

AGENDA  
CITY PLAN COMMISSION

Monday, October 4, 2010 – 6:00 p.m. @  
Lincoln Center – 1519 Water Street  
Stevens Point, WI

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

INDEX:

1. Approval of the Minutes of the September 7, 2010 Plan Commission Meeting.
2. Discussion and possible action on the dedication of street right-of-way to the City of Stevens Point from the property located at **899 Brilowski Road** in the Town of Hull.
3. Discussion and possible action on a request from Evergreen Lodge to rezone the remaining portion of the property at **2854 Church Street** from "R-2" Single Family Residence District to "B-4" Commercial. **Parcel ID 2308-05-1016-08.**
4. Discussion and possible action on a request from David Karch for a Conditional Use Permit to construct an addition onto the Pioneer Park Place Apartments at **1020 First Street** for the purposes of adding a worship and activity area, kitchen and social dining area, common area with fireplace, and exterior seating. **Parcel ID 2408-32-2006-02.**
5. Discussion and possible action on a request from Jason Glisczynski, Player's Lounge, **2124 Rice Street**, for a Conditional Use Permit to allow for a temporary premise expansion to include the sports center area for several events, a permanent premise expansion to include the indoor volleyball courts during league play, and a permanent premise expansion to include the outdoor volleyball pits and horseshoe pits at the above described property and adjacent vacant lot. **Parcel IDs 2308-04-2006-03 & 2308-04-2006-04.**
6. Discussion and possible action on naming the former Spectra Print southern driveway.
7. Adjourn.

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Any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made.

The City Clerk can be reached by telephone at (715)346-1569,  
TDD# 346-1556, or by mail at  
1515 Strongs Avenue – Stevens Point WI 54481

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## REPORT OF CITY PLAN COMMISSION

Tuesday, September 7, 2010 – 6:00 p.m.

PRESENT: Chm. Mayor Halverson; Ald. Jerry Moore; Tony Patton; Anna Haines; Shari Laskowski; Jack Curtis; Maurice Rice

ALSO

PRESENT: Comm. Dev. Dir. Michael Ostrowski; Ald. Mallison, Suomi, M. Stroik, Slowinski, Molski, and Brooks; Pat Dunn; Tim Schertz; Rand/Theresa Erbach; Kurt Simdars; Carol Laskowski; John Ford; Sarah Robinson, Downtown Mgr.; Rich Sommer; Sarah Wallace, Po. Co. Planning & Zoning; Matthew Brown, Po. Co. Gazette; Brian Kowalski, Stevens Point Journal

### INDEX:

1. Approval of the Minutes of the August 2, 2010 Plan Commission Meeting.
2. Discussion and possible action on a request from Ralph and Marcia Locher, that the City of Stevens Point purchase back a portion of their property located at Lot 43 in the Whitetail Trail Subdivision. **Parcel ID 2408-15-4401-43.**
3. Discussion and possible action on a request from Barbara Nachman to rezone the property at **920 Songbird Lane** from "R-3" Single and Two Family Residence District to "R-4" Multiple Family I Residence District. **Parcel ID 2408-36-2200-54.**
4. Discussion and possible action on a request from Tim Schertz for a Conditional Use Permit to Operate a Tavern at **817 Clark St.** **Parcel ID 2408-32-2014-12.**
5. Discussion and possible action on the submission of a Community Development Block Grant application for downtown redevelopment and/or revitalization projects.
6. Adjourn.

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1. Approval of the Minutes of the August 2, 2010 Plan Commission Meeting.

**Tony Patton moved, seconded by Jack Curtis, to recommend approval of the August 2, 2010 minutes. Ayes Patton, Curtis, Moore, Haines, Laskowski, & Halverson; Nays none; (Rice Abstained) Motion carried.**

Chm. Halverson welcomed Maurice Rice as our new commissioner. He brings years of experience as a lawyer to the table and is a lifelong city resident. He brings a different perspective. We have a business owner, county supervisor, a community member, a professor of land use, and now an attorney. We have a commission that is very reflective of a dynamic, different, and changing community.

2. Discussion and possible action on a request from Ralph and Marcia Locher, that the City of Stevens Point purchase back a portion of their property located at Lot 43 in the Whitetail Trail Subdivision. **Parcel ID 2408-15-4401-43.**

Dir. Ostrowski noted Ralph and Marcia Locher purchased the lot in January of this year. At that time, they were concerned about individuals walking across the corner of their property and their liability if someone were to injure themselves. They are asking that the city purchase back that portion of the property.

Chm. Halverson noted he and the Comptroller-Treasurer talked and have agreed to do that.

**Tony Patton moved, seconded by Maurice Rice, to recommend approval of purchasing back a portion of the property located at Lot 43 in Whitetail Trail Subdivision.**

**Ayes all; Nays none; Motion carried.**

3. Discussion and possible action on a request from Barbara Nachman to rezone the property at **920 Songbird Lane** from "R-3" Single and Two Family Residence District to "R-4" Multiple Family I Residence District. **Parcel ID 2408-36-2200-54.**

Dir. Ostrowski noted the three parcels to the east of this property were rezoned from "R-3" to "R-4" in March of this year. At that time, there was talk of rezoning this parcel as well. The three parcels to the east are planned for 4-plexes on each lot. The intent here is to rezone this parcel and then sell it to the owner of the three parcels to the east. The parcel meets the minimum size requirements and the request is consistent with the city's comprehensive plan. Staff recommends approval.

**Jerry Moore moved, seconded by Anna Haines, to recommend approval of rezoning the property at 920 Songbird Lane from "R-3" Single and Two Family Residence District to "R-4" Multiple Family I Residence District. Ayes all; Nays none; Motion carried.**

4. Discussion and possible action on a request from Tim Schertz for a Conditional Use Permit to Operate a Tavern at **817 Clark St. Parcel ID 2408-32-2014-12.**

Dir. Ostrowski provided background on the property and reviewed the applicable conditions listed in his staff report. Staff recommends the conditional use expire in two years.

Maurice Rice feels the city should, at some point, look at the issue of how many taverns an area can sustain. The standard for disturbance should be beefed up to a less nebulous approach with maybe decibel requirements. The current standard for noise will be difficult to enforce. He questioned the two-year period for expiration. He feels you can find how well this is doing in a period of one year.

Dir. Ostrowski responded typically we do a two-year period. If there are concerns prior to this two-year approval, staff will bring the item back to the commission. In terms of noise, we have just been general and keep track of how many noise complaints a property has had and enforce it that way.

Chm. Halverson stated in this case, rather than having a specific decibel threshold, the more nebulous this is from a police or inspection dept. prospective, the easier it is to accumulate a complaint list and act on it as appropriate.

Rand Erbach, owner of the parking lot across the street, stated he is concerned about trash issues and liability issues with people parking on his property. His lot seems to be a standard place for parking and dumping trash. If you have a conditional use permit, can you sell the business to someone else and the permit would transfer to them. Can a liquor license be switched to another property.

Maurice Rice suggested Mr. Erbach should post signs on his property which would relieve some of his anxieties.

Chm. Halverson responded a sale of the property would require going back through a change of agent process for the liquor license in particular. The conditional use permit and the liquor license cannot be taken to another address.

**Tony Patton moved, seconded by Anna Haines, to recommend approval of the conditional use permit to operate a tavern at 817 Clark Street based on compliance with the conditional use standards with the following conditions/restrictions:**

- The licensee shall maintain order and peace in the licensed premises.
- Any licensed premise established, operated, or maintained in violation of any of the provisions or requirements of this conditional use permit shall be grounds for suspension or revocation of this conditional use permit and/or declared to be unlawful and a public nuisance, the City may, in addition to or in lieu of, any other remedies set forth in the Stevens Point Municipal Code chapter twelve & 12.14 ordinance or the City's Revised Municipal Code, commence an action to enjoin, remove, or abate such nuisance in the manner provided by law and shall take such other steps and apply to such court or courts as may have jurisdiction to grant such relief as will abate or remove such public nuisances, and restrain and enjoin any person(s) from establishing, operating, or maintaining said conditional use contrary to the provisions of this conditional use permit.
- 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 surrounding properties.
- The licensee shall require that all exterior doors be kept closed so that noise does not unreasonably disturb the peace and enjoyment of the surrounding properties.
- The licensee shall require that all exterior equipment and containers, including refuse containers, be screened from view with an appropriate enclosure(s).
- The licensee shall require that the area surrounding the premises be kept clean and orderly. All cups, bottles, cans, garbage, rubbish, cigarettes, etc. shall be properly disposed of at the end of each day, and not left on the property or public right-of-way.
- The licensee shall require that the green area to the west of the building be well maintained and have a professional appearance. The grass shall be mowed and kept at an acceptable height, and all cups, bottles, cans, garbage, rubbish, cigarettes, etc. shall be properly disposed of at the end of each day.
- The conditional use shall expire in June of 2012.

**Ayes all; Nays none; Motion carried.**

5. Discussion and possible action on the submission of a Community Development Block Grant application for downtown redevelopment and/or revitalization projects.

Dir. Ostrowski noted no action is required on this item. The common council will be taking this item up at a 7:00 meeting tonight and holding a public hearing. The city is looking at applying for a community development block grant for the potential acquisition of six properties, including the clearance and testing of those sites. The following sites are being considered for potential acquisition: 1016 Third St., 1013 Second St., 1008 Union St., 1105 Second St., 1043 Union St., and 1220 Briggs St. There may be projects in the future that would come to the commission as conditional uses or rezonings.

6. Adjourn Meeting adjourned at 6:30 p.m.



# Memo

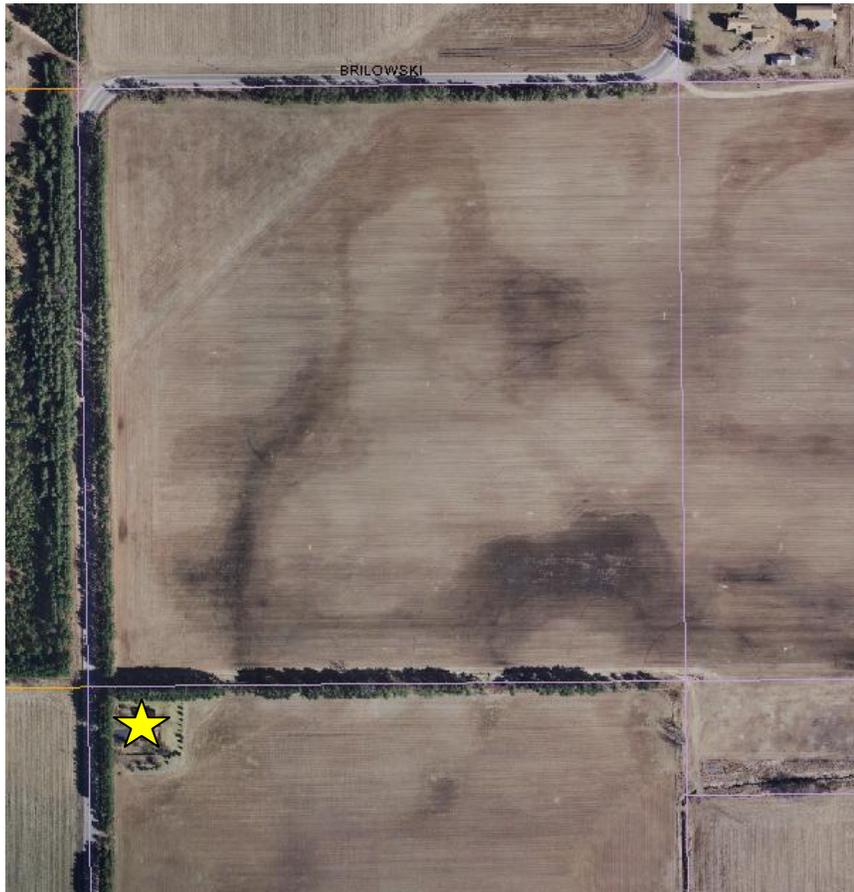
**Michael Ostrowski, Director**  
Community Development  
City of Stevens Point  
1515 Strongs Avenue  
Stevens Point, WI 54481  
Ph: (715) 346-1567 • Fax: (715) 346-1498  
[mostrowski@stevenspoint.com](mailto:mostrowski@stevenspoint.com)

## City of Stevens Point – Department of Community Development

To: Plan Commission  
From: Michael Ostrowski  
CC:  
Date: 9/21/2010  
Re: Brilowski Certified Survey Map – Road Dedication

As part of the City's extraterritorial zoning powers, you are being asked to consider a CSM for the property located at 899 Brilowski Road in the Town of Hull. The reason why this request is before you is because of the dedication of the eastern 33' of Brilowski Road to the City of Stevens Point.

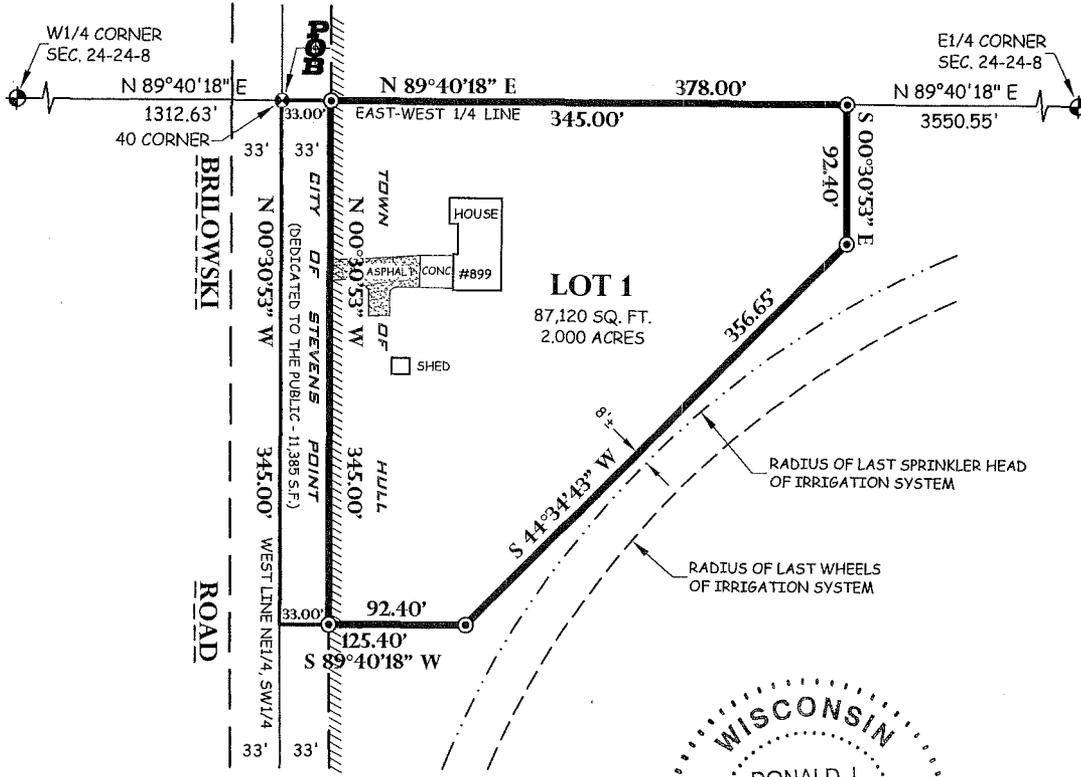
Staff would recommend approval of this CSM and road dedication.



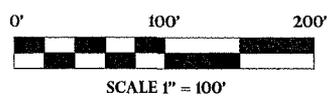
# PORTAGE COUNTY CERTIFIED SURVEY MAP

**Preliminary**

OF PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4  
OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 8 EAST,  
TOWN OF HULL, PORTAGE COUNTY, WISCONSIN.



WISCONSIN  
DONALD J. BUZA  
S-2838  
REGISTERED  
WI  
LAND SURVEYOR  
9/20/10



**LEGEND**

- ⊙ 1" I.D. X 18" IRON PIPE SET WEIGHING 168 LBS/LIN. FT.
- ⊕ HARRISON MONUMENT FOUND
- ⊗ BERNTSEN NAIL SET

**BASE FOR BEARING**

THE EAST-WEST 1/4 LINE OF SECTION 24,  
T 24 N, R 8 E. ASSUMED TO BEAR  
N 89°40'18" E.

THIS INSTRUMENT WAS DRAFTED BY DONALD BUZA  
AND DRAWN BY DONALD BUZA

FIELD BOOK -- PAGE --  
JOB # 10.772

SHEET 1 OF 3 SHEETS



Land Surveying  
Engineering  
Donald J. Buza, RLS #2338  
5709 Windy Drive, Suite D  
Stevens Point, WI 54481  
715.344.9999(PH) 715.344.9922(FX)

**PORTAGE COUNTY CERTIFIED SURVEY MAP**

I, Donald J. Buza, Registered Land Surveyor, hereby certify:

That I have surveyed, divided and mapped that part of the Northeast ¼ of the Southwest ¼ of Section 24, Township 24 North, Range 8 East, Town of Hull, Portage County, Wisconsin, described as follows:

Commencing at the West ¼ corner of Section 24, Township 24 North, Range 8 East; thence N 89°40'18"E along the East-West ¼ line of said Section 24, 1312.63 feet to the Northwest corner of the Northeast ¼ of the Southwest ¼ of said Section 24 and the point of beginning (POB) of the parcel to be described; thence N 89°40'18"E along the said East-West ¼ line of said Section 24, 378.00 feet; thence S 00°30'53"E, 92.40 feet; thence S 44°34'43"W, 356.65 feet; thence S 89°40'18"W, 125.40 feet to the West line of the Northeast ¼ of the Southwest ¼ of Section 24; thence N 00°30'53"W along the said West line of the Northeast ¼ of the Southwest ¼ of Section 24, 345.00 feet to the point of beginning.

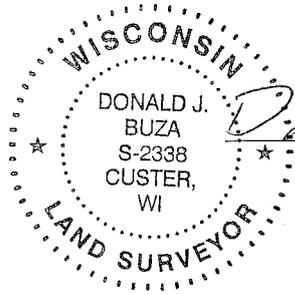
Subject to (if any) covenants, conditions, restrictions, right-of-ways and easements of record.

That I have made such survey, land division and plat by the direction of David Brilowski.

That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Ordinances of Portage County, the Town of Hull and the City of Stevens Point in surveying, dividing and mapping the same.

Dated this 20<sup>th</sup> day of September, 2010.



*Donald J. Buza*  
Donald J. Buza  
R.L.S. No. S-2338

**OWNERS CERTIFICATE OF DEDICATION**

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on the map. I also certify that this certified survey map is required by s236.34 to be submitted to the following for approval or objections:

- 1) Town of Stockton
- 2) City of Stevens Point
- 3) County of Portage

Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Robert Brilowski Estate  
Judith A. Jones, Power of Attorney

STATE OF WISCONSIN)  
COUNTY OF PORTAGE)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2010, the above named Judith A. Jones, Power of Attorney for the Robert Brilowski Estate, to me known to be the person(s) who executed the foregoing instrument and hereby acknowledge the same.

\_\_\_\_\_, Notary Public, \_\_\_\_\_, Wisconsin.

My commission expires \_\_\_\_\_.

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**PORTAGE COUNTY CERTIFIED SURVEY MAP**

**SUBMISSION / ACCEPTANCE CERTIFICATE - TOWN OF HULL, TOWN BOARD**

The foregoing certified survey map has been submitted to the Hull Town Board for review and approval as to conformity with Town ordinances, Town roads, Town easements and other Town property, as the case may be, which may be affected by such survey, and is hereby accepted as in conformity with such Town ordinances, Town roads, Town easements and other Town property, as the case may be.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

HULL TOWN BOARD

ATTEST:

By: \_\_\_\_\_  
John W. Holdridge, Chairperson

By: \_\_\_\_\_  
Janet R. Wolle, Clerk

**CITY OF STEVENS POINT APPROVAL**

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):

\_\_\_\_\_  
\_\_\_\_\_

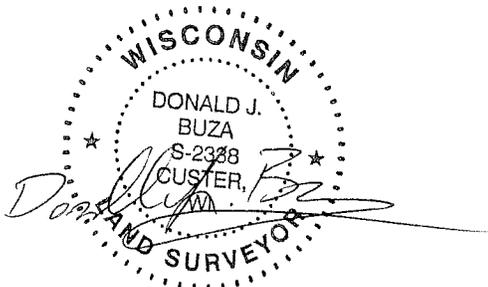
Community Development Office

**PORTAGE COUNTY PLANNING AND ZONING DEPARTMENT**

This is to certify that this map complies with the provisions of Section 7 of the Portage County Subdivision Regulations subject to all conditions that may be attached hereto.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Portage County Planning and Zoning Department (designee)



9/20/10

Prepared by:  
Point Of Beginning, Inc.  
5709 Windy Drive, Suite D  
Stevens Point, WI 54482

Prepared for:  
David Brilowski  
5865 Rainbow Drive  
Stevens Point, WI 54482

Job # 10.772

# Administrative Staff Report

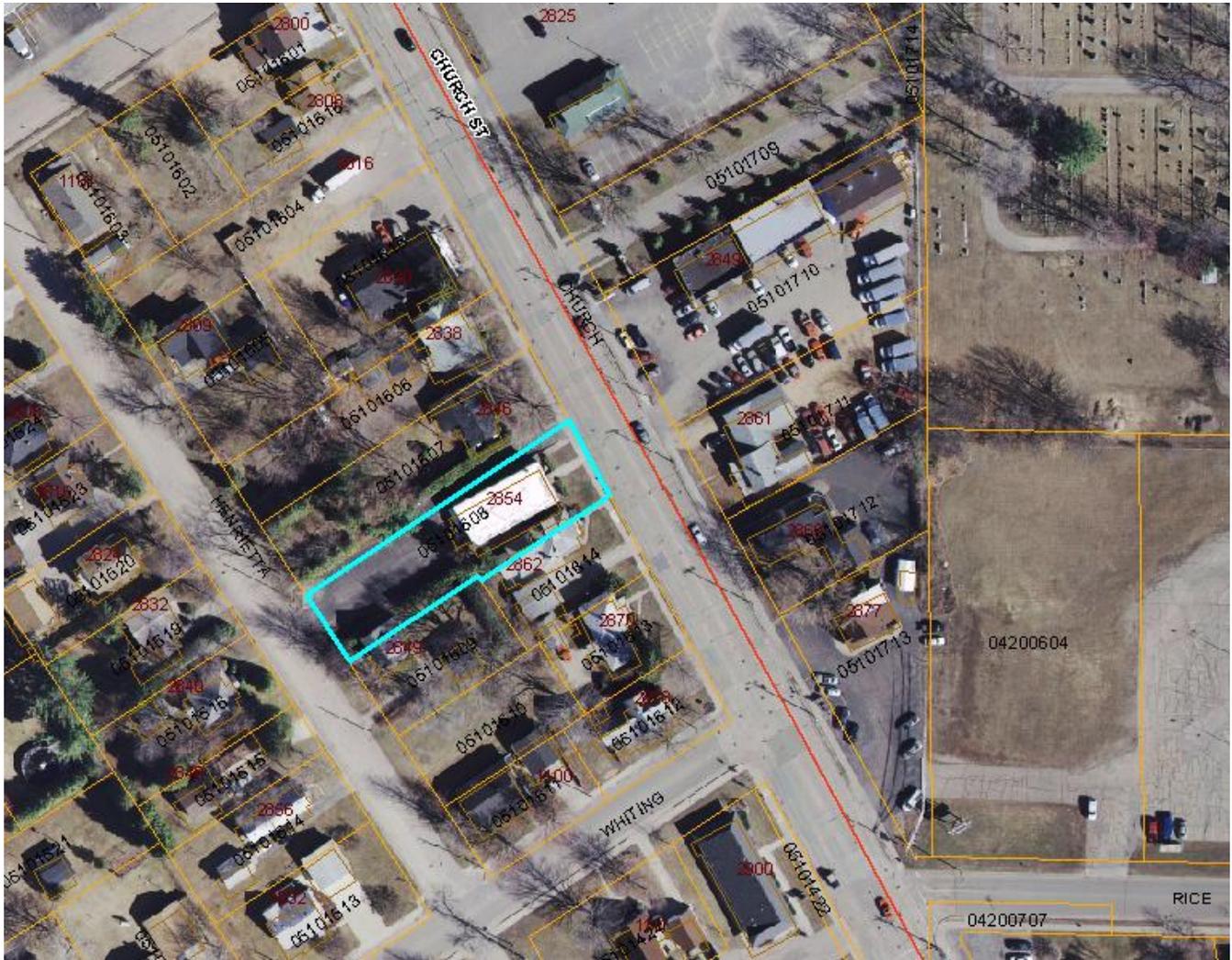
Evergreen Lodge #93 Rezoning  
2854 Church Street  
October 4, 2010



Department of Community Development

<p><b>Applicant(s):</b></p> <ul style="list-style-type: none"><li>• Evergreen Lodge</li></ul> <p><b>Staff:</b></p> <ul style="list-style-type: none"><li>• Michael Ostrowski, Director Community Development Ph: (715) 346-1567 Fax: (715) 346-1498 <a href="mailto:mostrowski@stevenspoint.com">mostrowski@stevenspoint.com</a></li></ul> <p><b>Parcel Number(s):</b></p> <ul style="list-style-type: none"><li>• 2308-05-1016-08</li></ul> <p><b>Current Zoning:</b></p> <ul style="list-style-type: none"><li>• <a href="#">"B-4" Commercial</a> &amp; <a href="#">"R-2" Single Family Residence District</a></li></ul> <p><b>Master Plan:</b></p> <ul style="list-style-type: none"><li>• Commercial/Office/Multi-family</li></ul> <p><b>Council District:</b></p> <ul style="list-style-type: none"><li>• District 10 - Brian Brooks</li></ul> <p><b>Lot Information:</b></p> <ul style="list-style-type: none"><li>• Actual Frontage: 58 feet</li><li>• Effective Frontage: 58 feet</li><li>• Effective Depth: 221.8 feet</li><li>• Square Footage: 12,865</li><li>• Acreage: 0.295</li></ul> <p><b>Current Use:</b></p> <ul style="list-style-type: none"><li>• Lodge space</li></ul> <p><b>Applicable Regulations:</b></p> <ul style="list-style-type: none"><li>• 23.02(2)(d)</li></ul> <p><b>Attachment(s):</b></p> <ul style="list-style-type: none"><li>• Application</li></ul>	<p><b>Request</b></p> <p>Rezone the remaining portion of the property (parking lot area) from "R-2" Single Family Residence District to "B-4" Commercial.</p> <p><b>Findings of Fact</b></p> <ul style="list-style-type: none"><li>• Property has a split zoning. Building portion is zoned B-4, while parking lot area adjacent to Henrietta Street is zoned R-2.</li><li>• Parking lot area is anticipated to continue to be used as a parking lot.</li><li>• Parcel does not meet the minimum size requirements, but would be considered a legal nonconforming parcel.</li><li>• Request is consistent with the City's Future Land Use Map, but is inconsistent with the City's Comprehensive Plan goals, objectives, and policies.</li><li>• A change in zoning may create incompatible uses.</li><li>• The parking lot is considered a legal nonconforming use and may be continued to be used as a parking lot, so long as it meets the nonconforming standards.</li></ul> <p><b>Staff Recommendation</b></p> <p>While the request is consistent with the City's Future Land Use Map, the rezoning of this parcel could increase land use conflicts, which would be inconsistent with the City's Comprehensive Plan goals, objectives, and policies. Staff would recommend denying the rezoning at this time until a larger area development plan is presented.</p>
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## Vicinity Map



**Findings:** The current lot is 12,865 square feet in area and 58 feet in width. The lot does not meet the minimum lot requirements for this zoning district. However, because the parcel currently exists, it is allowed to remain as long as the lot width is not decreased.

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

**Analysis:** The Future Land Use Map of the Comprehensive Plan calls for this area to be a Commercial/Office/Multi-family use.

**Findings:** The proposed rezoning to B-4 is consistent with the Future Land Use Map. However, while the Future Land Use Map calls for this area to be a commercial/office/multi-family use, staff feels that the rezoning of this individual parcel may increase land use conflicts, which would be inconsistent with the land use goals, objectives, and policies outlined in the City’s Comprehensive Plan. Staff would recommend that this area remain R-2 zoning until a larger plan for this area is presented.



**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
Northwest	<a href="#">"R-2" Single Family Residence District</a> & <a href="#">"B-4" Commercial</a>	Dwelling
Northeast	<a href="#">"B-4" Commercial</a>	Commercial business
Southwest	<a href="#">"R-2" Single Family Residence District</a>	Dwelling
Southeast	<a href="#">"B-4" Commercial</a>	Dwelling

**Findings:** The properties located along Henrietta Street are zoned R-2, while the properties along Church Street are zoned B-4. Single properties that have frontage on both Church Street and Henrietta, and are located between the blocks of Whiting Avenue and Francis Street, have split zoning. Staff feels that rezoning the parking lot to B-4 at this time will increase the potential for incompatible uses. The parking lot area can continue to be used as a parking lot without rezoning, so long as the use is not increased. Staff would recommend that this

area remain R-2 zoning until a larger plan for this area is presented. The current zoning provides the single family residences on the southwest side of Henrietta a buffer from the commercial uses.



Standing on Henrietta Street looking north.

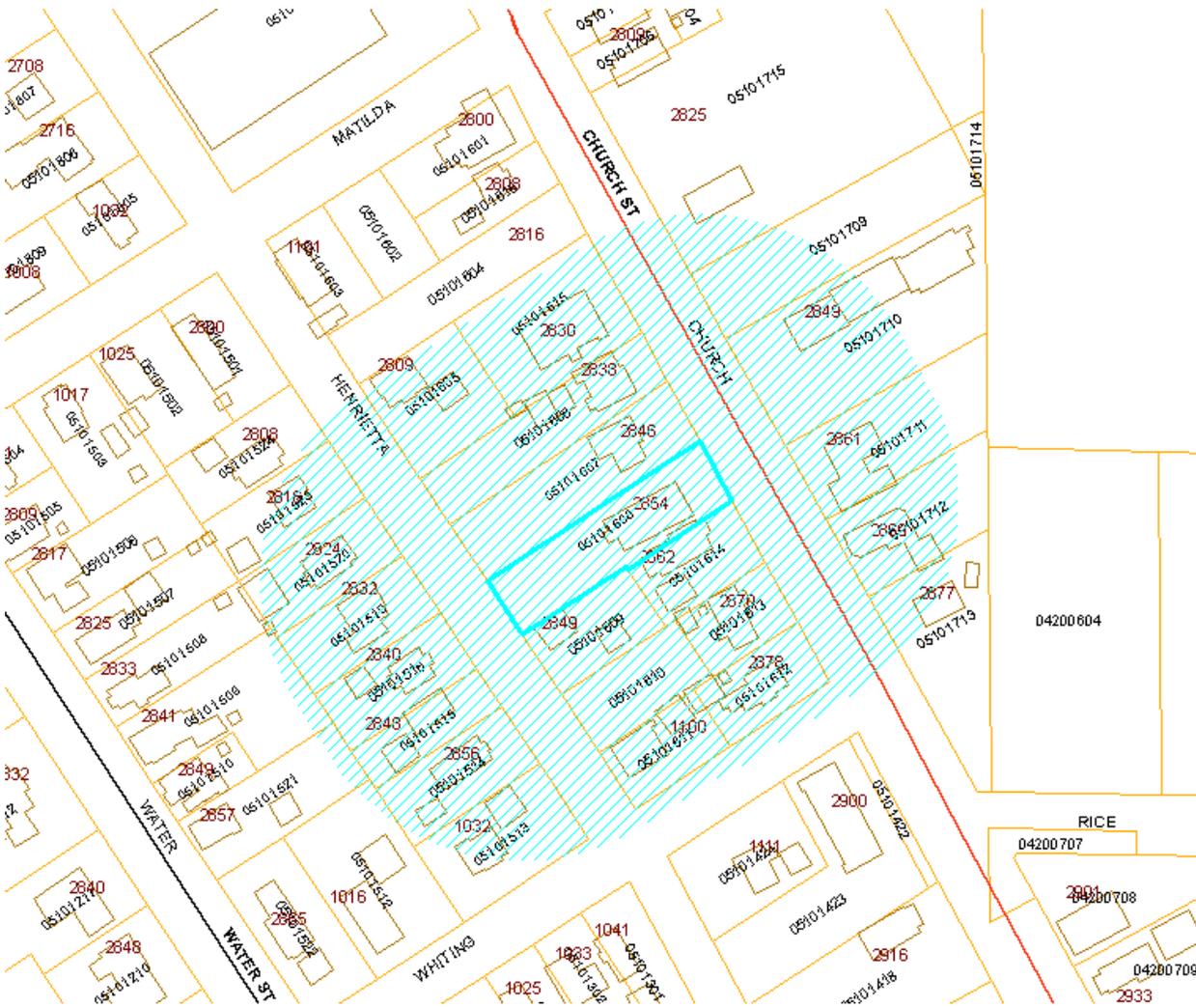


Standing on Henrietta Street looking east.



Standing on Henrietta Street looking south.

# Rezoning Exhibit Map (200 Feet Boundary) - Evergreen Lodge



TaxKey	Property Address	Owner Name	Mailing Address	City	State	Zip Code
281230805101508	2833 Water St	Holly J Krogstad	2833 Water St	Stevens Point	WI	54481
281230805101509	2841 Water St	Patrick J & Jane A Witkowski	2841 Water St	Stevens Point	WI	54481
281230805101512	1016 Whiting Ave	Gary & Tina Steinfort	1016 Whiting Ave	Stevens Point	WI	54481
281230805101513	1032 Whiting Ave	Laurie Grubba	1032 Whiting Ave	Stevens Point	WI	54481
281230805101514	2856 Henrietta St	Elliot P Niesl	1317 College Ct	Stevens Point	WI	54481
281230805101515	2848 Henrietta St	Jason Casper	2848 Henrietta St	Stevens Point	WI	54481
281230805101516	2840 Henrietta St	Robert D Rutta &	841 Tanglewood Dr	Plover	WI	54467
281230805101519	2832 Henrietta St	Donna J Holm	2832 Henrietta St	Stevens Point	WI	54481
281230805101520	2824 Henrietta St	John J & Constance M Jacoboski	2824 Henrietta St	Stevens Point	WI	54481
281230805101521	2857 Water St	Joshua J Stolzenburg	2857 Water St	Stevens Point	WI	54481
281230805101523	2816 Henrietta St	Fred S & Sandra Lee Landowski	2501 Porter Rd	Plover	WI	54467
281230805101524	2808 Henrietta St	Jaclyn R Siverling	2808 Henrietta St	Stevens Point	WI	54481
281230805101605	2809 Henrietta St	Ownart Khang & Nyous Xiong	2809 Henrietta St	Stevens Point	WI	54481
281230805101606	2838 Church St	Cynthia L Kropidlowski	2846 Church St	Stevens Point	WI	54481
281230805101607	2846 Church St	Ernest & Cynthia Kropidlowski	2846 Church St	Stevens Point	WI	54481

281230805101608	2854 Church St	Evergreen Lodge No 93 F & A M	2854 Church St	Stevens Point	WI	54481
281230805101609	2849 Henrietta St	Luis A & Sara L Ortiz	2849 Henrietta St	Stevens Point	WI	54481
281230805101610	Henrietta St	Perry S Fuerstenberg	2870 Church St	Stevens Point	WI	54481
281230805101611	1100 Whiting Ave	Edward G & S Clussman	1100 Whiting Ave	Stevens Point	WI	54481
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
281230805101615	2830 Church St	Convenience Store Investments	PO Box 2107	Lacrosse	WI	54602
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
281230805101715	2825 Church St	Rogers Cinema Inc	P O Box 280	Marshfield	WI	54449

**PETITION FOR:**

Receipt # R# 1-38307 8/27/10

Zoning Ordinance Change (Publication fee required)

Conditional Use Permit (Publication fee required)

Variance from Zoning Ordinance

Variance from Sign Ordinance

Appeal from Subdivision Requirements

Other: \_\_\_\_\_

This request is to: Adjoin/rezone parking lot at 2854 Church St. to be same as building at same address

Reason for request: Parking lot has been in use & existance since <sup>1965</sup> ~~1960~~  
The building & parking lot have been used regularly by Owner/Applicant since 2006

Property Description: \_\_\_\_\_

Applicant: Trustees of Evergreen #93 F&AM Date 8-16-10

Property Owner: (If different than applicant) \_\_\_\_\_

Address of Owner/Applicant: 2854 Church Street

City/State: Stevens Point, WI 54481

Office/Cell phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_

Date of Plan Commission Meeting: 10/4/10

Date of Common Council Meeting: 10/18/10

**You, as the owner, or your representative, shall attend the meetings and present your request.**

**All requests with supporting documentation are due at the Community Development Office one month prior to the actual meeting date.**

# Administrative Staff Report

**Pioneer Park Place Apartments Conditional Use**  
**1020 First Street**  
**October 4, 2010**

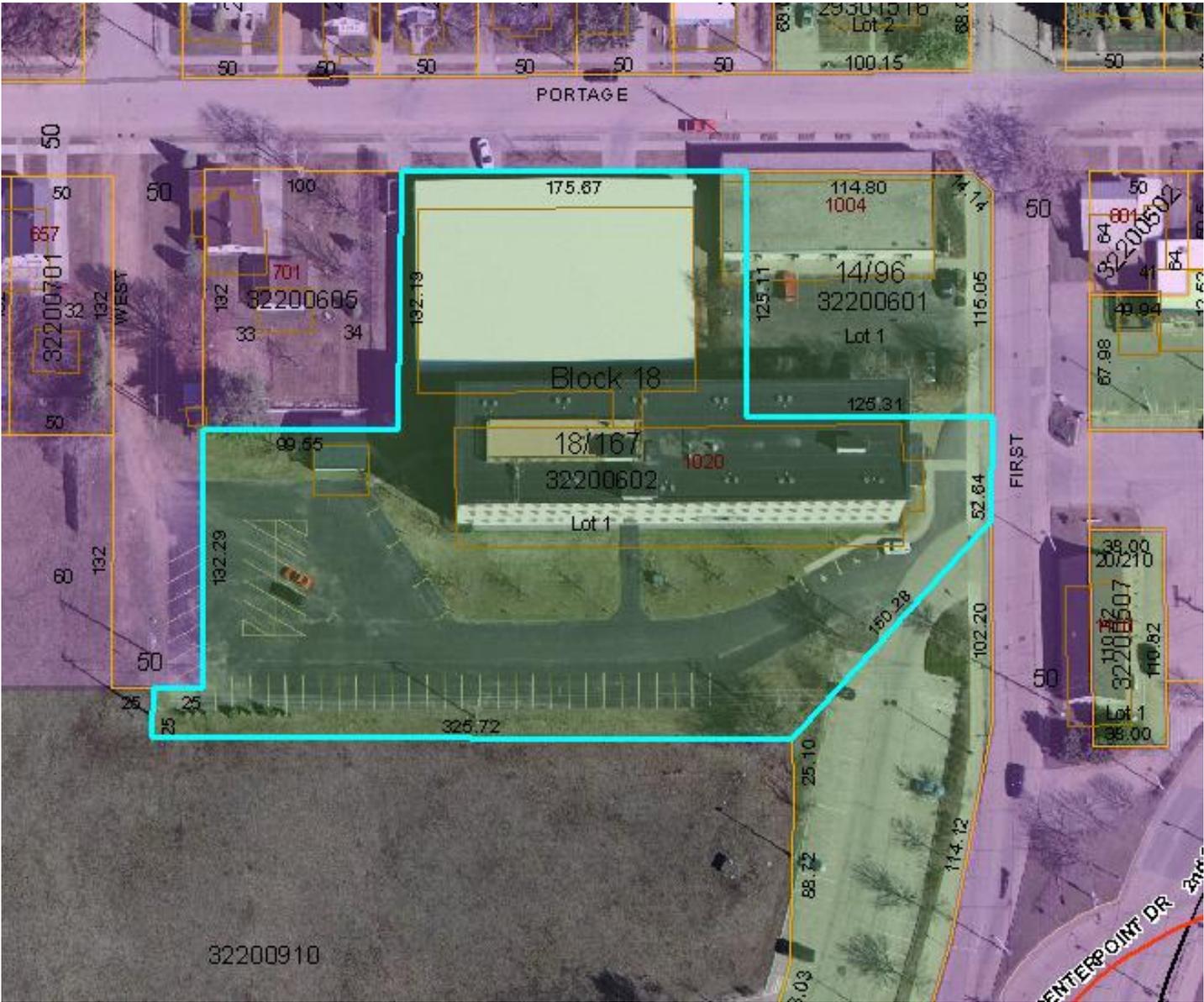


Department of Community Development

<p><b>Applicant(s):</b></p> <ul style="list-style-type: none"><li>• Dave Karch</li></ul> <p><b>Staff:</b></p> <ul style="list-style-type: none"><li>• Michael Ostrowski, Director Community Development Ph: (715) 346-1567 Fax: (715) 346-1498 <a href="mailto:mostrowski@stevenspoint.com">mostrowski@stevenspoint.com</a></li></ul> <p><b>Parcel Number(s):</b></p> <ul style="list-style-type: none"><li>• 2408-32-2006-02</li></ul> <p><b>Zone(s):</b></p> <ul style="list-style-type: none"><li>• <a href="#">"B-2" Central Business Transition District</a></li></ul> <p><b>Master Plan:</b></p> <ul style="list-style-type: none"><li>• Downtown District</li></ul> <p><b>Council District:</b></p> <ul style="list-style-type: none"><li>• District 4 – Mike Wiza</li></ul> <p><b>Lot Information:</b></p> <ul style="list-style-type: none"><li>• Actual Frontage: 170.0 feet</li><li>• Effective Frontage: 170.0 feet</li><li>• Effective Depth: 484.0 feet</li><li>• Square Footage: 82,280</li><li>• Acreage: 1.889</li></ul> <p><b>Current Use:</b></p> <ul style="list-style-type: none"><li>• Apartments</li></ul> <p><b>Applicable Regulations:</b></p> <ul style="list-style-type: none"><li>• 23.01(16) and 23.02(2)(b)</li></ul> <p><b>Attachment(s):</b></p> <ul style="list-style-type: none"><li>• Application</li></ul>	<p><b>Request</b></p> <p>Conditional Use Permit to construct an addition onto the Pioneer Park Place Apartments, for the purposes of adding a worship and activity area, kitchen and social dining area, common area with fireplace, and exterior seating.</p> <p><b>Findings of Fact</b></p> <ul style="list-style-type: none"><li>• The property is zoned B-2.</li><li>• An apartment type use would require a conditional use permit within the B-2 district. The expansion of a conditional use would require a conditional use amendment.</li><li>• Existing complex has 35 units. The proposed change will eliminate one unit. The proposed design will have 31 two-bedroom units and 3 one-bedroom units, for a total of 34 units.</li><li>• Site has 85 existing parking stalls (35 in the garage and 50 on the site). Proposed project will eliminate 14 stalls.</li><li>• The minimum amount of stalls required is 70.</li><li>• The square footage of the existing building is 26,932 square feet, and the addition will be approximately 2,700 square feet.</li><li>• The addition will not increase the number of occupants.</li></ul> <p><b>Staff Recommendation</b></p> <p>Approve subject to staff and Plan Commission comments.</p> <ul style="list-style-type: none"><li>• The width around the canopy should be at least 20' to allow for proper emergency vehicle access.</li><li>• The minimum clearance for the canopy shall be 10' to allow for proper emergency vehicle access.</li><li>• Exterior design will need to be reviewed by the Historic Preservation/Design Review Commission.</li><li>• The addition must stay well clear from the storm sewer that runs just south of the proposed addition. A 15 to 20 feet clearance for access/maintenance will be adequate.</li></ul>
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<ul style="list-style-type: none"> <li>• Project Description</li> <li>• Project Plans</li> </ul>	
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## Vicinity Map



## Background

Mr. Karch is requesting a conditional use permit to allow for a 2,700 square feet addition to the Pioneer Park Place Apartments for the purposes of adding a worship and activity area, kitchen and social dining area, common area with fireplace, and exterior seating. No additional rooms will be added with the request. The proposed change will decrease the number of units from 35 units to 34 units. There will be 31 two-bedroom units and 3 one-bedroom units.

Currently, the apartment complex is operating as a legal non-conforming use within this district, as the apartments were in place prior to making multiple-family uses a conditional use under the zoning code. However, if a use is added to or changed, this would trigger a conditional use permit or a conditional use permit amendment.

## Standards of Review

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

**Analysis:** The current use has been in existence for several years and has not caused any concerns regarding the maintenance and operation of the establishment.

**Findings:** Staff does not see any concerns with the addition onto the front of the building for common area.

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

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

**Findings:** Staff feels that the apartment complex provides an appropriate buffer between the downtown core and the residential units.

- 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. The current use is existing and should compliment other adjacent uses.

- 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:** Architectural renderings have been submitted and the proposed materials are intended to match the existing materials on the building.

**Findings:** The proposed addition matches the existing building. Exterior improvements will also need to be reviewed by the Historic Preservation/Design Review Commission.

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

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

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

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

**Analysis:** The proposed plan does not impact the ingress/egress point of the property.

**Findings:** Traffic should not be a concern at this site, as most of the parking occurs in the garage area.

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

**Analysis:** The proposed use is within the Central Business Transition District.

**Findings:** The proposed use is not in conflict with the objectives or the general intent of the Central Business Transition District, nor the Comprehensive Plan. The use of a multiple-family establishment has been in existence for years, and the proposed addition is not anticipated to change such use.

- 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. The proposed addition will meet current requirements for the B-2 district.

**Findings:** The proposed use and addition conforms to the general intent and regulations of the B-2 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:** A decrease of one unit will occur with this addition.

**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.**

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

**Analysis:** Parking occurs in the side yard and in a parking garage.

**Findings:** This standard is met.

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

**Analysis:** The parking lot in the side and rear yard is not screened from view.

**Findings:** Since this is an existing use at this property, and the parking lot is not being reconstructed, the applicant would not be required to screen the parking area. However, staff would support the screening of the parking lot area with appropriate vegetation.

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

**Analysis:** The building is existing. No changes are being presented for the façade facing First Street.

**Findings:** N/A

- d. In cases where the main facade of the building cannot face the street, the portion of the building facing the street shall be developed in such a manner that the street-facade is developed using**

architectural elements like roof lines, windows, and architectural detailing to make the street facade look harmonious in scale, massing, proportion, and building form with other residential structures. (Blank walls facing the street and windows of less than 36 inches vertical are not normally acceptable.)

**Analysis:** The building is existing. No changes are being presented for the façade facing First Street.

**Findings:** N/A

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

**Analysis:** No changes to the façade facing the street are planned.

**Findings:** N/A

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

**Analysis:** The main exterior materials will be a vinyl siding to match the rest of the building. No masonry or decorative block is presented. The contractor has indicated that they may consider adding masonry to the pillars.

**Findings:** This standard is not met. However, the use of masonry or decorative block may detract from the current building architectural style. The exterior changes will need to be reviewed by the Historic Preservation / Design Review Commission.

#### **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 First Street. In addition, access to the parking garage is off of Portage 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 no changes are planned to the driveway.

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

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

**Analysis:** No changes to the driveway area are planned. The existing driveway is over 115 feet from the intersection of First Street and Portage 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 driveway currently exists.

**Findings:** N/A

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

**Analysis:** The driveway currently exists.

**Findings:** N/A

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

**Analysis:** With the proposed addition to the building and canopy, the canopy will encroach into the current drive. This will cause the loss of fourteen parking spaces. The minimum drive width will be 20' for the main drive, and 15'5" around the canopy.

**Findings:** Staff would recommend that the width around the canopy be at least 20'. This would either require the shortening of the canopy or moving the drive area further to the south. However, a minimum of three feet should be maintained between the drive area and the southern property line. Also, the minimum clearance for the canopy shall be 10' to allow for proper emergency vehicles.

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

**Analysis:** The ingress/egress point is not anticipated to be changed.

**Findings:** N/A

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

**Analysis:** The establishment has a large parking area to the west. 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. In addition, the snow shall not be stored in parking spaces which would reduce the number of spaces below the minimum required.

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

**Analysis:** The total number of parking spaces must be at minimum 70.

**Findings:** 71 spaces have been provided.

- 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:** Lighting shall meet the minimum standards.

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

**Analysis:** The driveway currently exists.

**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:** With the proposed addition to the building and canopy, the canopy will encroach into the current drive. This will cause the loss of fourteen parking spaces. The minimum drive width will be 20' for the main drive, and 15'5" around the canopy.

**Findings:** Staff would recommend that the width around the canopy be at least 20'. This would either require the shortening of the canopy or moving the drive area further to the south. However, a minimum of three feet should be maintained between the drive area and the southern property line. Also, the minimum clearance for the canopy shall be 10' to allow for proper emergency vehicles.

Also, the addition must stay well clear from the storm sewer that runs just south of the proposed addition. A 15 to 20 feet clearance for access/maintenance will be adequate.



**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:** No mechanical equipment will be viewable from the street or neighboring properties.

**Findings:** This standard is met.

- 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:** It is not anticipated that this project will generate excessive noise.

**Findings:** This standard should be met.

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

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

**Analysis:** The parking lot is not being expanded or reconstructed beyond 50%. Therefore, the development is not required to meet this criteria.

**Findings:** N/A

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

**Analysis:** The parking lot is not being expanded or reconstructed beyond 50%. Therefore, the development is not required to meet this criteria.

**Findings:** N/A

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

**Analysis:** The parking lot is not being expanded or reconstructed beyond 50%. Therefore, the development is not required to meet this criteria.

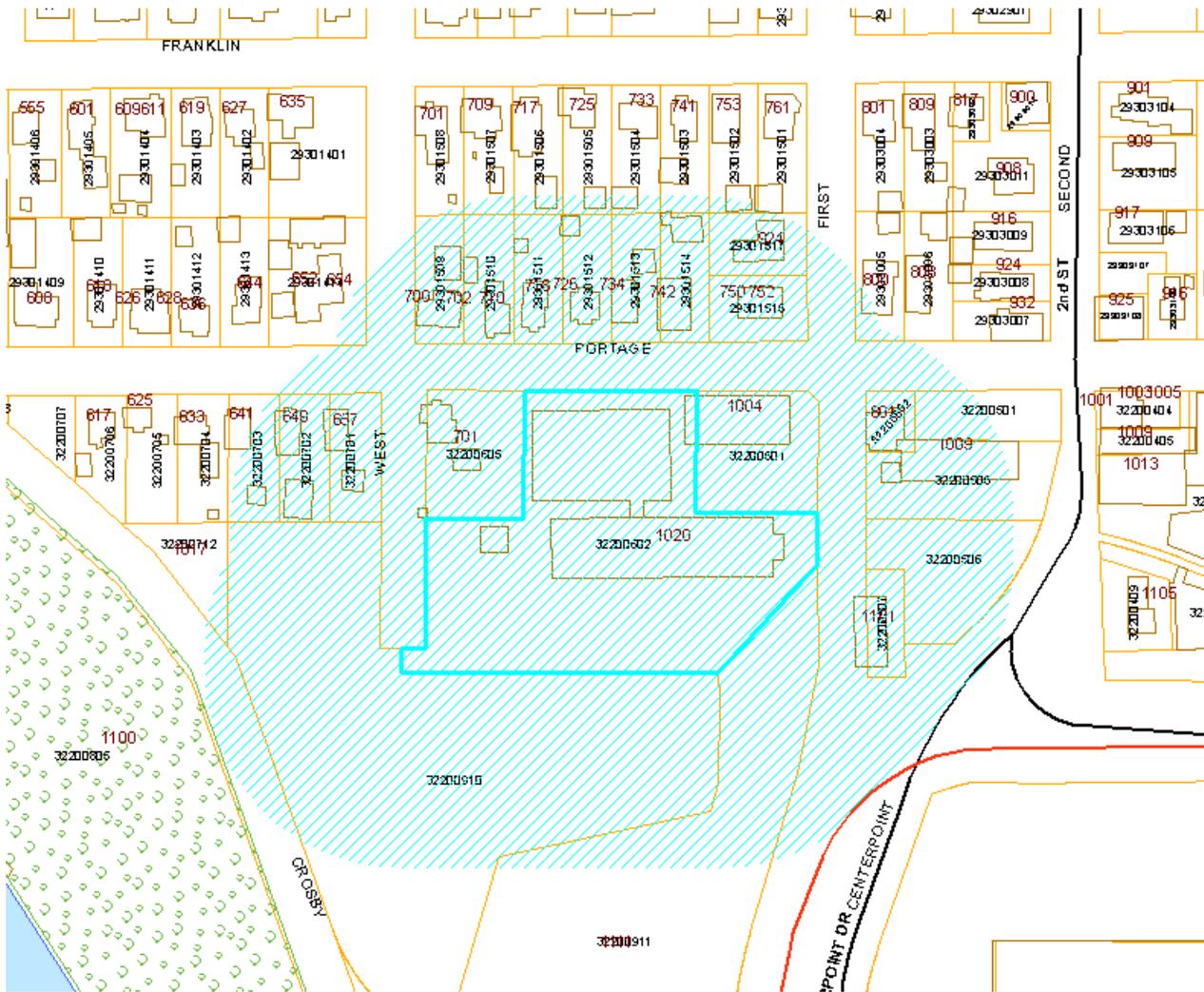
**Findings:** N/A

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

**Analysis:** The parking lot is not being expanded or reconstructed beyond 50%. Therefore, the development is not required to meet this criteria.

**Findings:** N/A

# Conditional Use Permit Exhibit Map (200 Feet Boundary) - Pioneer Park Place Apartments



TaxKey	Property Address	Owner Name	Mailing Address	City	State	Zip Code
281240829301414	652-54 & 652A Portage St	MVP Properties LLC	P O Box 196	Plover	WI	54467
281240829301501	761 Franklin St	Regina J Mancheski	761 Franklin St	Stevens Point	WI	54481
281240829301502	753 Franklin St	Nick Kosobucki	4098 N Popular Rd	Rosholt	WI	54473
281240829301503	741 Franklin St	Michael D & Brenna H Smith	741 Franklin St	Stevens Point	WI	54481
281240829301504	733 & A Franklin St	Mark John Shuda et al	1581 North Second Dr	Stevens Point	WI	54481
281240829301505	725 Franklin St	Robert & A Kloptek	742-A Portage	Stevens Point	WI	54481
281240829301506	717 Franklin St	Mike J & Chris N Wiza	717 Franklin St	Stevens Point	WI	54481
281240829301507	709 Franklin St	Bryan A & Nancy M Gruse	709 Franklin St	Stevens Point	WI	54481
281240829301508	701 Franklin St	James A Maas	211 Peggy Ln	Rothschild	WI	54474
281240829301509	700-02 Portage St	Vision Point Properties LLC	1317 College Ct	Stevens Point	WI	54481
281240829301510	710 Portage St	Gaudencia G Worzalla	1416 Main St #3	Stevens Point	WI	54481
281240829301511	718 Portage St	Robert G Larson	718 Portage St	Stevens Point	WI	54481
281240829301512	726 Portage St	Brian A & Janet M Hebl	726 Portage St	Stevens Point	WI	54481
281240829301513	734 Portage St	Joshua A Moscinski	734 Portage St	Stevens Point	WI	54481
281240829301514	742 Portage St	Agnes Kloptek &	742 Portage St	Stevens Point	WI	54481
281240829301516	750-52 Portage St	Daniel D Van Asten &	3484 Custer Rd	Stevens Point	WI	54482
281240829301517	924-26 First St	David A Sowieja &	2208 Wyatt Ave	Stevens Point	WI	54481

281240829303005	800 Portage St	Carroll J & Marilyn A Ross	3309 Heffron St	Stevens Point	WI	54481
281240829303006	808 Portage St	David & Paulette Kitowski	5585 Applewood Ct	Stevens Point	WI	54482
281240832200501	Portage St	Kim L Krayecki	1001 Second St	Stevens Point	WI	54481
281240832200502	801 Portage St	Alan D Phillips	1200 Francis St	Stevens Point	WI	54481
281240832200505	1009 First St	YME Cafe LLC	1009 First St	Stevens Point	WI	54481
281240832200506	Centerpoint Dr	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281240832200507	1101 First St	Jeffrey J & Christy Thompson	1442 West River Dr West	Stevens Point	WI	54481
281240832200601	1004 First St	Orwoll N & Lois J Hagen	910 Wilshire Dr	Stevens Point	WI	54482
281240832200602	1020 First St	KJM Properties LLC	2225 Eagle Summit	Stevens Point	WI	54481
281240832200605	701 Portage St	Joel A Towey	701 Portage St	Stevens Point	WI	54481
281240832200701	657 Portage St	Kurt M Miller	657 Portage St	Stevens Point	WI	54481
281240832200702	649 Portage St	Douglas A & Susan L Barsness	2121 Elm Street	Plover	WI	54467
281240832200703	641 Portage St	Rick Tielens	1321 Robin Lane	Stevens Point	WI	54481
281240832200712	1017 Crosby Ave	City of Stevens Point	1515 Church Street	Stevens Point	WI	54481
281240832200910	1111 Crosby Ave	Wisconsin Public Service Corp	PO Box 19001	Green Bay	WI	54307
281240832200911	Water & Crosby	City of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481

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

ADDRESS OF PROPERTY: 1000 First St. St. Pt.

- 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).  
30' x 50' addition, including Bathroom, Kitchen, Dining Area,  
Sitting Area, Fireplace. To provide additional amenities  
for tenants. No additional rental space.

OWNER/APPLICANT:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
(City, State, Zip Code)

AGENT FOR OWNER/APPLICANT:  
Name: DAVID KAALHA  
Address: 146 N OAK RD  
Carter, Wis. 54903  
\_\_\_\_\_  
(City, State, Zip Code)

Telephone: \_\_\_\_\_  
Cell Phone: \_\_\_\_\_

Telephone: \_\_\_\_\_  
Cell Phone: \_\_\_\_\_

\_\_\_\_\_  
Signature

[Signature]  
\_\_\_\_\_  
Signature

Scheduled Date of Plan Commission Meeting: \_\_\_\_\_

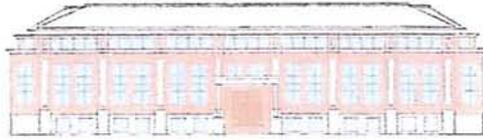
Scheduled Date of Common Council Meeting: \_\_\_\_\_

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

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

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

Receipt # 1.038501



ABJ Construction - Commercial/Residential  
David A. Karch (715) 592-6141  
144 N. Oak Rd. Custer, WI 54423

September 17, 2010

Historical Society  
Planning Commission

Re: Pioneer proposal for addition

With this addition we propose to provide additional amenities for our existing and future tenants. It is our hope that providing these extra services will help us to maintain a high occupancy level. After consulting with current residents, the decision was made to add the following:

- 1) Worship and activity area
- 2) Kitchen and social dining area
- 3) Common area with fireplace and waterfront view
- 4) Exterior seating area

We are very interested in keeping the historical integrity of the building in tact. Also, providing a pleasant landscape for passersby as well as tenants will be a priority.

A handwritten signature in black ink, appearing to read "D. Karch".



Point of Beginning

5709 Windy Drive  
Suite D  
Stevens Point, WI 54482  
715.344.9999  
[pobinc.com](http://pobinc.com)

September 16, 2010

City of Stevens Point  
Community Development Director  
1515 Strongs Avenue  
Stevens Point, WI 54481

RE: Pioneer Park Place Building Addition

Point of Beginning, Inc. has been hired to complete a site plan, landscape plan, and drainage evaluation for the Pioneer Park Place Building Addition project. The project includes a building addition, removal and replacement of asphalt pavement to accommodate the addition, and landscaping. The overall ground disturbance due to this project will be less than one acre. The building addition will have roof gutters and downspouts that will direct storm water to the adjacent grassed areas. The storm water runoff from the site will not be increased due to this development.

If you have any questions about this project, please call me to discuss.

Sincerely,

Ryan Barz, P.E.  
Point of Beginning, Inc  
(715)344-9999  
[ryanb@pobinc.com](mailto:ryanb@pobinc.com)

**START** here.



**EXISTING SOUTH ELEVATION**

NO SCALE



**EXISTING EAST ELEVATION**

NO SCALE



# PIONEER PARK PLACE APARTMENTS

**DESIGN UNLIMITED**

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

9-20-10

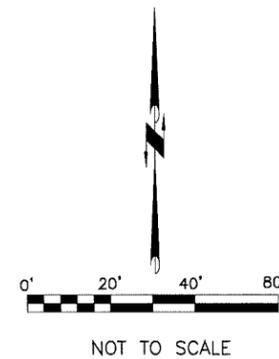
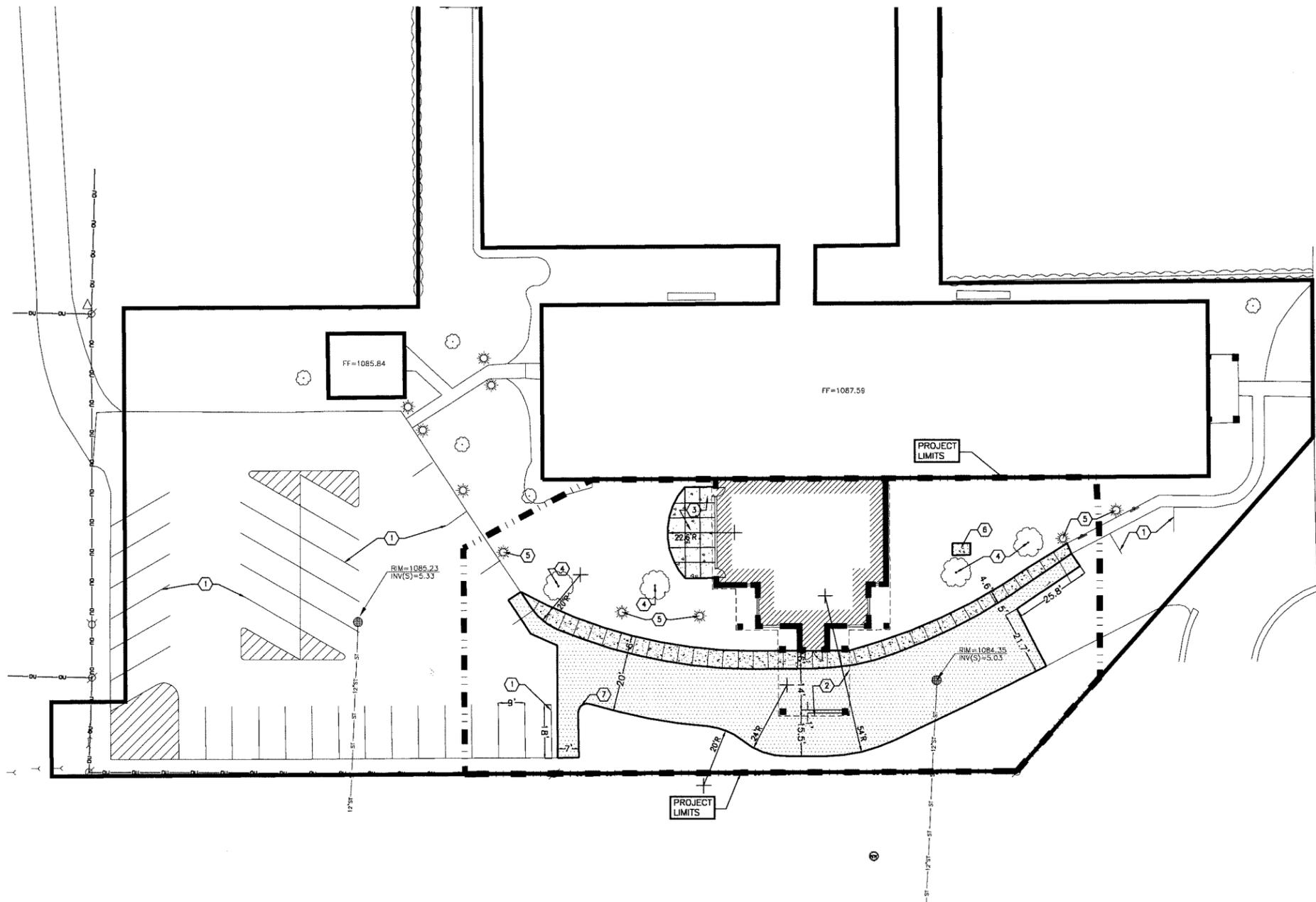
[www.designunlimitedmfla.com](http://www.designunlimitedmfla.com)

CHECKED: RYAN RARE, P.E.  
 DRAWN: MELISSA BLUCK  
 DATE: 9-16-10  
 PROJECT NO.: 09.000

LAYOUT PLAN

PIONEER PARK PLACE  
 APARTMENTS  
 STEVENS POINT, WISCONSIN

Land Surveying  
 Engineering  
 5709 Windy Drive, Suite D  
 Stevens Point, WI 54482  
 715.344.9992 (ph) 715.344.9922 (fx)



**GENERAL NOTES:**

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. INSTALL IN ACCORDANCE WITH THE CITY OF STEVENS POINT AND THE DEPARTMENT OF NATURAL RESOURCES REGULATIONS ALL REQUIRED EROSION CONTROL MEASURES.
4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND CITY OF STEVENS POINT REGULATIONS.
5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
7. ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
8. ALL DIMENSIONS ARE SET PARALLEL OR PERPENDICULAR TO THE EXISTING SOUTHERN BUILDING WALL.
9. PRIOR TO THE START OF WORK VERIFY WITH THE CITY OF STEVENS POINT THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
10. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE CITY OF STEVENS POINT.

**KEYNOTES:**

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

**PARCEL ZONING**

**PARCEL ZONING:**  
 B-4 COMMERCIAL  
**SETBACKS:**  
 STREET: 25'  
 REAR YARD: 10'  
 SIDE YARD: 0'

**SITE PARKING RE-CAP**

**EXISTING PARKING STALLS**  
 85 EXISTING PARKING STALLS (INCLUDES IN GARAGE)  
**OFF-STREET PARKING-REQUIRED**  
 (31) 2-BEDROOM UNITS = 62 STALLS REQUIRED  
 (3) 1-BEDROOM UNITS = 5 STALLS REQUIRED  
 TOTAL 67 PARKING STALLS REQUIRED + 3 STALLS TO MEET OCCUPANCY= 70 STALLS  
**OFF-STREET PARKING-PROPOSED**  
 71 PARKING STALLS

**SITE RE-CAP**

**BUILDINGS**  
**S.F. OF EXISTING BUILDINGS ON SITE**  
 =26,932 S.F.  
**S.F. OF PROPOSED BUILDING ADDITION**  
 =2,700 S.F.

**WATER SURFACE**  
**S.F. OF WATERSURFACE BEFORE CONSTRUCTION**  
 =27,834 S.F.  
**S.F. OF WATERSURFACE AFTER CONSTRUCTION**  
 =25,583 S.F.

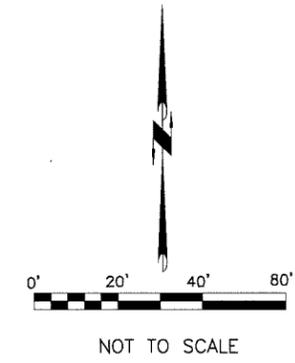
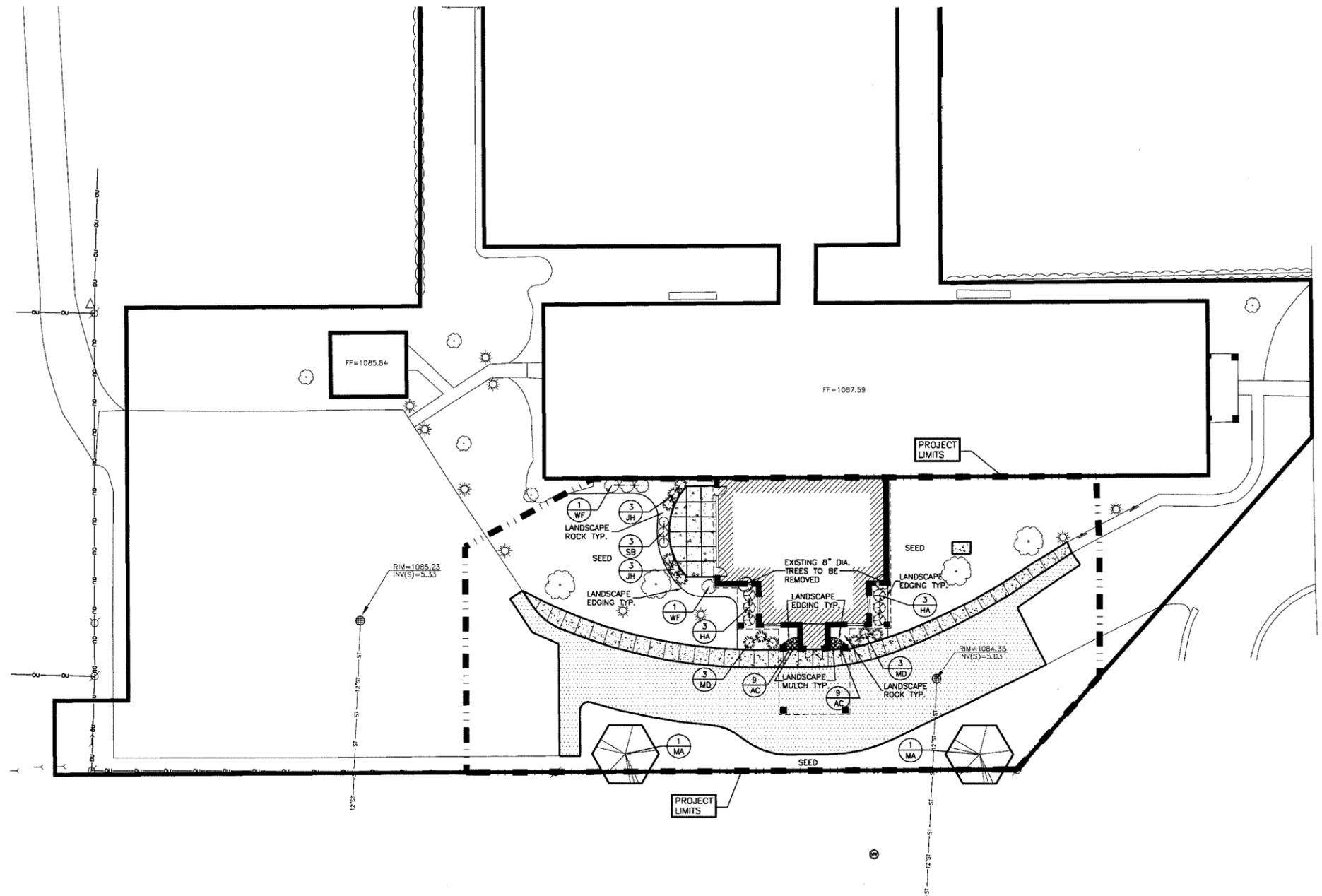
**GREEN SPACE**  
**S.F. OF GREEN SPACE BEFORE CONSTRUCTION**  
 =27,468 S.F. OR 33.4%  
**S.F. OF GREEN SPACE AFTER CONSTRUCTION**  
 =27,019 S.F. OR 32.8%

TOTAL LOT= 82,230 S.F.

**PAVEMENT HATCH PATTERNS:**

- PROPOSED ASPHALTIC CONCRETE PAVEMENT W/BASE COURSE
- PROPOSED CONCRETE PAVEMENT

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

**LANDSCAPE PLAN**

**PIONEER PARK PLACE  
 APARTMENTS  
 STEVENS POINT, WISCONSIN**

**GENERAL NOTES:**

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

**CONTACT INFORMATION:**

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

LANDSCAPE CONTRACTOR: UNKNOWN AT THIS TIME

**PLANTING SCHEDULE:**

TREES				
SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
MA	MALLUS 'PRAIRIFIRE'	PRAIRIFIRE FLOWERING CRABAPPLE	2" CAL.	2
SHRUBS				
SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
HA	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	18"-24"	6
JH	JUNIPERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIPER	15"-18"	6
MD	MICROBIOTA DECUSSATA	RUSSIAN CYPRESS	12"-15"	6
SB	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	15"-18"	3
WF	WEIGELA FLORIDA 'RED PRINCE'	RED PRINCE WEIGELA	18"-24"	4
GROUND COVERS				
SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
AC	ASTILBE CHINENSIS 'VISIONS IN RED'	VISIONS IN RED ASTILBE	1 GAL.	18

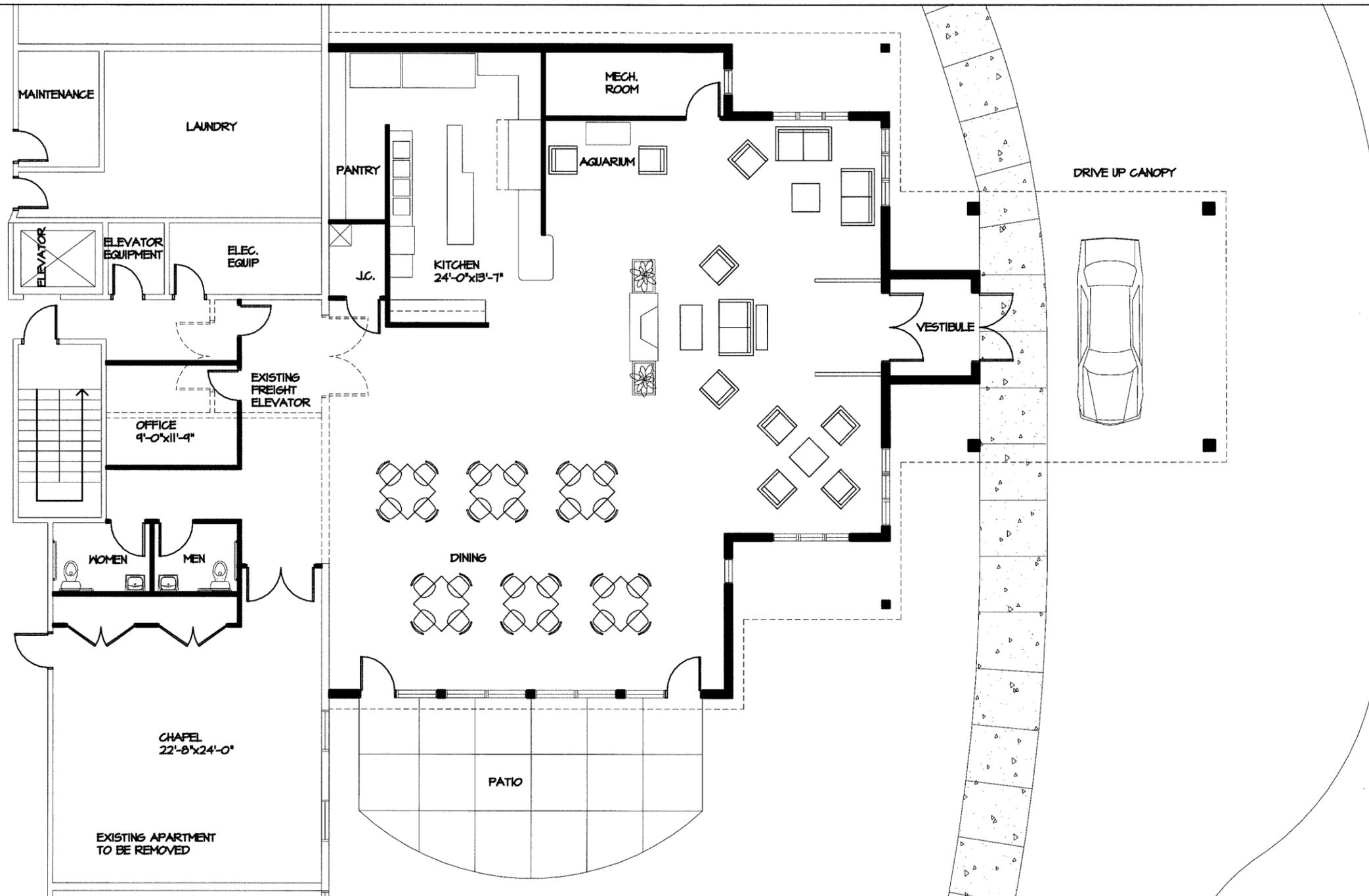
**PAVEMENT HATCH PATTERNS:**



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





**PROPOSED FLOOR PLAN**

2,700 SQ.FT. ADDITION

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



**PIONEER PARK PLACE APARTMENTS**

9-20-10

**DESIGN UNLIMITED**

www.designunlimitedmfla.com

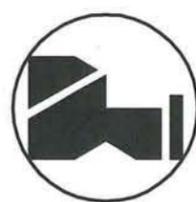
DAN HELWIG, ARCHITECT, AIA, 303 WEST UPHAM STREET, SUITE 100, MARSHFIELD, WI 54449 (715) 384-3207 FAX (715) 384-9922





**PROPOSED SOUTH ELEVATION**

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



**PIONEER PARK PLACE APARTMENTS**

**DESIGN UNLIMITED**

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

9-20-10

[www.designunlimitedmfla.com](http://www.designunlimitedmfla.com)

← EXISTING | PROPOSED ADDITION →

FLAT ROOF AREA

ASPHALT SHINGLES TO  
MATCH EXISTING

WOOD CLAD  
WINDOWS & DOORS

VINYL SIDING TO  
MATCH EXISTING

DRIVE UP CANOPY

## PROPOSED WEST ELEVATION

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



# PIONEER PARK PLACE APARTMENTS

**DESIGN UNLIMITED**

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

9-20-10

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# Administrative Staff Report

Player's Lounge Conditional Use  
2124 Rice Street  
October 4, 2010



Department of Community Development

<p><b>Applicant(s):</b></p> <ul style="list-style-type: none"><li>• Jason Glisczynski</li></ul> <p><b>Staff:</b></p> <ul style="list-style-type: none"><li>• Michael Ostrowski, Director Community Development Ph: (715) 346-1567 Fax: (715) 346-1498 <a href="mailto:mostrowski@stevenspoint.com">mostrowski@stevenspoint.com</a></li></ul> <p><b>Parcel Number(s):</b></p> <ul style="list-style-type: none"><li>• 2308-04-2006-03 &amp; 2308-04-2006-04</li></ul> <p><b>Zone(s):</b></p> <ul style="list-style-type: none"><li>• <a href="#">"B-4" Commercial</a></li></ul> <p><b>Master Plan:</b></p> <ul style="list-style-type: none"><li>• Commercial/Office/Multi-Family</li></ul> <p><b>Council District:</b></p> <ul style="list-style-type: none"><li>• District 5 – Mary Stroik</li></ul> <p><b>Lot Information:</b></p> <p><u>2308-04-2006-03</u></p> <ul style="list-style-type: none"><li>• Actual Frontage: 486.7 feet</li><li>• Effective Frontage: 486.7 feet</li><li>• Effective Depth: 299.9 feet</li><li>• Square Footage: 145,934</li><li>• Acreage: 3.350</li></ul> <p><u>2308-04-2006-04</u></p> <ul style="list-style-type: none"><li>• Actual Frontage: 150.0 feet</li><li>• Effective Frontage: 150.0 feet</li><li>• Effective Depth: 299.9 feet</li><li>• Square Footage: 44,978</li><li>• Acreage: 1.033</li></ul> <p><b>Current Use:</b></p>	<p><b>Request</b></p> <p>Conditional Use Permit to allow for a temporary premise expansion to include the sports center area for several events, a permanent premise expansion to include the indoor volleyball courts during league play, and a permanent premise expansion to include the outdoor volleyball pits and horseshoe pits at the above described property.</p> <p><b>Findings of Fact</b></p> <ul style="list-style-type: none"><li>• The property is zoned B-4.</li><li>• Player's Lounge currently has a conditional use permit to operate a tavern at this location, but would like to extend the premises.</li><li>• Volleyball pits and horse shoe pits are located on the northwest side of the property.</li><li>• Volleyball pits are located on a separate parcel. Mr. Glisczynski has indicated that he has an agreement with this property owner.</li><li>• Exterior areas would be secured by snow fencing and security personnel.</li><li>• Interior courts will be secured with security personnel.</li><li>• The property had three noise complaints this year.</li><li>• Previous conditions have not yet been met.</li><li>• Police Department has recommended denial of this request.</li></ul> <p><b>Staff Recommendation</b></p> <ul style="list-style-type: none"><li>• Due to the noise complaints that this establishment has received, the location of the outdoor volleyball pits and horseshoe pits, and the failure to meet previous conditions, staff would recommend denying the request for the extension of premises to the exterior areas.</li></ul> <p>Staff would recommend that the decision for the extension of premises for the interior areas be reserved for the Public Protection Committee and Common Council. The one concern that staff has regarding the interior request is the noise level.</p>
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- Tavern/Sports Complex (2308-04-2006-03)
- Vacant (2308-04-2006-04)

**Applicable Regulations:**

- 12.14, 23.01(16), and 23.02(2)(d)

**Attachment(s):**

- Application
- Request Description
- Conditional Use Permit Resolutions

**Vicinity Map**



**Background**

Mr. Gliszynski is requesting a conditional use permit to allow for a temporary premise expansion to include the sports center area for several events (see project description for dates and times), a permanent premise expansion to include

the indoor volleyball courts during league play, and a permanent premise expansion to include the outdoor volleyball pits and horseshoe pits at the above described property.

Player's Lounge was granted conditional use permits on 12/15/08, 3/16/09, and 6/21/09. The latest conditional use permit, which was granted on 6/21/09, has 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,
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.
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;
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;

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:

- *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;*

A plan has been submitted, but some landscaping has not been finished.



- *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.



- *Repair the deck and paint the rusty doors and posts on the south elevation;*

Some of the rusty areas have not been painted.



## Standards of Review

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

**Analysis:** The extension of premise would allow liquor to be taken outside to the volleyball and horseshoe pits. Mr. Glisczynski has indicated that there will be adequate security personnel to regulate the volleyball and horseshoe pit area. He also has indicated that there will be snow fencing around the respected areas. The volleyball and horseshoe pits are located at the northwest corner of this property and on the adjacent property.

In addition, Mr. Glisczynski has indicated that with regards to the extension of premise for the interior, that there will be adequate security personnel to regulate the indoor courts for underage drinking.

**Findings:** With the location of the volleyball and horseshoe pits being a significant distance away from the building and potentially out of view from the interior personnel, staff would recommend that if this conditional use permit is granted, that adequate security personnel be in this area at all times when it is in use. In addition, staff does not feel that snow fencing is an adequate security measure, nor is it aesthetically pleasing. Currently, the snow fencing is on the site and it is not being properly maintained. Staff would recommend that if this extension of premise would be allowed, that more permanent fencing be put in place.



In regards to the request for the extension of premises for the interior of the building, staff feels that this request should be reserved for the Public Protection Committee, as the main concern deals with the potential for underage drinking.

At the date of this memo, the Police Department has received three noise complaints this year.

**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 increases the potential for additional noise complaints.

**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:** N/A

**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.**

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

**Analysis:** N/A

**Findings:** N/A

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

**Analysis:** N/A

**Findings:** N/A

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

**Analysis:** N/A

**Findings:** N/A

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

**Analysis:** N/A

**Findings:** N/A

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

**Analysis:** N/A

**Findings:** N/A

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

**Analysis:** N/A

**Findings:** 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:** N/A

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

**Analysis:** 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:** If any lighting is being installed for the volleyball or horseshoe pits, that lighting will need to be reviewed and approved so that it does not adversely affect the adjacent properties.

- 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:** The property has received three noise complaints this year.

**Findings:** If the premise is expanded to the outdoor volleyball and horseshoe pits, it is likely that the probability for noise complaints may increase with the potential for additional people outside.

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

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

**Analysis:** N/A

**Findings:** N/A

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

**Analysis:** N/A

**Findings:** N/A

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

**Analysis:** N/A

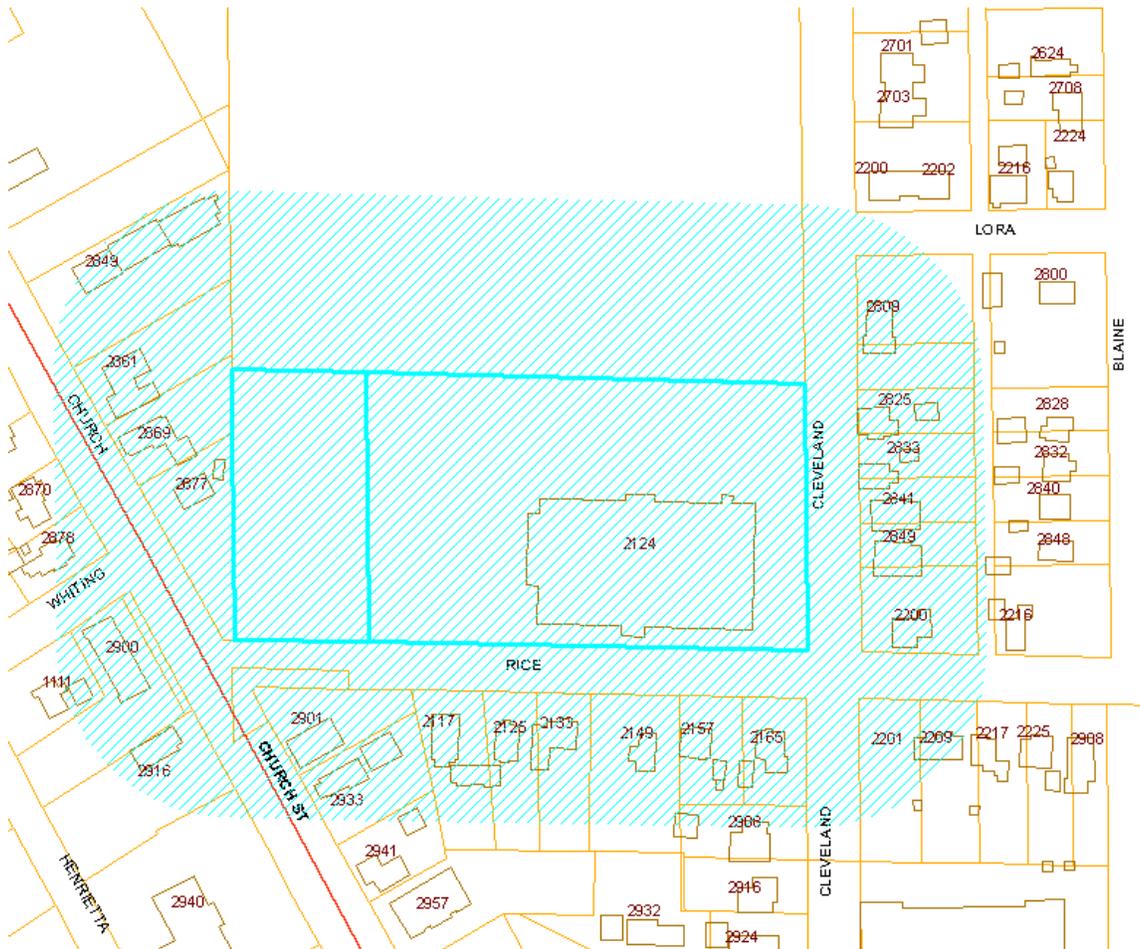
**Findings:** N/A

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

**Analysis:** N/A

**Findings:** N/A

# Conditional Use Permit Exhibit Map (200 Feet Boundary) - Player's Lounge



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

CYNTHIA A WISINSKI  
PORTAGE COUNTY REGISTER OF DEEDS  
RECEIVED FOR RECORD  
DEC. 18, 2008 AT 07:30AM

*Cynthia A. Wisinski*

CYNTHIA A WISINSKI, REGISTER OF DEEDS  
Fee Amount: \$21.00

## RESOLUTION

RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met and that the property at **2124 Rice Street**, described as Lot 1 CSM #9633-41-113 Bng Prt NW NW, Subj. to Esmt & RC Des 721385 S24 T23 R8, is hereby granted a Conditional Use Permit for the purpose of Modifying the Conditional Use to Operate a Tavern with the following conditions/restrictions:

- 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,
- 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.
- 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,

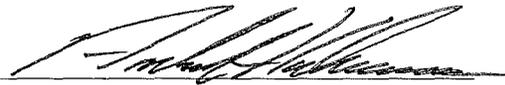
9) No alcohol or fermented malt beverage may be served or consumed in the volleyball and basketball area,

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: 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.

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

  
Andrew Halverson, Mayor

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

  
John Moe, City Clerk

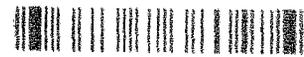
Dated: December 15, 2008

Adopted: December 15, 2008

Drafted by: John Gardner

Return to: City Clerk

729271



CYNTHIA A WISINSKI  
PORTAGE COUNTY REGISTER OF DEEDS  
RECEIVED FOR RECORD  
MAR. 18, 2009 AT 01:40PM

CYNTHIA A WISINSKI, REGISTER OF DEEDS  
Fee Amount: \$17.00

## RESOLUTION

RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met and that the property at **2124 Rice Street**, described as Lot 1 CSM #9633-41-113 Bng Prt NW NW, Subj. to Esmt & RC Des 721385 S24 T23 R8, is hereby granted a Conditional Use Permit for the purpose of Modifying the Conditional Use to Operate a Tavern with the following conditions/restrictions:

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- 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,
- 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.
- 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

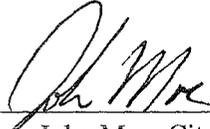
11) Alcohol may be served and consumed only in the following places: 90 days from date of passage of this conditional use resolution or when the "bar area" opens whichever occurs first: 19 ft x 54 ft area designated "temporary bar area" as shown on attached map; after 90 days from passage of this conditional 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.

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

  
Andrew Halverson, Mayor

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

  
John Moe, City Clerk

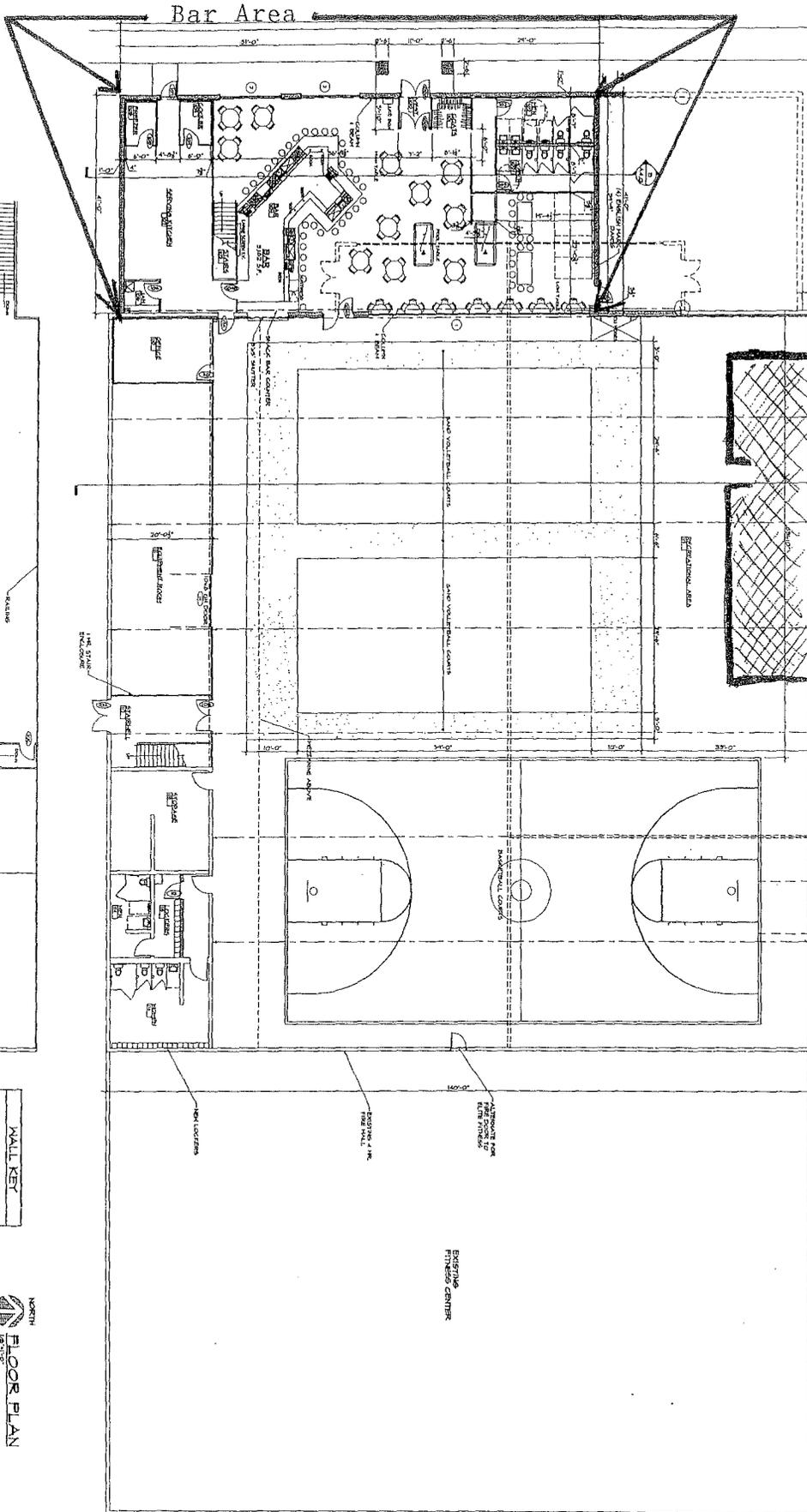
Dated: March 16, 2009

Adopted: March 16, 2009

Published: March 20, 2009

Drafted by: John Gardner

Return to: City Clerk



19'x54'  
Temp bar  
area  
Door  
doesn't  
exist

Temp  
entrance

NORTH  
MEZZANINE PLAN

**MALL KEY**

EXISTING	EXISTING DISPENSER HALL
NEW	NEW DISPENSER HALL
MEZZANINE	MEZZANINE DISPENSER HALL
MEZZANINE	MEZZANINE DISPENSER HALL
MEZZANINE	MEZZANINE DISPENSER HALL

NORTH  
FLOOR PLAN

DATE: 01-23-2009  
SHEET: A2.0

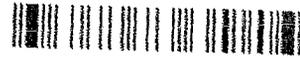
PROPOSED ADDITION AND REMODEL FOR—  
**THE RICE STREET DEVELOPMENT**  
STEVENS POINT, WISCONSIN

**Keller**  
ARCHITECTS  
1000 W. MICHIGAN ST.  
STEVENS POINT, WI 54481  
TEL: 715.441.1111  
WWW.KELLERARCHITECTS.COM





746293



CYNTHIA A WISINSKI  
PORTAGE COUNTY REGISTER OF DEEDS  
RECEIVED FOR RECORD  
JUNE 29, 2010 AT 02:10PM

CYNTHIA A WISINSKI, REGISTER OF DEEDS  
Fee Amount: \$30.00

### RESOLUTION

③

RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at **2124 Rice St.**, described as Prt NW NW S4 T23 R8 Des: Com NW Cor Cleveland Ave & Rice Th W 630F MOL to WL Sd 40, Th N 300F, Th E PLL Rice St 630F MOL To WL Cleveland Ave Th S300F to POB, Stevens Point, Wisconsin, is hereby granted a Conditional Use for the Purpose of Operating a Tavern with 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,
- 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.
- 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;

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;

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.

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

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

  
Andrew Halverson, Mayor

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

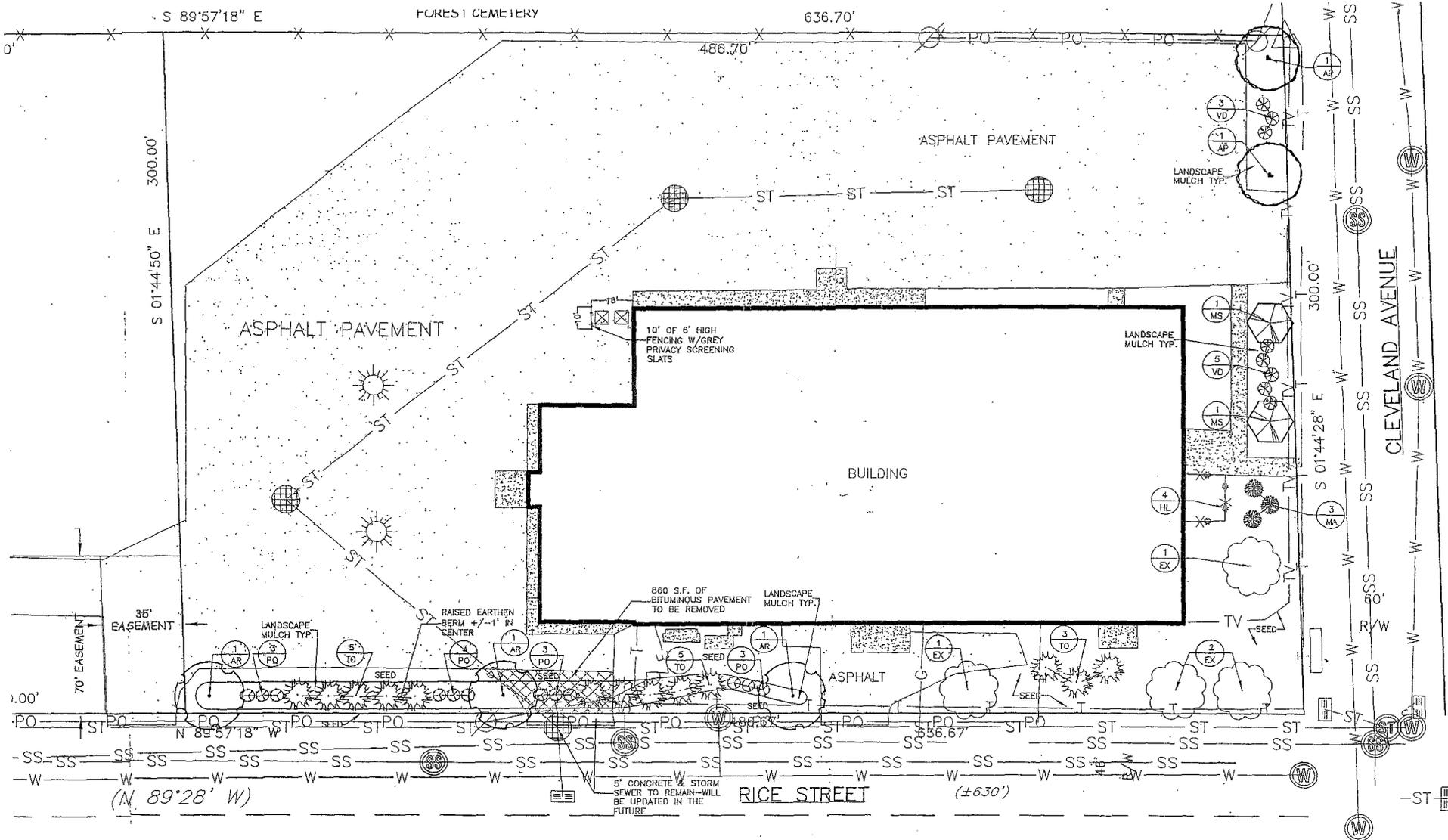
  
John Moe, City Clerk

Dated: June 21, 2010

Adopted: June 21, 2010

Drafted by: Mike Morrissey

Return to: City Clerk



DWC# 746293

**GENERAL NOTES:**

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PRIVATE UTILITIES PRIOR TO THE START OF WORK.
3. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS.
4. SEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS AS NOTED.
5. ALL PLANTINGS LISTED SHALL MEET THE NURSERYMEN'S ASSOCIATION STANDARDS FOR THE SIZES GIVEN.
6. 4" OF SHREDDED BARK MULCH SHALL BE PLACED IN ALL BEDS.
7. ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
8. ALL TREES IN THE TURF AREA, SHALL HAVE A 5' DIAMETER CIRCLE OF 4" DEPTH OF SHREDDED

DO NOT PRUNE BEFORE ACCEPTANCE  
 FORM SAUCER W/ TOPSOIL TO HOLD WATER  
 COVER SAUCER W/



R# 1-38234  
8-23-10  
\$90

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

ADDRESS OF PROPERTY: 2124 Rice St

- 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).  
See Attached

OWNER/APPLICANT:

AGENT FOR OWNER/APPLICANT:

Name: JASON GLISCZYNSKI  
Address: 2124 Rice St  
Stevens Point WI 54481  
(City, State, Zip Code)

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

Telephone: \_\_\_\_\_  
Cell Phone: \_\_\_\_\_

Telephone: \_\_\_\_\_  
Cell Phone: \_\_\_\_\_

  
Signature

\_\_\_\_\_  
Signature

Scheduled Date of Plan Commission Meeting: 10/4/10

Scheduled Date of Common Council Meeting: 10/18/10

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 # \_\_\_\_\_

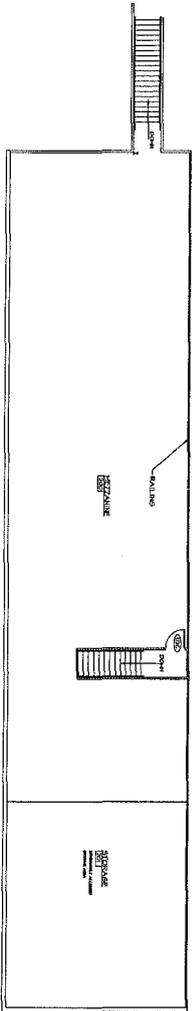
April 12, 2010

Request for the following:

1. Allow for a temporary premise expansion to include the sports center area indicated on the attached floor plan on the following dates and times for events.
  - a. September 11<sup>th</sup> from 11am-11pm (Charity fund raiser for Alzheimer's Association)
  - b. September 25<sup>th</sup> from 11am-11pm (Volleyball tournament)
  - c. October 9<sup>th</sup> (Concert)
  - d. October 16<sup>th</sup> (Volleyball tournament)
  - e. October 23<sup>rd</sup> (corporate event) 4-midnight
  - f. November 6<sup>th</sup> (volleyball tournament) 10am-10pm
  - g. November 20<sup>th</sup> (volleyball tournament) 10am-10pm
  - h. December 11<sup>th</sup> (corporate event) 4-midnight
  - i. December 18<sup>th</sup> (volleyball tournament) 10am-10pm
2. A permanent change to the premise description to include the indoor volleyball courts during time of "league play only, Sunday – Thursday from 5pm-11pm" and treat them the same as outdoor volleyball pits as described in section 12.14(4)(f)(1-4) of the municipal code.
3. A permanent change to the premise description to include outdoor volleyball pits and horseshoe pits as described in section 12.14(4)(f)(1-4) of the municipal code.

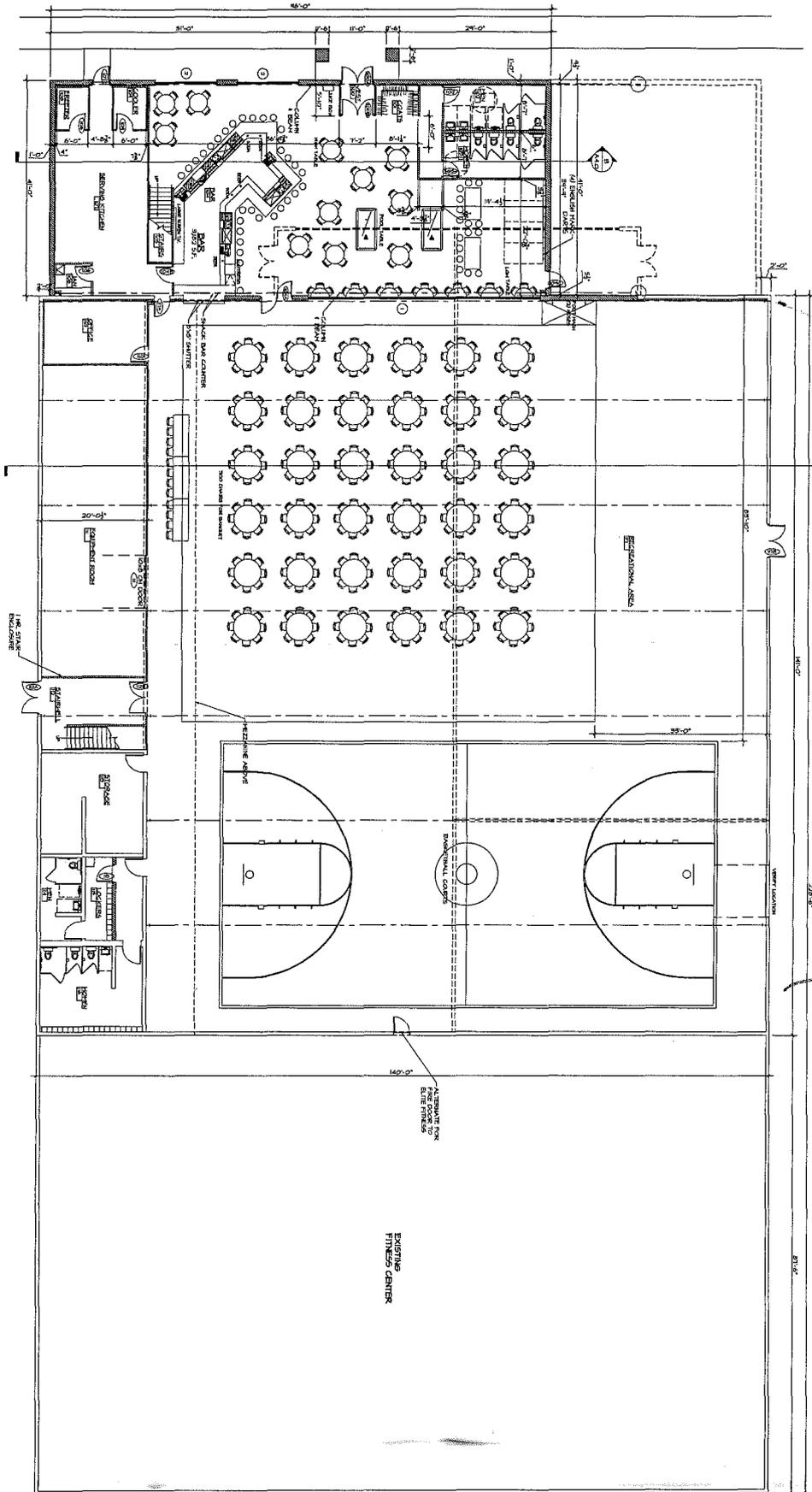
12.14(4)(f)(1-4)

1. A Class "B" fermented malt beverage and/or intoxicating liquor licensee whose premises are expanded to outdoor areas such as patios, volleyball pits, beer gardens and the like shall be required to install fencing around the perimeter of the outside premises. Such fencing may consist of wire mesh, solid vegetation, wood, plastic, or other similar material which will provide for an enclosed area on the outside of the licensed premises.
2. Prior to installation of such fencing, a diagram of the proposed fencing shall be presented to the City to ensure that the proposed fencing will adequately protect neighbors, limit noise, and prevent or limit access by underage individuals and provide visibility to law enforcement to ensure the premises is complying with alcohol beverage requirements.
3. That in lieu of the fencing required above, the City may authorize the use of security personnel to patrol such outdoor premises on a full time basis during such times that the outdoor premises are open for business.
4. That outdoor volleyball courts, horseshoe pits, or other athletic areas licensed as premises shall cease operation after 11:00 P.M. of each day in such outdoor licensed areas.



**MALL KEY**

[Symbol]	EXISTING EXTERIOR MALL
[Symbol]	EXISTING INTERIOR MALL
[Symbol]	NEW EXTERIOR MALL
[Symbol]	NEW INTERIOR MALL
[Symbol]	NEW PARKING MALL
[Symbol]	PROPOSED EXTERIOR MALL



*Expanded area*

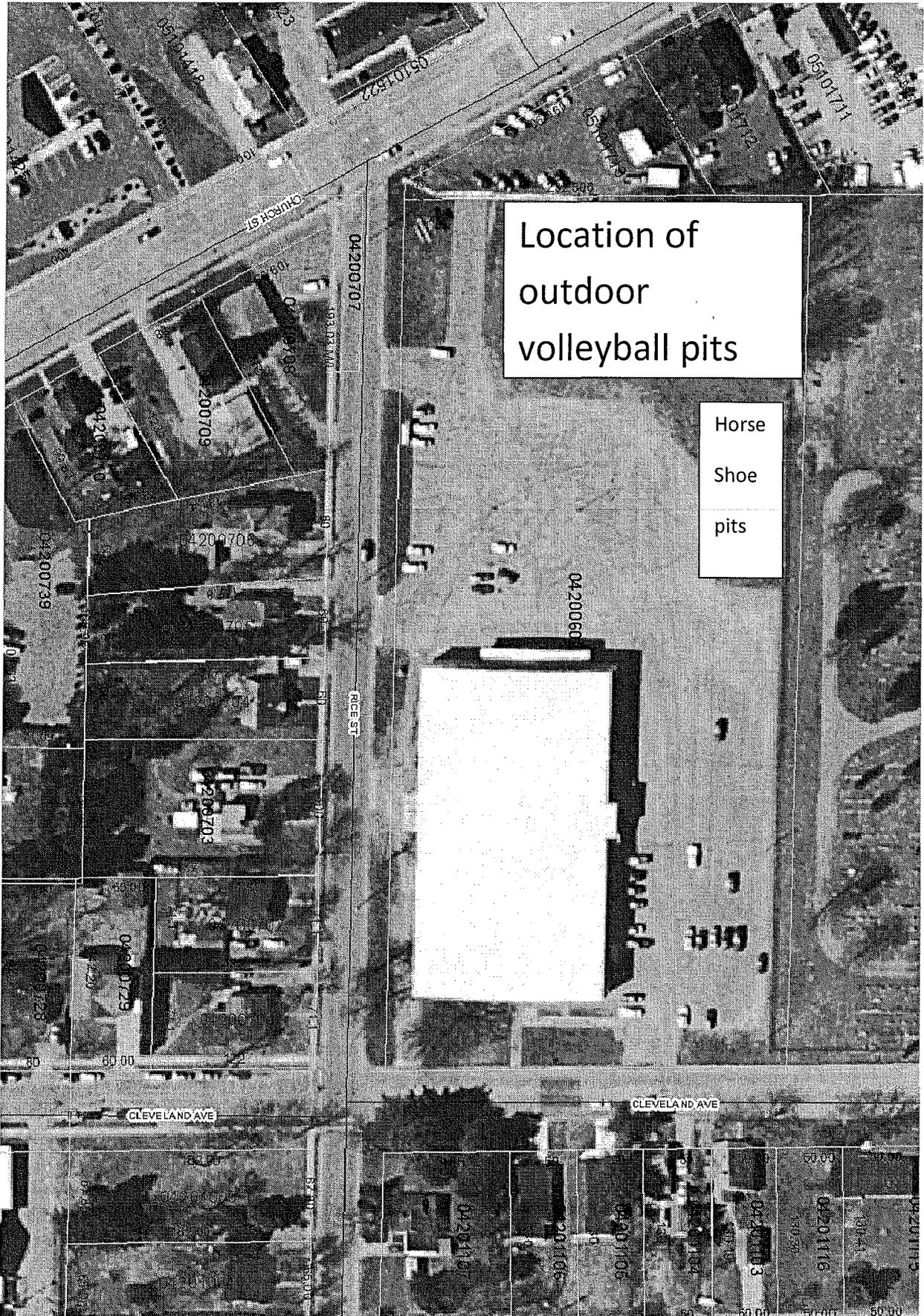
PROPOSED ADDITION AND REMODEL FOR—  
**THE RICE STREET DEVELOPMENT**  
STEVENS POINT, WISCONSIN

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**REVISIONS**  
A 02/20/08 C-2107

**PROJECT MANAGER** L. OLSEN  
**DESIGNER** S. TULLOCH  
**DRAWN BY** K. KEMP  
**CHECKED BY** K. KEMP  
**DATE** 02/20/08  
**SHEET** A2.1

**Keller**  
KELLER ASSOCIATES, INC.  
1000 W. WISCONSIN AVENUE  
STEVENS POINT, WI 54481  
TEL: 715.441.1000  
WWW.KELLERASSOCIATES.COM



Location of  
outdoor  
volleyball pits

Horse  
Shoe  
pits

Dear Mr. Ostrowski,

September 15, 2010

I received your voicemail yesterday regarding the conditional use permit and expanded premise. I wanted to provide to you a copy of the city ordinance regarding the specific issues at hand and the portion of the ordinance that I believe answers your questions highlighted below.

If you have any further questions or need further explanation please email the specific question to \_\_\_\_\_ so I may answer to you in written format; that way we are all on the same page.

Thanks

Jason Gliszynski

#### 12.14 INTOXICATING LIQUOR AND FERMENTED MALT BEVERAGE.

(4) Building Requirements for Sale of Class "A" Fermented Malt Beverages and "Class A" Liquor. No premises shall be issued a Class A Fermented Malt Beverage license or Class A Liquor license unless the area which will be used for storage, sale, or bartering in such commodity shall be a separate and distinct room upon the premises, containing separate entrances-staffed by an employee who holds a valid operator's license. This provision shall not prohibit the display or sale of accompaniments or snacks generally associated with the sale of liquor, within such area.

1. A Class "B" fermented malt beverage and/or intoxicating liquor licensee whose premises are expanded to outdoor areas such as patios, volleyball pits, beer gardens and the like shall be required to install fencing around the perimeter of the outside premises. Such fencing may consist of wire mesh, solid vegetation, wood, plastic, or other similar material which will provide for an enclosed area on the outside of the licensed premises.

2. Prior to installation of such fencing, a diagram of the proposed fencing shall be presented to the City to ensure that the proposed fencing will adequately protect neighbors, limit noise, and prevent or limit access by underage individuals and provide visibility to law enforcement to ensure the premises is complying with alcohol beverage requirements.

3. That in lieu of the fencing required above, the City may authorize the use of security personnel to patrol such outdoor premises on a full time basis during such times that the outdoor premises are open for business.

4. That outdoor volleyball courts, horseshoe pits, or other athletic areas licensed as premises shall cease operation after 11:00 P.M. of each day in such outdoor licensed areas.

(5) Sale of Fermented Malt Beverages by City. The sale of fermented malt beverages by officers or employees of the city in city parks may be permitted pursuant to Wisconsin statutes 125.06(6) and with the consent of the mayor.

*Plan is to have adequate security  
+ snow fencing.*

## Michael Ostrowski

---

**From:** [REDACTED]  
**Sent:** Thursday, September 16, 2010 3:02 PM  
**To:** Michael Ostrowski  
**Subject:** E-Mail from City Web Site

From: Jason Glisczynski

Address: 2121 Rice St, 54481

E-Mail: [REDACTED]

Phone Number: [REDACTED]

Message:

Mr. Ostrowski,  
Regarding the request from Players' Lounge.

Our plan is to treat the outdoor horseshoe pits and volleyball pits the same way Morey's bar treats their outdoor horseshoe pits and the way Partner's Pub treats their outdoor volleyball pits.

We will have snow fencing around the area to designate to people where the area is. We will post a security person on site during times of use to monitor the area to ensure only those of legal age are consuming. Again, this is the same as Partner's Pub and Morey's bar, with the exception we will have a snow fence around the area, they don't.

We will cease activity no later than 11pm as outlined in the city ordinance.

As far as on league nights and during the special events for the sports area that have been requested we will have a security person on site to monitor the area to ensure we are compliant with the law. This enclosed area can be treated the same as a fenced in area but we feel that a security person is still a good idea, albeit an expensive one, but the ordinance doesn't require it since the walls are high enough.

Please let me know if you require more details. thanks Jason Glisczynski

Sender's IP address: [REDACTED]

Code Entered: 62418



# 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](mailto:mostrowski@stevenspoint.com)

## City of Stevens Point – Department of Community Development

To: Plan Commission  
From: Michael Ostrowski  
CC:  
Date: 9/24/2010  
Re: Naming of Former Spectra Print Driveway

In August of this year, the Plan Commission and Common Council approved the dedication of the former Spectra Print southern driveway as a public street. As part of the dedication process, the street needs to be named. It has been recommended that the street be named Woodward Drive.

Please find enclosed a copy of the certified survey map.

# CERTIFIED SURVEY MAP

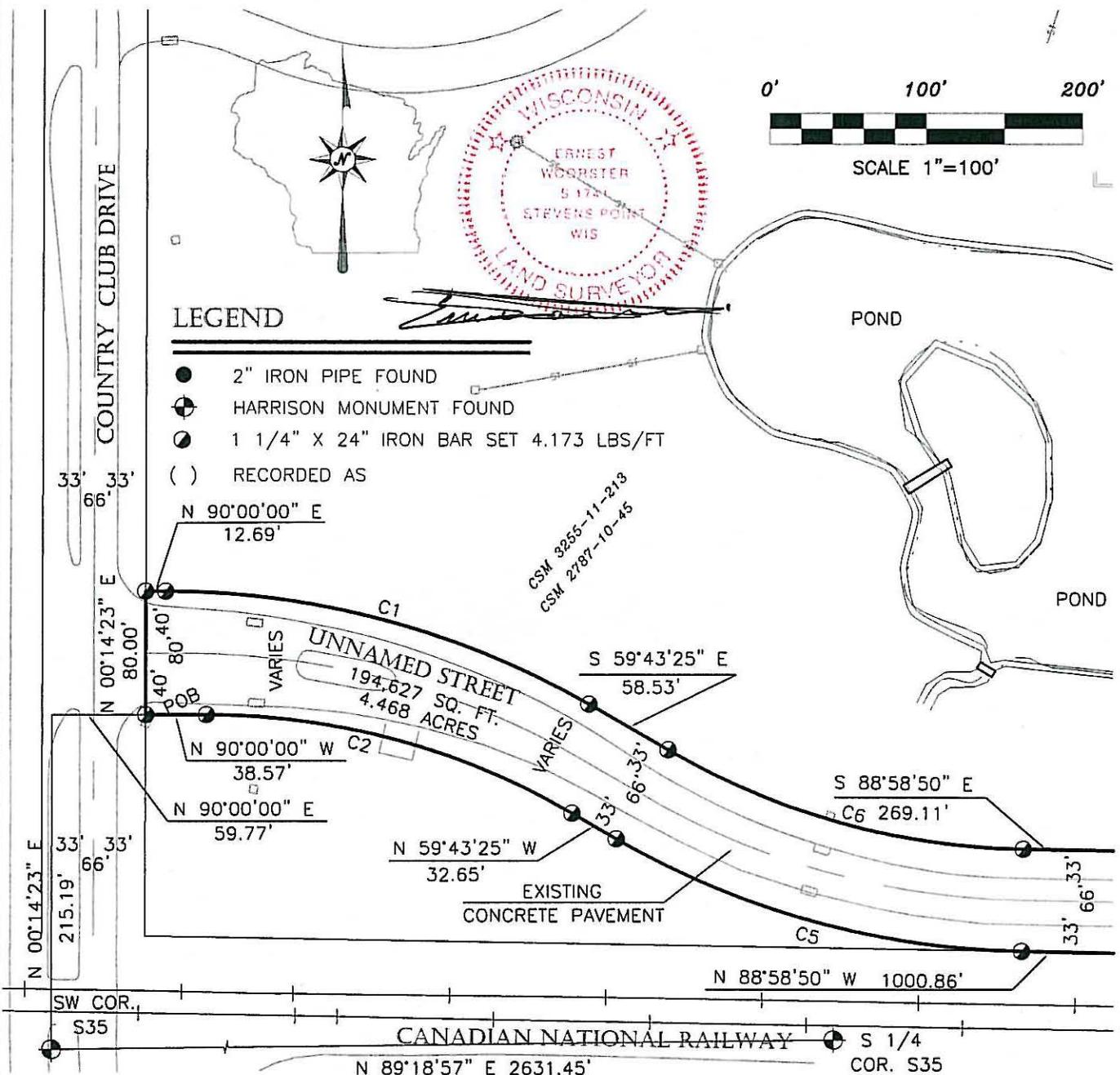
## LEGAL DESCRIPTION

A CERTIFIED SURVEY MAP FOR VALLEY SALES CORPORATION, BEING PART OF LOTS 7, 8, AND A PORTION OF MARY'S DRIVE OF KIRSCHLING'S PLEASANT VIEW SOUTH SUBDIVISION, BEING PART OF LOTS 1 & 2 OF CSM #2786, BEING PART OF LOT 1 OF CSM #2787, BEING PART OF LOTS 1 & 2 OF CSM #2788 AND BEING PART OF LOT 1 OF CSM #3255, BEING LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

## BASE FOR BEARING

IS THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 35, ASSUMED TO BEAR N 89°18'57" E.

SPACE RESERVED FOR RECORDING INFORMATION



### LEGEND

- 2" IRON PIPE FOUND
- ⊕ HARRISON MONUMENT FOUND
- ⊙ 1 1/4" X 24" IRON BAR SET 4.173 LBS/FT
- ( ) RECORDED AS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	536.50'	283.50'	280.21'	S 74°51'43" E	30°16'35"
C2	463.50'	244.92'	242.08'	N 74°51'43" W	30°16'35"
C5	533.00'	272.16'	269.22'	N 74°21'08" W	29°15'25"
C6	467.00'	238.46'	235.88'	S 74°21'08" E	29°15'25"

**RETLER** LAND SURVEY DIVISION  
 corporation  
 REGISTERED LAND SURVEYOR  
 ERNEST WOORSTER #1741  
 715-341-2633

THIS INSTRUMENT WAS DRAFTED BY ERNEST WOORSTER AND DRAWN BY ERNEST WOORSTER

FB# \_\_\_\_\_ PG# \_\_\_\_\_  
 JOB # 7.062 PAGE 1 OF 6 PAGES

# CERTIFIED SURVEY MAP

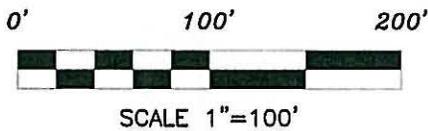
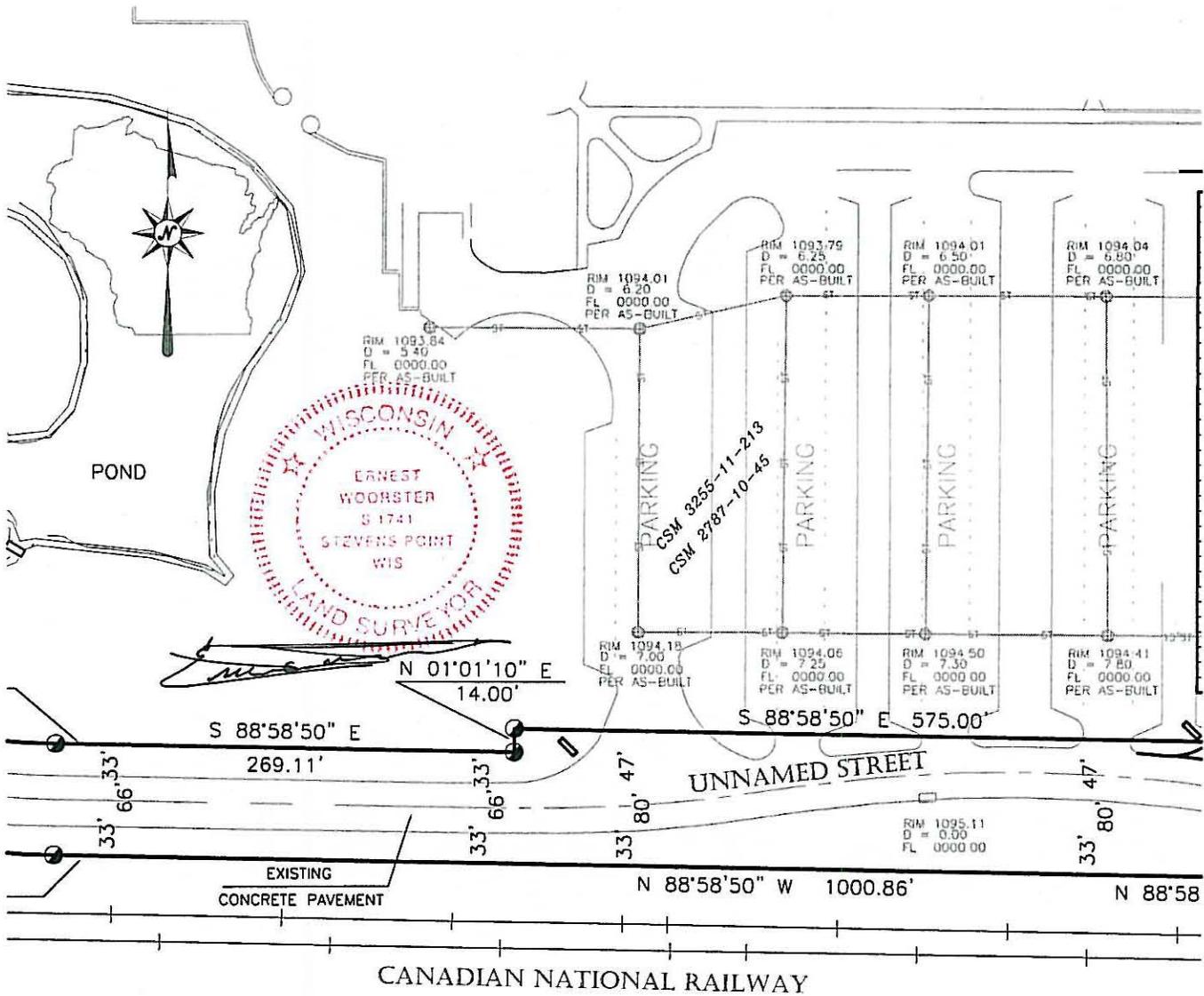
## LEGAL DESCRIPTION

A CERTIFIED SURVEY MAP FOR VALLEY SALES CORPORATION, BEING PART OF LOTS 7, 8, AND A PORTION OF MARY'S DRIVE OF KIRSCHLING'S PLEASANT VIEW SOUTH SUBDIVISION, BEING PART OF LOTS 1 & 2 OF CSM #2786, BEING PART OF LOT 1 OF CSM #2787, BEING PART OF LOTS 1 & 2 OF CSM #2788 AND BEING PART OF LOT 1 OF CSM #3255, BEING LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

## BASE FOR BEARING

IS THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 35, ASSUMED TO BEAR N 89°18'57" E.

SPACE RESERVED FOR RECORDING INFORMATION



## LEGEND

- 2" IRON PIPE FOUND
- ⊕ HARRISON MONUMENT FOUND
- ⊙ 1 1/4" X 24" IRON BAR SET 4.173 LBS/FT
- ( ) RECORDED AS

# CERTIFIED SURVEY MAP

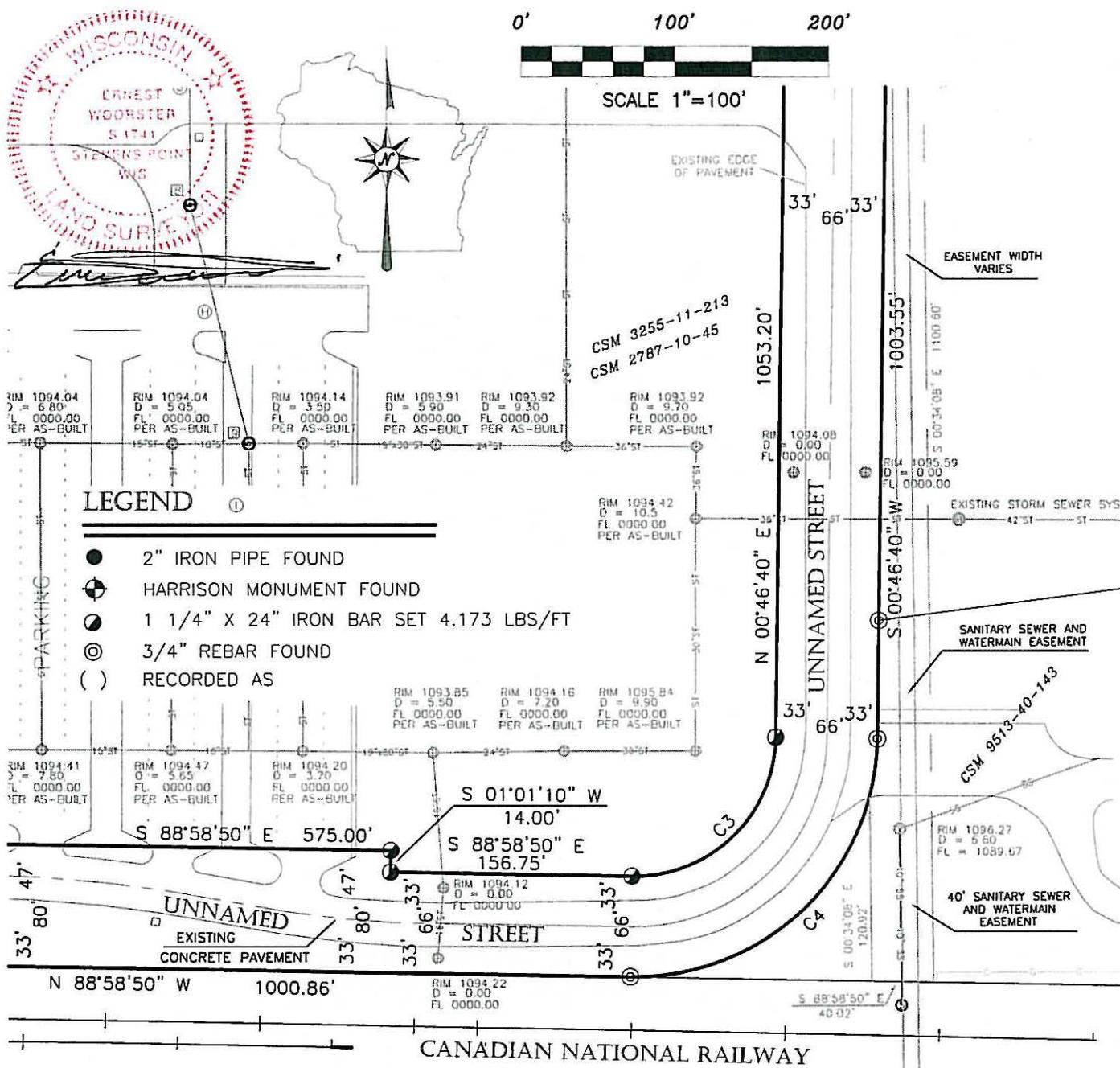
## LEGAL DESCRIPTION

A CERTIFIED SURVEY MAP FOR VALLEY SALES CORPORATION, BEING PART OF LOTS 7, 8, AND A PORTION OF MARY'S DRIVE OF KIRSCHLING'S PLEASANT VIEW SOUTH SUBDIVISION, BEING PART OF LOTS 1 & 2 OF CSM #2786, BEING PART OF LOT 1 OF CSM #2787, BEING PART OF LOTS 1 & 2 OF CSM #2788 AND BEING PART OF LOT 1 OF CSM #3255, BEING LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

## BASE FOR BEARING

IS THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 35, ASSUMED TO BEAR N 89°18'57" E.

SPACE RESERVED FOR RECORDING INFORMATION



### LEGEND

- 2" IRON PIPE FOUND
- ⊕ HARRISON MONUMENT FOUND
- ⊙ 1 1/4" X 24" IRON BAR SET 4.173 LBS/FT
- ⊙ 3/4" REBAR FOUND
- ( ) RECORDED AS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C3	92.00'	144.90'	130.38'	N 45°53'55" E	90°14'30"
C4	158.00'	248.85'	223.92'	S 45°53'55" W	90°14'30"

# CERTIFIED SURVEY MAP

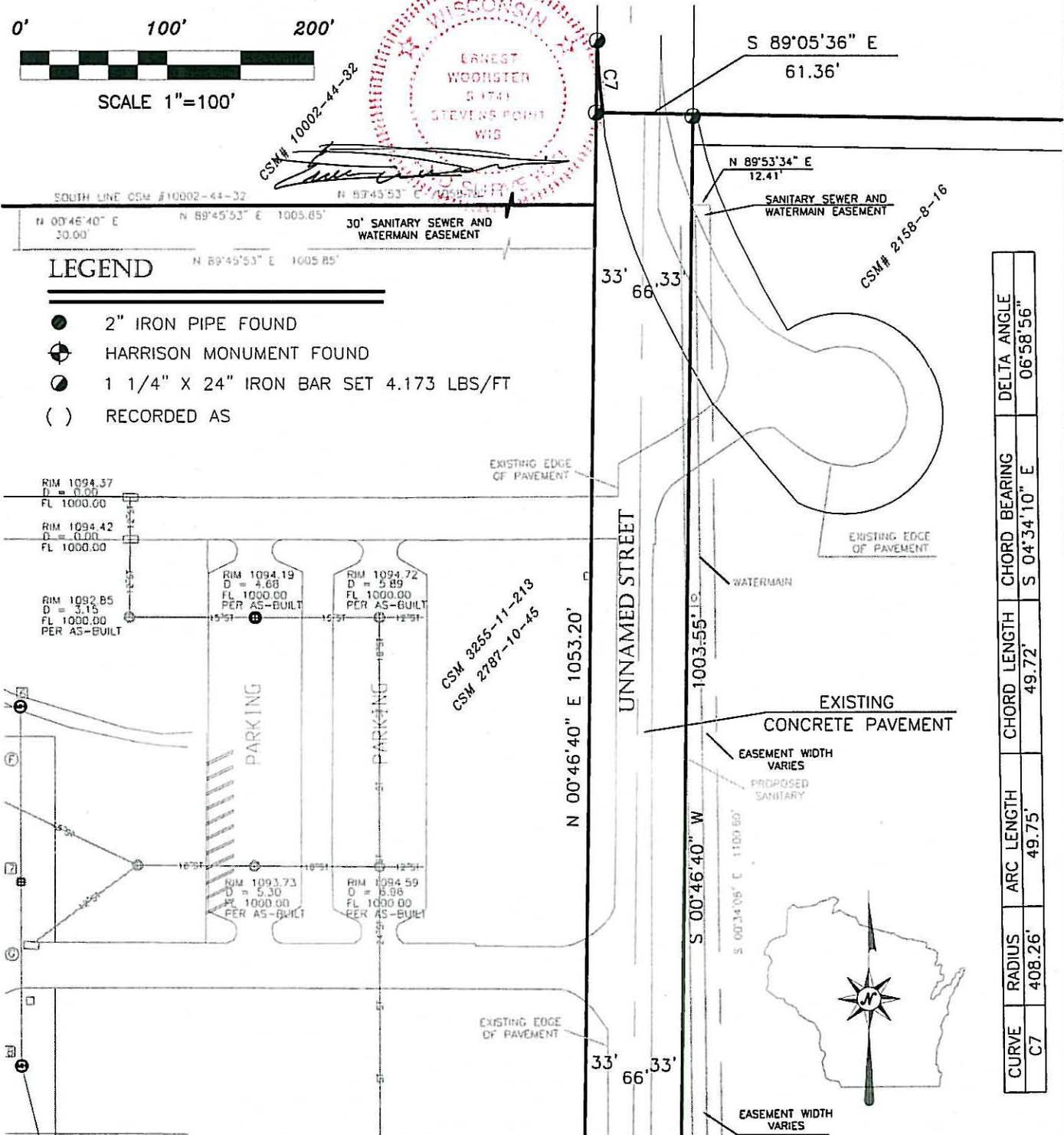
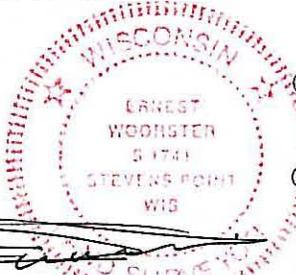
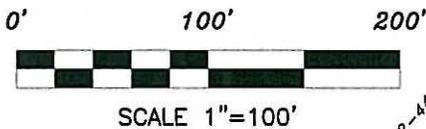
## LEGAL DESCRIPTION

A CERTIFIED SURVEY MAP FOR VALLEY SALES CORPORATION, BEING PART OF LOTS 7, 8, AND A PORTION OF MARY'S DRIVE OF KIRSCHLING'S PLEASANT VIEW SOUTH SUBDIVISION, BEING PART OF LOTS 1 & 2 OF CSM #2786, BEING PART OF LOT 1 OF CSM #2787, BEING PART OF LOTS 1 & 2 OF CSM #2788 AND BEING PART OF LOT 1 OF CSM #3255, BEING LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

## BASE FOR BEARING

IS THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 35, ASSUMED TO BEAR N 89°18'57" E.

SPACE RESERVED FOR RECORDING INFORMATION



## LEGEND

- 2" IRON PIPE FOUND
- ⊕ HARRISON MONUMENT FOUND
- ⊙ 1 1/4" X 24" IRON BAR SET 4.173 LBS/FT
- ( ) RECORDED AS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C7	408.26'	49.75'	49.72'	S 04°34'10" E	06°58'56"

**RETTLER** LAND SURVEY DIVISION  
 corporation REGISTERED LAND SURVEYOR  
 ERNEST WOORSTER #1741  
 715-341-2633

THIS INSTRUMENT WAS DRAFTED BY ERNEST WOORSTER AND DRAWN BY ERNEST WOORSTER

FB# \_\_\_\_\_ PG# \_\_\_\_\_  
 JOB # 7.062 PAGE 4 OF 6 PAGES

**SURVEYOR'S CERTIFICATE**

I, ERNEST WOORSTER, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF VALLEY SALES CORPORATION I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING DESCRIBED PARCEL OF LAND.

A PARCEL OF LAND CONTAINING 194,627 SQUARE FEET ( 4.468 ACRES )BEING PART OF LOTS 7,8 AND A PORTION OF VACATED MARY'S DRIVE AND VACATED GRAND HEIRS OF KIRSCHLING'S PLEASANT VIEW SOUTH SUBDIVISION AND PART OF LOTS 1 AND 2 CSM #2786, AND PART OF LOT 1 CSM #2787, PART OF LOTS 1 AND 2 CSM #2788, AND PART OF LOT 1 CSM #3255 LOCATED IN THE SE 1/4 OF THE SW 1/4, AND THE SW 1/4 OF THE SW 1/4, OF SECTION 35, T24N, R08E, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

THE EXTERIOR BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SECTION 35;

THENCE N 00°14'23" E 215.19';

THENCE N 90°00'00" E 59.77' TO THE EAST RIGHT OF WAY OF COUNTRY CLUB DRIVE AND THE POINT OF BEGINNING;

THENCE N 00°14'23" E ALONG SAID RIGHT OF WAY 80.00';

THENCE N 90°00'00" E 12.69';

THENCE SOUTHEASTERLY 283.50' ALONG THE ARC OF A CURVE CENTER OF WHICH LIES TO THE SOUTH, RADIUS OF 536.50', CENTRAL ANGLE OF 30°16'35", CHORD OF WHICH BEARS S 74°51'43" E 280.21';

THENCE S 59°43'25" E 58.53';

THENCE SOUTHEASTERLY 238.46' ALONG THE ARC OF A CURVE CENTER OF WHICH LIES TO THE NORTH, RADIUS OF 467.00', CENTRAL ANGLE OF 29°15'25", CHORD OF WHICH BEARS S 74°21'08" E 235.88';

THENCE S 88°58'50" E 269.11';

THENCE N 01°01'10" E 14.00';

THENCE S 88°58'50" E 575.00';

THENCE S 01°01'10" W 14.00';

THENCE S 88°58'50" E 156.75';

THENCE NORTHEASTERLY 144.90' ALONG THE ARC OF A CURVE CENTER OF WHICH LIES TO THE NORTH, RADIUS OF 92.00', CENTRAL ANGLE OF 90°14'30", CHORD OF WHICH BEARS N 45°53'55" E 130.38';

THENCE N 00°46'40" E 1053.20';

THENCE SOUTHEASTERLY 49.75' ALONG THE ARC OF A CURVE CENTER OF WHICH LIES TO THE EAST, RADIUS OF 408.26', CENTRAL ANGLE OF 06°58'56", CHORD OF WHICH BEARS S 04°34'10" E 49.72' TO THE NORTH LINE OF CSM #2158-8-16 EXTENDED;

THENCE S 89°05'36" E ALONG THE NORTH LINE EXTENDED 61.36';

THENCE S 00°46'40" W 1003.55';

THENCE SOUTHWESTERLY 248.85' ALONG THE ARC OF A CURVE CENTER OF WHICH LIES TO THE WEST, RADIUS OF 158.00', CENTRAL ANGLE OF 90°14'30", CHORD OF WHICH BEARS S 45°53'55" W 223.92';

THENCE N 88°58'50" W 1000.86';

THENCE NORTHWESTERLY 272.16' ALONG THE ARC OF A CURVE CENTER OF WHICH LIES TO THE NORTH, RADIUS OF 533.00', CENTRAL ANGLE OF 29°15'25", CHORD OF WHICH BEARS N 74°21'08" W 269.22';

THENCE N 59°43'25" W 32.65';

THENCE NORTHWESTERLY 244.92' ALONG THE ARC OF A CURVE CENTER OF WHICH LIES TO THE SOUTH, RADIUS OF 463.50', CENTRAL ANGLE OF 30°16'35", CHORD OF WHICH BEARS N 74°51'43" W 242.08';

THENCE N 90°00'00" W 38.57' TO THE POINT OF BEGINNING AND THERE TERMINATING.

THAT I HAVE COMPLIED FULLY WITH THE CURRENT PROVISIONS OF CHAPTER 236.34 AND CHAPTER A-E7 OF THE REVISED WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF PORTAGE COUNTY AND THE CITY OF STEVENS POINT IN SURVEYING, DIVIDING, AND MAPPING SAME.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND MAPPED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS SURVEY IS SUBJECT TO ROADWAYS, EASEMENTS, AND RESERVATIONS, OF RECORD.

CERTIFIED THIS 21ST DAY OF SEP. 2010.

SIGNED:   
ERNEST WOORSTER RLS 1741



**CORPORATE OWNERS CERTIFICATE OF DEDICATION**

VALLEY SALES CORPORATION, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LANDS DESCRIBED ON THIS SURVEY TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT.

VALLEY SALES CORPORATION DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY SECTION 236 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION.

CITY OF STEVENS POINT

WITNESS THE HAND AND SEAL OF SAID OWNER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
IN PRESENCE OF:

\_\_\_\_\_  
VALLEY SALES CORPORATION  
ERIC J. HOFMEISTER, PRESIDENT

\_\_\_\_\_  
HEIDI M. OKRAY, SECRETARY

STATE OF WISCONSIN  
( SS )  
PORTAGE COUNTY

PERSONALLY APPEARED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. THE ABOVE NAMED \_\_\_\_\_  
TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_ COUNTY.  
MY COMMISSION EXPIRES \_\_\_\_\_

**CITY OF STEVENS POINT COMMON COUNCIL APPROVAL**

THIS LAND DIVISION IS HEREBY APPROVED BY THE CITY OF STEVENS POINT COMMON COUNCIL AS BEING IN CONFORMANCE WITH THE CITY SUBDIVISION ORDINANCES. THE CITY OF STEVENS POINT COMMON COUNCIL ALSO HEREBY APPROVES AND ACCEPTS THE LAND DEDICATION SHOWN THEREON.

ADOPTED BY RESOLUTION NUMBER \_\_\_\_\_ DATED \_\_\_\_\_

\_\_\_\_\_  
ANDREW HALVERSON, MAYOR

\_\_\_\_\_  
JOHN MOE, CLERK

APPROVED BY THE CITY OF STEVENS POINT COMMUNITY DEVELOPMENT DIRECTOR

By: \_\_\_\_\_  
Michael Ostrowski  
Director of Community Development

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