

AGENDA
CITY PLAN COMMISSION

Monday, December 5, 2011 – 6:00 PM
Lincoln Center – 1519 Water Street, Stevens Point, WI 54481

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

1. Persons wishing to address the Plan Commission on any Plan Commission agenda item(s) for up to an aggregate of five (5) minutes.

Discussion and possible action on the following:

2. Reports of the November 7, 2011 and November 16, 2011 Plan Commission meetings.
3. Request from NAPA for a parking lot review and a reduction in the required number of parking spaces for the NAPA Distribution Center project located at **5101 Coye Drive (Parcel ID 2308-02-2000-08)**.
4. Parking lot review for the Cops Food Center project located at **1440 Pinecrest Avenue (Parcel ID 2408-33-1019-46)**.
5. Request from the McDill Lake District, for a conditional use permit to dredge **portions of property of the South Channel of the McDill Pond lake bed south of Heffron Street and near Della Street. Parcel IDs 2308-04-4015-14, 2308-04-4020-01, and an unnumbered parcel.**
6. Request from Chris and Amy Meyer, for a conditional use permit to dredge **portions of property of the McDill Pond lake bed, near 3916 Bonnie Bay Court and Nebel Street. Parcel IDs 2308-03-3301-25, 2308-03-3301-28, and 2308-03-3200-15.**
7. Amending the City of Stevens Point Zoning Ordinance to allow parking lot landscape reviews, regardless of the number of parking spaces, to be reviewed and approved by Staff (modify Section 23.01(14)(f) of the Revised Municipal Code of the City of Stevens Point).
8. Holding public hearings at the Plan Commission meetings as opposed to the Common Council meetings.
9. Updating Chapter 23 (Zoning) of the Revised Municipal Code of the City of Stevens Point.
10. Adjourn.

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

REPORT OF CITY PLAN COMMISSION

Monday, November 7, 2011 – 6:00 PM

PRESENT: Chairperson Mayor Halverson, Alderperson Jerry Moore, Commissioner Tony Patton, Commissioner Anna Haines, Commissioner Shari Laskowski, and Commissioner Maurice Rice.

ALSO PRESENT: Community Development Director Michael Ostrowski, Alderperson Roger Trzebiatowski, Alderperson Randy Stroik, Alderperson Marge Molski, Alderperson Mary Stroik, Alderperson Joanne Suomi, Brian Kowalski, Dave Wilz, David Pederson, Trudy Pederson, Bob Fisch, Duane Greuel, Jeff Ruedebasch, Bill Mitchell, Michelle Peariso, Chris Peariso, Jocelyn Reid, Laverne Syens, Al Stemen, Mark Turkiewicz, Joyce Turkiewicz, Dave Pozniak, Barb Pozniak, Mary Talbot, Larry Koy, Phil Smith, Jeff Schuler, Sarah Wallace, Patricia Cieslewicz, Tony Babl, Holly Carter, Tom Eagon, and Cindy Eagon.

INDEX:

1. Approval of the report of the October 3, 2011 Plan Commission meeting.
 2. Discussion and possible action on the Vacation of the following alleys:
 - a. Alley that runs between and parallel with Jefferson Street and Oak Street beginning at California Avenue and ending at Texas Avenue.
 - b. Alley that runs between and parallel with Minnesota Avenue and Vermont Avenue beginning at Center Street and ending at Dixon Street.
 - c. Alley that runs between and parallel with Center Street and Oak Street beginning at Frontenac Avenue and ending at California Avenue.
 - d. Alley or a portion thereof that is located between and parallel with Minnesota Avenue and Vermont Avenue beginning at Center Street and ending at Jefferson Street.
 - e. Alley that runs between and parallel with Oak Street and Center Street beginning at Vermont Avenue and ending at Frontenac Avenue.
 3. Discussion and possible action on an annexation request from Wilfred and Annette Hafner, for the purposes of annexing the property located at **340 Wood Lane** from the Town of Hull to the City of Stevens Point.
 4. Discussion and possible action on establishing a permanent zoning classification for the property listed above (Hafner annexation request).
 5. Discussion and possible action on a parking lot review for the USDA project located at **5417 Clems Way**.
 6. Discussion and possible action on a request from Adventure 212 for a modification to the landscape requirements for a parking lot located at **3217 John Joanis Drive (Parcel ID 2308-02-4001-02)**.
 7. Discussion and possible action on a request from Lamar Advertising, for a conditional use permit to locate an off-premise advertising sign at **3001 Hoover Avenue (Parcel ID 2308-02-2301-34)**.
 8. Discussion and possible action on a request from Holly Carter and Tony Babl, for a conditional use permit to allow four unrelated persons to reside in a dwelling located at **1574 Water Street (Parcel ID 2408-32-3002-32)**.
 9. Discussion and possible action on an annexation request from Peter and Kerry Klismith, 473 Shadow Oak Lane, Stevens Point, WI and Justin and Christina Callan, 1605 Infinity Lane, Stevens Point, WI, for the purposes of annexing the property located at the **northwest quadrant of Casimir Road and Interstate Highway 39** from the Town of Hull to the City of Stevens Point.
- PETITION #1.**

10. Discussion and possible action on an annexation request from Peter and Kerry Klismith, 473 Shadow Oak Lane, Stevens Point, WI and Justin and Christina Callan, 1605 Infinity Lane, Stevens Point, WI, for the purposes of annexing the property located at the **northwest quadrant of Casimir Road and Interstate Highway 39** from the Town of Hull to the City of Stevens Point.
PETITION #2.
 11. Discussion and possible action on an annexation request from Peter and Kerry Klismith, 473 Shadow Oak Lane, Stevens Point, WI and Justin and Christina Callan, 1605 Infinity Lane, Stevens Point, WI, for the purposes of annexing the property located at the **northwest quadrant of Casimir Road and Interstate Highway 39** from the Town of Hull to the City of Stevens Point.
PETITION #3.
 12. Discussion and possible action on updating Chapter 23 (Zoning) of the Revised Municipal Code of the City of Stevens Point.
 13. Adjourn.
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1. Approval of the report of the October 3, 2011 Plan Commission meeting.

Mayor Halverson pointed out a spelling/typographical error in agenda item 5's motion that should be changed from recuing to recusing.

Commissioner Laskowski stated she would be recusing herself from agenda item 7 due to her affiliation with Chet's Plumbing and Heating.

Commissioner Rice stated he would have to not be involved in any way in agenda items 7, 9, 10, and 11.

Motion to approve the report with amended spelling correction by Commissioner Moore; seconded by Commissioner Patton. Motion carried 6-0.

2. Discussion and possible action on the Vacation of the following alleys:
 - a. Alley that runs between and parallel with Jefferson Street and Oak Street beginning at California Avenue and ending at Texas Avenue.
 - b. Alley that runs between and parallel with Minnesota Avenue and Vermont Avenue beginning at Center Street and ending at Dixon Street.
 - c. Alley that runs between and parallel with Center Street and Oak Street beginning at Frontenac Avenue and ending at California Avenue.
 - d. Alley or a portion thereof that is located between and parallel with Minnesota Avenue and Vermont Avenue beginning at Center Street and ending at Jefferson Street.
 - e. Alley that runs between and parallel with Oak Street and Center Street beginning at Vermont Avenue and ending at Frontenac Avenue.

Director Ostrowski stated that these alleys are already abandoned and grass covered, and they are not planned to provide access to the properties. With this being the case, the alleys do not provide any foreseeable benefit to the City and therefore, staff would recommend vacating them. Per Wisconsin Statutes, the Plan Commission needs to make a recommendation on whether or not to vacate them.

Commissioner Patton asked if there were any properties that may have garages that face the alley for access. Director Ostrowski stated that the alleys are grass covered and do not provide access.

Commissioner Haines asked what would happen to the properties once the alleys are vacated. Director Ostrowski indicated that the land would be split down the middle so that the two abutting land owners will each receive about 7 ½ feet of additional land.

Aldersperson Trzebiatowski stated that all the alleys are in the 7th district and a lot of the alleys are being used by the property owners already for things such as gardens or sheds. When the subdivision was created in the 60's, the alleys were put in place but were never used. In the mid-70's some of the alleys in other areas were reverted back to the adjacent property owners, and it makes sense to have these alleys reverted back to the adjacent properties.

Motion to approve by Commissioner Patton the vacation of the following alleys:

- a. **Alley that runs between and parallel with Jefferson Street and Oak Street beginning at California Avenue and ending at Texas Avenue.**
- b. **Alley that runs between and parallel with Minnesota Avenue and Vermont Avenue beginning at Center Street and ending at Dixon Street.**
- c. **Alley that runs between and parallel with Center Street and Oak Street beginning at Frontenac Avenue and ending at California Avenue.**
- d. **Alley or a portion thereof that is located between and parallel with Minnesota Avenue and Vermont Avenue beginning at Center Street and ending at Jefferson Street.**
- e. **Alley that runs between and parallel with Oak Street and Center Street beginning at Vermont Avenue and ending at Frontenac Avenue.**

seconded by Commissioner Rice.

Motion was amended by Commissioner Patton to have the vacations take effect as of January 1, 2012; seconded by Commissioner Rice. Motion carried 6-0.

3. Discussion and possible action on an annexation request from Wilfred and Annette Hafner, for the purposes of annexing the property located at **340 Wood Lane** from the Town of Hull to the City of Stevens Point.

Director Ostrowski stated that the individuals are looking to annex the property into the city for the purpose of obtaining water and sewer. The property is contiguous to the city, and the State has indicated that it is in the public interest. Staff recommends approval.

Motion to approve by Commissioner Moore; seconded by Commissioner Laskowski. Motion carried 6-0.

4. Discussion and possible action on establishing a permanent zoning classification for the property listed above (Hafner annexation request).

Director Ostrowski stated that staff would recommend zoning the property "R-2" Single Family Residence District, which is consistent with the surrounding properties in that area.

Motion to approve by Commissioner Moore; seconded by Commissioner Laskowski. Motion carried 6-0.

5. Discussion and possible action on a parking lot review for the USDA project located at **5417 Clems Way.**

Director Ostrowski stated that there was an additional site plan handed out right before the meeting that shows the installation of curb to the lot (Attachment A). The plan meets all the screening requirements and with the installation of curb, it does meet all the landscape requirements. The only reason this plan is before the Commission is because it has 60 parking stalls. The Zoning Ordinance requires that any parking lot over 49 spaces be reviewed by the Plan Commission. Staff would recommend approval of this request, with the installation of curb.

Commissioner Rice asked what about the curb/wheel stops. Director Ostrowski indicated that with the new plan, they will be installing curb.

Motion to approve by Commissioner Patton; seconded by Commissioner Haines. Motion carried 6-0.

6. Discussion and possible action on a request from Adventure 212 for a modification to the landscape requirements for a parking lot located at **3217 John Joanis Drive (Parcel ID 2308-02-4001-02).**

Director Ostrowski stated that this parking lot is in front of you, not because it is above the 49 stalls, but because they are asking for a modification to the requirements within the Zoning Code. The modification would be to eliminate the curb or wheel stops. Director Ostrowski indicated that the applicant has provided a number of reasons for the elimination of the curb or wheel stops, including:

- The parking lot expansion is an extension of the current lot that does not have curb or wheel stops.
- Installing curb or wheel stops would hamper snow removal efforts.
- The rest of the business park does not have curbing or wheel stops against grass areas.
- Curbing will create water to collect and build up.

In the past, it was thought that since this is in the Portage County Business Park that the covenants were more restrictive than our Zoning Ordinance requirements, which is true in most instances, but not in this case. Director Ostrowski indicated that while some of these reasons are valid, they are not unique to this property. In recent past, we have made Scaffidi, Ministry, Stevens Point Brewery, and USDA install curb for their parking lots. Staff feels that the curb or wheel stop requirement serves a beneficial purpose to the maintenance of the landscape strips. It can be seen in several areas throughout the City where landscape strips have been damaged by vehicular encroachment or snow plowing.

Commissioner Laskowski asked if the requirement would be for all of the lot, or just the new parts. Director Ostrowski indicated that it will be just for the new parts.

Michele Peariso, 3217 John Joanis Drive – Stated that she understands that they are in a situation where Portage County and the City have different requirements, but she believes that it would be very incongruous to go from the existing parking lot, where there is no curb, to the addition, that would have curb. She could understand if it was a brand new project and building site to be in compliance, but for this request she would ask to make it consistent with what was approved in the past.

Commissioner Rice asked what was at the Hostel Shoppe. Director Ostrowski stated that he does not believe there is curbing there, and the Business Park is a mix of some properties with and some without curb/wheel stops.

Mayor Halverson stated that this is one of the many issues that the Plan Commission will want to take a look at when rewriting the zoning ordinance. The difficulty that we face is that the code is very specific as to the way it is written now, and we have to continue to work diligently with the Business Park to take a look at the requirements and covenants that exist in the Business Park.

Commissioner Patton asked if this modification was for no curb. Director Ostrowski indicated that that was correct.

Motion to approve the request for a modification to the landscape requirements to eliminate the curb/wheel stop requirement by Commissioner Patton; seconded by Commissioner Laskowski.

Commissioner Rice stated he is ambivalent to this one, as he feels that there is merit to staff's position on it, but indicated that the other part of the lot does not have curb and it may look inconsistent.

Mayor Halverson stated that the difference to the USDA site and this one is that it is raw new construction.

Commissioner Moore clarified that they are not asking for a variance, that they are asking for a modification of the plan. Mayor Halverson stated it is an exception, not a variance. Director Ostrowski stated that this is a modification to the requirements in our Zoning Ordinance for the landscaping and parking lot standards. In our code, it allows the Plan Commission to grant modifications to those requirements.

Motion carried 4-2, with Mayor Halverson and Commissioner Haines voting in the negative.

7. Discussion and possible action on a request from Lamar Advertising, for a conditional use permit to locate an off-premise advertising sign at **3001 Hoover Avenue (Parcel ID 2308-02-2301-34)**.

Director Ostrowski stated Lamar Advertising is requesting a conditional use permit for the purposes of constructing an off-premise advertising sign along Hoover Avenue. The size of the sign face is 23' x 10'-9", or 247.25 square feet. The height of the sign would be 25'. The sign would be illuminated and would be brown in color. Staff feels that the proposed request fails to meet several of the standards of review, including:

- The property across Hoover Avenue is vacant, however, residential dwellings are adjacent to those vacant properties. The size of the sign and illumination levels can produce a negative impact or reduce the comfort of the property owners within this area.
- The size of the sign has the potential to reduce the visibility down the corridor, and may also reduce the comfort of the adjacent properties.
- The placement of this sign on this lot may create difficulty in laying out a development on the lot should the current owner ever decide to divide this lot. In addition, the Comprehensive Plan calls for the area across Hoover Avenue to be a Commercial/Office/Multifamily use. If the property is developed as a multifamily use, the sign could reduce the enjoyment of that property.
- The architectural appeal is not consistent with the corridor; most signs on this corridor are less than 20' in height and fewer than 100-150 square feet in area. The proposed sign would be in variance with the other structures within this corridor. Hoover Avenue serves as a minor arterial for street classification. Few, if any large scale, off-premise advertising signs are located on minor arterial streets in the City of Stevens Point.

Since the proposed project fails to meet some of the standards, staff would recommend denying this request.

Aldersperson Moore asked which building is owned by Lamar. Director Ostrowski stated that this request is for an off-premise advertising sign or billboard.

Motion to deny by Mayor Halverson; seconded by Commissioner Moore.

Rich Reinart, Lamar Advertising – Stated that he is in favor of this conditional use. Lamar owns and maintains outdoor advertising signs in Stevens Point and Central Wisconsin. Much like a cell phone company, you want to provide good coverage for your customers. Lamar is looking to improve the areas where people advertise, including this area. The company has no billboards within ¾ of a mile of this location. The area is industrial zoned, so it meets the conditions of zoning, and it is a conditional use, so each sign is done on a case by case basis. Mr. Reinart addressed the Director's concerns from the staff report stating that:

- The vacant lot is zoned M-1 and all surrounding zoning is light industrial. The illumination levels are subjective and a broad statement. The lighting is consistent with other signs in the area and there has not been a problem.
- The size will not reduce the visibility. In fact they have increased the proposed setback to 10 feet instead of the required 5 feet. The residential area to the west is buffered by a section being zoned M-1 and the nearest residence is 200 plus feet away.
- The concern over future development is a land owner issue and the sign can be moved or removed if needed.
- The variation of size with other signs in the corridor is a good point, but this size is a standard that is used by advertisers. This size provides a standardized size when the consumer is purchasing the vinyl sign covering. The corridor is not a main roadway, but there are other signs used by advertisers that are twice the size as this one and the one proposed in this location is the smallest sign that Lamar uses.

Mr. Reinart asked that the conditional use permit be approved so Lamar can give local businesses what they want with complete coverage. The area is zoned appropriately, and the standards have been met. This would be beneficial to the businesses, the land owner, and the tax base of the city.

Mayor Halverson stated that the issue is that this is a conditional use, and the standards of review show against it. He stated that he has received several calls against this sign, and believes that the Director's review is on regarding the standards of review.

Motion to deny by Mayor Halverson; seconded by Commissioner Moore. Motion carried 4-0, with Commissioner Laskowski and Rice recusing.

8. Discussion and possible action on a request from Holly Carter and Tony Babl, for a conditional use permit to allow four unrelated persons to reside in a dwelling located at **1574 Water Street (Parcel ID 2408-32-3002-32)**.

Director Ostrowski stated Lucky 13 Properties is requesting to allow up to 4 unrelated persons in a single dwelling unit. The property is currently zoned R-4, which is Multi-Family I. Director Ostrowski noted that a multiple family use is a conditional use within this district. Staff feels that the standards of review are met and would recommend approval with the following conditions:

- The dwelling must not have more than four (4) unrelated persons.
- The owner must receive a multiple family dwelling license.
- Vehicle parking must occur behind the rear plane of the home or within the garage.
- All vehicles must be parked on a hard surface.

Commissioner Patton asked for clarification of the nature of 4 unrelated persons. Director Ostrowski stated that a family is defined as a family plus 1 unrelated person. Anytime you exceed two unrelated persons you are defined as a multiple family. This request is a little different than the standard requests that we receive. Typically, we think of a multiple family use in units, not persons. Under our definition of family we have both.

Commissioner Patton asked if this was a rental situation. Director Ostrowski indicated that it was.

Motion to approve by Commissioner Patton with the following conditions:

- **The dwelling must not have more than four (4) unrelated persons,**
- **The owner must receive a multiple family dwelling license,**
- **Vehicle parking must occur behind the rear plane of the home or within the garage, and**
- **All vehicles must be parked on a hard surface;**

seconded by Commissioner Haines.

Commissioner Moore commented that there are many other houses in the community that are like this, and they don't come in to get the proper approval. It is nice to see someone actually doing that.

Motion carried 6-0.

9. Discussion and possible action on an annexation request from Peter and Kerry Klismith, 473 Shadow Oak Lane, Stevens Point, WI and Justin and Christina Callan, 1605 Infinity Lane, Stevens Point, WI, for the purposes of annexing the property located at the **northwest quadrant of Casimir Road and Interstate Highway 39** from the Town of Hull to the City of Stevens Point. **PETITION #1.**

Director Ostrowski stated when the petitions are submitted, the petitioners are not allowed to withdraw them. Therefore, the City does need to act on them. The first petition failed to provide the needed link to the city and the second petition failed to include the proper right-of-way. Staff would recommend denying the first two petitions.

Motion to deny petition #1 by Mayor Halverson; seconded by Commissioner Patton. Motion carried 5-0, with Commissioner Rice recusing.

10. Discussion and possible action on an annexation request from Peter and Kerry Klismith, 473 Shadow Oak Lane, Stevens Point, WI and Justin and Christina Callan, 1605 Infinity Lane, Stevens Point, WI, for the purposes of annexing the property located at the **northwest quadrant of Casimir Road and Interstate Highway 39** from the Town of Hull to the City of Stevens Point. **PETITION #2.**

Motion to deny petition #2 by Commissioner Moore; seconded by Commissioner Laskowski. Motion carried 5-0, with Commissioner Rice recusing.

11. Discussion and possible action on an annexation request from Peter and Kerry Klismith, 473 Shadow Oak Lane, Stevens Point, WI and Justin and Christina Callan, 1605 Infinity Lane, Stevens Point, WI, for the purposes of annexing the property located at the **northwest quadrant of Casimir Road and Interstate Highway 39** from the Town of Hull to the City of Stevens Point. **PETITION #3.**

Director Ostrowski indicated that there are some concerns with this annexation. First, the City has not planned for expansion to the north. Our Comprehensive Plan directs most of the City's growth to the east. While this does not mean the annexation could not happen, a plan for this area is warranted before it occurs. One of the main concerns is that the State has issued their opinion that this annexation is not in the public interest, nor is it contiguous to the city. Under state law, direct annexation must be contiguous.

Mayor Halverson stated that the concerns are broader than that when it relates to the political realities of this particular annexation. The City of Stevens Point finds itself in an interesting situation from a financial point of view. The City needs to grow in every way shape and form possible. This particular annexation represents an extreme measure of that mindset. In looking at this annexation, Mayor Halverson said he received input from County Board Chairman Phil Idsvoog. What Mr. Idsvoog indicated is that he recognizes the City's need to grow, but this is an extreme example of development at all costs. Mr. Idsvoog indicated that we need to pause and understand that the way we move forward cooperatively is in a step by step approach. Mayor Halverson indicated that it is not the appropriate stance for the City to take, nor is it a stance that any of us would be proud of, for us to create public policy just because no one has the ability to stop us. We have to understand as a Plan Commission that our ability for the city to grow is going to take a cooperative approach and specifically the need for us to enter into boundary adjustment agreements and other cooperative planning ventures that have to square off the boundaries of the City of Stevens Point. We have to get rid of the annexation islands that exist and the multiple peninsulas that exist specifically with the Town of Hull. The only way to achieve this goal is with open dialog with their

plan commission as well as ours. It is not to say that at some point in the future that the City may very well be interested in annexing all of the property from DuBay Avenue all the way up to Casmir Road. However, if we are interested in doing that we have to have a clear plan as to how that would happen including soil tests to determine if water and sewer are feasible in that area. Right now our Comprehensive Plan does not call for any growth in that vicinity, it may in the future, but not now. It has been determined under our Comprehensive Plan that we were not going to grow in that area. For us to simply take a stance on an annexation because we want to be aggressive in increasing our tax base at all cost, that does not take away from the fact that we have to be growing appropriately from a planning point of view, as well as a statutory point of view.

Motion to deny by Mayor Halverson; seconded by Commissioner Patton.

Aldersperson Moore stated that he is in agreement with Mayor, but in simple terms it is about being good neighbors. We have to live and work with each other, and it is about being good to each other and looking out for each other.

Motion carried 5-0, with Commissioner Rice recusing.

12. Discussion and possible action on updating Chapter 23 (Zoning) of the Revised Municipal Code of the City of Stevens Point.

The Commission discussed the zoning rewrite process. Director Ostrowski provided the Commission with a binder containing the current zoning code, a model code, and the goals, objectives, and policies relating to zoning in our comprehensive plan. He stated that there are several approaches to working on the zoning code including writing a new code from scratch, going through the existing code section by section, or using a model code that can be modified to fit our community. Director Ostrowski indicated that he would prefer to use a model code as a basis to start from and then proceed with making the appropriate adjustments. Director Ostrowski indicated that he found a model code that he feels will be helpful in going through the process. Rewriting a zoning ordinance is a major task and can take a significant amount of time. The model code is broken into several sections, allowing us to take them one at a time to make it more manageable. Some of the benefits of this model code include:

- The code breaks up the City into three categories: (1) regional growth sections, (2) context areas, and (3) zoning districts. By breaking the City into these categories, it helps control the growth of the City.
- The code not only regulates on uses, it also regulates on building types. A recent trend in zoning is called form-based. Form-based codes typically regulate on the basis of building form, as opposed to the use of the building. Supporters of form-based codes feel they create a more predictable and coordinated development. This code incorporates both use and form, making it more of a hybrid approach.
- Many aspects of the code support mixed use. One of the top goals in our comprehensive plan is to encourage the mixing of compatible type land uses. The thought is that when uses are mixed, it creates a more sustainable development. In addition, it reduces the need for the automobile, while encouraging walking and biking as a main source of transportation.
- It creates standards for different types of uses. While our existing code attempts to do this through the conditional use standards, the conditional use standards are almost a one size

fits all approach, which is not always the case. This code breaks out several different uses and requires certain standards to be met to allow those specific uses.

- The code provides for site development standards, such as parking and landscape standards. In addition, there are additional modules that can be incorporated into this code making these standards more specific.
- The code provides visuals to help the reader better understand the requirements.

While this code provides a very good basis to start from, it does not cover everything. As we go through each section we will likely have to make modifications. In addition, since this code was written for Louisiana communities, we will need to modify it to meet the standards for Wisconsin. In addition, one of the areas that will require the most focus is the specifications for the zoning districts. The reason being is that we do not want to create a significant number of nonconformities.

Commissioner Laskowski stated she likes the idea of working off of a template due to the current code being so contradicting and this would be a good guideline to follow. Mayor Halverson added that the goal is to open up a flexible approach and review the zoning. If it is zoned appropriately and meets the standards, things should be approved by staff, and not have to come to the Commission. The idea is to provide some flexibility and not to be overly restrictive. Alderperson Moore stated that he is looking forward to getting this done, so that the zoning ordinance is not an obstruction to developments. Commissioner Rice stated that he likes the concept a lot, but we would have to be sure we meet the requirements of our State. Commissioner Haines added that this model code will be fine as a conversation starter, but we should also look at including sections from other municipalities, such as Madison.

The Commission decided that Wednesday, November 16, 2011 at 4:30 PM would be an appropriate time to start the zoning code review. An agenda will be sent out prior to that time.

13. Adjourn.

Motion to adjourn by Commissioner Moore; seconded by Mayor Halverson. Motion carried 6-0.

Meeting adjourned at 6:55 PM.

REPORT OF CITY PLAN COMMISSION

Wednesday, November 16, 2011 – 4:30 PM
City Conference Room – 1515 Strongs Avenue

PRESENT: Chairperson Mayor Halverson, Commissioner Anna Haines, Commissioner Shari Laskowski, and Commissioner Maurice Rice.

ALSO PRESENT: Community Development Director Michael Ostrowski, Sarah Wallace, and Cathy Dugan.

INDEX:

1. Discussion and possible action on updating Chapter 23 (Zoning) of the Revised Municipal Code of the City of Stevens Point.
2. Adjourn.

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1. Discussion and possible action on updating Chapter 23 (Zoning) of the Revised Municipal Code of the City of Stevens Point.

Director Ostrowski provided the commission with a binder that included the current Stevens Point Zoning Ordinance, a model zoning ordinance, sections from the City's comprehensive plan, and various maps.

It was decided to proceed with the zoning rewrite by using the model zoning code and go through it chapter by chapter, modifying the model to fit the needs of the city.

The commission proceeded through chapter 1 of the model zoning code. It was decided that staff will take the goals, objectives, and policies from the comprehensive plan and incorporate them into the model code and bring this chapter back to the commission for review.

The commission proceeded through chapter 2 of the model zoning code. Director Ostrowski explained the approach of this code, indicating that this code is organized differently than our existing code. The model code is organized around a hierarchical framework from the region to the individual building site. The code includes four elements: regional growth sectors, context areas, zoning districts, and building types. The commission decided to proceed with the approach of this code as they work through the document.

It was decided that staff will make the appropriate changes to the upcoming chapters and bring them to the commission for review and consideration.

The next meeting date for the zoning code rewrite will be decided at the next plan commission meeting on December 5, 2011.

2. Adjourn.

Meeting adjourned at 5:58 PM.



Memo

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

City of Stevens Point – Department of Community Development

To: Plan Commission
From: Michael Ostrowski
CC:
Date: 11/28/2011
Re: NAPA Distribution Center – Parking Lot Review and Modification or Required Number of Stalls for Use

Our zoning ordinance requires any new parking lot or an addition to an existing parking lot that is over 49 spaces to be reviewed and approved by the Plan Commission. The NAPA distribution center parking lot will have a 78 stall parking lot. NAPA will be eliminating its current parking lot to the south and replacing it with a new lot on the northeast corner of the property. In addition, NAPA is also requesting a modification of the number of stalls required for an industrial type use.



The following are the parking lot and landscape requirements within our zoning ordinance:

- 1) Any parking lot containing ten (10) or more contiguous spaces shall be hard-surfaced with bituminous or Portland cement concrete.**

Analysis: The parking lot will be constructed of asphalt.

Findings: This standard is met.

- 2) On the site of a building or open lot use providing an off-street parking area of five (5) or more contiguous spaces, there shall be provided landscaping between such area and the street right-of-way and/or property line.**

Analysis: The property is zoned M-2, and the surrounding properties are zoned M-2. This requires a 5' setback area for the parking lot.

Findings: The parking lot is setback 10' on the Coye Drive side and 13'+ on the Krembs Avenue side. This standard is met.

- 3) Parking areas being screened from a public right-of-way, residentially property or parking areas within a residentially developed area: 1 tree per 50 lineal feet - for parking areas being screened from commercial or industrial zoned district: 1 tree per 75 lineal feet.**

Analysis: The proposed plan has trees scattered throughout the area at intervals of at least one tree for each 75' of lineal frontage.

Findings: This standard is met.

- 4) Any off-street parking spaces or parking lot abutting the public street right-of-way or property zoned R-1, R-2, R-3, and R-4 or used for residential purposes shall provide continuous screening.**

Analysis: The proposed plan provides a continuous screen of the parking area using several species of plantings on both street sides.

Findings: This standard is met.

- 5) For parking areas over 50,000 square feet, not less than two percent of the parking lot area, excluding the perimeter landscaping shall be landscaped with interior plantings dispersed throughout the lot and shall consist mainly of overstory/understory trees. Each separate landscaped planter island shall contain a minimum of two hundred (200) square feet of area, with one minimum dimension being ten (10) feet.**

Analysis: The parking area is less than 50,000 square feet.

Findings: N/A

- 6) Protection of Landscape Strips and Plantings from Vehicular Encroachment. One of the following methods must be provided to eliminate vehicular encroachment in an**

area where parking spaces abut a landscaped area of the site: Wheel stops of masonry, steel, or heavy timber construction shall be provided at a distance of two (2) feet from the edge of the planting area. The parking space shall not extend into the required parking area setback unless approved. Curb. If curb is used, a minimum five (5) foot landscape strip shall be required. It is intended that two (2) feet of said strip may be utilized for vehicle overhang and may be credited to stall depth.

Analysis: The proposed parking lot will have curb installed along the landscaped areas.

Findings: This standard is met.

Staff would recommend approval of this request.

In regards to the request to allow for fewer than the number of required parking spaces for this use. The zoning ordinance requires the following for industrial, wholesale, and warehouse uses:

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

NAPA is planning for an approximate 25,000 sq.ft. addition to their distribution center. With that addition, they will have approximately 89,526 sq.ft. of warehouse space and 8,234 sq.ft. of office space; requiring 100 spaces. The total lot with the new parking lot will have approximately 105 spaces. NAPA has indicated that they will likely not have more than 75 employees at the facility at any given time, and would not expect more than 30 customers at that same time.

Staff would recommend approval of reducing the 5 parking stalls for this request. If additional parking is needed in the future, NAPA has additional land to expand the parking lot.

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

2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997
PARCEL / OWNER DATA														
NAME AND ADDRESS				PARCEL #				LAND USE				ALDERMANIC DISTRICT		
Genuine Parts Company Attn: Finance Dept 2999 Circle 75 Parkway Atlanta, GA 30339				230802200008				Warehouse, Distribution						
				PROPERTY ADDRESS				NEIGHBORHOOD						
				5101 Coye Dr				Indust Pk & Mich Ave (Comm)						
				SUBDIVISION				ZONING						
								M2-HEAVY INDUSTRIAL						
SITE DATA					PERMIT HISTORY*									
ACTUAL FRONTAGE		595.0			DATE	NUMBER	AMOUNT	PURPOSE			NOTE			
EFFECTIVE FRONTAGE		595.0			11/24/1996	25536	\$400	066 Plumbing			hwh			
EFFECTIVE DEPTH		586.0												
SQUARE FOOTAGE		348,670.0												
ACREAGE		8.004												
2011 ASSESSED VALUE														
CLASS	LAND	IMPROVEMENTS	TOTAL	RATIO	EST. FAIR MARKET VALUE									
B-Commercial	\$155,000	\$1,488,900	\$1,643,900	92.84%	\$1,770,700									
TOTAL	\$155,000	\$1,488,900	\$1,643,900		\$1,770,700									
LEGAL DESCRIPTION														
A PRCL OF LND IN SW NW S2 T23 R8: COM NWLAND COR SEC 2, TH S 1555.39' ALG WL SD SEC TO IMPRV SL COYE DR, TH E ALG SL COYE DR 1044.09' TOTAL FOR POB: TH E 595.13' S585.44', W595.13'; N585.56' TO POB 8 AC 389/285														



BUILDING SUPERSTRUCTURE DATA						
BLDG	SEC	OCCUPANCY	YEAR	AREA	FRAMING	HGT
1	1	Warehse, Distrbn (S avg)	1978	63,416	Metal - Avg	19
1	2	Office Bldg (S avg)	1978	2,194	Metal - Avg	19
2	1	Office Bldg (C avg)	1978	6,040	Masonry - Avg	14
TOTAL AREA				71,650		

BASEMENT DATA				COMPONENTS			
BLDG	SEC	ADJUSTMENT DESCRIPTION	AREA	BLDG	SEC	COMPONENT DESCRIPTION	AREA
SITE IMPROVEMENTS				STRUCTURE DATA			
SITE IMPROVEMENT			UNITS	AGE	33		
				YEAR BUILT	1978		
				EFF. YEAR	1978		
				ONE BEDROOM	n/a		
				TWO BEDROOM	n/a		
				THREE BEDROOM	n/a		
				TOTAL UNITS	n/a		
				STORIES	1.00		
				BUSINESS NAME	Napa - Genuine Parts Company		

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

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

REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION

ADDRESS OF PROPERTY: 5101 Coye Drive

- 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).

Site and landscaping plan review/approval for a building addition and associated sitework, including relocation of a parking lot and an additional driveway.

OWNER/APPLICANT:

Name: Genuine Parts Company
Address: 2999 Circle 75 Parkway
Atlanta, GA 30339
(City, State, Zip Code)

Telephone: (770) 612-2008
Cell Phone: _____

Signature

AGENT FOR OWNER/APPLICANT:

Name: David Glodowski, Gremmer & Associates, Inc.
Address: 120 Wilshire Boulevard North
Stevens Point, WI 54481
(City, State, Zip Code)

Telephone: (715) 341-4363
Cell Phone: (715) 570-7444

David Glodowski
Signature

Scheduled Date of Plan Commission Meeting: December 5, 2011

Scheduled Date of Common Council Meeting: N/A

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 # _____



GENUINE PARTS COMPANY

2999 CIRCLE 75 PARKWAY

ATLANTA, GEORGIA 30339

(770) 953-1700

FAX: (770) 956-2208

November 28, 2011

Mr. Michael Ostrowski
Director of Community Development
City of Stevens Point
Stevens Point City Hall
1515 Strongs Avenue
Stevens Point, Wisconsin 54481

Dear Mr. Ostrowski:

Re: **NAPA Stevens Point Distribution Center Building Addition Project**

As you know, Genuine Parts is currently completing the site planning and engineering for a proposed building addition at our NAPA Stevens Point Distribution Center. I'm writing to request a variance or adjustment equal to 5 parking spaces.

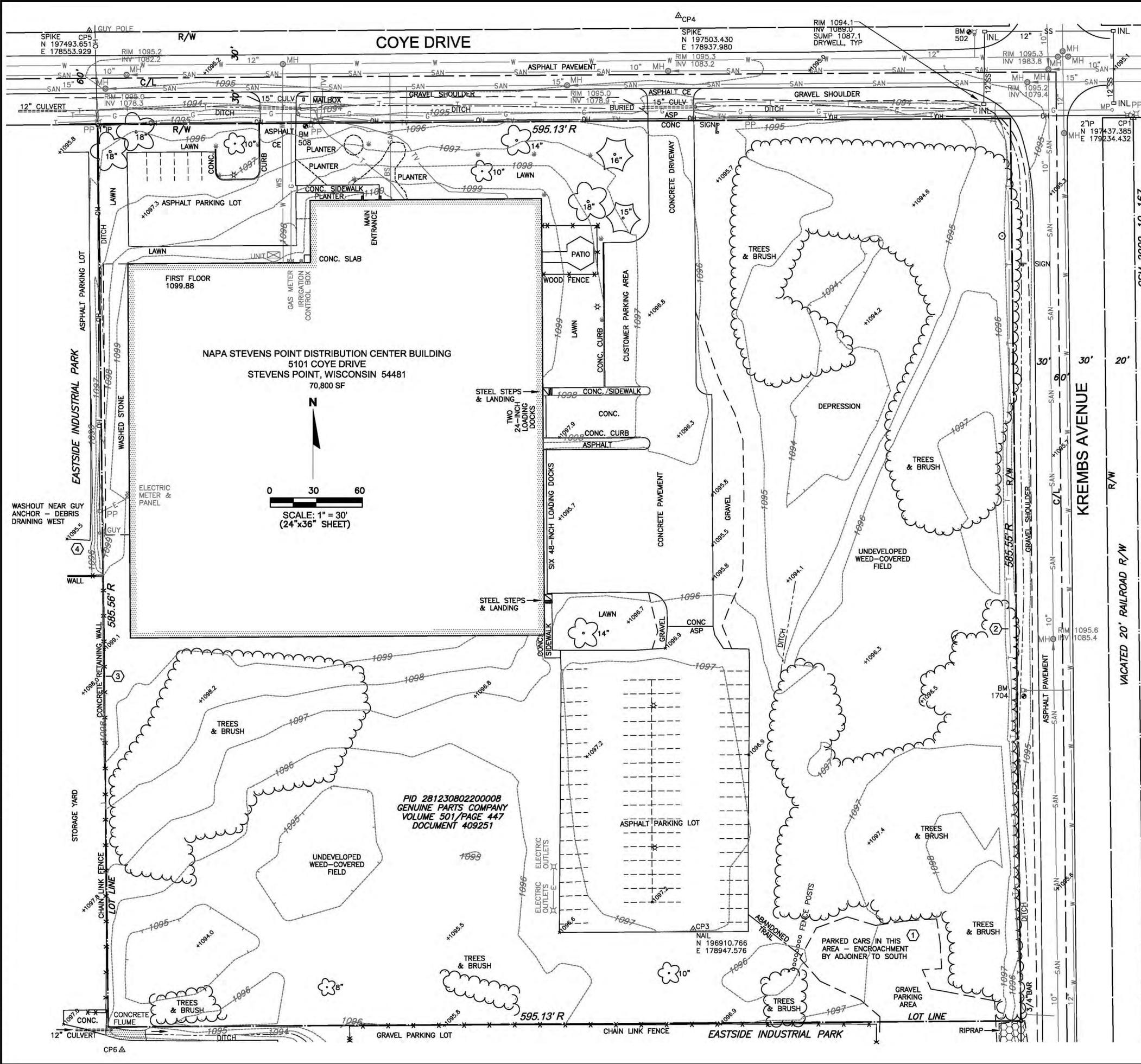
Our latest Site Plan has a total of 105 parking spaces—17 spaces in the existing parking lot at the NWC of the building, 10 parking spaces located on the east side of the existing building, and 78 spaces in a new parking lot to be built at the NEC of the site. We understand that the City's Development Ordinance calls for 110 parking spaces for our expanded building. However, we think that 105 parking spaces is probably more parking than we'll ever actually need. The number of employees that will be working at our Distribution Center in the future hasn't been established yet, but we don't think it will exceed 75 at any given time. We think it's very unlikely that we would ever have all 75 employees in the building, as well as 30 visitors, at the same time.

We think that 105 parking spaces will be more than adequate for our needs, and would like to request a variance or adjustment for the 5 parking spaces. Please give me a call at 770/612-2008 if you have any questions or need any additional information. Thank you for your consideration.

Best regards,

A handwritten signature in black ink that reads "Karl J. Koenig". The signature is written in a cursive, flowing style.

Karl J. Koenig, P.E.
Vice President, Real Estate & Construction



TOPOGRAPHIC SURVEY NAPA STEVENS POINT DISTRIBUTION CENTER

LOCATED IN THE SW 1/4 AND THE SE 1/4 OF THE FRACTIONAL NW 1/4 OF SECTION 2, TOWNSHIP 23 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

COORDINATES ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, PORTAGE COUNTY. ELEVATIONS REFERENCED TO NGVD 29 PER A BENCHMARK SUMMARY OBTAINED FROM THE CITY OF STEVENS POINT. BM 502 = PUMPER SPOUT OF HYDRANT AT NW CORNER OF COYE/KREMBES, 1096.06. BM 508 = PUMPER SPOUT OF HYDRANT ON SOUTH SIDE OF COYE, 3RD HYDRANT EAST OF HOOVER, 1097.29. BM 1704 = PUMPER SPOUT OF HYDRANT ON WEST SIDE OF KREMBES, 1ST HYDRANT SOUTH OF COYE, 1096.97.

LOCATION OF UTILITIES SHOWN ARE APPROXIMATE ONLY. THERE MAY BE OTHER BURIED UTILITIES PRESENT WHICH ARE NOT SHOWN. CONTACT DIGGER'S HOTLINE (1-800-242-8511) BEFORE DIGGING. A LAWN IRRIGATION SYSTEM EXISTS IN MAINTAINED TURF AREAS ON THE NORTH AND EAST SIDES OF THE EXISTING BUILDING. ASSOCIATED IRRIGATION LINES HAVE NOT BEEN LOCATED OR SHOWN.

UTILITIES PRESENT ARE GAS/ELECTRIC: WISCONSIN PUBLIC SERVICE; TELEPHONE: AT&T; CABLE TV: CHARTER COMMUNICATIONS; SEWER AND WATER: CITY OF STEVENS POINT.

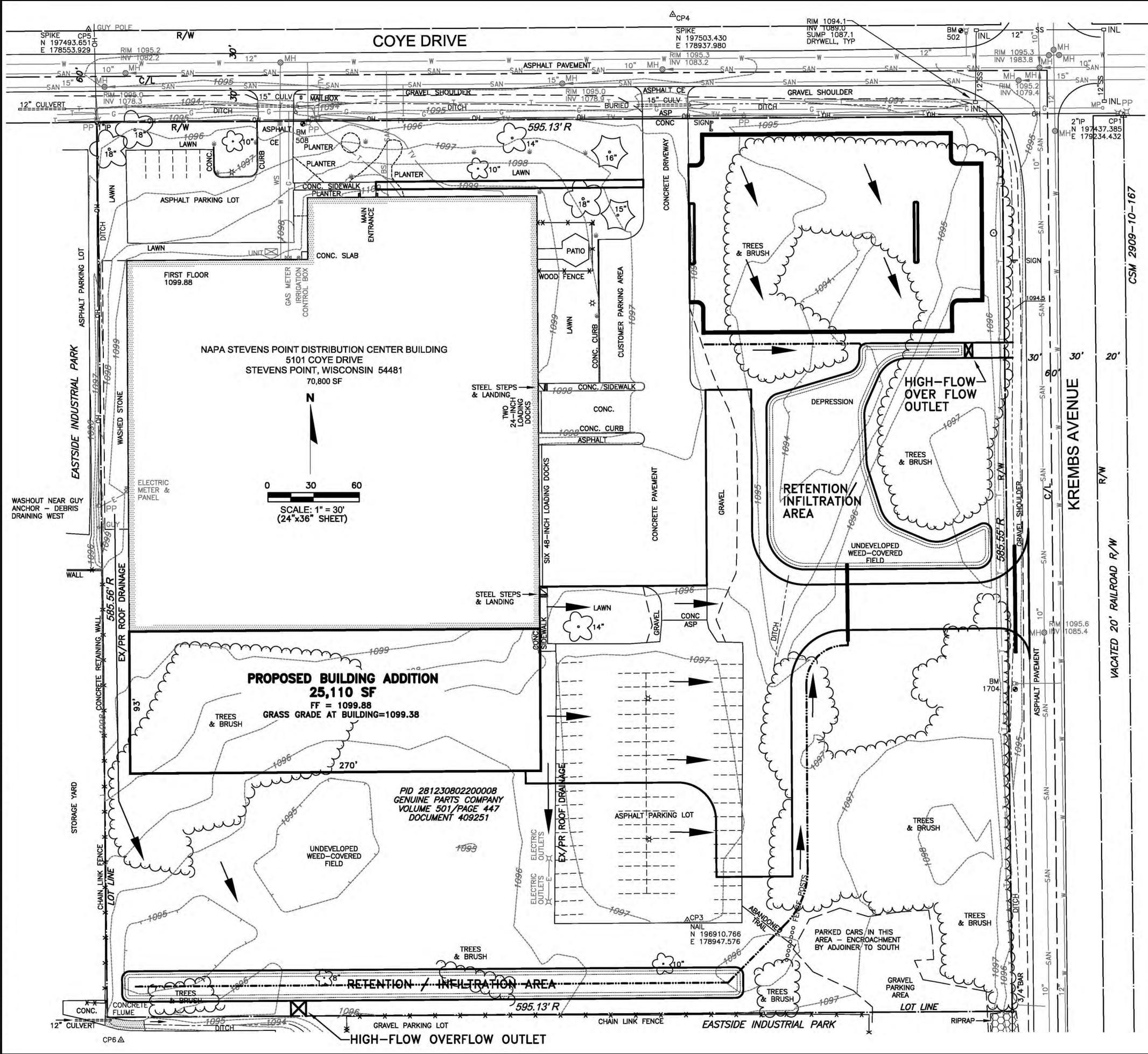
A BOUNDARY SURVEY WAS NOT PERFORMED. LOT LINES SHOWN ARE APPROXIMATE ONLY AS DEVELOPED FROM QUIT CLAIM DEED V501/P447 AND THE SUBDIVISION PLAT "EASTSIDE INDUSTRIAL PARK".

- APPARENT ENCROACHMENT NOTES:
- APPROXIMATELY 12 CARS ASSOCIATED WITH THE ADJOINER TO THE SOUTH PARK IN AN UNDEVELOPED AREA AT THE SOUTHEAST CORNER OF THIS PARCEL.
 - A BURIED AT&T CABLE IS LOCATED ON THIS PARCEL, APPROXIMATELY 3 FEET WEST OF THE EAST LOT LINE.
 - A CONCRETE RETAINING WALL ALONG THE WEST LOT LINE ENCLOSES ONTO THIS PARCEL BY APPROXIMATELY 3 INCHES.
 - A 3' WIDE WASHOUT FROM THIS PARCEL, DRAINING WEST, HAS DEPOSITED SOIL AND DEBRIS ONTO ADJOINING PARKING LOT.

LEGEND	
—G—	GAS MAIN
—W—	WATERMAIN
—E—	BURIED ELECTRIC CABLE
—T—	BURIED TELEPHONE CABLE
—TV—	BURIED CATV CABLE
—SAN—	SANITARY SEWER
—SS—	STORM SEWER
—OH—	OVERHEAD WIRE
---	FENCE
- - - -	DITCH LINE
1095	EXISTING 1' CONTOUR
○	PROPERTY CORNER
α	HYDRANT
⊕	UTILITY PEDESTAL
⊕PP	POWER POLE
⊕*	LIGHT POLE
⊕GUY	GUY ANCHOR
⊕V	VALVE
⊕MH	MANHOLE
⊕INL	CATCH BASIN / INLET
⊕*	SPRINKLER HEAD
⊕*	DECIDUOUS TREE
⊕*	CONIFEROUS TREE
⊕*	CONTROL POINT
⊕*	METER
⊕*	EXISTING SPOT ELEVATION
⊕BM	BENCH MARK
OHE	OVERHEAD ELECTRIC
BS	BUILDING SEWER
C/L	CENTERLINE
CULV	CULVERT
CP	CONTROL POINT
INV	INVERT
IP	IRON PIPE
MP	UTILITY MARKER POST
WS	WATER SERVICE
R	RECORDED AS
R/W	RIGHT OF WAY
→	EXISTING DRAINAGE FLOW

Date: 11/14/2011
 Drawn: 11/09/2015
 Checked: 9/15/2011
 Scale: 1"=30'
 Job No: 110926.15
 Revisions:
 GENUINE PARTS COMPANY
 2898 CIRCLE 75 PARKWAY
 ATLANTA, GA 30339
GREMMER & ASSOCIATES, INC.
 200 N. WILKINSON DRIVE
 CHICAGO, ILL. 60641
 (773) 241-4000 Fax: (773) 241-4005
**NAPA STEVENS POINT DISTRIBUTION CENTER
EXISTING SITE PLAN**
 C1

FILE NAME: GENUINE_NAPA_BASE_091511.DWG PLOTDATE: 11/14/2011



GRADING / DRAINAGE NOTES:

CONTACT DIGGERS HOTLINE BEFORE EXCAVATING (1-800-242-8511).

UTILITIES SHOWN ARE APPROXIMATE AND MAY BE INCOMPLETE. FIELD VERIFY FOR ACTUAL LOCATIONS, ADDITIONAL FACILITIES, DEPTHS, MATERIALS AND SIZES.

ALL PROPOSED SPOT ELEVATIONS AND PROPOSED CONTOURS ARE TO FINAL GRADE, UNLESS NOTED OTHERWISE.

CURB RAMP, REQUIRED PER ADA.

INSTALL CURB CUT FOR DRAINAGE OUTLET.

GENUINE PARTS COMPANY DISTRIBUTION CENTER
CONCEPTUAL GRADING / DRAINAGE PLAN

Job No: 110926.15
Scale: 1"=30'

Revisions:

Designed: DLG Date: 11/1/2011
Drawn: DLG Date: 9/15/2011
Checked: DLG Date:

GREMMER & ASSOCIATES, INC.
200 N. Main Street
Greenville, SC 29601
(716) 241-4225 Fax: (716) 241-2255

C3



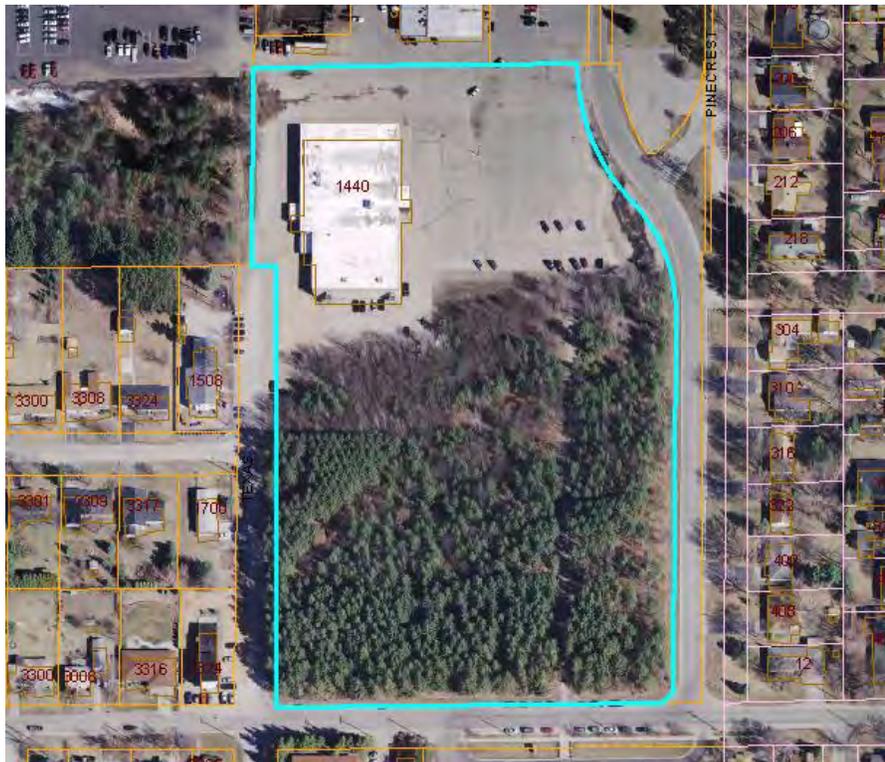
Memo

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

City of Stevens Point – Department of Community Development

To: Plan Commission
From: Michael Ostrowski
CC:
Date: 11/28/2011
Re: Copps – Parking Lot Review

Our zoning ordinance requires any new parking lot or an addition to an existing parking lot that is over 49 spaces to be reviewed and approved by the Plan Commission. The Copps grocery store parking lot will have a 385 stall parking lot.



The following are the parking lot and landscape requirements within our zoning ordinance:

- 1) Any parking lot containing ten (10) or more contiguous spaces shall be hard-surfaced**

with bituminous or Portland cement concrete.

Analysis: The parking lot will be constructed of asphalt.

Findings: This standard is met.

- 2) On the site of a building or open lot use providing an off-street parking area of five (5) or more contiguous spaces, there shall be provided landscaping between such area and the street right-of-way and/or property line.**

Analysis: The property is zoned B-4, and the surrounding properties are zoned B-4 and R-2. This requires a 5' setback area for the parking lot.

Findings: The parking lot is setback at least 10' on all sides. This standard is met.

- 3) Parking areas being screened from a public right-of-way, residentially property or parking areas within a residentially developed area: 1 tree per 50 lineal feet - for parking areas being screened from commercial or industrial zoned district: 1 tree per 75 lineal feet.**

Analysis: The proposed plan has trees scattered throughout the area at intervals of at least one tree for each 75' of lineal frontage when across from a commercially zoned property and one tree for each 50' of lineal frontage when across from a residentially zoned property.

Findings: This standard is met.

- 4) Any off-street parking spaces or parking lot abutting the public street right-of-way or property zoned R-1, R-2, R-3, and R-4 or used for residential purposes shall provide continuous screening.**

Analysis: The proposed plan provides a continuous screen of the parking area using several species of plantings on the west and east sides where the parking lot is adjacent to a public street right-of-way or a residentially zoning property.

Findings: This standard is met.

- 5) For parking areas over 50,000 square feet, not less than two percent of the parking lot area, excluding the perimeter landscaping shall be landscaped with interior plantings dispersed throughout the lot and shall consist mainly of overstory/understory trees. Each separate landscaped planter island shall contain a minimum of two hundred (200) square feet of area, with one minimum dimension being ten (10) feet.**

Analysis: The parking area is approximately 187,821 square feet in area.

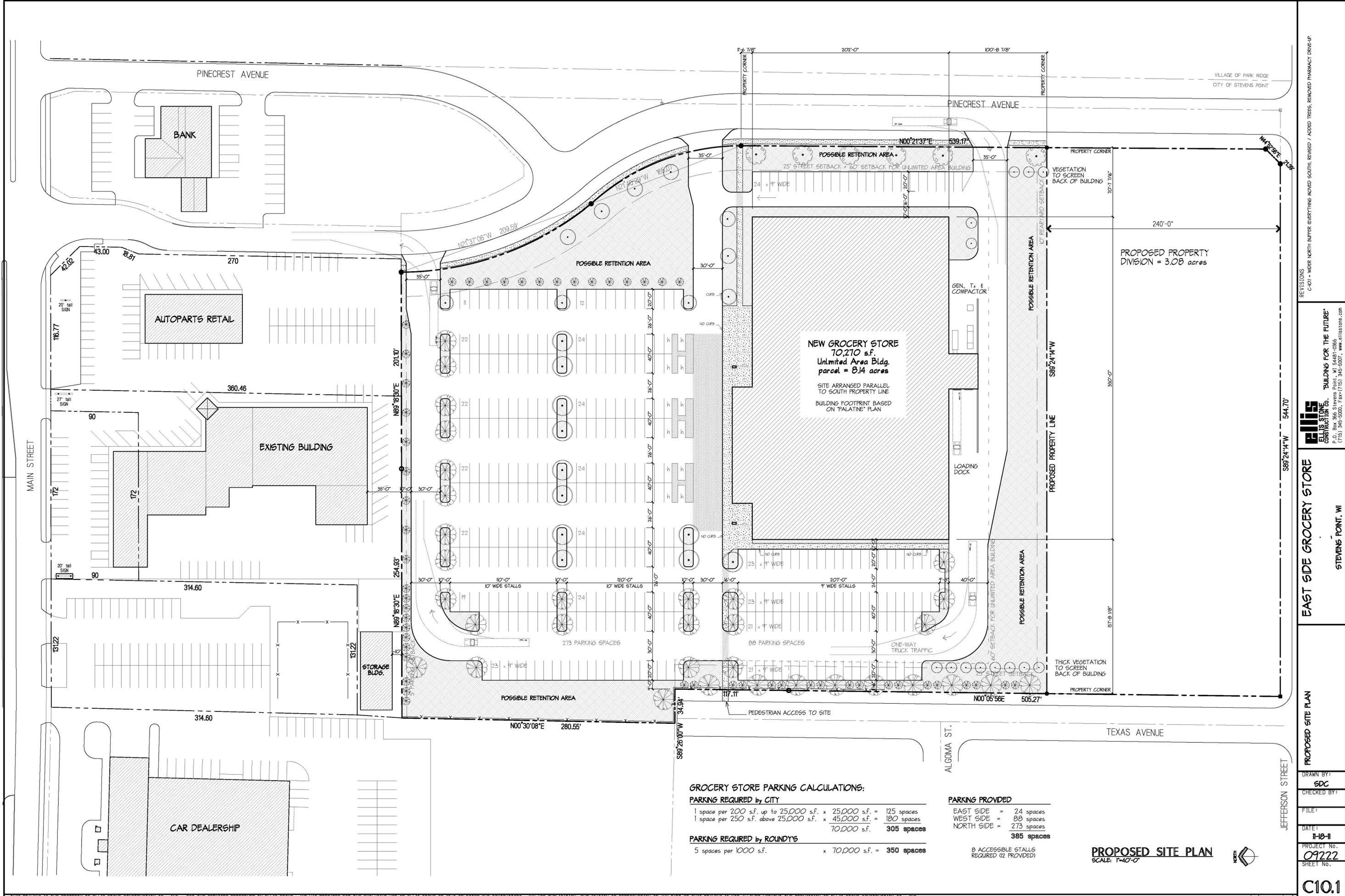
Findings: Internal plantings make up over 7% of the parking lot area. All planting islands are over 200 square feet in area and over 10' in length.

- 6) **Protection of Landscape Strips and Plantings from Vehicular Encroachment. One of the following methods must be provided to eliminate vehicular encroachment in an area where parking spaces abut a landscaped area of the site: Wheel stops of masonry, steel, or heavy timber construction shall be provided at a distance of two (2) feet from the edge of the planting area. The parking space shall not extend into the required parking area setback unless approved. Curb. If curb is used, a minimum five (5) foot landscape strip shall be required. It is intended that two (2) feet of said strip may be utilized for vehicle overhang and may be credited to stall depth.**

Analysis: The proposed parking lot will have curb or wheel stops installed along the landscaped areas.

Findings: This standard is met.

Staff would recommend approval of this request.



NEW GROCERY STORE
 10,210 s.f.
 Unlimited Area Bldg.
 parcel = 8.14 acres
 SITE ARRANGED PARALLEL
 TO SOUTH PROPERTY LINE
 BUILDING FOOTPRINT BASED
 ON 'PALATINE' PLAN

PROPOSED PROPERTY
 DIVISION = 3.08 acres

GROCERY STORE PARKING CALCULATIONS:

PARKING REQUIRED by CITY		PARKING PROVIDED	
1 space per 200 s.f. up to 25,000 s.f.	x 25,000 s.f.	EAST SIDE	= 24 spaces
1 space per 250 s.f. above 25,000 s.f.	x 45,000 s.f.	WEST SIDE	= 88 spaces
		NORTH SIDE	= 273 spaces
			385 spaces
PARKING REQUIRED by ROUNDY'S		8 ACCESSIBLE STALLS REQUIRED (12 PROVIDED)	
5 spaces per 1000 s.f.	x 70,000 s.f.		

PROPOSED SITE PLAN
 SCALE: 1"=40'-0"

REVISONS
 C-101 - WORK NORTH BUFFER (VERTICALLY MOVED SOUTH), REVISED / ADDED TREES, REMOVED PHARMACY DRIVE-UP.

ELLIS STONE CONSTRUCTION CO.
 "BUILDING FOR THE FUTURE"
 P.O. Box 366 Stevens Point, WI 54481-0366
 (715) 345-5000, Fax: (715) 345-5007, www.ellisstone.com

EAST SIDE GROCERY STORE
 STEVENS POINT, WI

PROPOSED SITE PLAN
 DRAWN BY: SDC
 CHECKED BY:
 FILE:
 DATE: 11-18-11
 PROJECT No. 09222
 SHEET No.

C10.1

SITE LANDSCAPE PLAN PLANTING SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE	NOTES
TREE SPECIES					
AC	Amelanchier canadensis	Serviceberry (Single Stem)	7	2.0" Cal.	B&B
AR	Acer rubrum	Red Maple	21	2.0" Cal.	B&B
GB	Ginkgo Biloba 'Autumn Gold'	'Autumn Gold' Ginkgo (Males Only)	19	2.0" Cal.	B&B
MH	Malus hybrida	Prarie Fire Crabapple	10	2.0" Cal.	B&B
PG	Picea pungens var. glauca	Colorado Blue Spruce	14	6' - 8'	B&B
SR	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	6	2.0" Cal.	B&B
TC	Tilia cordata	Little Leaf Linden	5	2.0" Cal.	B&B
SHRUBS SPECIES (SCREENING)					
CSC	Cornus sericea 'Cardinal'	Cardinal Redtwig Dogwood	20	36" Cont.	
VLM	Viburnum lantana 'Mohican'	'Mohican' Viburnum	32	36" Cont.	
PERENNIALS / GRASSES					
CAK	Calamagrostis x acutiflora 'Karl Foerster'	'Karl Foerster' Feather Reed Grass	215	24" Cont.	
PVN	Panicum virgatum 'Northwind'	'Northwind' Switch Grass	117	24" Cont.	
HRD	Hemerocallis 'Rosy Returns'	'Rosy Returns' Daylily	100	1 Gd.	

SITE LANDSCAPE PLAN - GENERAL NOTES

- CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK.
- ALL PLANTING SHALL BE REVIEWED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL LANDSCAPE BEDS SHALL CONTAIN A 4" DEPTH OF SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING.
- LANDSCAPE EDGING SHALL BE ALUMINUM CURVITITE EDGING.
- ALL TREES IN TURF AREAS SHALL HAVE A 5' DIAMETER CIRCLE OF 4" DEPTH SHREDDED HARDWOOD BARK MULCH.
- ALL GENERAL TURF AREAS SHALL BE FINISH GRADED, SEED, FERTILIZED, AND CRIMP HAY MULCHED AS PER THE PROJECT MANUAL SPECIFICATIONS.
- ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
- ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY ZONING ORDINANCE.
- SEE THE PROJECT MANUAL FOR SPECIFICATIONS AND REQUIREMENTS FOR PLANTING, STAKING OF TREES, WARRANTY PERIOD, MAINTENANCE, ETC.
- PLANTING SCHEDULE REPRESENTS QUANTITIES FOR BASE BID ONLY.
- SEE DETAILS FOR PLANTING INSTALLATION.

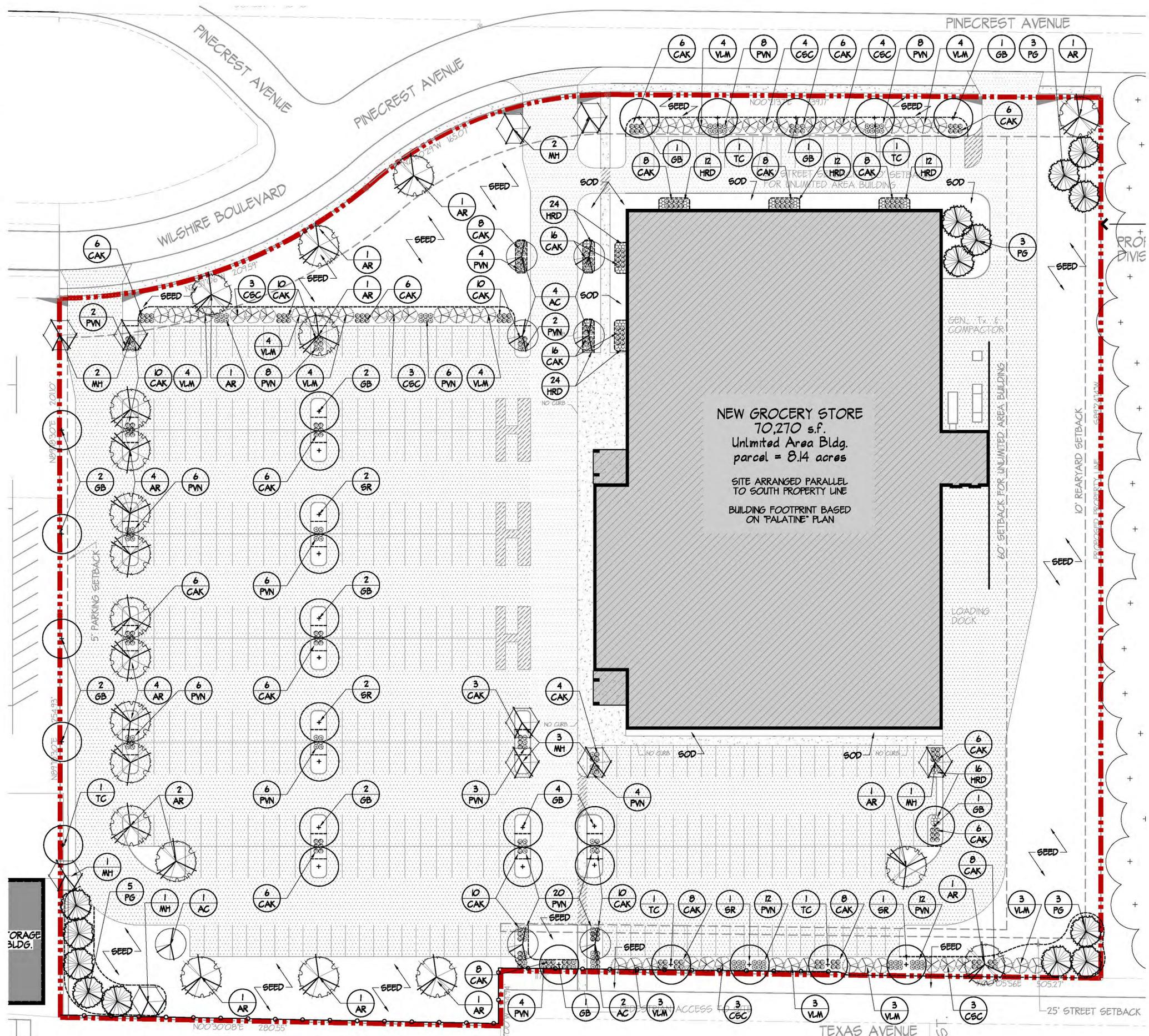
SITE LANDSCAPE PLAN CALCULATIONS

LANDSCAPING REQUIRED BY CITY

- LANDSCAPE SCREENING ADJACENT TO RESIDENTIAL = 18" MIN. 3" MAX.
- TREE PLANTING ADJACENT TO RESIDENTIAL = 50' O.C.
- TREE PLANTING ADJACENT TO COMMERCIAL = 75' O.C.
- EVERGREEN TREE SPECIE REQ. SIZE = 3' MIN. HT.
- DECIDUOUS TREE SPECIES = 1-3/4" - 2" CAL.

LOT INTERIOR LANDSCAPING PERCENTAGE

- PARKING LOT - HARD SURFACE = 187,821 S.F.
- LOT INTERIOR LANDSCAPING = 14,432 S.F.
- 14,432 S.F. / 187,821 S.F. x 100 = 0.077
- LOT INTERIOR LANDSCAPING % = 7.7%



PROPOSED LANDSCAPING PLAN

SCALE: 1"=30'-0"



REVISIONS: I-17-4

ELLIS STONE CORPORATION
 BUILDING FOR THE FUTURE
 1000 STEVENS POINT, WI 53156
 P.O. Box 366, Stevens Point, WI 54481-0366
 (715) 345-5000, Fax: (715) 345-5007, www.ellisstone.com

EAST SIDE GROCERY STORE
 STEVENS POINT, WI

PROPOSED SITE LANDSCAPE PLAN
 DRAWN BY: RHR
 CHECKED BY: RHR
 FILE:
 DATE: 11-10-11
 PROJECT NO: 09222
 SHEET NO: C10.2

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Administrative Staff Report

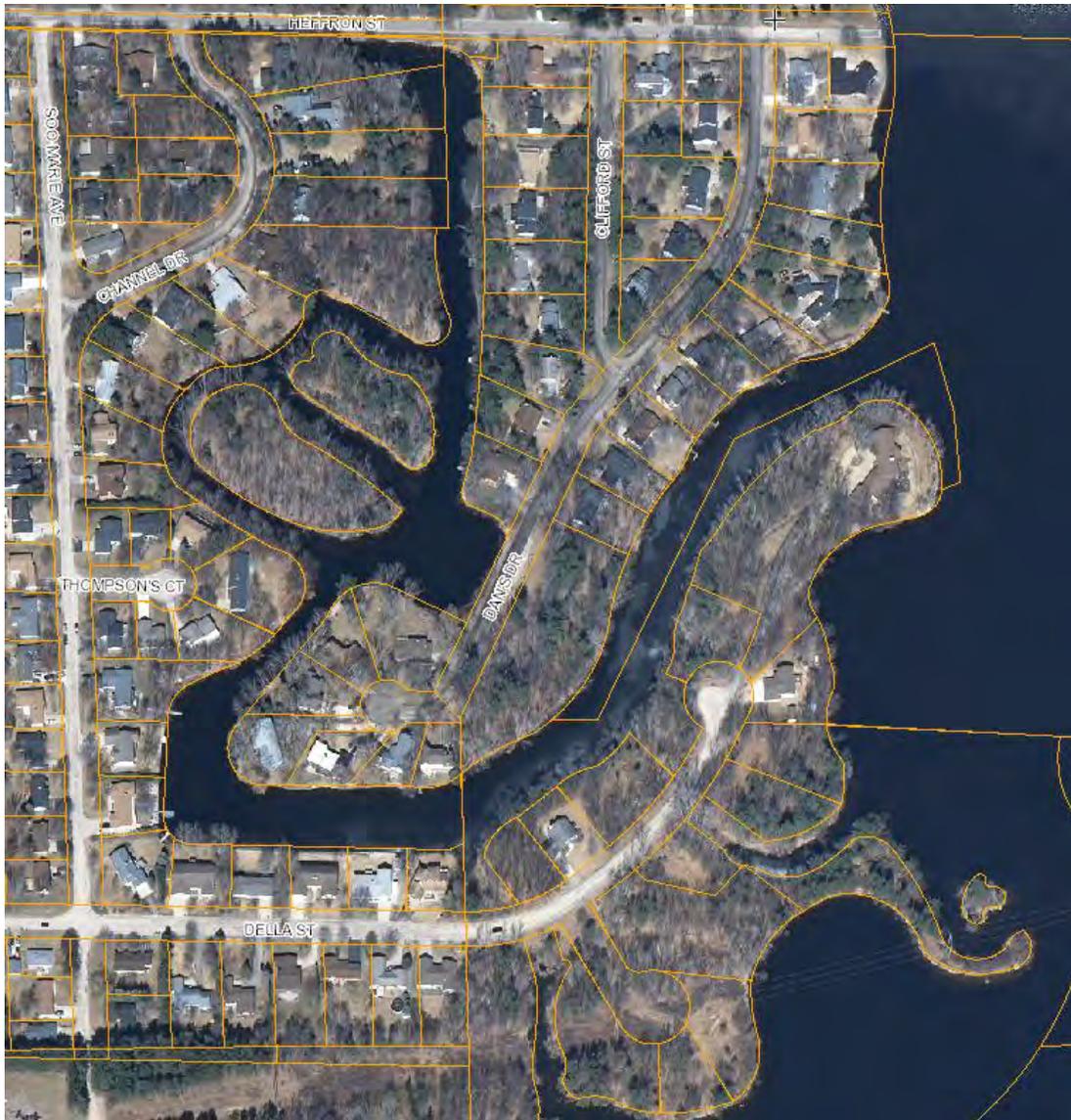


McDill Pond – Heffron Street Channel (South) Conditional Use Dredging Project December 5, 2011

Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none">• McDill Lake District <p>Staff:</p> <ul style="list-style-type: none">• Michael Ostrowski, Director Community Development Ph: (715) 346-1567 Fax: (715) 346-1498 mostrowski@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none">• 2308-04-4015-14,• 2308-04-4020-01, and• An unnumbered parcel <p>Zone(s):</p> <ul style="list-style-type: none">• Water/Variouse <p>Master Plan:</p> <ul style="list-style-type: none">• Water <p>Council District:</p> <ul style="list-style-type: none">• District 10 – Brooks <p>Lot Information:</p> <ul style="list-style-type: none">• N/A <p>Current Use:</p> <ul style="list-style-type: none">• McDill Pond <p>Applicable Regulations:</p> <ul style="list-style-type: none">• 23.01(16)	<p>Request</p> <p>Request from the McDill Lake District, for a conditional use permit to dredge portions of property of the South Channel of the McDill Pond lake bed south of Heffron Street and near Della Street. Parcel IDs 2308-04-4015-14, 2308-04-4020-01, and an unnumbered parcel.</p> <p>Attachment(s)</p> <ul style="list-style-type: none">• Parcel Data Sheets• Application• Project Description / Plans <p>Findings of Fact</p> <ul style="list-style-type: none">• Dredging is a conditional use within our zoning ordinance.• Lake bed is owned by private individuals and the City of Stevens Point.• The fill material will be hauled off-site. <p>Staff Recommendation</p> <p>Approve, subject to the following condition(s):</p> <ul style="list-style-type: none">• Applicants shall determine and take the necessary precautions for the protection against Blastomycosis.• Applicants must receive approval from all other regulating agencies (e.g. Wisconsin DNR and FEMA).• Applicants must receive approval the City Parks Department and Public Works Department.• Dredging must occur in areas owned by the Meyers, unless written permission is granted from the other property owners.
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Vicinity Map



Background

The McDill Lake District is proposing to have several areas of the south part of the Heffron Street channel dredged in order to improve water quality and the flow throughout the channel. Our zoning ordinance considers all dredging a conditional use. With the current drawdown of the pond, it gives the McDill Lake District a unique opportunity to remove sediment material. Please see the attached project description for a complete background. While five areas are marked on the proposed plan to be dredged, the group will only be dredging three areas. The two areas by the Heffron Street culvert will not be dredged at this time. The area to the south of the Heffron Street culvert is proposed to be dredged by the City when work is being done in that area.

The proposed project would begin early next year and the fill material would be hauled off-site.

Standards of Review

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

Analysis: The proposed project is to dredge the lake bed in several areas of the channel in order to improve water quality and flow through the area.

Findings: The use should not be detrimental to the general welfare of the public. The one concern that staff has is that Blastomycosis, a rare infection that may develop when people breathe in a fungus called Blastomyces dermatitidis, which is found in wood and soil, has been known to exist in this area and may be released with the disturbance of the soil. The concern is more for the individuals doing the dredging. Staff would recommend that the applicants contact the Wisconsin DNR to determine the appropriate precautions to take when working on this project. Staff would also recommend that all other necessary agency approvals are granted prior to the start of the project.

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

Analysis: The use should not be injurious to the uses already permitted in the area.

Findings: This standard is met. Please see standard #1.

- 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 dredging will occur mostly in areas that are normally under water.

Findings: The use should not impede the normal development 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: N/A

Findings: N/A

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

Analysis: N/A

Findings: N/A

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

Analysis: Ingress/Egress will occur off of Della Street on City owned property.

Findings: The applicants shall get approval from the City Parks Department.

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 project will take place in an area that is normally under water.

Findings: This standard is met.

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: N/A

Findings: N/A

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

Analysis: N/A

Findings: N/A

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

N/A

11) Access to the site shall be safe.

N/A

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

N/A

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

N/A

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

N/A

Name and Address		Parcel #	Alt Parcel #
City of Stevens Point 1515 Strongs Avenue Stevens Point, WI 54481		230804401514	230804401514
		Property Address	
Display Note			

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

PERMITS

Date	Number	Amount	Purpose	Note

2011 ASSESSED VALUE

Class	Land	Improvements	Total
X4-Local Exempt	\$0	\$0	\$0
Total	\$0	\$0	\$0

LEGAL DESCRIPTION

OUTLOT 1 GODFREY'S POINT AS DEDICATED PER SAID PLAT I/19

PROPERTY IMAGE

PROPERTY SKETCH

NO IMAGE ON FILE

Name and Address		Parcel #	Alt Parcel #	Land Use
Daniel Koziczkowski 1515 Strongs Ave Stevens Point, WI 54481		230804402001	230804402001	Vacant Land - Residential
		Property Address		Neighborhood
		Inundated		284 McDill Koz Della Bon Bay
		Subdivision		Zoning
Display Note		Metes And Bounds		C-CONSERVANCY

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

SITE DATA

PERMITS

Actual Frontage	0.0	Date	Number	Amount	Purpose	Note
Effective Frontage	0.0					
Effective Depth	0.0					
Square Footage	763,179.7					
Acreage	17.520					

2011 ASSESSED VALUE

Class	Land	Improvements	Total
Total	\$0	\$0	\$0

LEGAL DESCRIPTION

NESE EXC DAN KOZICZKOWSKI SUB; EX CSMS 16/139; 40/56; 40/87; 44/4 & EXC THAT PRT OF GODFREY'S POINT SUB AS LIES IN THE NESE S4 T23 R8 216/210

DWELLING DATA (0 of 0)

Style		Basement		Exposed	
Ext. Wall		Heating			
Story Height		Age		Fuel Type	
Year Built	0	Eff. Year	0	System Type	
Class		Total Rooms		Bedrooms	
Int. Cond. Relative to Ext.		Family Rooms			
Physical Condition		Full Baths		Half Baths	
Kitchen Rating		Bath Rating			

FEATURES

ATTACHMENTS

Description	Units	Description	Area

Name and Address		Parcel #	Alt Parcel #	Land Use
Daniel Koziczkowski 1515 Strongs Ave Stevens Point, WI 54481		230804402001	230804402001	Vacant Land - Residential
		Property Address		Neighborhood
		Inundated		284 McDill Koz Della Bon Bay
		Subdivision		Zoning
Display Note		Metes And Bounds		C-CONSERVANCY

LIVING AREA

Description	Gross Area	Calculated Area
Basement Finished Basement Living Area First Story Second Story Additional Story Attic / Finished Half Story / Finished Attic / Unfinished Half Story / Unfinished Room / Unfinished Total Living Area		

DETACHED IMPROVEMENTS

Description	Year Built	Square Feet	Grade	Condition

PROPERTY IMAGE

PROPERTY SKETCH

NO IMAGE ON FILE	
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R#1-45083
\$90
11-21-11

REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION

ADDRESS OF PROPERTY: 3200-3300 Block Della - South Channel
McDill Pond

- 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).
Please see attached Dredging Proposal

OWNER/APPLICANT:
Name: McDill Lake District
Address: 3317 Della St
Stevens Point WI 54481
(City, State, Zip Code)

AGENT FOR OWNER/APPLICANT:
Name: Krista Olson
Address: 3317 Della St
Stevens Point WI 54481
(City, State, Zip Code)

Telephone: (715) 344-1779
Cell Phone: (608) 678-0631

Telephone: (715) 344-1779
- Cell Phone: (608) 678-0631

[Signature]
Signature

[Signature]
Signature

Scheduled Date of Plan Commission Meeting: 12-5-11

Scheduled Date of Common Council Meeting: 12-19-11

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

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

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

Receipt # _____

REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION

ADDRESS OF PROPERTY: _____

- 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).

OWNER/APPLICANT:
Name: Nick Beggs
Address: 3316 Denny St.
St. Point, WI 54481
(City, State, Zip Code)
Telephone: _____

AGENT FOR OWNER/APPLICANT:
Name: McDill Lake District
Address: _____
(City, State, Zip Code)
Telephone: _____

OWNER/APPLICANT:
Name: Chet Hebotkowitz
Address: 3020 Hektor Ave
(City, State, Zip Code)
Telephone: _____

OWNER/APPLICANT:
Name: Joe Stuczynski
Address: 3316 Denny Dr.
St. Pt. WI
(City, State, Zip Code)
Telephone: (715) 252-5708

OWNER/APPLICANT:
Name: Jeremy Castleberg
Address: 3281 Denny Dr
(City, State, Zip Code)
Telephone: _____

OWNER/APPLICANT:
Name: Phonda VanderVeen
Address: vrvanderveen@pol.net
(City, State, Zip Code)
Telephone: _____

OWNER/APPLICANT:
Name: Lyn Fawley
Address: 3273 Denny
Stevens Point
(City, State, Zip Code)
Telephone: 715-341-6681

OWNER/APPLICANT:
Name: Ram Ennison
Address: 3325 Della St
Stevens Point, WI 54481
(City, State, Zip Code)
Telephone: 715-341-7717

OWNER/APPLICANT:
Name: DAVID KROENING
Address: 3324 DAN'S DRIVE
(City, State, Zip Code)
Telephone: _____

OWNER/APPLICANT:
Name: _____
Address: _____
(City, State, Zip Code)
Telephone: _____

OWNER/APPLICANT:
Name: Wayne Lauer
Address: 3249 Denny Drive
Stevens Point WI 54481
(City, State, Zip Code)
Telephone: 715-344-7573

OWNER/APPLICANT:
Name: _____
Address: _____
(City, State, Zip Code)
Telephone: _____

McDill Pond Dredging Proposal

McDill Inland Lake Protection and Rehabilitation District

October 2011

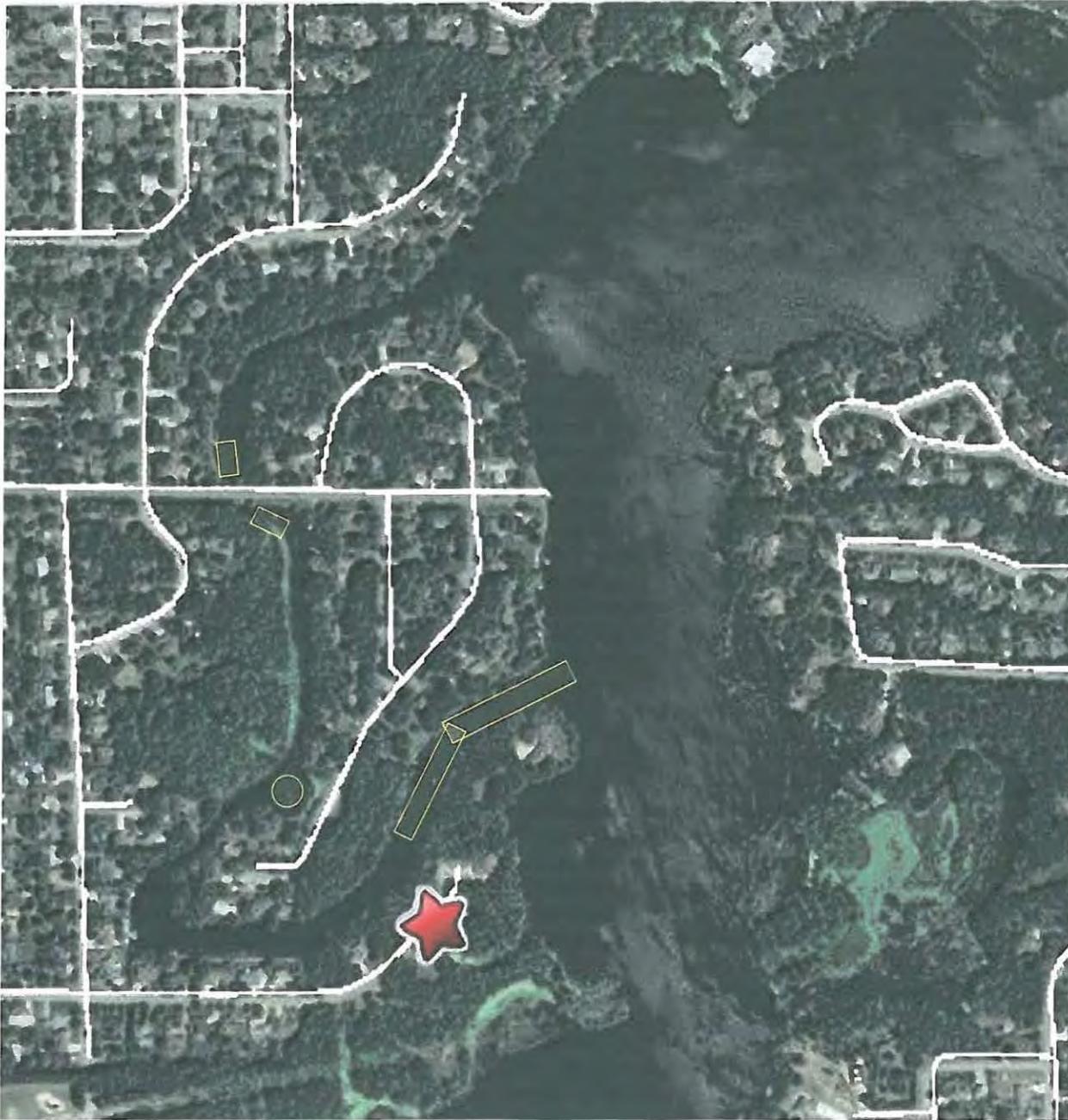
Current issue:

The Heffron St Channel of McDill has experienced issues over the last few years with poor water quality. This has been compounded by excessive aquatic plant growth, and a lack of flow through the channel. Several different solutions were considered including aerators and water turbines. A survey done by Boonestroo in June 2010 found that part of the contributing factors to the water quality problem is due to the water fighting to get uphill to get out of the channel. The last major dredge of the channel was completed in the early 1960's, and over the years sediment has accumulated at the mouth of the south channel opening. It was recommended to remove the sediment to improve water flow. It was also recommended to dredge in front and back of the Heffron St culvert to remove accumulating sediment, and other areas of the south channel where possible to allow the springs to open up and provide more fresh water to McDill's channels again. This would improve the water quality for about 50 residences on the channel of McDill Pond.

The unexpected drawdown of 2011 has allowed McDill Lake District the opportunity to go back and fix the channel issue that was not done during the 2008-09 drawdown. In the next set of photos you can see where sediment has accumulated at the end of the south channel, forcing the exiting water to go uphill. These photos were taken from the dead end cul de sac of Della Street heading to the exit of the south channel by the Enerson residence.



The pictures above are the channel from top (l-r) and bottom (l-r) order. Notice at the bottom that the stream is down to a narrow trickle.



McDill Pond South Channel Dredge Project

Areas in Yellow in above map are proposed dredge locations. Amounts to be dredged are listed below

Heffron Street (South side)

Excavate and remove material from channel (150'x14'x3')
 Load haul 325yds. to Enerson Farm \$1500

Riverwoods Park Bay

Excavate and remove material from bay (75'x50'x3')
 Load and haul 520yds to Enerson Farm \$1500

Della St. Channel

Load haul and level (900'x14'x3') 1,750yds, \$7,500
 Load haul and transport to Enerson Farm Add \$3,000

Heffron Street Culvert areas on the North and South Side of Heffron Street. Note these photos were taken during last drawdown, but the condition is still the same.



The recommendation from Stuczyinski Excavating is to remove a 2 – 3’ deep path approximately 14’ wide in the areas shown on the map below for the stretch from the dead end of Della St to the south channel opening. The depth would go deeper as they move towards the exit to make a silt trap for the future years. The Heffron St culvert area would be accessed via city right of way, and excavation would be done to remove the “hump” areas in front of each side of the culvert. The Riverwoods pond area would also be accessed via city right of way and Stuczyinski private residence to remove some of the excess muck and open the springs.

A pathway for the trucks would need to be cut into the dead end of Della Street on city parkland. The land is currently used as a trail, most often by ice fisherman during the winter months. A path can be easily cut by removing a dead oak, a scrubby jack pine, and a few other small scrub trees. A small load of gravel would need to be put down to even out the trail for the trucks to drive on. The path could be left in place and would be seen as a benefit by many area fisherman, canoe/kayakers and local walkers.

Funding of the project would be from Lake District dues and/or fundraisers McDill is considering to fund repairs to McDill. The Lake District would be asking the city for right of way access for Stuczyinski’s equipment, and permissions to dredge the land as officially the exposed lake bed is shown to be under ownership of the city.

* Pending DNR approvals for excavation and disposal

Per Joe Stuczynski: I think deepening the existing channel would not be cost effective for the amount of sand we would remove, beyond the Della St. limits. I would have to use Off-Road trucks for the Della St. channel, whereas highway trucks would be more cost effective on Heffron and Riverwoods.

Excavating would be completed by Joe Stuczynski at cost by Stuczynski Trucking and Excavating Inc (Lake District Member)

Administrative Staff Report

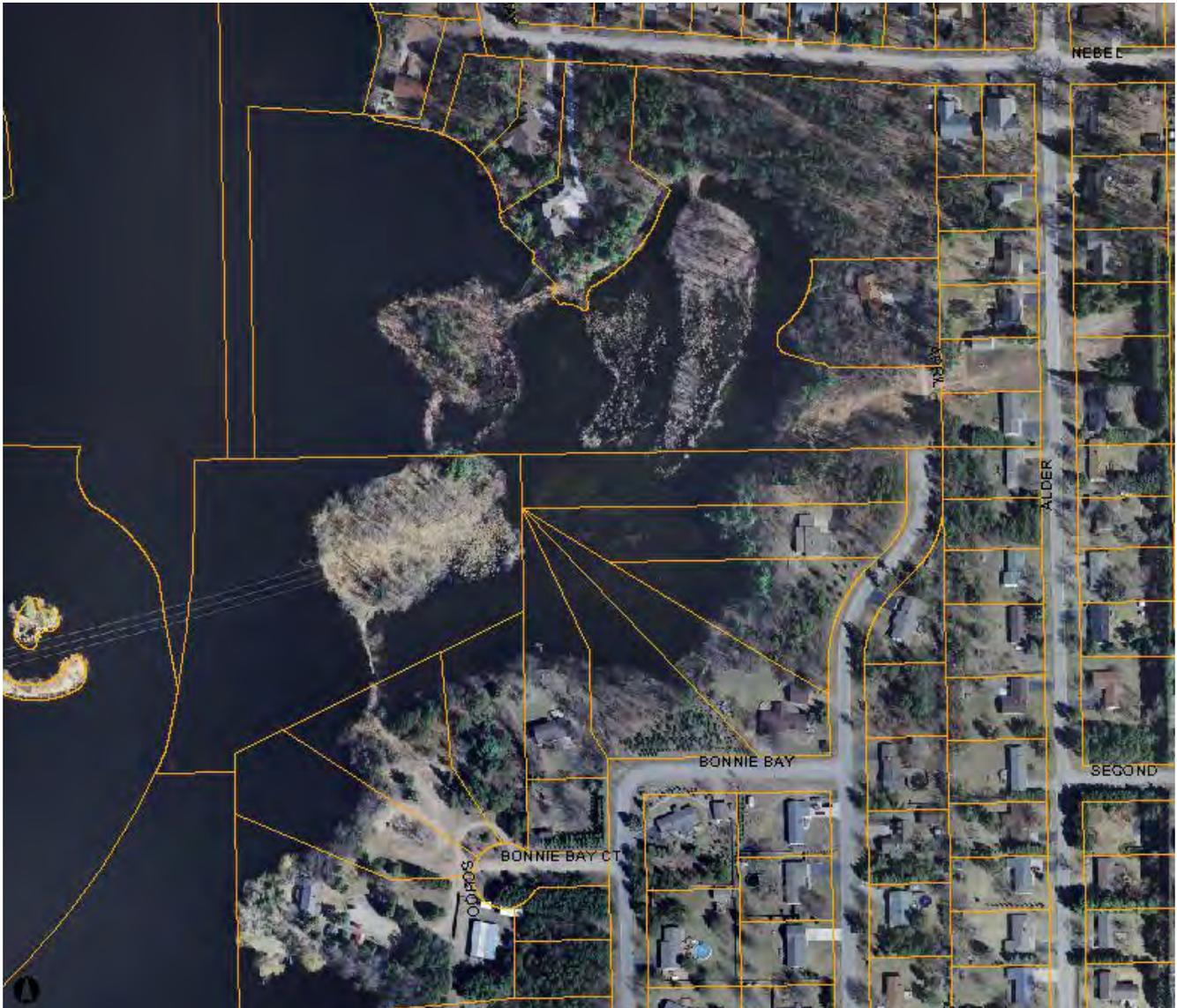
McDill Pond – Meyer Conditional Use Dredging Project December 5, 2011



Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none">Chris and Amy Meyer <p>Staff:</p> <ul style="list-style-type: none">Michael Ostrowski, Director Community Development Ph: (715) 346-1567 Fax: (715) 346-1498 mostrowski@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none">2308-03-3301-252308-03-3301-282308-03-3200-15 <p>Zone(s):</p> <ul style="list-style-type: none">Water/Variouse <p>Master Plan:</p> <ul style="list-style-type: none">Water <p>Council District:</p> <ul style="list-style-type: none">District 10 – Brooks <p>Lot Information:</p> <ul style="list-style-type: none">N/A <p>Current Use:</p> <ul style="list-style-type: none">McDill Pond <p>Applicable Regulations:</p> <ul style="list-style-type: none">23.01(16)	<p>Request</p> <p>Request from Chris and Amy Meyer, for a conditional use permit to dredge portions of property of the McDill Pond lake bed, near 3916 Bonnie Bay Court and Nebel Street. Parcel IDs 2308-03-3301-25, 2308-03-3301-28, and 2308-03-3200-15.</p> <p>Attachment(s)</p> <ul style="list-style-type: none">Exhibit MapApplicationProject Description / Plans <p>Findings of Fact</p> <ul style="list-style-type: none">Dredging is a conditional use within our zoning ordinance.Lake bed is owned by the Meyers and one other property owner.The fill material will be placed on the island owned by the Meyers. <p>Staff Recommendation</p> <p>Approve, subject to the following condition(s):</p> <ul style="list-style-type: none">Applicants shall determine and take the necessary precautions for the protection against Blastomycosis.Applicants must receive approval from all other regulating agencies (e.g. Wisconsin DNR and FEMA).Applicants must receive approval the City Parks Department and Public Works Department.Dredging must occur in areas owned by the Meyers, unless written permission is granted from the other property owners.
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Vicinity Map



Background

The Meyers are proposing to dredge sections of McDill Pond in order to remove accumulated silt around the islands near the east side of the pond. The dredge area will be approximately 3 to 4 acres in size below the ordinary high water mark. The average dredge excavation depth will be between 8" to 24". The placement of the dredge material will be spread over the island owned by the Meyers. The proposed timeframe for the project is from January 2012 to March 2012. The Meyers have indicated that silt fence will be placed around the disposal area until the area is stabilized. They will then plant trees in and outside the disposal area.

Standards of Review

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

Analysis: The proposed project is to dredge the lake bed in several areas of the channel in order to improve water quality and flow through the area.

Findings: The use should not be detrimental to the general welfare of the public. The one concern that staff has is that Blastomycosis, a rare infection that may develop when people breathe in a fungus called Blastomyces dermatitidis, which is found in wood and soil, has been known to exist in this area and may be released with the disturbance of the soil. The concern is more for the individuals doing the dredging. Staff would recommend that the applicants contact the Wisconsin DNR to determine the appropriate precautions to take when working on this project. Staff would also recommend that all other necessary agency approvals are granted prior to the start of the project.

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

Analysis: The use should not be injurious to the uses already permitted in the area.

Findings: This standard is met. Please see standard #1.

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 dredging will occur mostly in areas that are normally under water.

Findings: The use should not impede the normal development 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: N/A

Findings: N/A

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

Analysis: N/A

Findings: N/A

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

Analysis: Ingress/Egress will occur via property owned by the Meyers.

Findings: This standard is met.

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

Analysis: The proposed project will take place in an area that is normally under water.

Findings: This standard is met.

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: N/A

Findings: N/A

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

Analysis: N/A

Findings: N/A

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

N/A

11) Access to the site shall be safe.

N/A

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

N/A

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

N/A

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

N/A

Name and Address		Parcel #	Alt Parcel #	Land Use
Christopher D & Amy M Meyer 3916 Bonnie Bay Ct Stevens Point, WI 54481		230803330125	230803330125	Residential
		Property Address		Neighborhood
		3916 Bonnie Bay Ct		28 South East (Residential)
		Subdivision		Zoning
Display Note	Boundary Adjustment II	Certified Survey Map		R1-SUBURBAN

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Christopher D & Amy M Meyer	10/28/2005	\$55,000	Warranty Deed	680913		Land

SITE DATA

PERMITS

Actual Frontage	0.0	Date	Number	Amount	Purpose	Note
Effective Frontage	0.0	5/5/2008	35448	\$188,538	060 New Construction	house
Effective Depth	0.0					
Square Footage	49,041.0					
Acreage	1.126					

2011 ASSESSED VALUE

Class	Land	Improvements	Total
A-Residential	\$66,700	\$201,300	\$268,000
Total	\$66,700	\$201,300	\$268,000

LEGAL DESCRIPTION

LOT 1 CSM#8785-36-15 BNG PRT SW SW S3 T23 R8 CSM 14/61 CSM 36/15 CSM 9/185 661283-VAC 66612-ORD
680913 710044-ORD

DWELLING DATA (1 of 1)

Style	052 Colonial		Basement	Full	Exposed	No
Ext. Wall	Alum / Vinyl / Steel		Heating	Basic		
Story Height	2	Age	3	Fuel Type	Gas	
Year Built	2008	Eff. Year	2008	System Type	Warm Air	
Class	A-Residential		Total Rooms	8	Bedrooms	4
Int. Cond. Relative to Ext.	Interior Same As Exterior		Family Rooms	1		
Physical Condition	Good		Full Baths	3	Half Baths	0
Kitchen Rating	Good		Bath Rating	Good		

FEATURES

ATTACHMENTS

Description	Units	Description	Area
Additional Plumbing Fixtures Wood Stove, Gas Corn or Pellet	2	Frame Garage	692
	1	Open Frame Porch	48
		Open Frame Porch	48
		Open Frame Porch	289
		Wood Deck	311
		Wood Deck	311
		Wood Deck	63

Name and Address		Parcel #	Alt Parcel #	Land Use
Christopher D & Amy M Meyer 3916 Bonnie Bay Ct Stevens Point, WI 54481		230803330125	230803330125	Residential
		Property Address		Neighborhood
		3916 Bonnie Bay Ct		28 South East (Residential)
		Subdivision		Zoning
Display Note	Boundary Adjustment II	Certified Survey Map		R1-SUBURBAN

LIVING AREA

Description	Gross Area	Calculated Area
Basement	1,388.7	
Finished Basement Living Area	0.0	0.0
First Story	1,388.7	1,388.7
Second Story	1,774.0	1,774.0
Additional Story	0.0	0.0
Attic / Finished	0.0	0.0
Half Story / Finished	0.0	0.0
Attic / Unfinished	0.0	
Half Story / Unfinished	0.0	
Room / Unfinished	0.0	
Total Living Area		3,162.7

DETACHED IMPROVEMENTS

Description	Year Built	Square Feet	Grade	Condition

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
Christopher D & Amy M Meyer 3916 Bonnie Bay Ct Stevens Point, WI 54481		230803330128	230803330128	Vacant Land - Commercial
		Property Address		Neighborhood
		Island		28 South East (Residential)
		Subdivision		Zoning
Display Note	Revised Parcel 2009-BA II	Certified Survey Map		R1-SUBURBAN

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Christopher D & Amy M Meyer	1/16/2009	\$13,500	Warranty Deed	726396		Land

SITE DATA

PERMITS

Actual Frontage	0.0	Date	Number	Amount	Purpose	Note
Effective Frontage	0.0					
Effective Depth	0.0					
Square Footage	348,700.0					
Acreage	8.005					

2011 ASSESSED VALUE

Class	Land	Improvements	Total
A-Residential	\$9,800	\$0	\$9,800
Total	\$9,800	\$0	\$9,800

LEGAL DESCRIPTION

LOT 1 CSM#9717-42-47 BNG PRT SW SW S3 & SE SE S4 T23 R8 EXC CSM 6/15; SUB ESMTS-539/695; 431/307&1076; 710044-ORD 726396

DWELLING DATA (0 of 0)

Style		Basement		Exposed	
Ext. Wall		Heating			
Story Height		Age		Fuel Type	
Year Built	0	Eff. Year	0	System Type	
Class		Total Rooms		Bedrooms	
Int. Cond. Relative to Ext.		Family Rooms			
Physical Condition		Full Baths		Half Baths	
Kitchen Rating		Bath Rating			

FEATURES

ATTACHMENTS

Description	Units	Description	Area

Name and Address		Parcel #	Alt Parcel #	Land Use
Christopher D & Amy M Meyer 3916 Bonnie Bay Ct Stevens Point, WI 54481		230803330128	230803330128	Vacant Land - Commercial
		Property Address		Neighborhood
		Island		28 South East (Residential)
		Subdivision		Zoning
Display Note	Revised Parcel 2009-BA II	Certified Survey Map		R1-SUBURBAN

LIVING AREA

Description	Gross Area	Calculated Area
Basement Finished Basement Living Area First Story Second Story Additional Story Attic / Finished Half Story / Finished Attic / Unfinished Half Story / Unfinished Room / Unfinished Total Living Area		

DETACHED IMPROVEMENTS

Description	Year Built	Square Feet	Grade	Condition

PROPERTY IMAGE

PROPERTY SKETCH

NO IMAGE ON FILE	
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Name and Address		Parcel #	Alt Parcel #	Land Use
Paul H Katz Et Al DBA K Investors 3278 April Ln Stevens Point, WI 54481		230803320015	230803320015	Residential W/Water Frontage
		Property Address		Neighborhood
		Nebel St		28 South East (Residential)
		Subdivision		Zoning
Display Note		Metes And Bounds		R2-SINGLE

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

SITE DATA**PERMITS**

Actual Frontage	1,200.0	Date	Number	Amount	Purpose	Note
Effective Frontage	1,200.0					
Effective Depth	581.0					
Square Footage	697,200.0					
Acreage	16.006					

2011 ASSESSED VALUE

Class	Land	Improvements	Total
A-Residential	\$248,100	\$0	\$248,100
Total	\$248,100	\$0	\$248,100

LEGAL DESCRIPTION

PRT NW SW ANNEXED TO CITY-418/81 EXC CSM#6160- 22-233; EXC CSM#7882-30-12&A EXC CSM#8033-31-13&A; & EXC 211/152 - 232/183 1/2 - 236/600 - 333/139 - 363/712 - 362/638 - 411/1158 - 412/824 443/77-78

DWELLING DATA (0 of 0)

Style		Basement		Exposed	
Ext. Wall		Heating			
Story Height		Age		Fuel Type	
Year Built	0	Eff. Year	0	System Type	
Class		Total Rooms		Bedrooms	
Int. Cond. Relative to Ext.		Family Rooms			
Physical Condition		Full Baths		Half Baths	
Kitchen Rating		Bath Rating			

FEATURES**ATTACHMENTS**

Description	Units	Description	Area

Name and Address		Parcel #	Alt Parcel #	Land Use
Paul H Katz Et Al DBA K Investors 3278 April Ln Stevens Point, WI 54481		230803320015	230803320015	Residential W/Water Frontage
		Property Address		Neighborhood
		Nebel St		28 South East (Residential)
		Subdivision		Zoning
Display Note		Metes And Bounds		R2-SINGLE

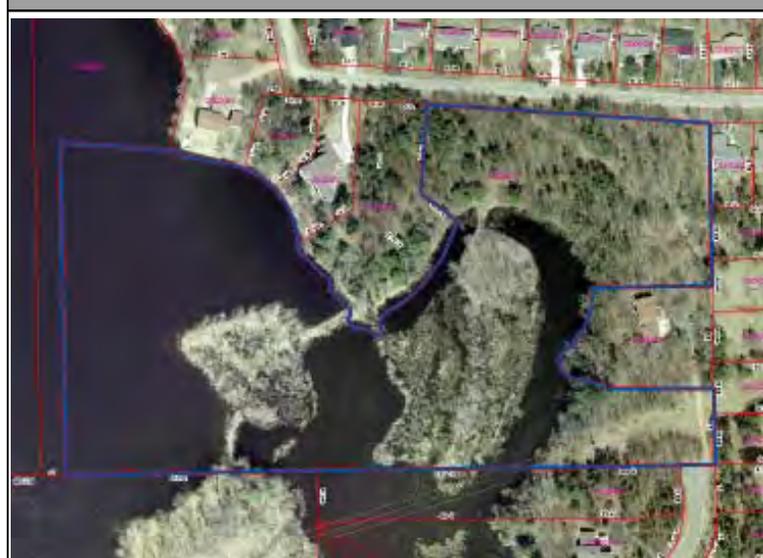
LIVING AREA

Description	Gross Area	Calculated Area
Basement		
Finished Basement Living Area		
First Story		
Second Story		
Additional Story		
Attic / Finished		
Half Story / Finished		
Attic / Unfinished		
Half Story / Unfinished		
Room / Unfinished		
Total Living Area		

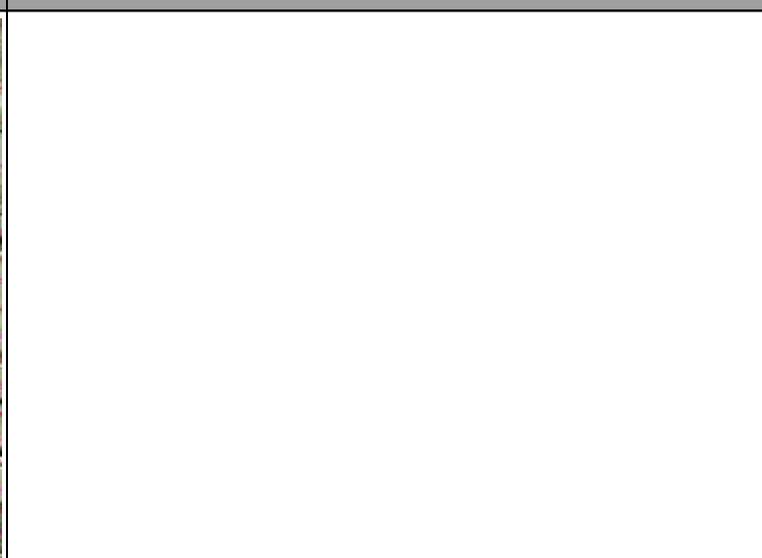
DETACHED IMPROVEMENTS

Description	Year Built	Square Feet	Grade	Condition

PROPERTY IMAGE



PROPERTY SKETCH



REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION

ADDRESS OF PROPERTY: 3916 Bonnie Bay CT, Stevens Point, WI, 54481

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

REQUESTED CHANGE: (State briefly what is being requested, and why).
McDill Pond Island Dredge Project

OWNER/APPLICANT:
Name: Chris + Amy Meyer
Address: 3916 Bonnie Bay CT
Stevens Point, WI, 54481
(City, State, Zip Code)

AGENT FOR OWNER/APPLICANT:
Name: _____
Address: _____
(City, State, Zip Code)

Telephone: 715-544-4383
Cell Phone: 715-347-7482

Telephone: _____
Cell Phone: _____

Chris Meyer
Signature

Signature

Scheduled Date of Plan Commission Meeting: 12-5-2011

Scheduled Date of Common Council Meeting: 12-19-2011

You, as the applicant, or your agent, shall attend the meeting and present your request.
All requests with supporting documentation are due at
the Community Development Office three weeks prior to the actual meeting.

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

Receipt # _____

Contents for Project Plan (McDill Island Dredge) and number of pages

- **Project Description (1 page)**
- **'Why this project?' and POCs for project (1 page)**
- **Completed Form 3500-053 (2 pages)**
- **Figure 1: McDill Pond proposed dredge area (1 page)**
- **Figure 2: Proposed dredge area with affected property lines highlighted (1 page)**
- **Figure 3: Proposed dredge area and dredge material placement on island (1 page)**
- **Figure 4: Aerial photo (1960s era) of drained dredge project area (1 page)**
- **Proof of property ownership of Parcel#: 2308.03.3301.25 to access dredge area (1 page)**
- **Proof of property ownership of Parcel#: 2308.03.3301.28 area of dredge (1 page)**
- **Letter from ATC allowing placement of dredge material up to 4' in depth below power lines on island, and providing direction for dredge material placement (2 pages)**
- **Completed City of Stevens Point Erosion Control Permit (1 page)**
- **Soil Sample Requirements (from Scott Watson, WI DNR) (3 pages)**
- **Soil Sample Results (from AET and Siemens) (21 pages)**

Project Description (McDill Island Dredge)

- **Dredge Area:** Approximately 3 to 4 acres of McDill pond lakebed below ordinary high water mark will be dredged to expose the sand which is located below accumulated silt (Figures 1-4). Average dredge excavation depth will be 8 to 24" which is the estimated silt depth above the sand in the proposed dredge area. DNR has specified that for this project dredge will not exceed 5' depth in any area.
- **Dredge Placement:** 1500 to 5000 cubic yards of dredge material will be spread over island owned by Chris and Amy Meyer (Figure 3). Dredge placement area will not exceed 1 total acre. This allows the project to not require NOI permit and provides exemption to parts of Stevens Point Ordinance Chapter 31.

Note: Cubic yards range was given since dredge area access may be limited during project

- Project will be completed using excavation equipment operated by Steve Dobeck from Construcks, Inc. Most work will be completed using a bulldozer, with the possibility of use of an excavator and loader.
- Work will be completed from Jan, 2012 to March, 2012. Total work days will equal approximately one week. **Note:** Date range is necessary due to potential weather concerns.
- Permanent erosion controls will be implemented for dredge disposal site. Chris Meyer will seed affected area below ATC (power line) easement, and plant white pine and hemlock seedlings and also seed in wooded disposal placement areas outside of easement. Silt fence around disposal area will be maintained during and after project construction until area is stable (Figure 3). **Note:** Project sponsor (Chris Meyer) requested feedback from several local, state, and federal agencies on implementing strong erosion control measures and will implement these measures accordingly.

Why this project? (McDill Island Dredge)

- Project is relatively inexpensive due to access, and ownership of disposal area in immediate area of dredge
- Dredge area has relatively few springs and substrate consists of solid sandbars (Figure 4), allowing for excavating equipment access
- Project completion will benefit McDill Pond and other local property owners alike, exposing sandy bottom adds habitat for fish spawning, clear areas for swimming and boating.
- Project will restore lakebed to past condition (Figure 4)

POCs for project planning (McDill Island Dredge)

- **Wisconsin DNR (Keith Patrick, Scott Watson)**
- **Stevens Point City Engineers (Mike Ostrowski, Alex Saunders):** provided direction for dredge material erosion control and permitting
- **American Transmission Company (Matt Ernst):** provided direction for dredge placement in ATC easement
- **U.S. Army Corps of Engineers (Eric Norton):** provided direction for dredge material erosion control and permitting
- **Construcks, Inc. (Steve Dobeck):** contractor who will perform dredging
- **American Engineering Testing (Ben Mattson):** AET is the agency that took soil samples from dredge areas specified by Scott Watson (WI DNR).
- **Siemens (Bruce Shertz):** Siemens is the agency which provided AET with proper soil sampling documentation forms, containers, etc.
- Izaak Walton League, Parks Dept., local business owners, local sportsmen and women, UW-Stevens Point staff: Groups were contacted to keep the community involved and informed about the proposed project



Figure 1: McDill Pond proposed dredge area

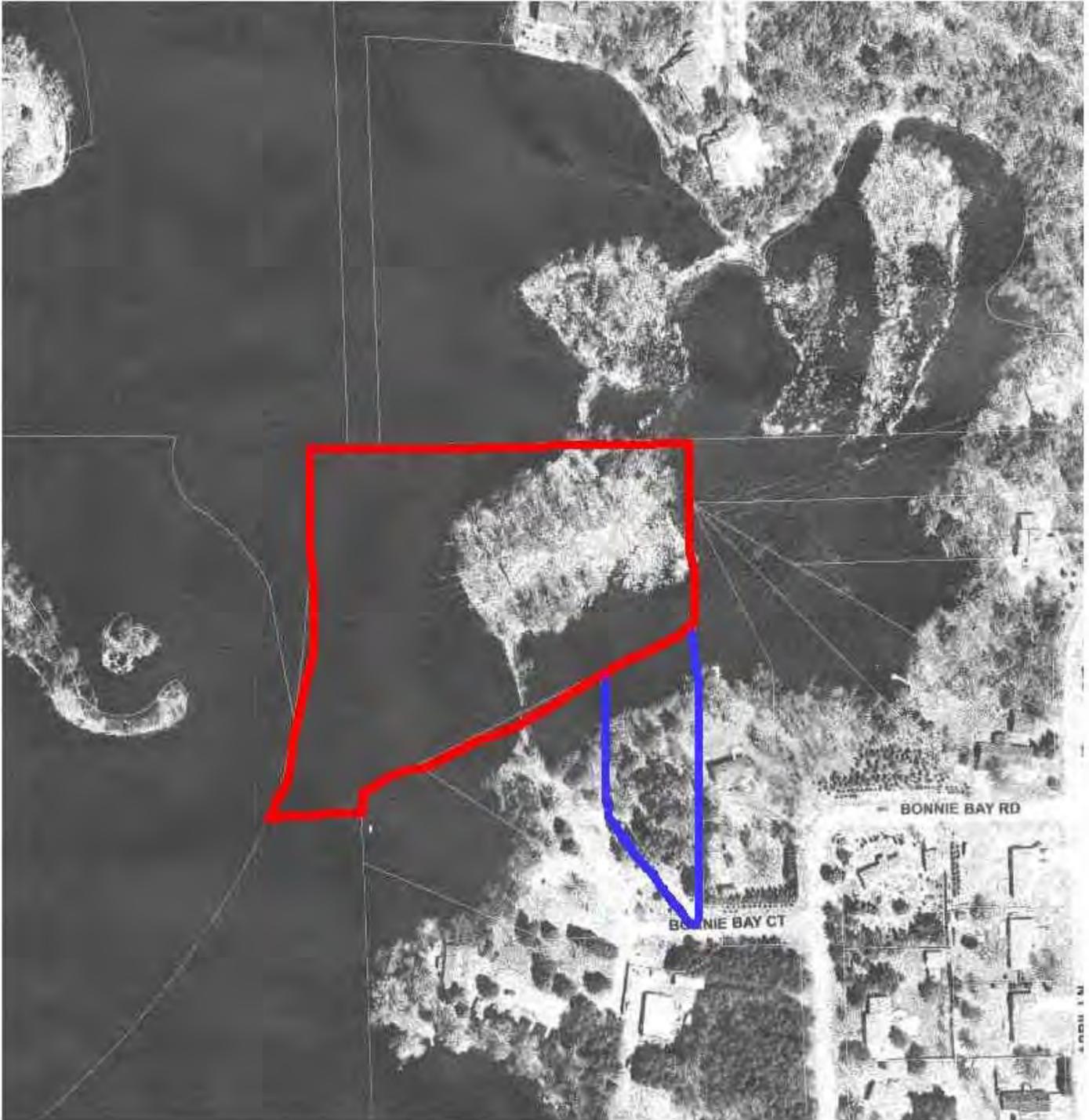


Figure 2: McDill Pond property owned by Chris and Amy Meyer

Red Outline: Parcel#: 2308.03.3301.28

Blue Outline: Parcel#: 2308.03.3301.25

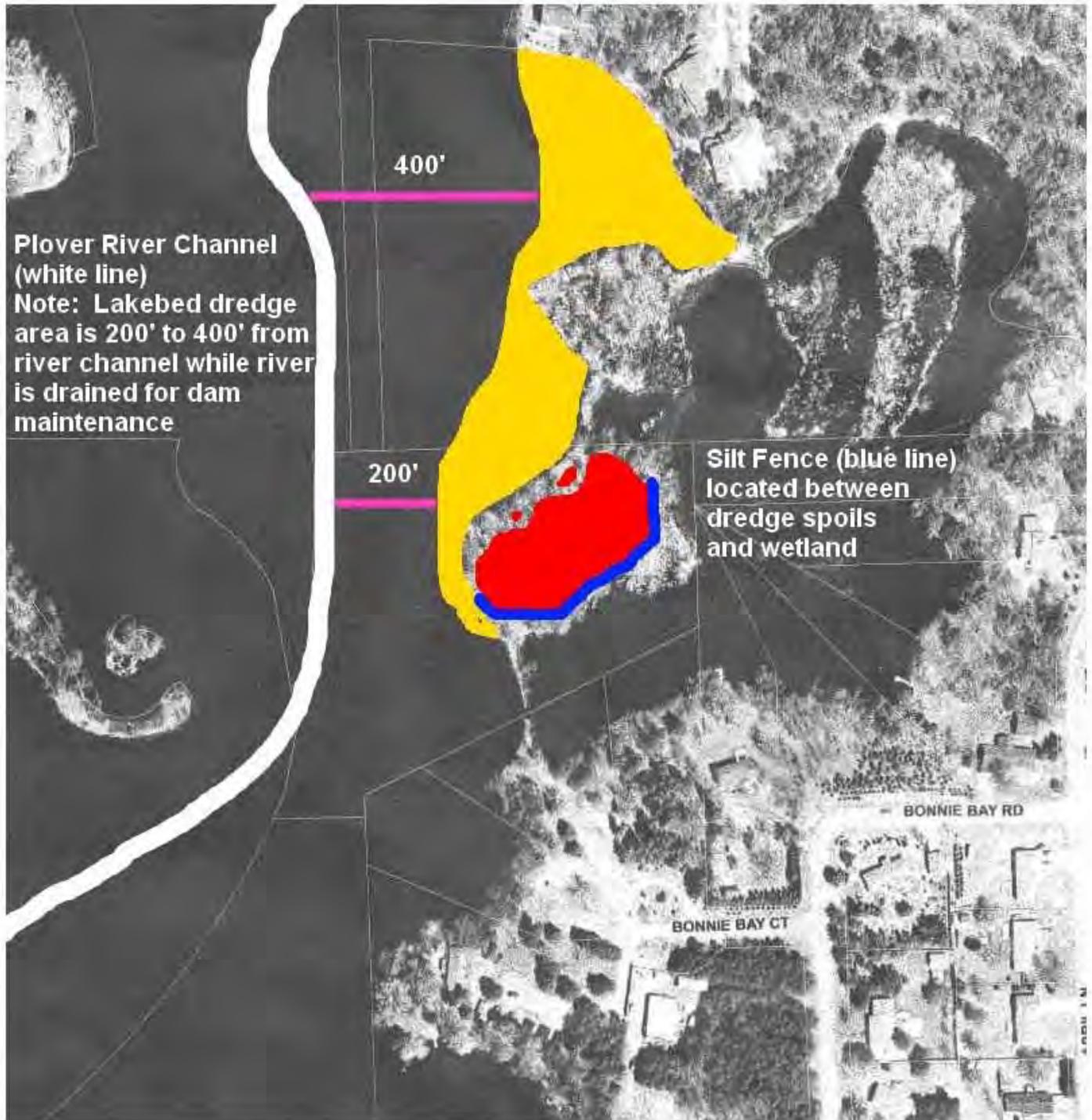


Figure 3: Proposed dredge and dredge material placement areas

Yellow area = Proposed Dredge Area

Red area = Proposed Dredge Material Placement

(Total Dredge Placement Area is less than 1 acre)

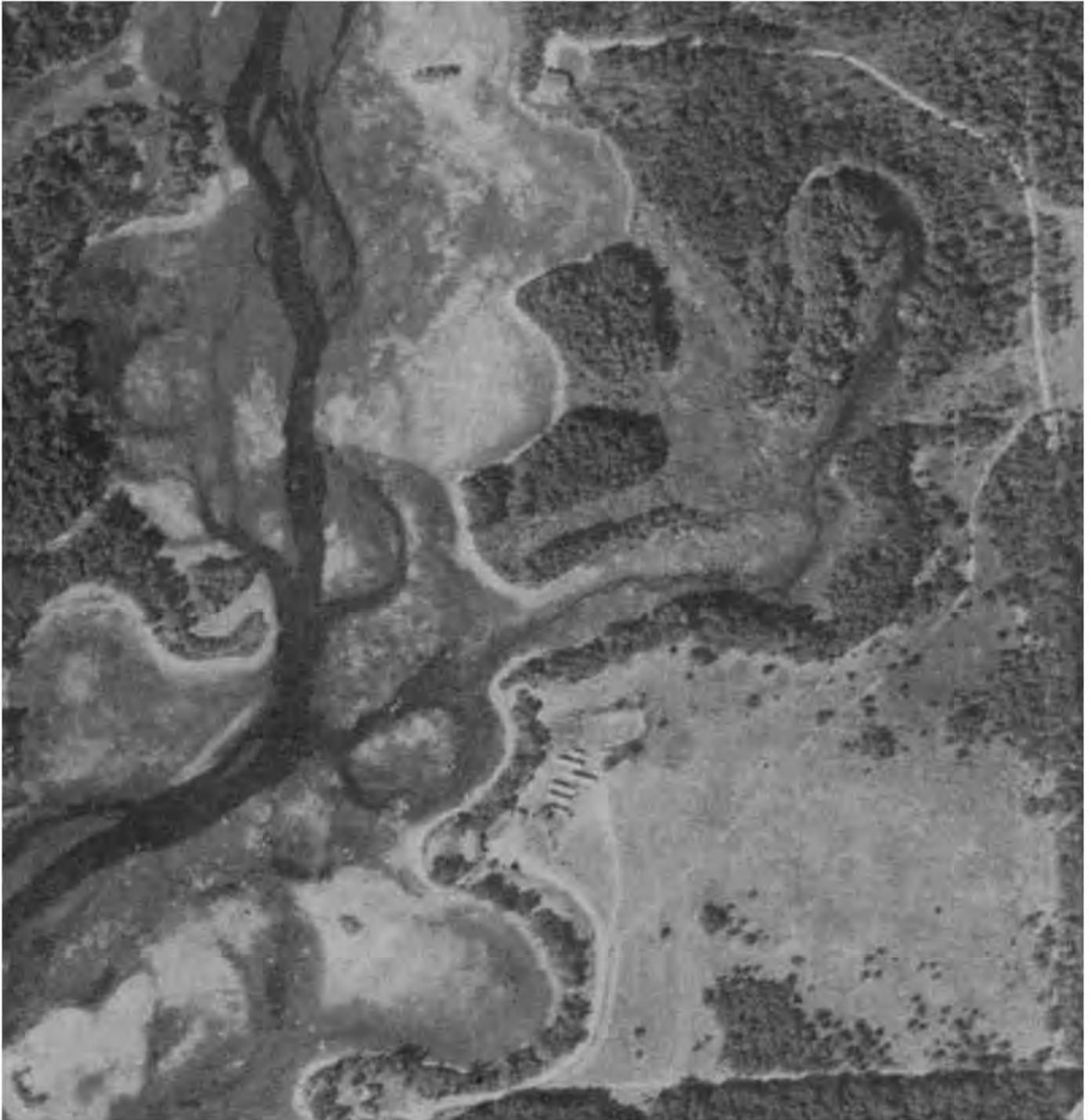


Figure 4: McDill Pond proposed dredge area

1960s era photo when pond was drained for maintenance



Memo

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

City of Stevens Point – Department of Community Development

To: Plan Commission
From: Michael Ostrowski
CC:
Date: 11/28/2011
Re: Parking Lots

Currently, landscaping for new or additions to existing parking lots greater than 49 spaces must be reviewed by the plan commission for approval, even if they meet all zoning ordinance requirements. Staff feels that this creates an unnecessary review, and it extends the time it takes to get an approval for a development. Staff would recommend that the landscape review for parking lots, regardless of size, only have to be reviewed by staff for approval. If the applicant is requesting a modification to any of the requirements, then the applicant would still need to get approval from the plan commission.



Memo

Michael Ostrowski, Director

Community Development

City of Stevens Point

1515 Strongs Avenue

Stevens Point, WI 54481

Ph: (715) 346-1567 • Fax: (715) 346-1498

mostrowski@stevenspoint.com

City of Stevens Point – Department of Community Development

To: Plan Commission
From: Michael Ostrowski
CC:
Date: 11/28/2011
Re: Public Hearings

Currently, public hearings for requests such as conditional uses or rezonings are held at the Common Council meetings, as opposed to at the Plan Commission meetings. While this provides the ability for individuals to speak at both the Plan Commission and Common Council meetings, I feel it does not allow the Plan Commission to always analyze all the public input. Many times, the public only shows up at the public hearings at the Common Council meeting, after the Plan Commission has made their recommendation. This is because only the public hearings are typically published in the paper, not the Plan Commission meeting agendas. With the Plan Commission meetings now being held in the evenings, I feel that it would be more appropriate for the public hearings to be held at the Plan Commission meeting as opposed to the Common Council meetings. This will allow the Plan Commission to receive most, if not all of the public input before making a recommendation. If individuals would still like to speak at the Common Council meetings, they have the ability to do so under the appropriate agenda item, or can be recognized by an alderperson.

If the Plan Commission approves this request, it will go to the Common Council for consideration. If the Common Council approves, then the appropriate ordinance amendments will be drafted. The earliest this change would occur would be for the February meetings.