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: There is only a single lane driveway at this location.

   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: 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 provided for a single family residence.

       Findings: The property should meet all code requirements for residential refuse collection. If additional containers are located on the lot, they should 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 proposal is for a maximum of 25 children to be at the site at any one time.

       Findings: Noise levels could increase within the increase in the number of individuals at the site. In addition, with hours from 5:00 AM to 12:00 AM, it could create disturbances.

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
Michael P & Jennifer L Nagorski 3808 Robert St Stevens Point, WI 54481	240827301318	Residential	
	PROPERTY ADDRESS		NEIGHBORHOOD
	3808 Robert St		255 Jnck PlvrH Boy Rslyn Cntrl
	SUBDIVISION		ZONING
			R2-SINGLE

OWNERSHIP HISTORY*

OWNER	SALE DATE	AMOUNT	CONVEYANCE	VOLUME	PAGE	SALE TYPE
Michael P & Jennifer L Nagorski	5/11/2006	$129,900	Warranty Deed	689103		Land & Buildings
Colleen A Aldrich	6/25/2001	$101,000	Warranty Deed	590424		Land & Buildings
Michael M & Carmel C Brown	6/1/1994	$83,900	Warranty Deed	631	289	Land & Buildings

SITE DATA

ACTUAL FRONTAGE	73.0
EFFECTIVE FRONTAGE	73.0
EFFECTIVE DEPTH	161.0
SQUARE FOOTAGE	11,753.0
ACREAGE	0.270

PERMIT HISTORY*

DATE	NUMBER	AMOUNT	PURPOSE	NOTE
9/19/1997	27106	$10,500	036 Garage	Garage Addition-308 Sq ft Pati

2011 ASSESSED VALUE

CLASS	LAND	IMPROVEMENTS	TOTAL	RATIO	EST. FAIR MARKET VALUE
A-Residential	$23,200	$80,500	$103,700	92.00%	$112,700
TOTAL	**$23,200**	**$80,500**	**$103,700**		**$112,700**

LEGAL DESCRIPTION

LOT 5 BLK 7 POINT MANORS PLAT BNG PRT NW NW S34 T24 R8 689103

DWELLING DATA (1 of 1)

STYLE	03 Split Level			BASEMENT	Full	Exposed	No
EXT. WALL	Wood / Masonite			HEATING	Air Conditioning		
STORY HEIGHT	1	AGE	47	FUEL TYPE	Gas		
YEAR BUILT	1964	EFF. YEAR	1964	SYSTEM TYPE	Hot Water		
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	1
KITCHEN RATING	Average			BATH RATING	Average		

FEATURES

DESCRIPTION	UNITS
Masonry Adjustment	90
Additional Plumbing Fixtures	1
Basement Finish	594

ATTACHMENTS

DESCRIPTION	AREA
Frame Garage	632
Concrete / Masonry Patio	358

LIVING AREA (Dwelling 1)

DESCRIPTION	GROSS AREA	CALCULATED AREA
BASEMENT	594.0	
FINISHED BASEMENT LIVING AREA	0.0	0.0
FIRST STORY	1,232.0	1,232.0
SECOND STORY	0.0	0.0
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		1,232.0

PROPERTY IMAGE	PROPERTY SKETCH
1 2 3 4 5	

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

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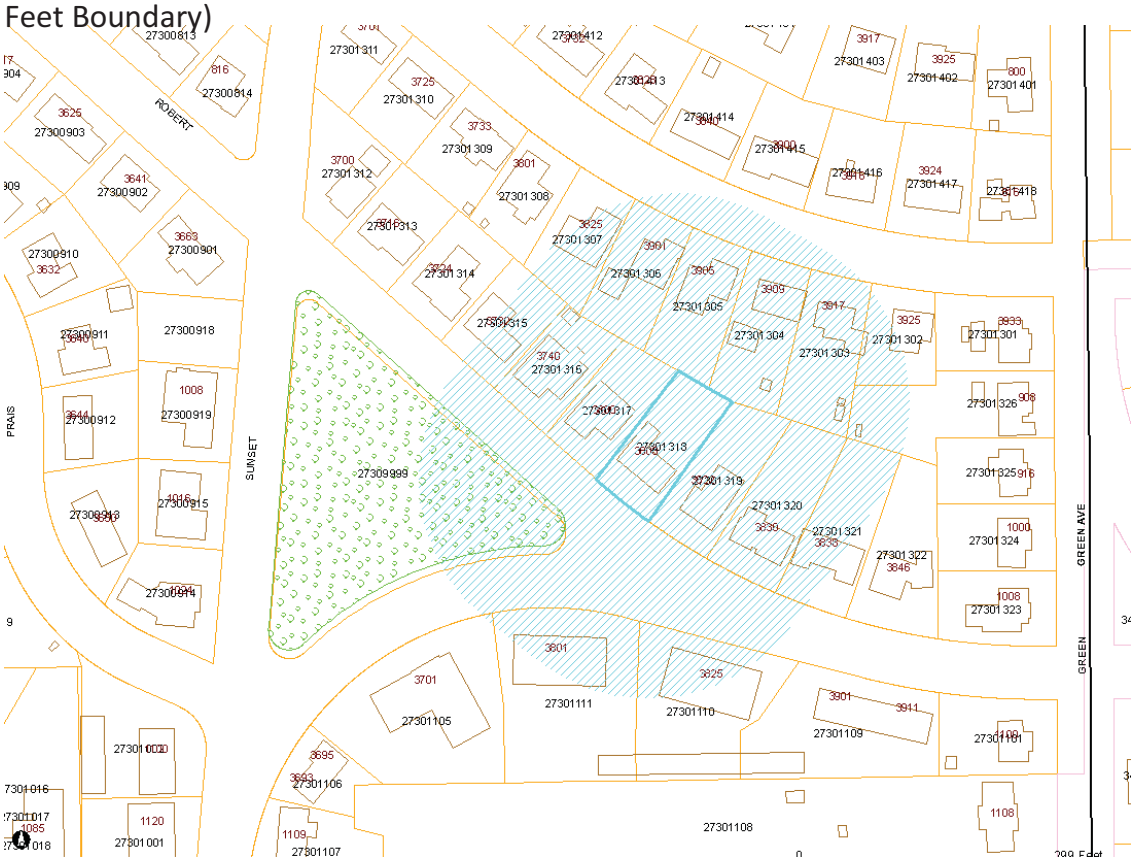
Please contact Webmaster if you have any comments or questions about our site.

3808 Robert Street - Nagorski - Conditional Use - Exhibit Map (200 Feet Boundary)



TaxKey	Property Address	Owner Name	Mailing Address	City	State	Zip Code
281240827301105	3701 Robert Pl	James D & Priscilla L Ross Rev Trst dtd 9/20/06	217 Old Wausau Road	Stevens Point	WI	54481
281240827301110	3825 Robert St	Murphy Joint Revocable Trust	377 County Road AA	Nekoosa	WI	54457
281240827301111	3801 Robert Pl	Steffen Real Estate LLC	1310 Rogers St	Stevens Point	WI	54481
281240827301302	3925 Simonis St	Gordon Miller	3925 Simonis St	Stevens Point	WI	54481
281240827301303	3917 Simonis St	Susan Kedrowski et al	3917 Simonis St	Stevens Point	WI	54481
281240827301304	3909 Simonis St	Melvyn G Rousseau &	3909 Simonis St	Stevens Point	WI	54481
281240827301305	3905 Simonis St	Evelyn M Jablonski	3905 Simonis St	Stevens Point	WI	54481
281240827301306	3901 Simonis St	Nicole A Mackie	3901 Simonis St	Stevens Point	WI	54481
281240827301307	3825 Simonis St	Rennette Konkol	3825 Simonis St	Stevens Point	WI	54481
281240827301315	3732 Robert St	Jerry H & Kathleen M Willkom	3732 Robert St	Stevens Point	WI	54481
281240827301316	3740 Robert St	Kenneth L & Laura A Menningen	3740 Robert St	Stevens Point	WI	54481
281240827301317	3800 Robert St	Robert H & Sharon Hollar	3800 Robert St	Stevens Point	WI	54481
281240827301318	3808 Robert St	Michael P & Jennifer L Nagorski	3808 Robert St	Stevens Point	WI	54481
281240827301319	3822 Robert St	Lawrence H Lee	3822 Robert St	Stevens Point	WI	54481
281240827301320	3830 Robert Pl	Linda L Miller	3830 Robert Pl	Stevens Point	WI	54481
281240827301321	3838 Robert St	Prudence Smith 2002 Trust	1120 Nisqually St	Steilacoom	WA	98388
281240827301322	3846 Robert St	David W Novinska	3846 Robert St	Stevens Point	WI	54481
281240827301326	908 Green Ave	Kenneth J Brown &	908 Green Ave	Stevens Point	WI	54481
281240827309999	1001 Sunset Blvd	City of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481

R# 1-42717
$90
6-21-11

11-0365

REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION

ADDRESS OF PROPERTY: 3808 Robert St Stevens Point, 54481

___ Zoning Ordinance Change ($90.00 fee required)
X 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).
Jennifer Nagorski is requesting a conditional use permit for her home. She intends to expand her current family daycare and become a licensed group center. In order to accomodate this, she plans to add on to the existing residence

OWNER/APPLICANT:	AGENT FOR OWNER/APPLICANT:
Name: Jennifer Nagorski	Name:
Address: 3808 Robert St	Address:
Stevens Point, WI 54481	
(City, State, Zip Code)	(City, State, Zip Code)
Telephone: 715-347-0337	Telephone:
Cell Phone: Same	Cell Phone:
Signature	Signature

Scheduled Date of Plan Commission Meeting: July 5th, 2011

Scheduled Date of Common Council Meeting: July 19th, 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 # _____

Gabba Goobers Child Care

Business Expansion Plan

June 7th, 2011

Gabba Goobers Child Care is a family child care located at 3808 Robert St., in Stevens Point, WI. They are licensed and certified to care for children 7 days a week for approximately 20 hours per day. There are currently 21 children enrolled and more children in the area looking for child care. Currently with a family license the most kids that can be in care at one time is 8. Gabba Goobers has been caring for children for over 5 years and is seeking to expand their business. Gabba Goobers is committed to providing top quality care in the Stevens Point area. Although there are many large centers in this area, many of them are overcrowded or have teachers that have large classes and cannot provide children with the home like setting and individualized care that parents of Gabba Goobers have come to rely on for the past 5 years. I have had numerous calls from prospective clients in the last month alone that I have had to turn away because I have no room left under my current license. Family providers, like myself, can't care for more than 8 children at one time, making it extremely difficult to accommodate families with multiple children. This leaves families with multiple children no choice and forces them to choose large centers for care.

Gabba Goobers Child Care proposes to the city, an exception to current ordinances that requires commercial zoning in order to obtain a Group license for child care. Gabba Goobers intends to obtain a Group license from the State of Wisconsin allowing for 25 kids to be cared for at one time. In order to accommodate a Group license in their current location the owners of Gabba Goobers Child Care, Jennifer and Michael Nagorski, have plans to build an addition on to their current residence. This addition is illustrated in the floor plans provided to the council. This area will exceed the required amount of 35 square feet of usable floor space for each child. The space will be comparable to a large room in a licensed group center but will be a part of my home. Even with the large addition there will still be adequate space outdoors for children as well. The yard is all fenced in and approved by licensing standards.

Once granted a Group license, Gabba Goobers Child Care plans to hire on additional staff when needed in order to provide care for children from 5 am- 12am, seven days a week. These hours are the same as we currently have for hours of operation. By having quality care available for parents who don't work the traditional 9am-5pm type hours Gabba Goobers is providing a much needed service in this area. The staff as well as the residents' vehicles will be parked in the driveway or in another area that is acceptable to city and neighbors, including on the side of the road in the gravel. Children's parents will continue to drop kids off and pick them off by parking in the drive way. Limited parking is required for this business due to the fact that there will be a small number of employees (if any that are not already residents) and clients only drop

off their children. I do not anticipate any issues with increased traffic as parents all have different schedules and do not arrive at the same times. Many times one set of parents will drop of or pick up their 2-5 children at a time meaning there won't necessarily be 25 drop-offs and pick-ups a day.

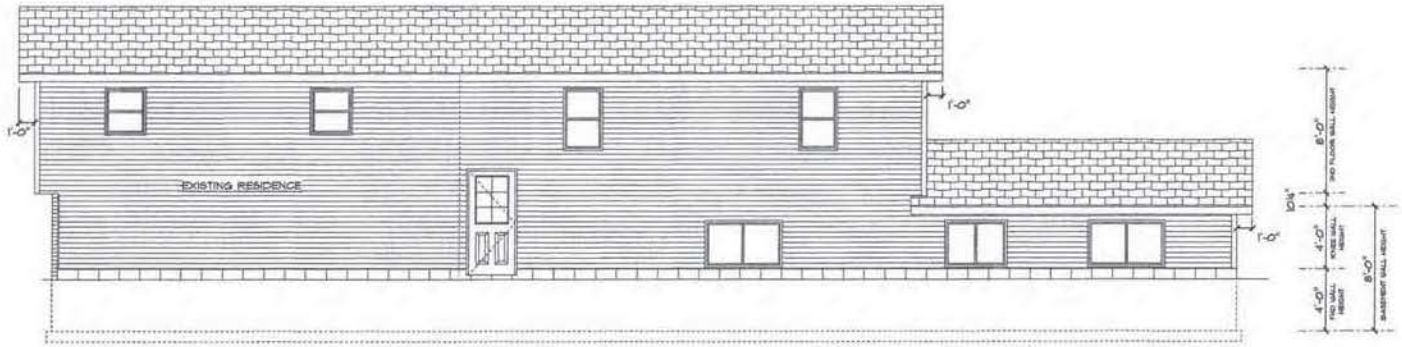
In order to maintain a residential 'type' location, there will be no large signs or advertising placed outside of the residence. All advertising for the location will be done through Gabba Goobers Child Care's website or through listings with local child care referral agencies and newspapers. The landscaping will remain consistent with the current design, with the exception to a walk way leading from the driveway around the side of the house to a separate entrance for the childcare on the side of the residence. The residence itself will also appear to remain the same from the front. The house will be larger and go further into the back yard which is fenced in and not visible to the neighbors. The fence itself is relatively solid and works as a barrier from other yards and minimizes noise that the children may make. There is also a park across the street that the children I care for use for outdoor play about 30% of the time. The noise from the park and other children playing can be heard in the neighborhood far above any noise coming from my yard. The children will also never be allowed outdoors after 8p.m. or dark, whichever comes first. The neighbors have been talked to and have no complaints or objections to our proposed plan. One neighbor stated that we are always so quiet over here; they would never know we have a daycare. They also indicated they are a retired school teacher and would be available to help if ever needed. The neighbor on the other side said that if needed we could even use his back yard for additional play space. All neighbors that would be affected seem to be in favor of the idea.

REAR ELEVATION

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

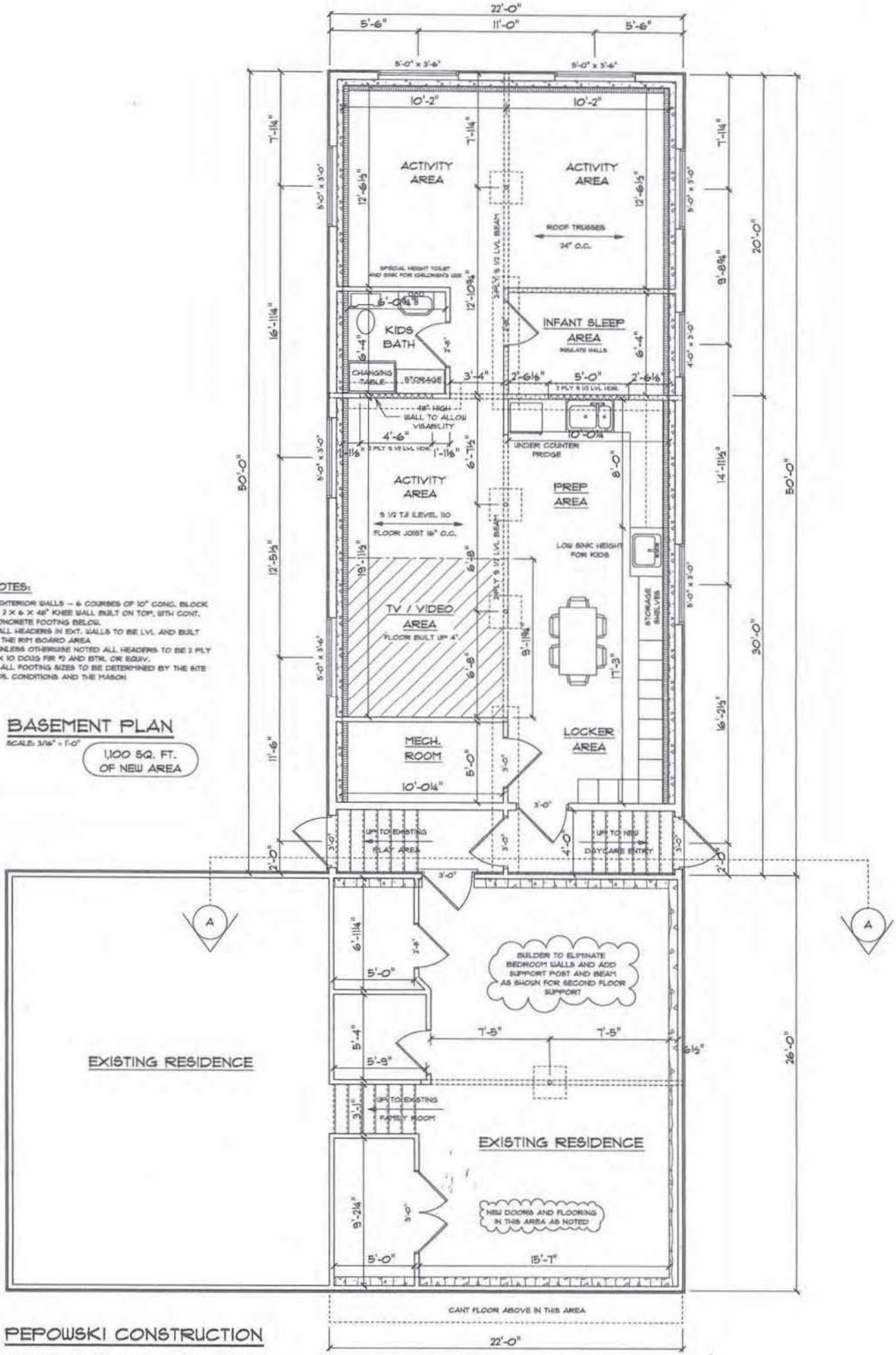
PEPOWSKI CONSTRUCTION

NAGORSKI REMODEL AND ADDITION



SIDE ELEVATION (NEIGHBOR SIDE)

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



NOTES:

- EXTERIOR WALLS – 6 COURSES OF 10" CONC. BLOCK W/ 2 X 6 X 48" KNEE WALL BUILT ON TOP, WITH CONT. CONCRETE FOOTING BELOW.
- ALL HEADERS IN EXT. WALLS TO BE LVL AND BUILT IN THE 8CM BOARD AREA
- UNLESS OTHERWISE NOTED ALL HEADERS TO BE 2 PLY 2 X 10 DOUG FIR #2 AND BTR, OR EQUIV.
- ALL FOOTING SIZES TO BE DETERMINED BY THE SITE SOIL CONDITIONS AND THE MASON

BASEMENT PLAN

SCALE: 3/16" = 1'-0"

1,100 SQ. FT. OF NEW AREA

PEPOWSKI CONSTRUCTION

NAGORSKI REMODEL / ADDITION

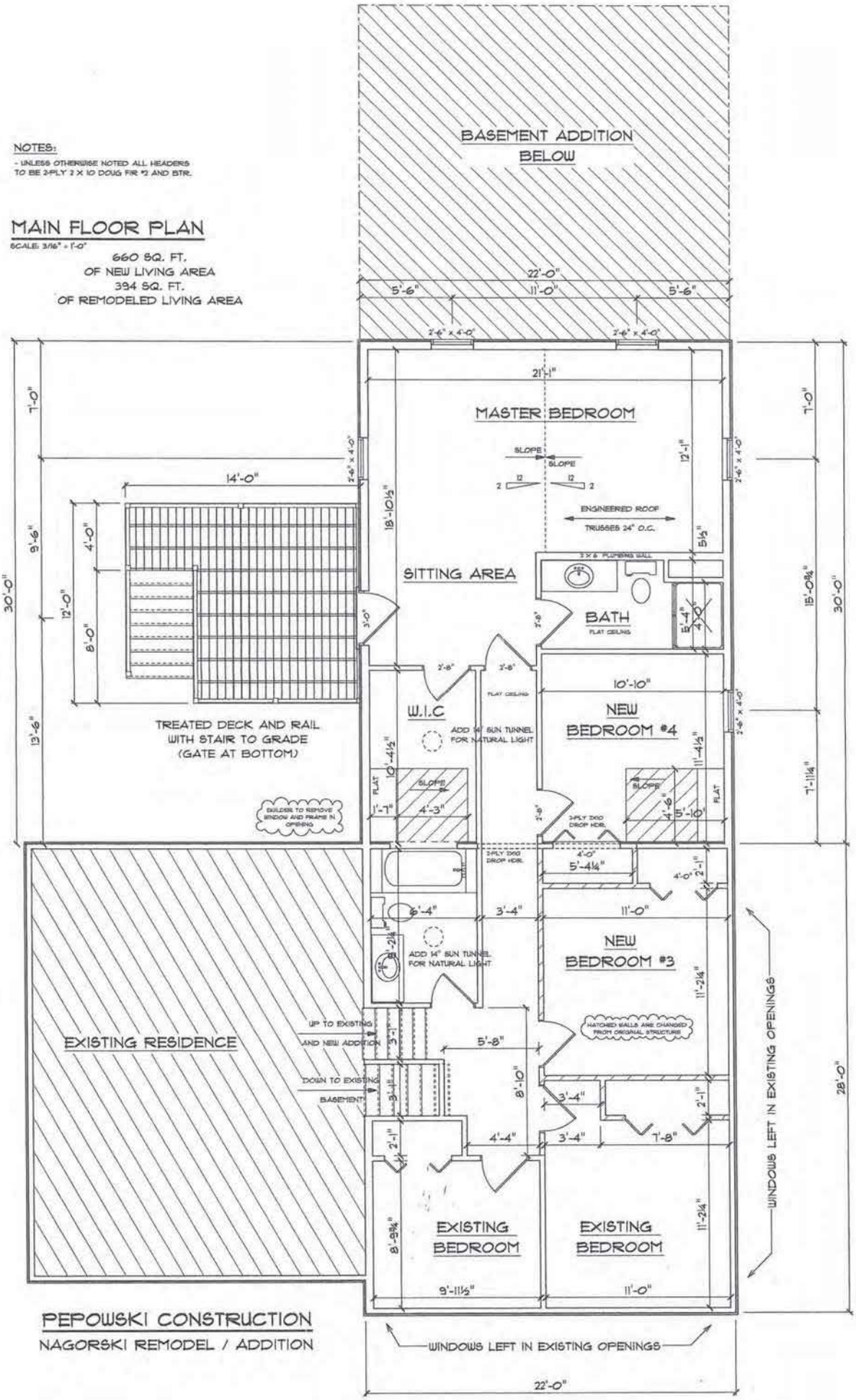
NOTES:

- UNLESS OTHERWISE NOTED ALL HEADERS TO BE 2-PLY 2 X 10 DOUG FIR #2 AND BTR.

MAIN FLOOR PLAN

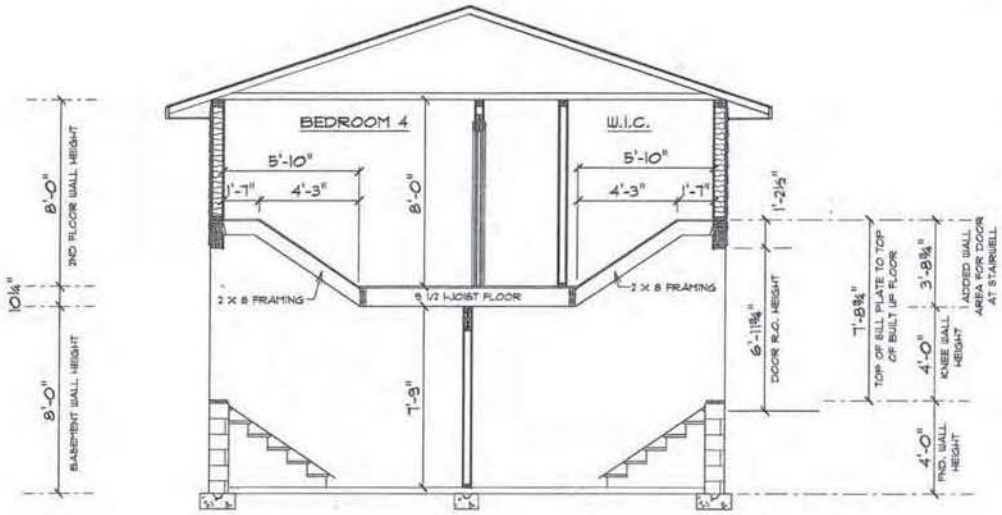
SCALE: 3/16" = 1'-0"

660 SQ. FT.
OF NEW LIVING AREA
394 SQ. FT.
OF REMODELED LIVING AREA



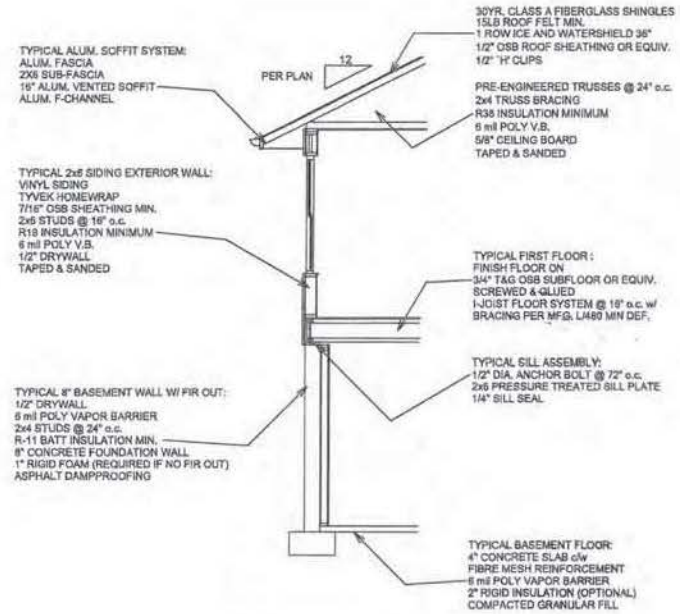
PEPOWSKI CONSTRUCTION

NAGORSKI REMODEL / ADDITION



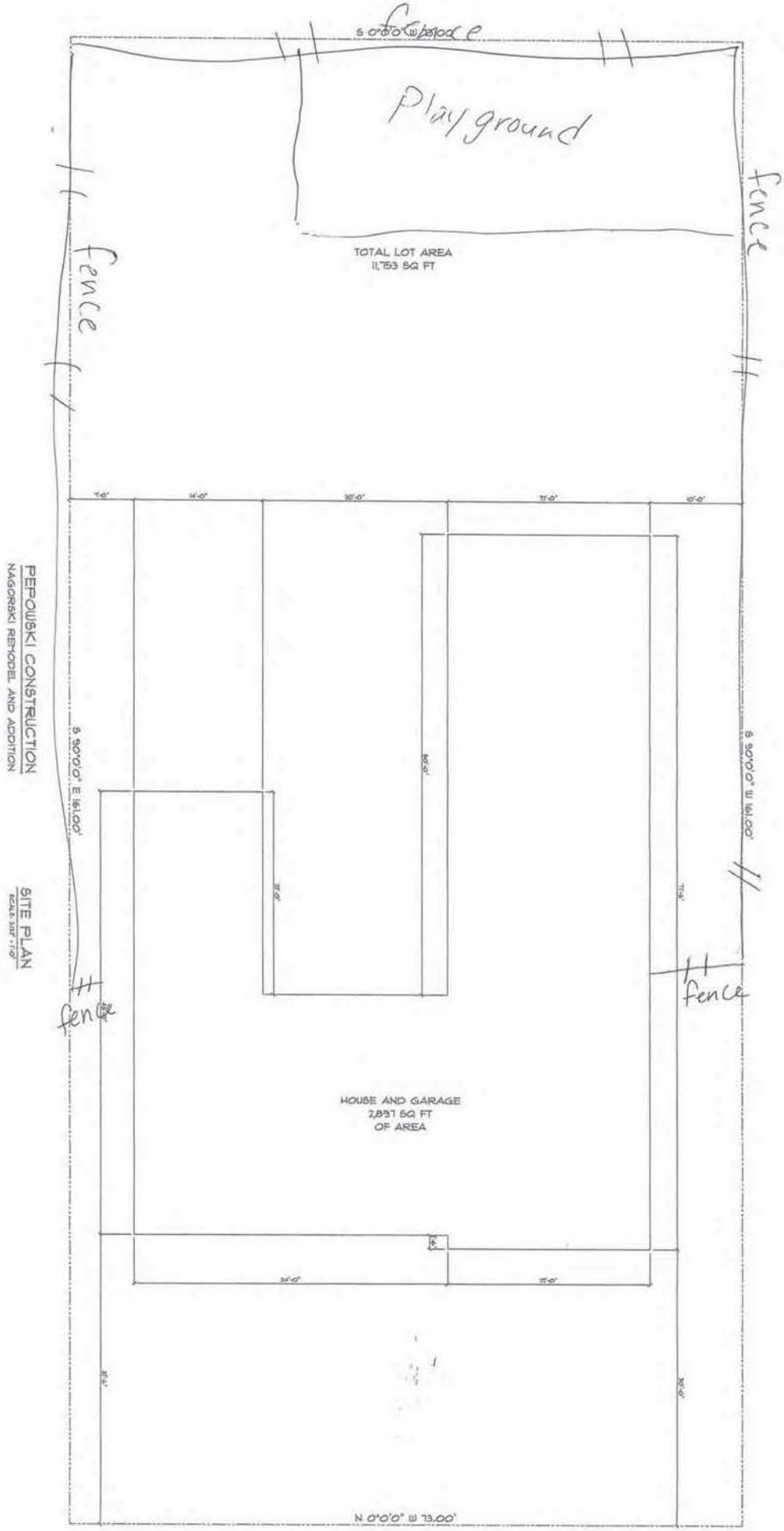
CROSS SECTION A-A

SCALE: 3/16" = 1'-0"



TYPICAL WALL SECTION

SCALE: 3/16" = 1'-0"



ROBERT STREET

Administrative Staff Report

Save-A-Lot Conditional Use
3264 Church Street
July 5, 2011

Department of Community Development

Applicant(s):

- Chris Northwood

Staff:

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

Parcel Number(s):

- 2308-04-3008-06

Zone(s):

- "B-4" Commercial District

Master Plan:

- Commercial

Council District:

- District 10 – Brooks

Lot Information:

- Actual Frontage: 569 feet
- Effective Frontage: 569 feet
- Effective Depth: 335 feet
- Square Footage: 190,615
- Acreage: 4.376

Current Use:

- Shopping center

Applicable Regulations:

- 23.01(16) and 23.02(2)(d)

Request

Discussion and possible action on a request from Save-A-Lot, for a conditional use permit for the purposes constructing a covered loading dock with a reduced street yard setback at **3264 Church Street**. **Parcel ID 2308-04-3008-06.**

Attachment(s)

- Parcel ID Sheet
- Exhibit Map
- Application
- Exterior Elevations
- Site Layout

Findings of Fact

- The property is zoned B-4.
- The street yard setback requirement for the B-4 District is 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, R-5), Business District (B-1,B-2,B-3,B-4,B-5),or Industrial District (M-1, M-2) the Common Council may reduce the street setback of one of the frontages opposite of those zoning districts, but may not reduce the setback to less than 10 ft.

Staff Recommendation

Approve subject to Plan Commission and staff comments, including the following condition(s):

- The rear portion of the building shall be screened with landscaping, using the landscape standards outlined in section 23.01(14)(f) of the City's Zoning Ordinance, with appropriate adjustments to be made by staff. The landscaping shall not cause any vision obstructions, and it shall be maintained in perpetuity.
- The drive area around the loading dock shall not be less than 10 feet.
- The exterior materials shall be of masonry type materials, and not metal panels. The brick or block should match the existing materials style and color.
- All dumpsters are appropriately screened from view with trash enclosures to be approved by staff.

	• No materials or equipment, such as pallets, trash, boxes, etc. shall be stored in the open behind the building. These items should be properly screened from view.

Vicinity Map

Background

Save-A-Lot is requesting a conditional use permit for the purposes of constructing a loading dock with a reduced street yard setback. They would like to reduce the setback to 10 feet. The current building setback is approximately 24 feet.

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. This request is to allow an addition onto the existing building that will encroach into the required setback area. Currently, they have installed the loading dock ramp, but must receive a conditional use permit to construct an enclosure on the landing.

   Findings: Given the use of the building, staff feels that the operation will not be detrimental as a covered loading dock, with appropriate precautions, as a covered loading dock is an important asset to a grocery store. With the increased activity happening in the rear portion of the building with the unloading of merchandise, the area is subject to additional truck traffic that could be detrimental to the adjacent property owners. Due to this, staff would recommend that the rear portion of the building shall be screened with landscaping, using the landscape standards outlined in section 23.01(14)(f) of the City's Zoning Ordinance, with appropriate adjustments to be made by staff. Landscaping can be installed between the curb and pavement area through the entire frontage. Staff would recommend that a landscape plan be developed, approved, and implemented before the covered loading dock can be constructed.

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 addition onto the existing building. There will be a 10 foot drive area around the loading dock.

Findings: The use should not be injurious to the existing uses, so long as the drive area around the loading dock is not decreased below 10 feet.

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. As noted above, staff would recommend the rear portion of the building to be screened.

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 proposed plan calls for the covered loading dock to be constructed with metal panels.

Findings: Staff would recommend that masonry type materials such as brick or block be used as opposed to the metal panels. The brick or block should match the existing materials style and color.

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 the existing locations.

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 appropriate for the intent of 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 addition will meet all other zoning regulations.

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: N/A

Findings: N/A

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 Church Street and Water Street.

Findings: This standard is met.

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

Analysis: No new driveways will be constructed.

Findings: The existing driveways are at opposite ends of the property.

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

Analysis: The driveways currently exist, and will not be modified.

Findings: The existing driveways are at opposite ends of the property, and are a considerable distance from any intersections.

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

Analysis: The driveways currently exist, and will not be modified.

Findings: The existing driveways are at opposite ends of the property, and are a considerable distance from any intersections.

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 driveways currently exist, and will not be modified.

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: There will be a 10 foot wide drive lane next to the addition.

Findings: Staff would recommend that the drive lane not be decreased below 10 feet.

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: If required to install landscaping, the landscaping should not create any vision obstructions.

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: There will be a 10 foot wide drive lane next to the addition.

Findings: Staff would recommend that the drive lane not be decreased below 10 feet.

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: No changes to the parking lot will occur.

Findings: If any lighting is installed, all lighting shall be directed away from adjacent properties.

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

Analysis: There are no changes planned for the driveways at the site.

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 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: There are several refuse containers on the rear side of this building.

Findings: All containers for the entire complex shall be screened from view with an enclosure, or enclosures. Staff would recommend that the enclosure(s) be constructed with similar materials, such as masonry, as the main building.

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

Analysis: No change in lighting is planned.

Findings: If any lighting is installed, all lighting shall be directed away from adjacent properties.

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

Analysis: The area will see truck traffic as this is the area for unloading merchandise.

Findings: Staff feels that adequate landscaping may help reduce noise levels within this area.

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
3260 Church Street LLC 925 E Wells St Apt 916 Milwaukee, WI 53202	230804300806	Shopping Center, Neighborhood	
	PROPERTY ADDRESS		NEIGHBORHOOD
	3260-74 Church St		Division St/Church St (Comm)
	SUBDIVISION		ZONING
			B4-COMMERCIAL

OWNERSHIP HISTORY*

OWNER	SALE DATE	AMOUNT	CONVEYANCE	VOLUME	PAGE	SALE TYPE
3260 Church Street LLC	1/7/2010	$1,350,000	Trustees Deed	740869		Land & Buildings
W H & S M Roddis Living Trst	9/19/2003	$2,361,900	Warranty Deed	644261		Land & Buildings
W H & S M Roddis Living Trst	8/29/2003	$2,361,900	Warranty Deed	642708		Land & Buildings

SITE DATA

ACTUAL FRONTAGE	569.0
EFFECTIVE FRONTAGE	569.0
EFFECTIVE DEPTH	335.0
SQUARE FOOTAGE	190,615.0
ACREAGE	4.376

PERMIT HISTORY*

DATE	NUMBER	AMOUNT	PURPOSE	NOTE
3/22/2011	37649	$0	099 Sign	building letters
2/24/2011	37574	$111,515	042 Interior Renov/Remodel	grocery store
2/24/2011	37574	$14,000	002 Air Conditioning & Furnace	grocery store renovation
2/24/2011	37574	$27,500	020 Electrical	grocery store renovation

2011 ASSESSED VALUE

CLASS	LAND	IMPROVEMENTS	TOTAL	RATIO	EST. FAIR MARKET VALUE
B-Commercial	$486,800	$1,038,700	$1,525,500	92.00%	$1,658,200
TOTAL	**$486,800**	**$1,038,700**	**$1,525,500**		**$1,658,200**

LEGAL DESCRIPTION

LOT 1 CSM #5006-18-31&A BNG PRT NW SW S4 T23 R8 261/79 482/1193 642708 644261 740869

PROPERTY IMAGE	PROPERTY SKETCH

BUILDING SUPERSTRUCTURE DATA

BLDG	SEC	OCCUPANCY	YEAR	AREA	FRAMING	HGT
1	1	Shopping Ctr, NBHD (C avg)	1968	58,870	Masonry - Avg	18
1	2	Store -Shell, Retail (C avg)	1968	3,000	Masonry - Avg	18
TOTAL AREA				**61,870**		

BASEMENT DATA

BLDG	SEC	ADJUSTMENT DESCRIPTION	AREA

COMPONENTS

BLDG	SEC	COMPONENT DESCRIPTION	AREA

SITE IMPROVEMENTS

SITE IMPROVEMENT	UNITS
Blacktop Pkg- Avg Cond	1

STRUCTURE DATA

AGE	43
YEAR BUILT	1968
EFF. YEAR	1976
ONE BEDROOM	n/a
TWO BEDROOM	n/a
THREE BEDROOM	n/a
TOTAL UNITS	n/a
STORIES	1.00
BUSINESS NAME	Shopping Center

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.

3264 Church Street - Save-A-Lot - Conditional Use - Exhibit Map
(200 Feet Boundary)

TaxKey	Property Address	Owner Name	Mailing Address	City	State	Zip Code
281230804200834	3256 Church St	Church Street Partners	3315 N Ballard Rd Ste A	Appleton	WI	54911
281230804300702	3209 Church St	James E & Katherine G Cooper	P O Box 165	Stevens Point	WI	54481
281230804300703	3217 Church St	SLM Investments Inc	12536 Gunderson Road	Osseo	WI	54758
281230804300704	Church St	Douglas A & Susan L Barsness	2121 Elm St	Plover	WI	54467
281230804300705	3225 Church St	Douglas A & Susan L Barsness	2121 Elm St	Plover	WI	54467
281230804300708	3249 Church St	RLOSP LLC	3117 Channel Dr	Stevens Point	WI	54481
281230804300709	3257 Church St	DMOSP LLC	P O Box 761	Stevens Point	WI	54481
281230804300733	3273 Church St	Ralph L Olsen	P O Box 761	Stevens Point	WI	54481
281230804300734	Church St	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281230804300735	3289 Church St	Larry A & Evelyn G Kluck	1760 Deer Ln	Stevens Point	WI	54482
281230804300737	3233 Church St	Douglas A & Susan L Barsness	2121 Elm St	Plover	WI	54467
281230804300806	3260-74 Church St	3260 Church Street LLC	925 E Wells St Apt 916	Milwaukee	WI	53202
281230804300807	3278 Church St	JSS - Stevens Point LLC	R13846 Johnson Rd	Ringle	WI	54471
281230804300814	Church St	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281230804300815	3288 Church St	Leo Jr & Geraldine Branton	1818 Wellington Road	Los Angeles	CA	90019
281230805410007	3200 Water St	Heritage Investment Company	PO Box 5097	Wausau	WI	54402

Rec. # 1.042554

REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION

ADDRESS OF PROPERTY: 3264 Church St. Stevens Point WI

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

REQUESTED CHANGE: (State briefly what is being requested, and why).
Build enclosure over 14x14 LOADING DOCK

~~OWNER~~/APPLICANT: 3260 Church Street LLC

Name: CHRIS Northwood
Address: 3260 Church ST
Stevens Point, WI 54481
(City, State, Zip Code)

Telephone: 715-344-8807
Cell Phone: 715-340-8807

Signature

AGENT FOR OWNER/~~APPLICANT:~~ 3260 Church Street LLC

Name: Chris Northwood
Address: 3260 Church St
Stevens Point WI 54481
(City, State, Zip Code)

Telephone: 715-344-8807
Cell Phone: 715-340-8807

Signature

Scheduled Date of Plan Commission Meeting: 7-5-11

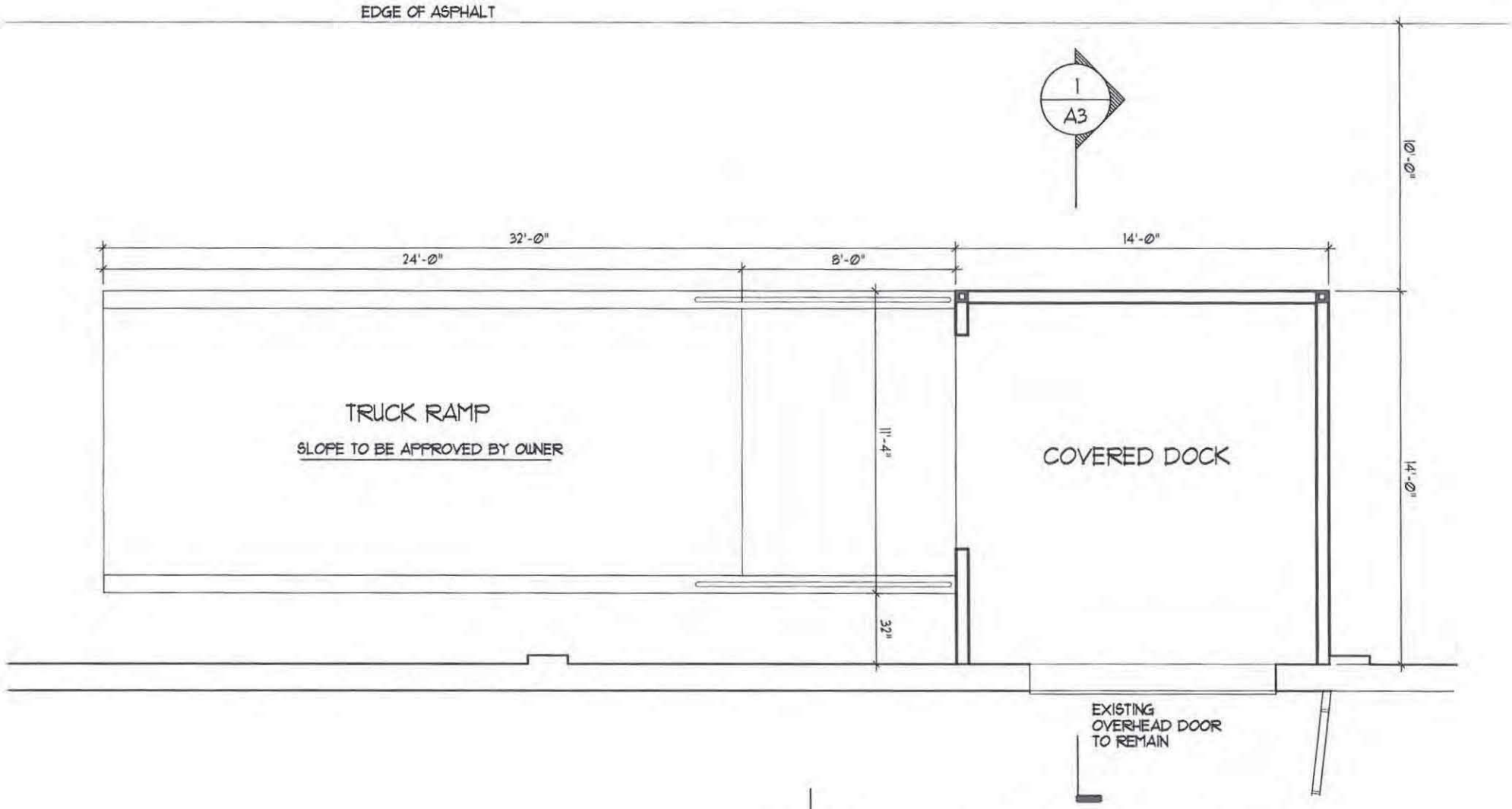
Scheduled Date of Common Council Meeting: 7-18-11

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

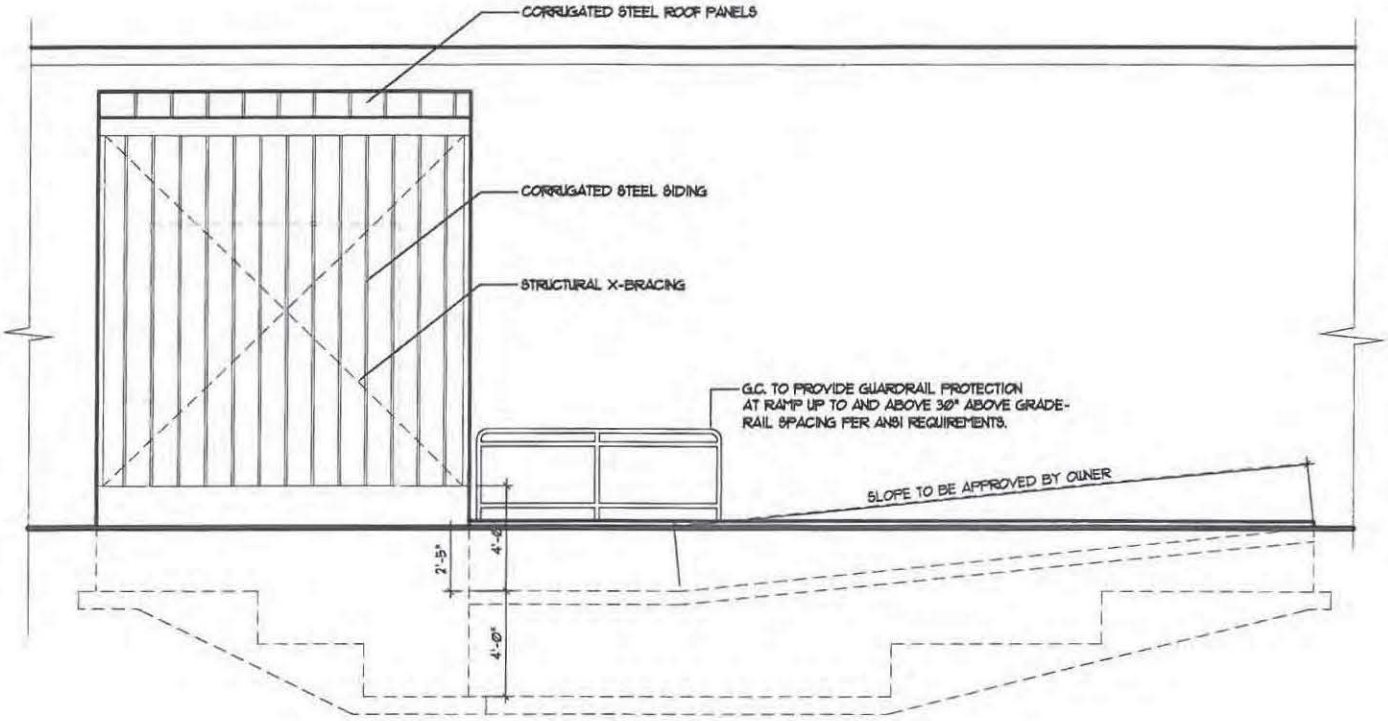
Receipt # _____



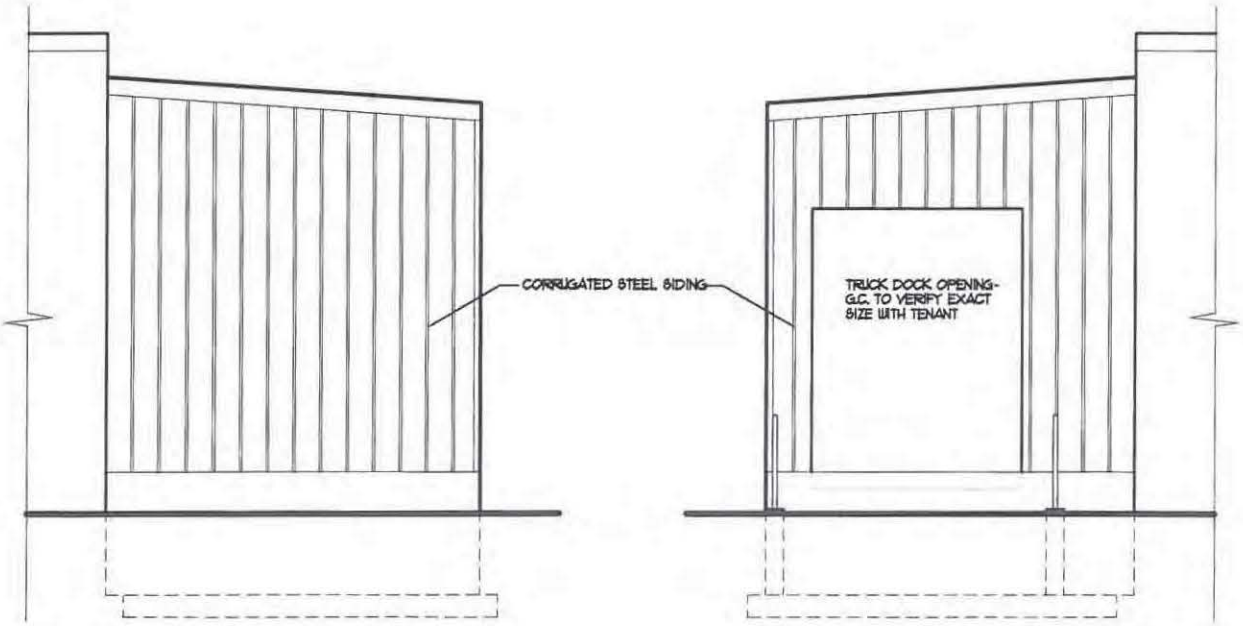
N

2 A2 FLOOR PLAN

SCALE: 1/4" = 1'-0" 196 SQ.FT.



2 / A3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 / A3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

4 / A3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Administrative Staff Report

Wolf Rezoning and Conditional Use
1600 Michigan Avenue
July 5, 2011

Department of Community Development

Applicant(s):

- Jay Wolf

Staff:

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

Parcel Number(s):

- 2408-33-2020-01

Zone(s):

- "R-2" Single Family Residence District

Master Plan:

- Residential

Council District:

- District 5 – M. Stroik

Lot Information:

- Actual Frontage: 94 feet
- Effective Frontage: 94 feet
- Effective Depth: 108 feet
- Square Footage: 10,152
- Acreage: 0.233

Current Use:

- Residential

Applicable Regulations:

- 23.01(16), 23.02(1)(d), and 23.02(1)(e)

Request

1. 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.**

2. Discussion and possible action on a request from Jay Wolf, 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 at **1600 Michigan Avenue**. **Parcel ID 2408-33-2020-01.**

Attachment(s)

- Parcel ID Sheet
- Exhibit Map
- Application
- Site Layout
- Exterior Elevations

Findings of Fact

- 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 side yard setback, the R-TND allows a side yard setback of no less than 4 feet.
- The current standard in the R-2 district is 7.5 feet for a side yard setback.

Staff Recommendation

Deny the request for rezoning, but approve subject to Plan Commission and staff comments the conditional use request, with the following condition(s):

- Allow for a maximum of a 24' wide garage to be constructed (setback from the side yard would be 6 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 stormwater should be diverted away from the adjacent property.

	• The siding on the garage should match the siding on the home.

Vicinity Map

Background

Mr. Wolf is requesting a rezoning and a conditional use permit for 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.

At the June 6, 2011 Plan Commission meeting, the Commission held over this request and wanted to see the siding on the home prior to acting on this request. Since then, a permit has been issued and Mr. Wolf has been working on the siding. As of the date (6/24/11) of the writing of this report, Mr. Wolf has completed about half of the siding. See images below:

In regards to the size of garage being proposed, one can argue that a standard width for a two stall garage is 22 or 24 feet. Given this, staff would recommend that allowing for a 24' wide garage to be constructed would be adequate, unless justification can be given that a 4 foot setback is truly needed. The current standard in the R-2 district is 7.5 feet.

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:

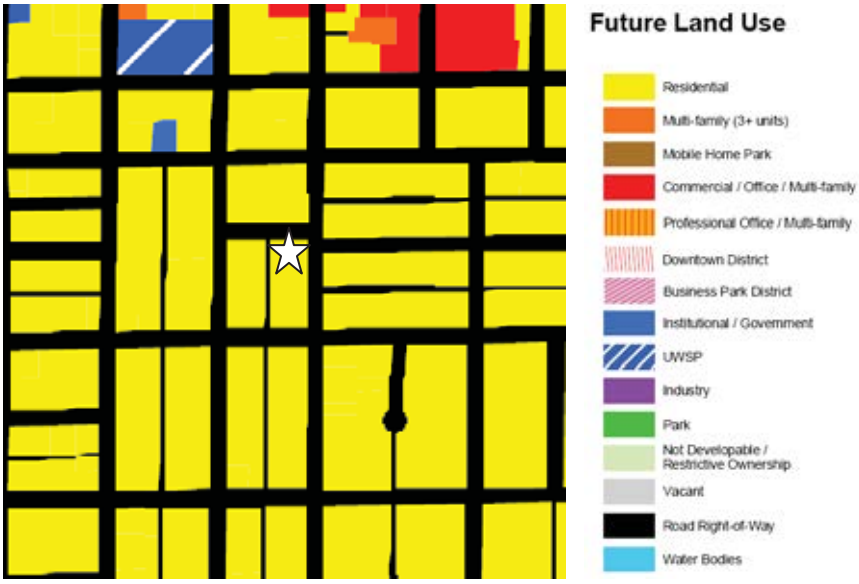
Nonconforming lots greater than 10,000 square feet but less than the minimum lot requirement as calculated by the lot size standards. In any R-3, Two Family District, a two-unit building may be constructed, an existing two-unit building housing a single family per unit may be rebuilt, or an existing 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 predominantly 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 runoff from being directed onto 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. The siding on the garage should match the siding on the home.

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: The 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: The 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: There is only one 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

ACTUAL FRONTAGE	94.0
EFFECTIVE FRONTAGE	94.0
EFFECTIVE DEPTH	108.0
SQUARE FOOTAGE	10,152.0
ACREAGE	0.233

PERMIT HISTORY*

DATE	NUMBER	AMOUNT	PURPOSE	NOTE
12/30/2008	36022	$28,000	042 Interior Renov/Remodel	new doors/windows/roof/porch

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

DESCRIPTION	UNITS

ATTACHMENTS

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

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

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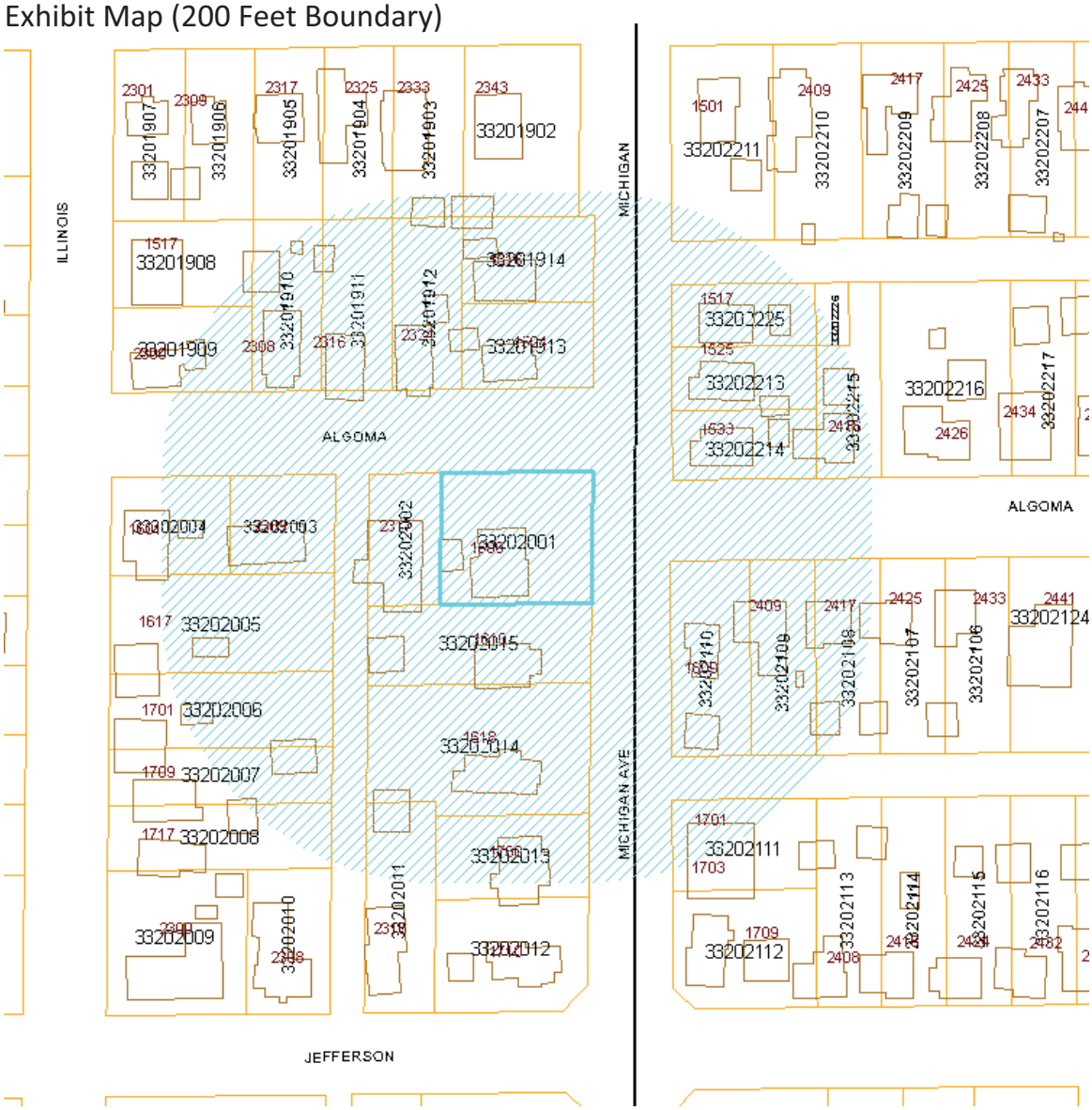
Please contact Webmaster if you have any comments or questions about our site.

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

- X Zoning Ordinance Change ($90.00 fee required)
- X 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

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 7th

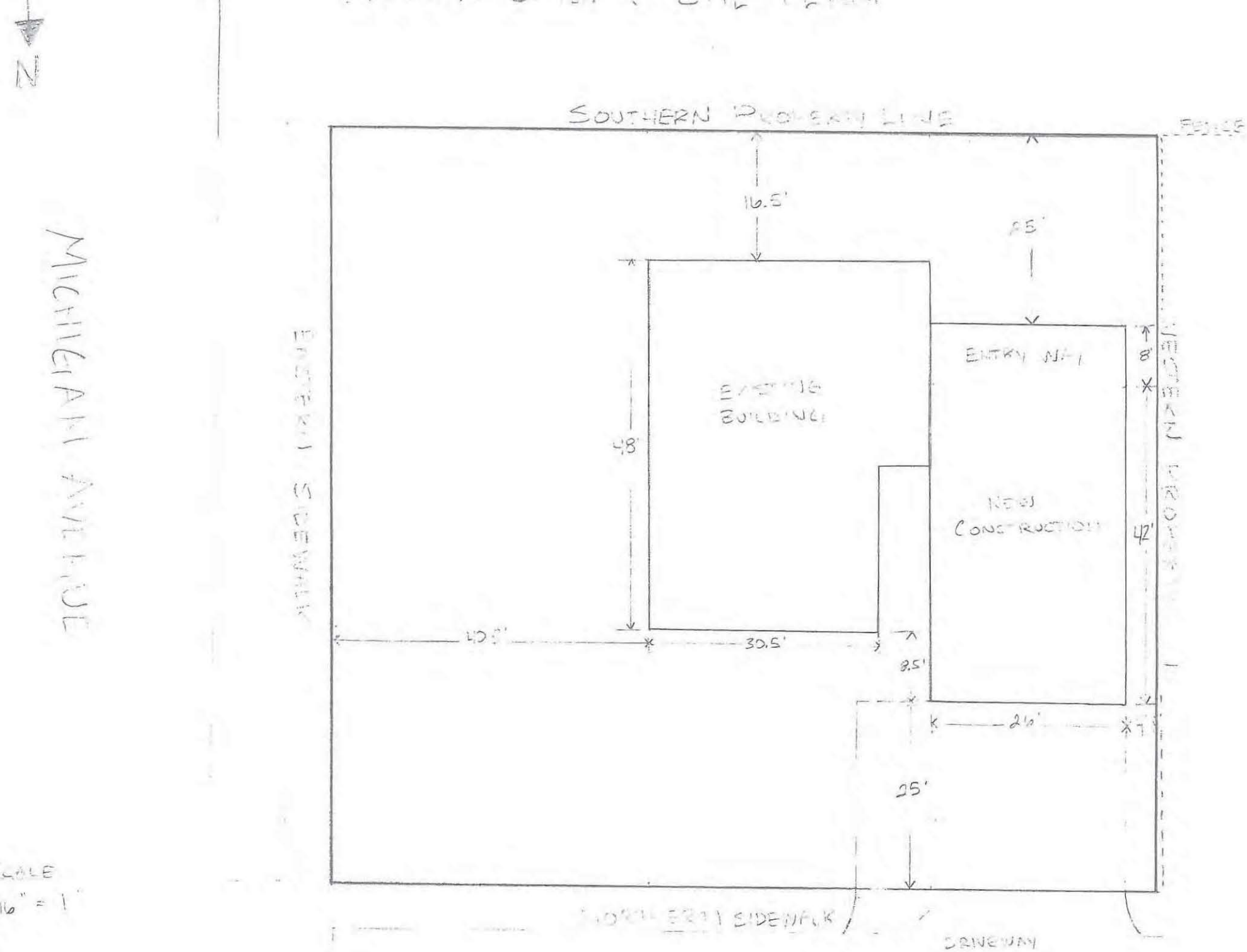
You, as the applicant, or your agent, shall attend the meeting and present your request.

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 # 142142

1600 MICHIGAN - SITE PLAN



NORTHERN ELEVATION

Administrative Staff Report

Player's Lounge Conditional Use
2124 Rice Street
July 5, 2011

Department of Community Development

Applicant(s):

- Jason Glisczynski

Staff:

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

Parcel Number(s):

- 2308-04-2006-03 & 2308-04-2006-04

Zone(s):

- "B-4" Commercial

Master Plan:

- Commercial/Office/Multi-Family

Council District:

- District 5 – Mary Stroik

Lot Information:

2308-04-2006-03

- Actual Frontage: 486.7 feet
- Effective Frontage: 486.7 feet
- Effective Depth: 299.9 feet
- Square Footage: 145,934
- Acreage: 3.350

2308-04-2006-04

- Actual Frontage: 150.0 feet
- Effective Frontage: 150.0 feet
- Effective Depth: 299.9 feet
- Square Footage: 44,978
- Acreage: 1.033

Current Use:

Request

Discussion and possible action on a request from Jason Glisczynski of Player's Lounge, for a conditional use permit to operate a tavern with (1) hours of operation to be 11:00 AM to 2:30 AM seven days per week; (2) a temporary premise extension for the sports area for six events to be held on July 23, 2011, September 10, 2011, October 1, 2011, October 15, 2011, October 22, 2011, and November 11, 2011; and (3) a temporary premise extension for the outdoor area for an event on August 20, 2011 at **2124 Rice Street and the adjacent western lot**. **Parcel IDs 2308-04-2006-03 & 2308-04-2006-04.**

Attachment(s)

- Parcel Data Sheet
- Exhibit Map
- Application
- Site plan and supporting documents

Findings of Fact

- The property is zoned B-4.
- Player's Lounge currently has a conditional use permit to operate a tavern at this location, but would like to extend the hours of operation and extend the premises.
- Only condition that has not been met is to install curb at the ingress/egress point on Rice Street.
- Outdoor area is located on the northwest side of the property.
- Outdoor area is located on a separate parcel. Mr. Glisczynski has indicated that he has an agreement with this property owner. However, the agreement only relates to parking and access matters.
- No recent noise complaints have occurred.

Staff Recommendation

Approve the conditional use request for (1) hours of operation to be 11:00 AM to 2:00 AM on Monday – Friday and 11:00 AM to 2:30 AM on Saturday – Sunday (or legally allowed hours); (2) a temporary premise extension for the sports area for six events to be held on July 23, 2011, September 10, 2011, October 1, 2011, October 15, 2011, October 22, 2011, and November 11, 2011; and (3) a temporary premise extension for the outdoor area for an event on August 20, 2011 with the following conditions:

- The Public Protection Committee must review and approve these requests.

• Tavern/Sports Complex (2308-04-2006-03)
• Vacant (2308-04-2006-04)
 	
Applicable Regulations:
 	
• 12.14, 23.01(16), and 23.02(2)(d)
	• Curb is installed at the ingress/egress section on Rice Street before any of the requests can proceed.
	• Event on August 20, 2011 to be subject to the following conditions:
	  ○ Mr. Glisczynski must provide to the City a written, binding agreement between Player's Lounge and the property owner of the adjacent lot where the event is going to be held prior to the event. This agreement must be approved by the City Attorney.
	  ○ Event is concluded by 10:00 PM.
	  ○ Premise area shall be at least 25 feet from property lines.
	  ○ Any garbage or trash shall be removed from the property within 24 hours following the event.
	  ○ Snow fencing must be removed within 48 hours following the event.
	  ○ Event must be monitored by staff.
	  ○ All alcohol must be consumed within fenced area.
	• The conditional use permit shall expire June 30, 2012.
	• Previous conditions still remain.
	
	If approved, the following hours of operation would now apply:
	
	• Live band concerts held on the premises shall be limited to an 11 PM ending of the music performance.
	• DJ or band activity shall cease at 10 PM on Sunday through Thursday, and 11 PM on Friday and Saturday nights.
	• The tavern/lounge shall have hours of operation from 11:00 AM to 2:00 AM on Monday – Friday and 11:00 AM to 2:30 AM on Saturday – Sunday (or legally allowed hours).

Vicinity Map

Background

Mr. Glisczynski is requesting a conditional use permit to allow for a temporary premise expansion to include the sports center area for six events (see project description for dates and times) and a temporary premise expansion to include the outdoor area for an event.

Player's Lounge was granted conditional use permits on 12/15/08, 3/16/09, and 6/21/10. In addition, they were granted modifications to their conditional use permit to extend the premises following these conditional use permits. The conditional use permit that was granted on 6/21/10 had the following conditions:

1. The building must be modified with materials specifically designed to muffle or contain noise/music inside the building,
2. Screening in the form of berms shall be installed on the Rice St. and Cleveland Ave. sides of the lot – berms to be at least 5 ft. in height and must be finished with grass or landscaping,

   The landscaping plan that was approved showed the berm at +/- 2 feet, not the 5 feet indicated in the original conditional use permit. The Plan Commission should make a determination if they feel the existing berm and landscaping is adequate on the site.

3. Entrances shall be arranged in a manner that patrons under the age of 21 will not be admitted to the bar area,
4. Live band concerts held on the premises shall be limited to an 11 p.m. ending of the music performance. DJ or band activity shall cease at 10 p.m. on Sunday through Thursday, and 11 p.m. on Friday and Saturday nights. The tavern/lounge shall close at midnight on Sunday through Thursday nights and 2 a.m. on Saturday and Sunday mornings.

The Plan Commission shall determine if they would like the hours for the music events to remain as indicated above.

5. The business must be operated in a manner that music heard from outside the building does not unreasonably disturb the peace and enjoyment of the residential neighborhood,
6. The business must be operated in a manner that patrons must be prevented from congregating outdoors in a manner that would unreasonably disturb the peace and enjoyment of the residential neighborhood,
7. The doors shall be kept closed so that noise does not unreasonably disturb the peace and enjoyment of the residential neighborhood,
8. The exterior of the building, including the tavern expansion, shall be improved as shown on the attached plans,
9. No alcohol or fermented malt beverage may be served or consumed in the volleyball and basketball area,
10. The building plan layout as presented on the attachment is approved and shall not be modified without city approval, and
11. Alcohol may be served and consumed only in the following places: 90 days from date of passage of this conditional use resolution or when the "bar area" opens whichever occurs first: 19 ft x 54 ft area designated "temporary bar area" as shown on attached map; after 90 days from passage of this conditional use resolution: 41 ft x 96 ft building addition designated as "bar area" as shown on the attached map.
12. It is the intent of the City to require completion of the exterior portions of the project by the end of April, 2009. However, given that exterior work may be difficult to complete by the end of April due to poor weather conditions, the Inspection Department is given the discretion to allow the business to operate the tavern as provided above with an extension of time to complete the exterior portion of the project as shown on the attached drawings until June 30, 2009.
13. A complete site plan/landscaping plan be submitted to the Community Development Department by February 22, 2010 that would include that the 5 planting areas be enhanced and redesigned with raised mulch beds with increased plantings of year round foliage, and a new raised mulch bed be installed across the entire entry south driveway with plantings to match the requirements for the other planting areas;

    See condition number 2 above.

14. Dumpsters be screened with fencing that matches the building color;
15. Paint, or other materials, on the south side of the building to replace the area currently painted blue and wrap around the building to the north (not to include the area above the blue) with consistency in the gray colors of the building to be approved by the Community Development Department;
16. Year round foliage on the south side of the building;
17. Close the south driveway closest to the building and curb it off at the owners expense;

    The driveway has been closed, but curb has not been installed.

18. Remove the hvac units along the south elevation;
19. Repair the deck and paint the rusty doors and posts on the south elevation;
20. Conditional Use Permit to expire June 30, 2012.

As of the date of this writing, the following conditions in the 6/21/10 resolution have not been met:

- *Screening in the form of berms shall be installed on the Rice St. and Cleveland Ave. sides of the lot – berms to be at least 5 ft. in height and must be finished with grass or landscaping.*

  The landscaping plan that was approved showed the berm at +/- 2 feet, not the 5 feet indicated in the original conditional use permit. The Plan Commission should make a determination if they feel the existing berm and landscaping is adequate on the site.

- *Close the south driveway closest to the building and curb it off at the owners expense;*

  The driveway has been closed, but curb has not been installed. The owner shall be required to install curb at this location or the Plan Commission shall make a determination whether this meets their requirement. If curb shall be installed, it should be done prior to any of the request taking place.

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 extension of premise would allow liquor to be consumed outside on the northwest section of the property. Mr. Glisczynski has indicated that there will be a bartender and the owner to regulate the event. He also has indicated that there will be snow fencing around the respected area, and the event will conclude no later than 10:00 PM.

   Findings: Given that the event will conclude by 10:00 PM, staff feels that it would not be detrimental to the public. If approved, this would be the first approved outside event for Player's Lounge. This event will help determine the possibility for future events.

   In regards to the request for the extension of premises for the interior of the building, staff does not have any concerns at this time. At the date of this report, no recent noise complaints have been received.

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

Analysis: The B-4 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: Player's Lounge has already been granted a conditional use permit to operate at this location. The property is adjacent to residential to the south and east. Staff does have concerns that the extension of premise to the exterior of the building, as it increases the potential for noise concerns. Player's Lounge has never been granted approval for an outdoor event, and this event could help determine the potential for future events.

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: No changes to the exterior of the building are planned.

Findings: This standard is met.

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: The current Player's Lounge parcel and the adjacent parcel to the west have a total of two ingress/egress points. As part of the original conditional use, the ingress/egress point that was on the south side of the building was closed.

Findings: Traffic should not be a concern at this site. In the original conditional use request, Mr. Glisczynski was required to close the ingress/egress point that was on the south side of the building, and install curb. As of today, the ingress/egress point has been closed, but no curb has been installed. Please see original condition #17.

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.

Findings: The proposed use is not in conflict with the objectives or the general intent of the Commercial District, nor the Comprehensive Plan. The use of a tavern has already been granted, and this request is only for an extension of premise.

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 within this district, and no amendments or changes are being proposed.

   Findings: The proposed use conforms to the general intent and regulations of the B-4 district.

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: N/A

   Findings: N/A

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 Rice Street and Cleveland Avenue.

       Findings: This standard is met.

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

       Analysis: There is one driveway on Rice Street and one driveway on Cleveland Avenue.

       Findings: The driveways should not be a danger to the traffic flow.

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

       Analysis: The driveway on Rice Street is approximately 125 feet from the intersection of Rice Street and Church Street.

       Findings: The driveway is an adequate distance from the neighboring intersection.

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

       Analysis: The driveways currently exist.

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: Two driveways exist at these two sites, one at each site. However, Player's Lounge uses the driveway on Rice Street as well.

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: The parking lot has clear drives.

Findings: This standard is met.

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

Analysis: Two driveways exist at these two sites, one at each site.

Findings: The intersections are visible at the sites.

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

Analysis: The establishment has a large parking area. No change to this area is presented.

Findings: Snow will need to be removed from the site, or stored in a location that does not impact adjacent properties, or reduce the number of parking stalls below the minimum number required.

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

Analysis: No change to the parking lot is being presented.

Findings: All parking spaces must meet the minimum required size.

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: No change in lighting is being presented.

Findings: N/A

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

Analysis: The driveways currently exist on the sites, and no change to the driveways is being presented.

Findings: The location of the driveways already has been approved with the original conditional use and site plan. In addition, berms have been installed to reduce the headlights from vehicles.

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: The dumpsters have been screened with a fence as required in the original conditional use permit. There is mechanical equipment on the east side of the building that is not screened. In addition, there is an AC unit on the south side of the building that has not been removed or screened.

Findings: This standard has not been met, but only the mechanical equipment on the south side of the building was addressed in the original conditional use.

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

Analysis: No plan for lighting has been submitted.

Findings: All lighting standards must be met and shall not create negative impacts on neighboring properties.

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

Analysis: No recent noise complaints have been made.

Findings: Mr. Glisczynski should ensure that the outdoor event does not create excessive noise and that the event concludes by 10:00 PM.

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

PARCEL / OWNER DATA

NAME AND ADDRESS	PARCEL #	LAND USE	ALDERMANIC DISTRICT
JG Landbankski LLC 1320 Okray Ave Plover, WI 54467	230804200603	Store, Retail	
	PROPERTY ADDRESS		NEIGHBORHOOD
	2124 Rice St		Division St/Church St (Comm)
	SUBDIVISION		ZONING
			B4-COMMERCIAL

OWNERSHIP HISTORY*

OWNER	SALE DATE	AMOUNT	CONVEYANCE	VOLUME	PAGE	SALE TYPE
JG Landbankski LLC	8/7/2008	$300,000	Warranty Deed	721384		Land & Buildings

SITE DATA

ACTUAL FRONTAGE	486.7
EFFECTIVE FRONTAGE	486.7
EFFECTIVE DEPTH	299.9
SQUARE FOOTAGE	145,934.0
ACREAGE	3.350

PERMIT HISTORY*

DATE	NUMBER	AMOUNT	PURPOSE	NOTE
1/12/2010	36725	$15,500	042 Interior Renov/Remodel	kitchen/archery range
9/15/2008	35850	$758,000	003 Addition	& remodeling
7/10/2002	30915	$4,300	032 Furnace (HVAC)	Replace Heating System condens
10/15/1999	28788	$0	099 Sign	

2011 ASSESSED VALUE

CLASS	LAND	IMPROVEMENTS	TOTAL	RATIO	EST. FAIR MARKET VALUE
B-Commercial	$145,500	$828,200	$973,700	92.00%	$1,058,400
TOTAL	**$145,500**	**$828,200**	**$973,700**		**$1,058,400**

LEGAL DESCRIPTION

LOT 1 CSM#9633-41-113 BNG PRT NWNW; SUBJ TO ESMT & RC DES 721385 S4 T23 R8 721384

PROPERTY IMAGE	PROPERTY SKETCH

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22

BUILDING SUPERSTRUCTURE DATA

BLDG	SEC	OCCUPANCY	YEAR	AREA	FRAMING	HGT
1	3	Bar/Tavern (S avg)	2009	3,895	Metal - Avg	14
1	1	Store, Retail (S low)	1973	12,200	Metal - Low	24
1	2	Raquet Club / Volley Ball	1973	21,680	Metal - Low	24
TOTAL AREA				**37,775**		

BASEMENT DATA

BLDG	SEC	ADJUSTMENT DESCRIPTION	AREA

COMPONENTS

BLDG	SEC	COMPONENT DESCRIPTION	AREA

SITE IMPROVEMENTS

SITE IMPROVEMENT	UNITS

STRUCTURE DATA

AGE	38
YEAR BUILT	1973
EFF. YEAR	1985
ONE BEDROOM	n/a
TWO BEDROOM	n/a
THREE BEDROOM	n/a
TOTAL UNITS	n/a
STORIES	1.00
BUSINESS NAME	Competitors Choice / Players Lounge

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

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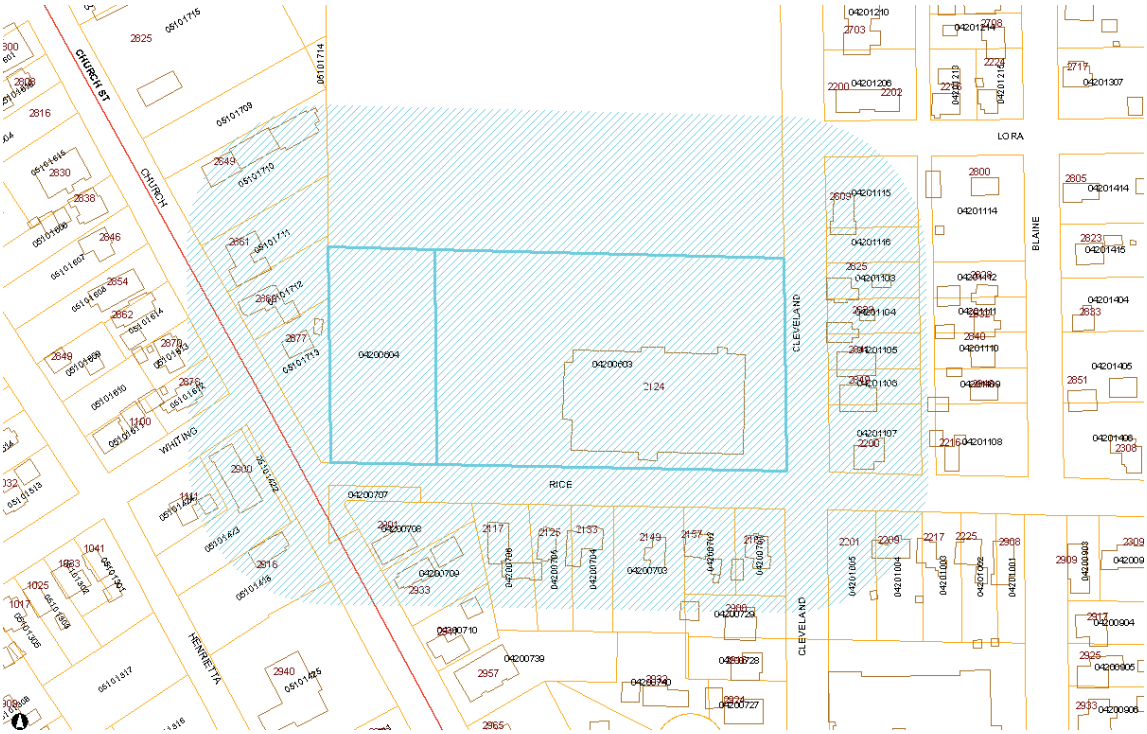
Please contact Webmaster if you have any comments or questions about our site.

2124 Rice Street - Player's Lounge - Conditional Use - Exhibit Map
(200 Feet Boundary)



TaxKey	Property Address	Owner Name	Mailing Address	City	State	Zip Code
281230804200601	2125 Patch St Forest Cemetery	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281230804200603	2124 Rice St	JG Landbankski LLC	1320 Okray Ave	Plover	WI	54467
281230804200604	Rice St	South Point Center	5495 Azores Ct	San Diego	CA	92124
281230804200701	2165 Rice St	Mark A & Jennifer A Howen	2165 Rice St	Stevens Point	WI	54481
281230804200702	2157 Rice St	Leroy J Cordy &	2157 Rice St	Stevens Point	WI	54481
281230804200703	2149 Rice St	Mary G Haessly	2149 Rice St	Stevens Point	WI	54481
281230804200704	2133 Rice St	David J & Diane C Lobermeier	2133 Rice St	Stevens Point	WI	54481
281230804200705	2125 Rice St	Kevin M Duda	2125 Rice St	Stevens Point	WI	54481
281230804200706	2117 Rice St	Heather R Tetzlaff	2117 Rice St	Stevens Point	WI	54481
281230804200707	Rice & Church St	City Of Stevens Point	1515 Strongs Avenue	Stevens Point	WI	54481
281230804200708	2901 Church St	Stephen R Faber	3008 Vine St	Stevens Point	WI	54481
281230804200709	2933 Church St	Nicholas P & Aubrey M Schommer	2933 Church St	Stevens Point	WI	54481
281230804200710	2941 Church St	Jeremy R Pagel	2941 Church St	Stevens Point	WI	54481
281230804200729	2908 Cleveland Ave	James E & Linda Glodowski	2908 Cleveland Ave	Stevens Point	WI	54481
281230804201003	2217 Rice St	Albert P Somers	2140 Jelinski Circle	Plover	WI	54467
281230804201004	2209 Rice St	Joseph B & Jamy A Klopotic	2209 Rice St	Stevens Point	WI	54481
281230804201005	2201 Rice St	Stevens Point Area	1900 Polk St	Stevens Point	WI	54481
281230804201103	2825 Cleveland Ave	Peter B & Barbara J Shippy	2825 Cleveland Ave	Stevens Point	WI	54481
281230804201104	2833 Cleveland Ave	Eric Wroblewski	6700 County Rd HH	Stevens Point	WI	54482
281230804201105	2841 Cleveland Ave	Toni D Donaldson	2841 Cleveland Ave	Stevens Point	WI	54481
281230804201106	2849 Cleveland Ave	Sandra M Meronek	2849 Cleveland Ave	Stevens Point	WI	54481
281230804201107	2200 Rice St	Clarice R Rogers	2200 Rice St	Stevens Point	WI	54481
281230804201115	2809 Cleveland Ave	William E & Julie A Olsen	2809 Cleveland Ave	Stevens Point	WI	54481
281230804201116	Cleveland Ave	Peter B & Barbara J Shippy	2825 Cleveland Ave	Stevens Point	WI	54481
281230805101418	2916 Church St	Michael J & Debra B Disher	2616 Prais St	Stevens Point	WI	54481
281230805101422	Church St	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281230805101423	2900 Church St	Wisconsin Title Investors LLC	PO Box 7195	Appleton	WI	54912
281230805101424	1111 Whiting Ave	Aaron J & Tania Bonnett	10 State Road 16	LaCrosse	WI	54601

281230805101425	2940 Church St	Mosinee Credit Union	P O Box 127	Mosinee	WI	54455
281230805101612	2878 Church St	Kent M Frailing	2358 Blackberry Rd	Junction City	WI	54443
281230805101613	2870 Church St	Perry S Fuerstenberg	2870 Church St	Stevens Point	WI	54481
281230805101614	2862 Church St	Donna L Roberts et al	2862 Church St	Stevens Point	WI	54481
281230805101709	Church St	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281230805101710	2849 Church St	Exchange Services LLC	2849 Church St	Stevens Point	WI	54481
281230805101711	2861 Church St	Exchange Services LLC	2849 Church St	Stevens Point	WI	54481
281230805101712	2869 Church St	Corine S Peroutka	2869 Church St	Stevens Point	WI	54481
281230805101713	2877 Church St	Thomas J Bushman	PO Box 68	Rosholt	WI	54473

R#1-42660
6-20-11
$90

REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION

ADDRESS OF PROPERTY: 2124 Rice St.

___ Zoning Ordinance Change ($90.00 fee required)
X 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).
See Attached

OWNER/APPLICANT:

Name: JASON Gliszynski
Address: 1920 Adams St
Plover WI 54467
(City, State, Zip Code)

Telephone: 715-340-6107
Cell Phone: ___

Signature

AGENT FOR OWNER/APPLICANT:

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

Telephone: ___
Cell Phone: ___

Signature

Scheduled Date of Plan Commission Meeting: 7-5-11

Scheduled Date of Common Council Meeting: 7-18-11

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 # ___

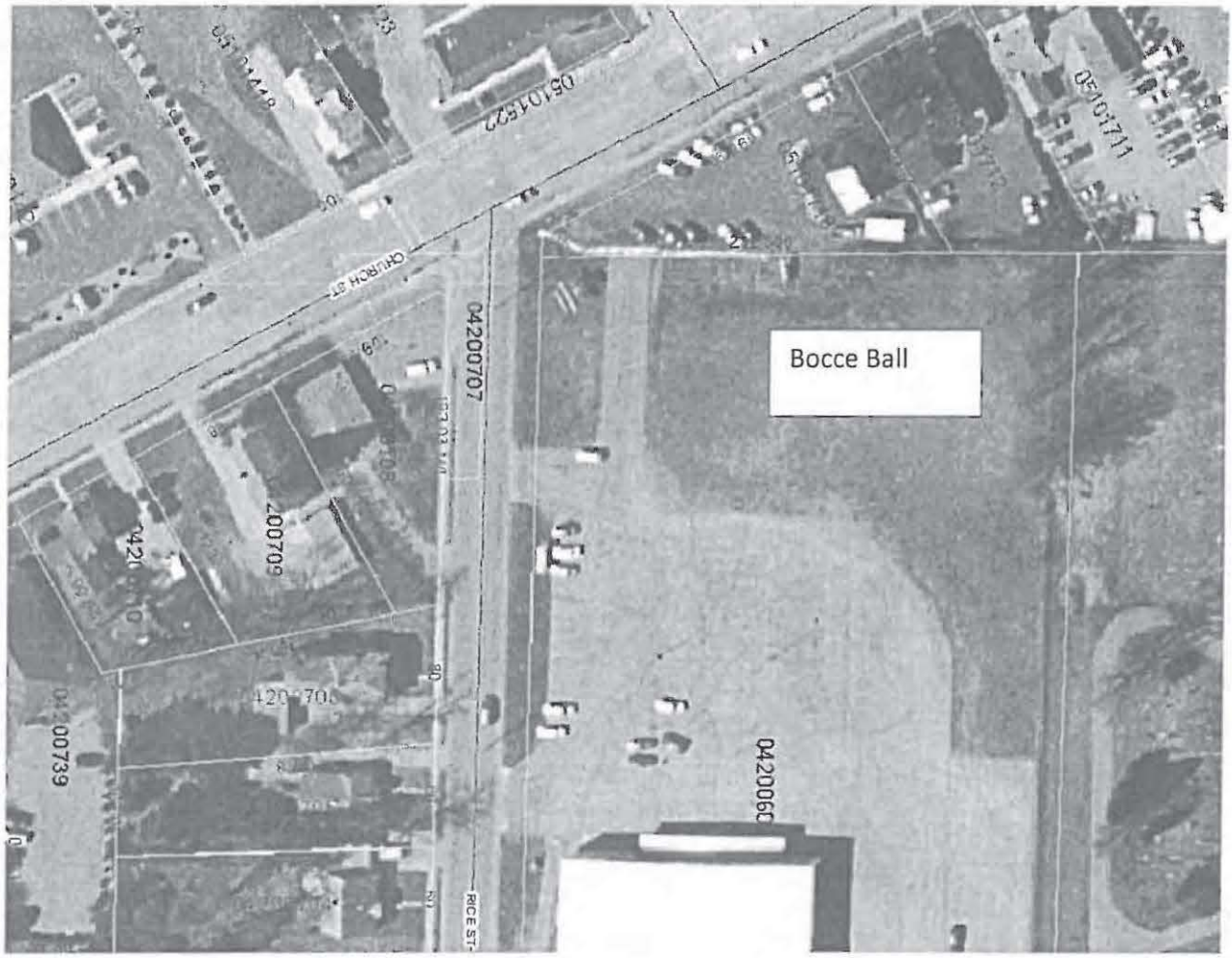
City meetings for the Month of July. Requests being made by Players' Lounge.

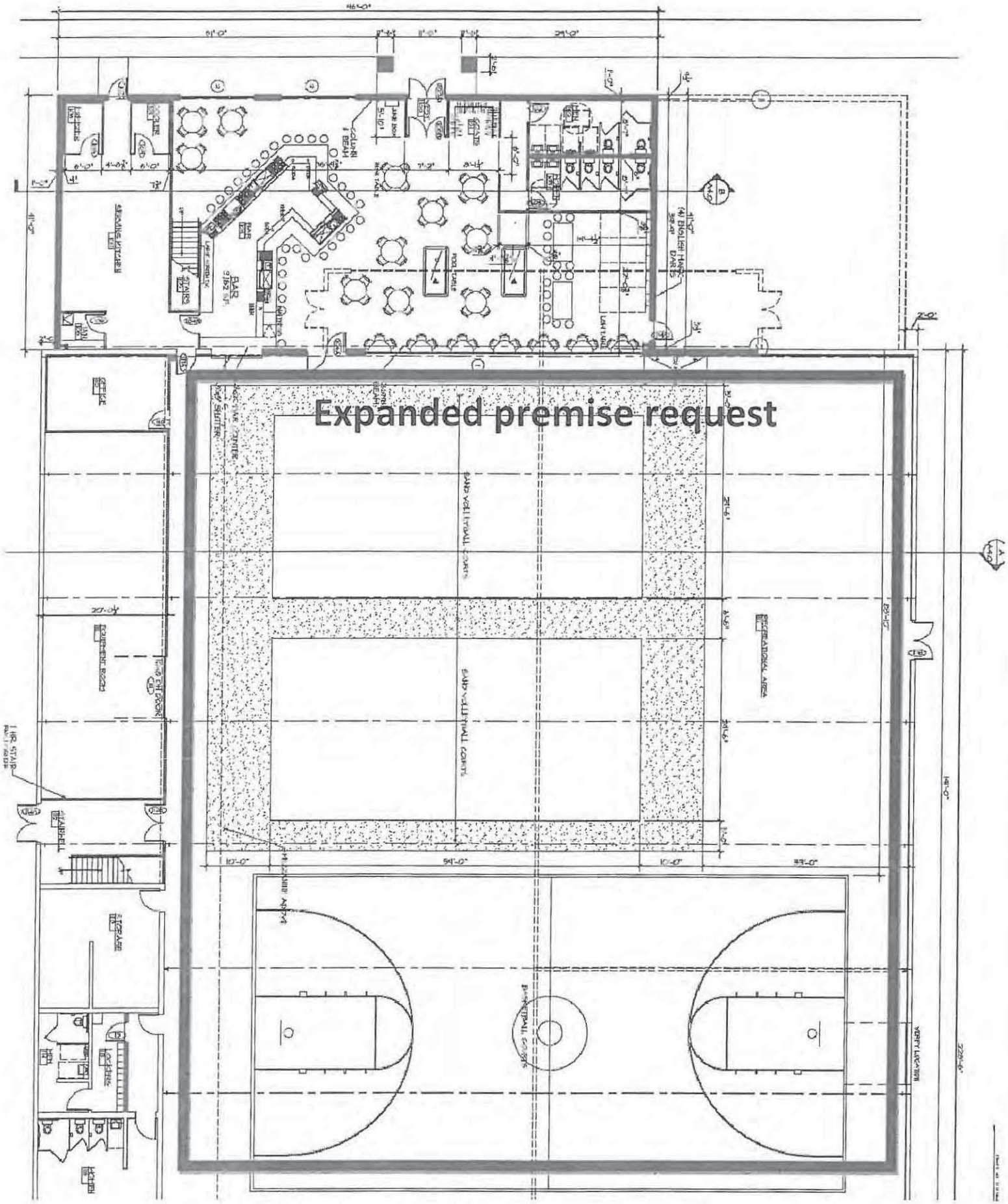
1. Closing times to be in alignment with normal tavern operations in the city of Stevens Point. My competition has more hours they are open than we are. This is impeding our ability to maximize our business. Our customers are currently forced to leave my business and go to our competition. We have been operating for over 2 years with the limited hours and I firmly believe we have proven we are capable of operating without issues with the residential neighbors.
    a. Current hours of operation are Monday-Wednesday 4-midnight, Thursday – Sunday 11am-2:30am. This restriction was originally put in place to ensure we could operate in a fashion that did not disturb the neighborhood. I believe we have proven that.
    b. Request: 11am-2:30am 7 days a week.
2. October 22nd - Fusion Pro Wrestling fund raising event for Camp Heartland.
    a. Semi-pro wrestling event
    b. Extended premise to include the sports center for a fundraising event. We had the same event with a premise extension in April 2011 without incident
    c. This is a 21 and older event unless accompanied by a parent or guardian
    d. It is not feasible to fence off an interior area in the sports center, so we want the entire area to be licensed. This is no different than serving at Zenoff Park for a softball game and allowing people to walk free with beverages.
    e. Bartender will be onsite to monitor the event
3. Aug. 20th – Bocce Ball tournament
    a. Extended premise to include the outdoor grass area for a bocce ball tournament from 9am-10pm
    b. Area will be snow fenced in.
    c. Beverages purchased inside the bar or inside the snow fenced area will not be allowed in the parking lot.
    d. Bartender will be onsite monitoring the event.
    e. Owner will be onsite monitoring the event.
    f. This is a 21 and older event unless accompanied by a parent or guardian.
4. November 11th - Brews and Blues event to benefit the Alzheimers Association.
    a. Beer sampling event featuring a number of breweries from around the state. Live blues music provided by local musicians
    b. Extended premise to include the sports center
    c. This is a 21 and older event.
5. September 10th - Volleyball tournament
    a. Volleyball tournament in the sports center
6. October 1st – volleyball tournament
    a. Volleyball tournament in the sports center
7. October 15th – Extended premise to include the sports center for a private party (21 and older only)
8. July 23rd - Extended premise to include the sports center for a private party (21 and older only)

Statement of facts:

1. During the city meetings in March, specifically the public protection committee meeting, one of my requests was removed from the agenda without a vote. Due to that item being removed without discussion the event was moved to a different location, which resulted in a lot of lost business. I would hope that in future meetings the item would be voted on to remove it instead of simply removing it without review.
    a. The explanation I was given was because the city was asking me for documentation between myself and the landowner stating I have permission to use the property. First of all, I have an ECR agreement to use the property, and secondly that is between myself and the landowner. The city's approval or non approval has no bearing on my relationship with the land owner. The city approving the event does not force the land owner to allow it.
2. We have had zero violations or issues with the police department for over a year
3. We have had zero problems with the previous premise extensions that have been approved.

Images:




Expanded premise request
BAR
OFFICE
EQUIPMENT ROOM
RECREATIONAL AREA
LOCKERS
HOOPS

Portage County
COALITION
for alcohol/drug abuse prevention

May 25, 2011

Players Lounge
2124 Rice Street
Stevens Point, WI 54481

Congratulations! We are pleased to inform you that you passed the recent compliance check conducted by law enforcement and the Portage County Coalition for Alcohol and Drug Abuse Prevention. An underage buyer entered your establishment and attempted to purchase alcohol. Either you or your employee checked identification and refused the purchase.

Additionally, we want to tell you about several initiatives currently offered by the Coalition:

1. **Responsible Beverage Service Refresher Video** – this brief video is available to all establishments to provide basic training about responsible beverage service. Please contact me for a free copy.
2. **Best Practice Portage County** – an incentive based plan designed to encourage and reward establishments who follow best practice and responsible beverage service. Please contact me for additional information.
3. **Fake ID Detector Machine** – this machine may be borrowed from the Stevens Point Police Department at any time to assist you in detecting fake ID's.
4. **Breathalyzer Pilot** – we will continue to pilot an initiative modeled after a Michigan program that makes a breathalyzer machine available to patrons to monitor their BAC level and make responsible decisions about whether to drive. Coupled with signage in the establishment, this program has been successful in reducing OWI's in Michigan. Additional information will be available soon.

For more information about these initiatives, the compliance check process, or the Coalition, please email me at pcaoda@gmail.com.

Cordially,

Lauri Rockman
Coalition Coordinator

CC: City of Stevens Point Clerk

~ Building a healthier community by reducing high risk drinking through positive role modeling ~

P.O. Box 423 • Stevens Point, WI 54481 • (715)341-4535 • www.portagecountyaodacoalition.org
Coalition Coordinator: Lauri Rockman • pcaoda@gmail.com

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: 6/24/2011

Re: Zoning Ordinance Update

It is becoming apparent that the City of Stevens Point needs to take an in-depth look at its zoning ordinance and determine how it would like to proceed in updating and/or rewriting it to make it more efficient and effective for the planning of our community. In fact, this was one of the key recommendations in the City's Comprehensive Plan that was done in 2006. In a Planning Advisory Report put out by the American Planning Association in 2009, they put out a code revisions assessment guide that analyzed the approach communities should take as it relates to revising their zoning ordinances. The following approaches to code revisions were presented:

1. Corrective amendments
2. Selective amendments, additions, or supplements
3. Alternatives to conventional zoning and subdivision codes
4. A comprehensive rewrite

Through a series of questions, the answers provided give communities a score, which then relates to the degree in which they should look at revising their codes. There were six different categories:

Code Scoring	
Score	**Recommended Action**
40 or more	A comprehensive rewrite of the development regulations is both essential and long overdue; do not cut corners.
30 to 39	A comprehensive rewrite of the development regulations is strongly recommended; it may be possible to get by with a supplemental code or supplemental ordinances addressing smart growth issues.
20 to 29	A comprehensive rewrite of the development regulations is one option to consider, but a supplemental code or supplemental ordinances addressing smart growth issues or even selective additions of supplements may be adequate.
10 to 19	A comprehensive rewrite is not recommended; consider a supplemental

	code or ordinances or selective additions or supplements to existing ordinances.
5 to 9	Corrective amendments to the existing code should be adequate; consider selective additions or supplements to existing ordinances.
Less than 5	Consider nothing more than corrective amendments.

After answering such questions, our score was in the high forties. While this number is high, it is not surprising. Many communities throughout the state and nation are faced with similar situations. Many zoning ordinances were written in the 1960s, 1970s, or 1980s and have only been amended for corrective amendments. With this being the case, I would recommend that we should start taking an in-depth look at this situation and planning for the appropriate action to take to correct this deficiency.

For starters, I feel it would be wise to form a Zoning Ordinance Update Committee of no more than 5-7 members. These members would be charged with reviewing the current zoning ordinance and comparing it to the goals and objectives that were outlined in our comprehensive plan and with the more proven modern zoning techniques. Through this process, the committee will be able to recommend the appropriate action to take in the revision of our zoning ordinance. As noted in the recommended action, a comprehensive rewrite of the development regulations is both essential and long overdue. If this is the decision by the committee, the committee will then be charged with the task of seeking out the appropriate solutions to develop a code that will meet the needs of the community.

Throughout this process, the group will form recommendations that will be brought back to the Plan Commission for review and consideration. Ultimately, I feel that one member of the Plan Commission and one member of the Common Council should serve on this committee. These members can then help serve as liaisons, along with myself to both the Plan Commission and Common Council. Please note, depending on the complexity of the recommend changes, this process can take a significant amount of time, likely 12-18 months.

In regards to possible action at the 7-5-11 Plan Commission meeting, I would like the Commission to elect a member from the Commission to serve as a member on the Zoning Ordinance Update Committee. In the meantime, I plan to seek out other individuals who would be willing to serve on this committee. I plan to bring a list of those members to you for your review and approval at a later meeting.