

AGENDA
CITY PLAN COMMISSION

Monday, June 4, 2012 – 6:00 PM
Lincoln Center – 1519 Water Street, Stevens Point, WI 54481

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

Discussion and possible action on the following:

1. Reports of the May 7, 2012 and May 22, 2012 Plan Commission meetings.
2. Conditional use permit renewal to operate taverns at the following:
 - 1009 Clark Street – Club Steel
 - 2525 Dixon Street – Point Bowl
 - 1324 Second Street – Lucky’s Pub
 - 916 Maria Drive – Jimmy B’s Parrot Club
3. Conditional use permit renewal to operate a recycling center at **2608 Water Street – Express Recycling LLC. (Parcel ID 2308-05-1012-22).**
4. Request from Jordan Wojtalewicz for a conditional use permit for the purposes of constructing a covered porch using the “R-TND” Traditional Neighborhood Development Overlay District minimum setback requirements at **1716 Oak Street (Parcel ID 2408-32-4003-09).**
5. Request from Thomas Jakusz and Gary Hintz for a conditional use permit to operate an indoor archery range at **3260-74 Church Street (Parcel ID 2308-04-3008-06).**
6. Request from Mid-State Technical College for a conditional use permit to operate a technical college on a portion of the property at **1201 Third Court (Parcel ID 2408-32-2029-51).**
7. Request from the City of Stevens Point to rename the road known as Third Court to Third Street, and to name the portion of the remaining road from the end of Third Court north to Centerpoint Drive, Third Street.
8. Conditional use permit renewal to operate a tavern at **2124 Rice Street – Players’ Lounge (Parcel ID 2308-04-2006-03).**
9. Adjourn.

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

PUBLISH: June 1, 2012 and June 8, 2012

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Common Council of the City of Stevens Point, Portage County, Wisconsin, will hold a Public Hearing on Monday, June 18, 2012 at 7:00 PM in the Council Chambers of the County-City Building, 1516 Church Street, Stevens Point, Wisconsin, to hear the following:

- 1) Request from Club Steel for a conditional use permit renewal to operate a tavern at 1009 Clark Street (Parcel ID 2408-32-2020-04). This property being zoned "B-3" Central Business District, and described as PRT OF OUT LOT 6 S E & O ADD COM 60' E OF NW COR SD OUT LOT TH E 87' S 191' W 87' N 191' TO POB & RECIP ESMT AS DES IN 628747 722471, City of Stevens Point, Portage County, Wisconsin.
- 2) Request from Point Bowl for a conditional use permit renewal to operate a tavern at 2525 Dixon Street (Parcel ID 2408-33-3021-25). This property being zoned "M-2" Heavy Industrial District, and described as LOTS 1 2 3 & THE N 10F OF LOT 4 - BLK 8 CENTRAL ADD E 10 1/2F OF WELSBY AVE VAC 214/550 & VAC ST & ALLEY 504/873-4 & 506/385 - 349/168 - 487/997 - 538/826 698/129, City of Stevens Point, Portage County, Wisconsin.
- 3) Request from Lucky's Pub for a conditional use permit renewal to operate a tavern at 1324 Second Street (Parcel ID 2408-32-2017-14). This property being zoned "B-3" Central Business District, and described as OUTLOT 1 CSM#5101-18-126 & A & B & LOT 1#CSM 5168-18-193 & A BNG PRT LOT 5 BLK 6 S E & O ADD 653148, City of Stevens Point, Portage County, Wisconsin.
- 4) Request from Jimmy B's Parrot Club for a conditional use permit renewal to operate a tavern with a premise extension to serve alcohol within the volleyball area at 916 Maria Drive (2408-29-2400-18). This property being zoned "B-4" Commercial District, and described as THAT PRT S 1/2 NW 1/4 S29 T24 R8 DES: COM AT A PT ON NL MARIA DR, 30' N OF SL SD 80 AND 100' E OF EL OF N SECOND ST; E PRL, 116'; THN N AT RA 100'; THN W PRL, 116'; THN S 100' TO POB ALSO DRIVEWAY RIGHTS 663876, City of Stevens Point, Portage County, Wisconsin.
- 5) Request from Express Recycling LLC for a conditional use permit renewal to operate a recycling center at 2608 Water Street (Parcel ID 2308-05-1012-22). This property being zoned "M-2" Heavy Industrial District, and described as LOT 1 CSM #1321-5-79 BNG PRT NE NE NW NE & SW NE S5 T23 R8 486/720 650466-DEED REST 758132, City of Stevens Point, Portage County, Wisconsin.
- 6) Request from Jordan Wojtalewicz for a conditional use permit for the purposes of constructing a covered porch using the "R-TND" Traditional Neighborhood Development Overlay District minimum setback requirements at 1716 Oak Street (Parcel ID 2408-32-4003-09). This property being zoned "R-3" Two Family, and described as LOT 12 & S 63' OF E 16' LOT 11 SUBJ TO ROW & A ROW OVER E 16' OF N 69' LOT 11 BLK 3 SMITH ADD BNG PRT NE SE S32 T24 R8 (662036), City of Stevens Point, Portage County, Wisconsin.
- 7) Request from Thomas Jakusz and Gary Hintz for a conditional use permit to operate an indoor archery range at 3260-74 Church Street (Parcel ID 2308-04-3008-06). This property being zoned

"B-4" Commercial District, and described as LOT 1 CSM #5006-18-31&A BNG PRT NW SW S4 T23 R8 261/79 482/1193 642708 644261 740869, City of Stevens Point, Portage County, Wisconsin.

- 8) Request from Mid-State Technical College for a conditional use permit to operate a technical college on a portion of the property located at 1201 Third Court (Parcel ID 2408-32-2029-51). This property being zoned "B-3" Central Business District, and described as a portion of THAT PRT OF BLKS 3 4 13 & OUTLOT 1 OF SE&O ADD & BLKS 27 28 29 & 32 OF V BROWN ADD & VAC COLLEGE 2ND & 3RD ST IN GL 1 & NE NW S32 T24 R8 DES IN 458/181-85 762709, City of Stevens Point, Portage County, Wisconsin.
- 9) Request from Players' Lounge for a conditional use permit renewal to operate a tavern at 2124 Rice Street (Parcel ID 2308-04-2006-03). This property being zoned "B-4" Commercial District, and described as LOT 1 CSM#9633-41-113 BNG PRT NWNW; SUBJ TO ESMT & RC DES 721385 S4 T23 R8 721384, City of Stevens Point, Portage County, Wisconsin.

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling 715-346-1567, during normal business hours.

All interested parties are invited to attend.

BY ORDER OF THE COMMON COUNCIL
OF THE CITY OF STEVENS POINT, WISCONSIN

John Moe, City Clerk

REPORT OF CITY PLAN COMMISSION

Monday, May 7, 2012 – 6:00 PM

Lincoln Center

PRESENT: Mayor Andrew Halverson, Alderperson Jerry Moore, Alderperson Tony Patton, Commissioner Anna Haines, Commissioner Sarah O'Donnell, Commissioner Garry Curless, and Commissioner David Cooper.

ALSO PRESENT: Community Development Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, Alderperson Logan Beveridge, Alderperson Joanne Suomi, Alderperson Mary Stroik, Alderperson Michael Phillips, Brandi Makuski, Brian Kowalski, Matthew Brown, Jack Bennett, Mary Ann Laszewski, Paul Wachowiak, Mike Johnson, Vern Nystrom, Chad Raisleger, Barb Jacob, Archie Hansen, Troy Hojnacki, Todd Grunwaldt, Jeff Haessly, LeRoy Cordy, Jim Billings, Rob Konkol, Reid Rocheleau, Cathy Dugan, and Jan Hermann.

INDEX:

1. Report of the April 2, 2012 Plan Commission meeting.
 2. Conditional use permit renewals to operate taverns for the following:
 - 2600 Stanley Street – Partner's Pub
 - 908 Maria Drive – Final Score
 - 2317 Division Street – Archie's
 - 2124 Rice Street – Players' Lounge
 - 912 Main Street – Graffiti's
 3. Request from Vern Nystrom to remove access restrictions onto Stanley Street for the property located at **3317 Stanley Street (Parcel ID 2408-28-1006-07)**.
 4. Request from Steve Winter, representing Copps Corporation, for a conditional use permit for an off-premise sign for Copps Market (1500 Pinecrest Avenue) to be located at either **3333 Main Street (Parcel ID 2408-33-1019-30)** or **3525 Main Street (Parcel ID 2408-33-1019-42)**, with the location dependent upon the approval of a private access drive.
 5. Request from Chad Raisleger of Celebration Church for a conditional use permit to allow a residence of an on-site caretaker at **4701 Industrial Park Road (Parcel ID 2308-03-1100-05)**.
 6. Request from Save-A-Lot to allow an additional wall sign at **3260-3274 Church Street (Parcel ID 2308-04-3008-06)**.
 7. Request from Jason Glisczynski of Player's' Lounge for a conditional use permit amendment to construct two volleyball courts on the northwest side of the building with a premise extension to allow alcohol in this location at **2124 Rice Street (Parcel ID 2308-04-2006-03)**.
 8. Presentation and discussion on a conceptual project review for a mixed-use development consisting of a community-based residential facility and retail/office space at **1017 Third Street (Parcel ID 2408-32-2003-01)**.
 9. Amending the City of Stevens Point Historic Preservation / Design Review Ordinance (Chapter 22) and Design Guidelines to reduce the number of Historic Preservation / Design Review Commission members, and to change the regular meeting date and time.
 10. Zoning code rewrite update.
 11. Adjourn.
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Mayor Halverson welcomed Garry Curless and Sarah O'Donnell to the Plan Commission.

1. Report of the April 2, 2012 Plan Commission meeting.

Motion by Alderperson Patton to approve the report of the April 2, 2012 meeting as presented; seconded by Commissioner Haines. Motion carried 7-0.

2. Conditional use permit renewals to operate taverns for the following:

- 2600 Stanley Street – Partner’s Pub
- 908 Maria Drive – Final Score
- 2317 Division Street – Archie’s
- 2124 Rice Street – Players’ Lounge
- 912 Main Street – Graffiti’s

Director Ostrowski stated that there are several conditional use permits that are up for renewal. The Police Department has indicated that the only violations received were two noise complaints at the Player’s Lounge (2124 Rice Street) in April 2012. Both incidents were unfounded; therefore, staff would recommend approval of the renewals with an expiration date of June 30, 2014.

Paul Wachowiak, 1620 Meadow View Lane, spoke about Partners Pub and the issue with capacity, density, security, and liability and what happens when the crowds leave the area. He is concerned about the parking and whether it is adequate for a large number of attendees. The increased traffic on Fourth Avenue and behind Partners with cars blocking driveways and making the street more of a one lane road makes it very difficult for a fire truck, ambulance, or police protection to get through. The Homecoming event has become a destination attraction. Mr. Wachowiak stated that there are a number of walking parties that go from house to house after the event is over. Furthermore stating it is becoming an issue with safety and liability. He is wondering if it is possible for of the Fire Department to monitor the number of persons who attend, and if there is a need of more security for the event.

Mayor Halverson stated this resolution deals only with Partners Pub conditional use to operate as a tavern aside from Homecoming. Homecoming is handled as a separate event and normally handled on the staff level. He stated that from last year in terms of the migrating parties seen up and down Fourth Avenue, which may or may not stem from Partners there is an amplifier with that event and carry over along the properties on Fourth Avenue. Alderperson Suomi and the Mayor had a conversation post the Homecoming event and will in the future take a closer look at the process and requirements that will be placed on Partners for this year.

Alderperson Suomi stated that she has taken the time to contact people in regards to Partners. Partners Pub has been an icon in our community for many years, the consensus is that they have been a good neighbor, but there are concerns for the Homecoming event as well as the noise level on Wednesday nights for the karaoke with motorcycles being loud in the area. Prior to the meeting it was reported to Alderperson Suomi that there were tire marks on Stanley Street by Clayton Avenue. Some neighbors stated that during the summer with the windows closed and the air conditioner on the noise is not an issue, but Alderperson Suomi feels that the noise will have to be dealt with in some way.

Rob Konkol from Partners asked to clarify since this is not about Homecoming. Director Ostrowski said this is for the operation of a tavern, which includes the volleyball courts. Mr. Konkol then stated if there are any issues with Homecoming to please come and talk with himself and his business partner directly to resolve anything that may arise.

Alderman Phillips stated that any of the taverns on the list that have not paid their taxes should not receive any privileges such as a conditional use, and should not be brought before any committee unless they are current with all taxes. He stated that he has had a few calls about 2124 Rice Street, Players' Lounge, in regards to noise and future events that will result in noise complaints. In the past, Point Bowl had brought up the request for an addition that had been denied due to noise levels in a residential neighborhood and they are right next to the railroad tracks. Alderman Phillips stated that he does not think that Players Lounge should have anything outside because of the neighbors.

Mayor Halverson explained that the ordinance states specifically that if there are outstanding taxes owed to the City, then no liquor license shall be issued. In terms of 2124 Rice Street with the guidance of the City Attorney and the Comptroller with the back taxes, property taxes are back several years we, the City, have been made whole by Portage County and one more year on that and the county would be able to take the property on a tax deed. They are also in delinquent on their personal property taxes by about \$40,000 to \$50,000. The owner has worked out a payment plan with the Comptroller that he is comfortable with and has been adhered to up to this point. In terms of whether or not we move forward, the Mayor feels the more legitimate concern for this commission is going to be the applicability of a tavern in that zoning district as well as the amount of single family residences that surround it. The financial argument is a valid one, but from the direction of the City Attorney and the Comptroller we want to be somewhat flexible. The Mayor furthermore stated that if we don't grant them the conditional use then they can't operate at all and the likelihood of them paying those taxes goes down even greater. However, when in a situation like this arises you have to be mindful of what happens within the operation and then what transpires outside of the operation, which affects the neighbors. Thus, Alderman Phillips brings up correct and legitimate issues. We have had a lot of comments from residents, from Mr. Cordy, others, and current correspondence today to the Community Development Office proving this is worthwhile for some conversation on how we want to move forward with this permit.

LeRoy Cordy, 2157 Rice Street, stated it seems that there has not been any progress as to what is taking place at the Players' Lounge. To start with, this location was to be for younger individuals to have a place to go play volleyball and have a good time, and then they were granted a liquor license, then a band with loud noise, then fundraisers that could be used as a cover to make more money off selling liquor. Mr. Cordy stated that his wife works third shift and there is some noise during the week, but on weekends when wanting to enjoy their deck, their neighborhood, and the outside, they are unable to do so due to the bands playing. They are unable to have the windows open at the front of the house without hearing a band blaring. He stated that he had upgraded his windows and insulation for the house with the hope that it would cut down on the noise, but the vibrations from the music shake the street and the dishes in the cabinets. Mr. Cordy stated he was told that there would be a four foot berm put along Rice Street to help cushion the noise and that has never materialized. Now, Players' Lounge wants to expand to include volleyball courts outside. He also pointed out the recent citations for underage alcohol and gambling machines. Mr. Cordy stated that there is more violence, theft, and noise since Players' Lounge has gone into business and would like the commission to look at the police reports showing the increase. He would also like to see things done that should have been done in the past related to the conditions placed on the property. The parking lot isn't sufficiently lit and drinking is taking place in the parking lot which results in broken glass scattered throughout. He has spoken to several neighbors who are also disturbed by the noise including families with very young children. The safety of the children in the neighborhood becomes a concern with the increased and reckless traffic.

Alderson Beveridge stated that when the Players' Lounge had received extended hours last summer he was under the impression that they had been being responsible with controlling noise. Furthermore, there had not been issues with underage drinking and they had been a good citizen, but it sounds like things are slipping since then. He does not feel comfortable to approve an extension of an outdoor area, especially to a place that has been given the extension of hours last summer and now they have been slipping on controlling their customers and controlling the noise levels since that time.

Alderson Patton asked for clarification as to what kind of noise is being heard, bass or from cars driving by as Jason the owner had mentioned in the past? He stated he had been to the Players' Lounge in the past for sporting events earlier in the evening, but has not heard any noise. Director Ostrowski stated that this is happening in the evening hours and last year there were two noise complaints filed that were determined to be unfounded upon officer arrival which does not mean that the noise complaint is not valid, just that there was not noise when the officers arrived.

Mayor Halverson stated one individual's noise complaint is not going to be another individual's noise complaint, and the last thing we want to do is to set a level of decibels that we will or won't accept via an ordinance because that just won't work. The flexibility that we had with the noise ordinance over time is that the Police Department is able to use their own discretion in how they look at the situation and what the impacts of the situation had been up to that point based on the call. Judgment is based off what they see. The difficulty is also the concern that Alderson Phillips brought up; part of the financial aspects is one where we are attempting to be as flexible as we can with a business. However, the difficulty is when that businesses do not adhere to the conditions placed upon it.

Motion by Mayor Halverson to approve the conditional use renewals to operate taverns at:

- **2600 Stanley Street - Partners Pub,**
- **908 Maria Drive - Final Score,**
- **2317 Division Street - Archie's, and**
- **912 Main Street - Graffiti's**

With an expiration date of June 30, 2014; and only a 30 day extension of the conditional use permit for 2124 Rice Street Players' Lounge to be brought back next month for further consideration relating to their conditional use permit; seconded by Commissioner O'Donnell.

Commissioner O'Donnell requested that when this conditional use permit is brought back to have additional documentation in regards to the crime in the area.

Mayor Halverson stated that can be provided. He also stated that they did not pass their last AODA compliance check, as there was underage serving, and it was not gambling machines as was pointed out earlier, it was a large orchestrated illegal poker game that had been going on with large stakes. There are concerns and we have to decide how we are going to deal with them as a community. We also want to make sure that due process is available and the applicant is not here and we want him to have the ability to address some of these items that have been brought up.

Commissioner Haines asked if all of the conditions have been met at the Players' Lounge. Director Ostrowski explained the berm on Rice Street was originally proposed at five feet, but when the landscape plan was reviewed and approved, the berm was approved to be reduced to one-two feet.

Aldersperson Patton asked that if there is any problem with continual noise or crime, is it possible for the city to revoke that license mid-term. Mayor Halverson answered that there is a process that is in place for a mid-term removal of a license based on situational issues that continue, but it is much better to not renew based on the evidence that is present.

Commissioner Curless asked if agenda item 7 would also be discussed as a separate issue. Mayor Halverson stated yes that is separate from this request and will be discussed.

Motion carried 7-0.

3. Request from Vern Nystrom to remove access restrictions onto Stanley Street for the property located at **3317 Stanley Street (Parcel ID 2408-28-1006-07)**.

Economic Development Specialist Kyle Kearns stated Vern Nystrom, representing the property owner is requesting the removal of the access restriction placed on the property. The thoroughfare to the north of the property was previously a state highway (S.T.H. 66). An access restriction was placed on this property along former S.T.H. 66, preventing "any right of direct vehicular ingress and egress to any highway lying within the right-of-way of S.T.H. 66." Jurisdiction over the highway has been changed into the hands of the City of Stevens Point, identifying the road as Stanley Street. Along with that transfer, comes the deed restrictions imposed before the change of control. An office use development has been proposed on the property and is scheduled to begin shortly. Stanley Street serves as the main thoroughfare directly adjacent to the property and offers the most exposure. Therefore, the plans for the development include ingress and egress to the site off of Stanley Street. Prior to construction the access deed restriction has to be lifted and approved by Common Council. The directors of Community Development and Public Works have reviewed and approved the request.

Motion by Mayor Halverson to approve the removal of the access restrictions onto Stanley Street for the property located at 3317 Stanley Street; seconded by Aldersperson Moore. Motion carried 7-0.

4. Request from Steve Winter, representing Copps Corporation, for a conditional use permit for an off-premise sign for Copps Market (1500 Pinecrest Avenue) to be located at either **3333 Main Street (Parcel ID 2408-33-1019-30)** or **3525 Main Street (Parcel ID 2408-33-1019-42)**, with the location dependent upon the approval of a private access drive.

Director Ostrowski stated that Copps is currently working at placing an off premise sign at either the NAPA site or the former Hot and Now site. They are working on agreements with those property owners and hope to have an agreement signed shortly. Off premise signage is a conditional use within the B-4 district. Given that the Copps Store is a high traffic use, it would be beneficial to have an off premise sign on Main Street directing people to the store. Staff would recommend approval of the request given that one sign be placed at either one of the locations with the location to be approved by staff when the agreement is signed and that the design of the sign meet the current

ordinance requirements. The signs that were submitted in the packets are a little bit larger than our ordinance allows and we would require them to meet the ordinance requirements.

Commissioner Haines clarified that if we approve this, then it is approving the two options but only one sign will be placed. Director Ostrowski stated that is correct depending on where it would go such as the NAPA site, it would have the Copps sign and the current NAPA sign would be removed, if it would go on the Dudas site, it would have the free standing sign for Copps and the large service free standing sign would be removed and be placed on the bottom of the Copps sign.

Commissioner Curless asked if the street by Dudas has been approved yet. Director Ostrowski stated no, but it is one of the reasons why they are looking at the option to put the sign at that location. If the street did go there; it would be more advantageous to have the sign located on that property. Furthermore, Mr. Director Ostrowski stated the street would not be a street, but a private drive that they would be required to maintain.

Commissioner Haines asked if this driveway would be for customers. Director Ostrowski stated yes.

Commissioner Curless asked why they wouldn't want the sign right on the corner by the controlled intersection. Mayor Halverson answered it is dependent as to which of those areas is ultimately the main entrance of that shopping center.

Steve Winters, representing Copps Market, stated the reason they have two locations is that each location requires more approvals than what Mr. Schierl or Mr. Dudas can give us. We will need to get NAPA's approval before we can get that sign or we need to get General Motors approval before we can get that sign, so we are asking for either location. Roundy's will make the final determination because there are two different size signs based on the ordinance.

Aldersperson Moore asked about the size of the NAPA sign. Director Ostrowski stated he believes it is a 10' by 10'. Aldersperson Moore asked if that would be the same size as the Copps sign. Director Ostrowski stated if you have a single tenant sign like NAPA you are allowed a 100 square foot sign that cannot exceed 20 feet in height. If you have a multiple use sign you are allowed a 150 square foot sign that cannot exceed 20 feet in height.

Director Ostrowski continued that with this approval this would give the option of either location with the staff approval of the design as long as it meets the ordinance standards and that it is not located within the vision triangles.

Commissioner Curless asked if the 150 square foot area is just the sign face, or the whole sign. Director Ostrowski stated it would only be the sign face.

Motion by Aldersperson Patton to approve the request for a conditional use permit for an off premise sign for Copps Market to be located at either 3333 Main Street or 3525 Main Street, with the location dependent on the approval of a private access drive and staff approval for the design and exact location of the sign as long as it conforms to all applicable sign code requirements; seconded by Commissioner Haines. Motion carried 7-0.

5. Request from Chad Raisleger of Celebration Church for a conditional use permit to allow a residence of an on-site caretaker at **4701 Industrial Park Road (Parcel ID 2308-03-1100-05)**.

Economic Development Specialist Kyle Kearns stated that Celebration Church is requesting a conditional use permit for the purposes of temporarily housing the facility care taker. Celebration Church is a very large facility at 24,000 square feet, sitting on slightly over 5 acres. Furthermore, the church has recently been renovated to include three office rooms, and a kitchen. Two of the rooms are in use by church staff, with the third proposed as living quarters for the caretaker. The kitchen is

shared between the church congregation functions and the caretaker. A full bathroom, with shower, will be available for the caretaker to use as well. Primary duties of the caretaker include, general cleaning and maintenance, night lockdown of the facility, and day to day clerical tasks. Lawn care duties will be added to the caretaker's responsibilities shortly. Caretakers may fluctuate, as they establish themselves and move on; therefore, Mr. Raisleger recognizes that there may be gaps in the use. Staff would recommend approval with the following conditions:

- No additional caretakers, members of the congregation, or unrelated individuals shall claim residence at the church.
- Only the care taker and members of his/her family may occupy the church.
- On-site facilities shall be adequate and meet all residential codes to accommodate the tenant.
- If the use ceases for more than 12 months the conditional use expires. The applicant will have to come before the Commission again after expiration to apply for a conditional use.
- The conditional use permit shall expire within one year after final approval.

Mayor Halverson stated that being able to have an onsite caretaker at this site considering its past history of not being very well cared for until the church had taken it over speaks to a lot better conditions and a very positive thing.

Commissioner Haines asked for clarification of family and if it should be further explained as immediate family in the conditions. Director Ostrowski stated it is defined in our Zoning Code.

Barb Jacob, 1616 Depot Street, feels there is a conflict with one individual then stating that he can have his family there too. She does not see any problems with an onsite caretaker but it does not make sense with the property being so large that there should be a separate living facility provided. Ms. Jacob does not feel that a former office, a shower room onsite, and a shared kitchen are a proper living area.

Aldersperson Patton asked if the caretaker facility would have to meet all of the plumbing, building, and fire codes. Director Ostrowski stated that they will have to meet the proper codes.

Commissioner Curless stated that he had stopped over by the property and said the room was a 10' by 12' room.

Aldersperson Moore asked if this conditional use would expire in one year. Director Ostrowski said yes, and then the commission would have the ability to review it again in one year.

Motion by Aldersperson Patton to approve the request for a conditional use permit to allow a residence of an on-site caretaker at 4701 Industrial Park Road with the following conditions:

- **No additional caretakers, members of the congregation, or unrelated individuals shall claim residence at the church,**
- **Only the care taker and members of his/her family may occupy the church,**
- **On-site facilities shall be adequate and meet all residential codes to accommodate the tenant,**
- **If the use ceases for more than 12 months the conditional use expires. The applicant will have to come before the Commission again after expiration to apply for a conditional use, and**
- **The conditional use permit shall expire within one year after final approval;**

seconded by Aldersperson Moore. Motion carried 6-1.

6. Request from Save-A-Lot to allow an additional wall sign at **3260-3274 Church Street (Parcel ID 2308-04-3008-06)**.

Director Ostrowski stated that Save-A-Lot is requesting an additional wall sign on the Water Street side of the building. The sign currently exists on the building and has not received Plan Commission approval. Furthermore, the sign is approximately 100 square feet in area. The sign code allows tenants to have one wall sign not to exceed 100 square feet in area. The sign code also allows additional walls signs on a case-by-case basis with approval from the Plan Commission. This request is not for a sign variance, but rather an additional sign, which is permitted within the sign code if the applicant receives approval from the Plan Commission. Staff would recommend approval with the following condition; the sign shall not be illuminated.

Motion by Alderperson Patton to approve the additional wall sign at 3260-3274 Church Street with staff conditions that the sign shall not be illuminated; seconded by Commissioner Curless. Motion carried 7-0.

7. Request from Jason Glisczynski of Players' Lounge for a conditional use permit amendment to construct two volleyball courts on the northwest side of the building with a premise extension to allow alcohol in this location at **2124 Rice Street (Parcel ID 2308-04-2006-03)**.

Motion by Mayor Halverson to deny the request for conditional use permit amendment to construct two volleyball courts on the northwest side of the building with a premise extension to allow alcohol in this location at 2124 Rice Street; seconded by Alderperson Moore.

Commissioner Curless stated that he did not know the height of the fence and had heard that the Players' Lounge had wanted a juke box outside as well.

Alderperson Patton asked for clarification on what side of the building the volleyball courts are on. Director Ostrowski stated the northwest side, but still visible from Rice Street.

LeRoy Cordy, 2157 Rice Street, wanted the lack of the berm explained. Mayor Halverson stated in the past the landscape plan had come before the Plan Commission and they had redesigned the berm to be one to two feet high and that plan had been approved with that condition met. Mr. Cordy then asked what would help cut down the noise. Mayor Halverson stated that is why he motioned to deny the request. Mr. Cordy also stated he had an issue with cars turning around in his driveway as well as neighbor's driveways and had asked Jason for better marking of his actual entrance to Players' Lounge. Additionally, this would cease dogs in the neighborhood from barking when cars entered into driveways.

Motion carried 7-0 to deny the request.

8. Presentation and discussion on a conceptual project review for a mixed-use development consisting of a community-based residential facility and retail/office space at **1017 Third Street (Parcel ID 2408-32-2003-01)**.

Mayor Halverson stated we are going to do a different process called a conceptual project review. Lullabye and many other parcels have been interesting to develop, and some of the criticisms have been that there has not been enough public dialogs about projects, so this is for discussion only. Furthermore, we really just want this to be a process where we present a concept to the Plan Commission, take some input from the public in terms of what they are thinking, what the impact of it will be, and we want to be able to listen to a lot of the concerns that we have heard previously

about the Lullabye site. Previous concerns include wanting a mixed use development, sensitive to the single family neighborhood to the north, and create a material amount of tax base. Our conversation tonight will be primarily about the style, use, and impacts on the traffic and neighborhood that this would produce, but really a conversation about whether the general idea is good or not from a development perspective.

Director Ostrowski stated this request is for a conceptual project review (CPR) for a mixed-use development on the former Lullabye Furniture property at 1017 Third Street. A CPR is an initial review of a proposed project. The plans that are submitted for the CPR are fairly general, outlining the proposed project. The goal of a CPR is to get input from the public, the Plan Commission, and the Common Council on a development before it proceeds to the next step, in this case, a conditional use request. As mentioned prior, plans are general in nature and will be more detailed once comments are received regarding the proposed development. No official action will be taken at this meeting for this item; it is for discussion purposes only.

The proposed development is a mixed-use development that consists of a community-based residential facility with retail/office space. The following are the specifics about the proposed project:

Community Based Residential Living Facility (2 buildings)

- 28 beds in each building
- 24,760 square feet for each building
- 1 ½ story
- 30-40 staff on 3 shifts
- Setbacks along Portage Street would be approximately 10-12 feet. The minimum that is required is five feet.
- Assisted and memory care
- Chef cuisine with buffet style dining
- Fitness center
- Library
- Boutique
- Movie theater
- Outdoor patio between both buildings

Retail / Office (2 buildings)

- Approximately 6,000 square feet for each building
- 1 ½ story
- Exterior design to compliment CBRF buildings
- Setbacks along Centerpoint Drive would be five feet.

Overall Site

- Approximate 100 parking spaces

The two CBRF buildings would abut Portage Street and the front entrances would face Union Street and Third Street. The main access for the buildings would be one off of Union Street and another off of Third Street. We would not allow access off of Centerpoint Drive. The two retail buildings would be along Centerpoint Drive, the exact locations and size may change. A similar CBRF has been constructed in Oshkosh using the same model as the one proposed on this site, less the retail/office space. The Oshkosh CBRF was nearly completely filled with occupancy commitments prior to construction completion. The proposed CBRF for this site would mimic closely the interior and exterior features of the Oshkosh CBRF. If the overall consensus of this project is accepted, the next step in moving forward is for the developer to initiate a market study to identify the need for the facilities based on demographic and socio-economic data. If the market study is favorable, the project would then need to receive a conditional use permit to move forward. In addition, the design would need to receive approval from the Historic Preservation / Design Review Commission.

Todd Grunwaldt, Grunwaldt and Associates, added that when designing this concept they wanted to address the reasons that past projects had failed. Some of the main concerns were trying to make a transition between residential and commercial, the design tried to do that by offering the one-story facilities, as well as to add retail/commercial space with still giving privacy to the residents. The building would be of the same construction all the way around entire building so there would not be a back side to it, as well as giving residential architectural features such as dormers and a canopy entry along with stained-glass windows and outdoor patio space.

Commissioner Haines asked for an explanation of the residents who would be living at this facility. Mr. Grunwaldt answered that it would be the same type of resident that you would see in a Class C CBRF, a non-ambulatory person requiring full assistance.

Commissioner Curless asked if the City owned the land and would be selling it. Mayor Halverson stated the CDA owns and has control of the land. At this point we are not discussing financials, but rather the style, design, and land use impact of the development.

Commissioner Haines stated she likes the mixed use but is not sure if this is the right kind of residential to have in this area. She would like to see a more ambulatory population who could walk the downtown and have the money to support the downtown business. She is in support of the concept, but not for that type of population. Commissioner Haines also stated she would like to see more green space as well.

Jack Bennett, of Plover, asked if this was more of a campus type concept where people may come in more relatively independent living to the memory type units, to which Mr. Grunwaldt answered no it is not. Mr. Bennett also asked if there was a need in the Stevens Point /Plover area for more

CBRFs. Mr. Grunwaldt clarified that the original intention was not for a feeder campus type facility, but with recent conversations it may be something worth considering.

Director Ostrowski stated that this is the first step in the process; we are currently just getting the project out there to see what the community thinks, the next step would be to do a market study, and then from there if the study shows a need to go through the Conditional Use Process.

Cathy Dugan, 615 Sommers Street, is not in favor of the project. Ms. Dugan questions the appropriateness of assisted living facility in the downtown. She is not objectionable to residential living in that area. Ms. Dugan stated that Portage County already has 14 CBRFs for the elderly and three of them are downtown (Edgewater Manor, High Rise, and the Pioneer Park Place). She stated she has had personal experience with the assisted living facilities and cited the low pay for the employees as well as the shift work where the employees will be coming and going at all times of day and night. She feels that this is a cookie cutter assisted living facility similar to North Haven, North Crest, and Whispering Pines. As far as the physical plan, the site looks similar to large suburban style residential; she would like to see a more dense and urban look to the building. She feels that this population will be indoors most of the time with the exception of taking the City bus. Furthermore, she feels that we should wait and look for a local developer to do the market need studies. A dense townhouse or condo would be better for this site. She feels there is a market for this type of development, but not at this stage of population. Ms. Dugan would like to see a development that would serve the bigger population and one that would use downtown.

Reid Rocheleau, 408 Cedar Street, feels that the reason this is being proposed is due to financial incentives. He feels that this development would not complement the newly completed downtown area and would like the city to wait and see how the redevelopment of the mall turns out and possibly sell the land for the value. Mr. Rocheleau also has a concern for the safety of the residents that would live there and feels it is a poor plan and does not support it.

Jan Hermann, 1408 Strongs Avenue, does not feel it is an appropriate concept for this area. The development is missing a historical feel and we are forgetting what a center city was like 40-50 years ago. Mr. Hermann stated that we have ambulatory seniors' downtown now, and there is a lacking as to where they would get their groceries and other shopping. Why not put in an old fashioned neighborhood store? Currently, the seniors in the area can walk to get things they may need, but where will they go when they are unable to walk anymore. He also expressed his concern for the safety of the residences being that close to the river. Mr. Hermann would like to see the developments move to encourage more grocery type retail. He is not in support of the development unless there is a way to provide for the residents basic needs.

Aldersperson Phillips stated that he hopes the retail buildings would look like the other buildings presented and is in favor of the development in this area. He feels it would be a nice tax base and it would look nice.

Dan Kiefer, 1017 Union Street, stated that he has been looking for ideas for development of this area, all though he does not feel this is the ideal development for this property, he is happy that there are ideas being presented. Mr. Kiefer asked what would be the cost of living in this type of facility. Mr. Grunwaldt answered \$3,500-\$4,000 per month.

Aldersperson Beveridge brought up that the Co-Op is a small grocery store that is a wonderful place to shop where you can get all of your grocery needs. Mr. Beveridge stated that with regards to all the comments about the proposal, it would be better to have more active people living in this area, which surprised him considering the reaction to last development that was proposed for this site. He also stated that he would hope that in the future if there is a site proposal similar to that, that some of the positive commentary could come forward.

Mary Ann Laszewski, 1209 Wisconsin Street, stated at first look this is an attractive project, but we have to look at the reality of managing it. She is familiar with the care facilities and is aware they are very difficult to staff, offering little benefits and low pay causing high turnover. As far as financing these facilities, residents first are paying for their care, when the money runs out, and then Medicare pays at half the fee. Ms. Laszewski stated that often the full paying customers are carrying the business. She further stated that the City should not focus on just one development, but to be driven by the needs of the city, and should encourage business that would be supported.

Barb Jacob, 1616 Depot Street, stated that this is a great concept but is unsure if there is a demand for this type of housing in Stevens Point. She feels that the community did not refuse the last project due to the residential living, but for the size and financial assistance given. She feels this is a good idea, just not in the Lullabye location. Ms. Jacob stated that the residents need to be more mobile with Mid State Technical College and the river. She feels that housing at this location is not a bad idea; it just needs to be done on a smaller scale.

Commissioner Curless stated he has heard a lot of good comments and negative ones. He suggested that one or part of the development should mimic the Whitetail complex in Plover where a couple may move in with one person having Alzheimer's and as their condition worsens, they are able to move over to the other facility with more care available. As to having a grocery store in the area, it is very hard for them to survive with all the competition in the Stevens Point.

Mayor Halverson stated they have targeted grocery stores, but there is no immediate interest for this area at this time. He stated that Mr. Hermann was right in the fact that we will never have a full scale supermarket in that area, but the need of light grocery may exist. In terms of the grocery approach, it is going to have to happen in a convenience center, on a smaller scale. Directly downtown there is a deficiency that we have recognized and are working actively to fill with the type of opportunities that the market will drive. Aldersperson Phillips is right from a tax base prospective. This could be an extremely valuable piece of property and it could drive a lot of revenue into the district. However, in terms of what we have heard of being a light impact on the neighborhood to the north, a mixed use approach, detention, and green space is going to have to be worked out, but generally speaking in terms of the use, it can't be argued the direct impact in terms

of the residents. The key with that is it ultimately is a use where the ancillary employment that will come with it is the goal. So yes, there is potential, there is a lot of potential there. Having a more dense approach with a floor of a non-assisted senior living blending some of the uses, is a conversation that can be had, and given the feasibility study, certainly they will know whether it is going to work or not. The vision for the retail buildings is not that it will support these two buildings, but to be general support for other retail that wants to be within the central city area.

Mr. Grunwaldt clarified that there is no other CBRF in the downtown area. Edgewater is living and High Rise is not assisted living. There might be some feeders for this from those facilities, as well as Pioneer Place, but they are not assisted living facilities.

Mayor Halverson stated that those facilities are not assisted living. A concierge based service at Pioneer Park Place exists, but there is not assistance with of physical care for the residents.

Mr. Grunwaldt also indicated spoke about safety and security measures at the facility. Typically, there are systems put in place in CBRF facilities that include a bracelet or a watch that would alert staff if a resident leaves the facility.

Commissioner Cooper stated he does not think there is anyone who does not want that land back on the tax roll. He feels that this particular design is movement in the right direction with the mixed use, but he would like to see the market study because he is not sold on this as the right project for this area, but he feels we are moving in the right direction. Commissioner Cooper asked if this would be a two phased project with the residential built first and then the retail, or is it all going to be built at once. Mr. Grunwaldt stated that is yet to be determined, but more than likely yes, it would be with the CBRF built first.

9. Amending the City of Stevens Point Historic Preservation / Design Review Ordinance (Chapter 22) and Design Guidelines to reduce the number of Historic Preservation / Design Review Commission members, and to change the regular meeting date and time.

Director Ostrowski stated that there are currently nine members on the Historic Preservation/Design Review Commission (HP/DRC). The terms of four members have expired at the end of April 2012, leaving four vacancies. In the past, it has been difficult to reach a quorum due to the fact that five commissioners are needed. Joe Derose, Survey and Registration Historian with the Wisconsin Historical Society, was contacted to gain insight on an adequate amount of historic preservation commission members. His response was that nine members was too large, furthermore, stating that most communities have five or seven members. Staff recommends changing the Historic Preservation/Design Review Commission members from nine members to five members, with two alternates. Director Ostrowski indicated that they have changed the design guidelines to reflect having a meeting at least once a month, as opposed to a specific date and time. This will provide more flexibility in scheduling meetings.

Commissioner O'Donnell stated that she is uncomfortable with only a quorum of three and that a decision for the Historic District would be in the hands of only three people. Director Ostrowski stated that there is the possibility that three people would only be needed, however, having two alternates would allow for additional representation.

Motion by Alderperson Patton to approve the amending of the City of Stevens Point Historical Preservation / Design Review Ordinance (Chapter 22) and Design Guidelines to reduce the number of Historic Preservation / Design Review Commission members from nine to five with two alternates, and to change the regular meeting date and time; seconded by Commissioner Cooper. Motion carried 6-1, with O'Donnell voting in the negative.

10. Zoning code rewrite update.

Director Ostrowski stated that now that we have a full Plan Commission we are looking at starting up the zoning rewrite meetings again. Currently we are looking at the fourth Wednesday of the month.

After a short discussion it was determined by the Commission that the fourth Tuesday of the month at 4:30pm would work better. The first meeting would be May 22, 2012 at 4:30 PM.

Director Ostrowski stated that he had included supplemental material for the zoning rewrite and to have the commission review that material prior to the next meeting.

Mayor Halverson stated that this project will take a lot of time and effort, but it is important for the City since it is a blueprint for what happens in the future for Stevens Point for the next 20-30 years.

Economic Development Specialist Kyle Kearns reiterated the importance of reviewing the tool guides that have been provided which will give the necessary background of what the zoning code rewrite incorporates.

11. Adjourn.

Meeting adjourned at 7:43 PM.

REPORT OF CITY PLAN COMMISSION

Tuesday, May 22, 2012 – 4:30 PM

City Conference Room

PRESENT: Mayor Andrew Halverson, Alderperson Jerry Moore, Commissioner Tony Patton, Commissioner Sarah O'Donnell, Commissioner Garry Curless, and Commissioner David Cooper.

ALSO PRESENT: Community Development Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, Alderperson Logan Beveridge, and Cathy Dugan.

INDEX:

1. Introduction of zoning code rewrite.
2. Timeline – Schedule for upcoming meetings and events.
3. Summary and recap of past meetings
4. Review:
 - Article 1: General
 - Article 2: Code Components
 - Article 3: Natural Context
 - Article 4: Rural Context
5. Adjourn.

-
1. Introduction of zoning code rewrite.

Director Ostrowski reviewed the materials provided to the Commissioners and explained the need for the zoning code rewrite.

2. Timeline – Schedule for upcoming meeting and events:

Director Ostrowski reviewed the zoning code rewrite process and indicated that it would be approximately a 12-18 month timeframe for completion.

3. Summary and recap of past meetings.

Director Ostrowski explained the reasoning for a pause within the rewrite process, which was due to the change in plan commission members. Director Ostrowski further explained what was done to date with the code.

4. Review:

Article 1: General
Article 2: Code Components
Article 3: Natural Context
Article 4: Rural Context

The Commission reviewed the first four articles of the development code recommending potential changes. The Commission further discussed the potential of eliminating the Natural and Rural

contexts from the code. Staff will further analyze the potential impacts of omitting the Natural and Rural contexts.

5. Adjourn.

Meeting adjourned at 6.07 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 and Kyle Kearns
CC:
Date: 5/25/2012
Re: Conditional Use Renewal

Several conditional use permits are up for renewal. These permits include:

1. Club Steel, **1009 Clark Street (Parcel ID 2408-32-2020-04)** to operate a tavern.
2. Point Bowl, **2525 Dixon Street (Parcel ID 2408-33-3021-25)** to operate a tavern.
3. Lucky's Pub, **1324 Second Street (Parcel ID 2408-32-2017-14)** to operate a tavern.
4. Jimmy B's Parrot Club, **916 Maria Drive (2408-29-2400-16)** to operate a tavern and extend premise to serve alcohol within the volleyball area.

Club Steel is no longer operational, the building has been vacant for over a year, and the property is for sale. More importantly, Club Steel has had several issues relating to legal violations, including: numerous noise complaints, disorderly conducts, thefts, and the sale/manufacturing of drugs.

Given that the facility has not been operational for over a year and that the number of legal concerns with the former facility, staff would recommend not renewing the conditional use permit to operate a tavern at this time. If the current owners or new owners wish to seek a renewal at a later date, staff would recommend that a new plan for operation be submitted by the owners at that time that will address the above-mentioned complaints and activities.

All other businesses are operational under their current conditional use. Furthermore, they have met all of the conditions placed upon them. No complaints pertaining to the use have been made towards any of the other above properties; therefore, staff would recommend the approval to renew the conditional use permits for Point Bowl, 2525 Dixon Street, Lucky's Pub, 1324 Second Street, and Jimmy B's Parrot Club, 916 Maria Drive.

The current resolutions are attached and photos have been provided below.

Photos



Jimmy B's – Facing Maria Dr.



Jimmy B's – Volleyball Court

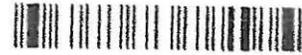


Jimmy B's – Volleyball Court



Jimmy B's – Volleyball Court

746298



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

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

RESOLUTION

①

RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at **1009 Clark St.**, described as Prt aof Outlot 6 S E & O Add Com 60' E of NW Cor Sd OutLot Th E 87' S 191' to POB, City of Stevens Point, Wisconsin, is hereby granted a Conditional Use for the Purpose of Operating a Tavern with the following conditions:

- 1) Conditional Use to expire June 30, 2012.

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

APPROVED: 
Andrew Halverson, Mayor

ATTEST: 
John Moe, City Clerk

Dated: June 21, 2010
Adopted: June 21, 2010

Drafted by: Mike Morrissey
Return to: City Clerk

Name and Address		Parcel #	Alt Parcel #	Land Use
Melendez-Ceron LLC M244 Winterberry CR Marshfield, WI 54449		240832202004	240832202004	Bar/Tavern
		Property Address		Neighborhood
		1009 Clark St		Cntrl Bus & 2nd St area(Comm)
		Subdivision		Zoning
Display Note		Metes And Bounds		B3-CENTRAL BUSINESS

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Melendez-Ceron LLC	9/10/2008	\$360,455	Quit Claim Deed	722471		Land & Build.
Clark Place Enterprises LLC	11/20/2001	\$170,000	Warranty Deed	598232		Land & Build.
Scott L & Brian D Cramer	11/19/2001	\$172,500	Satisfaction Of Land Cont	598231		Land & Build.
Scott L & Brian D Cramer	6/22/1999	\$172,500	Land Contract	56	1500	Land & Build.

SITE DATA

PERMITS

Actual Frontage	Effective Frontage	Effective Depth	Square Footage	Acreage	Date	Number	Amount	Purpose	Note
87.0	87.0	190.0	16,530.0	0.379	11/3/2008	36038	\$5,100	099 Sign	remove old/add new
					10/3/2008	35893	\$25,600	044 Inter Renov/Remod	2 bathrooms
					3/15/2006	33809	\$25,000	048 Int Renov/Remod	
					2/27/2006	33788	\$7,900	044 Inter Renov/Remod	upstairs/green room
					2/27/2002	30555	\$3,500	066 Plumbing	Plumbing
					1/2/2002	30479	\$19,000	003 Addition	2 new bathrooms/rem

2012 ASSESSED VALUE

Class	Land	Improvements	Total
B-Commercial	\$103,000	\$245,300	\$348,300
Total	\$103,000	\$245,300	\$348,300

LEGAL DESCRIPTION

PRT OF OUT LOT 6 S E & O ADD COM 60' E OF NW COR SD OUT LOT TH E 87' S 191' W 87' N 191' TO POB & RECIP ESMT AS DES IN 628747 722471

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
Melendez-Ceron LLC M244 Winterberry CR Marshfield, WI 54449		240832202004	240832202004	Bar/Tavern
		Property Address		Neighborhood
		1009 Clark St		Cntrl Bus & 2nd St area(Comm)
Subdivision		Zoning		
Display Note		Metes And Bounds		B3-CENTRAL BUSINESS

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Bar/Tavern -Dance Hall (C avg)	1951	5,583	Masonry - Avg	12

Total Area

5,583

BASEMENT DATA**COMPONENTS**

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
1	1	Store, Retail - Unfin Bsmnt	320				
1	1	Bar/Tav/Restaurant Fin Bsmnt	4,984				

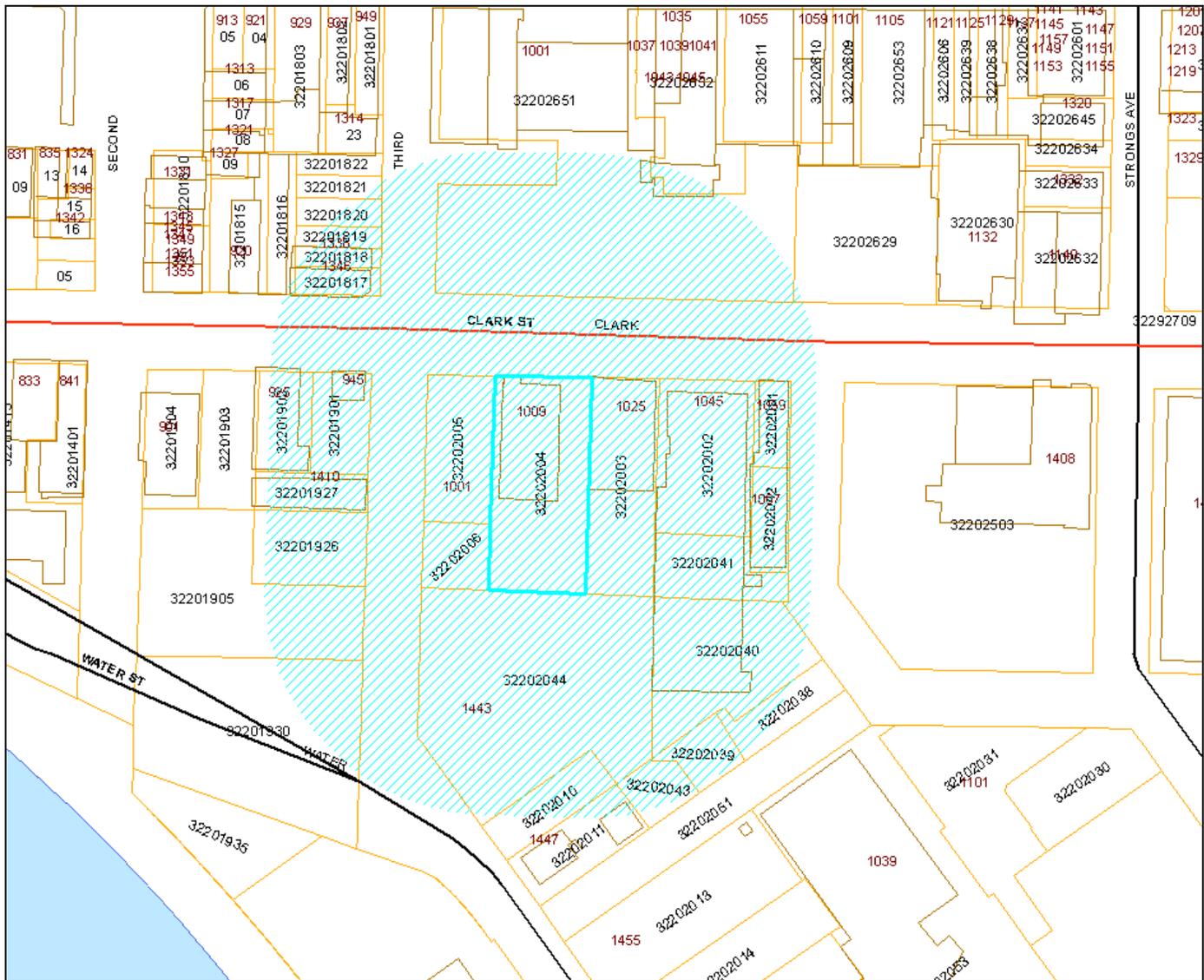
DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS**STRUCTURE DATA**

Site Improvement	Units	Age	30
		Year Built	1951
		Eff. Year	1982
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	1.00
		Business Name	Steel Nightclub

1009 Clark Street – Club Steel – Conditional Use – Exhibit Map (200 Feet Boundary)



TaxKey	Property Address	Owner Name	Mailing Address	City	State	Zip Code
281240832201816	920 Clark St	George J Mattlin Jr	920 Clark Street	Stevens Point	WI	54481
281240832201817	1346 Third St	John J Mallick	1346 Third St	Stevens Point	WI	54481
281240832201818	1338 Third St	Lois G Henke &	1338 Third Street	Stevens Point	WI	54481
281240832201819	Third St	Terrence J Check &	5394 Glenwood Avenue	Stevens Point	WI	54481
281240832201820	Third St	Kurszewski Enterprises LLC	2410 Chestnut St	Wisconsin Rapids	WI	54494
281240832201821	Third St	Kurszewski Enterprises LLC	2410 Chestnut St	Wisconsin Rapids	WI	54494
281240832201901	945 Clark St	Thomas J Wolf	945 Clark St	Stevens Point	WI	54481
281240832201902	925-33 Clark St	Norman A Jr & Marilou Myers	200 Washington Ave	Stevens Point	WI	54481

281240832201905	Second St & Water St	City Of Stevens Point	1515 Strong's Ave	Stevens Point	WI	54481
281240832201926	Third St	City Of Stevens Point	1515 Strong's Ave	Stevens Point	WI	54481
281240832201927	1410 Third St	Wen Y Cheng	3156 Dan's Dr	Stevens Point	WI	54481
281240832201930	Second St & Water St	City Of Stevens Point	1515 Strong's Ave	Stevens Point	WI	54481
281240832202001	1059 Clark St	Robert E McDonald &	1059 Clark Street	Stevens Point	WI	54481
281240832202002	1045 Clark St	Wisconsin Telephone Company	One Bell Center Room 36-M-01	St Louis	MO	63101
281240832202003	1025 Clark St	Stevens Point Area Public	1900 Polk Street	Stevens Point	WI	54481
281240832202004	1009 Clark St	Melendez-Ceron LLC	M244 Winterberry CR	Marshfield	WI	54449
281240832202005	1001 Clark St	Schertz Properties LLC	3118 Post Rd	Stevens Point	WI	54481
281240832202006	Third St	Stevens Point Area Public	1900 Polk Street	Stevens Point	WI	54481
281240832202010	1443 Water St	City Of Stevens Point	1515 Strong's Ave	Stevens Point	WI	54481
281240832202011	1447 Water St	John M Suplicki	1447 Water Street	Stevens Point	WI	54481
281240832202038	Ellis St	Wisconsin Telephone Company	One Bell Center Room 36-M-01	St Louis	MO	63101
281240832202039	Ellis St	Wisconsin Telephone Company	One Bell Center Room 36-M-01	St Louis	MO	63101
281240832202040	Ellis St	Wisconsin Telephone Company	One Bell Center Room 36-M-01	St Louis	MO	63101
281240832202041	Ellis St	Wisconsin Telephone Company	One Bell Center Room 36-M-01	St Louis	MO	63101
281240832202042	1007 Ellis St	Compass Properties LLC	PO Box 6158	Wausau	WI	54402
281240832202043	Third St	City Of Stevens Point	1515 Strong's Ave	Stevens Point	WI	54481
281240832202044	Third St	City Of Stevens Point	1515 Strong's Ave	Stevens Point	WI	54481
281240832202629	Clark St	City Of Stevens Point	1515 Strong's Ave	Stevens Point	WI	54481
281240832202651	1001 Main St	City Of Stevens Point	1515 Strong's Avenue	Stevens Point	WI	54481
281240832202652	1035-45 Main St	James E & Patricia A Laabs	1026 Second St N	Stevens Point	WI	54481

Construction?

CYNTHIA A WISINSKI
PORTAGE COUNTY REGISTER OF DEEDS
RECEIVED FOR RECORD
AUG. 24, 2007 AT 01:15PM

Cynthia A. Wisinski

CYNTHIA A WISINSKI, REGISTER OF DEEDS
Fee Amount: \$13.00

RESOLUTION

RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that the property located at **2525 Dixon Street** is hereby granted a Conditional Use Permit for the purpose of **Expanding a Tavern or Nightclub** with the following conditions:

- 1) Install a material in the wall called SheetBlok Sound Barrier. This material is 1/8 inch thick and is used to help block sound from transferring through the wall. SheetBlok shall be installed in the east and west wall of the existing bowling alley as well as the walls of the addition.
- 2) Address the music from the existing bowling alley by adding more speakers close to the bowlers. The speakers are now located at the bowling-pin end of the bowling alley. The owner shall add speakers closer to the bowlers and reduce the volume to achieve the same effect for the listeners.
- 3) Add baffles to vents that penetrate the ceiling to prevent sound from escaping the building.
- 4) An ongoing requirement that if music noise, including lower octave sound, is heard after 10 p.m. on Sunday - Thursday, and after 11 p.m. on Friday or Saturday, that the owners will reduce the sound level as needed.
- 5) Any exterior lighting use cut-off fixtures to prevent light from shining on neighboring properties
- 6) The owners take adequate steps to prevent groups from congregating in the parking lot or on neighboring properties.
- 7) The licensee shall meet with the Police Department to develop security plans which may address health, safety and welfare concerns including, but not limited to:
 - Exterior lighting adjacent to the building or parking lot
 - Control of parking area
 - Cleanup of physical premises and surrounding neighborhood extending one block from the subject property
 - Maintain order and peace in and around the licensed premises

8) This Conditional Use shall expire on June 30, 2010 .

BE IT FURTHER RESOLVED, that the City Clerk shall file a copy of the resolution with the Register of Deeds of Portage County, Wisconsin.

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

APPROVED: _____


Andrew Halverson, Mayor

ATTEST: _____


John Moe, City Clerk

Dated: August 20, 2007

Adopted: August 20, 2007

Drafted by: John Gardner

Return to: City Clerk

Name and Address		Parcel #	Alt Parcel #	Land Use
Point Bowl Inc 2525 Dixon St Stevens Point, WI 54481		240833302125	240833302125	Bowling Center
		Property Address		Neighborhood
		2525 Dixon St		Patch Street Area (Comm)
		Subdivision		Zoning
Display Note		Central Addn		M2-HEAVY INDUSTRIAL

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

SITE DATA

PERMITS

Actual Frontage	310.0	Date	Number	Amount	Purpose	Note
Effective Frontage	310.0	7/27/2004	32571	\$573,000	003 Addition	banquet hall
Effective Depth	299.0	7/12/2004	32532	\$6,000	048 Int Renov/Remod	new walls around kitch
Square Footage	92,690.0	8/6/2003	31817	\$450	042 Interior Renov/Re	Move 12' wall 3'
Acreage	2.128	2/12/2002	30524	\$4,000	099 Sign	

2012 ASSESSED VALUE

Class	Land	Improvements	Total
B-Commercial	\$45,300	\$497,800	\$543,100
Total	\$45,300	\$497,800	\$543,100

LEGAL DESCRIPTION

LOTS 1 2 3 & THE N 10F OF LOT 4 - BLK 8 CENTRAL ADD E 10 1/2F OF WELSBY AVE VAC 214/550 & VAC ST & ALLEY 504/873-4 & 506/385 - 349/168 - 487/997 - 538/826 698/129

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
Point Bowl Inc 2525 Dixon St Stevens Point, WI 54481		240833302125	240833302125	Bowling Center
		Property Address		Neighborhood
		2525 Dixon St		Patch Street Area (Comm)
		Subdivision		Zoning
Display Note		Central Addn		M2-HEAVY INDUSTRIAL

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Bowling Center (S avg)	1961	15,500	Metal - Avg	16
1	2	Bowling Center (S avg)	2005	760	Metal - Avg	13

Total Area		16,260
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BASEMENT DATA**COMPONENTS**

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
1	1	Bowling Center Fin Bsmnt	2,500	1	1	Canopy - Wood or Steel	80
1	1	Bowling Center Unf Bsmnt	2,500				

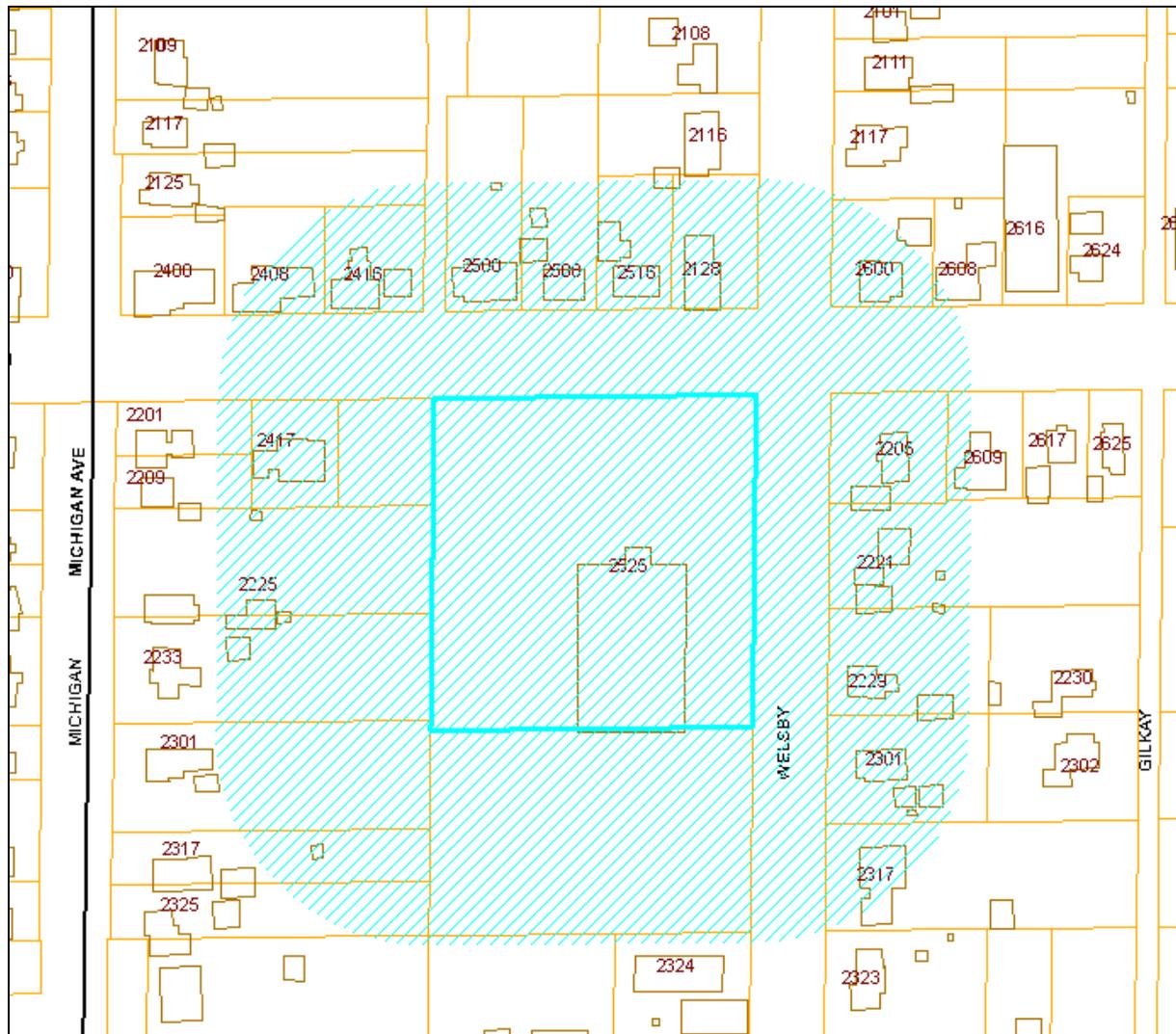
DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS**STRUCTURE DATA**

Site Improvement	Units	Age	27
		Year Built	1961
		Eff. Year	1985
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	1.00
		Business Name	Point Bowl

2525 Dixon Street – Point Bowl – Conditional Use – Exhibit Map (200 Feet Boundary)



TaxKey	Property Address	Owner Name	Mailing Address	City	State	Zip Code
281240833302102	Dixon St	RJ Investments of Stevens Point LLC &	101 Paseo Encinal St	San Antonio	TX	78212
281240833302103	2417 Dixon St	Ryan J & Stacey A Cisewski	2417 Dixon St	Stevens Point	WI	54481
281240833302104	2201 Michigan Ave	Susanne L Ligenza	2201 Michigan Ave	Stevens Point	WI	54481
281240833302105	2209 Michigan Ave	Emily A Carlson	2209 Michigan Ave	Stevens Point	WI	54481
281240833302106	2225 Michigan Ave	Krista M Mapes	2225 Michigan Ave	Stevens Point	WI	54481
281240833302107	2233 Michigan Ave	Josephine J Suchon	2233 Michigan Ave	Stevens Point	WI	54481
281240833302108	2301 Michigan Ave	Julie A Mancheski	2301 Michigan Ave	Stevens Point	WI	54481
281240833302109	2317 Michigan Ave	Joseph E & G Yach	2317 Michigan Ave	Stevens Point	WI	54481
281240833302110	2325 Michigan Ave	Stuczynski Trucking Inc	2408 Wayne St	Stevens Point	WI	54481
281240833302118	2408 Wayne St	Stuczynski Trucking &	2408 Wayne St	Stevens Point	WI	54481
281240833302121	2324 Welsby Ave	Stuczynski Trucking &	2408 Wayne St	Stevens Point	WI	54481
281240833302122	2500 Wayne St	Stuczynski Trucking &	2408 Wayne St	Stevens Point	WI	54481
281240833302124	Welsby Ave	Stuczynski Trkg & Exc Inc	2408 Wayne St	Stevens Point	WI	54481

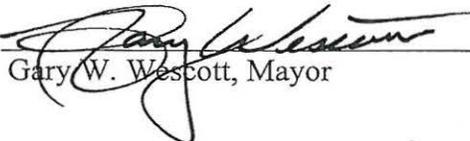
281240833302125	2525 Dixon St	Point Bowl Inc	2525 Dixon St	Stevens Point	WI	54481
281240833302207	2229 Welsby Ave	William G & Camille A Wojtalewicz	2229 Welsby Ave	Stevens Point	WI	54481
281240833302208	2301 Welsby Ave	Richard J & Lori A Yach	2301 Welsby Ave	Stevens Point	WI	54481
281240833302209	2317 Welsby Ave	Margaret A Myhra Rev Trust	2317 Welsby Ave	Stevens Point	WI	54481
281240833302229	2609 Dixon St	Dorothy M Clark	2609 Dixon St	Stevens Point	WI	54481
281240833302230	2205 Welsby Ave	Dody S Boris	2205 Welsby Ave	Stevens Point	WI	54481
281240833302231	2221 Welsby Ave	Edward W & Sally J Hebda	2221 Welsby Ave	Stevens Point	WI	54481
281240833302313	2125 Michigan Ave	Patricia J Lartz	2125 Michigan Ave	Stevens Point	WI	54481
281240833302315	2408 Dixon St	Jonathan & Pamela Houtman	2408 Dixon St	Stevens Point	WI	54481
281240833302316	2416 Dixon St	Mary E Marco	2416 Dixon St	Stevens Point	WI	54481
281240833302317	2500 Dixon St	Lindsay A Weisbrod	2500 Dixon St	Stevens Point	WI	54481
281240833302318	2508 Dixon St	Alice S Chilsen	2508 Dixon St	Stevens Point	WI	54481
281240833302319	2516 Dixon St	James L & Lois M Myhre	2516 Dixon St	Stevens Point	WI	54481
281240833302320	2128 Welsby Ave	Travis W & Tamera J Doll	2128 Welsby Ave	Stevens Point	WI	54481
281240833302412	2117 Welsby Ave	Secretary of Veterans Affairs	5000 W National Ave Bldg 6	Milwaukee	WI	53295
281240833302413	2600 Dixon St	Jane M Kellerman	2600 Dixon St	Stevens Point	WI	54481
281240833302414	2608 Dixon St	Christopher J Mitchell	2608 Dixon St	Stevens Point	WI	54481

RESOLUTION

RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that the property located at **1324 Second Street** described as , Outlot 1 of CSM #5101-18-126 & A & B & Lot 1 CSM 5268-18-193 & A Bng Prt Lot 5 Blk 6 S E & O Add. is hereby granted a Conditional Use Permit for the purpose of Operating a Tavern with the Conditional Use to expire on **June 30, 2005.**

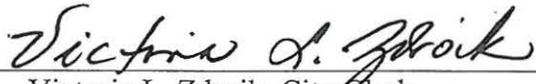
Such approval constitutes a Conditional Use under the City's Ordinances.

APPROVED:



Gary W. Wescott, Mayor

ATTEST:



Victoria L. Zdroik, City Clerk

Dated: April 19, 2004
Adopted: April 19, 2004

Name and Address		Parcel #	Alt Parcel #	Land Use
Schertz Properties LLC 3118 Post Rd Stevens Point, WI 54481		240832201714	240832201714	Restaurant
		Property Address		Neighborhood
		1324 Second St		Cntrl Bus & 2nd St area(Comm)
		Subdivision		Zoning
Display Note		Certified Survey Map		B3-CENTRAL BUSINESS

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Schertz Properties LLC	3/16/2004	\$66,500	Warranty Deed	653148		Land & Build.

SITE DATA

PERMITS

Actual Frontage	Effective Frontage	Effective Depth	Square Footage	Acreage	Date	Number	Amount	Purpose	Note
22.0	22.0	34.0	748.0	0.017	5/20/2011	37777	\$850	020 Electrical	Beer bar
					3/19/2004	32227	\$12,500	042 Interior Renov/Re	

2012 ASSESSED VALUE

Class	Land	Improvements	Total
B-Commercial	\$6,700	\$71,200	\$77,900
Total	\$6,700	\$71,200	\$77,900

LEGAL DESCRIPTION

OUTLOT 1 CSM#5101-18-126 & A & B & LOT 1#CSM 5168-18-193 & A BNG PRT LOT 5 BLK 6 S E & O ADD 653148

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
Schertz Properties LLC 3118 Post Rd Stevens Point, WI 54481		240832201714	240832201714	Restaurant
		Property Address		Neighborhood
		1324 Second St		Cntrl Bus & 2nd St area(Comm)
Subdivision		Zoning		
Display Note		Certified Survey Map		B3-CENTRAL BUSINESS

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Restaurant (D good)	1992	774	Wood Frame - Good	11

Total Area

774

BASEMENT DATA**COMPONENTS**

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area

DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS**STRUCTURE DATA**

Site Improvement	Units	Age	16
		Year Built	1992
		Eff. Year	1996
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	1.00
		Business Name	Bar/Tavern

281240832201716	1342 Second St	James L & Mary C Graboski	1342 Second St	Stevens Point	WI	54481
281240832201803	927-33 Main St	Kurszewski Enterprises LLC	2410 Chestnut St	Wisconsin Rapids	WI	54494
281240832201804	921-25 Main St	Susan M Simkowski	8420 Phoenix Ave #232	Fort Smith	AR	72903
281240832201805	913 Main St	T A Kessenich LLC	425 Whitetail Way	Deerfield	WI	53531
281240832201806	1313 Second St	Justin M & Julie B Gasper	1315 Second St	Stevens Point	WI	54481
281240832201807	1317 Second St	Michael P Lazare et al	1317 Second St	Stevens Point	WI	54481
281240832201808	1321 Second St	Bruce D & Stacie M Woboril	710 Fourth St	Plover	WI	54467
281240832201809	1327 Second St	Clan 4 LLC	6120 West Valley Ct	Wisconsin Rapids	WI	54494
281240832201810	1331 Second St	James B Mozuch	1331 Second St	Stevens Point	WI	54481
281240832201815	920 Clark St	George J Mattlin Jr	920 Clark Street	Stevens Point	WI	54481
281240832201816	920 Clark St	George J Mattlin Jr	920 Clark Street	Stevens Point	WI	54481
281240832201817	1346 Third St	John J Mallick	1346 Third St	Stevens Point	WI	54481
281240832201818	1338 Third St	Lois G Henke &	1338 Third Street	Stevens Point	WI	54481
281240832201819	Third St	Terrence J Check &	5394 Glenwood Avenue	Stevens Point	WI	54481
281240832201820	Third St	Kurszewski Enterprises LLC	2410 Chestnut St	Wisconsin Rapids	WI	54494
281240832201821	Third St	Kurszewski Enterprises LLC	2410 Chestnut St	Wisconsin Rapids	WI	54494
281240832201822	Third St	Kurszewski Enterprises LLC	2410 Chestnut St	Wisconsin Rapids	WI	54494
281240832201825	1343-55 Second St	Kenneth D Butterfield	1343 Second Street	Stevens Point	WI	54481
281240832201903	Clark St	Norman A Jr & Marilou Myers	200 Washington Ave	Stevens Point	WI	54481
281240832201904	901 Clark St	MLH Properties LLC	5419 Pinewood Dr	Stevens Point	WI	54481

CYNTHIA A WISINSKI
PORTAGE COUNTY REGISTER OF DEEDS
RECEIVED FOR RECORD
APR. 19, 2005 AT 12:55PM

Cynthia A. Wisinski

CYNTHIA A WISINSKI, REGISTER OF DEEDS
Fee Amount: \$13.00

RESOLUTION

RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that the property located at **916 Maria Drive**, described as That Prt S ½ NW 1/4 S29 T24 R8 Des: Com at a Pt on ML Maria Dr, 30'N of SL Sd 80 and 100' E of EL of N Second St; E Prll, 116', Thn N at RA 100'; Thn W Prll, 116'; Thn S 100' To POB Also Driveway Rights, is hereby granted a Conditional Use Permit for the purpose of Consumption of Alcohol at the Existing Exterior Volley Ball Court with the following conditions/restrictions:

- 1) Alcohol may be served until 10:00 p.m.
- 2) Approval to expire May 31, 2007.

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

APPROVED: _____

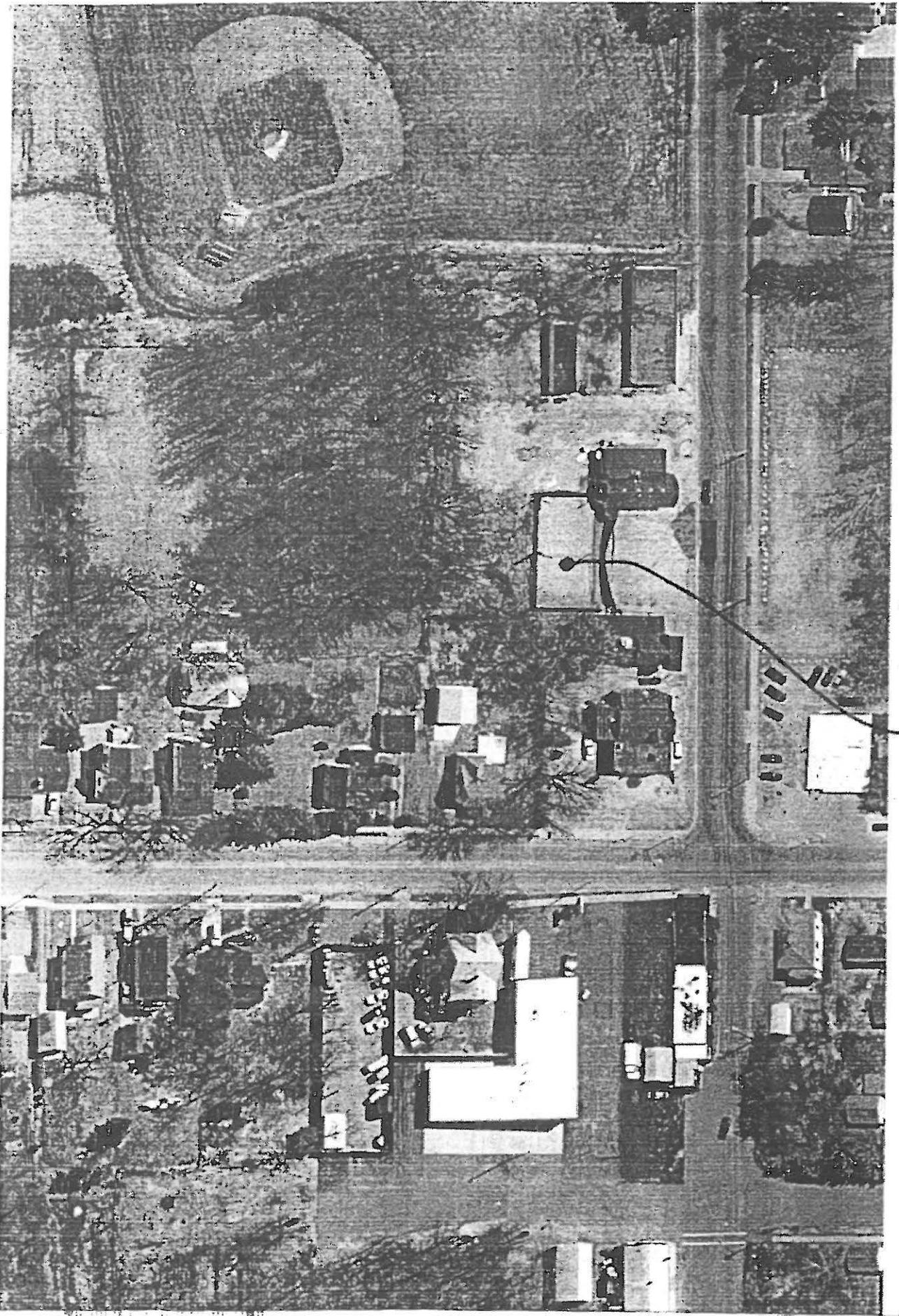
Gary W. Wescott
Mayor Gary W. Wescott

ATTEST: _____

Barbara Kranig
Barbara Kranig, City Clerk

Dated: April 18, 2005
Adopted: April 18, 2005

Return to City Clerk



ValleyBarr Court

Name and Address		Parcel #	Alt Parcel #	Land Use
JADA LLC 908 Maria Dr Stevens Point, WI 54481		240829240018	240829240018	Bar/Tavern
		Property Address		Neighborhood
		916 Maria Dr		North West (Comm)
		Subdivision		Zoning
Display Note		Metes And Bounds		B4-COMMERCIAL

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
JADA LLC Brian D Cramer	10/19/2004	\$191,100	Warranty Deed W/Add'L	663876		Land & Build.
	12/28/2001	\$91,000	Warranty Deed W/Add'L	600450		Land & Build.

SITE DATA

PERMITS

Actual Frontage	Effective Frontage	Effective Depth	Square Footage	Acreage	Date	Number	Amount	Purpose	Note
116.0	116.0	100.0	11,600.0	0.266	12/31/2004	32944	\$2,000	090 Roof/Strip & re-ro	

2012 ASSESSED VALUE

Class	Land	Improvements	Total
B-Commercial	\$23,200	\$88,800	\$112,000
Total	\$23,200	\$88,800	\$112,000

LEGAL DESCRIPTION

THAT PRT S 1/2 NW 1/4 S29 T24 R8 DES: COM AT A PT ON NL MARIA DR, 30' N OF SL SD 80 AND 100' E OF EL OF N SECOND ST; E PRL, 116'; THN N AT RA 100'; THN W PRL, 116'; THN S 100' TO POB ALSO DRIVEWAY RIGHTS 663876

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
JADA LLC 908 Maria Dr Stevens Point, WI 54481		240829240018	240829240018	Bar/Tavern
		Property Address		Neighborhood
		916 Maria Dr		North West (Comm)
Subdivision		Zoning		
Display Note		Metes And Bounds		B4-COMMERCIAL

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Bar/Tavern (D avg)	1930	2,025	Wood Frame - Avg	9
1	2	Bar/Tavern (D avg)	1980	181	Wood Frame - Avg	9

Total Area	2,206
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BASEMENT DATA

COMPONENTS

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area

DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS

STRUCTURE DATA

Site Improvement	Units	Age	32
		Year Built	1930
		Eff. Year	1980
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	1.00
		Business Name	Duces Wild Bar & Dance Club

281240829240021	Rear Maria Dr	James T & Deborah J Billings	709 Sunset Ave	Stevens Point	WI	54481
281240829240033	Maria Dr	Sisters Of St Joseph Of	1300 Maria Dr	Stevens Point	WI	54481
281240829300305	Maria Dr	City Of Stevens Point	1515 Strong's Ave	Stevens Point	WI	54481
281240829300309	109 Second St	Second Street Auto Clinic Inc	109 Second St	Stevens Point	WI	54481
281240829300310	125 & A Second St	Veronica J Pfeleiderer	PO Box 20647	Greenfield	WI	53220
281240829300335	1017 Maria Dr	Carol M Pieczynski	1017 Maria Dr	Stevens Point	WI	54481
281240829300338	925 Maria Dr	D&R Ventures LLC	3038 Campsite Dr	Stevens Point	WI	54481
281240829300404	124 Second St	Anna Marie Slivicke	124 Second St	Stevens Point	WI	54481
281240829300406	Maria Dr (ROW)	City Of Stevens Point	1515 Strong's Ave	Stevens Point	WI	54481
281240829300407	108 Second St	Lodzinski Family Trust	425 West Wilson Ave	Stevens Point	WI	54481
281240829300408	Maria Dr (ROW)	City Of Stevens Point	1515 Strong's Ave	Stevens Point	WI	54481



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 and Kyle Kearns
CC:
Date: 5/29/2012
Re: Conditional Use Renewal

The following conditional use permit is up for renewal:

1. Express Recycling LLC, **2608 Water Street (Parcel ID 2308-05-1012-22)** to operate a recycling center.

The Common Council approved a conditional use permit for Express Recycling Solutions, Inc. to operate a recycling center at the above location in July, 2008. The original conditional use permit had the following conditions:

- no outside storage,
- all materials must be removed or enclosed,
- only aluminum, brass and copper may be accepted at the facility,
- hours of operation would be from 10:00 am to 4:00 pm Monday-Friday and 9:00 am to 1:00 pm on Saturdays, and
- conditional use to expire on July 21 2010.

In May of 2010 the conditional use was renewed with the following conditions:

- screening of all storage on the exterior of the building,
- the roll-off container for scrap metal not be visible from Water Street,
- screening plan be reviewed and approved by the Director of Community Development and County Planning and Zoning, and
- conditional use to be reviewed in two years (May 21, 2012).

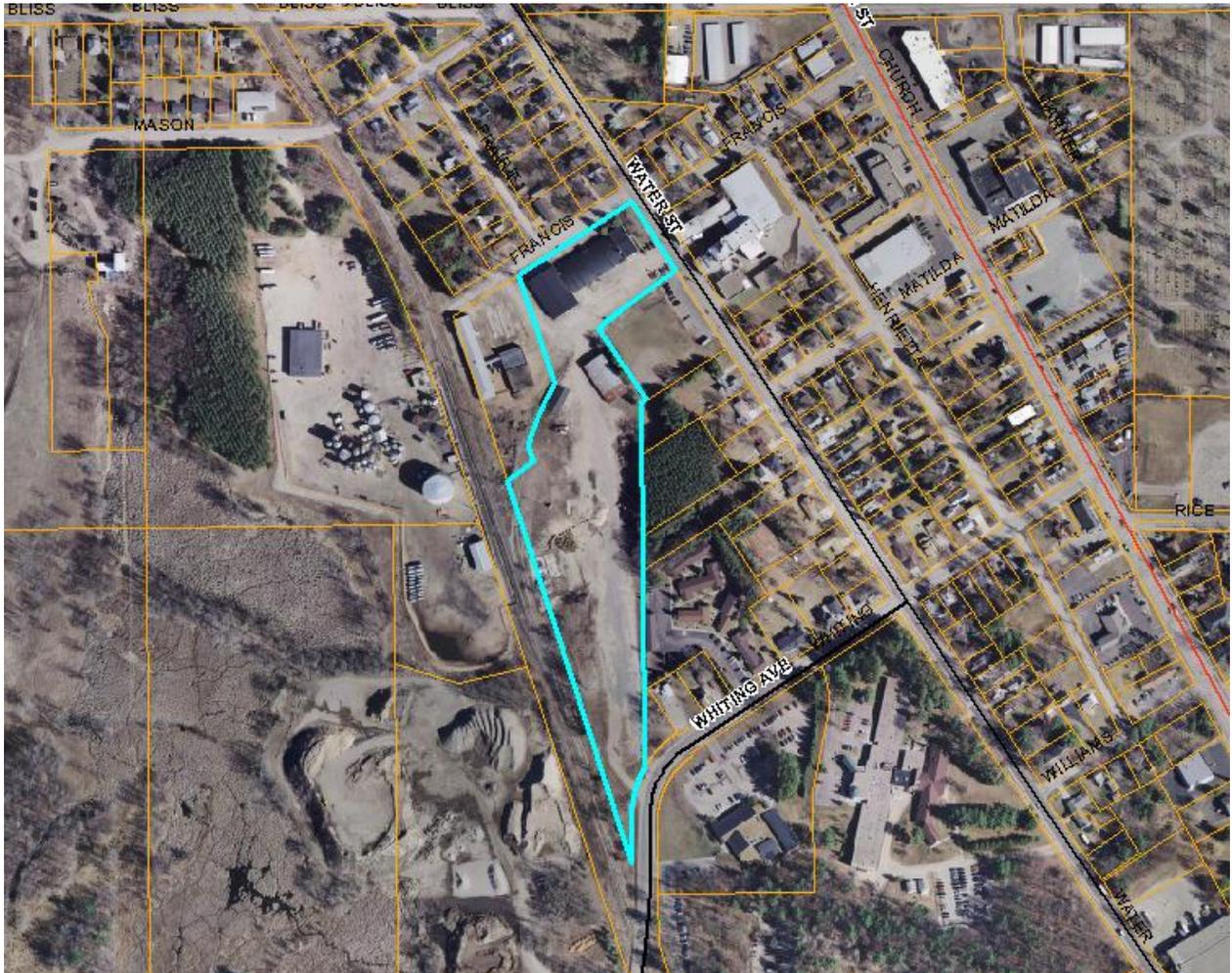
Staff has inspected the property to ensure previous conditions have been met. The semi-truck trailer visible in the pictures below was approved in 2007 with a screening plan approved for the metal refuse containers in 2010. Additionally, the aluminum can collection donation enclosure was allowed to exist with no screening. The facility is very clean and quite after close (see photos), which illustrates professionalism and commitment to maintaining a very successful operation. Lastly, there have been no complaints in relation to the property or business in the last several years. For reasons mentioned above, staff would recommend approval of

the renewal with the following conditions:

- Existing screening for exterior storage and refuse containers shall remain,
- hours of operation would be from 10:00 am to 4:00 pm Monday-Friday and 9:00 am to 1:00 pm on Saturdays, and
- conditional use to expire on June 30, 2014.

The current resolutions are attached.

Vicinity Map



Photos



South Façade – Drop-off



South Façade – Looking Northwest



East Façade (Facing Water St.)



North Façade (Facing Francis St.)



Scrap Metal Containers - Screened



Drop-off – After Hours

Name and Address		Parcel #	Alt Parcel #	Land Use
Edward S & Mary Ann Rusin Joint Rev Trust u/d 4/30/02 1681 North Second Dr Stevens Point, WI 54481		230805101222	230805101222	Warehouse, Storage
		Property Address		Neighborhood
		2608 Water St		Division St/Church St (Comm)
		Subdivision		Zoning
Display Note		Certified Survey Map		M2-HEAVY INDUSTRIAL

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Edward S & Mary Ann Rusin	5/20/2011	\$857,700	Quit Claim Deed/Addl Par	758132		Land & Build.

SITE DATA

PERMITS

Actual Frontage	645.0	Date	Number	Amount	Purpose	Note
Effective Frontage	645.0	6/1/2011	11-0301	\$2,500	066 Plumbing	hook up to storm sewer
Effective Depth	581.0	5/16/2011	37745	\$2,500	066 Plumbing	hook up to storm sewer
Square Footage	374,745.0	7/22/2008	35698	\$0	066 Plumbing	
		9/5/2006	34243	\$0	093 Sewer and/or Water	repair sewer line
Acreage	8.603	9/19/2005	33547	\$400	020 Electrical	new panel
		7/28/1997	26925	\$18,700	024 Exterior Renovatio	siding

2012 ASSESSED VALUE

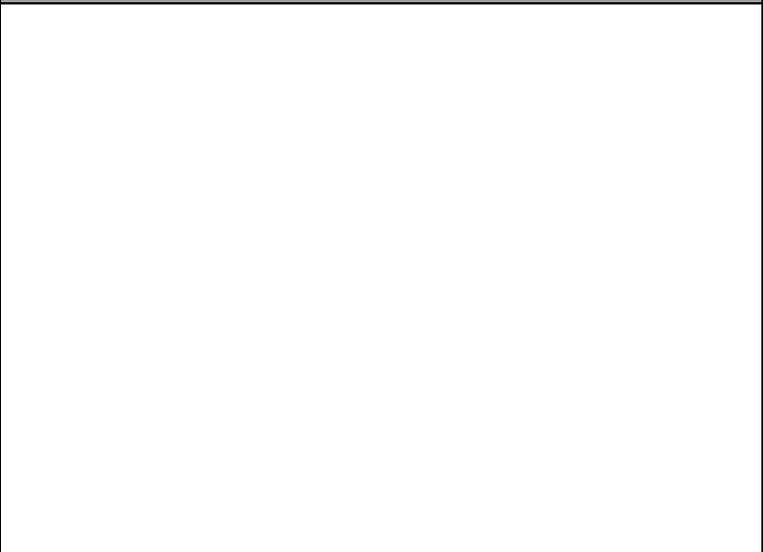
Class	Land	Improvements	Total
B-Commercial	\$77,300	\$200,100	\$277,400
Total	\$77,300	\$200,100	\$277,400

LEGAL DESCRIPTION

LOT 1 CSM #1321-5-79 BNG PRT NE NE NW NE & SW NE S5 T23 R8 486/720 650466-DEED REST 758132

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
Edward S & Mary Ann Rusin Joint Rev Trust u/d 4/30/02 1681 North Second Dr Stevens Point, WI 54481		230805101222	230805101222	Warehouse, Storage
		Property Address		Neighborhood
		2608 Water St		Division St/Church St (Comm)
		Subdivision		Zoning
Display Note		Certified Survey Map		M2-HEAVY INDUSTRIAL

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Warehse, Storage (C low)	1910	20,000	Masonry - Low	16
1	2	Warehse, Storage (S avg)	1970	9,760	Metal - Avg	19
2	1	Warehse, Storage (C low)	1910	7,600	Masonry - Low	12
3	1	Warehse, Storage (S low)	1976	7,320	Metal - Low	16

Total Area	44,680
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BASEMENT DATA**COMPONENTS**

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
1	1	Warehouse Bsmnt - Unfinished	3,200				

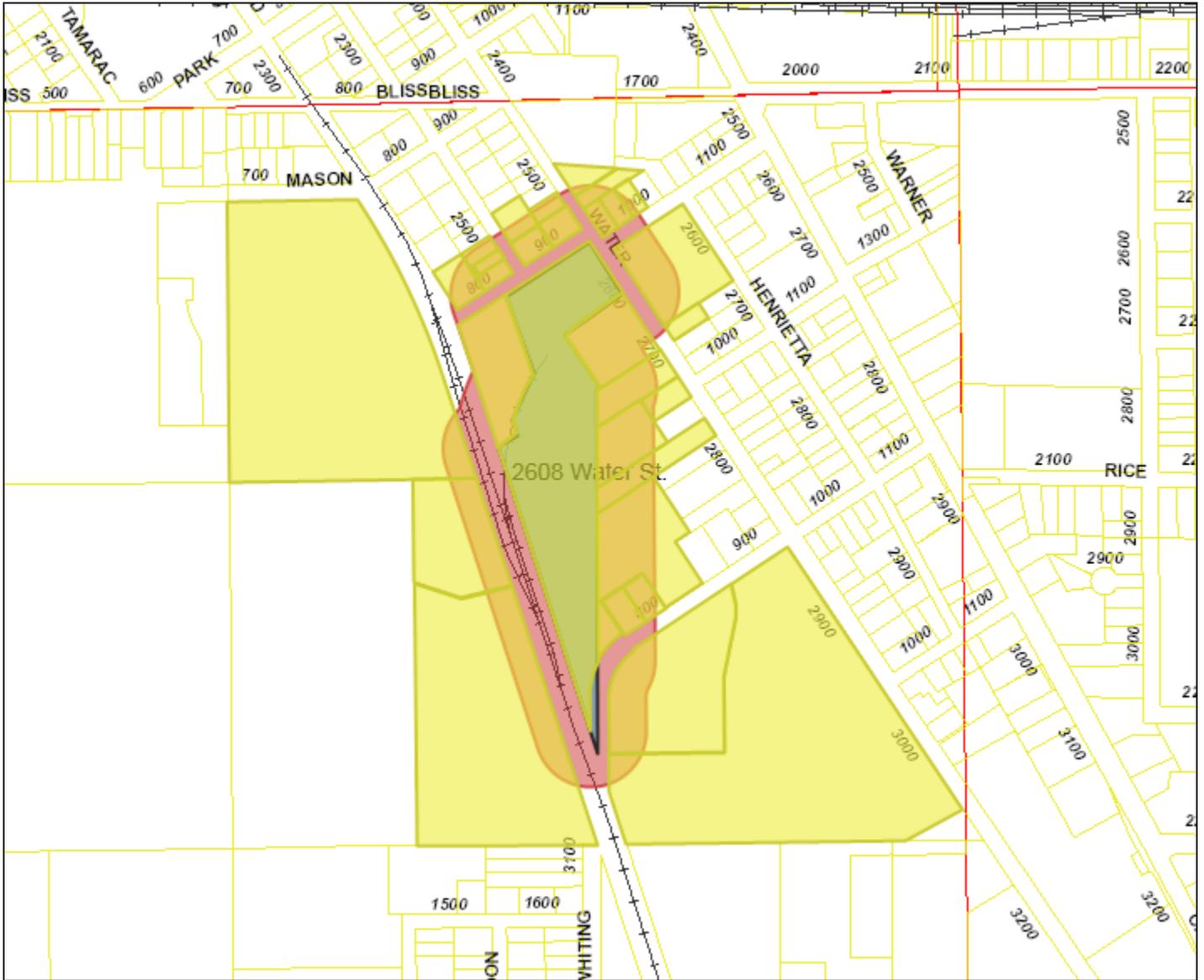
DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition
Shed - Frame	1910	2,100.0	C	Average

SITE IMPROVEMENTS**STRUCTURE DATA**

Site Improvement	Units	Age	62
		Year Built	1910
		Eff. Year	1950
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	2.00
		Business Name	Warehouse

2608 Water Street – Express Recycling LLC – Conditional Use – Exhibit Map (200 Feet Boundary)



TaxKey	Property Address	Owner Name	Mailing Address	City	State	Zip Code
281230805100308	2545 Water St	Emil J Glodowski	2545 Water St	Stevens Point	WI	54481
281230805100324	2553 Water St	Paul L Cardenas &	2553 Water St	Stevens Point	WI	54481
281230805100325	1000 Francis St	Daniel R & Kathy A Hellenbrand	1000 Francis St	Stevens Point	WI	54481
281230805100326	1008 Francis St	Carroll J & Marilyn A Ross	3309 Heffron St	Stevens Point	WI	54481
281230805100327	1016 Francis St	Joel W Baumgartner	1016 Francis St	Stevens Point	WI	54481
281230805100408	2556-58 Water St	Norbert L & Linda Besiada	2558 Water St	Stevens Point	WI	54481
281230805100409	2548 Water St	Larry A & Patti A Wolosek	2548 Water St	Stevens Point	WI	54481
281230805100415	2549 Prairie St	Rosel LLC	924 West Pearl St	Stevens Point	WI	54481
281230805100416	2557-59 Prairie St	Adam F Maves &	8844 Lakeview Ln	Amherst	WI	54406
281230805100706	800 Francis St	Frederick J & Joan A Garski	800 Francis St	Stevens Point	WI	54481
281230805100707	808-10 Francis St	Arthur R & Delores S Hoppe	921 Fourth St	Plover	WI	54467
281230805100708	2556 Prairie St	Arthur R & Delores S Hoppe	921 Fourth St	Plover	WI	54467

281230805100709	2548 Prairie St	Mary E Mielke	2548 Prairie St	Stevens Point	WI	54481
281230805100901	741 Mason St	Flint Hills Resources Pine Bend LLC	4111 E 37th St N	Wichita	KS	67220
281230805101004	Mason St	Flint Hills Resources Pine Bend LLC	4111 E 37th St N	Wichita	KS	67220
281230805101005	3100 Whiting Ave (crushing site)	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281230805101103	825 Whiting Ave	Portage County	1516 Church St	Stevens Point	WI	54481
281230805101104	817 Whiting Ave	Portage County	1516 Church St	Stevens Point	WI	54481
281230805101206	Whiting Ave	Christopher J Piotrowski	800 Whiting Ave	Stevens Point	WI	54481
281230805101207	800 Whiting Ave	Christopher J Piotrowski	800 Whiting Ave	Stevens Point	WI	54481
281230805101214	2812 Water St	Stephanie L Bishop	2812 Water St	Stevens Point	WI	54481
281230805101216	Water St	D E Przybylski & D M Glodowski	2804 Water St	Stevens Point	WI	54481
281230805101217	2744 Water St	Kevin J Burant	2744 Water St	Stevens Point	WI	54481
281230805101218	2736 Water St	Elliot P Niesl	1317 College Ct	Stevens Point	WI	54481
281230805101221	Water St	SPB LLC	2617 Water St	Stevens Point	WI	54481
281230805101222	2608 Water St	Edward S & Mary Ann Rusin	1681 North Second Dr	Stevens Point	WI	54481
281230805101223	808 Whiting Ave	Dallas J & Edith Pankowski	2331 Aspen Ln	Plover	WI	54467
281230805101226	801 Francis St	SFM Enterprises Inc	801 Francis St	Stevens Point	WI	54481
281230805101801	2617 Water St	SPB LLC	2617 Water St	Stevens Point	WI	54481
281230805101810	Water Street	SPB LLC	2617 Water St	Stevens Point	WI	54481

COPY
7/24/08

RESOLUTION

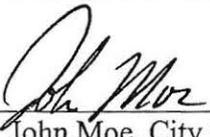
BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met and that the property at **2608 Water Street**, described as Lot 1 CSM #1321-5-79 Bng Prt NE ¼ of the NE ¼, the NW¼ of the NE¼, and the SW¼ of the NE¼ all in Section 5, Town 23 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin. is hereby granted a Conditional Use for the purpose of Operating a Recycling Operation as a Conditional Use with the following conditions/restrictions:

- 1) no outside storage
- 2) conditional use to expire July 21, 2010
- 3) only aluminum, brass and copper may be accepted at the facility
- 4) hours of operation are 10:00 A.M. to 4:00 P.M. Monday-Friday and 9:00 A.M. to 1:00 P.M. on Saturdays
- 5) materials must be removed or enclosed daily

APPROVED: _____


Andrew Halverson, Mayor

ATTEST: _____


John Moe, City Clerk

Dated: July 21, 2008
Adopted: July 21, 2008
Published: July 25, 2008

Drafted by: John Gardner
Return to: City Clerk

CYNTHIA A WISINSKI
PORTAGE COUNTY REGISTER OF DEEDS
RECEIVED FOR RECORD
MAY 19, 2010 AT 08:45AM



CYNTHIA A WISINSKI, REGISTER OF DEEDS
Fee Amount: \$13.00

RESOLUTION

RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met and that the property at **2608D Water St.**, described as Lot 1 CSM #1321-5-79 Bng Prt NE 1/3 of the NE 1/4, the NW 1/4 of the NE 1/4, and the SW 1/4 of the NE 1/4, all in Section 5, Town 23 North, Range 8 East, City of Stevens Point, be granted a Conditional Use Permit to Operate a Recycling Center as shown on the attached drawing, with the following conditions/restrictions:

- 1) screening of all storage on the exterior of the building,
- 2) the roll-off container for scrap metal not be visible from Water Street,
- 3) screening plan be reviewed and approved by the Dir. Morrissey and County Planning and Zoning, and
- 4) conditional use to be reviewed in two years (May 21, 2012).

APPROVED: _____


Andrew Halverson, Mayor

ATTEST: _____


John Moe, City Clerk

Dated: May 17, 2010
Adopted: May 17, 2010
Published: May 21, 2010

Drafted by: Mike Morrissey
Return to: City Clerk

Administrative Staff Report

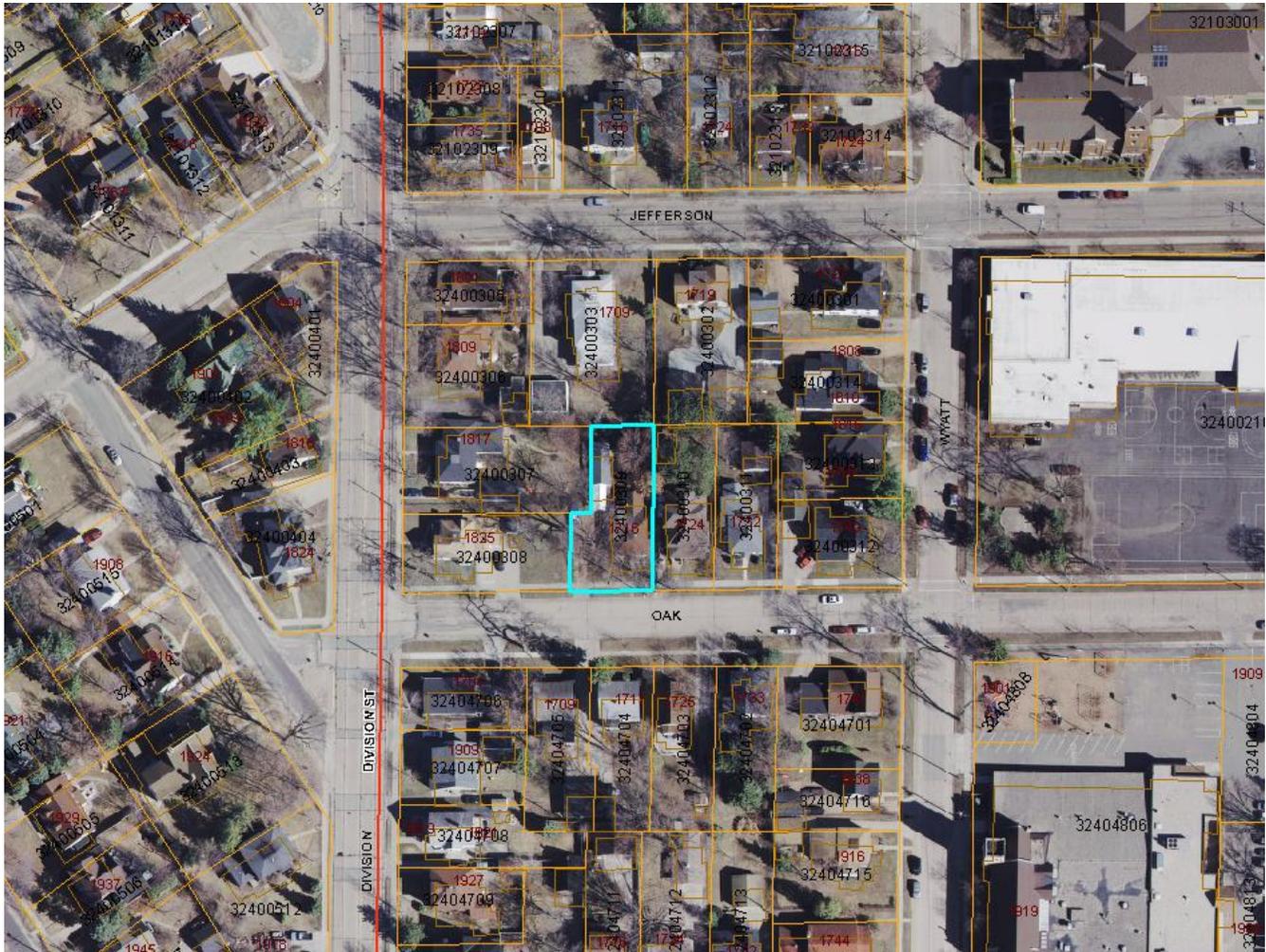
Wojtalewicz Conditional Use
1716 Oak Street
June 4, 2012



Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none">• Brandon Wojtalewicz <p>Staff:</p> <ul style="list-style-type: none">• Michael Ostrowski, Director mostrowski@stevenspoint.com• Kyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none">• 2408-32-4003-09 <p>Zone(s):</p> <ul style="list-style-type: none">• "R-3" Single and Two Family Residence District <p>Master Plan:</p> <ul style="list-style-type: none">• Residential <p>Council District:</p> <ul style="list-style-type: none">• District 5 – M. Stroik <p>Lot Information:</p> <ul style="list-style-type: none">• Actual Frontage: 58 feet• Effective Frontage: 58 feet• Effective Depth: 131 feet• Square Footage: 7,598• Acreage: 0.174 <p>Current Use:</p> <ul style="list-style-type: none">• Residential <p>Applicable Regulations:</p> <ul style="list-style-type: none">• 23.01(16), 23.02(1)(e), and 23.02(1)(h)	<p>Request</p> <p>Request from Jordan Wojtalewicz for a conditional use permit for the purposes of constructing a covered porch using the "R-TND" Traditional Neighborhood Development Overlay District minimum setback requirements at 1716 Oak Street (Parcel ID 2408-32-4003-09).</p> <p>Attachment(s)</p> <ul style="list-style-type: none">• Exhibit Map• Application• Site Plan / Elevations <p>Findings of Fact</p> <ul style="list-style-type: none">• The property is zoned R-3.• The property is within the Traditional Neighborhood Development (TND) Overlay District.• Applicant is requesting a setback of 12 feet 6 inches from the front/street property line. The minimum requirement in the TND Overlay District is 12 feet.• Applicant will meet all other setback requirements. <p>Staff Recommendation</p> <p>Approve, subject to the following condition(s):</p> <ul style="list-style-type: none">• All necessary building permits shall be obtained for the proposed work.• A four foot interior side yard setback shall be met from the adjacent east property.
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Vicinity Map



Background



Mr. Wojtalewicz is proposing to add a covered porch to the front, (south side) of his home facing Oak Street. The minimum street yard setback requirement is 25 feet in the R-3 district. However, Mr. Wojtalewicz is located within the Traditional Neighborhood Development (TND) Overlay District. The minimum street yard setback in the overlay district is 12 feet, as a conditional use. Mr. Wojtalewicz is requesting a conditional use to allow for a setback of 12' 6". The porch will extend approximately 6' 10" from the current home. The current home is setback approximately 19' 4". The steps for the porch will extend from the front of the porch, towards the sidewalk. The porch dimensions are below:

Porch

Width: 6 feet

Length: 18 feet

Square Feet: 108 sq. ft.

Roof

Width: 6 feet, 10 inches (10 inch over hang)

Length: 19 feet, 8 inches (10 inch over hang)

Slope: 4:12 Hip Roof (33%)

Standards of Review

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

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

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

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

Analysis: There is to be no change in use.

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

- 3) **The establishment of the use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;**

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

Findings: The proposed change should not impede the orderly development and improvement of the surrounding properties.

- 4) **The exterior architectural appeal and functional plan of any proposed structure will not be at variance with either the exterior architectural appeal and functional plan, and scale of the structures already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district so as to result in a substantial or undue adverse effect on the neighborhood;**

Analysis: The immediate area has a mix of residential homes. Neighboring homes along the same street have similar setbacks providing limited space for porches. However, there are many homes throughout the neighborhood that do have attached porches.

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

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

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

Findings: Utilities currently exist in this area.

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

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

Findings: This standard is met.

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

Analysis: The proposed use is within the Single and Two Family Residence District. The intent of this district to provide for both single family residences and two family residences intended particularly to act as a transition district between lower intensity uses such as permitted in "C", "R-1" and "R-2" districts and higher intensity districts, consistent with the City's Comprehensive Plan. This district is intended to be provided for all lands where sewer and water is or will be required.

Findings: The use is consistent with the district.

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

Analysis: The lot and building exist.

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

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

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.**

Analysis: The building is existing and fronts on Oak Street. There is another parcel before the intersection of Oak Street and Division Street providing adequate space. One driveway exists for the property where parking only occurs.

Findings: This standard is met.

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

- a. The Public Works Director, Police Chief, and Fire Chief shall determine whether there is adequate sanitary sewer, potable water, storm drainage, street capacity, emergency access, public protection services, and other utilities to serve the proposed development. They shall review the plan to ensure safety and access for safety vehicles.**

Analysis: The property currently exists.

Findings: This standard is met.

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

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

Analysis: N/A

Findings: N/A

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

Analysis: N/A

Findings: N/A

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

Analysis: N/A

Findings: N/A

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

N/A

Name and Address		Parcel #	Alt Parcel #	Land Use
Jordan J Wojtalewicz 1716 Oak Street Stevens Point, WI 54481		240832400309	240832400309	Residential
		Property Address		Neighborhood
		1716 Oak St		29 Central (Residential)
		Subdivision		Zoning
Display Note		Smiths Addn		R3-TWO FAMILY

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Jordan J Wojtalewicz	9/7/2004	\$65,000	Warranty Deed	662036		Land & Build.
Brandon M Wojtalewicz	5/21/2001	\$50,000	Warranty Deed	588334		Land & Build.
Lois Zynda	1/1/1989	\$28,000	Warranty Deed	516	458	Land & Build.

SITE DATA

PERMITS

Actual Frontage	58.0	Date	Number	Amount	Purpose	Note
Effective Frontage	58.0	4/13/2011	37676	\$700	020 Electrical	200 amp upgrade
Effective Depth	131.0	4/13/2011	37676	\$1,000	066 Plumbing	remodel kitchen/bath
Square Footage	7,598.0	4/13/2011	37676	\$4,000	042 Interior Renov/Re	kitchen/bathrm/laundry
Acreage	0.174	4/13/2011	37676	\$0	024 Exterior Renovati	siding/windows
		10/15/2003	32000	\$800	003 Addition	12 x 12 to garage

2012 ASSESSED VALUE

Class	Land	Improvements	Total
A-Residential	\$11,900	\$59,100	\$71,000
Total	\$11,900	\$59,100	\$71,000

LEGAL DESCRIPTION

LOT 12 & S 63' OF E 16' LOT 11 SUBJ TO ROW & A ROW OVER E 16' OF N 69' LOT 11 BLK 3 SMITH ADD BNG PRT NE SE S32 T24 R8 (662036)

DWELLING DATA (1 of 1)

Style	08A Bungalow 1sty		Basement	Crawl	Exposed	No
Ext. Wall	Wood / Masonite		Heating	Basic		
Story Height	1	Age	62	Fuel Type	Gas	
Year Built	1890	Eff. Year	1950	System Type	Warm Air	
Class	A-Residential		Total Rooms	6	Bedrooms	2
Int. Cond. Relative to Ext.	Interior Same As Exterior		Family Rooms	0		
Physical Condition	Average		Full Baths	1	Half Baths	0
Kitchen Rating	Good		Bath Rating	Good		

FEATURES

ATTACHMENTS

Description	Units	Description	Area
Wood Stove, Gas Corn or Pellet	1	Enclosed Frame Porch	60
		Open Frame Porch	16
		Wood Deck	217

Name and Address		Parcel #	Alt Parcel #	Land Use
Jordan J Wojtalewicz 1716 Oak Street Stevens Point, WI 54481		240832400309	240832400309	Residential
		Property Address		Neighborhood
		1716 Oak St		29 Central (Residential)
		Subdivision		Zoning
Display Note		Smiths Addn		R3-TWO FAMILY

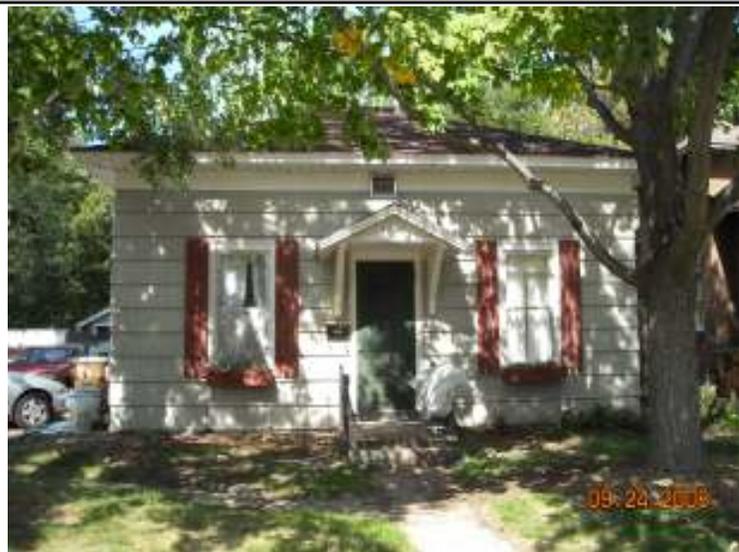
LIVING AREA

Description	Gross Area	Calculated Area
Basement	100.0	
Finished Basement Living Area	0.0	0.0
First Story	1,014.0	1,014.0
Second Story	0.0	0.0
Additional Story	0.0	0.0
Attic / Finished	0.0	0.0
Half Story / Finished	0.0	0.0
Attic / Unfinished	0.0	
Half Story / Unfinished	0.0	
Room / Unfinished	0.0	
Total Living Area		1,014.0

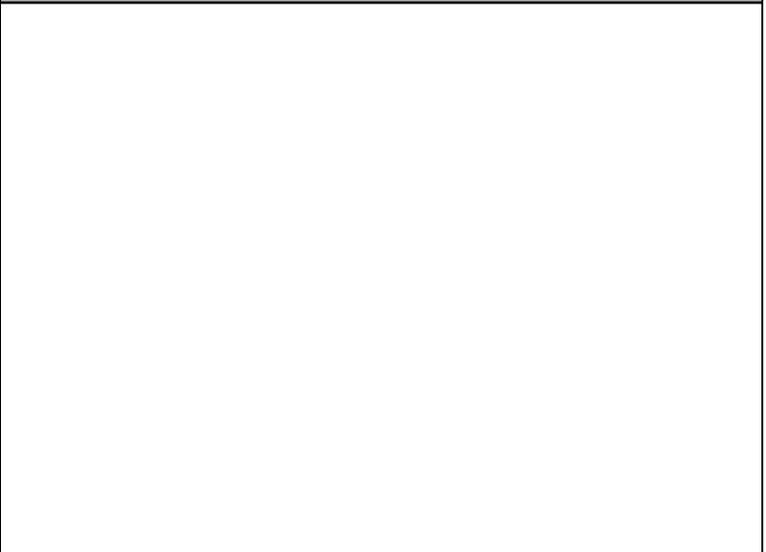
DETACHED IMPROVEMENTS

Description	Year Built	Square Feet	Grade	Condition
Garage - Detached Frame/ Block	1910	420.0	C	Average

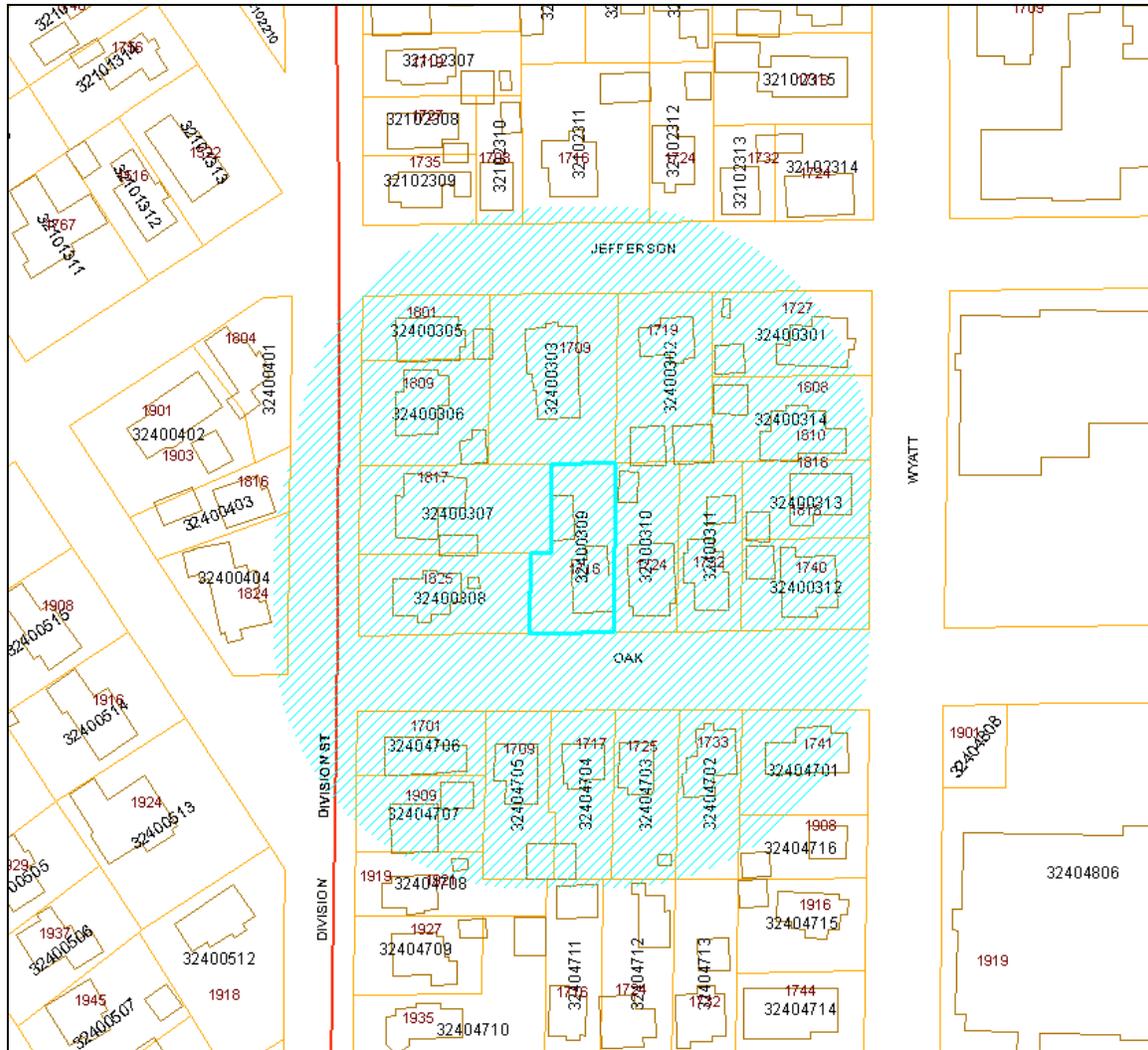
PROPERTY IMAGE



PROPERTY SKETCH



1716 Oak Street – Conditional Use – Exhibit Map (200 Feet Boundary)



TaxKey	Property Address	Owner Name	Mailing Address	City	State	Zip Code
281240832102309	1735 Division St	Norman A Jr & Marilou Myers	200 Washington Ave	Stevens Point	WI	54481
281240832102310	1708 Jefferson St	John P Masbaum	1708 Jefferson St	Stevens Point	WI	54481
281240832102311	1716 Jefferson St	Perry J Jewell	1716 Jefferson St	Stevens Point	WI	54481
281240832102312	1724 Jefferson St	First National Bank	PO Box 295	Iola	WI	54945
281240832400301	1727 Jefferson St	Mark A & Phyllis M Kolodziej	1000 Wisconsin St	Stevens Point	WI	54481
281240832400302	1719 Jefferson St	William & Christine Wanserski	1719 Jefferson St	Stevens Point	WI	54481
281240832400303	1709 Jefferson St	Mildred E Neville	1709 Jefferson St	Stevens Point	WI	54481
281240832400305	1801 Division St	Barbara A Bohlen	1801 Division St	Stevens Point	WI	54481
281240832400306	1809 Division St	Connie M Bricco	1809 Division Street	Stevens Point	WI	54481
281240832400307	1817 Division St	Julie A Podgorski	1817 Division Street	Stevens Point	WI	54481
281240832400308	1825-27 Division	Premier Enterprises LLC	PO Box 258	Lodi	WI	53555

	St					
281240832400309	1716 Oak St	Jordan J Wojtalewicz	1716 Oak Street	Stevens Point	WI	54481
281240832400310	1724 Oak St	Leo P & Janet B Jacoby	1724 Oak St	Stevens Point	WI	54481
281240832400311	1732 Oak St	Carl P Klein	1732 Oak St	Stevens Point	WI	54481
281240832400312	1740 Oak St	Point Apartments LLC	2324 Ellis St	Stevens Point	WI	54481
281240832400313	1816-18 Wyatt Ave	KWH Properties LLC	PO Box 1035	Stevens Point	WI	54481
281240832400314	1808-10 Wyatt Ave	Anna Maday	2031 Washington Ave	Plover	WI	54467
281240832400403	1816 Division St	Christopher P Wills & Don W & Catherine A Cooper	1816 Division St	Stevens Point	WI	54481
281240832400404	1824 Division St		1824 Division St	Stevens Point	WI	54481
281240832404701	1741 Oak St	June E Klish	1800 B Sherman Ave #125	Stevens Point	WI	54481
281240832404702	1733 Oak St	Thomas J Girolamo &	1058 West Dubay Dr	Mosinee	WI	54455
281240832404703	1725 Oak St	Bryan L Pawlowicz	3601 N 20th Ave	Wausau	WI	54401
281240832404704	1717 Oak St	Stanley R & A Koback	1717 Oak St	Stevens Point	WI	54481
281240832404705	1709 Oak St	Daniel M Blumenstein	1709 Oak St	Stevens Point	WI	54481
281240832404706	1701 Oak St	Ken E & Ann R Slusarski	1701 Oak St	Stevens Point	WI	54481
281240832404707	1909 Division St	Matthew A Sackel &	1909 Division St	Stevens Point	WI	54481
281240832404708	1919-21 Division St	Nancy J Borski	1919 Division St	Stevens Point	WI	54481
281240832404711	1716 Center St	Andrew J & Elise R Gorski	1716 Center St	Stevens Point	WI	54481
281240832404712	1724 Center St	Donald J & Julie A Price	1724 Center St	Stevens Point	WI	54481
281240832404713	1732 Center St	June Carlson	1732 Center St	Stevens Point	WI	54481
281240832404716	1908 Wyatt Ave	James G & Carrie A Hammerstad	1908 Wyatt Ave	Stevens Point	WI	54481

R#1-47302
\$250
4-27-12

REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION

ADDRESS OF PROPERTY: 1716 Oak St.

- Zoning Ordinance Change
- Conditional Use Permit
- Variance from Zoning Ordinance -Board of Appeals
- Variance from Sign Ordinance
- Appeal from Subdivision Requirements
- Other Variance for Traditional Neighborhood set back for Porch.

REQUESTED CHANGE: (State briefly what is being requested, and why).
Replace an existing 6'6" x 6'10" Roof and 5'0" x 6'10" concrete patio with an 18'0" x 6'10" Roof and treated wood deck with railing.

OWNER/APPLICANT:
Name: Jordan Wojtalewicz
Address: 1716 Oak St
Stevens Point WI 54481
(City, State, Zip Code)

AGENT FOR OWNER/APPLICANT: Vitalize Construction
Name: Brandon Wojtalewicz
Address: 403 West River Dr
Stevens Point
(City, State, Zip Code)

Telephone: 715-340-6947
Cell Phone: _____

Telephone: 342-1377
Cell Phone: _____

[Signature]
Signature

Signature

Scheduled Date of Plan Commission Meeting: June 4 2012 6pm

Scheduled Date of Common Council Meeting: June 18 2012 7pm

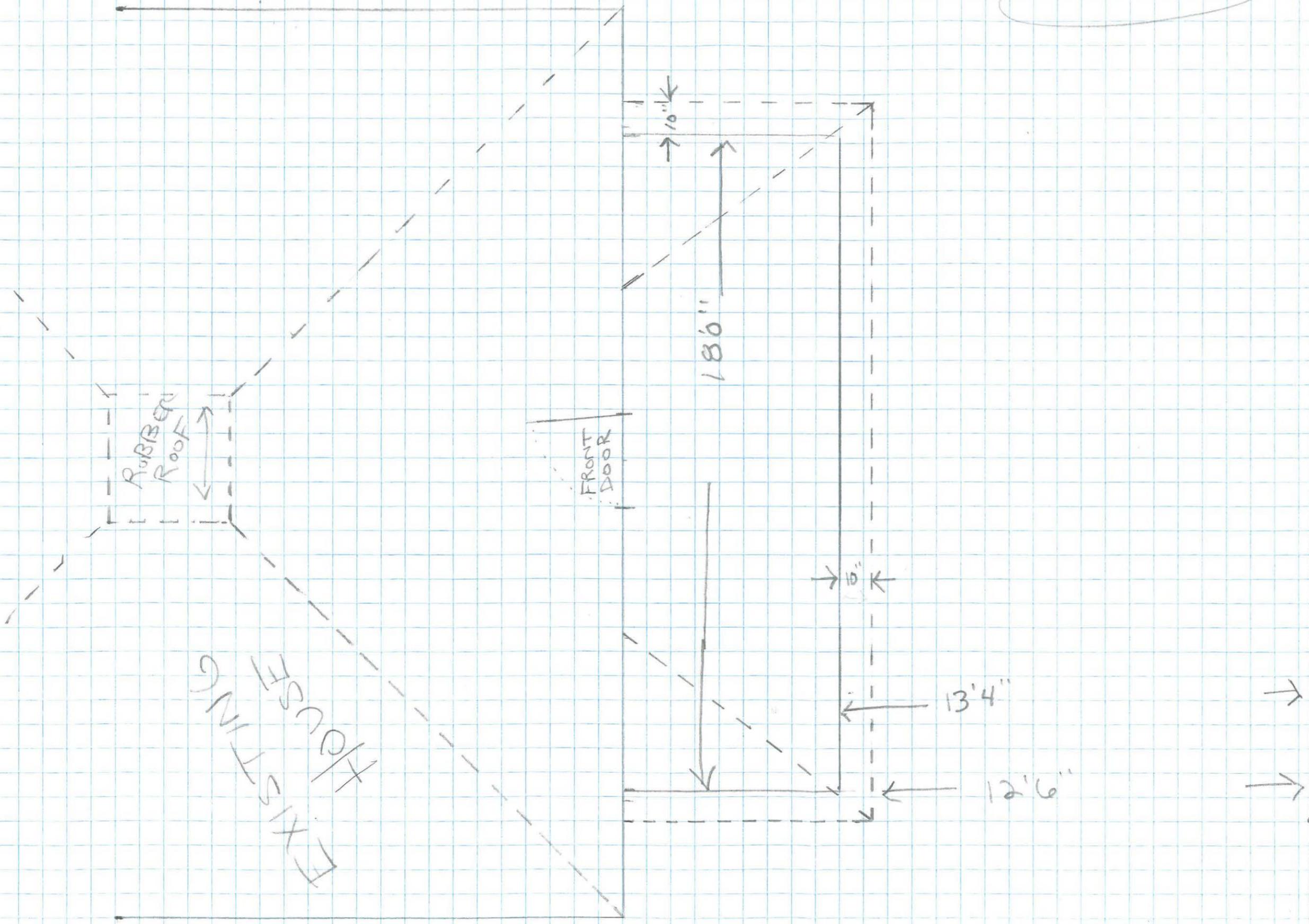
You, as the applicant, or your agent, shall attend the meeting and present your request.

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

Fee Required for Rezoning Requests, Variances, and Conditional Use Permits

Receipt # _____

← NORTH



SIDEWALK

NOT TO SCALE

← NORTH

SIDE VIEW
(WEST SIDE OF HOUSE)

7-12 HIP ROOF

4-12 HIP ROOF

EXISTING HOUSE

12"6" →

6'10"

0'10"

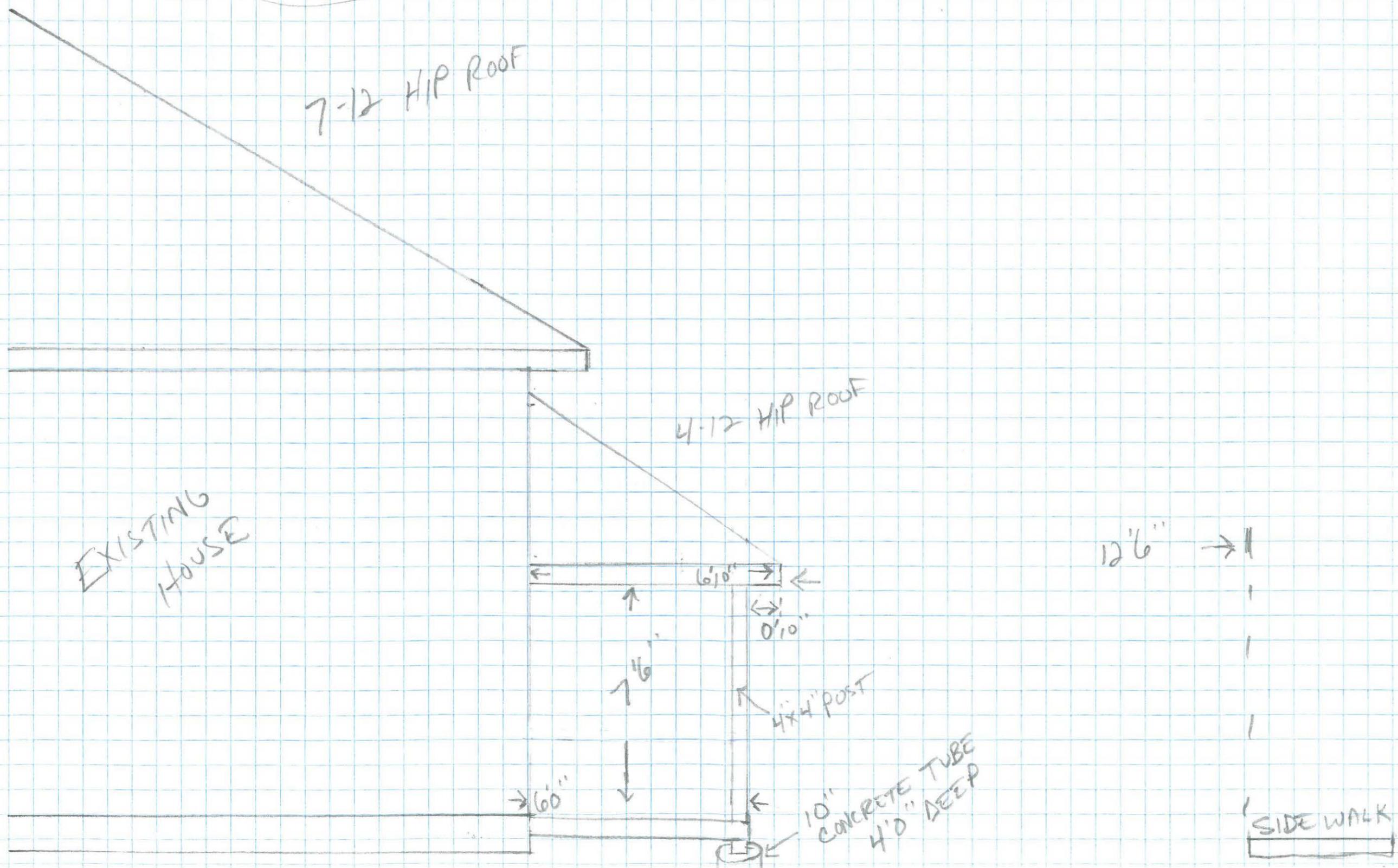
7'6"

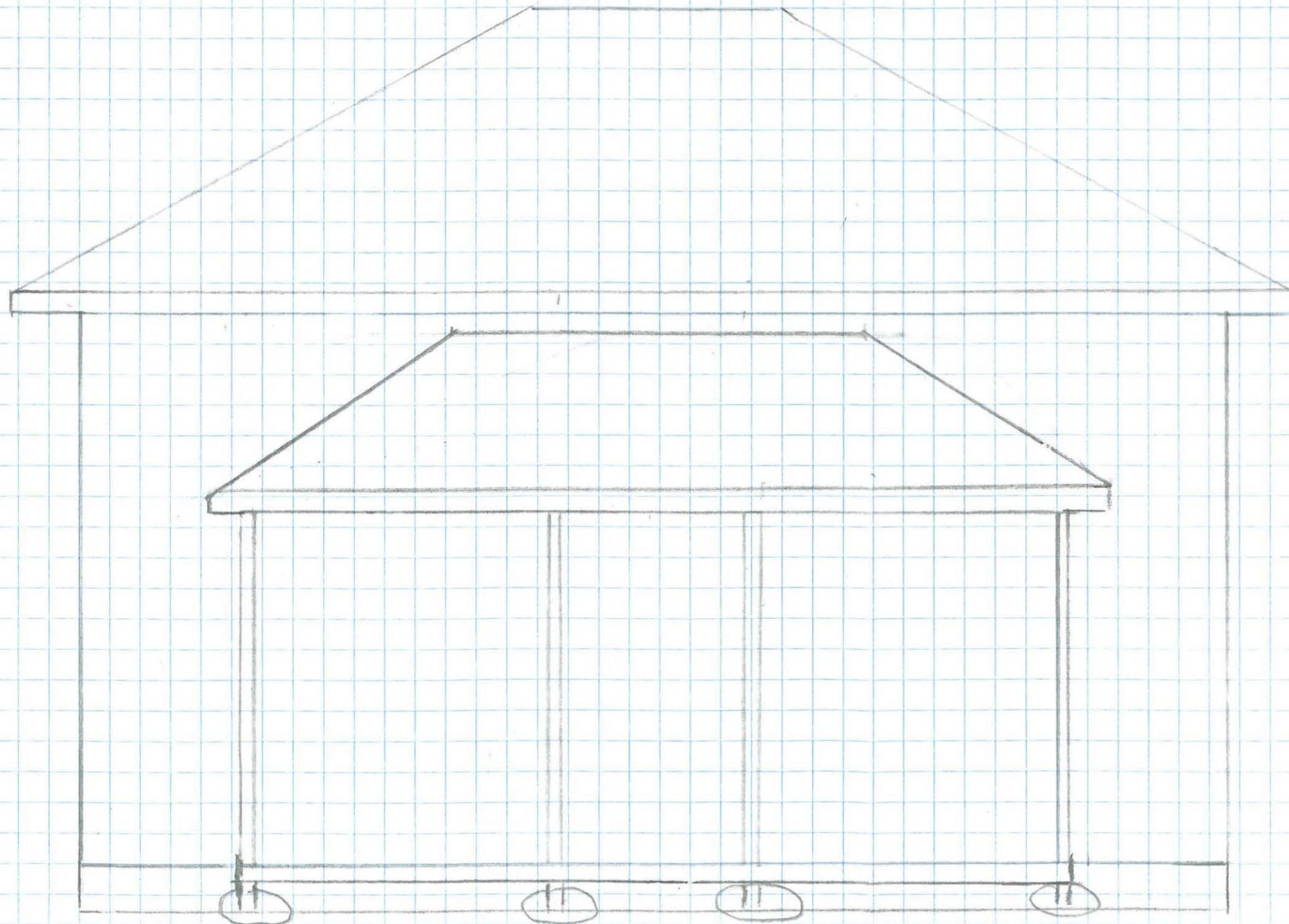
4x4" POST

6'0"

10" CONCRETE TUBE
4'0" DEEP

SIDE WALK





EAST
↓

Administrative Staff Report

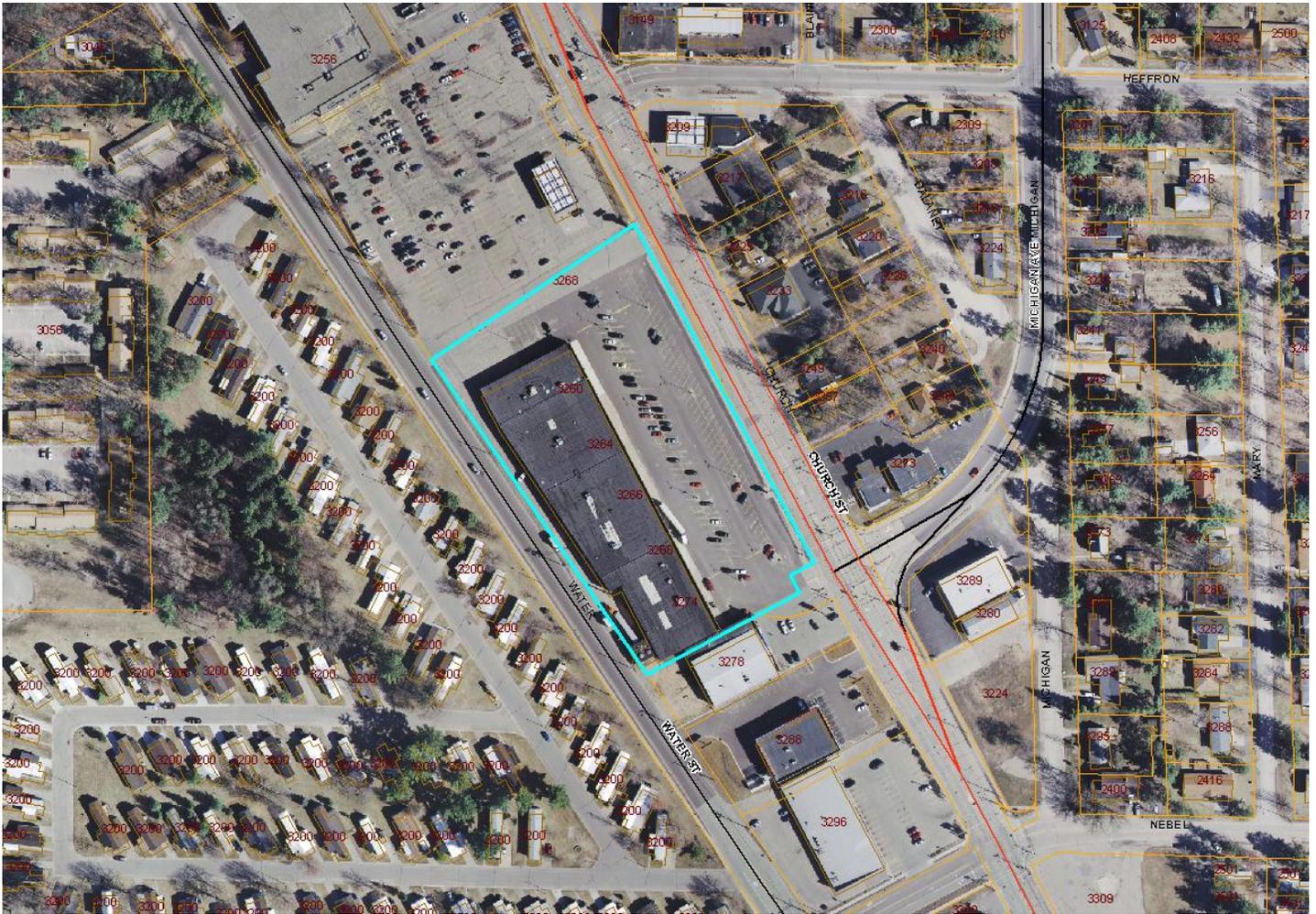
Jakusz/Hintz Conditional Use
Operate Indoor Archery
3260-74 Church Street
June 4, 2012



Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none">• Thomas Jakusz and Gary Hintz <p>Staff:</p> <ul style="list-style-type: none">• Michael Ostrowski, Director mostrowski@stevenspoint.com• Kyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none">• 2308-04-3008-06 <p>Zone(s):</p> <ul style="list-style-type: none">• "B-4" Commercial District <p>Master Plan:</p> <ul style="list-style-type: none">• Commercial / Office / Multi-family <p>Council District:</p> <ul style="list-style-type: none">• District 10 – Phillips <p>Lot Information:</p> <ul style="list-style-type: none">• Effective Frontage: 569 feet• Effective Depth: 335 feet• Square Footage: 190,615• Acreage: 4.376 <p>Current Use:</p> <ul style="list-style-type: none">• Vacant <p>Applicable Regulations:</p> <ul style="list-style-type: none">• 23.01(16) and 23.02(2)(d)	<p>Request</p> <p>Request from Thomas Jakusz and Gary Hintz for a conditional use permit to operate an indoor archery range at 3260-74 Church Street (Parcel ID 2308-04-3008-06).</p> <p>Attachment(s)</p> <ul style="list-style-type: none">• Parcel ID Sheet• Application• Interior Layout <p>Findings of Fact</p> <ul style="list-style-type: none">• Current property is zoned B-4.• Archery target ranges are a conditional use within the B-4 zoning district.• Two indoor archery ranges are proposed.• Repair, maintenance, sale, training, and target practice associated with archery is proposed. <p>Staff Recommendation</p> <p>Approve, subject to the following condition(s):</p> <ul style="list-style-type: none">• All building codes shall be met.• Outdoor shooting shall be prohibited.• The handling of bows shall adhere to all local, state, and federal regulations.• The licensee shall require that all exterior doors be kept closed so as to fully confine the archery range.• All refuse containers shall be screened from view.• All shooting within the proposed ranges shall be monitored and supervised at all times by an instructor or staff member.• Clear separation must be maintained between the archery ranges and sales floor and service desk in the form of rope, curtains, tape, floor markings, or similar.• The conditional use permit shall be renewed prior to June 30, 2014.
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Vicinity Map



Background

Thomas Jakusz and Gary Hintz are requesting a conditional use permit for the purposes of operating an indoor archery range in a suite located in the shopping center at 3260-74 Church Street. The business will offer repair, maintenance, sale, training, and target practice associated with archery. It is important to note that this business will strictly sell or provide service to archery enthusiasts; no guns of any kind will be sold or fired.

Service and repair of bows, arrows, etc. will occur near the front of the store, along with sales of merchandise. Two archery ranges are proposed to occupy much of the rear, along with storage and bathrooms (see attached plans). Walls will divide the two archery ranges, of which one will be used only for blunt tipped arrows and the other for broadheads. The blunt tip range will display a projection at the far end to which a computer will accurately score shots. Furthermore, it will simulate dusk and dawn periods with low light. The broadhead range will use synthetic targets backed by netting to safely catch missed arrows. Each range will be 60 feet in length. Staff will supervise archers using the ranges.

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 use is proposed to exist inside the facility, within two shooting tunnels. Furthermore, the use is in an established commercial area and will occupy a vacant suite.

Findings: The proposed use is not in conflict with the surrounding area. The use will cause additional traffic on site however; the existing infrastructure can accommodate the increase.

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

Analysis: The B-4 district is established to provide for retail, commercial, office, service and apartment uses in areas of food accessibility along arterial streets consistent with the City's Comprehensive Plan. This district is primarily intended to accommodate general commercial uses requiring on-site parking and arterial access.

Findings: The proposed use compliments permitted uses within the B-4 district, as it will include the maintenance and sale of bows and archery equipment.

- 3) The establishment of the use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;**

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

Findings: The proposed use is not in conflict with the surrounding uses or area.

- 4) The exterior architectural appeal and functional plan of any proposed structure will not be at variance with either the exterior architectural appeal and functional plan, and scale of the structures already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district so as to result in a substantial or undue adverse effect on the neighborhood;**

Analysis: The respective area is an established area of the City and the use will occupy an existing building.

Findings: The current building matches the surrounding area in terms of architectural appeal and general function. No exterior changes are planned.

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

Analysis: Utilities exist in this area.

Findings: This standard is met.

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

Analysis: The establishment has an adequate amount of parking as the use will exist in a strip shopping center.

Findings: All parking will occur in the parking lot in front of the establishment that abuts Church Street.

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

Analysis: The proposed use is within the Commercial District.

Findings: The proposed use is not in conflict with the objectives or the general intent of the Commercial District.

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

Analysis: The lot and building exist within this district, and no amendments or changes are being proposed.

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

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

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.**

Analysis: Access to the site is off Church Street via a controlled intersection.

Findings: Traffic to the site will occur mainly off of Church Street. The site can also be accessed through the parcel to the north, off of Water Street and Church Street via shared driveways.

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

- a. **The Public Works Director, Police Chief, and Fire Chief shall determine whether there is adequate sanitary sewer, potable water, storm drainage, street capacity, emergency access, public protection services, and other utilities to serve the proposed development. They shall review the plan to ensure safety and access for safety vehicles.**

Analysis: Utilities exist at this site.

Findings: This standard is met.

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

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

Analysis: No change will occur regarding mechanical equipment.

Findings: All items shall be screened from view, including refuse containers.

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

Analysis: No change in lighting is proposed.

Findings: Lighting is provided by light poles in the parking lot.

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

Analysis: The business will be operating within the confines of the building.

Findings: The use will not create excessive noise.

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

N/A

Photos



Storefront – Facing Church St.



Entrance – East Facade

Name and Address		Parcel #	Alt Parcel #	Land Use
3260 Church Street LLC c/o Chris Northwood 3260 Church St Stevens Point, WI 54481		230804300806	230804300806	Shopping Center, Neighborhood
		Property Address		Neighborhood
		3260-74 Church St		Division St/Church St (Comm)
		Subdivision		Zoning
Display Note		Certified Survey Map		B4-COMMERCIAL

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
3260 Church Street LLC W H & S M Roddis Living Trst W H & S M Roddis Living Trst	1/7/2010	\$1,350,000	Trustees Deed	740869		Land & Build.
	9/19/2003	\$2,361,900	Warranty Deed	644261		Land & Build.
	8/29/2003	\$2,361,900	Warranty Deed	642708		Land & Build.

SITE DATA

PERMITS

Actual Frontage	569.0	Date	Number	Amount	Purpose	Note
Effective Frontage	569.0	5/3/2011	37726	\$3,000	042 Interior Renov/Re	liquor house build out
Effective Depth	335.0	5/3/2011	37726	\$3,000	020 Electrical	liquor house build out
Square Footage	190,615.0	5/3/2011	37726	\$3,000	066 Plumbing	liquor house build out
		3/22/2011	37649	\$0	099 Sign	building letters
Acreage	4.376	2/24/2011	37574	\$111,515	042 Interior Renov/Re	grocery store
		2/24/2011	37574	\$14,000	002 Air Conditioning &	grocery store renovati

2012 ASSESSED VALUE

Class	Land	Improvements	Total
B-Commercial	\$486,800	\$1,485,800	\$1,972,600
Total	\$486,800	\$1,485,800	\$1,972,600

LEGAL DESCRIPTION

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

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
3260 Church Street LLC c/o Chris Northwood 3260 Church St Stevens Point, WI 54481		230804300806	230804300806	Shopping Center, Neighborhood
		Property Address		Neighborhood
		3260-74 Church St		Division St/Church St (Comm)
		Subdivision		Zoning
Display Note		Certified Survey Map		B4-COMMERCIAL

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Shopping Ctr, NBHD (C avg)	1968	58,870	Masonry - Avg	18
1	2	Store -Shell, Retail (C avg)	1968	3,000	Masonry - Avg	18

Total Area		61,870
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BASEMENT DATA**COMPONENTS**

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
				1	1	Frame Garage(s)	192
				1	1	Loading Dock - Enclosed	196
				1	1	Sprinkler System	37,418

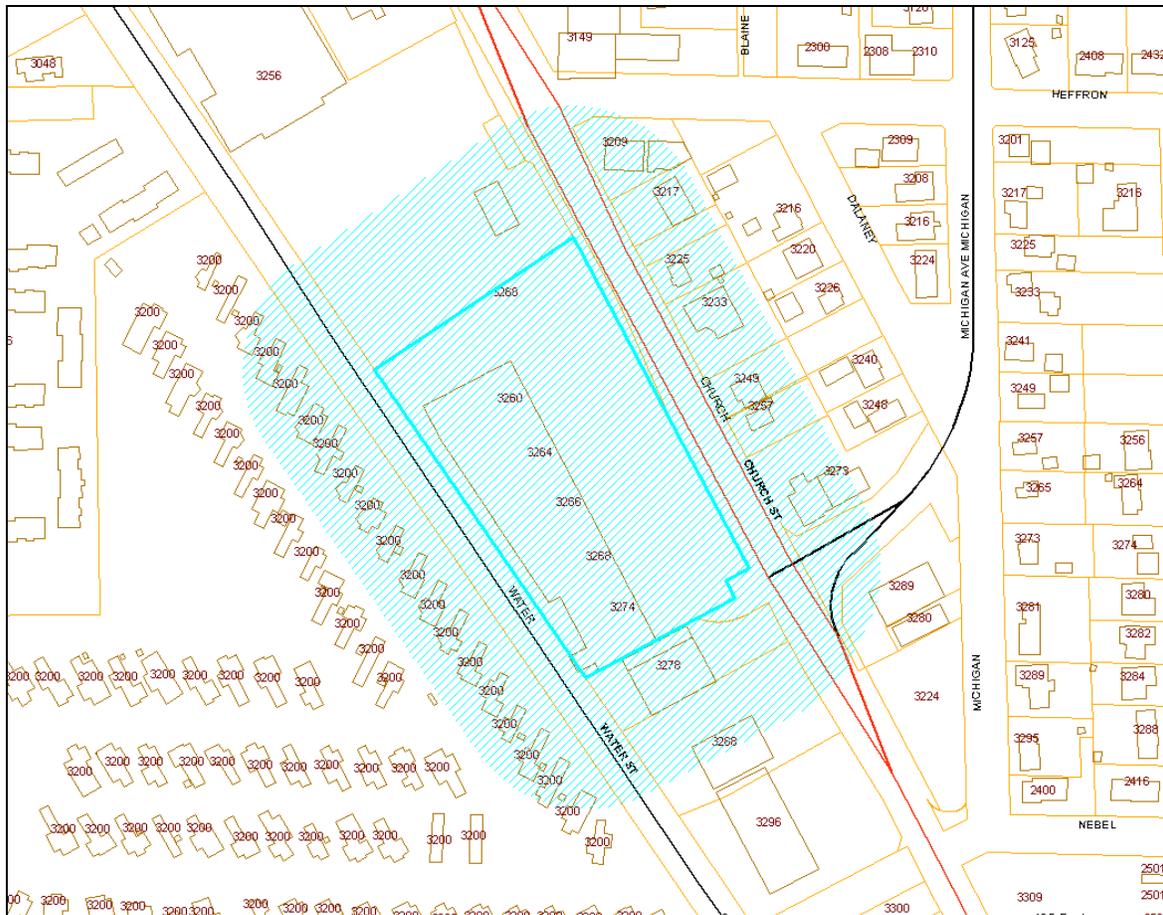
DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS**STRUCTURE DATA**

Site Improvement	Units	Age	34
Blacktop Pkg- Avg Cond	1	Year Built	1968
		Eff. Year	1978
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	1.00
		Business Name	Shopping Center

1716 Oak Street – Conditional Use – Exhibit Map (200 Feet Boundary)



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

R#1-47542
\$290
5/14/12

REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION

ADDRESS OF PROPERTY: 3260 Church Street

- Zoning Ordinance Change
- Conditional Use Permit \$ 290.00
- Variance from Zoning Ordinance -Board of Appeals
- Variance from Sign Ordinance
- Appeal from Subdivision Requirements
- Other

REQUESTED CHANGE: (State briefly what is being requested, and why).

Archery RANGE (indoor)

OWNER/APPLICANT:

Name: Thomas JACUSZ
Address: 1058 Madison Ave. RI
St. Pt. WI 54481
(City, State, Zip Code)

Telephone: 715-345-1434
Cell Phone: 715-370-3311

Thomas Julius Jancusz
Signature

AGENT FOR OWNER/APPLICANT:

Name: CHRIS NORTH
Address: 3260 Church St.
Stevens Point, WI 5448
(City, State, Zip Code)

Telephone: 715-344-2705
Cell Phone: 715-340-8807

Chris North
Signature

Scheduled Date of Plan Commission Meeting: June 4, 2012

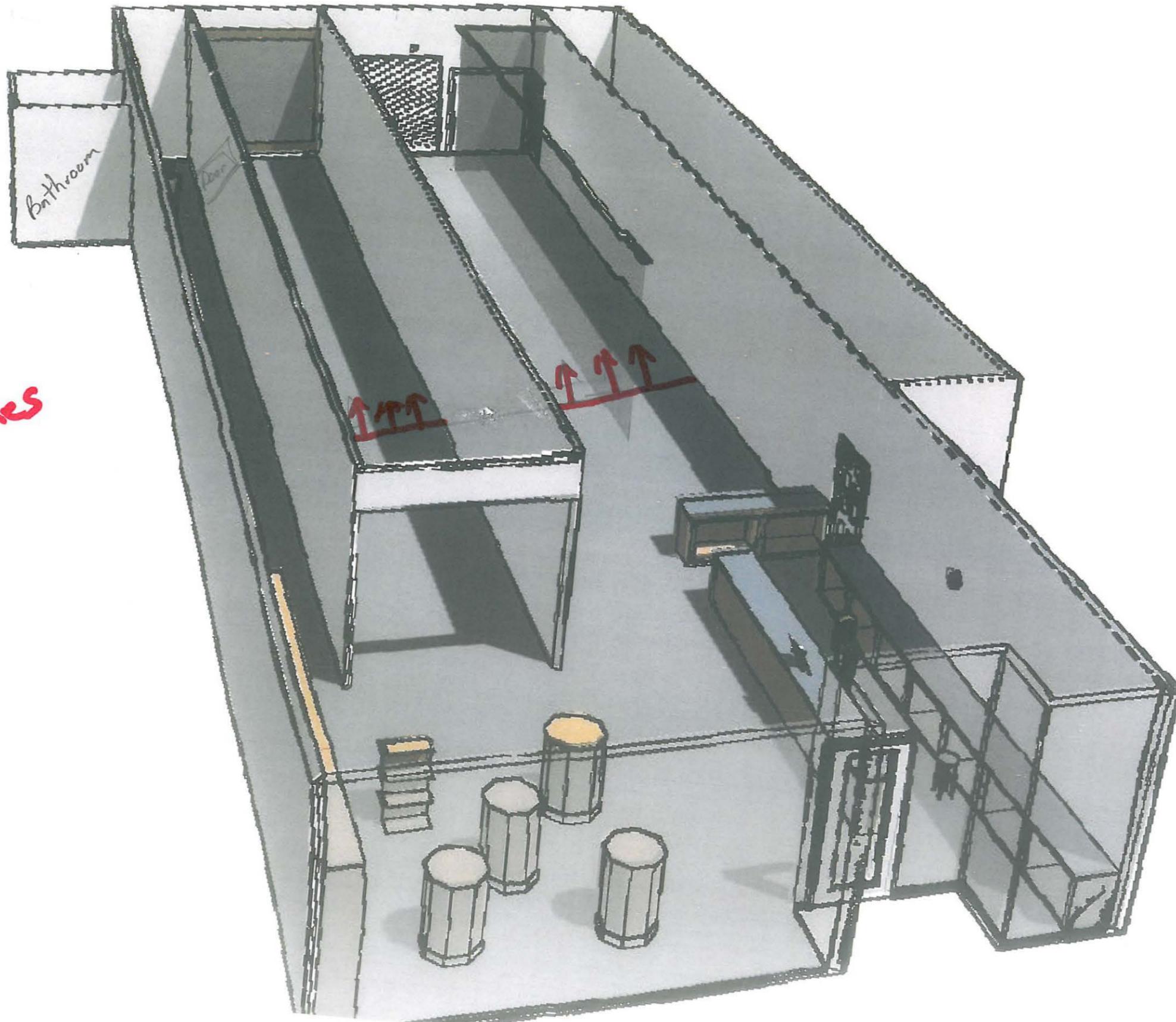
Scheduled Date of Common Council Meeting: June 18, 2012

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

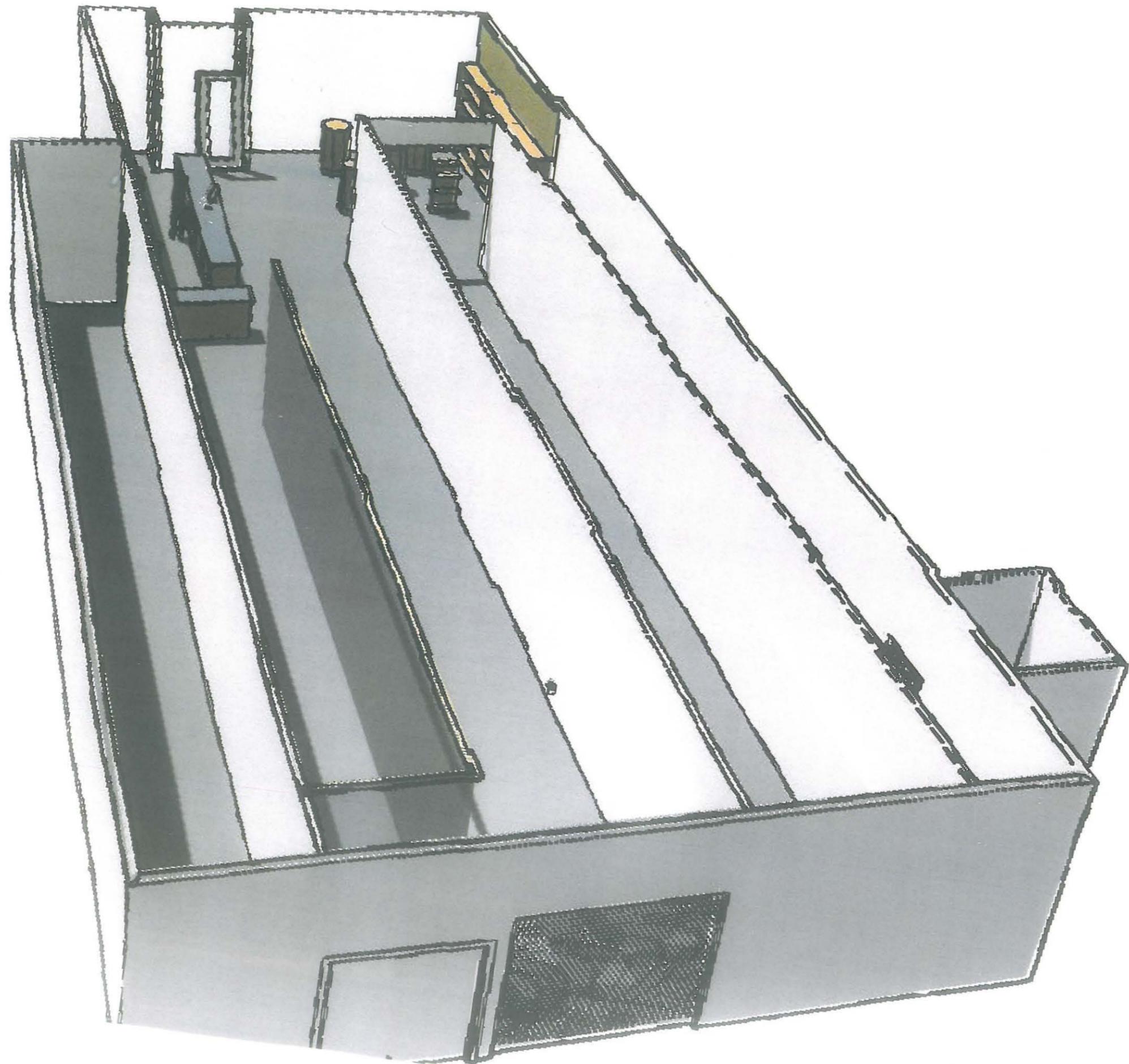
All requests with supporting documentation are due at the Community Development Office **three weeks** prior to the actual meeting.

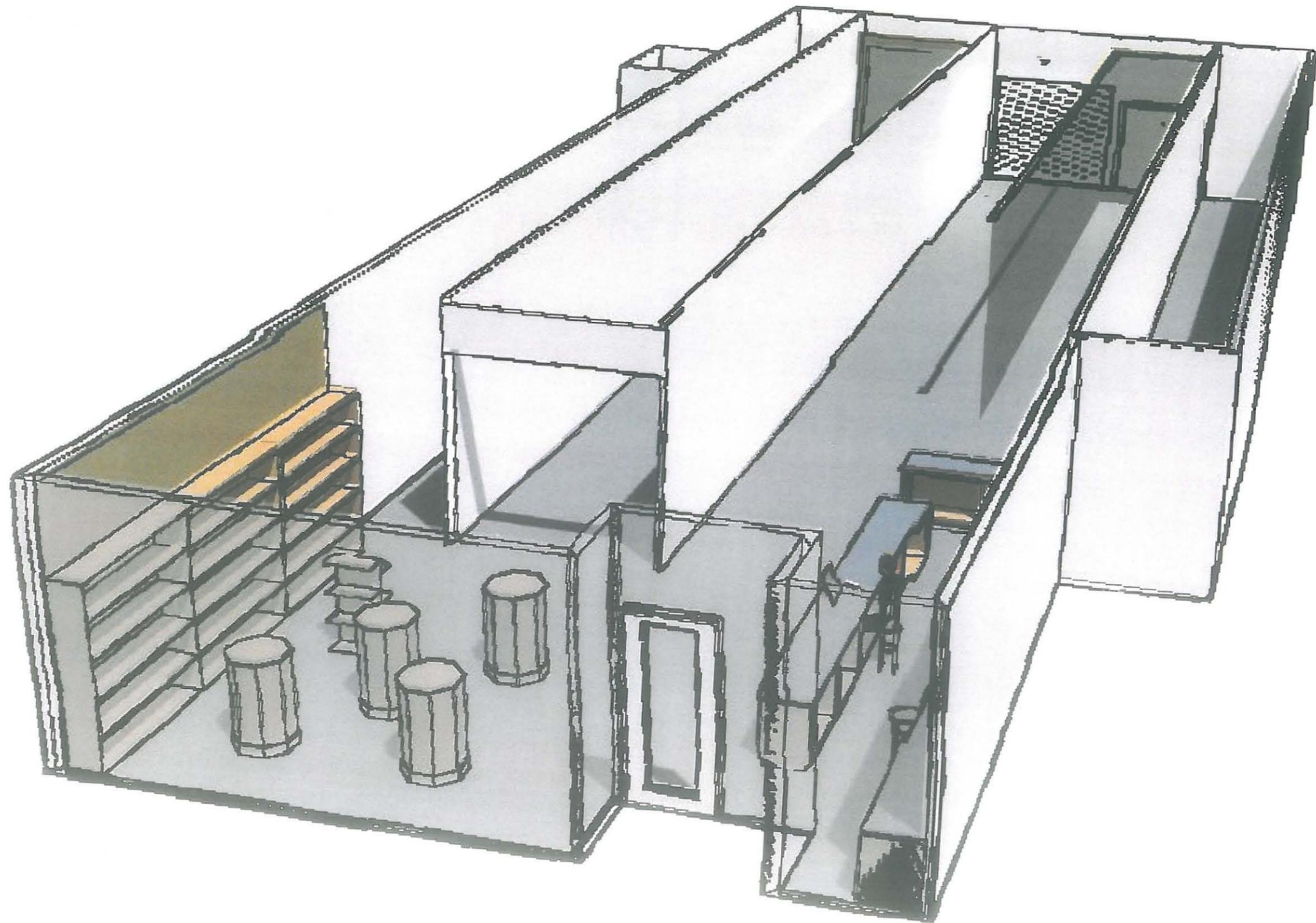
Fee schedule is on second page.

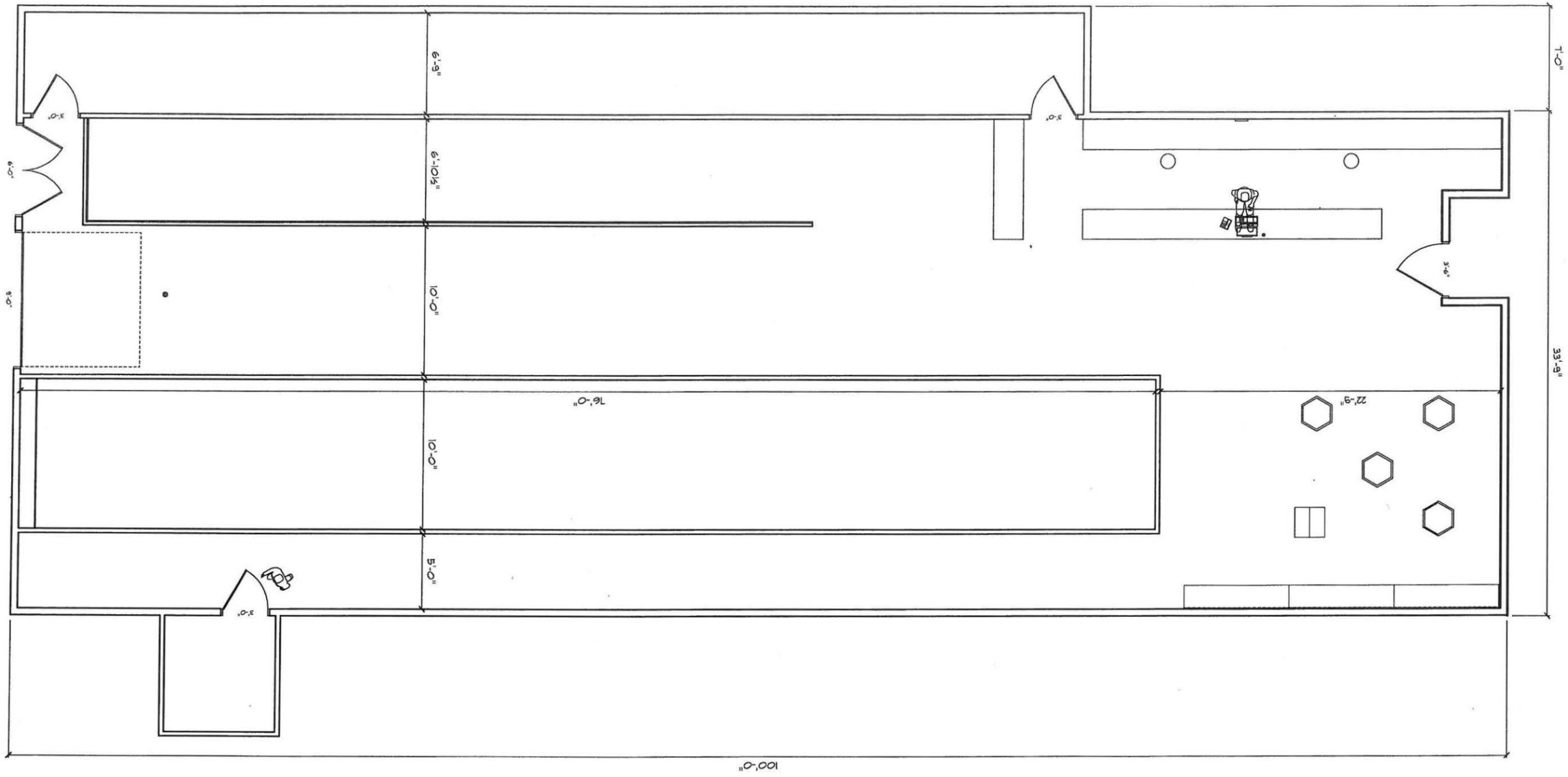
Receipt # _____



— shooting lines







Administrative Staff Report

Mid-State Technical College

Conditional Use

1201 Third Court

June 4, 2012



Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none">• Mid-State Technical College <p>Staff:</p> <ul style="list-style-type: none">• Michael Ostrowski, Director mostrowski@stevenspoint.com• Kyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none">• 2408-32-2029-51 <p>Zone(s):</p> <ul style="list-style-type: none">• "B-3" Central Business District <p>Master Plan:</p> <ul style="list-style-type: none">• Downtown District <p>Council District:</p> <ul style="list-style-type: none">• District 4 – Wiza• District 1 – Beveridge <p>Lot Information:</p> <ul style="list-style-type: none">• Actual Frontage: 930 feet• Effective Frontage: 930 feet• Effective Depth: 180 feet• Square Footage: 167,400• Acreage: 3.843 <p>Current Use:</p> <ul style="list-style-type: none">• Vacant, former Mall <p>Applicable Regulations:</p> <ul style="list-style-type: none">• 23.01(16) and 23.02(2)(c)	<p>Request</p> <p>Request from Mid-State Technical College for a conditional use permit to operate a technical college on a portion of the property at 1201 Third Court (Parcel ID 2408-32-2029-51).</p> <p>Attachment(s)</p> <ul style="list-style-type: none">• Parcel Data Sheet• Exhibit Map• Application• Site plan and supporting documents <p>Findings of Fact</p> <ul style="list-style-type: none">• The property is zoned "B-3" Central Business District.• Training and educational facilities are a conditional use within the "B-3" Central Business District.• Mid-State Technical College will occupy the west portion of property that will eventually be designated as a separate parcel.• Entrances are proposed to be remodeled on multiple sides of the building. <p>Staff Recommendation</p> <p>Approve, subject to the following conditions:</p> <ul style="list-style-type: none">• Exterior improvements must be reviewed and approved by the Historic Preservation / Design Review Commission, with any changes to exterior design subject to staff and commission review.• Refuse containers shall be screened from view.
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Vicinity Map



Background

Mid-State Technical College is requesting a conditional use permit to operate an educational facility in a portion of the former Centerpoint Marketplace. Mid-State will occupy the western half of the former mall from Third Court to the west. Demolition of a portion of the mall will occur to reconnect Third Street and create separation. Once demolished, Mid-State Technical College will re-construct their portion of the wall to become an eastern entrance to their facility. Additional exterior reconstruction will occur to the northern and southern entrances, as well as, additional architectural features along the building façade, including the installation of windows. Interior renovation will also occur with the creation of classrooms, labs, offices, etc.

Additional plans and renderings are anticipated to be submitted prior to the Plan Commission meeting.

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 site is within a commercial district and is large enough to accommodate the use. Furthermore, the building currently sits vacant. Commercial properties exist directly adjacent to the facility.

Findings: The proposed use would occupy a portion of the vacant building. Furthermore, it will bring additional bodies within the downtown that will enhance its character and support surrounding businesses. Surrounding uses do not conflict with the proposed use as they are commercial and will most likely benefit from the proposed use. This standard is met.

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

Analysis: This district is established to provide a single contiguous district encompassing the central business district or downtown area which will encourage primarily retail uses and a variety of supporting uses. This district is intended to help implement the community's specialized development goals and planning principles, for the CBD, particularly the development and maintenance of the downtown area as a specialized pedestrian-oriented shopping and community center.

Findings: The proposed use will assist in supporting many of the retail uses within this district, increasing the amount of foot traffic within the downtown area. Students can access commercial business before and after class as well as between classes for lunch. This request will not be injurious to the use and for the purpose already permitted.

- 3) The establishment of the use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;**

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

Findings: The proposed use should not impede the orderly development and improvement of the surrounding properties. It will in fact aid in the redevelopment of the rest of the site by encouraging other business to locate within the downtown.

- 4) The exterior architectural appeal and functional plan of any proposed structure will not be at variance with either the exterior architectural appeal and functional plan, and scale of the structures already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district so as to result in a substantial or undue adverse effect on the neighborhood;**

Analysis: The height of the building will remain. Additionally, much of the building footprint will remain except the eastern wall which will be newly constructed. Entrances will be reconstructed on the north side of the building, the south side of the building and the east side which will be incorporated into the new wall. The north and east entrances are proposed to include high ceilings with glass windows from top to bottom. Exterior façade renovations include the installation of windows and decorative stone and brick.

Findings: The existing building has very few windows beside a rooftop skylight. The exterior façade renovations would assist to bring the building in-line with surrounding building characteristics. The open glass entrances match those found in storefronts to the south along Main Street and Clark Street. The proposed exterior

architectural renovations will not be at variance with surrounding structures; instead it will more closely match nearby architectural building elements.

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

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

Findings: Utilities currently exist in this area.

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

Analysis: There will be two access drives to the property, one of which currently exists at a controlled intersection southwest of the property along Centerpoint Drive, at the intersection of Crosby Avenue. The second access drive is proposed to exist off of Third Street that will connect Main Street with Centerpoint Drive.

Findings: Traffic should not be a concern at this site, as a controlled intersection exists at the southwest entrance and adequate ingress and egress is proposed to exist off of Third Street. A stop sign will exist at the intersection of Third Street and Centerpoint Drive to stop vehicles along Third Street.

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

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

Findings: The proposed use is not in conflict with the objectives or the general intent of the Central Business District, nor the Comprehensive Plan.

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

Analysis: The lot and building exist within this district.

Findings: The proposed use conforms to the general intent and regulations of the "B-3" Central Business District. All building improvements and additions shall meet the zoning requirements.

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

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.

Analysis: See standard 6 above.

Findings: This standard is met.

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

- a. **The Public Works Director, Police Chief, and Fire Chief shall determine whether there is adequate sanitary sewer, potable water, storm drainage, street capacity, emergency access, public protection services, and other utilities to serve the proposed development. They shall review the plan to ensure safety and access for safety vehicles.**

Analysis: The property currently exists.

Findings: This standard is met.

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

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

Analysis: Dumpsters shall be screened from view. The majority of mechanical equipment will be located on the roof.

Findings: This standard is met.

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

Analysis: No plan for lighting has been submitted. Lights currently exist within the parking lot, providing adequate lighting to the property. Centerpoint Drive separates the lit parking lot with properties to the north.

Findings: At this time, no change to the parking lot lighting is planned. However, if changes occur, all lighting standards must be met and shall not create negative impacts on neighboring properties.

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

Analysis: There should be no significant increase in noise levels with this use.

Findings: This standard is met.

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

N/A

Name and Address	Parcel #	Alt Parcel #
Community Development Authority of the City of Stevens Point 1300 Briggs Ct Stevens Point, WI 54481	240832202951	240832202951
	Property Address	
	1201 Third Ct	
Display Note		

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Community Development Authority 1201 Third Court LLC Dial-Centerpoint LP	10/14/2011	\$910,000	Other	762709		Land & Build.
	10/4/2010	\$1,200,000	Sheriff Deed	750043		Land & Build.
	11/21/2001	\$3,700,000	Quit Claim Deed	598303		Land & Build.

PERMITS

Date	Number	Amount	Purpose	Note
3/17/2005	33034	\$2,500	042 Interior Renov/Remodel	demo walls/new part walls
2/22/2002	30544	\$75	020 Electrical	One Stop Pet
8/8/2001	30112	\$11,000	042 Interior Renov/Remodel	fitting rooms & replace lights
6/29/2001	30009	\$2,647	066 Plumbing	Remodel-Sears Portrait Studio
4/30/2001	30032	\$51,600	042 Interior Renov/Remodel	Sears Portrait Studio
2/27/2001	29710	\$2,500	066 Plumbing	Remodel - Claire's Boutique

2012 PARTIAL ASSESSED VALUE

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

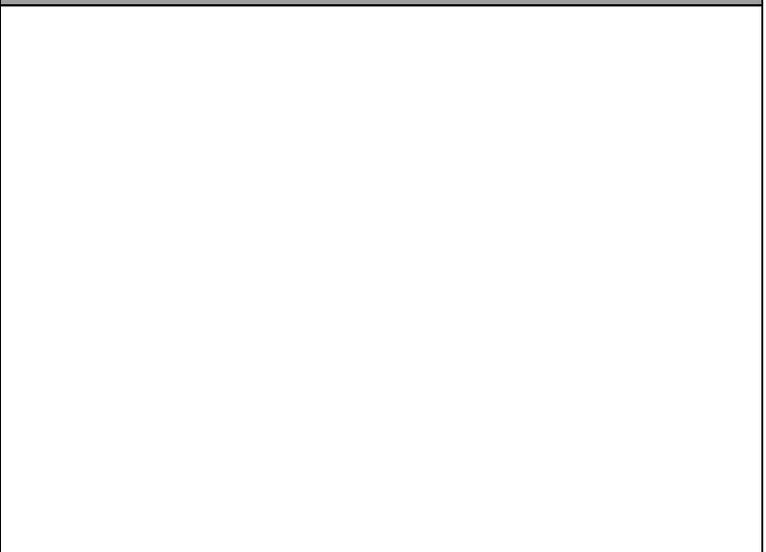
LEGAL DESCRIPTION

THAT PRT OF BLKS 3 4 13 & OUTLOT 1 OF SE&O ADD & BLKS 27 28 29 & 32 OF V BROWN ADD & VAC COLLEGE 2ND & 3RD ST IN GL 1 & NE NW S32 T24 R8 DES IN 458/181-85 762709

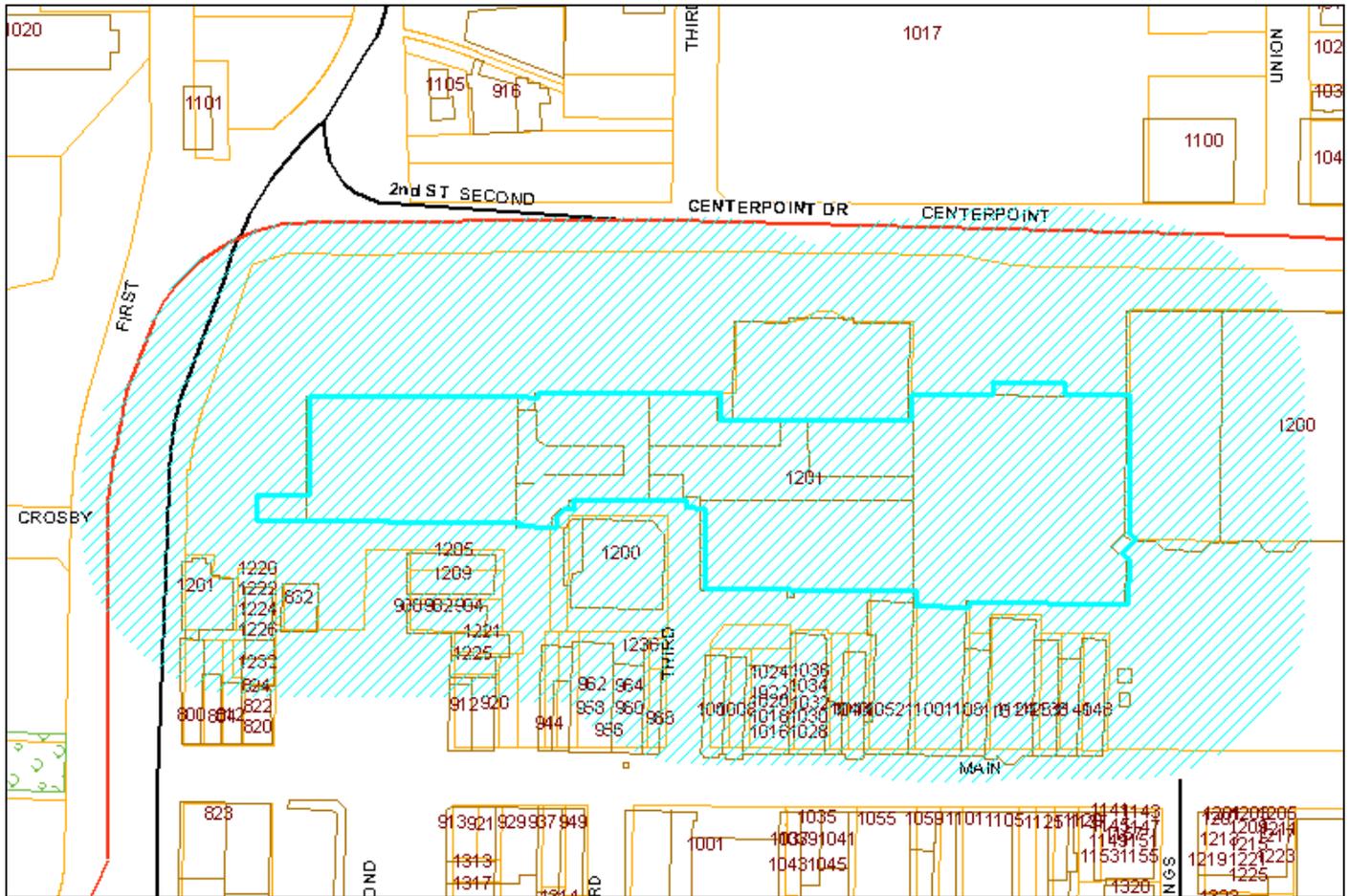
PROPERTY IMAGE



PROPERTY SKETCH



1201 Third Court – Mid-State Technical College – Conditional Use – Exhibit Map (200 Feet Boundary)



TaxKey	Property Address	Owner Name	Mailing Address	City	State	Zip Code
281240832201506	1205 Second St	James E & Patricia Laabs	1026 Second St N	Stevens Point	WI	54481
281240832201507	1209 Second St	James E & P Laabs	1026 Second St N	Stevens Point	WI	54481
281240832201508	900-04 Main St	Peter J & Linda Leder	2001 Green Tree Rd	Junction City	WI	54443
281240832201509	1221 Second St	Michael J & Carol Brill	501 Walker Street	Stevens Point	WI	54481
281240832201510	1225 Second St	James R & Susan K Walczak	7060 Sixth Street	Stevens Point	WI	54481
281240832201515	944 Main St	Robert L & Carrie L Butt	1434 Plover Heights Road	Stevens Point	WI	54481
281240832201516	944 Main St	Robert L & Carrie L Butt	1434 Plover Heights Road	Stevens Point	WI	54481
281240832201522	1200 Third Ct	Gannett Midwest Publishing Inc	7950 Jones Branch Drive	McLean	VA	22107
281240832201523	1200 Third Ct	Gannett Midwest Publishing Inc	7950 Jones Branch Drive	McLean	VA	22107
281240832201524	1200 Third Ct	Gannett Midwest Publishing Inc	7950 Jones Branch Drive	McLean	VA	22107
281240832201526	968 Main St	Francesco & G Sciarone &	2517 Prais St	Stevens Point	WI	54481
281240832201527	1236 Third Ct	Francesco & G Sciarone &	2517 Prais St	Stevens Point	WI	54481
281240832201528	956-964 Main St	Schertz Properties LLC	3118 Post Rd	Stevens Point	WI	54481
281240832201529	912-20 Main St	Troy Hojnacki &	P.O. Box 586	Stevens Point	WI	54481

281240832201603	1201 Water St	Bakery Point II LLC	1301 Dubai Ave	Stevens Point	WI	54481
281240832201604	800 Main St	City of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281240832201605	804 Main St	K 5 Ltd	230 Black Forest Drive	Plover	WI	54467
281240832201606	812 Main St	Schertz-Fahrner LLC	3118 Post Rd	Stevens Point	WI	54481
281240832201607	820-24 Main St	Schertz-Fahrner LLC	3118 Post Rd	Stevens Point	WI	54481
281240832201608	1232 Second St	Schertz-Fahrner LLC	3118 Post Rd	Stevens Point	WI	54481
281240832201609	1220-28 Second St	Schertz-Fahrner LLC	3118 Post Rd	Stevens Point	WI	54481
281240832201618	832 Main St	Specialized Development LLC	PO Box 541	Stevens Point	WI	54481
281240832202919	1000 Main St	Schertz-Fahrner LLC	3118 Post Rd	Stevens Point	WI	54481
281240832202920	1008 Main St	Schertz-Fahrner LLC	3118 Post Rd	Stevens Point	WI	54481
281240832202921	1016-24 Main St	Schertz-Fahrner LLC	3118 Post Rd	Stevens Point	WI	54481
281240832202922	1028-36 Main St	T A Kessenich LLC	425 Whitetail Way	Deerfield	WI	53531
281240832202923	1040 Main St	Wilfred & Julia Fang	1040 Main St	Stevens Point	WI	54481
281240832202924	1044 Main St	Leon Ayers	1044 Main St	Stevens Point	WI	54481
281240832202928	1108 Main St	Ada A Sanders & D K Sanders Jr &	1249 Clark Street	Stevens Point	WI	54481
281240832202929	1116-24-28 Main St	Ada A Sanders & D K Sanders Jr &	1249 Clark Street	Stevens Point	WI	54481
281240832202930	1136 Main St	William J & Luann M Streur	1000 S Lynndale Dr	Appleton	WI	54914
281240832202931	1140 Main St	Guu Inc	1140 Main St	Stevens Point	WI	54481
281240832202932	1148 Main St/1224 Strongs	Karlene Properties LLC	1224 Strongs Ave	Stevens Point	WI	54481
281240832202938	1052 Main St	BCK Rentals LLC	1052 Main St LL3	Stevens Point	WI	54481
281240832202939	1100 Main St	The Central Wisconsin	1100 Main St Stop 1	Stevens Point	WI	54481
281240832202950	1200 Main St	Spirit SPE Portfolio 2006-1 LLC	PO Box 19060	Green Bay	WI	54307
281240832202951	1201 Third Ct	Community Development Authority	1300 Briggs Ct	Stevens Point	WI	54481
281240832202961	1101 Centerpoint Dr	Center Point Mall Corporation	1515 Strongs Ave	Stevens Point	WI	54481
281240832202962	Centerpoint Dr	Community Development Authorit	1515 Strongs Ave	Stevens Point	WI	54481
281240832202963	Third Ct	Schertz Properties LLC	3118 Post Rd	Stevens Point	WI	54481

R# 1-47791
\$290
5/25/12

REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION

ADDRESS OF PROPERTY: Former JC Penny building, 1101 Centerpoint Drive, Stevens Point, WI

- Zoning Ordinance Change
- Conditional Use Permit
- Variance from Zoning Ordinance -Board of Appeals
- Variance from Sign Ordinance
- Appeal from Subdivision Requirements
- Other

REQUESTED CHANGE: (State briefly what is being requested, and why).

Use property as a higher education facility, Technical college

OWNER/APPLICANT:

AGENT FOR OWNER/APPLICANT:

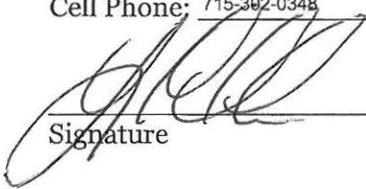
Name: Mid-State Technical College
 Address: 500 32nd Street North
Wisconsin Rapids, WI, 54494
 (City, State, Zip Code)

Name: Larry Cihlar
 Address: 500 32nd Street North
Wisconsin Rapids, WI, 54494
 (City, State, Zip Code)

Telephone: 715-422-5308
 Cell Phone: 7215-302-0348

Telephone: 715-422-5308
 Cell Phone: 715-302-0348

Signature _____


 Signature _____

Scheduled Date of Plan Commission Meeting: June 4, 2012

Scheduled Date of Common Council Meeting: _____

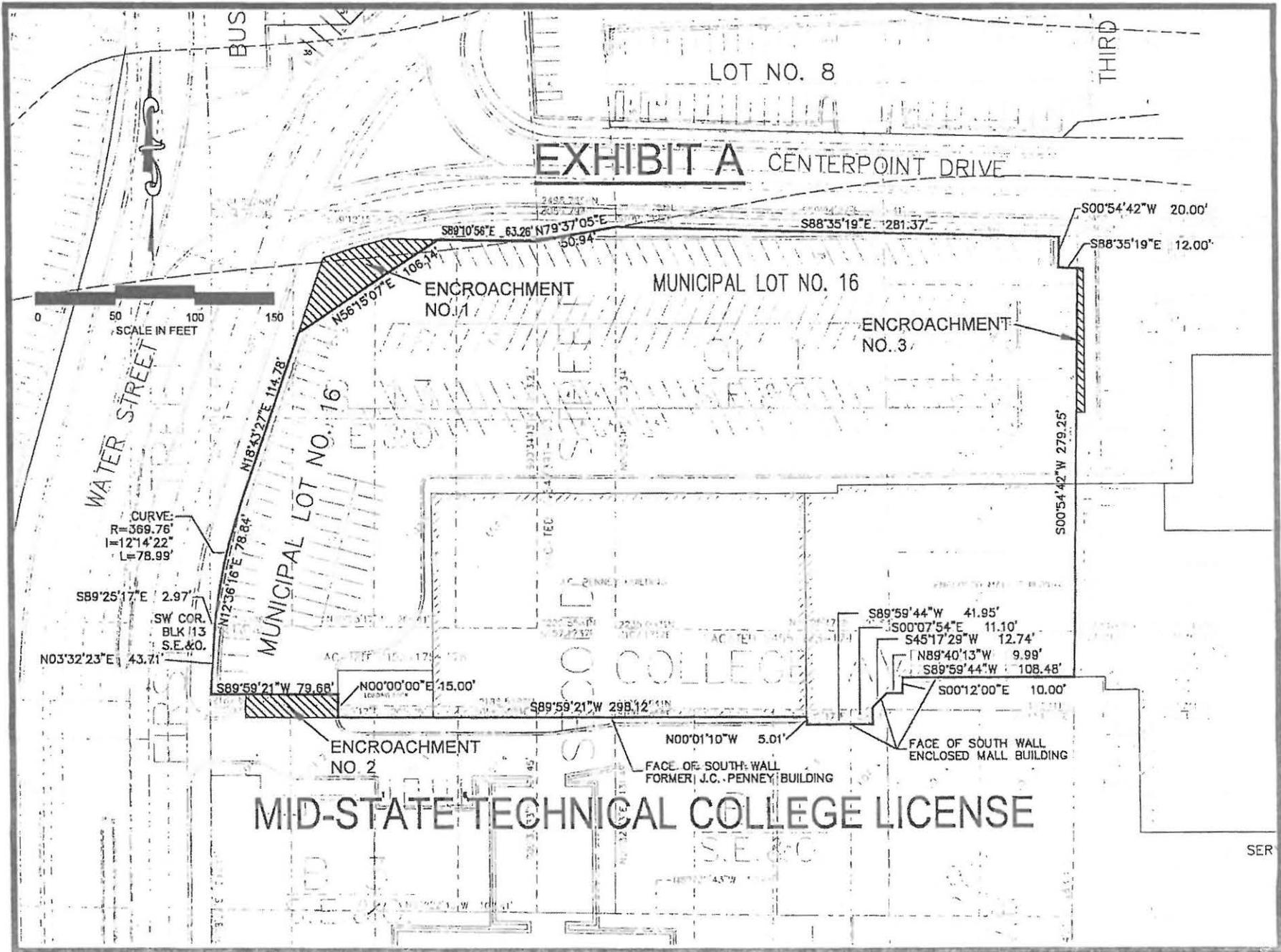
You, as the applicant, or your agent, shall attend the meeting and present your request.

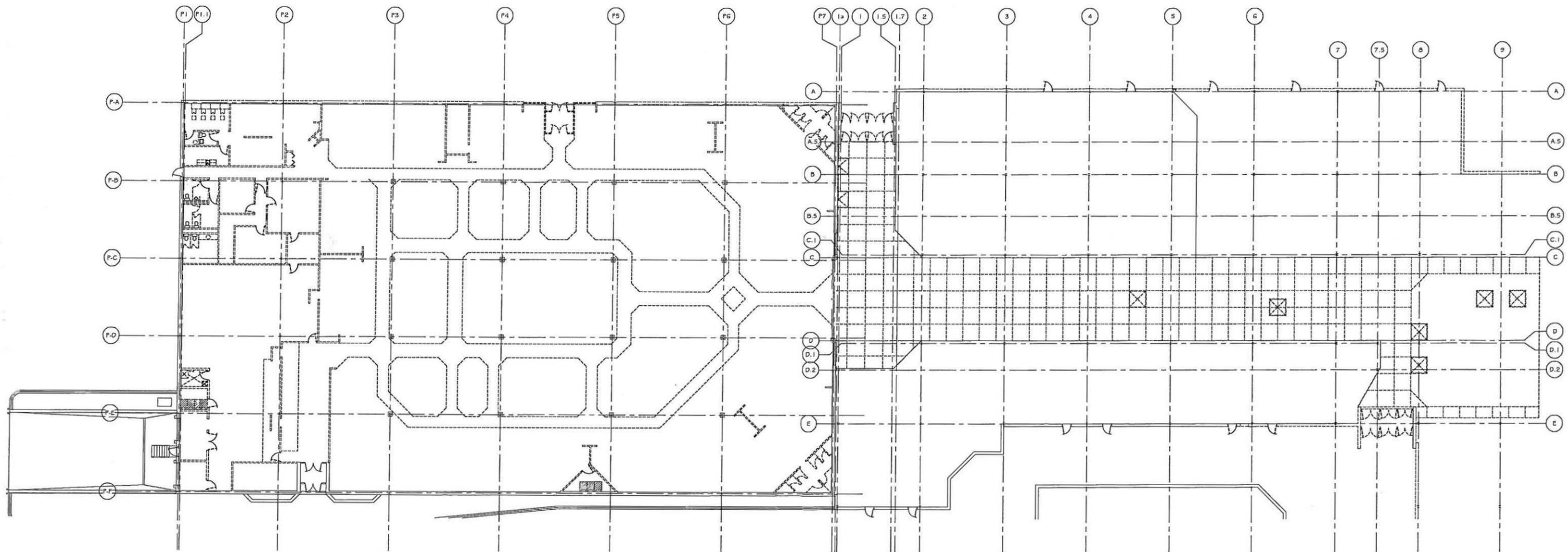
All requests with supporting documentation are due at the Community Development Office **three weeks** prior to the actual meeting.

Fee schedule is on second page.

Receipt # _____

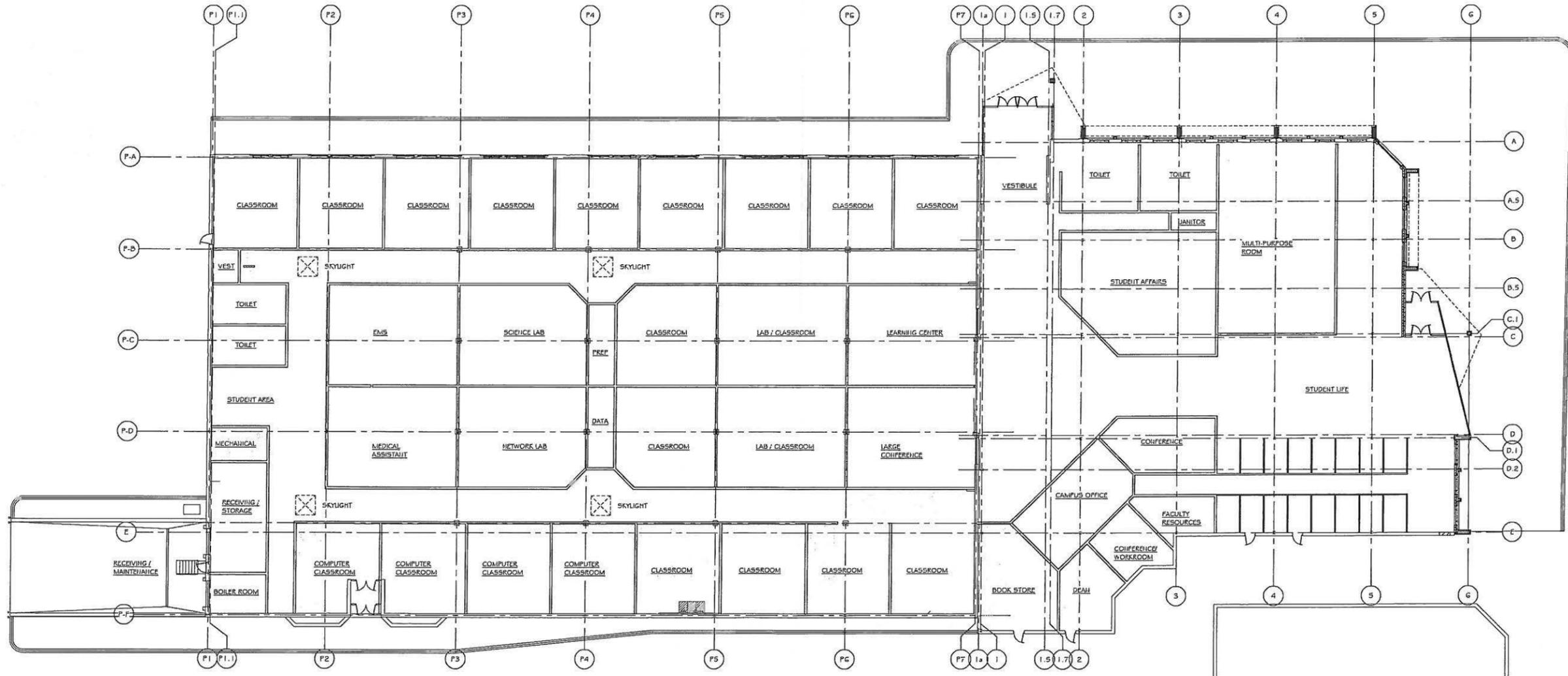
Revocable Occupancy License





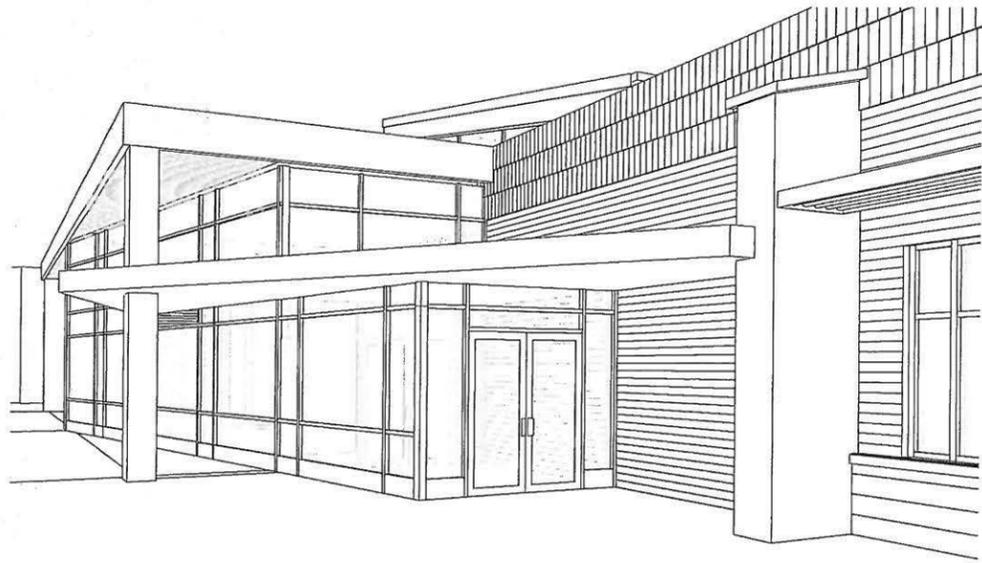
DEMOLITION -
 COMPOSITE FIRST FLOOR PLAN
 SCALE: 1/16" = 1'-0"



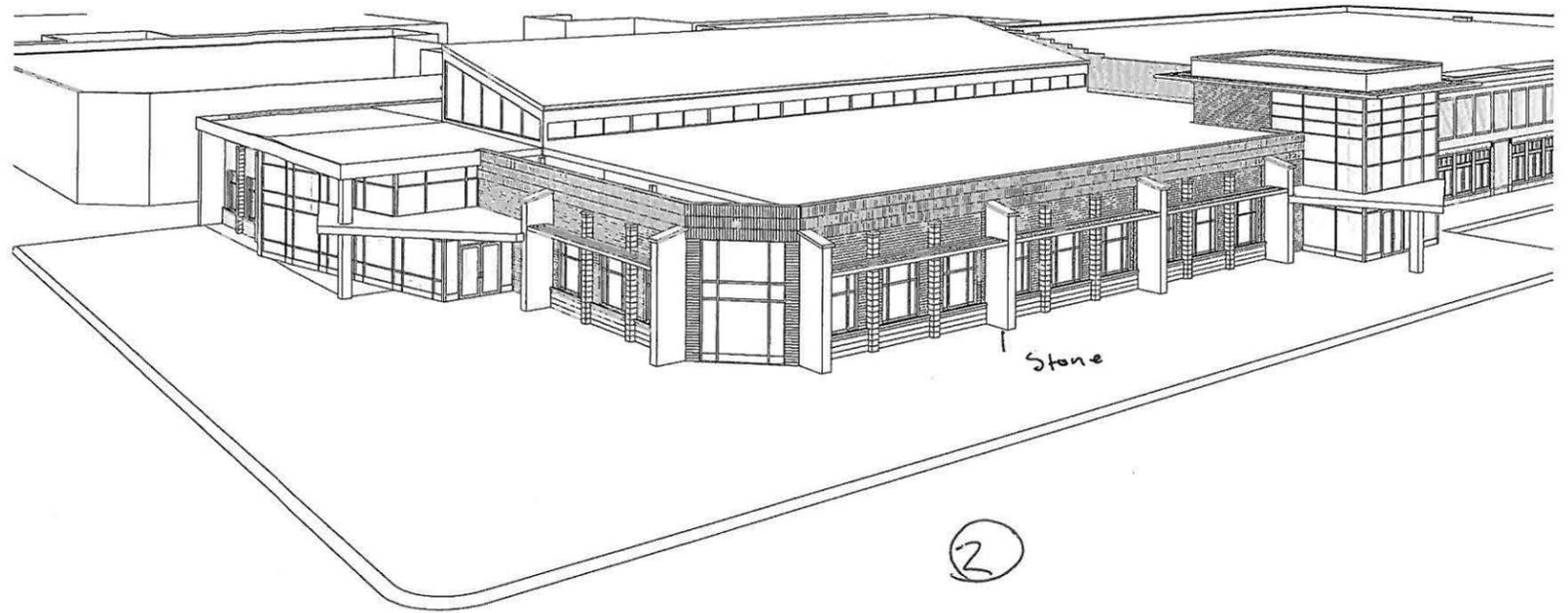


COMPOSITE FIRST FLOOR PLAN
 SCALE: 1/16" = 1'-0"

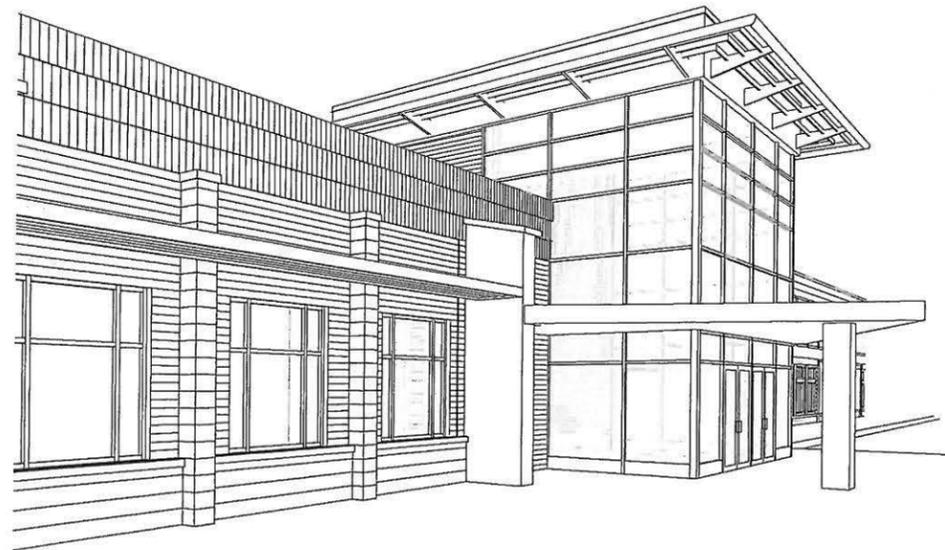




1



2



3



4



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

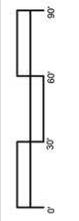
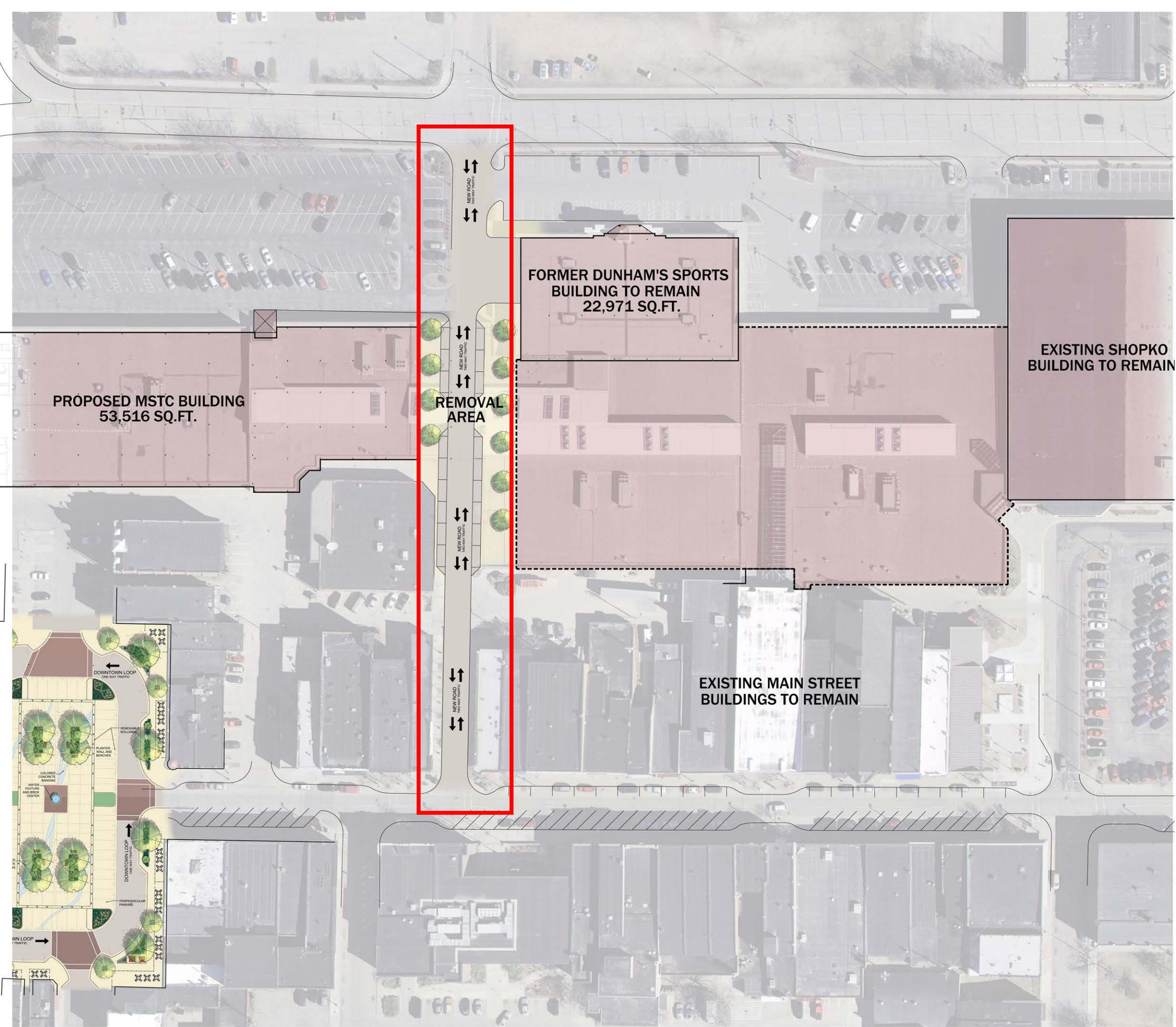
To: Plan Commission
From: Michael Ostrowski and Kyle Kearns
CC:
Date: 5/29/2012
Re: Third Street

Under Wisconsin Statutes, the Plan Commission must recommend the naming of streets. With the Mid-State Technical College redevelopment project underway, the City will need to officially name the street that will bisect the future MSTC Campus and the remaining portion of the former CenterPoint MarketPlace.

Once reconnected, Third Street will provide a thruway from the downtown to residential properties to the north. A stop sign will be installed along Third Street at the intersection of Centerpoint Drive. Similarly, a stop sign already exists to the south on Third Street at the intersection of Main Street.

Staff would recommend approval of renaming the road known as Third Court to Third Street, and to name the portion of the remaining road from the end of Third Court north to Centerpoint Drive, Third Street.

Please find attached a site plan indicating the proposed placement of the future Third Street.



DOWNTOWN REDEVELOPMENT
CITY OF STEVENS POINT - PHASE 1
STEVENS POINT, WI



3317 BUSINESS PARK DRIVE
STEVENS POINT, WI 54482
PROJECT #: 11,005
DATE: 3-26-2011



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 and Kyle Kearns
CC:
Date: 5/25/2012
Re: 2124 Rice Street – Players’ Lounge - Conditional Use Renewal

The following conditional use permit is up for renewal:

1. Players’ Lounge, **2124 Rice Street (Parcel ID 2308-04-2006-03)** to operate a tavern,

At May’s Plan Commission meeting a 30 day extension of the conditional use permit was granted to Player’s Lounge with the condition that the item would return to the Commission in June for further consideration. Brief discussion regarding noise complaints, increased crime, and previous conditions pertaining to the use occurred at the May meeting and have been elaborated upon below.

Complaints:

The two most recent noise complaints were placed on the night of April 14 and morning of April 15, 2012. The first, on April 14 was confirmed, as the responding officer verified the noise and spoke with the manager, instructing him to turn down the music. Furthermore, it is noted in the incident report that the band was playing until 12:30 AM. The second complaint placed shortly after 12:30 AM was unfounded as the officer did not witness any excessive noise upon arrival.

Furthermore, complaints via phone and email have been made to the Community Development Department in regards to Players’ Lounge. Complaints pertained to the increases in noise especially during early morning hours (12-2 AM), as well as, the increase in trash and refuse found throughout the neighborhood, specifically on neighbor’s lawns.

Use Violations:

The gambling incident that was brought up at last month’s meeting involved a large poker tournament operation that was uncovered on August 16, 2011. The police report states that approximately 20 individuals were engaged in an organized poker tournament with a \$65 dollar buy-in, with winnings of over \$500 dollars for finishers. Furthermore, it was stated that

poker tournaments were held every Tuesday night. It is important to note that early the following morning an individual was arrested for breaking into vehicles and felony possession of a firearm. Later, the investigation determined that the arrested individual had lost money at the poker tournament described above and was breaking into vehicles to recoup his lost money.

Citations were later issued to both the owner of Players' Lounge and the organizer of the tournament for violating the City of Stevens Point Ordinance for permitting premises to be used for gambling and illegal commercial gambling.

Most recently, on April 26, 2012 Players' Lounge received a citation for a Liquor Law Violation, providing alcoholic beverage to an underage person.

Statistics are still being gathered at this time to determine whether or not neighborhood crime rate has been affected due to the operation of the tavern. This information should be available prior to the Plan Commission meeting.

The following are the conditions on the property:

- 1) The building must be modified with materials specifically designed to muffle or contain noise/music inside the building;
- 2) Screening in the form of berms shall be installed on the Rice St. and Cleveland Ave. sides of the lot;
- 3) Entrances shall be arranged in a manner that patrons under the age of 21 will not be admitted to the bar area,
- 4) The hours of operation shall be limited to the following:
 - a. Live band concerts held on the premises shall be limited to an 11 PM ending of the music performance,
 - b. DJ or band activity shall cease at 10 PM on Sunday through Thursday, and 11 PM on Friday and Saturday nights,
 - c. The tavern/lounge shall have hours of operation from 11:00 AM to 2:00 AM on Monday – Friday (or legally allowed hours, whichever is earlier) and 11:00 AM to 2:30 AM on Saturday – Sunday (or legally allowed hours, whichever is earlier);
- 5) The business must be operated in a manner that music heard from outside the building does not unreasonably disturb the peace and enjoyment of the residential neighborhood;
- 6) The business must be operated in a manner that patrons must be prevented from congregating outdoors in a manner that would unreasonably disturb the peace and enjoyment of the residential neighborhood;
- 7) The doors shall be kept closed so that noise does not unreasonably disturb the peace and enjoyment of the residential neighborhood;
- 8) The exterior of the building, including the tavern expansion, shall be improved as shown on the attached plans;
- 9) No alcohol or fermented malt beverage may be served or consumed in the volleyball

- and basketball area;
- 10) The building plan layout as presented on the attachment is approved and shall not be modified without city approval;
 - 11) Alcohol may be served and consumed only in the following places: 90 days from date of passage of this conditional use resolution or when the "bar area" opens whichever occurs first: 19 ft x 54 ft area designated "temporary bar area" as shown on attached map; after 90 days from passage of this conditional use resolution: 41 ft x 96 ft building addition designated as "bar area" as shown on the attached map;
 - 12) It is the intent of the City to require completion of the exterior portions of the project by the end of April, 2009. However, given that exterior work may be difficult to complete by the end of April due to poor weather conditions, the Inspection Department is given the discretion to allow the business to operate the tavern as provided above with an extension of time to complete the exterior portion of the project as shown on the attached drawings until June 30, 2009;
 - 13) A complete site plan/landscaping plan be submitted to the Community Development Department by February 22, 2010 that would include that the 5 planting areas be enhanced and redesigned with raised mulch beds with increased plantings of year round foliage, and a new raised mulch bed be installed across the entire entry south driveway with plantings to match the requirements for the other planting areas;
 - 14) Dumpsters be screened with fencing that matches the building color;
 - 15) Paint, or other materials, on the south side of the building to replace the area currently painted blue and wrap around the building to the north (not to include the area above the blue) with consistency in the gray colors of the building to be approved by the Community Development Department;
 - 16) Year round foliage on the south side of the building;
 - 17) Close the south driveway closest to the building and curb it off at the owners expense;
 - 18) Remove the hvac units along the south elevation;
 - 19) Repair the deck and paint the rusty doors and posts on the south elevation; and
 - 20) Conditional Use Permit to expire June 30, 2012.

Given the findings presented above, staff recommends that the conditional use permit for Players' Lounge be extended for a period not to exceed January 31, 2013. Within that time, if additional complaints are received and validated, or if additional violations are incurred, the City reserves the right to attached additional conditions to the conditional use permit to address such concerns, and/or not renew such conditional use permit. In order to ensure that these types of issues do not continue, staff would recommend that the owner of the establishment make the appropriate adjustments, including making sure live music ends at the appropriate times, making sure the noise levels of the live music do not disturb neighboring residents, turning down bass levels, encouraging patrons to park in the parking lot and not on the surrounding streets, and making sure that trash and other debris from the establishment are not allowed to be located in neighboring properties.

Name and Address		Parcel #	Alt Parcel #	Land Use
JG Landbankski LLC 1320 Okray Ave Plover, WI 54467		230804200603	230804200602	Store, Retail
		Property Address		Neighborhood
		2124 Rice St		Division St/Church St (Comm)
Subdivision		Zoning		
Display Note	New Parcel for 2009	Certified Survey Map		B4-COMMERCIAL

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
JG Landbankski LLC	8/7/2008	\$300,000	Warranty Deed	721384		Land & Build.

SITE DATA

PERMITS

Actual Frontage	486.7	Date	Number	Amount	Purpose	Note
Effective Frontage	486.7	1/12/2010	36725	\$15,500	042 Interior Renov/Re	kitchen/archery range
Effective Depth	299.9	9/15/2008	35850	\$758,000	003 Addition	& remodeling
Square Footage	145,934.0	7/10/2002	30915	\$4,300	032 Furnace (HVAC)	Replace Heating System
Acreage	3.350	10/15/1999	28788	\$0	099 Sign	
		9/7/1999	28704	\$74,000	042 Interior Renov/Re	remodel
		9/1/1999	28713	\$8,400	099 Sign	

2011 ASSESSED VALUE

Class	Land	Improvements	Total
B-Commercial	\$145,500	\$828,200	\$973,700
Total	\$145,500	\$828,200	\$973,700

LEGAL DESCRIPTION

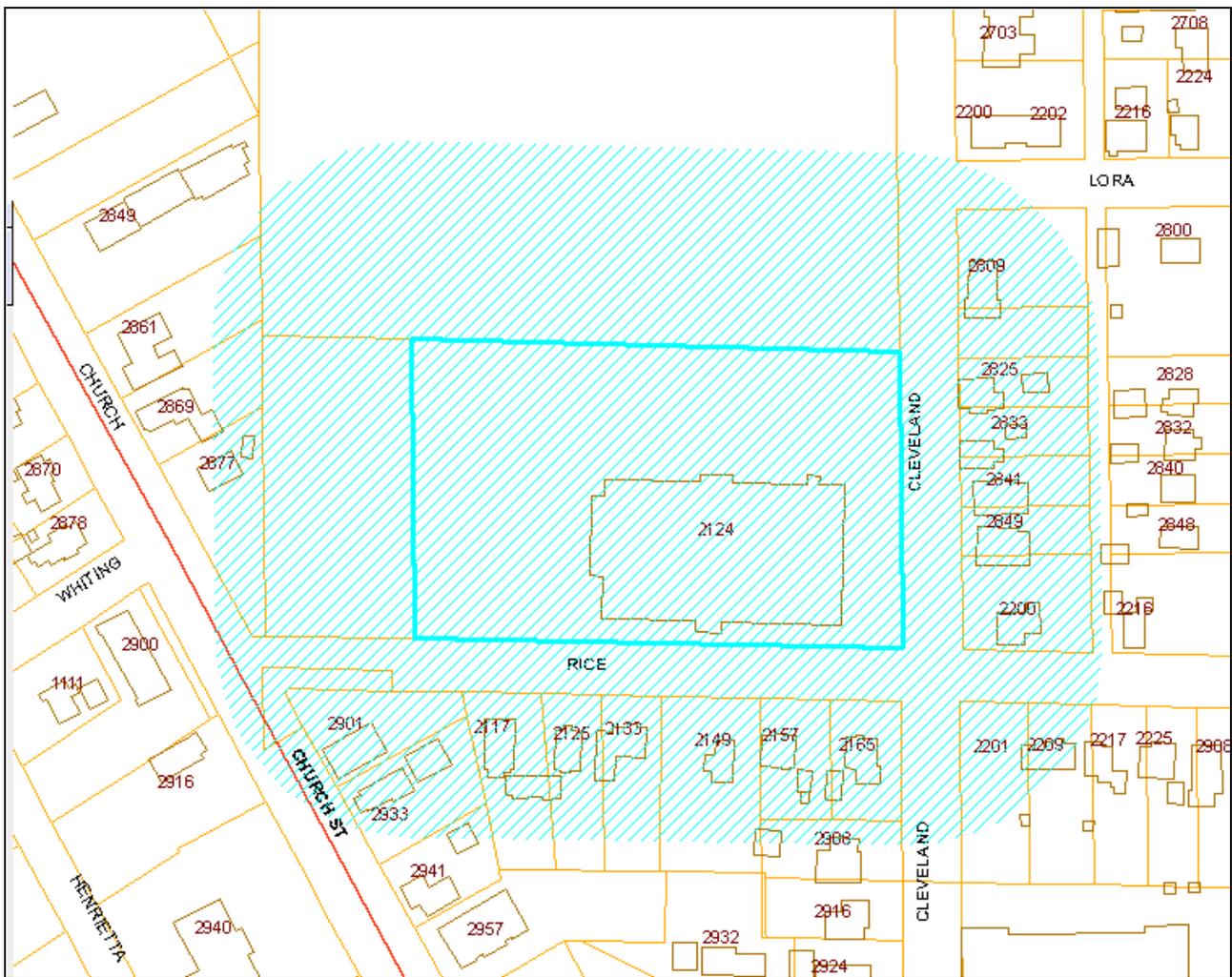
LOT 1 CSM#9633-41-113 BNG PRT NWNW; SUBJ TO ESMT & RC DES 721385 S4 T23 R8 721384

PROPERTY IMAGE

PROPERTY SKETCH



2124 Rice Street – Players’ Lounge – Conditional Use – Exhibit Map (200 Feet Boundary)



TaxKey	Property Address	Owner Name	Mailing Address	City	State	Zip Code
281230804200601	2125 Patch St Forest Cemetery	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281230804200603	2124 Rice St	JG Landbankski LLC	1320 Okray Ave	Plover	WI	54467
281230804200604	Rice St	South Point Center	5495 Azores Ct	San Diego	CA	92124
281230804200701	2165 Rice St	Wisconsin Housing & Economic	PO Box 1728	Madison	WI	53701
281230804200702	2157 Rice St	Leroy J Cordy &	2157 Rice St	Stevens Point	WI	54481
281230804200703	2149 Rice St	Mary G Haessly	2149 Rice St	Stevens Point	WI	54481
281230804200704	2133 Rice St	David J & Diane C Lobermeier	2133 Rice St	Stevens Point	WI	54481

281230804200705	2125 Rice St	Kevin M Duda	2125 Rice St	Stevens Point	WI	54481
281230804200706	2117 Rice St	Heather R Tetzlaff	2117 Rice St	Stevens Point	WI	54481
281230804200707	Rice & Church St	City Of Stevens Point	1515 Strongs Avenue	Stevens Point	WI	54481
281230804200708	2901 Church St	Stephen R Faber & J S Meyers	3008 Vine St	Stevens Point	WI	54481
281230804200709	2933 Church St	Nicholas P & Aubrey M Schommer	2933 Church St	Stevens Point	WI	54481
281230804200710	2941 Church St	Jeremy R Pagel	2941 Church St	Stevens Point	WI	54481
281230804200729	2908 Cleveland Ave	James E & Linda Glodowski	2908 Cleveland Ave	Stevens Point	WI	54481
281230804201003	2217 Rice St	Albert P Somers	2140 Jelinski Circle	Plover	WI	54467
281230804201004	2209 Rice St	Joseph B & Jamy A Klopotic	2209 Rice St	Stevens Point	WI	54481
281230804201005	2201 Rice St	Stevens Point Area	1900 Polk St	Stevens Point	WI	54481
281230804201103	2825 Cleveland Ave	Peter B & Barbara J Shippy	2825 Cleveland Ave	Stevens Point	WI	54481
281230804201104	2833 Cleveland Ave	Eric Wroblewski	6700 County Rd HH	Stevens Point	WI	54482
281230804201105	2841 Cleveland Ave	Toni D Donaldson	2841 Cleveland Ave	Stevens Point	WI	54481
281230804201106	2849 Cleveland Ave	Sandra M Meronek	2849 Cleveland Ave	Stevens Point	WI	54481
281230804201107	2200 Rice St	Clarice R Rogers	2200 Rice St	Stevens Point	WI	54481
281230804201115	2809 Cleveland Ave	William E & Julie A Olsen	2809 Cleveland Ave	Stevens Point	WI	54481
281230804201116	Cleveland Ave	Peter B & Barbara J Shippy	2825 Cleveland Ave	Stevens Point	WI	54481
281230805101710	2849 Church St	Exchange Services LLC	2849 Church St	Stevens Point	WI	54481
281230805101711	2861 Church St	Exchange Services LLC	2849 Church St	Stevens Point	WI	54481
281230805101712	2869 Church St	Corine S Peroutka	2869 Church St	Stevens Point	WI	54481
281230805101713	2877 Church St	Thomas J Bushman	PO Box 68	Rosholt	WI	54473