

# DOWNTOWN FRINGE REZONING EXAMINATION PRESENTATION

Wednesday, March 16, 2016 @ 7:00 PM  
MSTC – Community Engagement Room – RM 635  
1001 Centerpoint Drive, Stevens Point, WI

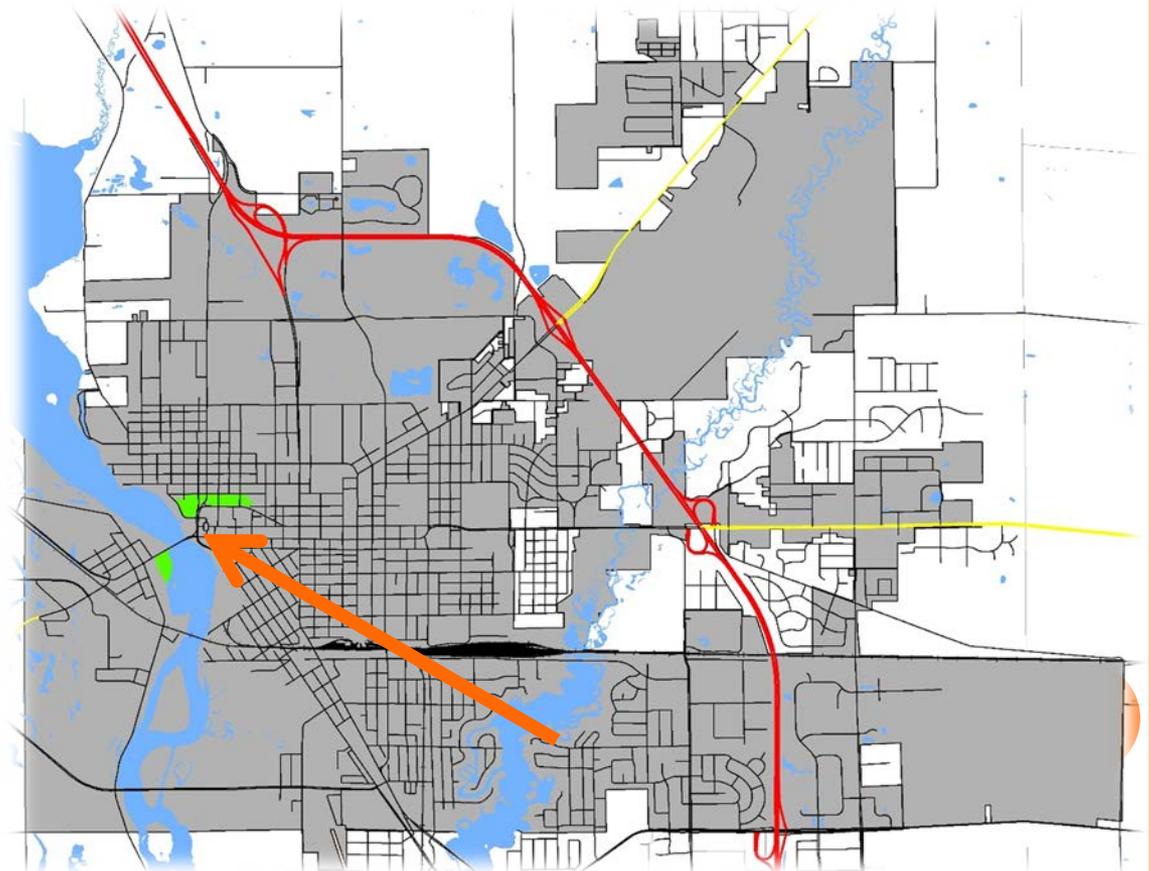
City of Stevens Point

Community Development Department



# PROJECT

- Zoning examination of 37 properties within and around the Downtown, including west of the Wisconsin River.
- Rezoning of properties from R-4, R-5, B-3, B-4 and M-1 to a more appropriate classification.



# REASONING

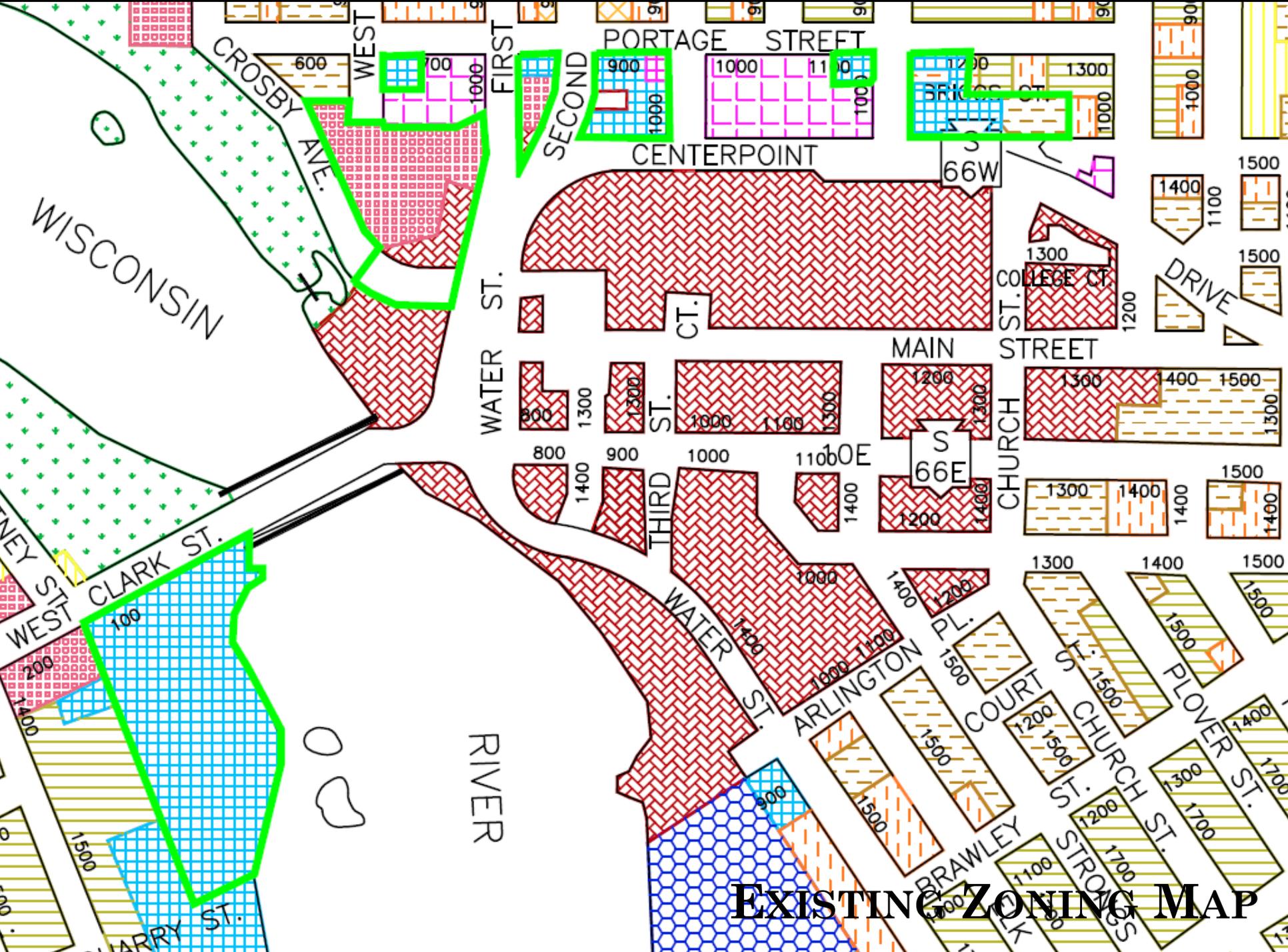
- Existing permitted incompatible uses can negatively impact surrounding properties.

Example: Properties zoned M-1 Light Industrial have permitted uses such as Truck Terminals, Waste Disposal Plants, Wholesale Distributors and others which are not compatible with the neighboring residential and mixed uses.

- Reduce zoning discrepancy amongst adjacent parcels and possible zoning conflicts.
  - Create consistent zoning classifications conducive to neighboring development with similar requirements such as setback, lot size, etc.
  - Allow for and promote development matching that found within and around the downtown.
- 



EXAMINED PROPERTIES



**EXISTING ZONING MAP**

# REVIEW

- Land Use: Approximately - 10 residential (single or multi-family) uses, 12 commercial uses, 14 municipal uses (right-of-way, parking, vacant), & 1 private vacant use.
- Existing Zoning: Approximately – 1 zoned R-4, 1 zoned R-5, 1 zoned B-3, 6 zoned B-4, & 28 zoned M-1



# PROPERTY ZONING SUMMARY

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	M1	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
281240831101302	CITY OF STEVENS POINT	0 West Clark Street	M1	C
281240831101301	CITY OF STEVENS POINT	0 West Clark Street	M1	C
281240832200911	CITY OF STEVENS POINT	0 Water Street	B4	B3



# PROPOSED ZONING SUMMARY - ENLARGED

Property Address	Existing Zoning	Proposed Zoning
1000 Union St.	M1	B2
701 Portage St.	M1	B2
1000 Third St.	M1	B2
1001 Union St.	M1	B2
941 Portage St.	M1	B2
0 Portage St.	M1	B2
1013 Second St.	M1	B2
1009 Second St.	M1	B2
1001 Second St.	M1	B2
801 Portage St.	M1	B2
1009 Union St.	R4	B2
1008 Union St.	M1	B2
1009 First St.	B4	B2
1017 Union St.	M1	B2
1016 Third St.	M1	B2
0 Centerpoint Dr.	M1	B2
1111 Crosby Ave.	B4	B3
1017 Crosby Ave.	B4	B3
916 Centerpoint Dr.	M1	B2

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1220 Briggs Ct.	M1	B2
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0 Third St.	M1	B2
1035 Union St.	M1	B2
1043 Union St.	M1	B2
0 Centerpoint Dr.	M1	B2
0 Second St.	M1	B2
0 Main St.	B4	B3
0	-	B2
0 W Clark St.	M1	C
157 W Clark St.	M1	B2
133 & 165 W Clark St.	M1	B2
0 Crosby Ave.	B4	B3
1300 Briggs Ct.	R5	B2
0 West Clark Street	M1	C
0 West Clark Street	M1	C
0 Water Street	B4	B3



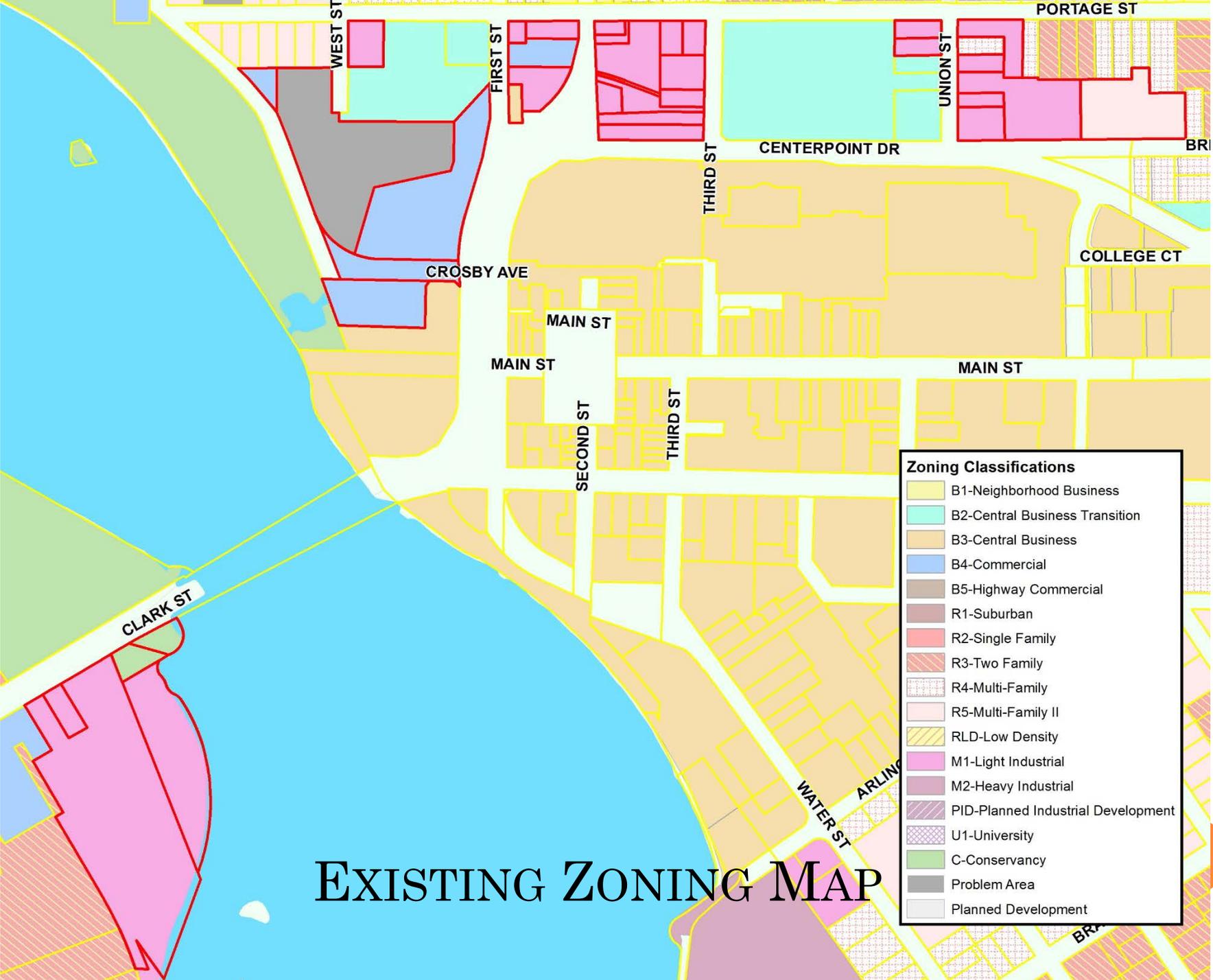
# PROPOSED ZONING CHANGES

- Proposed Zoning: Approximately – 3 zoned C (Conservancy), 29 zoned B-2 (Central Business Transition District, & 5 zoned B-3,

**B-2 Central Business Transition District:** This district is intended to be applied on the fringe of the City's Central Business District for the following purposes:

- a. To accommodate existing, new and relocated land uses which are compatible with the retail core area.
- b. To provide a commercial district of intermediate intensity which will provide a buffer zone between the retail core and residential neighborhoods.

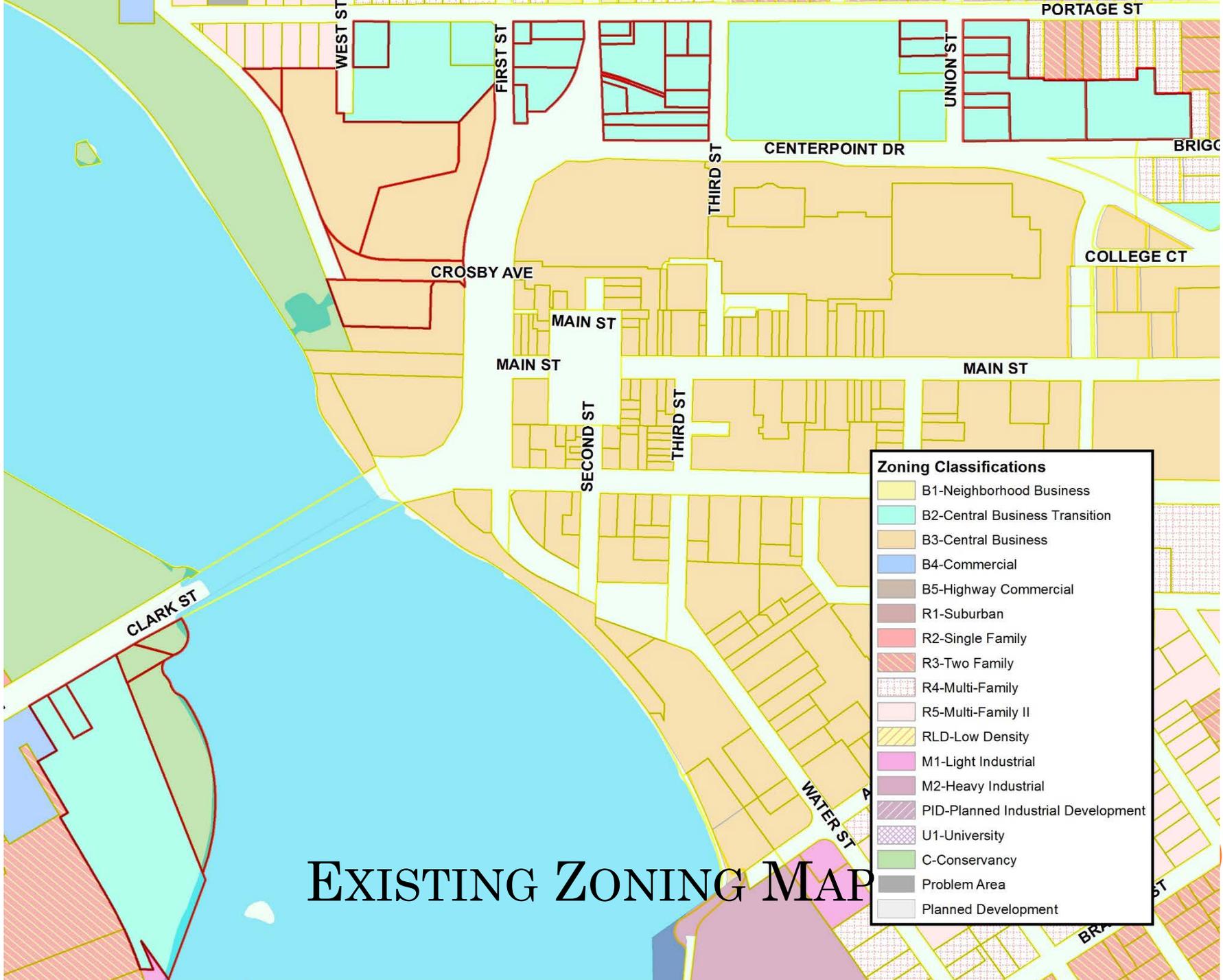




**Zoning Classifications**

	B1-Neighborhood Business
	B2-Central Business Transition
	B3-Central Business
	B4-Commercial
	B5-Highway Commercial
	R1-Suburban
	R2-Single Family
	R3-Two Family
	R4-Multi-Family
	R5-Multi-Family II
	RLD-Low Density
	M1-Light Industrial
	M2-Heavy Industrial
	PID-Planned Industrial Development
	U1-University
	C-Conservancy
	Problem Area
	Planned Development

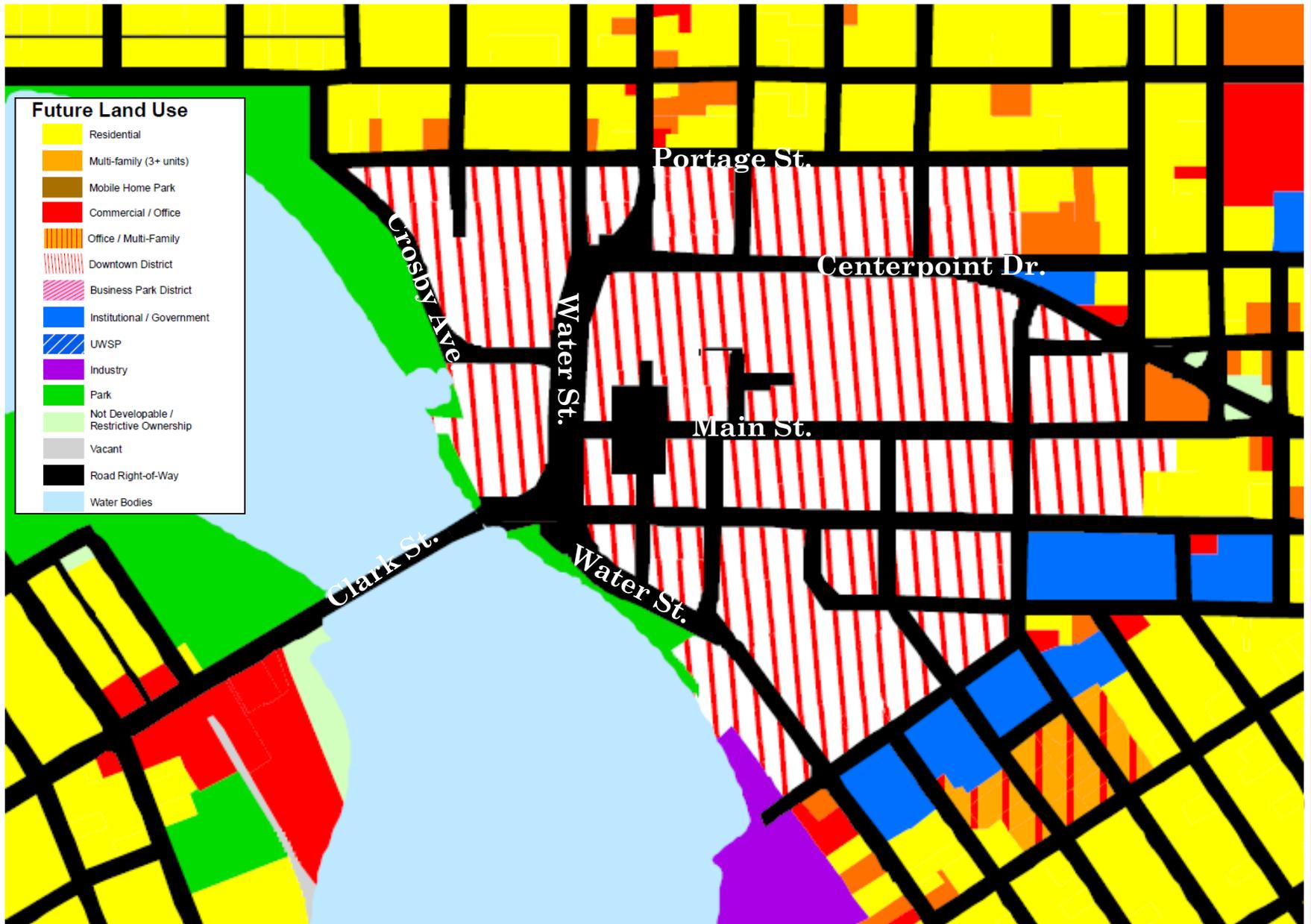
# EXISTING ZONING MAP



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Zoning Classifications	
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# FUTURE LAND USE MAP



# IMPACTS FROM ZONING CHANGE

## ○ EXAMPLE: M-1 Versus B-2 Permitted & Conditional Uses

USES	EXISTING ZONING	PROPOSED ZONING
Zoning	"M-1" Light Industrial	"B-2" Central Business Transition
<b>Permitted Uses</b>	<ol style="list-style-type: none"> <li>1. Permitted Uses in "C" and "B-4" Districts excluding residential uses</li> <li>2. Transfer, storage, moving, freight, and parcel delivery operations</li> <li>3. Warehouses, wholesale operations and distributions</li> <li>4. Lumber yards</li> <li>5. Building, plumbing, electrical, and general contractor offices</li> <li>6. Farm implement and trailer sales and repairs</li> <li>7. Mobile home sales</li> <li>8. Repair shops</li> <li>9. Processing, bottling and distribution facilities</li> <li>10. Sausage manufacturing and sales</li> <li>11. Preparation, assembly and packaging of foods</li> <li>12. Manufacturing and assembling of commercial and household fixtures, cabinets, counters excluding furniture</li> <li>13. Manufacturing of pottery or similar ceramic products</li> <li>14. Industrial research laboratories</li> <li>15. Carpet and rug cleaning and commercial laundries</li> <li>16. Flammable liquids, underground storage only, not to exceed 25,000 gallons, and located not less than two hundred (200) feet from any "R" District</li> <li>17. Bakeries</li> <li>18. Railroad spurs and sidings</li> <li>19. Printing, publishing, engraving and book binding</li> <li>20. Airport grounds including customary accessory uses</li> <li>21. Gas and service stations</li> <li>22. Indoor shooting club</li> <li>23. Fire and police stations</li> <li>24. Circus, carnival or similar transient enterprises</li> <li>25. Greenhouses and nurseries</li> <li>26. Accessory uses</li> <li>27. Filling of property</li> </ol>	<ol style="list-style-type: none"> <li>1. Permitted uses of the "B-1" District</li> <li>2. Real estate operators and lessors</li> <li>3. Photographic studios, portrait</li> <li>4. Beauty shops / Barber shops</li> <li>5. Funeral service and crematories</li> <li>6. Building maintenance services</li> <li>7. Employment services</li> <li>8. Computer and data processing service</li> <li>9. Research and development laboratories</li> <li>10. Equipment rental and leasing</li> <li>11. Theatrical producers and services</li> <li>12. Arts, music and dance studios</li> <li>13. Miscellaneous arts and crafts shops</li> <li>14. Offices for health practitioners</li> <li>15. Outpatient care facilities</li> <li>16. Health and allied services</li> <li>17. Legal services</li> <li>18. Individual and family services</li> <li>19. Job training and related services</li> <li>20. Child day care services</li> <li>21. Residential care services</li> <li>22. Business associations</li> <li>23. Political organizations</li> <li>24. Religious organizations</li> <li>25. Engineering and architectural services</li> <li>26. Accounting, auditing, and bookkeeping</li> <li>27. Restaurants.</li> <li>28. Grocery stores and supermarkets</li> <li>29. Florist shops</li> <li>30. Hardware stores, and lawn and garden stores</li> <li>31. Bakeries</li> <li>32. Pet shops and sales of related supplies</li> </ol>

# IMPACTS CONTINUED

USES	EXISTING ZONING	PROPOSED ZONING
<b>Zoning</b>	<b>"M-1" Light Industrial</b>	<b>"B-2" Central Business Transition</b>
<b>Conditional Uses</b>	<ol style="list-style-type: none"> <li>1. Conditional uses in "C" and "B-4" Districts</li> <li>2. Single family residence housing a custodian</li> <li>3. Racing tracks for stock cars, snowmobiles, mini bikes etc.</li> <li>4. Public fairgrounds</li> <li>5. Boarding kennels</li> <li>6. Junk, iron or rags, storage</li> <li>7. Military reserve and National Guard armories &amp; training</li> <li>8. Accessory uses</li> <li>9. Manufacturing of furniture products</li> <li>10. Off-premise sign/billboard</li> <li>11. Large group day care centers</li> <li>12. "R-5" Multiple dwellings</li> <li>13. Car and truck wrecking facilities</li> <li>14. Building, plumbing, electrical and general contractor storage yards</li> <li>15. Sheet metal, welding, body and machine shops</li> <li>16. Sales, rental, storage, and distribution of household and commercial fuel tanks</li> <li>17. Ice, coal, brick, and stone sales and storage</li> <li>18. Industrial well systems and industrial pipelines</li> <li>19. Manufacturing, bottling, and distribution of alcoholic beverages.</li> <li>20. Zero lot line (sideyard) buildings</li> </ol>	<ol style="list-style-type: none"> <li>1. Drive-up banking facilities and branch banks</li> <li>2. Repair services not allowed or "permitted uses" in paragraph a)</li> <li>3. Non-municipal bus terminals</li> <li>4. YMCA and YWCA</li> <li>5. Private parking facilities operated as a business</li> <li>6. Taverns and cocktail lounges not part of a restaurant</li> <li>7. Liquor stores</li> <li>8. Gas and service stations</li> <li>9. Training and educational facilities for business, trade and professional occupations</li> <li>10. The retail sale of products or supplies which are necessary to any conditional, but that such retail sales be incidental to such conditional use</li> <li>11. All conditional uses allowed in the "B-1" District</li> <li>12. Half-way houses and correctional facilities as defined in Wisconsin State Statutes Chapter 302 and 59.54(14) or as amended.</li> <li>13. Small-scale alcohol production facilities</li> </ol>

# IMPACTS CONTINUED

## ○ Minimum Performance Standards

STANDARDS	EXISTING ZONING	PROPOSED ZONING
<b>Zoning</b>	<b>"M-1" Light Industrial</b>	<b>"B-2" Central Business Transition</b>
<b>Parking</b>	Based on use & Sec. 23.01(14) Light Industrial = 1 stall / 600 sq. ft. of GFA (office) + 1 stall / 4,000 square feet of GFA (industrial)	Based on use & Sec. 23.01(14) (Proposed future amendment for exempt parking)
<b>Front (Street) Yard Setback</b>	30 ft.	5. ft.
<b>Side Yard Setback</b>	10 ft. Each side yard and 20 ft. for side yards adjoining any residence district.	0 ft. – 10 ft. if yard abuts residence district.
<b>Rear Yard Setback</b>	20 ft.	10 ft.
<b>Minimum Lot Size</b>	Permitted Uses = 8,000 sq. ft.	Multi-Family = 2,650 sq. ft./ground floor unit + 50 sq. ft. / bdrm. 870 sq. ft. / above 1 <sup>st</sup> floor units + 50 sq. ft. / bdrm Permitted Uses = 5,000 sq. ft.
<b>Building Height</b>	50 ft. or 125 ft. if fire prevention system approved by fire dept.	35 ft. Greater height permissible with fire prevention approved by fire dept.
<b>Lot Width</b>	80 ft.	40 ft. – 60 ft. for corner lots.

# SUMMARY

- The majority of properties proposed for rezoning are being downzoned, which is not necessarily negative.
- Permitted and conditional uses are typically less within lower zoning districts in order to protect the welfare and safety of surrounding districts and to ensure compatible uses.
- Manufacturing or industrial uses adjacent to residential uses are not compatible and can cause several negative impacts.
- Minimum performance standards are reduced for lower zoning districts allowing for more dense development.



# QUESTIONS, COMMENTS, CONCERNS, FEEDBACK?

## Contact Information:

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Community Development Department

City/County Building

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715-346-1567

## More Information:

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

