



February 19, 2016

[Name]
[Address]
[City, State, Zip]

Re: Property Rezoning Examination

Dear Property Owner,

The City of Stevens Point is investigating the rezoning of several properties on the fringe of downtown. Please see the attached map identifying the potential properties.

This examination of rezoning has stemmed from previous high intensity uses and zoning that existed within downtown, however are non-existent today. Specifically, several manufacturing uses historically existed within and on the fringe of downtown, and thus were zoned industrial/manufacturing (M-1 and M-2) accordingly. Now that the majority of uses have ceased and/or been transformed, a more appropriate zoning classification should be designated to ensure neighboring uses are compatible and not injurious to each other. A specific district was created within the City's zoning ordinance for such purpose, Central Business Transition District (B-2). The B-2 District acts as a transition district from higher intense uses to lower intense uses. A change in zoning from the manufacturing districts to B-2 will allow for denser development, requiring a smaller minimum lot size, and smaller setbacks which fits well within the downtown. For example in the M-1 District a minimum lot size of 8,000 square feet and a street setback of 30 feet is required, whereas the B-2 District requires 5,000 square feet and a street setback of 5 feet.

Before proceeding with any rezoning of properties, the City is encouraging your feedback. To find out more about the potential rezoning and how it may impact you, the City will be holding an open house to answer any questions and to gather feedback. Meeting information is as follows:

What: Downtown Fringe Rezoning Examination Open House

Where: Mid-State Technical College (Community Engagement Room-RM 635) – 1001 Centerpoint Drive, Stevens Point, WI 54481

When: Wednesday, March 16, 2016 at 7:00 PM

Again, for your reference, a map and chart have been enclosed with this letter identifying the potential properties and existing zoning classifications. Note that existing zoning and proposed zoning varies amongst properties, with which are identified in the list below.

Please inform us if you require any special accommodations to attend this open house. If you are unable to attend the open house, please contact the Community Development Department for more information.

**Community Development Department: 1515 Strongs Avenue, Stevens Point, WI 54481
Office Hours: Mon – Fri 7:30 AM – 4 PM
Phone: 715-346-1567**

Please be aware that this is an informational meeting, and no formal action will be taken. This meeting is to obtain input from property owners prior to taking any action on this matter. We look forward to your participation and feedback.

Sincerely,

Michael Ostrowski
 Director of Community Development
 City of Stevens Point

Zoning Examination Property List

Parcel Number	Name	Property Address	Existing Zoning	Proposed Zoning
281240832200201	LAYNE E COZZOLINO	1000 Union St.	M1	B2
281240832200605	JOEL A TOWEY	701 Portage St.	M1	B2
281240832200401	COMMUNITY DEV AUTHORITY OF STEVENS PT	1000 Third St.	M1	B2
281240832200111	1001 UNION LLC	1001 Union St.	M1	B2
281240832200402	CITY OF STEVENS POINT	941 Portage St.	M1	B2
281240832200501	KIM L KRAYECKI	0 Portage St.	M1	B2
281240832200418	BELKE LUMBER & MFG CO INC	1013 Second St.	M1	B2
281240832200405	SAVED FROM SCRAP LLC	1009 Second St.	M1	B2
281240832200404	KIM L KRAYECKI	1001 Second St.	M1	B2
281240832200502	GUYMAR PROPERTIES LLC	801 Portage St.	M1	B2
281240832200112	SUSAN CARROLL REVTRUST	1009 Union St.	R4	
281240832200206	RON HANSON LLC	1008 Union St.	M1	B2
281240832200505	YME CAFE LLC	1009 First St.	B4	B2
281240832200113	DANIEL KIEFFER	1017 Union St.	M1	B2
281240832200414	ERIC BELKE C/O JAMES J BELKE	1016 Third St.	M1	B2
281240832200506	CITY OF STEVENS POINT	0 Centerpoint Dr.	M1	B2
281240832200910	WI PUBLIC SERVICE	1111 Crosby Ave.	B4	B3
281240832200712	CITY OF STEVENS POINT	1017 Crosby Ave.	B4	B3
281240832200408	CITY OF STEVENS POINT	916 Centerpoint Dr.	M1	B2
281240832200137	ELODIN HOLDINGS LLC	1220 Briggs Ct.	M1	B2
281240832200409	JEROME S & P RASCHKA	1105 Second St.	M1	B2
281240832200507	JEFFREY J & CHRISTY THOMPSON	1101 First St.	B3	B2
281240832200413	CITY OF STEVENS POINT	0 Third St.	M1	B2
281240832200115	PATRICIA HERMAN	1035 Union St.	M1	B2
281240832200116	13 INVESTMENTS LLC	1043 Union St.	M1	B2
281240832200417	COMMUNITY DEV AUTHORITY OF STEVENS PT	0 Centerpoint Dr.	M1	B2
281240832200419	CITY OF STEVENS POINT	0 Second St.	M1	B2
281240832201111	CITY OF STEVENS POINT	0 Main St.	B4	B3
No Parcel Number	Belke Railroad Spur	0		B2
281240831101317	CONSOLIDATED WATER POWER CO	0 W Clark St.	M1	C
281240831101305	JANE M GOUDREAU	157 W Clark St.	M1	B2
281240831101326	ROBERT D MOODIE	133 & 165 W Clark St.	M1	B2
281240832201112	CITY OF STEVENS POINT	0 Crosby Ave.	B4	B3
281240832200136	COMMUNITY DEV AUTHORITY OF STEVENS PT	1300 Briggs Ct.	R5	B2

Aerial Photograph (Zoning Examination – Red Outline)



Stevens Point Zoning Map (Zoning Examination - Green Outline)

