



AGENDA

CITY PLAN COMMISSION

Members

- Mayor Wiza
- Alderperson Kneebone
- Commissioner Arntsen
- Commissioner Cooper
- Commissioner Haines
- Commissioner Hoppe
- Commissioner Rice

Date and Time: June 7, 2021
6:00 PM

Location: Police Department --
Room 122
933 Michigan Avenue
Stevens Point, WI
54481

1. Roll Call

Discussion and Possible Action on the Following:

2. Report of the May 3, 2021 meeting of the City Plan Commission.
3. Public Hearing and action on a request from Melissa Wysocki, representing the Stevens Point Brewery, for a conditional use permit to construct an outdoor beer sampling area at 2617 Water Street (Parcel ID 281230805101813), consistent with Ch. 23.02(2)(d)(3)(I).
4. Public Hearing and action on a request from Jim Anderson for a final subdivision plat review for a proposed 39-lot subdivision located at 5498 Golla Road (Parcel ID 020240826-13.05 & 020240826-14.03) in the Town of Hull.
5. Public Hearing and action on a request from the City of Stevens Point to amend Chapter 23, Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point. Said request adds Section 23.01(14) relating to the allowance of accessory dwelling and commercial units in the City of Stevens Point.
6. Request from the City of Stevens Point to grant an Electric Overhead and Underground Easement to the Wisconsin Public Service Corporation at 2442 Sims Avenue (Parcel ID 281240833200107).

PLEASE TAKE NOTICE that 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 or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

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.

PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.

7. Request from the City of Stevens Point for a sign variance to construct a freestanding sign exceeding maximum height and size restrictions at 3100 Whiting Avenue (Parcel ID 281230805101005), consistent with Ch. 25.14.
8. Presentation from Mia LaFond, student within the University of Wisconsin-Madison Department of Planning and Landscape Architecture, on her capstone project.
9. Director's Report.
10. Adjourn

REPORT OF CITY PLAN COMMISSION

May 3, 2021 – 6:00 PM
Zoom Conference Call Meeting

PRESENT: Mayor Wiza, Alderperson Kneebone, Commissioner Cooper, Commissioner Haines, Commissioner Rice, and Commissioner Arntsen.

ALSO PRESENT: Director Kernosky, Associate Planner/Zoning Administrator Kuhn, Alderperson Jennings, Alderperson Shorr, Alderperson Keymer, Alderperson Zarazua, Alderperson Johnson, Alderperson Leek, Alderperson Dalton, Alderperson Fishler, Alderperson Morrow, Devin Winter, Jim Anderson, Keith Kedrowski, and unidentified audience members via Virtual Zoom Meeting.

INDEX:

1. Roll call.

Discussion and possible action on the following:

2. Report of the April 5, 2021 meeting of the City Plan Commission.
3. Public Hearing and action on a request from the Portage County Health Care Center for a conditional use permit to construct an outdoor visitation area located at 825 Whiting Avenue (Parcel ID 281230805101103), consistent with Ch. 23.02(1)(d)(3)(h).
4. Public Hearing and action on a request from Doug Sutter, representing David Kriete, for a conditional use permit to perform interior and exterior renovations of an existing vehicle repair center located at 201 Green Avenue North (Parcel ID 281240827210003), consistent with Ch.23.02(4)(e)(3.4)(1).
5. Public Hearing and action on a request from Ross Rettler, representing Kyle Kluck, for an extraterritorial final subdivision plat review for a proposed subdivision located at an unaddressed parcel (Parcel ID 02024081210.09) in the Town of Hull.
6. Public Hearing and action on a request from Jim Anderson for a preliminary subdivision plat review for a proposed 39lot subdivision located at 5498 Golla Road (Parcel ID 02024082613.05) in the Town of Hull.
7. Public Hearing and action on a request from Mike Helmrick, representing Rydell Management Company, LLC, for a conditional use permit to construct a vehicle dealership located at 3707 Stanley Street (Parcel ID 281240827230019), consistent with Ch. 23.01(13)(f) and Ch.23.02(4)(e)(3.4)(1).
8. Public Hearing and action on a request from Secure Fund, LLC to rezone the property at 209 Division Street (Parcel ID 281240829400203) from "B4" Commercial to "PD" Planned Development.
9. Public Hearing and action on a request from Secure Fund, LLC for a conditional use permit to construct a mixeduse apartment building at 209 Division Street (Parcel ID 281240829400203), consistent with Ch. 23.02(2)(f).
10. Request from Secure Fund, LLC for a Site Plan Review to construct a mixed use apartment building at 209 Division Street (Parcel ID 281240829400203), consistent with Ch. 23.02(2)(f)(5)(b) and Ch. 23.02(4)(b)(2)(1).
11. Request from Ken Lepak for a Utility Easement across the Schrader Connection in the Village of Whiting (Parcel ID 1913799).
12. Request from the City of Stevens Point for the acquisition of 325 Division Street (Parcel ID 281240829400210).

13. Discussion Only Ordinance amending Chapter 23, Zoning Code, of the Revised Municipal Code of the City of Stevens Point relating to the operation of accessory dwelling and commercial units in the City of Stevens Point.
 14. Community Development Department Annual Report for 2020.
 15. Director's Report.
 16. Adjourn
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1. Roll call.

Present: Wiza, Kneebone, Cooper, Rice, Haines, Arntsen

Excused: Hoppe

Mayor Wiza reviewed Robert's Rules for meeting procedures, as well as detailed upcoming hybrid meeting options for online and in-person meetings.

Discussion and possible action on the following:

2. Report of the April 5, 2021 meeting of the City Plan Commission.

Motion by Commissioner Cooper to approve the report of the April 5, 2021 Plan Commission meeting; seconded by Commissioner Arntsen.

Motion carried 6-0.

Mayor noted the need to convene a Special Common Council meeting at 7:00 PM if Plan Commission was still in session at that time.

3. Public Hearing and action on a request from the Portage County Health Care Center for a conditional use permit to construct an outdoor visitation area located at 825 Whiting Avenue (Parcel ID 281230805101103), consistent with Ch. 23.02(1)(d)(3)(h).

Associate Planner/Zoning Administrator Kuhn explained the request from the Portage County Health Care Center to construct an outdoor visitation area per the Wisconsin Department of Health Services' recently adopted requirements. The 320 square feet detached structure would be located on the southeast corner of the parking lot off Whiting Avenue. Staff recommended approval with conditions outlined in the staff report.

Mayor Wiza declared the public hearing open.

Aldersperson Johnson (District Five), Chairperson of the Portage County Health Care Committee, commended all parties involved in moving the request forward to accommodate residents so they may visit with family and friends.

Mayor Wiza declared the public hearing closed.

Motion by Aldersperson Kneebone to approve the request from the Portage County Health Care Center for a conditional use permit to construct an outdoor visitation area located at 825 Whiting Avenue (Parcel ID 281230805101103), consistent with Ch. 23.02(1)(d)(3)(h) with the following:

1. The proposed structure shall meet accessibility and anchoring requirements as outlined within the Commercial Building Code.
2. All building permits shall be applied for and obtained prior to the start of construction.
3. Staff shall have the ability to approve minor amendments to the site plan.

seconded by Commissioner Arntsen

Motion carried 6-0.

4. Public Hearing and action on a request from Doug Sutter, representing David Kriete, for a conditional use permit to perform interior and exterior renovations of an existing vehicle repair center located at 201 Green Avenue North (Parcel ID 281240827210003), consistent with Ch.23.02(4)(e)(3.4)(1).

Associate Planner/Zoning Administrator Kuhn explained the request from Doug Sutter, representing David Kriete, for a conditional use permit to perform interior and exterior renovations of an existing vehicle repair center, including installation of new overhead doors to accommodate an expanded vehicle repair area, as well as expansion of an existing driveway. Staff recommended approval with conditions outlined in the staff report.

Commissioners had the following comments:

1. Inquiry on where catch basins drained to relating to staff condition one, to which Director Lemke noted it would not drain into a storm sewer and was more for containment purposes.

Mayor Wiza declared the public hearing open.

Devin Winter, with Excel Engineering, asked on behalf of the property owner if Mitchell Drive would still be considered a private area if the expanded driveway was running to the south.

Mayor Wiza declared the public hearing closed.

Director Kernosky confirmed that Mitchell Drive would be maintained as City right-of-way.

Motion by Cooper to approve the request from Doug Sutter, representing David Kriete, for a conditional use permit to perform interior and exterior renovations of an existing vehicle repair center located at 201 Green Avenue North (Parcel ID 281240827210003), consistent with Ch.23.02(4)(e)(3.4)(1) with the following:

1. Catch basins shall be installed around every fill point to catch product that may drip during the transfer process.
2. No underground tanks shall be installed.
3. The storage of all chemicals on site shall occur within a 100% containment area such as a concrete curb basin or tub to provide a second/third containment measure against leaks or spills.
4. Cracks and joints that open on dispensing areas or catch basins, if any, shall be filled and fixed immediately to avoid the infiltration of hazardous chemicals.
5. A spill prevention, control and countermeasure plan shall be in place prior to the operation of the facility and shall be submitted to the Department of Public Utilities for filing and enforcement.
6. The City reserves the right to establish new conditions for the purpose of protecting the groundwater supply. The Community Development Department and Public Utilities Department shall be notified if changes occur to chemicals, quantities, storage or service at the facility or on the property.
7. All costs associated with the conditions within the resolution shall be at the expense of the operator and/or owner. All required reports relating to sampling, analysis and/or testing shall be provided to the City upon completion of such sampling, analysis and/or testing.
8. If any equal or superior alternative exists over any of the conditions, as determined by the Director of Public Utilities and the Director of Community Development, City staff shall have the ability to modify such condition(s).
9. The proposed driveway expansion shall be hard surfaced, subject to the review and approval of Community Development staff meeting applicable driveway requirements.
10. A joint access agreement shall be signed into between the subject property, 245 Green Avenue North and 4026 Mitchell Drive or the properties should be combined through a Certified Survey Map.

- 11. The proposed driveway expansion and sewer connection shall be reviewed and approved by the Utilities Department meeting applicable stormwater requirements.**
- 12. Building permits shall be applied for and obtained prior to the start of construction.**
- 13. Staff shall have the ability to approve minor amendments to the site plan.**

seconded by Commissioner Rice.

Motion carried 6-0.

5. Public Hearing and action on a request from Ross Rettler, representing Kyle Kluck, for an extraterritorial final subdivision plat review for a proposed subdivision located at an unaddressed parcel (Parcel ID 02024081210.09) in the Town of Hull.

Director Kernosky noted that the request for a final extraterritorial plat review for a 10-lot subdivision had been discussed over the previous months. The 66-foot right-of-way extension which had been requested during the preliminary plat review had been added. Staff recommended approval as presented.

Mayor Wiza declared the public hearing open.

Mayor Wiza declared the public hearing closed.

Commissioners had the following comments:

1. Inquiry on whether there was any consideration of placement of septic and private wells, to which staff confirmed it was outside commission purview.

Motion by Commissioner Arntsen to approve the request from Ross Rettler, representing Kyle Kluck, for an extraterritorial final subdivision plat review for a proposed subdivision located at an unaddressed parcel (Parcel ID 02024081210.09) in the Town of Hull; seconded by Commissioner Haines.

Motion carried 6-0.

6. Public Hearing and action on a request from Jim Anderson for a preliminary subdivision plat review for a proposed 39lot subdivision located at 5498 Golla Road (Parcel ID 02024082613.05) in the Town of Hull.

Director Kernosky explained that the subdivision project had been before the commission for conceptual review in March and April 2021. At that time, feedback was provided to the applicant from the commission and public. As a result, the applicant had increased the subdivision density from 31 lots to 39 lots ranging from .46-1.41 acres in size, including a future street and associated stormwater swales. Materials and calculations relating to the costs of the development had also been included within the agenda packet. Staff recommended approval as presented and noted that the applicant and project engineers were available for questioning.

Mayor Wiza declared the public hearing open.

Aldersperson Jennings (District One) expressed concern over the request and explained that the subdivision would further undermine the City's economic health and exacerbate negative relationships with the Town of Hull over annexation.

Aldersperson Zarazua (District Four) read constituent Trevor Roark's (601 Washington Ave) testimony into the record, requesting clarification of the project cost calculations and road reconstruction costs, as well as asking whether the subdivision honestly met the City's development and environmental standards.

Aldersperson Morrow (District Eleven) hoped that the installation of sewer and water would be considered at time of construction, noting higher costs and difficulty once septic and wells were already installed.

Mayor Wiza declared the public hearing closed.

There was a brief discussion regarding how the revenue structure and expenditure structure within the project cost calculations were created.

Commissioners had the following comments:

1. Statements in support of the subdivision, noting the property being surrounded by existing residential properties, and how the development could help ease the burden of the current housing stock and potentially reduce inflation for the area.
2. Inquiry on the timeline for both sewer and water, as well as the overall development of the completed subdivision, with Director Lemke noting that the intention would be to have sewer and water connections.
3. Reiterated on working with the Town of Hull for a Border Agreement with the City.
4. Appreciation noted for working towards maintaining the existing creek in the area.

Motion by Commissioner Cooper to approve the request from Jim Anderson for a preliminary subdivision plat review for a proposed 39lot subdivision located at 5498 Golla Road (Parcel ID 02024082613.05) in the Town of Hull: seconded by Alderperson Kneebone

Motion carried 5-1, with Commissioner Arntsen voting in the negative.

7. Public Hearing and action on a request from Mike Helmricks, representing Rydell Management Company, LLC, for a conditional use permit to construct a vehicle dealership located at 3707 Stanley Street (Parcel ID 281240827230019), consistent with Ch. 23.01(13)(f) and Ch.23.02(4)(e)(3.4)(1).

Associate Planner/Zoning Administrator Kuhn explained the request from Mike Helmricks, representing Rydell Management Company, LLC, for a conditional use permit to construct a vehicle dealership, highlighting that vehicle repair was a Conditional Use within the Wellhead Protection Overlay District, as well as requiring a conditional use permit to have more than one principal structure on the property. After reviewing the proposed site plan and building elevations, staff recommended approval with conditions outlined in the staff report.

Mayor Wiza declared the public hearing open.

Mayor Wiza declared the public hearing closed.

Motion by Commissioner Cooper to approve the request from Mike Helmricks, representing Rydell Management Company, LLC, for a conditional use permit to construct a vehicle dealership located at 3707 Stanley Street (Parcel ID 281240827230019), consistent with Ch. 23.01(13)(f) and Ch.23.02(4)(e)(3.4)(1) with the following:

1. The applicant shall submit stormwater plans to the Utilities Department for its review and approval meeting applicable stormwater management practices.
2. Catch basins shall be installed around every fill point to catch product that may drip during the transfer process.
3. No underground tanks shall be installed except for underground stormwater tanks. Any stormwater tanks proposed shall be subject to the review and approval of the Utilities Department prior to installation.
4. The storage of all chemicals on site shall occur within a 100% containment area such as a concrete curb basin or tub to provide a second/third containment measure against leaks or spills.
5. Cracks and joints that open on dispensing areas or catch basins, if any, shall be filled and fixed immediately to avoid the infiltration of hazardous chemicals.
6. A spill prevention, control and countermeasure plan shall be in place prior to the operation of the facility and shall be submitted to the Department of Public Utilities for filing and enforcement.

7. The City reserves the right to establish new conditions for the purpose of protecting the groundwater supply. The Community Development Department and Public Utilities Department shall be notified if changes occur to chemicals, quantities, storage or service at the facility or on the property.
8. All costs associated with the conditions within the resolution shall be at the expense of the operator and/or owner. All required reports relating to sampling, analysis and/or testing shall be provided to the City upon completion of such sampling, analysis and/or testing.
9. If any equal or superior alternative exists over any of the conditions, as determined by the Director of Public Utilities and the Director of Community Development, City staff shall have the ability to modify such condition(s).
10. A minimum 10' separation shall exist between the egress doors on the west side of the building and the property line.
11. An updated landscaping and parking lot layout plan shall be submitted to the Community Development Department for review and approval meeting applicable parking and landscaping guidelines.
12. A sign permit shall be obtained prior to the installation of any signage on the property.
13. The subject property shall be combined with the property at 3733 Stanley Street (Parcel ID 281240827230033) via a Certified Survey Map, subject to the review and approval of Community Development staff.
14. Building and erosion control permits shall be obtained prior to the start of construction.
15. Staff shall have the ability to approve minor amendments to the approved site plan.

seconded by Commissioner Arntsen

Motion carried 6-0.

8. Public Hearing and action on a request from Secure Fund, LLC to rezone the property at 209 Division Street (Parcel ID 281240829400203) from "B4" Commercial to "PD" Planned Development.

Director Kernosky noted that the item coincided with two public hearings and a site plan review and further explained that Planned Development Districts were used when unique projects did not fit or fall under more traditional zoning districts. The zoning classification helped sparked other unique projects such as the North Side Yard, the convent project, and the Berkshire Senior Living Facility. Similarly, the overall project before the commission would include the razing of the existing Point Motel to make way for a 4-story, 79-residential unit mixed-use building with first floor commercial retail space with interior and exterior parking. Staff noted that the proposed project was in line with the City's standards of review, Comprehensive Plan, and Targeted Area Master Plan before recommending approval of the rezoning as presented. Additional review would occur with the following public hearings and requests.

Mayor Wiza reminded the audience to keep all comments relevant to the rezoning for the current item.

Mayor Wiza declared the public hearing open.

Mayor Wiza declared the public hearing closed.

Commissioners had the following comments:

1. Inquiry as to whether there was no other zoning classification that would allow for the development, cautioning PD-spot zoning through the City, all with seemingly different standards. Staff confirmed that the existing zoning classifications would not allow the amount of density the project was proposing. Staff added that they hoped to address the issue in a future Zoning Code rewrite.

Motion by Alderperson Kneebone to approve the request from Secure Fund, LLC to rezone the property at 209 Division Street (Parcel ID 281240829400203) from "B4" Commercial to "PD" Planned Development with the following:

- 1. Staff shall have the authority to approve minor modifications to the approved plan.**

seconded by Commissioner Haines

Motion carried 6-0.

9. Public Hearing and action on a request from Secure Fund, LLC for a conditional use permit to construct a mixed use apartment building at 209 Division Street (Parcel ID 281240829400203), consistent with Ch. 23.02(2)(f).

Director Kernosky, in adding to the previous request, explained that the proposed development also fell under an additional zoning district, the B-TID5 (Tax Increment District 5). This district further required and permitted a 0-foot setback off Division Street or allowed a setback of greater than five feet through a Conditional Use Permit. The existing request would be to request that greater than five-foot setback. Staff recommended approval of the request.

Mayor Wiza declared the public hearing open.

Mayor Wiza declared the public hearing closed.

Motion by Commissioner Haines to approve the request from Secure Fund, LLC for a conditional use permit to construct a mixed use apartment building at 209 Division Street (Parcel ID 281240829400203), consistent with Ch. 23.02(2)(f) with the following:

- 1. Staff shall have the authority to approve minor modifications to the approved plan.**

seconded by Alderperson Kneebone.

Motion carried 6-0.

10. Request from Secure Fund, LLC for a Site Plan Review to construct a mixed use apartment building at 209 Division Street (Parcel ID 281240829400203), consistent with Ch. 23.02(2)(f)(5)(b) and Ch. 23.02(4)(b)(2)(1).

Director Kernosky further summarized the request from Secure Fund, LLC for a Site Plan Review to construct a mixed-use 4-story apartment building and commending the work put in by multiple City departments in bringing forward the project as presented. Staff recommended approval with conditions outlined in the staff report.

Commissioners had the following comments:

1. Commended City staff, noting the development would make a great addition to Division Street.

Motion by Commissioner Haines to approve the request from Secure Fund, LLC for a Site Plan Review to construct a mixed use apartment building at 209 Division Street (Parcel ID 281240829400203), consistent with Ch. 23.02(2)(f)(5)(b) and Ch. 23.02(4)(b)(2)(1) with the following:

- 1. Fire sprinklers and alarms are required within the proposed building, subject to the review and approval of the City Fire Marshal.**
- 2. A Knox box shall be installed, subject to the review and approval of the City Fire Marshal.**
- 3. If additional fire hydrants are required within the property, it shall be property located based on applicable Fire Code standards.**
- 4. Building walls set back less than ten feet from the property line shall require fire rating walls, subject to the review and approval of the Building Inspection Superintendent meeting applicable Building Code standards.**

5. **The property owner shall notify the property owner to the east of the intended development. Per State requirements, proposed buildings with a higher roof line need to notify adjacent property owners within a given proximity.**
6. **Bicycle parking shall be provided within the subject property, subject to the review and approval of Community Development staff meeting applicable bicycle parking standards.**
7. **A minimum ten-foot rear yard setback shall exist.**
8. **Staff shall have the authority to approve minor changes to the site plan.**

seconded by Commissioner Cooper.

Motion carried 6-0.

11. Request from Ken Lepak for a Utility Easement across the Schrader Connection in the Village of Whiting (Parcel ID 1913799).

Mayor Wiza recessed Plan Commission at 6:57 PM for the purpose of convening the Special Common Council Meeting.

Mayor Wiza reconvened Plan Commission at 7:19 PM.

Director Kernosky reviewed the request for a 35-foot wide utility easement across the Schrader Connection for a proposed extension of a sewer main. The applicable City Departments had reviewed the request and had no further concerns. Staff recommended approval as presented.

Motion by Commissioner Haines to approve the request from Ken Lepak for a Utility Easement across the Schrader Connection in the Village of Whiting (Parcel ID 1913799); seconded by Alderperson Kneebone.

Motion carried 6-0

12. Request from the City of Stevens Point for the acquisition of 325 Division Street (Parcel ID 281240829400210).

Director Kernosky reviewed the request from the City of Stevens Point for the acquisition of 325 Division Street for the purpose of demolition and ultimate extension of Isadore Avenue as either a street or pedestrian way. Staff recommended approval as presented.

Alderperson Kneebone requested clarification on the seller of the property for the purpose of confirming whether to recuse from the item. It was determined that recusal was not necessary.

Motion by Alderperson Kneebone to approve the request from the City of Stevens Point for the acquisition of 325 Division Street (Parcel ID 281240829400210); seconded by Commissioner Arntsen.

Motion carried 6-0.

13. Discussion Only Ordinance amending Chapter 23, Zoning Code, of the Revised Municipal Code of the City of Stevens Point relating to the operation of accessory dwelling and commercial units in the City of Stevens Point.

Director Kernosky noted previous discussions relating to amending Chapter 23, the City's Zoning Code, specifically regarding the operation of accessory dwelling and commercial units within the City. During those discussions, visualizations were requested for clarification. Those were brought forth and covered:

- 75% Lot Coverage Ratio requirement (pervious vs impervious surfaces)
- Maximum ADU height requirement
- Minimum Ceiling Height requirement

Alderperson Dalton (District Nine) stated overall support for the latest version of the ADU ordinance, but noted opposition to the owner-occupied requirement, adding that it limited options for residents.

Director Kernosky stated support for keeping the owner-occupied requirement, adding that the goal would be to provide residents with additional sources of income while increasing housing stock, but also not increasing rentals units for existing rental properties.

Alderperson Kneebone agreed with keeping the owner-occupied requirement.

Director Kernosky stated that staff was open to removing the requirement that the ADU not be taller than the principal structure, noting instances where units could be built above existing garages.

Commissioner Rice agreed that limiting the ADU height could also severely limit options for residents as the existing housing stock contained a large majority of single-story homes.

Commissioner Arntsen agreed on the removal of the house-to-ADU height requirement but cautioned on still maintaining a maximum ADU height requirement.

No action was taken.

14. Community Development Department Annual Report for 2020.

Director Kernosky highlighted another good year for the City with approximately 155 million in valuation, noting several carry-over projects started under Director Ostrowski and Associate Planner/Zoning Administrator Kearns coming to fruition. Even with the continued COVID-19 pandemic, the City had weathered the storm thanks to its economic diversity and programs. The detailed report had been included within the agenda packet and detailed sections on Neighborhood Improvement, Historic Preservation, and Assessment. The report would also be published to the City's website.

No action was taken.

15. Director's Report

Director Kernosky noted that his memorandum had been included in the Agenda Packet. It contained:

- a. Developmental Updates
- b. Special Project Updates
- c. Public Policy Updates
- d. Economic Development Updates

16. Adjourn.

Meeting adjourned at 7:43 PM.

A recording of this meeting can be viewed/heard at: <https://stevenspoint.com/365/AgendasMinutesVideos>

Attachment relating to Agenda Item 6: Trevor Roark's (601 Washington Ave) testimony

Plan Commission – Item #6

Public Hearing and action on a request from Jim Anderson for a preliminary subdivision plat review for a proposed 39-lot subdivision located at 5498 Golla Road (Parcel ID 020240826-13.05) in the Town of Hull.

3 May 2021

Trevor Roark, 601 Washington Ave.

The financial calculations presented by staff in the agenda packet are confusing. I'm hoping staff can clarify on the following questions:

- 1) In their FDM (Chapter 14, Section 10) Wisconsin DOT uses 20 years for a street's pavement design life or performance period. This is the period a pavement is expected to last before the next rehabilitation or reconstruction. Therefore, according to the WisDOT FDM, a 100-year timeline for streets would actually require at least 2 pavement resurfacings and 2 complete reconstructions. **Thus, why are the calculations using 45 years for the first resurfacing and then 90 years for complete reconstruction?**
- 2) **Instead of basing the annual increase in road maintenance, resurfacing, and complete reconstruction costs on inflation, wouldn't it be much more accurate to analyze the city's historic trend of these costs?**
- 3) **If this further away subdivision is projected to be this profitable over the course of 100 years, why can't we afford to maintain the roadways we currently have from the last 100 years in closer subdivisions that are even more densely populated? This doesn't make sense.**
- 4) **Does this new development work toward or against our commitment to: Green Tier Legacy, Pathway to a Sustainable Stevens Point, Vision Zero, Safe Routes to Schools, efforts to mitigate climate change, and our difficult work towards diversity and inclusivity in affordable housing?**

Thanks and I look forward to your insight with these questions, Trevor Roark

A few sources on pavement lifespans:

WisDOT FDM:

<https://wisconsindot.gov/rdwy/fdm/fd-14-10.pdf>

Ayres:

<https://www.ayresassociates.com/the-long-and-short-of-it-lifespans-of-paved-roadways/>

Black Diamond Pavement & Concrete:

<https://www.blackdiamondpaving.com/resources/the-pavement-life-cycle/>

Alpha Paving Industries:

<https://alphapavingtexas.com/asphalt-paving-life-expectancy/>

Administrative Staff Report

Operate an Outdoor Beer Sampling Area

Stevens Point Brewery

June 7, 2021

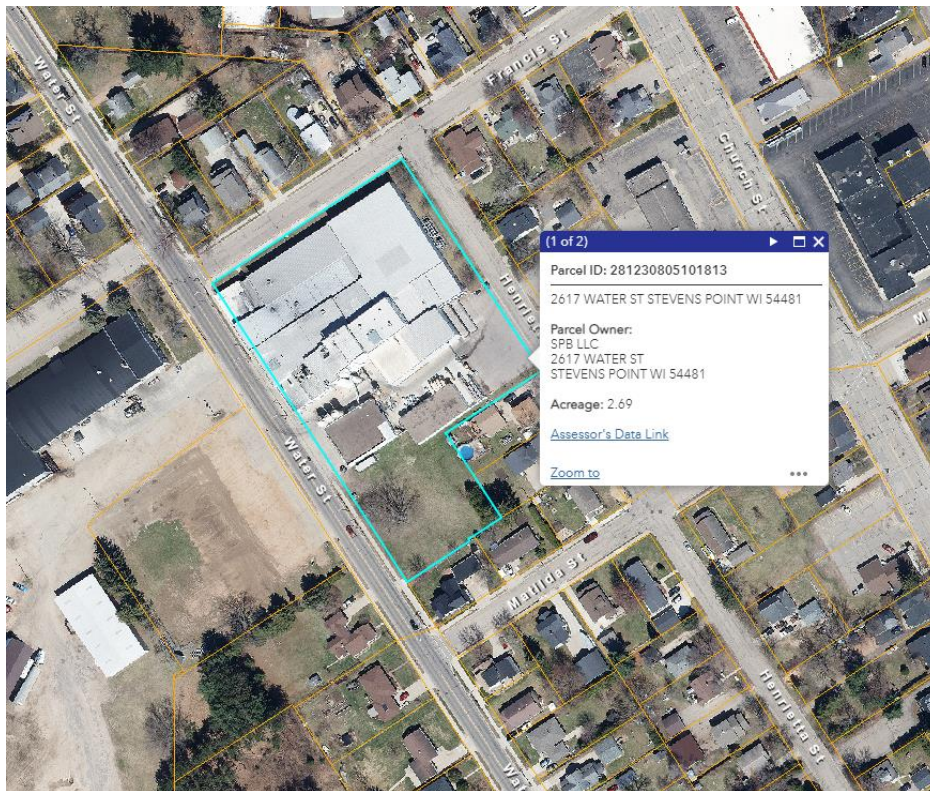


Department of Community
Development

Applicant(s): - Melissa Wysocki, representing the Stevens Point Brewery Staff: - Ryan Kernosky, Director rkernosky@stevenspoint.com - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281230805101813 Zone(s): "M-1" Light Industrial Master Plan: - Industrial Council District: - District 9 Ald. Dalton Lot Information: - Frontage: 1,091 ft. - Depth: 295 ft. - Lot Size: 117,176.4 sq. ft. (2.69 ac.) Current Use: - Brewery Applicable Regulations: 23.02 (2)(d)(3)(I)	Request - Public Hearing and action on a request from Melissa Wysocki, representing the Stevens Point Brewery, for a conditional use permit to construct an outdoor beer sampling area at 2617 Water Street (Parcel ID 281230805101813), consistent with Ch. 23.02(2)(d)(3)(I). Attachment(s) - Application - Plans Findings of Fact - The Stevens Point Brewery is requesting a conditional use permit to construct an outdoor sampling area at the Stevens Point Brewery. - The undeveloped area to the east of the brewery is proposed to contain a permanent structure selling beer and merchandise. Outdoor recreational activities and seating is proposed to utilize the remainder of the baseball diamond. - The outdoor sampling area will begin operation in June and conclude in the Fall. Hours of operation is from 11:00am – 9:00pm Monday—Sunday. - Approval of an extension of premise request is required prior to beginning the use. - The sale of alcoholic products associated with the Stevens Point Brewery is a conditional use within the "M-1" Light Industrial District. - The Plan Commission and Common Council may attach additional conditions on this request. Staff Recommendation Approve the conditional use permit to construct an outdoor beer sampling at 2617 Water Street (Parcel ID 281230805101813), subject to the following conditions: - The outdoor sampling area shall provide appropriate restroom availability and ADA accessibility, subject to the review and approval of the Commercial Building Inspector meeting applicable Building Code requirements. - The applicant shall obtain a tent permit prior to erecting proposed pop-up tents, subject to the review and approval of the Fire Department.
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3. A hard surfaced access road and pad shall be installed for the proposed food truck location, subject to the review and approval of Community Development staff.
4. The proposed structure shall be set back a minimum of 30' from the Water Street Right-of-Way and maintain a minimum 10' distance from the brewery structure.
5. The applicant shall obtain extension of premise approval prior to the start of construction.
6. All applicable health department applications and regulations shall be met.
7. A permit shall be obtained prior to the installation of fencing and signage, subject to the review and approval of Community Development staff meeting applicable fencing and signage regulations.
8. The conditional use permit shall be reviewed annually for compliance to the fourteen standards discussed here within.
9. All applicable building permits shall be obtained prior to the start of construction.
10. Staff shall have the ability to approve minor amendments to the site plan.

Vicinity Map



Background

The Stevens Point Brewery is requesting a conditional use permit to allow for an outdoor sampling area to be located within the brewery parcel. With this conditional use request, the applicant is seeking to convert the undeveloped land to the east of the brewery into a sampling area. The previous sampling area, located within the brewery's courtyard, was removed to accommodate a planned brewery expansion.

As shown within the site plan below, the undeveloped area is proposed to house a permanent concession stand along the north property line. The concession stand is planned to sell not only beer and soda products, but also merchandise sold within the gift shop. Please note that a minimum 30' street setback is required. Besides the concession stand, two pop-up tents and an outdoor game area is proposed to accommodate patrons. An area is designated for food truck vendors to locate. Please note that the food truck location and the area leading up to it shall be hard surfaced given increased vehicle movement. Fencing is proposed to enclose the sampling area. If approved, the outdoor sampling area would be open starting in June and closing during the fall months.

According to the applicant, the sampling area is proposed to be open seven days a week from 11:00am to 9:00pm. These hours are consistent with the gift shop hours at the Stevens Point Brewery. Traffic into the sampling area is anticipated to occur primarily by foot traffic due to the sampling area being part of the brewery tour route. Based on the number of tours offered each day (five) and the maximum registration allowed for each tour (25), an estimated 200 persons are expected to visit the sampling area throughout the day.



Should the Plan Commission and Common Council approve of the conditional use request, additional licensing and permits are required, including an extension of premise , a building permit, and additional licensing regulated by the state is required due to the sale of alcohol.

The request has been reviewed based on the fourteen standards of review for a conditional use permit. Each standard is discussed in greater detail below.

Standards of Review – Conditional Use

- 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 lot is currently owned by the Stevens Point Brewery for brewery operations. The proposal is to convert the undeveloped land east of the brewery into an outdoor sampling area.

Findings: Given the size of the proposed outdoor sampling area (roughly 14,000 sq ft), staff believes that this request will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare. While the sale of alcohol would be occurring within the sampling area, it is not the only use of the area. For example, visitors after the tour guide can purchase brewery merchandise within the sampling area, or partake in the gaming area provided. As an extension of premise is required to be obtained, additional safeguards are in

place regarding the sale of alcoholic products from the concession stand. The sampling area is proposed to be enclosed with fencing. Per the applicant, no alcoholic products are allowed beyond the sampling area.

2. **The use will not be injurious to the use and for the purpose already permitted, nor substantially diminish and impair property values.**

Analysis: Residential properties exist to the east and north of the subject property, with other industrial uses located to the south and west.

Findings: As the proposal includes both commercial uses (i.e., sale of brewery merchandise) and recreational uses open to the public (i.e., ladder toss, cornhole, etc.), the proposed use is compatible with the use allowed on the property.

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 in an established and developed area of the City. The subject property has been utilized for brewery operations for several years.

Findings: See standards one and two above. All adjoining parcels are zoned for either industrial or residential uses. Similarly, all adjoining parcels are designated for either industrial or residential uses within the City's Future Land Use Map. Given that the proposed outdoor sampling area provides for the sale of brewery products (nearly identical to the existing gift shop located within the Stevens Point Brewery), it meets the use allowed within the "M-1" Light Industrial District. It should be noted that the subject property is designed for industrial use within the City's Future Land Use Map. Since brewery-related operations were already occurring within the subject property for several years (i.e., planned future brewery use), staff believes the use of the property is still in accordance with the Future Land Use Map.

4. **The exterior architectural appeal and function plan of any proposed structure will not be in variance with either the exterior architectural appeal and function 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 image below provides a mock-up of what the proposed structure will look like. A pop-open window will exist that exposes the front and sides of the building when merchandise and alcohol

is being sold. When the sampling area is closed to the public, the pop-open windows will be closed and locked.



Potential Building Design



Color Mock-Up

Findings: The proposed structure is 144 sq ft in size. Based on the use of the structure (i.e., for selling brewery products) and its adjacency to other commercial uses, staff believes that the proposed structure is compatible with neighboring commercial and residential structures.

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

Analysis: Utilities will be needed to operate a sink, tap system and fridge within the proposed structure. Access points into the subject property exist off of Water Street. Given the amount of impervious surfacing proposed (144 sq ft) and the size of the property, appropriate drainage exists.

Findings: As a majority of traffic into the lot is anticipated to be foot traffic by lieu of the brewery tours, access points into the sampling area is appropriate. Given the use proposed and its intended location, staff believes that this standard is met.

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

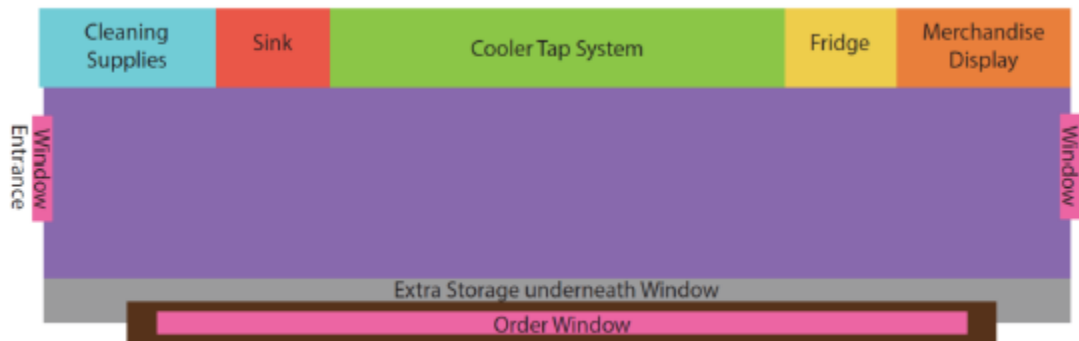
Analysis: The respective area is in an established area of the City with appropriate vehicular access off of Water Street.

Findings: Based on the size of the outdoor area, along with its mix of commercial and recreational activities, staff believes that this request would not hinder existing ingress and egress locations within Brewery Park.

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 City's 2005 Comprehensive Plan Future Land Use Map has identified the subject property for industrial use. The subject property is also zoned within the M-1: Light Industrial District. According to the City's Zoning Code, the Light Industrial District is established "to provide for those manufacturing or other industrial uses having the least obnoxious nuisance affects and having a lower intensity of activity as compared with permitted uses of the "M-2" Heavy Industrial District. It is intended that the "M-1" district be located as a buffer between heavy manufacturing uses and commercial or high density residential uses or at other locations all consistent with the use planning principles, industrial location standards, and the City Comprehensive Plan and policies."

Findings: The proposed use meets the intent of the "M-1" Light Industrial District as it is accessory to the brewery use of the subject property. Additionally, staff believes that the request meets the intended future land use for the property as the site continues and enhances the amount of alcohol-related use offered.



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 conditional use permit is seeking to allow for an outdoor beer sampling area within the subject property.

Findings: The regulations within the “M-1” Light Industrial District are met provided that the conditions applied to this report are met and the conditional use permit is allowed.

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 systems of the community.**

Analysis: N/A

Findings: N/A

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

Analysis: N/A

Findings: N/A

11. **Access to the site shall be safe.**

Analysis: Bicycle and pedestrian access is off of Water Street. Vehicular access is off of Water Street by lieu of a parking lot directly across the street of the proposed sampling area. Please note that parking located on a separate parcel meets the off-site parking requirements as regulated in the City’s Zoning Code. The outdoor sampling area will be fencing off when closed to the public and disassembled during the winter and spring months.

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, portable 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: A twelve-tap system and a sink for handwashing purposes is proposed within the proposed structure. Two pop-up tents are proposed to be located within the outdoor sampling area.

Findings: Sufficient utilities exist to support the intended improvements. The applicant will be required to obtain tent permits prior to its installation, subject to the review and approval of the

Fire Department. Given the setback requirements for the proposed structure and minimum spacing requirements for tents, adequate access within the area exists.

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: A refrigerator and cooler tap system is proposed to be located within the proposed structure.

Findings: This standard is met.

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

Analysis: No additional lighting is proposed to be installed within the sampling area.

Findings: This standard is met.

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

Analysis: The use will be operating within the confines of the property.

Findings: The use should not create excessive noise. Please note that the proposed use will conclude at 9:00pm each day.

14. Principal – Applications for exclusive multi-family 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.

Analysis: N/A

Findings: N/A

Based on the findings above, staff would recommend approval of the conditional use permit with the conditions outlined on pages one and two. Please keep in mind that recent State legislation has placed limitations on local jurisdictions regarding the denial of conditional use permits. Conditional use permits shall be reviewed by a means to permit a use under certain conditions applied to the use or property. For example, if a concern is raised regarding to a standard above, a condition can be applied to the permit to address the concern and grant the permit.

Photos





APPLICATION FOR A CONDITIONAL USE PERMIT

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required	\$300	Fee Paid	#92423718
Associated Applications if Any				Assigned Case Manager			
Pre-Application Conference Date				Conditional Use Permit Request	Use ☐	Amend ☐	

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☒)	
Applicant Name	Melissa Wysocki	Contact Name	
Address	2617 Water Street	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	715.254.0632	Telephone	
Fax	715.344.8897	Fax	
Email	mwyssocki@pointbeer.com	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name	Joe Martino	Owner's Name	
Address	2617 Water Street	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	715.344.9310	Telephone	
Fax	715.344.8897	Fax	
Email	joe@pointbeer.com	Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
Baseball Diamond in Parcel: 281230805101221		
Legal Description of Subject Property		
LOT 2 CSM #5179- 18-204 BNG PRT NENE S5 T23 R8 EX PRT SOLD TO PORTAGE COUNTY 605788 (MFG)		
The Baseball Diamond, known as Brewery Park, is across the street of Stevens Point Brewery in the parking lot. Brewery Park is in the southwest corner of the parking lot.		
Designated Future Land Use Category		Current Use of Property
Outdoor Sampling in Baseball Diamond Portion.		Partially utilized as the SPB Parking Lot. Baseball Diamond portion is currently not in use.
Explain the land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)		
The Brewery Park is currently not in use. We are looking to revive it through an outdoor sampling area. The outdoor sampling area would be an enclosed area that features a bar, outdoor seating, and all necessary requirements and safety features. The outdoor sampling area would be themed to match the Baseball Diamond. The outdoor sampling area would be put in place in June.		

How will the proposed development reinforce the existing or planned character of the neighborhood? (Use additional pages if necessary)

The Brewery Park has not been used in quite some time and is in rough shape. Our proposed developments would not only clean up the baseball diamond, but will bring the character and curb appeal back to it. The outdoor sampling area will be branded as Brewery Park. The shape of the outdoor area would match the baseball diamond. The fence around the outdoor area would include billboards that promote our brands and history, similar to billboards in the outfield of a baseball diamond. Beer and other drinks would be ordered at the bar located on home plate.

Outline steps that will be taken to reduce any negative impacts on adjacent property. (Use additional pages if necessary)

A fence will be put in place to keep all alcohol inside the outdoor sampling area. The proposed hours of 11am to 9pm, 7 days a week, will limit noise and foot traffic in the later hours of the night. Security cameras will also be put in place.

Current Zoning Surrounding Subject Property

North:	Parcel: 281230805101222	South:	Parcel: 281230805101218
East:	Parcel: 281230805101813	West:	Parcel: 281230805101222

Current Land Use Surrounding Subject Property

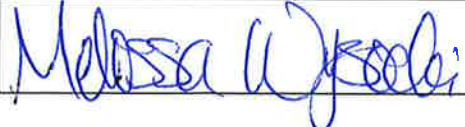
North:	Commercial: SFM Enterprises	South:	Residential: Elliot Niesl
East:	Stevens Point Brewery & SPB Parking Lot	West:	Commercial: SFM Enterprises

EXHIBITS

Owner Information Sheet	☐	Additional Exhibits If Any:
Letter to District Alderperson	☒	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	☒	
Site Plan (designating primary, side, and service street frontages)	☒	
Building Elevations	☐	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	☐	
Street Plan with Cross-sections	☒	
Utility Plan	☐	
Landscape Plan (including any equivalent alternative landscaping requests)	☐	
Stormwater Plan	☐	
Outdoor Lighting Plan (location of fixtures, illumination levels)	☐	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	4/14/21		4/14/2021

Melissa Wysocki

From: Melissa Wysocki <mwyssocki@pointbeer.com>
Sent: Wednesday, April 14, 2021 5:08 PM
To: 'district9@stevenspoint.com'
Cc: Dane Zdroik (dzdroid@pointbeer.com)
Subject: Stevens Point Brewery Outdoor Sampling Proposal
Attachments: Proposal_StevensPointBrewery.pdf

Hello Polly,

We haven't officially met, but my name is Melissa Wysocki and I'm the Gift Shop Manager at the Stevens Point Brewery. Due to Covid, we haven't had tours or a sampling area since March of last year. We are proposing a new way to bring them back that is new and exciting.

Previously our sampling area for the tours was located inside the brewery. We are no longer able to use this space as we have undergone some major expansions in the brewery. Where the sampling area was, now houses 4 brand new 300 barrel Unitanks.

Our proposal for a new sampling area is to have an outdoor setup that utilizes the baseball diamond in the parking lot of the brewery. The outdoor area would not only be a large, enclosed space that would better allow brewery guests to space out, but it would also revive Brewery Park. The outdoor area would be baseball themed in its design.

I have attached the proposal I provided the City of Stevens Point, but I would love to talk with you in person or over the phone to walk you through our plans. I believe our outdoor sampling area will bring a new experience to all those who live in Stevens Point and be a great tourist attraction for the area.

If you have any questions, please feel free to reach out to me or my manager Dane Zdroik who is cc'd on this email.

Thank you,

Melissa Wysocki

Gift Shop & Social Media Manager at [Stevens Point Brewery](#)
2617 Water St, Stevens Point, WI 54481
715.254.0632 | mwyssocki@pointbeer.com





PROPOSAL

Outdoor Sampling Area

Stevens Point Brewery

2617 Water Street, Stevens Point WI 54481

www.pointbeer.com

CONTACT:

Melissa Wysocki | Gift Shop Manager

E: mwysocki@pointbeer.com

T: 715.254.0632

PROJECT NAME: Outdoor Sampling Area

PROJECT LOCATION: The green space south of the Brewery Malt Barn. The Malt Barn is located on the same side of the street as the Stevens Point Brewery Gift Shop; 2617 Water Street.

PROJECT DATE: Monday, June 14, 2021

PROJECT OVERVIEW:

The Stevens Point Brewery is looking to bring tours back with a new sampling area setup. Previously, our sampling area was housed inside the brewery's courtyard. Due to our brewery's expansion project, the space in the courtyard is no longer available.

The new sampling area would be placed outside the brewery in the green space. This space would be utilized for all brewery guests that would like to drink any of our products: Point beer, Point soda, Ciderboys hard cider, Whole Hog beer, and Tea Runner hard iced tea.

The outdoor sampling area would be open through the summer months, starting in June, and extended through fall, weather permitting.

This proposal is broken down into the following sections.

- Building Details
 - Building Dimensions
 - Building Interior
 - Building Exterior
- Location Details
 - Location Dimensions
 - Location Site Map
- Sampling Area Details
 - Proposed Hours of Operation
 - Foot Traffic Estimation
 - Licenses, Permits, and Inspections
- Concluding Notes

BUILDING DETAILS:

A building or enclosed trailer will be constructed in a similar style as a food concession stand or food truck. Brewery guests would order from employees working inside the building and then would sit down in the green space with various seating options available. The building will require electricity.

Building Dimensions:

The building will approximately be sized 18 feet long, 8 feet wide, and 8 feet tall.

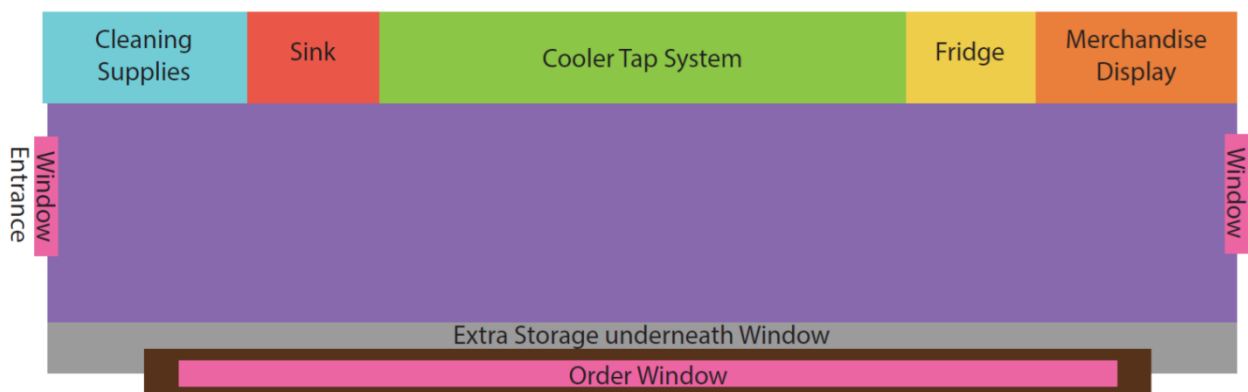
Building Interior:

Our brews will be available on tap through a cooler 12-tap system that is approximately 8 feet long and 2 feet wide. All product brands would be also available in a fridge, approximately 2 feet wide, in glass bottles and aluminum cans.

A sink will be placed inside for handwashing. The remainder of the interior would be dedicated to storage space. Our storage would house cleaning supplies, merchandise available for sale, and products to drink off premise.

- Cleaning Supplies
 - Hanging Closet for broom and map.
 - Shelving to house disinfectant, cleaning rags, floor cleaner, soap, and paper towel.
 - First Aid Kit station.
- Merchandise
 - Hats and shirts hung for display.
 - Shelving to store excess hats and shirt sizes.
 - If any food is sold, it would be prepackaged such as chips and trail mix. No food will be made on site.
- Products
 - 6 Pack bottles and 12 pack cans stored in shelving for purchasing to take home.
 - Growlers stored for fills from the tap to take home. Growlers would be washed beforehand utilizing the sink and would be properly sealed.

Please note, only employees would be allowed inside the building; customers will not be allowed access inside. See below for a diagram of the inside.



Building Exterior:

The front of the building, where customers purchase from, would be a large open window with a counter. The window would pop-open and act as an overhang to provide some shade for customers as they order. The overhang would be able to close and lock at night. The counter would extend inside the building and outside the building. Inside the counter would provide space for a register system. Outside the counter would allow placement of any drinks for the customers to grab.

The sides of the building would both have windows in a drop-down style to create a breeze, no air conditioning will be in the building, and keep with the open design. Both windows would be locked at night. One of the sides would have a half-door below the window and a small ramp to allow easy access for bringing in kegs.

All windows will also have built-in screens.

Please see images below for examples of what the building will look like. The building is being custom built and will be anchored to the ground.



Potential Building Design



Color Mock-Up

LOCATION DETAILS:

The outdoor sampling area will utilize the green space south of the brewery. Fencing would be put into place to create privacy for the neighbors along with meeting the needs of the fire department.

A paved area will be created for the building to sit on along with an area for food trucks to park on.

Various seating styles will be available.

- Picnic tables with umbrellas.
- Barrel tables for stand-up seating.
- A more covered option utilizing pop-up utility tents or a permanent tent for inclement weather.

Various outdoor games would be inside the baseball diamond.

- Cornhole
- Spikeball
- Ladder Toss

- Giant Jenga

Garbage cans will be spread throughout the area. A porta potty will be available in the green space along with the bathroom available in the Gift Shop. Security cameras would be put in place.

Location Dimensions:

The sampling area will approximately be 132 feet by 106 feet. Please note, Bar Stand in the Site Map below stands for the building where beer would be served out of.

Location Site Map:



SAMPLING AREA DETAILS:

Proposed Hours of Operation:

The sampling area would be open 7 days a week from the approximate time of 11am to 9pm. The hours would be reflected in the Gift Shop.

Foot Traffic Estimation:

In the past, we offered 5 tours a day, capped at 25 people per tour. Taking this into account along with an estimated amount of traffic that did not go on the tours, we approximate foot traffic at 200 people. To help create a better flow of traffic, we propose to offer 7 tours, capped at 15 people per tour, taking place on the hour from 12pm to 6pm.

Licenses, Permits, and Inspections:

We will work to meet all the needs required by the city. Below is a list of planned requests for licenses, permits, and inspections. If we are missing any, please let us know.

- Extension of Premise Request
- Building Permit & Commercial Building Inspection according to the DATCP
- Conditional Use Permit

CONCLUDING NOTES:

We are very excited for the opportunity to create an outdoor sampling area that creates a new experience for people living and visiting the Stevens Point Area. Please let us know what the City of Stevens Point would need to make this idea reality. We are flexible with what the city needs.

Administrative Staff Report

Final Subdivision Plat Review

Golla Road & Brilowski Road

June 7, 2021



Department of Community
Development

Applicant(s): - Jim Anderson Staff: - Ryan Kernosky, Director rkernosky@stevenspoint.com - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 020240826-13.05 Zone(s): - County Zoning, proposed City "R-1" Suburban Single-Family Residential Master Plan: - Residential Council District: - N/A Lot Information: 39 lots Current Use: - Vacant Applicable Regulations: - Ch. 20.03	Request - Public Hearing and action on a request from Jim Anderson for a final subdivision plat review for a proposed 39-lot subdivision located at 5498 Golla Road (Parcel ID 020240826-13.05 and 020240826-14.03) in the Town of Hull. Attachment(s) - Application - Plat Findings of Fact - A total of 39 lots are proposed to be created off of a parcel 24.10 acres in size. - Each lot ranges from 0.46 acres to 1.41 acres in size. The remaining land will allow for the construction of a future street (Forest Creek Road) and associated stormwater swales. - A conceptual subdivision plat review took place on March 1st and April 5th, 2021. A preliminary subdivision plat review took place on May 3rd, 2021. - The proposed subdivision is located within the Wellhead Protection Overlay District B. - The subject property is located within the Town of Hull. An annexation request would be submitted by the applicant should the preliminary and final subdivision plat review be approved. - Any division of land creating four or more lots requires a preliminary and final subdivision plat review. Staff Recommendation Approve the final subdivision plat as presented for a new subdivision located at 5498 Golla Road.
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Vicinity Map



Background

The applicant is requesting a final subdivision plat review for a proposed 39-lot subdivision located north of Golla Road and west of Brilowski Road. Located within the Town of Hull, the subject property would be annexed into the City through an additional right-of-way annexation of Golla Road, west of Duncan Drive and to the western property boundary of the subject property. Please note that this is a revised annexation request from the original plan to annex portions of Brilowski Road to allow for a contiguous annexation. Utility connections off of Brilowski Road are still planned to service the proposed subdivision. While City staff typically requests road stubs into the property to the north, environmental preservation of lands situated to the north of the subject property was a high priority of City staff and the developer as Lost Creek flows along the northern property line and any additional road stubs would require additional land disturbance around the creek.

As shown on the proposed plat below, 33 of the proposed lots will have direct access off a proposed street to be named "Forest Creek Road" or off of Golla Road. These lots range between 0.47 acres (20,438 sq ft) to 1.41 acres (61,288 sq ft) in size. The remaining six lots would have access off of Regent Street and Golla Road. These lots range from 0.44 acres (19,333 sq ft) and 0.45 acres (19,780 sq ft) in size. All 39 lots are requested to be zoned "R-1" Suburban

Single-Family Residential. Performance standards for the “R-1” Suburban Single-Family Residential District are shown below.

USE	LOT AREA AND DENSITY	LOT WIDTH	HEIGHT OF STRUCTURE	SIDE YARD	STREET SETBACK	REAR YARD	PARKING	AREA OF STRUCTURE	MIN. BLDG. WIDTH
Permitted Uses	Minimum 16,500 s.f.	Minimum 105' (lots of irregular shape due to street layout shall be a minimum of 100' at front bldg. Line)	35 ft.	Total of 25', one side not less than 12 ft.	Minimum 30 ft.	Minimum 30 ft.	Per 23.01(14)	1,200 sq.ft.	22 ft.
Accessory Building			20 ft.	10 ft.	30 ft.	10 ft.			

The City’s Comprehensive Plan Extraterritorial Future Land Use Map identifies the subject property for residential use. By proposing a 39-lot subdivision, the proposed residential use is consistent with the City’s Extraterritorial Future Land Use Map. Additionally, the subject property falls within the Wellhead Protection Overlay District B. Several added requirements are placed on lots located within the overlay district, such as minimum two-acre lot requirements. Although several lots in the area range from 0.50-0.75 acres in size, these lots were developed prior to the 1993 rule change requiring two-acre zoning lots. Given extraterritorial subdivision controls in place, it is unlikely that the City would allow lots greater than two acres within this area. Additionally, planning for future subdivision growth north and east of the subject property would likely occur via utility extensions off of Brilowski Road—thereby protecting the Wellhead Protection B District from having concentrated private wells and septic systems.

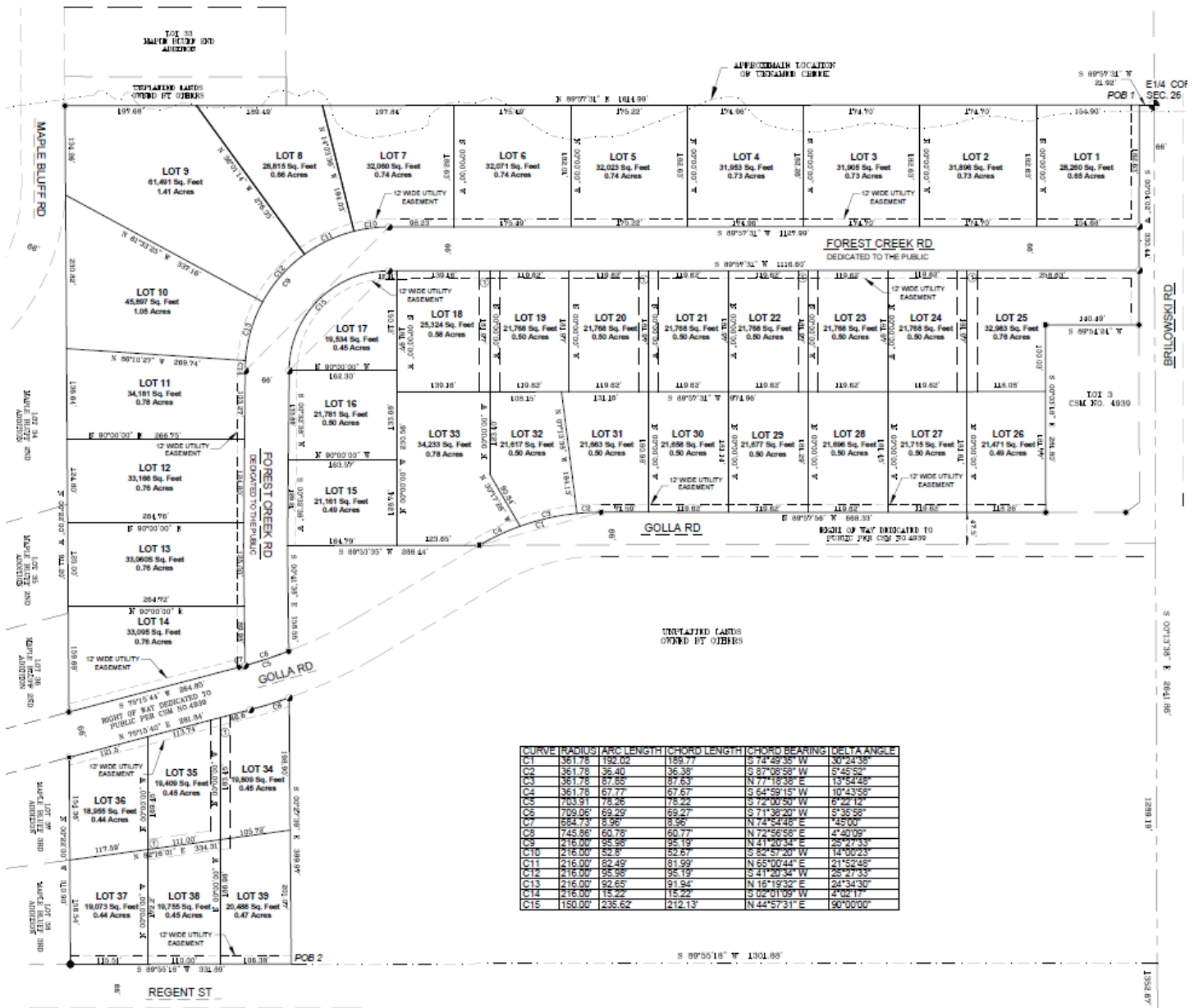
It is the applicant’s intention to submit an annexation request to annex the subject property into City limits. Should the preliminary and final subdivision plats be reviewed and approved by the Plan Commission and Common Council, a possible annexation request entails an annexation that connects the subject property to the City via Golla Road. As stated earlier, utility connections off of Brilowski Road are planned to accommodate residential development within the subject property.

A conceptual subdivision plat review went before the Plan Commission on March 1st and April 5th. A preliminary subdivision plat review went before the Plan Commission on May 3rd. Based on comments received during the plat reviews, the applicant has been working with City staff in producing the plat shown here within. As the proposed plat entails the creation of four or more lots, a preliminary and final subdivision plat review is required. The following describes the requirement.

Ch. 20.03 REQUIRED PLAT AND CERTIFIED SURVEY MAP APPROVAL.

Any division of land within the City or its extraterritorial jurisdiction as described in 20.02 herein shall be surveyed and a plat or certified survey map thereof submitted for approval, conditional approval, or rejection by the City Council. This requirement shall also apply for any division of land within the City's extraterritorial jurisdiction.

The subdivision request has been reviewed and is described below.



Standards of Review

A preliminary plat or final plat of any major or minor subdivision in the City of Stevens Point or in the extraterritorial area shall not be approved unless the Plan Commission and the Common Council determine that adequate public facilities and public services are available to support and service the area of the proposed subdivision, unless the City finds the major or minor plat are in an area not likely to be included in the City's future growth zone. In considering the questions of adequacy of public facilities and public services as set forth above, the Plan Commission and Common Council shall consider but not be limited to:

1. The nature, extent and size of the proposed subdivision and its impact in terms of the estimated increase in population expected to result.

Analysis: The subject property is approximately 24.10 acres in size. 39 lots are proposed to be created at a size ranging from 0.44 to 1.41 acres. The remaining acreage is intended to accommodate a planned street, Forest

Creek Road, and associated stormwater swales. Lots are proposed to be served by planned utility connections running off of Brilowski Road.

Findings: The proposal is for a medium density subdivision located north of the City's municipal limits. Should both subdivision plat reviews be approved, the applicant is requesting that the property be annexed into the City. These 0.44-1.41 acre lots on over 24 acres of land is an efficient use of the land. This development would not only increase the range of housing choices within the City, but could also spur additional residential development north and east of the subject property. Given the property's close proximity to City limits, utility connections off of Brilowski Road are feasible. Please see the attached financial analysis of the proposed subdivision which outlines estimated road expenditures and tax revenue.

2. The present or projected state of development likely to result when said subdivision is developed with projected densities as anticipated by adopted area Comprehensive Plans and currently approved subdivisions in the immediate vicinity of the proposed subdivision.

Analysis: The proposed subdivision provides medium-density residential development north of the City's municipal boundary.

Findings: As stated earlier, the proposed subdivision further extends residential growth beyond its existing municipal boundary. Given the estimated infrastructure costs and tax revenues tied to this request, coupled with providing housing density given its located within the Wellhead Protection B Zone, sufficient lot density exists.

3. The avoidance of expenditures of public funds necessitated by the proposed subdivision which are not in adopted capital or operating budgets. For subdivisions in the City of Stevens Point, the applicant shall furnish data requested by the Director of Public Works, Water Utility Manager, Traffic Engineer and Director of Planning and Development who will coordinate statements of adequacy for transportation, storm sewer, sanitary sewer, water service, fire and police protection, parks, open space, and recreation and school facilities for the Plan Commission and the Common Council.

Analysis: The subject property is located outside of the City's municipal boundary and is planned to be annexed into the City.

Findings: A financial analysis outlining expended costs and tax revenues tied to this request are included in this report. A 100-year projection provides the City a total property tax revenue of \$21,719,227.42 and road infrastructure cost projection of \$11,552,223.92. Therefore, the proposed subdivision is estimated to provide a net revenue of \$10,167,003.50.

Land Divisions or Subdivisions in Extraterritorial Plat Approval Jurisdiction. In addition to all other provisions contained in this Ordinance, the Plan Commission may recommend or approve the subdividing of lands in the extraterritorial plat approval jurisdiction based on the applicable criteria and policies contained in this ordinance and the Comprehensive Plan. The Plan Commission shall not consider any subdivision or land division which did not have prior approval by the approving authorities for both the Town(s) and Portage County. The Plan Commission may require any conditions in the approval of a subdivision or land division, including the use of any restrictive covenant.

Criteria for Nonagricultural Subdivision or Land Division. In the case of nonagricultural lands, the Plan Commission may recommend approval of a subdivision to the Common Council or may grant approval of a land division provided that the Plan Commission shall determine that the proposed subdivision or land division complies with all of the following criteria:

1. **The proposed subdivision or land division shall be compatible with adjacent land uses and shall maintain the general land use pattern of the area in question.**

Analysis: The subject property is located within the Town of Hull and is proposed to be annexed into the City. The proposed subdivision is located in close proximity to City limits and is surrounded by other subdivision and residential developed within Town of Hull and City limits. A future planned street, Forest Creek Road, is planned to be located within the subject property to accommodate higher-density residential development. Given that residential development surrounds the subject property, generally consisting of 0.50-1.75 acre lot sizes, the proposed subdivision is compatible in use and size of adjacent properties.

Findings: The area around of the subject property consists primarily of residential and undeveloped uses. Neighboring residential lots are for single-family use and range from 0.50-1.75 acres in size. Staff believes that the proposed single-family use of the subdivision is compatible to the surrounding area.

2. **The proposed subdivision or land division shall result in a development pattern which is compatible with surrounding developments and land uses. Measures of compatibility shall consider at least but not limited to lot sizes, traffic generation, access, noise and visual features.**

Analysis: See standard one above.

Findings: This standard is met.

3. **The proposed subdivision or land division and the resulting development shall not demonstrably adversely affect the City's ability to provide future public utilities, install future public improvements or accomplish future annexations. The Plan Commission may consider annexation agreements with the property owner in order to comply with this requirement. The Plan Commission may also consider whether the City and Town(s) have reached an agreement on necessary public improvements and public services facilities required to serve the development.**

Analysis: The subject property is located approximately 950 feet away from the closest property located in City limits. A proposed annexation request is planned and would be submitted in accordance to State Statutes.

Findings: Providing utility connections to the proposed subdivision and surrounding area would be feasible given the possibility for direct utility connections off of Brilowski Road. As the residential development and street layout south of the subject property consists primarily of a street grid format (unlike cul-de-sac development), the City's ability to provide future public utilities can occur provided the property is annexed into the City.

4. **The proposed subdivision or land division shall comply with one of the following:**
 - a. **The proposed subdivision or land division shall represent infilling of vacant land. Infilling is defined as a subdivision or land division which will accommodate the development of vacant land located such that surrounding existing land uses render the land impractical for any but similar uses.**
 - b. **The proposed subdivision or land division shall provide permanent open space lands for use by the general public in conformance with the adopted Parks and Open Space Plan for Portage County, Wisconsin, the City of Stevens Point adopted Parks and Open Space Plan or the City's other adopted Comprehensive Plan elements. The permanent open space lands shall be accessible and open for use by the general public.**

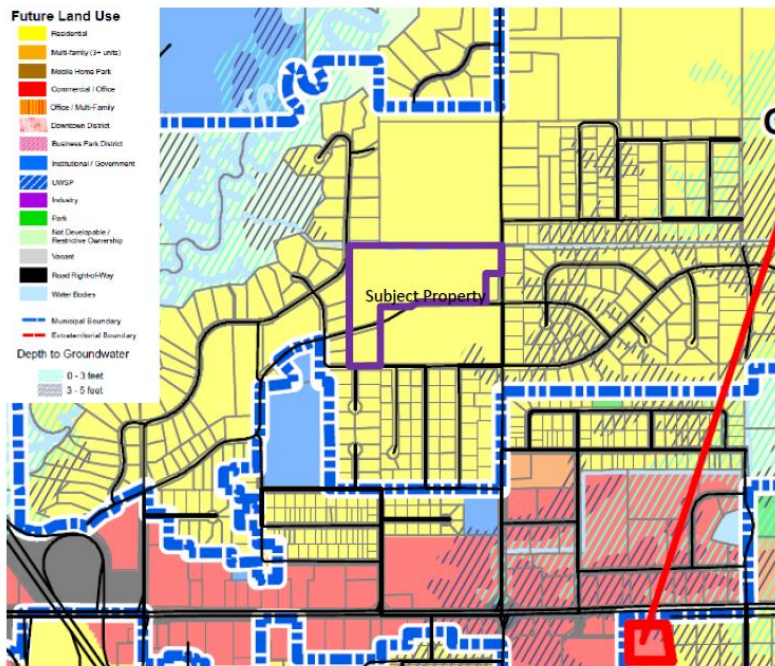
Analysis: While the proposed subdivision does not include permanent open space lands, it is near other open space areas. For example, Eastwood Park is approximately 0.2 miles away from the subject property and provides sufficient vehicular access off of Brilowski Road and Kingfisher Drive. Given the size of Eastwood Park, City staff believes that it is large enough to accommodate the proposed residential development.

Findings: This standard is met.

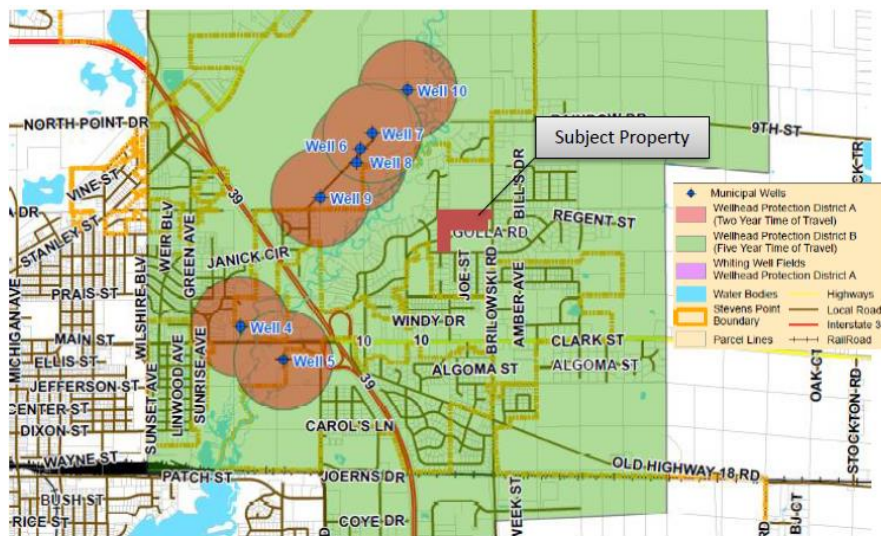
Based on the findings above, staff recommends approval of the preliminary subdivision plat as presented.

Exhibits

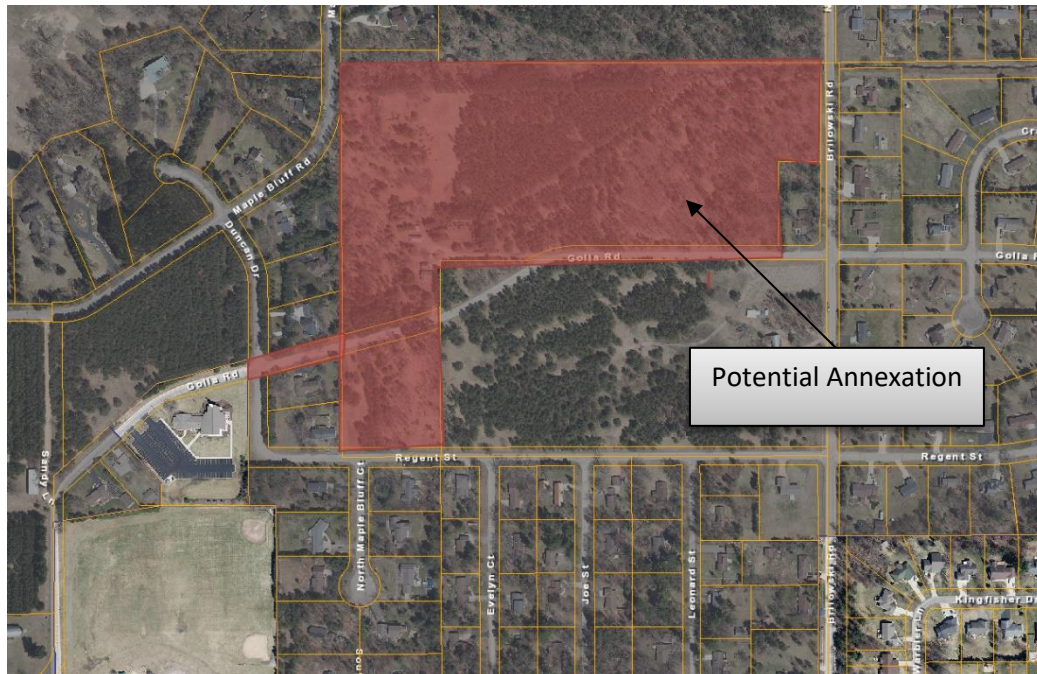
1. Future Land Use Consideration:



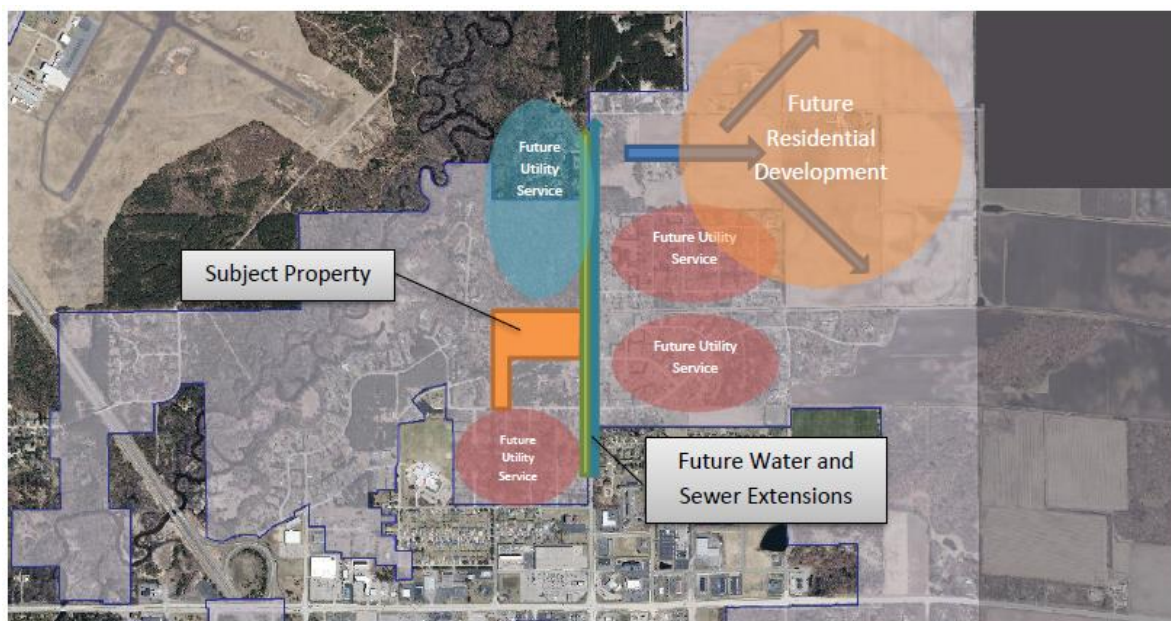
2. Wellhead Protection:



3. Possible Annexation Request:



4. Future Growth Potential:





APPLICATION FOR SUBDIVISION APPROVAL

(Pre-Application Conference Required)

5/13/21
R#1.08552.8

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required	\$ 50	Fee Paid	\$50 ⁰⁰
Associated Applications (if any)				Assigned Case Manager			
Pre-Application Conference Date				Major Subdivision	☐	Minor Subdivision	☐

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☒)	
Applicant Name	Rettler Corporation on behalf of Jim Anderson	Contact Name	Jim Anderson - Anderson Development Company LLC.
Address	3317 Business Park Dr.	Address	5597 Hwy. 10 E
City, State, Zip	Stevens Point, WI, 54482	City, State, Zip	Stevens Point, WI, 54482
Telephone	715-341-2633	Telephone	715-347-5000
Fax		Fax	
Email	ross@rettler.com	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name	Oreth Golla Revocable Trust	Owner's Name	
Address	7549 County Road TT	Address	
City, State, Zip	Almond, WI, 54909	City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

Subdivision Name	Forest Creek Subdivision		Former Subdivision Name (if any)	NA
Area of Subject Property (Acres/Sq Ft)	(26.8 Acres / 1,167,408 Sq Ft)		Proposed Number of Lots	39
Project Address:	5498 Golla Rd. Stevens Point, WI 54482 (Town of Hull)			
Parcel 1 – Assessor's Parcel ID Number		Parcel 2 – Assessor's Parcel ID Number (if needed)		Parcel 3 – Assessor's Parcel ID Number (if needed)
020-24-0826-13.05 (24.1 Acres)		020-24-0826-14.03 (2.7 Acres)		
Current Use of Subject Property			Parcel 1 - Residential / Parcel 2 - Vacant	
Proposed Use of Subject Property			Residential	
Designated Future Land Use Category			Current Zone District(s)	
Residential			R2 - Residential	
Is there an associated request for a Zoning Map Amendment? If yes provide the application Number?				NA
Number of Residential Units Proposed		Proposed Gross Residential Density		Commercial Space Proposed Sq. Ft.
39		0.69 Units / Acre		NA
Common Open Space Proposed Sq. Ft.		Primary Open Space Designations (Cluster)		Secondary Open Space Designation (Cluster)
NA		NA		NA

Source of Utilities:				Streets Created or Extended as part of Subdivision? If Yes What Types?
Water	Public Water	Sewer	Public Sewer	Forest Creek Rd. (Rural Local)
Number of Each Type of Building and Individual Units				Proposed Density (Units/Acre)
Single-Family House		39		(0.69 Units / Acre)
Attached House (duplex)		NA		NA
Row House (Number of Units)		NA		NA
Apartment (Number of Units)		NA		NA
Commercial Building		NA		NA
Mixed Use Building (number of residential units)		NA		NA
Industrial Building		NA		NA
Civic Building / Institutional		NA		NA
Open Lot		NA		NA

Describe land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)

The proposed single family residential development includes the subdivision of a 24.1 acre parcel and a second 2.7 acre parcel into 39 single family lots ranging from 0.45 acres to 1 acre. A two way, asphalt road will provide access through the subdivision from Brilowski Road to the west, connecting to Golla Road. The residential lots as part of this development will take access off of the proposed Forest Creek Road, Golla Road and Regent Street. Public sanitary and water utility services are proposed.

Current Zoning Surrounding Subject Property

North:	A4 - Agricultural	South:	R2 - Residential
East:	R2 - Residential	West:	

Current Land Use Surrounding Subject Property

North:	Vacant - Wooded	South:	Residential
East:		West:	Residential

EXHIBITS (MAJOR SUBDIVISION)

Owner Information Sheet	☐	Additional Exhibits If Any (List): Final Subdivision Plat Map Provided
Letter to District Alderperson	☐	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	☐	
Site Plan (designating primary, side, and service street frontages)	☒	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	☐	
Open Space Plan if Cluster Subdivision	☐	
Street Plan with Cross-sections	☐	
Utility Plan	☐	
Landscape Plan (including any equivalent alternative landscaping requests)	☐	
Stormwater Plan	☐	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	05/11/2021		5/12/21

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

SURVEYOR'S CERTIFICATE

I, BENJAMIN KLITZKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF ANDERSON DEVELOPMENT COMPANY LLC, I HAVE SURVEYED, DIVIDED AND MAPPED THE FOLLOWING DESCRIBED PARCEL OF LAND.

A PARCEL OF LAND CONTAINING 1,166,334 SQUARE FEET (26.78 ACRES) LOT 1 AND LOT 2, CERTIFIED SURVEY MAP NO. 4939, VOLUME 17, PAGE 194 AND 194A, LOCATED IN PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 26, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

THAT I HAVE COMPLIED FULLY WITH THE CURRENT PROVISIONS OF CHAPTER 236 AND CHAPTER A-67 OF THE REVISED WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF PORTAGE COUNTY IN SURVEYING, DIVIDING, AND MAPPING.

THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED.

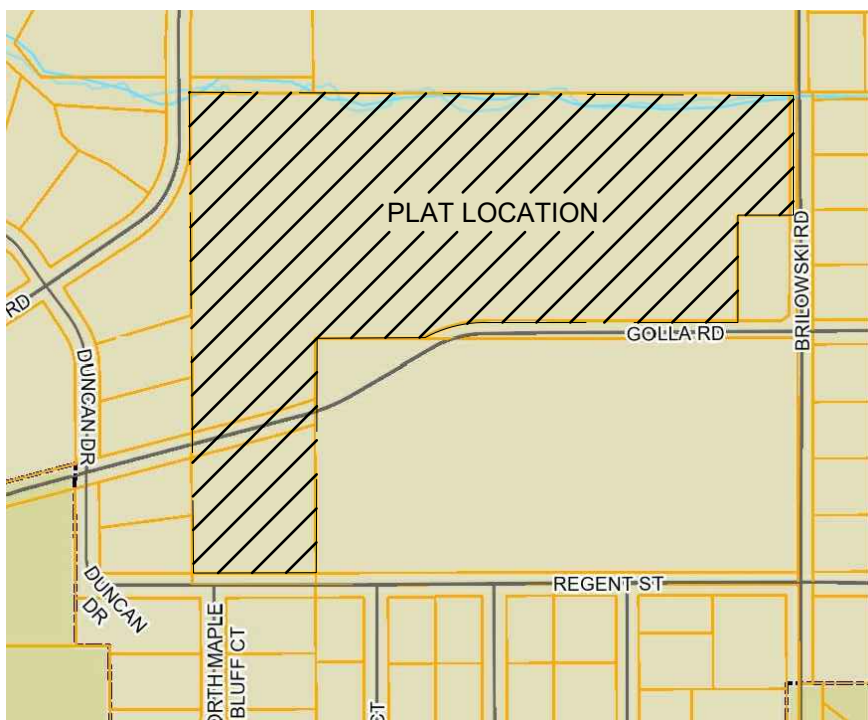
CERTIFIED THIS 13TH DAY OF MAY, 2021.

SIGNED: BENJAMIN KLITZKE PLS 2746

UTILITY EASEMENTS

NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF s. 236.32 OF THE REVISED WISCONSIN STATUTES. UTILITY EASEMENTS ARE HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREAS. THE UTILITY EASEMENT INCLUDES THE RIGHT OF THE UTILITY TO TRIM OR REMOVE ANY OR ALL TREES WITHIN THE EASEMENT WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE OF THE UTILITY.

VICINITY MAP



RETTLER CORPORATION, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, MODIFICATION, USAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF RETTLER CORPORATION, INC.

RETTLER
corporation

5317 Business Park Drive, Stevens Point, WI 54482
Telephone: (715) 541-2633 Fax: (715) 541-2431
email: info@rettler.com, website: www.rettler.com

FOREST CREEK SUBDIVISION

A SUBDIVISION PLAT OF FOREST CREEK SUBDIVISION, BEING LOT 1 AND LOT 2, CERTIFIED SURVEY MAP NO. 4939, VOLUME 17, PAGE 194 & 194A, BEING PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 26, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.



BASE FOR BEARING

BASE FOR BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 26, T.24N, R.8E, HAVING A BEARING OF S 00°13'38" E USING THE PORTAGE COUNTY COORDINATE SYSTEM. NAD83 (2011)



LEGEND

- HARRISON CAST IRON MONUMENT FOUND
- 3/4" REBAR FOUND
- 1 1/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 1 1/4" X 18" REBAR SET 4.30 LBS/FT
- ALL OTHER LOT CORNERS SET WITH A 3/4" X 18" REBAR WEIGHING 1.502 LBS/FT
- RECORDED AS

SURVEYOR NOTE

- 30' WIDE UTILITY EASEMENT

DEVELOPER

ANDERSON DEVELOPMENT COMPANY, LLC
5597 HWY 10 EAST
STEVENS POINT, WI 54482

SURVEYOR

BENJAMIN KLITZKE, PLS #2746
RETTLER CORPORATION
3317 BUSINESS PARK DRIVE
STEVENS POINT, WI 54482
PHONE (715)341-2633
FAX (715)341-0431

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



SURVEYOR'S CERTIFICATE

I, BENJAMIN KLITZKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF ANDERSON DEVELOPMENT COMPANY LLC, I HAVE SURVEYED, DIVIDED AND MAPPED THE FOLLOWING DESCRIBED PARCEL OF LAND.

A PARCEL OF LAND CONTAINING 1,166,334 SQUARE FEET (26.78 ACRES) BEING LOT 1 AND LOT 2, CERTIFIED SURVEY MAP NO. 4939, VOLUME 17, PAGE 194 & 194A, LOCATED IN PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 26, TOWNSHIP 24 NORTH, RANGE 8 EAST, TOWN OF HULL, PORTAGE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS:

PARCEL 1 (LOT 1 - LOT 33)

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 24 NORTH, RANGE 8 EAST;

THENCE S 89°57'31" W, 21.92 FEET TO THE WEST RIGHT OF WAY OF BRILOWSKI ROAD AND BEING THE POINT OF BEGINNING 1 OF THIS DESCRIPTION;

THENCE S 00°04'02" W, ALONG SAID WEST RIGHT OF WAY 330.44 FEET;

THENCE S 89°54' 24" W, ALONG THE NORTH LINE OF LOT 3, CERTIFIED SURVEY MAP NO. 4939, 140.49 FEET;

THENCE S 00°03'18" E, ALONG THE WEST LINE OF SAID LOT 3, 281.80 FEET TO THE NORTH RIGHT OF WAY OF GOLLA ROAD;

THENCE N 89°57'56" W, ALONG SAID RIGHT OF WAY, 668.33 FEET;

THENCE SOUTHWESTERLY 192.02 FEET ALONG THE ARC OF A CURVE, CENTER WHICH LIES TO THE SOUTHWEST, RADIUS 361.78 FEET, DELTA ANGLE OF 30°24'38", A CHORD BEARING WHICH BEARS S 74°49'35" W, 189.77 FEET;

THENCE S 89°53'35" W, 288.44 FEET;

THENCE S 00°41'38" E, 158.55 FEET TO THE NORTH RIGHT OF WAY OF GOLLA ROAD;

THENCE SOUTHWESTERLY 78.26 FEET ALONG THE ARC OF A CURVE, CENTER WHICH LIES TO THE NORTH, RADIUS 703.91 FEET, DELTA ANGLE OF 6°22'12", A CHORD BEARING WHICH REARS S 72°00'50" W, 78.22 FEET;

THENCE S 75°15'44" W, ALONG SAID RIGHT OF WAY, 264.85 FEET;

THENCE N 00°22'00" W, ALONG WEST LINE OF LOT 2, CERTIFIED SURVEY MAP NO. 4939, 911.20 FEET TO THE NORTHWEST CORNER OF SAID LOT 2;

THENCE N 89°57'31" E, ALONG NORTH LINE OF SAID LOT 2 , 1614.99 FEET TO THE POINT OF BEGINNING 1, THERE TERMINATING.

PARCEL 2 (LOT 34 - LOT 39)

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 24 NORTH, RANGE 8 EAST;

THENCE S 00°13'38" W, ALONG THE EAST LINE OF SOUTHEAST QUARTER, 1289.19 FEET;

THENCE S 89°55'18" W, 1301.88 FEET TO THE SOUTHEAST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 4939 ALSO BEING THE NORTH RIGHT OF WAY OF REGENT STREET AND POINT OF BEGINNING 2;

THENCE CONTINUING S 89°55'18" W, ALONG THE SOUTH LINE OF SAID LOT 1, 331.89 FEET;

THENCE N 00°22'00"W, ALONG THE WEST LINE OF SAID LOT 1, 310.90 FEET TO THE SOUTH RIGHT OF WAY OF GOLLA ROAD;

THENCE N 75°15'40" E, ALONG SAID RIGHT OF WAY, 281.84 FEET;

THENCE NORTHEASTERLY 60.78 FEET ALONG THE ARC OF A CURVE, CENTER WHICH LIES TO THE NORTH, RADIUS 745.86 FEET, DELTA ANGLE OF 4°40'09", A CHORD BEARING WHICH BEARS N 72°56'58" E, 60.77 FEET;

THENCE S 00°27'39" E, ALONG THE EAST LINE OF SAID LOT 1, 399.97 FEET TO THE POINT OF BEGINNING 2, THERE TERMINATING.

THAT I HAVE COMPLIED FULLY WITH THE CURRENT PROVISIONS OF CHAPTER 236 AND CHAPTER A-E7 OF THE REVISED WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE PORTAGE COUNTY IN SURVEYING, DIVIDING, AND MAPPING.

THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED.

CERTIFIED THIS _____DAY OF _____, 2021

SIGNED: _____ PLS 2746
BENJAMIN KLITZKE

FOREST CREEK SUBDIVISION

A SUBDIVISION PLAT OF FOREST CREEK SUBDIVISION, BEING LOT 1 AND LOT 2, CERTIFIED SURVEY MAP NO. 4939, VOLUME 17, PAGE 194 & 194A, BEING PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 26, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

ANDERSON DEVELOPMENT COMPANY LLC, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED, AS REPRESENTED ON THIS PLAT.

ANDERSON DEVELOPMENT COMPANY LLC. DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY s.236.10 OR s.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

STATE OF WISCONSIN-DEPARTMENT OF ADMINISTRATION
CITY OF STEVENS POINT

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS _____DAY OF _____, 2021.

IN THE PRESENCE OF:

SIGNED _____
JAMES ANDERSON

STATE OF WISCONSIN)
PORTAGE COUNTY)SS

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 2021.
ANDERSON DEVELOPMENT COMPANY, REPRESENTED BY JAMES ANDERSON, TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC MY COMISSION EXPIRES _____

CITY OF STEVENS POINT APPROVAL CERTIFICATE

THE FOREGOING SUBDIVISION PLAT, FOREST CREEK SUBDIVISION, HAS BEEN SUBMITTED TO THE CITY OF STEVENS POINT FOR REVIEW AND APPROVAL AS TO CONFORMITY WITH CITY ORDINANCES, CITY ROADS, CITY EASEMENTS AND OTHER CITY PROPERTY AS THE CASE MAY BE,

THIS _____DAY OF _____, 2021

MIKE WIZA, MAYOR

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL.

KARI YENTER, CITY CLERK

STATE OF WISCONSIN)
COUNTY OF PORTAGE) SS

I, KARI YENTER, BEING THE DULY ELECTED, QUALIFIED AND ACTING CLERK OF THE CITY OF STEVENS POINT, PORTAGE COUNTY, DO HEREBY CERTIFY THAT THE COMMON COUNCIL OF THE CITY OF STEVENS POINT PASSED RESOLUTION NUMBER _____ ON _____, 2021, AUTHORIZING ME TO ISSUE A CERTIFICATE OF APPROVAL OF THE FINAL PLAT OF "FOREST CREEK SUBDIVISION", UPON SATISFACTION OF CERTAIN CONDITIONS, AND I DO HEREBY CERTIFY THAT ALL CONDITIONS WERE SATISFIED AND THE APPROVAL WAS GRANTED AND EFFECTIVE ON THE _____DAY OF _____, 2021

KARI YENTER, CITY CLERK

COUNTY TREASURER CERTIFICATE

I, PAMELA R. PRZYBELSKI, PORTAGE COUNTY TREASURER, DO HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF

THIS _____DAY OF _____, 2021, AFFECTING THE PLAT OF "FOREST CREEK SUBDIVISION".

SIGNED _____
PAMELA R. PRZYBELSKI

CITY TREASURER CERTIFICATE

I, COREY LADICK, CITY OF STEVENS POINT TREASURER, DO HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF

THIS _____DAY OF _____, 2021, AFFECTING THE PLAT OF "FOREST CREEK SUBDIVISION".

SIGNED _____
COREY LADICK

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY

ANDERSON DEVELOPMENT COMPANY LLC, GRANTOR, TO

WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, GRANTEE, AT&T TELECOMMUNICATIONS COMPANY, GRANTEE, AND CHARTER COMMUNICATIONS/SPECTRUM TELECOMMUNICATIONS COMPANY, GRANTEE,

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL GAS, TELEPHONE AND CABLE TV FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS, WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES, NATURAL GAS FACILITIES, OR TELEPHONE AND CABLE TV FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. STRUCTURES SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN SIX INCHES WITHOUT WRITTEN CONSENT OF GRANTEES. THIS UTILITY EASEMENT PROVISION DOES NOT PREVENT OR PROHIBIT OTHERS FROM UTILIZING OR CROSSING THE UTILITY EASEMENT AS THE UTILITY EASEMENT(S) ARE NON-EXCLUSIVE.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

DEVELOPER

ANDERSON DEVELOPMENT COMPANY, LLC
5597 HWY 10 EAST
STEVENS POINT, WI 54482

SURVEYOR

BENJAMIN KLITZKE PLS#2746
RETTLER CORPORATION
3317 BUSINESS PARK DRIVE
STEVENS POINT, WI 54482
PHONE (715)341-2633
FAX (715)341-0431

THIS INSTRUMENT WAS DRAWN AND
DRAFTED BY: BENJAMIN KLITZKE

**ORDINANCE AMENDING THE REVISED MUNICIPAL CODE
OF THE CITY OF STEVENS POINT, WISCONSIN**

[Chapter 23 of the Revised Municipal Code – Zoning Ordinance – Accessory Dwelling and Commercial Unit Guidelines]

The Common Council of the City of Stevens Point, Portage County, Wisconsin, do ordain as follows:

SECTION I: That Section 23.01, Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point, shall be amended to insert accessory dwelling and accessory commercial unit guidelines to Section 23.01 (14), with subsequent code sections in Section 23.01 being carried down into the following section as follows:

14) Accessory Commercial Units and Accessory Dwelling Units.

a) Definitions

- 1) Accessory Commercial Units (ACU) is a small detached commercial unit that are accessory to the principal residential use on the site. Uses of ACUs are subject to Home Occupation Regulations as defined in this Chapter.**
 - 2) Accessory Dwelling Units (ADU) are defined as a small, detached secondary place of residence on the same lot as the principal residential dwelling. ADUs are independently habitable and provide the basic requirements of shelter, heating, cooking and sanitation.**
- b) Where permitted. ACUs and ADUs shall be a permitted use in the R-LD, R-1, R-2, R-3, R-4 and R-5 zoning districts.**
- c) Setbacks. ACUs and ADUs shall meet the minimum setback requirements for accessory structures of the zoning district or overlay zoning district for which it is located.**

- d) **Lot size.** ACUs and ADUs shall be allowed only on a lot after meeting the minimum lot area requirements for single family use within the zoning district for which the property is located. No construction of an ADU shall result in a lot coverage ratio exceeding 75%.
- e) **Square Footage Limitations.**
 - 1) **Minimum size.** ADUs shall meet the minimum size requirements as outlined in Ch. 21.08 of the Revised Municipal Code of the City of Stevens Point.
 - 2) **Maximum size.** ADUs shall not exceed the maximum size allowed for detached accessory structures as outlined in Chapter 30 of the Revised Municipal Code of the City of Stevens Point.
 - 3) **Calculation of ACU and ADU square footage.** ACU and ADU square footage calculations are exempt the square footage calculations outlined in Chapter 30 for detached accessory structures.
- f) **Height limitations.** ACUs and ADUs shall not exceed 20 feet in height, not including the height of roof gables.
- g) **Owner occupied.** The owner of the property in which the ACU is created must continue to occupy the principal residential use on the site as their primary residence. The owner of the property in which the ADU is created must continue to occupy at least one of the dwelling units on the property as their primary residence. A restrictive agreement between the property owner and the City shall be recorded prior to occupancy being granted.
- h) **Utility connections.** All utility connections for ACUs and ADUs shall have separate connections from the principal structure located on the same lot.
- i) **Number of occupants allowed.** The number of occupants allowed in an ACU shall not exceed the maximum defined within the Home Occupancy regulations of this chapter. The number of occupants allowed in an ADU shall not exceed the maximum number of unrelated persons allowed on the property per the definition of a family.
- j) **Number of ACUs and ADUs allowed.** One ACU or ADU is permitted per lot.
- k) **Tourist Rooming House:** An ADU may be utilized as a tourist rooming house, meeting applicable requirements as outlined within Chapter 23.
- l) **Review and approval.** Approval by the Community Development Department is required for all ACUs and ADUs. Applications shall include a site plan, floor plan, building elevations and other information necessary to determine compliance with these requirements.

SECTION II: That this ordinance shall take effect upon passage and publication.

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated: June 7, 2021
Adopted:

Drafted By: Adam Kuhn
Return To: City Clerk



MEMORANDUM

To: Plan Commission

From: Adam Kuhn, Associate Planner / Zoning Administrator

CC: Ryan Kernosky, Director of Community Development

Date: June 7, 2021

RE: Request from the City of Stevens Point to Grant an Electrical Overhead and Underground Easement to the Wisconsin Public Service Corporation at 2442 Sims Avenue (Parcel ID 281240833200107).

Background: The City of Stevens Point is requesting to grant an Electric Overhead and Underground Easement to Wisconsin Public Service within Goerke Park. The easement area is approximately 0.38 acres in size and stretches along the northern, eastern and southern perimeter of the subject property. The purpose of this easement to construct, install and maintain underground conduit, transformers and other utility infrastructure.

As the request entails the City granting an easement to the Wisconsin Public Service Corporation, it must be reviewed by the Plan Commission with a recommendation made to the Common Council.

The City's Public Works, Parks and Police Departments have reviewed the requested easement and do not have any concerns. Therefore, staff recommends **approval** of the proposed easement.

www.stevenspoint.com

Open Records Rider: The City of Stevens Point is subject to Wisconsin Statutes relating to public records. Communication, such as this document, sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City communication should presume that the communications are subject to release upon request, and to state record retention requirements.



ELECTRIC OVERHEAD AND UNDERGROUND EASEMENT

THIS INDENTURE is made this _____ day of _____, by and between **City of Stevens Point - Goerke Field**, ("Grantor") and **WISCONSIN PUBLIC SERVICE CORPORATION**, a Wisconsin Corporation, along with its successors and assigns (collectively, "Grantee") for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, owner of land, hereby grants and warrants to, Grantee, a permanent easement upon, within, beneath, over and across a part of Grantor's land hereinafter referred to as "easement area" more particularly described as follows:

Part of the Parcel described in Portage County Register of Deeds, recorded as Document Number 134307, being part of the Northeast Quarter of the Northwest Quarter (NE1/4-NW1/4) of Section 33, Township 24 North, Range 8 East, **City of Stevens Point, County of Portage, State of Wisconsin**, as shown on the **attached Exhibit "A"**.

Return to:
Wisconsin Public Service Corp.
Real Estate Dept.
P.O. Box 19001
Green Bay, WI 54307-9001

Parcel Identification Number (PIN)
281-24-0833200107

- 1. Purpose: ELECTRIC OVERHEAD AND UNDERGROUND** - The purpose of this easement is to construct, install, operate, maintain, repair, replace and extend underground utility facilities, conduit and cables, electric pad-mounted transformers, manhole, electric pad-mounted vacuum fault interrupter, concrete slabs, power pedestals, riser equipment, terminals and markers, together with all necessary and appurtenant equipment under and above ground, and to construct, erect, operate, maintain and replace overhead utility facilities, including a line of poles, together with the necessary conductors, anchors, guy wires, underground cable, pedestals, riser equipment and all other appurtenant equipment above ground, as deemed necessary by Grantee, for the transmission and distribution of electric energy, signals, television and telecommunications services, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed by Grantee whenever it decides it is necessary so as not to interfere with Grantee's use of the easement area.
- 2. Access:** Grantee shall have the right to enter on and across any of the Grantor's property outside of the easement area as may be reasonably necessary to gain access to the easement area and as may be reasonably necessary for the construction, installation, operation, maintenance, inspection, removal or replacement of the Grantee's facilities.
- 3. Buildings or Other Structures:** Grantor agrees that no structures will be erected in the easement area or in such close proximity to Grantee's facilities as to create a violation of all applicable State of Wisconsin electric and gas codes or any amendments thereto.
- 4. Elevation:** Grantor agrees that the elevation of the ground surface existing as of the date of the initial installation of Grantee's facilities within the easement area will not be altered by more than 4 inches without the written consent of Grantee.

5. **Restoration:** Grantee agrees to restore or cause to have restored Grantor's land, as nearly as is reasonably possible, to the condition existing prior to such entry by Grantee or its agents. This restoration, however, does not apply to any trees, bushes, branches or roots which may interfere with Grantee's use of the easement area.
6. **Exercise of Rights:** It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until sometime in the future, and that none of the rights herein granted shall be lost by non-use.
7. **Binding on Future Parties:** This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.
8. **Easement Review:** Grantor acknowledges receipt of materials which describe Grantor's rights and options in the easement negotiation process and furthermore acknowledges that Grantor has had at least 5 days to review this easement document *or* voluntarily waives the five day review period.

[REMAINDER OF PAGE LEFT BLANK]

WITNESS the hand and seal of the Grantor the day and year first above written.

City of Stevens Point - Goerke Field

Corporate Name

Sign Name

Print name & title

Sign Name

Print name & title

STATE OF _____)
COUNTY OF _____)SS

This instrument was acknowledged before me this _____ day of _____, _____, by the above-named _____

City of Stevens Point - Goerke Field, to me known to be the Grantor(s) who executed the foregoing instrument on behalf of said Grantor(s) and acknowledged the same

Sign Name _____
Print Name _____

Notary Public, State of _____
My Commission expires: _____

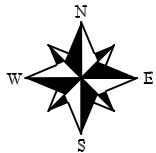
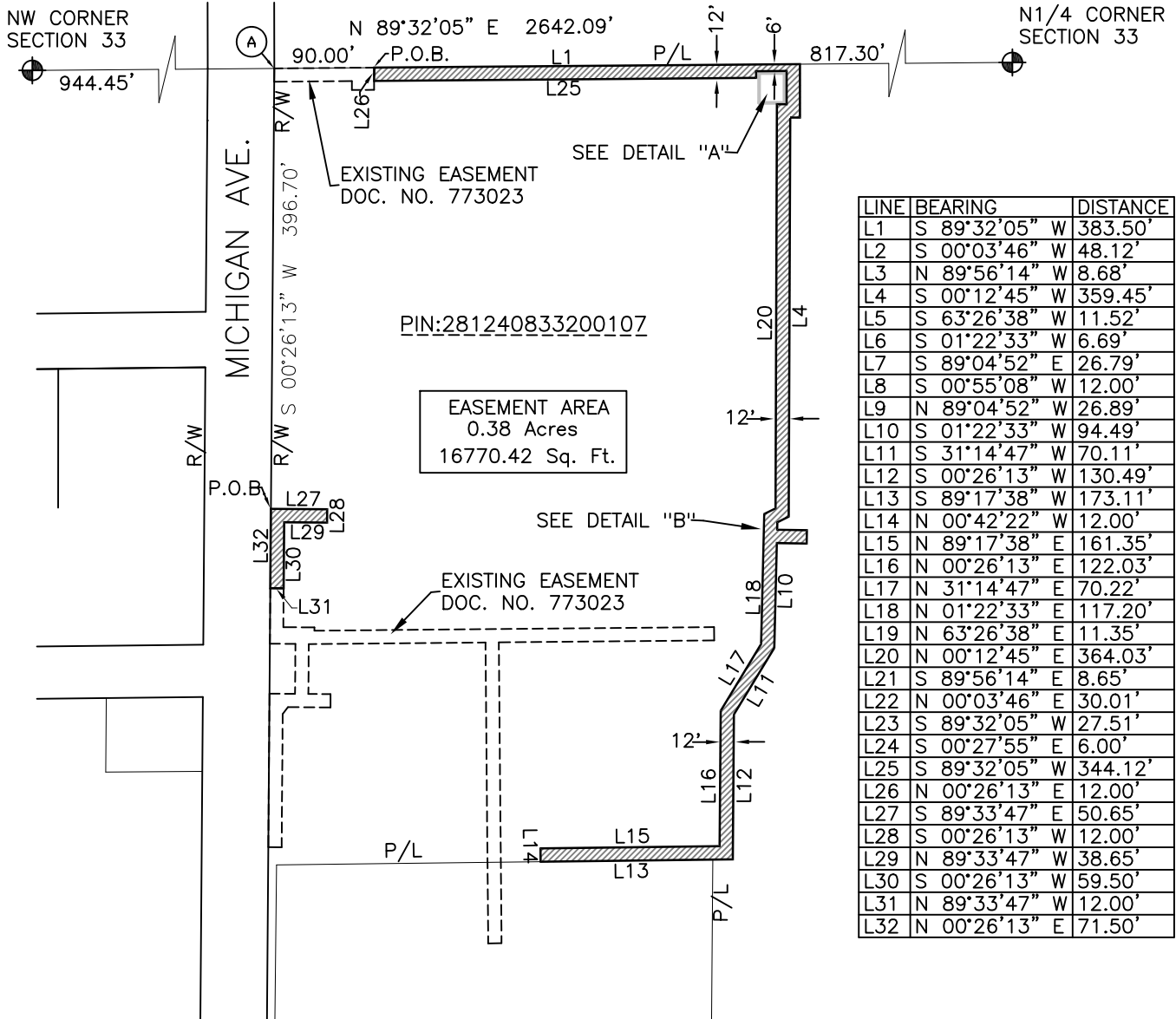
This instrument drafted by: Philip Paradies
Wisconsin Public Service Corporation

Date	County	Municipality	Site Address	Parcel Identification Number
April 27, 2021	Portage	City of Stevens Point	2442 Simms Ave	281-24-0833200107
Real Estate No.	WPSC District	WR#	WR Type	I/O
1056142	Stevens Point-64	3236313	EPLAN	6000272

EXHIBIT "A"

NW CORNER
SECTION 33

N1/4 CORNER
SECTION 33



BASIS OF BEARINGS

BEARINGS ARE BASED ON THE
PORTAGE COUNTY COORDINATE
SYSTEM

GRANTEE

WISCONSIN PUBLIC SERVICE CORP.
REAL ESTATE DEPT.
P.O. BOX 19001
GREEN BAY, WI 54307-9001

GRANTOR

CITY OF STEVENS POINT GOERKE FIELD
POLICE DEPT
PARKS DEPARTMENT
STEVENS POINT WI 54481

PROPERTY ADDRESS: 2442 SIMMS AVE.
(C)/(T)/COUNTY: C. STEVENS POINT, PORTAGE CO.
WR NO.: 3236313
CLS JOB NO.: 21-031
DRAFTED BY: K. CALLAWAY
DATE: 4/26/2021

CALLAWAY LAND SURVEYING

340 SECOND ST. NORTH
STEVENS POINT, WI 54481
OFFICE 715-345-6962 MOBILE 715-347-LAND
EMAIL kelly@callawaylandsurveying.com

0 150 300



Wisconsin Public Service

700 North Adams Street
P.O. Box 19001
Green Bay, WI 54307-9001
Phone: 800-450-7260

EXHIBIT "A"

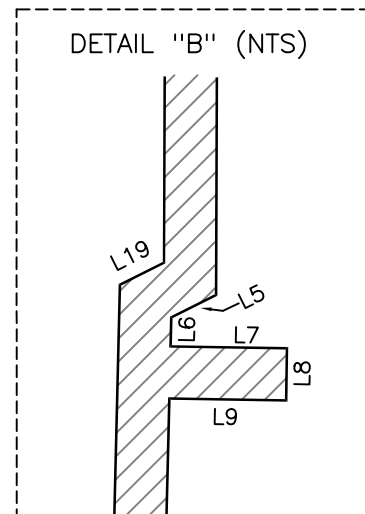
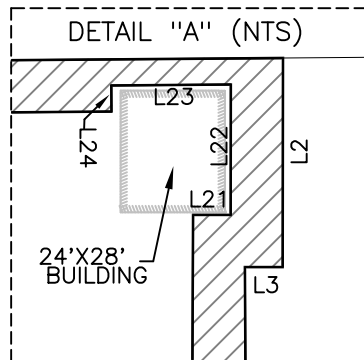
EASEMENT DESCRIPTION

Part of the those lands recorded in the Portage County Register of Deeds Document No. 134307 being part of the Northeast Quarter of the Northwest Quarter (NE1/4-NW1/4) of Section 33, Township 24 North, Range 8 East, City of Stevens Point, County of Portage, State of Wisconsin. Described as follows:

Commencing at the NW corner of Section 33; thence N89°32'05"E, along the North line of section 33, 944.45 feet to a point on the East right of way of Michigan Avenue and Reference Point "A"; thence N89°32'05"E, along said North line, 90.00 feet to the Point of Beginning; thence N89°32'05"E, along said North line, 383.50 feet; thence S00°03'46"W, 48.12 feet; thence N89°56'14"W, 8.68 feet; thence S00°12'45"W, 359.45 feet; thence S63°26'38"W, 11.52 feet; thence S01°22'33"W, 6.69 feet; thence S89°04'52"E, 26.79 feet; thence S00°55'08"W, 12.00 feet; thence N89°04'52"W, 26.89 feet; thence S01°22'33"W, 94.49 feet; thence S31°14'47"W, 70.11 feet; thence S00°26'13"W, 130.49 feet; thence S89°17'38"W, 173.11 feet; thence N00°42'22"W, 12.00 feet; thence N89°17'38"E, 161.35 feet; thence N00°26'13"E, 122.03 feet; thence N31°14'47"E, 70.22 feet; thence N01°22'33"E, 117.20 feet; thence N63°26'38"E, 11.35 feet; thence N00°12'45"E, 364.03 feet; thence S89°56'14"E, 8.65 feet; thence N00°03'46"E, 30.01 feet; thence S89°32'05"W, 27.51 feet; thence S00°27'55"E, 6.00 feet; thence S89°32'05"W, 344.12 feet; thence N00°26'13"E, 12.00 feet to the Point of Beginning.

Also,

Commencing at Reference Point "A"; thence S00°26'13"W, along the East right of way of Michigan Ave., 396.70 feet to the Point of beginning; thence S89°33'47"E, 50.65 feet; thence S00°26'13"W, 12.00 feet; thence N89°33'47"W, 38.65 feet; thence S00°26'13"W, 59.50 feet; thence N89°33'47"W, 12.00 feet to the Said East right of way; thence N00°26'13"E, along said East right of way, 71.50 feet to the Point of Beginning.



GRANTEE

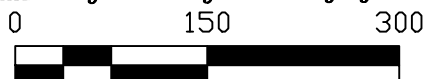
WISCONSIN PUBLIC SERVICE CORP.
REAL ESTATE DEPT.
P.O. BOX 19001
GREEN BAY, WI 54307-9001

GRANTOR

CITY OF STEVENS POINT GOERKE FIELD
POLICE DEPT
PARKS DEPARTMENT
STEVENS POINT WI 54481

PROPERTY ADDRESS:	2442 SIMMS AVE.
(C)/(T)/COUNTY:	C. STEVENS POINT, PORTAGE CO.
WR NO.:	3236313
CLS JOB NO.:	21-031
DRAFTED BY:	K. CALLAWAY
DATE:	4/26/2021
SHEET 2 OF 2	

CALLAWAY LAND SURVEYING
340 SECOND ST. NORTH
STEVENS POINT, WI 54481
OFFICE 715-345-6962 MOBILE 715-347-LAND
EMAIL kelly@callawaylandsurveying.com



Wisconsin Public Service

700 North Adams Street
P.O. Box 19001
Green Bay, WI 54307-9001
Phone: 800-450-7260

Administrative Staff Report

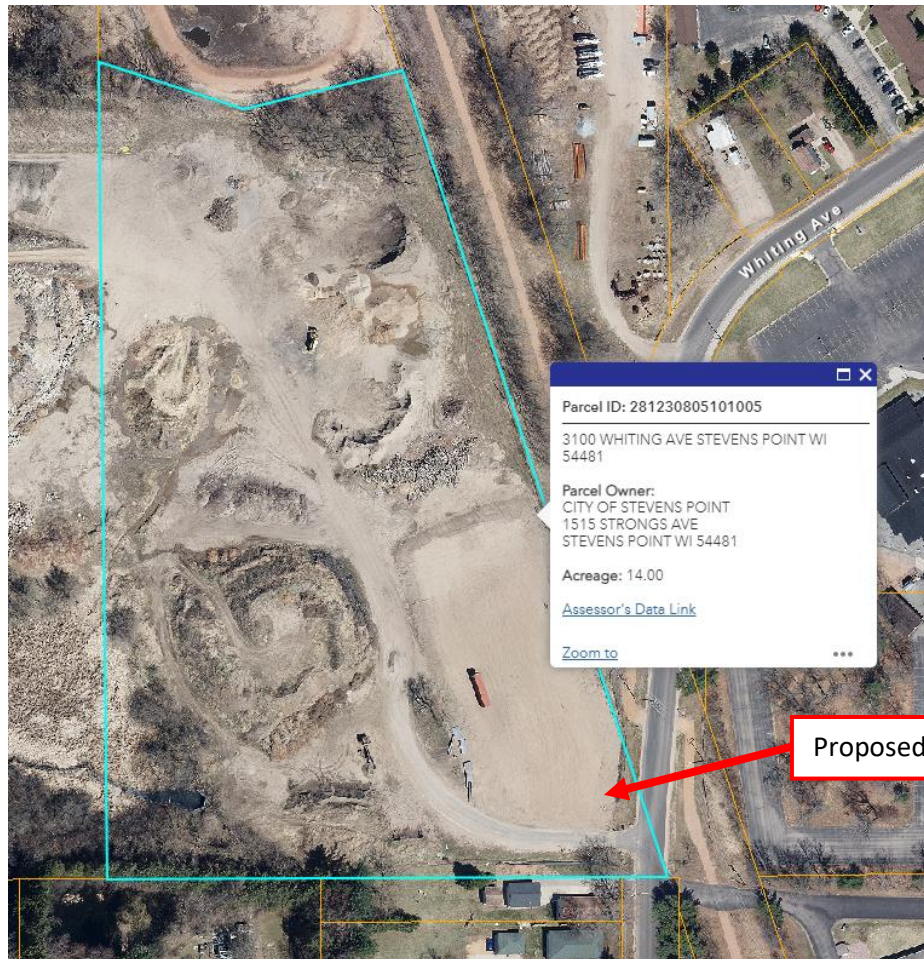
Sign Variance
3100 Whiting Avenue
June 7, 2021



Department of Community Development

Applicant(s): - City of Stevens Point Staff: - Ryan Kernosky, Director rkernosky@stevenspoint.com - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281230805101005 Zone(s): "C" Conservancy Master Plan: - Industrial Council District: - District 10 Ald. Fishler Lot Information: - Street Frontage: 100 ft. - Depth: 648 ft. - Lot Size: 609,840 sq. ft. (14.0 ac.) Current Use: - City Pit Applicable Regulations: - Chapter 25	Request Request from the City of Stevens Point for a sign variance to construct a freestanding sign exceeding maximum height and size restrictions at 3100 Whiting Avenue (Parcel ID 281230805101005), consistent with Ch. 25.14. Attachment(s) - Application - Site Plan - Sign Renderings Findings of Fact - The property is zoned "C" Conservancy. - The proposed request is to construct a freestanding sign that is 35 sq ft in size and 11' 6" in height. - Within the Conservancy Zoning District, one non-illuminated freestanding sign may be displayed that does not exceed 32 sq ft in size and five feet in height. - A variance shall be issued to exceed height and size restrictions, subject to the review and approval of the Plan Commission. - The Plan Commission and Common Council may provide additional requirements to the proposal as presented. Staff Recommendation Approve the sign variance as proposed, subject to the following conditions: - The freestanding sign shall be set back at least five feet from the property line. - The freestanding sign shall be set back at least ten feet from the lot entrance/exit to meet clearview requirements. - The sign shall conform to all other applicable requirements within the sign ordinance. - Applicable building permits shall be obtained. - Minor modifications to the proposed sign may be approved by staff.
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Vicinity Map



Background

The applicant is seeking a sign variance to construct one freestanding sign at 3100 Whiting Avenue. Earlier this year, the City's Fire Department obtained a conditional use permit to operate a training facility at the aforementioned site. As shown in the site plan below, several improvements are proposed for the training facility. It is anticipated that development will occur over the next 3-10 years.

After obtaining a conditional use permit, the applicant began formalizing signage plans. The proposed freestanding sign, shown below, is approximately 35 sq ft in size and is proposed to be located near the site entrance off of Whiting Avenue. Additionally, with fencing enclosing the property being seven feet in height, the applicant is proposing to construct a freestanding sign of greater height to allow for greater visibility to better promote the partnership between the City's Fire Department and Mid-State Technical College.

Within the "C" Conservancy District, one non-illuminated freestanding sign may be displayed on a singular lot. Such freestanding sign cannot exceed 32 sq ft in size and cannot exceed five feet in height. With the sign proposal exceeding size and height restrictions, the Plan Commission and Common Council may review a variance request for certain requirements of the Sign Code. Further details are shown below:

SIGN REGULATIONS FOR THE "C" CONSERVANCY ZONING DISTRICT

Within the Conservancy Zoning District, one non-illuminated freestanding sign may be displayed per parcel. Such sign shall be limited to 32 square feet in area. The maximum height allowed for such sign is 5 feet above ground level.

Ch. 25.14

APPEALS

In obtaining a permit, the applicant may submit an appeal to the Common Council for a variance from certain requirements of this Ordinance. The Plan Commission shall provide a recommendation to the Common Council when a variance is requested. A variance may be granted by the Common Council where the literal application of the Ordinance would create a substantial hardship for the sign user.

Sign Details

Location: Along Whiting Avenue

Sign Area: 3.5' x 10' (35 sq ft)

Height: 11.5 ft

STEVENS POINT FIRE DEPARTMENT TRAINING CENTER

IN PARTNERSHIP WITH



Standards of Review

In obtaining a permit, the applicant may submit an appeal to the Common Council for a variance from certain requirements of this ordinance. The Plan Commission shall provide a recommendation to the Common Council when a

variance is requested. A variance may be granted by the Common Council where the literal application of the ordinance would create a substantial hardship for the sign user and the following criteria are met:

1. A literal application of the ordinance would result in a demonstrated practical difficulty or unnecessary hardship to the property.

Analysis: The Fire Department training site abuts one street frontage—Whiting Avenue. The purpose of the freestanding sign is to better promote the partnership between the City’s Fire Department and Mid-State Technical College, plus providing direction for when training activities occur on the site. With the subject property abutting only one street frontage, having a freestanding sign near Whiting Avenue is preferred by the applicant to ensure its visibility. As mentioned earlier, seven foot high fencing currently encloses the property from Whiting Avenue. In order to better promote the partnership between the Fire Department and Mid-State Technical College, having a sign that exceeds the height of the fencing is necessary.

Findings: A freestanding sign located along Whiting Avenue better meets the goal of the marketing and advertising goal of the applicant. It should also be noted that having a sign affixed to fencing would be prohibited per the City’s Sign Code. As outlined within Chapter 25.04(2)(G), snipe signs (i.e., signs affixed to a tree, fence, utility pole, etc.) are prohibited within all City zoning districts. Therefore, with the existing fencing being located on the property line, the way to adequately promote the sign is to place it at a greater height than the fence. With other Sign Code requirements meeting this request (i.e., setback, clearview requirements, etc.), along with conditions being tied to this request, staff believes that appropriate protections to the City and the surrounding neighborhood exist.

2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity.

Analysis: The subject property is bounded by City uses to the north and west, institutional uses to the east and single-family residential uses to the south.

Findings: The proposed sign will not be illuminated. As referenced above, freestanding signs shall only be non-illuminated within the “C” Conservancy District. Although the sign is proposed to be placed near adjoining single-family residences, the variance request (i.e., exceeding height and size requirements) are unlikely to impact nearby property owners. For example, as safeguards are built into any proposed development within a designed conservancy area, the City’s Sign Code places safeguards for any type of sign proposed in a conservancy area (namely reduced height, size and illumination standards). Given that the sign meets the minimum setback requirement and clearview requirement off of Whiting Avenue, staff believes that the sign would not be detrimental to nearby property owners.

3. Hardship caused the sign user under a literal interpretation of the ordinance is due to conditions unique to that property and does not apply generally to the city.

Analysis: On one hand, fencing is generally not a hindrance in allowing for creative sign designs that meet Sign Code requirements mainly due to it being “man-made” and not a characteristic unique to the property or use. However, given the use of the property and appropriate safety measures needed for operating a training facility, having chain-link fencing along Whiting Avenue is necessary to better shield its use from neighboring properties. As additional parties outside of the City’s Fire Department will be operating the training facility during infrequent times (i.e., guests traveling to Stevens Point for a day-long training

exercise), the height and size restrictions as outlined in the Sign Code may limit the marketability and visibility of the property, thereby creating a hardship.

Findings: The request is unique as the factors identified above are likely not seen as frequent elsewhere in the City. Furthermore, the ordinance referenced above was created to ensure signage not be in great quantity and not negatively impact surrounding properties. While other uses in defined conservancy areas do adhere to the same Sign Code requirements, the use of the subject property is of a larger scale and intensity that would warrant the deviations as outlined in this request.

4. The granting of the variance would not be contrary to the general objectives of this ordinance.

Analysis: The purpose of these sign regulations are to: encourage the effective use of signs as a means of communication in the City of Stevens Point; to maintain and enhance the beauty and unique character and enhance the aesthetic environment of the city by eliminating visual blight; to enhance the city's ability to attract sources of economic development and growth; to protect pedestrians and motorists of the city from damage or injury caused or partially attributable to the distractions and obstructions which are hereby declared to be caused by improperly sized or situated signs; to minimize the possible adverse effect of signs on nearby public and private property; to promote the public safety, welfare and convenience, and enjoyment of travel and the free flow of traffic within the city; and to provide a uniform sign ordinance between the City of Stevens Point, Village of Plover and Portage County.

Findings: The proposed sign is in a location that best communicates the planned use of the subject property. Furthermore, the sign meets setback and clearview requirements and thereby not detract from the property or neighborhood. Given the conditions applied to this request, the granting of a variance to exceed size and height restrictions should not be contrary to the general objectives of the City Sign Code.

In granting a variance, the Plan Commission may attach additional requirements necessary to carry out the spirit and purpose of this ordinance in the public interest.

When taking into consideration the above findings regarding the sign variance, staff would recommend approving the sign variance to exceed height and size restrictions for freestanding signs within the "C" Conservancy District, subject to the conditions outlined on page one of the staff report.

Photos







APPLICATION FOR A SIGN VARIANCE

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications if Any				Assigned Case Manager			
Pre-Application Conference Date				Sign Variance (check all that apply)	Height ☐	Size ☐	Quantity ☐ Other ☐

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☐)	
Applicant Name	Stevens Point Fire Department	Contact Name	Jb Moody/Trevor Howard
Address	1701 Franklin Street	Address	1701 Franklin Street
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	Stevens Point, WI 54481
Telephone	715-344-1833	Telephone	715-346-1441/715-342-4834
Fax	715-346-1599	Fax	715-346-1599
Email	howardt@stevenspoint.com	Email	moodyjb@stevenspoint.com

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name	City of Stevens Point	Owner's Name	
Address	1515 Strongs Avenue	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	715-344-1833	Telephone	
Fax	715-346-1599	Fax	
Email	howardt@stevenspoint.com	Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
3100 Whiting Avenue	281230805101005	
Legal Description of Subject Property		
PRT 1/2 SWNE LYG OF GB & W RR Row; SUBS TO DEED REST IN 662293 S5 T23 R8 123/74 688/849-59		
Current Use of Property		Current Zoning of Property
Industry		City Pit
Will adhering to the Sign Ordinance create a demonstrated practical difficulty or unnecessary hardship to the property? Please provide a detailed description of your request and reasoning with your answer. (Use additional pages if necessary)		
The fence around the property is 7 feet tall. With the current ordinance, our sign could be no taller than 5 feet above grade. Since MidState Technical College is providing funding for the training site project in the amount of \$250,000 over 10 years, we would like a sign variance to place a sign that is visible above the fence and large enough to promote the fire department and the school in a positive manner.		

Would the granting of the variance be materially detrimental to the property owners in the vicinity? Please provide a detailed narrative and reasoning with your answer. (Use additional pages if necessary)

The variance would not be detrimental to any property owners in the vicinity. It would not block any scenic views of the landscape nor impede any roadway.

Does the property have unique property characteristics that cause a hardship to the sign user under a literal interpretation of the Sign Ordinance? If yes, please describe the unique property characteristics. (Use additional pages if necessary)

Yes, the fence around the property is taller than the current sign ordinance allows.

Would the granting of this variance be contrary to the general objectives of the Sign Ordinance? Please provide a detailed narrative and reasoning with your answer. (Use additional pages if necessary)

We do not believe this variance would be contrary to the general objectives of the sign ordinance due to the fact that it would not cause any hardship nor impede any views. The variance would simply allow the sign to be visible.

Current Zoning Surrounding Subject Property

North:	M-2 Heavy Industrial	South:	R-2 Single Family Residential
East:	R-2 Single Family Residential	West:	C Conservancy

Current Land Use Surrounding Subject Property

North:	Industrial	South:	Residential
East:	Government	West:	Industrial

EXHIBITS

Letter to District Alderperson	☒	Additional Exhibits If Any:
Map / Site Plan (designating location of the sign(s))	☒	
Sign Rendering(s) (includes sign dimensions, size & graphics)	☒	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner(s)	Date
			

STEVENS POINT

1701 FRANKLIN STREET
PHONE: 715-344-1833



FIRE DEPARTMENT

STEVENS POINT, WI 54481
FAX: 715-346-1599

ROBERT J. FINN
FIRE CHIEF

Alderperson Fishler,

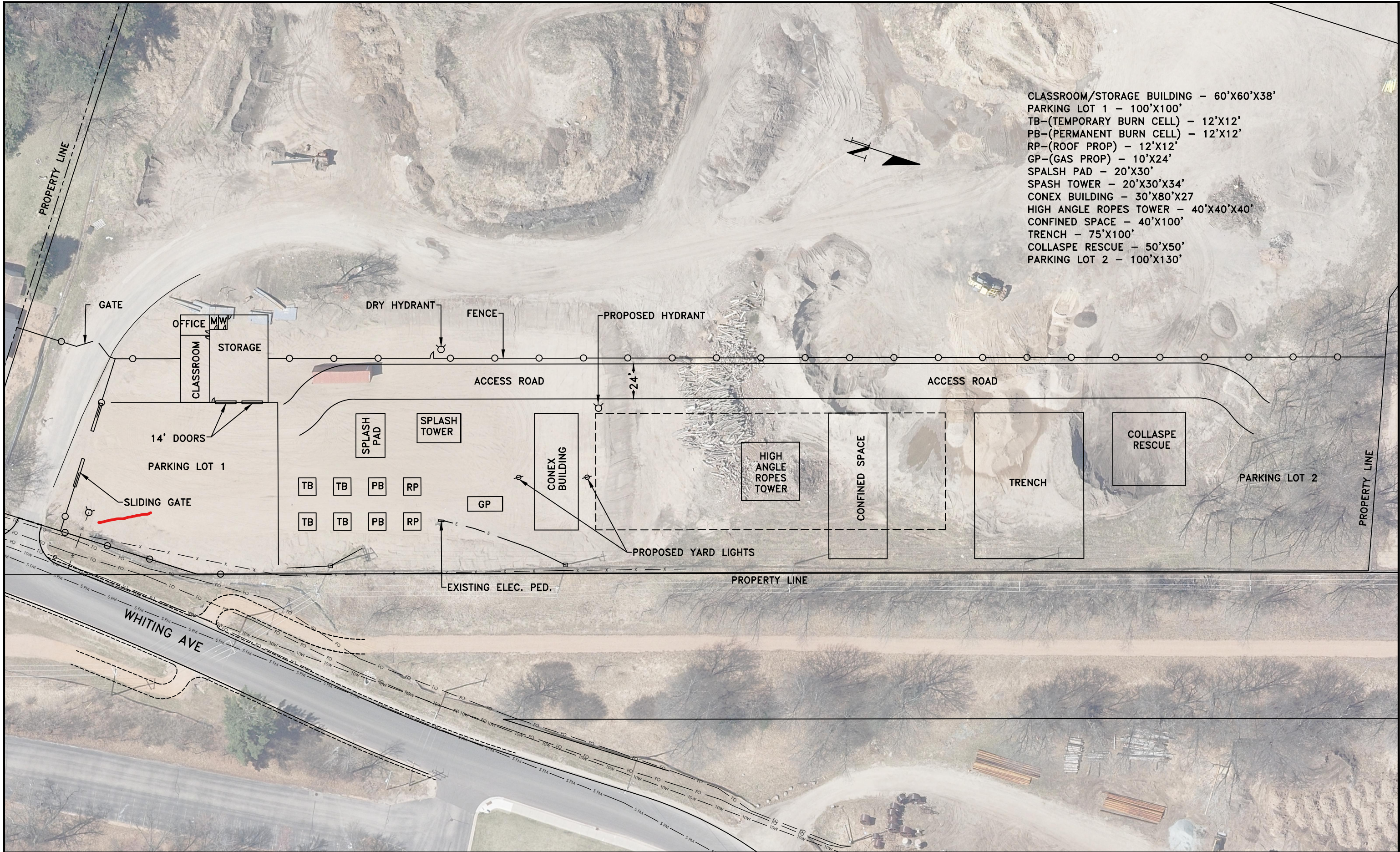
I am writing to inform you that we will be applying for a sign variance for our training site at 3100 Whiting Avenue. We have signed our partnership with MidState Technical College, and they will be providing \$250,000 over ten years. With this partnership, we would like to put up a sign to promote the partnership, the school and the fire department. The current fence that surrounds the property is 7 feet tall. The current sign ordinances allows for a sign that is no more than 5 feet tall. We would also like the sign to be slightly larger than the ordinance allows. We will be asking to increase the size of the sign from the allowed 32 square feet to 35 square feet.

If you have any questions, feel free to contact Assistant Chief Moody or myself at any time. Thank you!

Respectfully,

Trevor Howard

Training Officer
Stevens Point Fire Department
1701 Franklin Street
Stevens Point, WI 54481
715-342-4834 (Office)
715-496-0135 (Cell)
howardt@stevenspoint.com



- CLASSROOM/STORAGE BUILDING - 60'X60'X38'
- PARKING LOT 1 - 100'X100'
- TB-(TEMPORARY BURN CELL) - 12'X12'
- PB-(PERMANENT BURN CELL) - 12'X12'
- RP-(ROOF PROP) - 12'X12'
- GP-(GAS PROP) - 10'X24'
- SPALSH PAD - 20'X30'
- SPASH TOWER - 20'X30'X34'
- CONEX BUILDING - 30'X80'X27'
- HIGH ANGLE ROPES TOWER - 40'X40'X40'
- CONFINED SPACE - 40'X100'
- TRENCH - 75'X100'
- COLLASPE RESCUE - 50'X50'
- PARKING LOT 2 - 100'X130'

CITY OF STEVENS POINT, WISC.

PROJECT:	SPFD TRAINING SITE LAYOUT
IN:	
FROM:	TO:

DESIGNED BY:	DATE:
DRAWN BY: KHE	DATE: 2-21
REVISED BY:	DATE:

SCALE:
HOR. 1"=60'
VER. NA

PROJECT NO.
NA

SHEET NO.
NA



STEVENS POINT

ON THE WISCONSIN RIVER

MIA LAFOND | APRIL 26TH, 2021

TODAY'S OBJECTIVES

INTRODUCTION

- Client
- Project Goals
- Context

SEMESTER ONE RECAP

- Existing Site Features
- Site History

MASTER PLAN

SITE FOCUS AREA

- Site Design
- Construction Details
- Planting
- Grading
- Stormwater Management



MY BACKGROUND



HOMETOWN

Roseville, Minnesota

EDUCATION

Environmental Studies Certificate

BSLA

PROFESSIONAL INTERESTS

Urban Design

Public Space

Environmental Psychology

PROJECT INTRODUCTION

CLIENT & GOALS



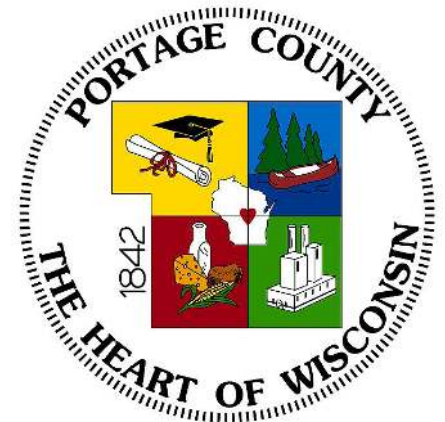
CLIENT & STAKEHOLDERS

CLIENT

The City of Stevens Point Department of Community Development, Mr. Ryan Kernosky & Mr. Adam Kuhn

OTHER STAKEHOLDERS

Stevens Point Bicycle & Pedestrian Street Safety Commission, Mr. Trevor Roark
CREATE Portage County, Mr. Chris Klesmith & Mr. Greg Wright



PRIMARY ISSUES



DOWNTOWN - RIVERFRONT DISCONNECTION

Two of the City's greatest amenities

Wide one-way roads not at human scale



LAND USE PATTERN

Excess parking for current uses

Underutilized spaces

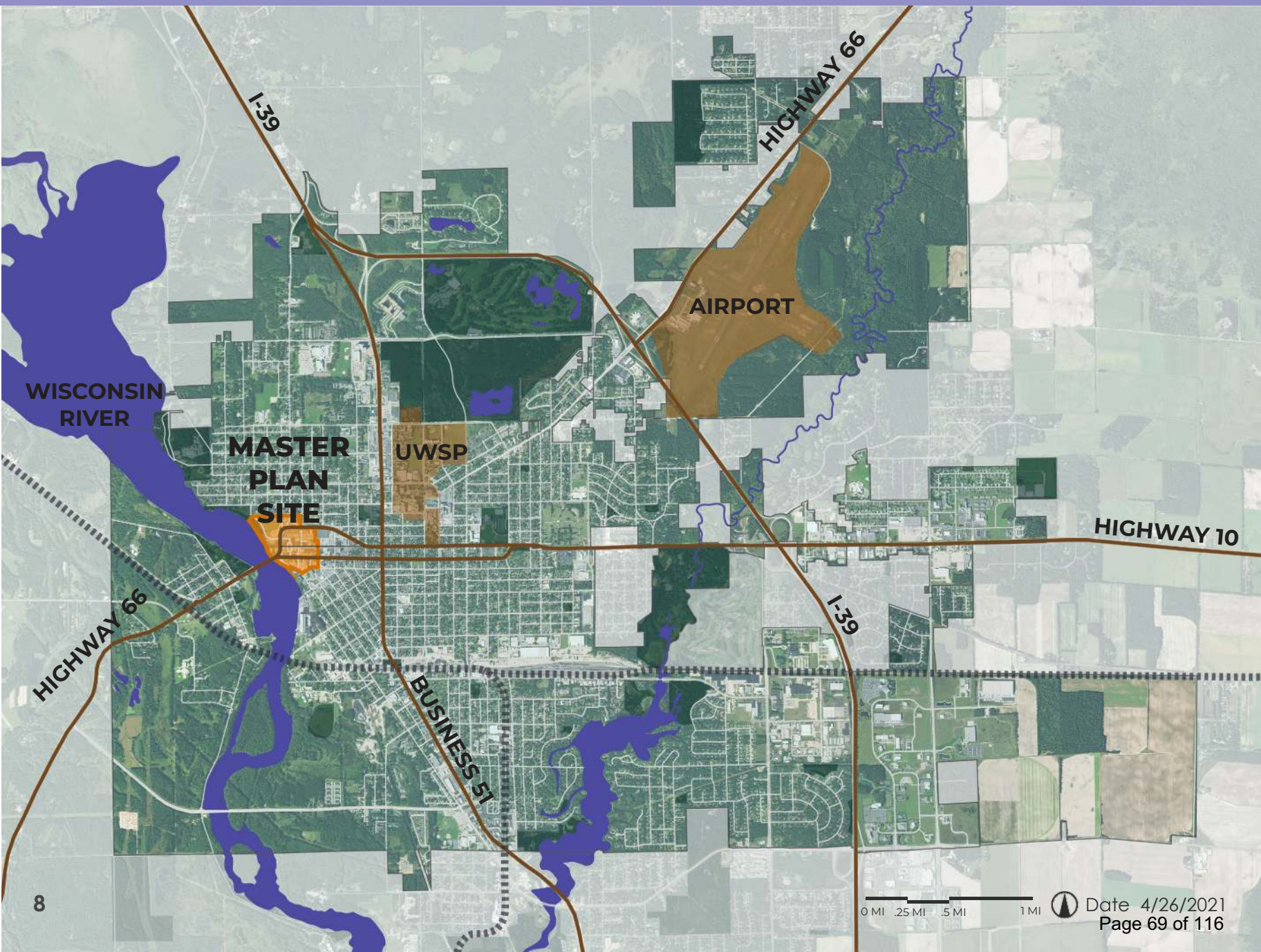
Out-of-place business on prime waterfront

GOALS

- 1) **CONNECT DOWNTOWN TO THE RIVERFRONT**
Unify the district
- 2) **SAFETY & ACCESS FOR CYCLISTS & PEDESTRIANS**
Re-prioritize street space
- 3) **RETHINK VEHICLE-ORIENTED LAND USE**
New developments and public spaces
- 4) **STRENGTHEN CULTURAL IDENTITY**
Build on existing amenities
- 5) **PROVIDE PUBLIC SOCIAL SPACES**
Foster sense of community



STEVENS POINT, WISCONSIN



SEMESTER ONE RECAP

INVENTORY & ANALYSIS



MASTER PLAN SITE FEATURES



PFIFFNER PARK



BROWNFIELD

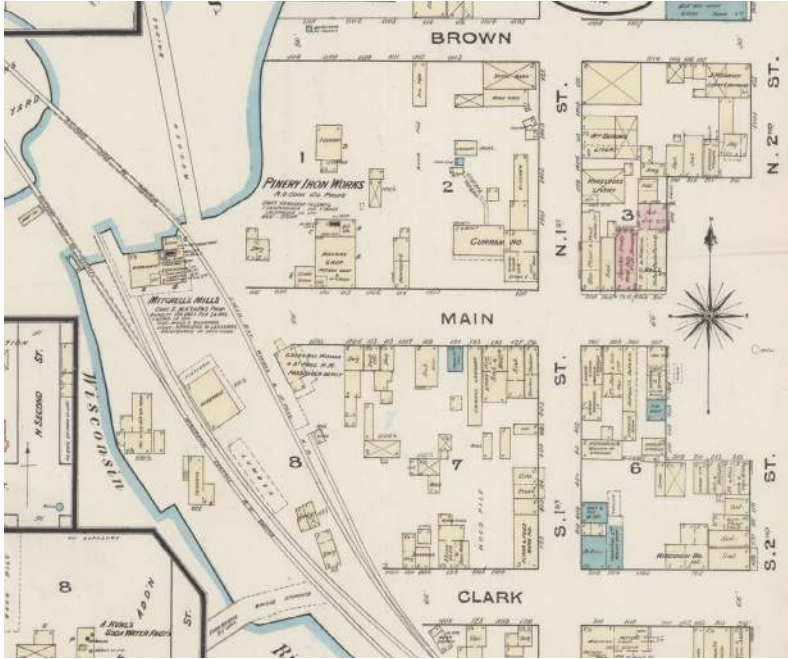


MAIN STREET



CLARK ST. BRIDGE, LOOKING EAST

SITE AREA HISTORY



SANBORN FIRE INSURANCE MAP, 1884



AERIAL PHOTO, CIRCA 1970s

CITY BEGINNINGS

George Stevens arrives, 1839

Main Street & Public Square, 1847

Riverfront railroads & industry

1900s

Influence of the car

Moses Creek slough filled in, 1970s

Centerpoint Mall built, 1985

Green Circle Trail, 1996

2000s AND THE FUTURE

Highway 10 rerouted, ~2006

Public Square redesign, 2011

Era of redevelopment

MASTER PLAN

DOWNTOWN CONNECTIONS



MASTER PLAN AREA



NEW DEVELOPMENTS

Extending downtown towards the waterfront

Residential, commercial, and cultural

SOCIAL SPACES

Providing opportunities for public interactions

Fostering sense of community with outdoor places to gather

CIRCULATION / STREETSAPES

Re-prioritizing street space for pedestrians and cyclists

Increasing access to downtown and the waterfront

DEVELOPMENTS & SOCIAL SPACES



EXISTING BUILDINGS

RESIDENTIAL

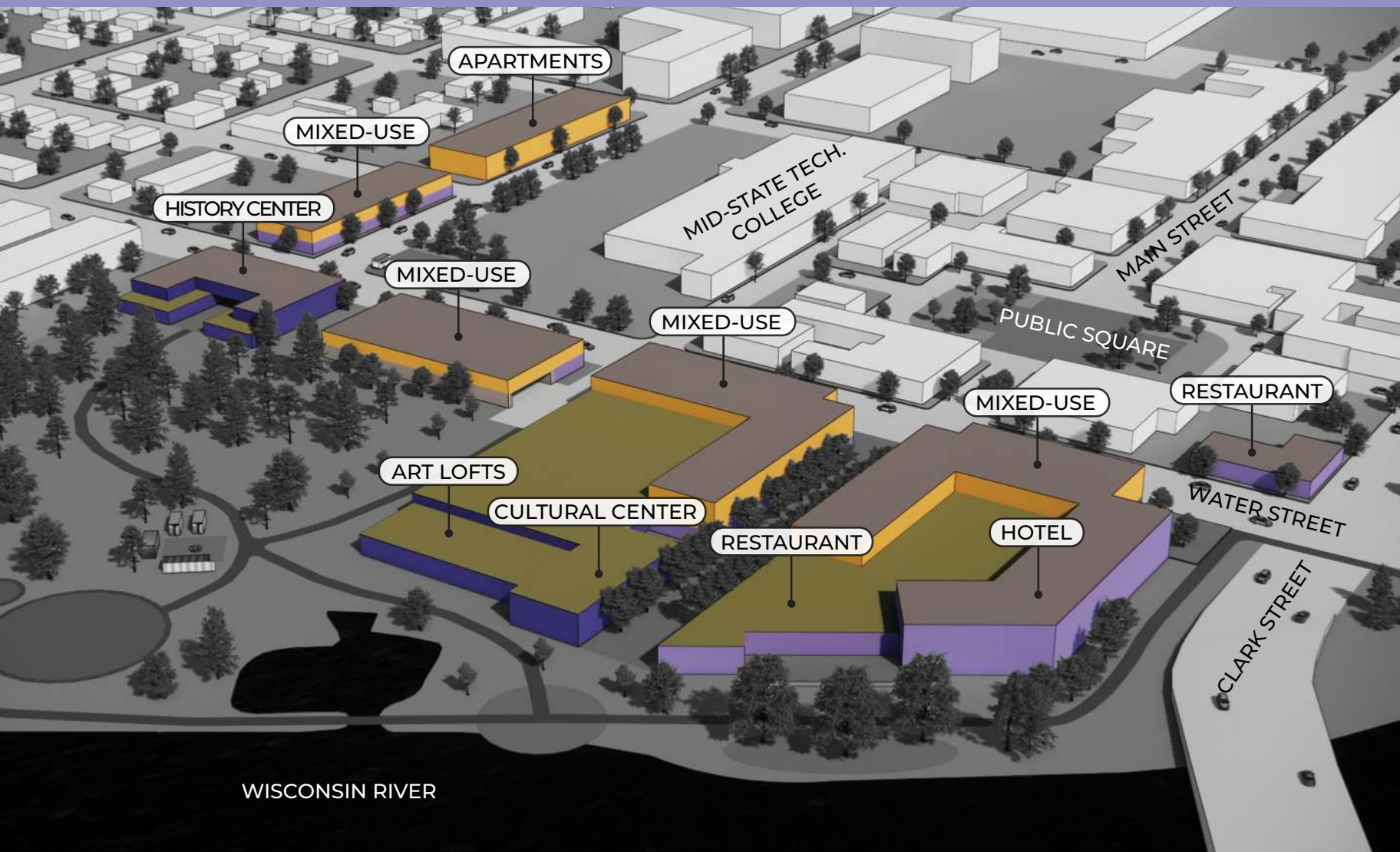
CULTURAL

PROPOSED BUILDINGS

COMMERCIAL

SOCIAL SPACES

DEVELOPMENTS



EXISTING BUILDINGS

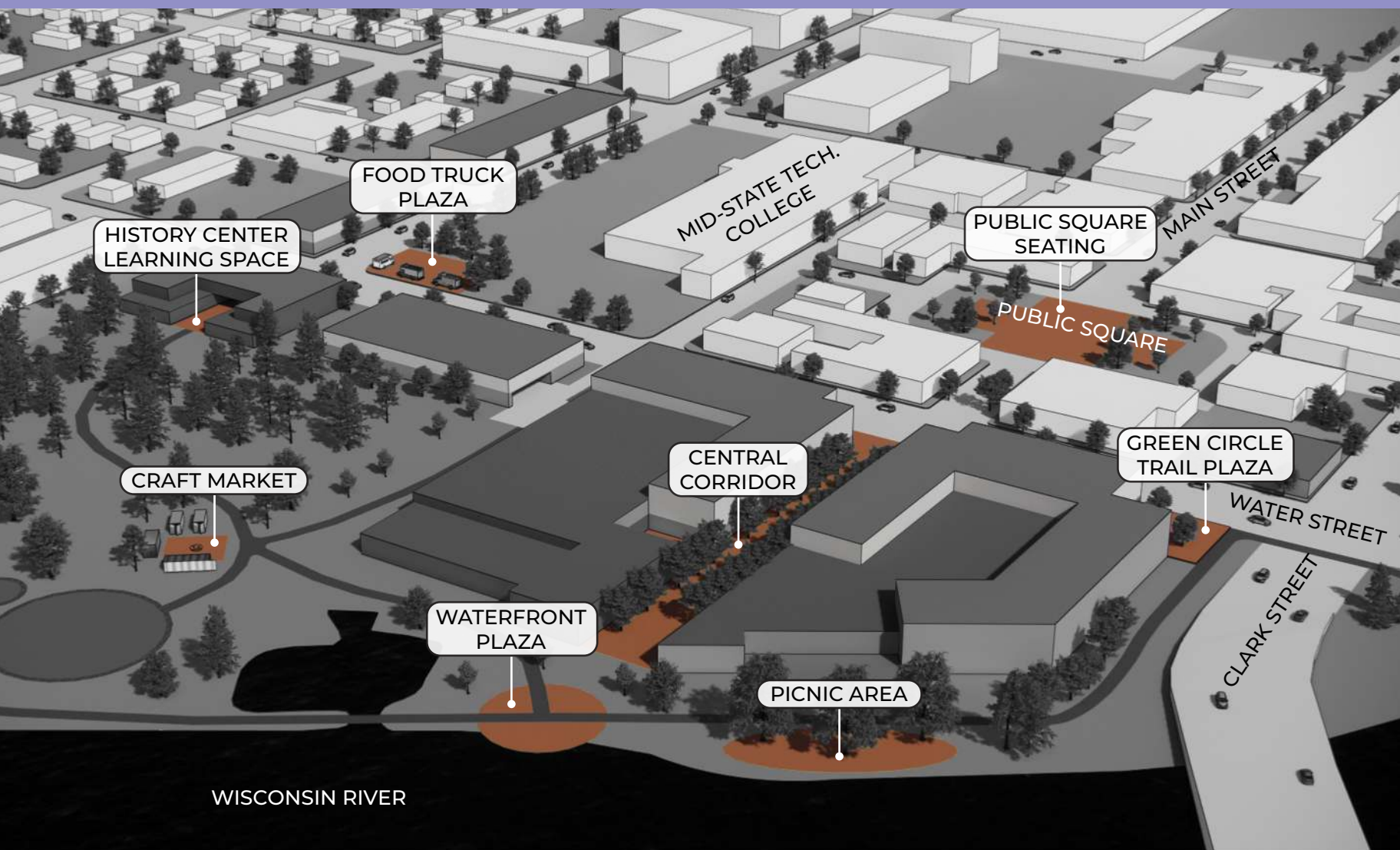
RESIDENTIAL

CULTURAL

PROPOSED BUILDINGS

COMMERCIAL

SOCIAL SPACES



EIGHT SOCIAL SPACES

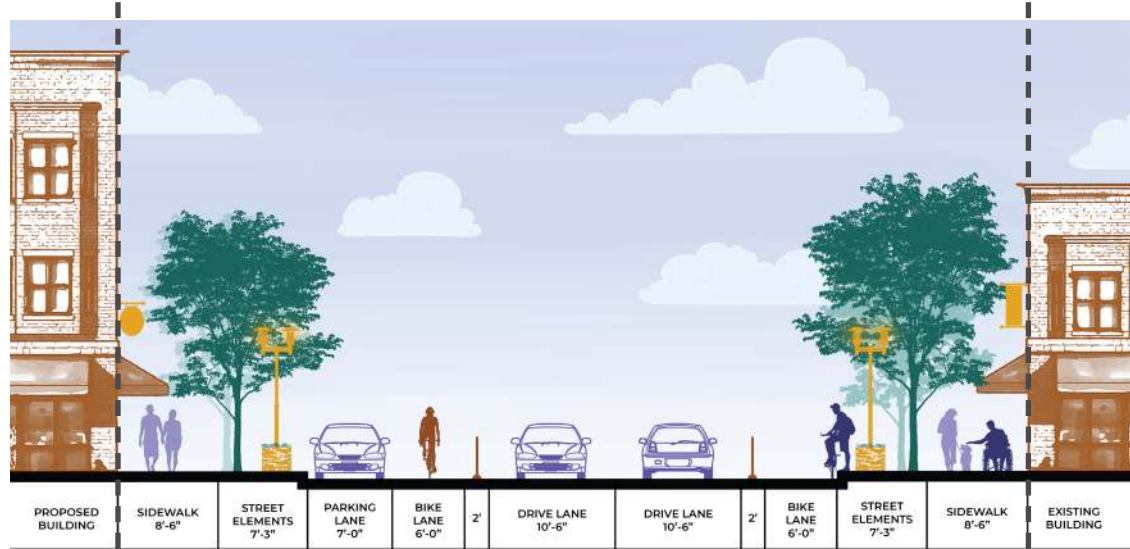
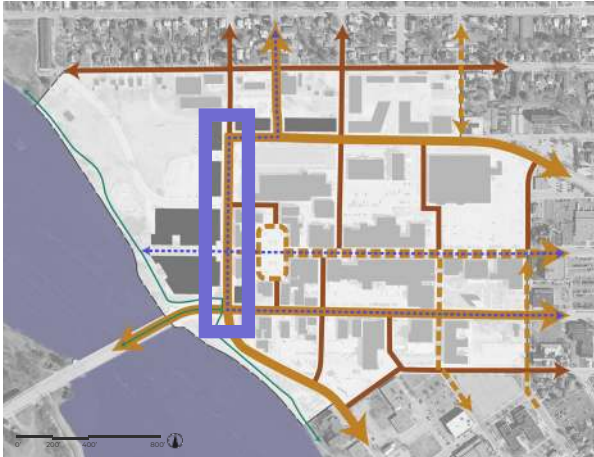
Built into proposed features or integrated into existing features

CIRCULATION

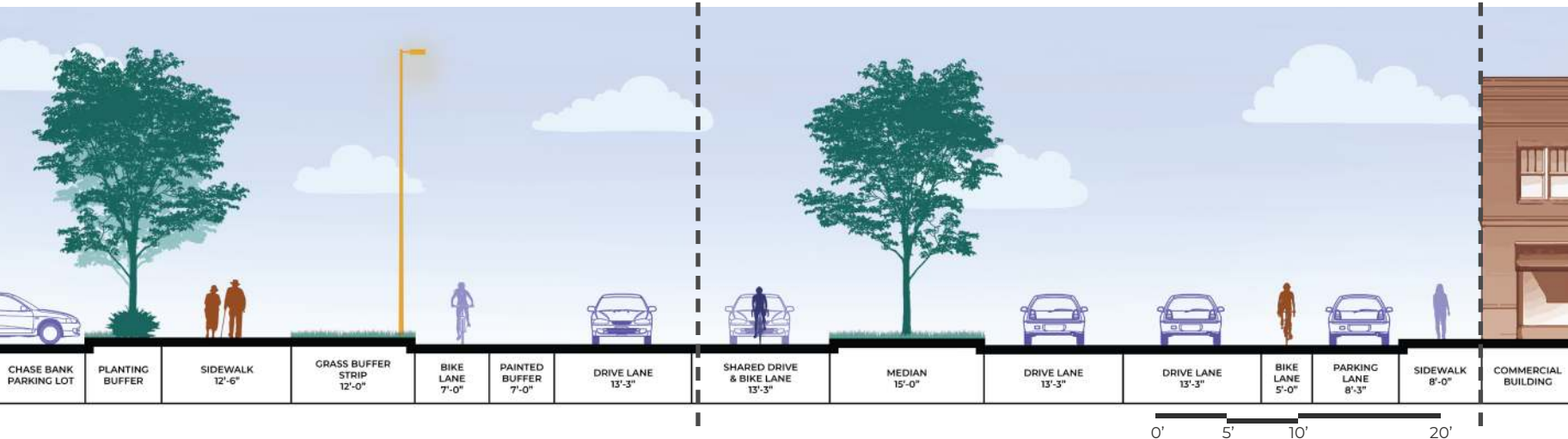


WATER ST.

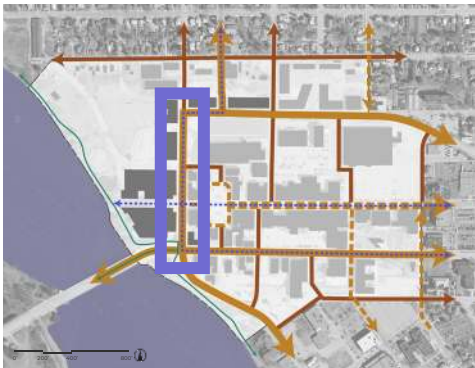
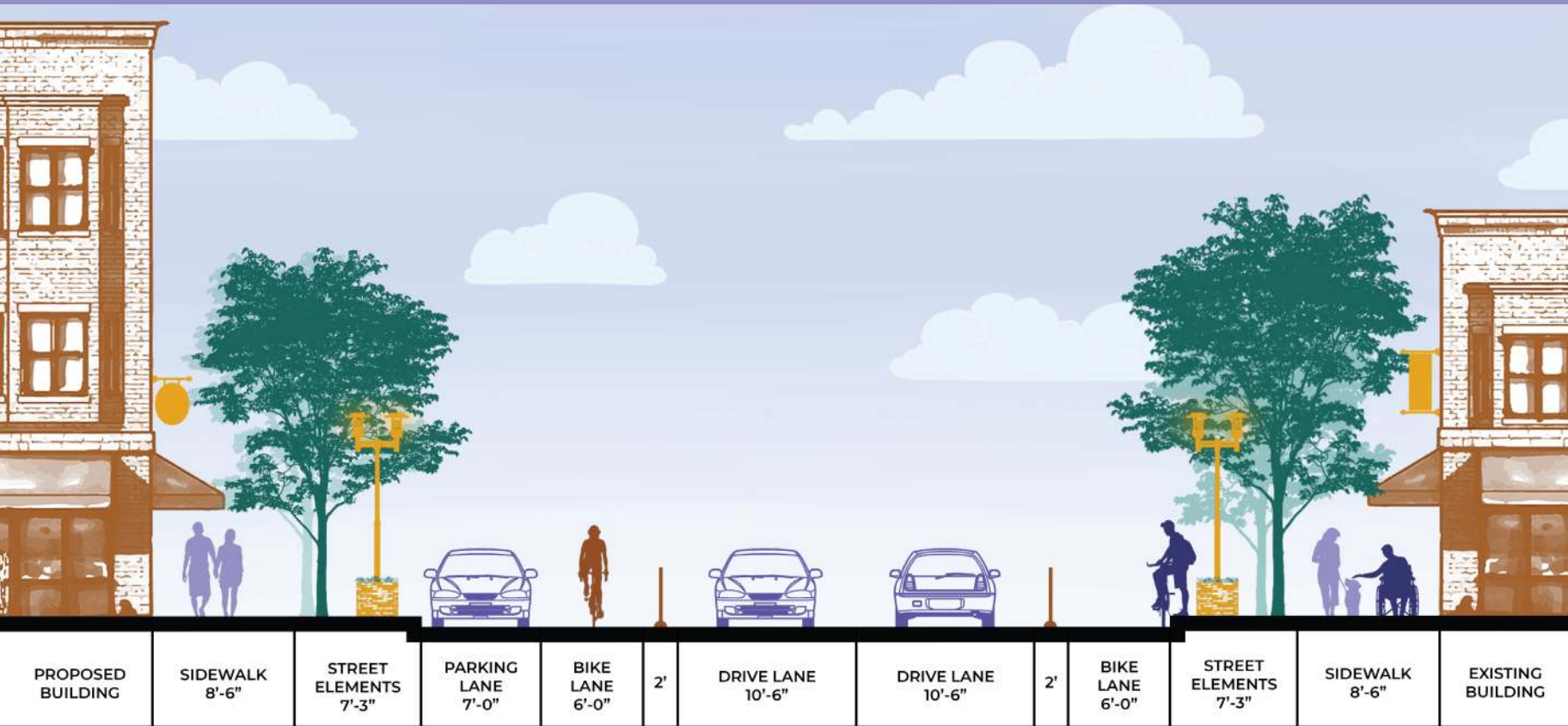
PROPOSED



EXISTING



WATER ST.



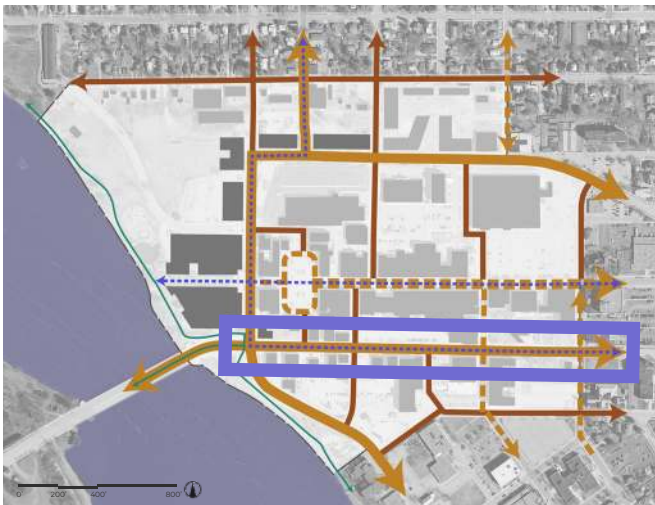
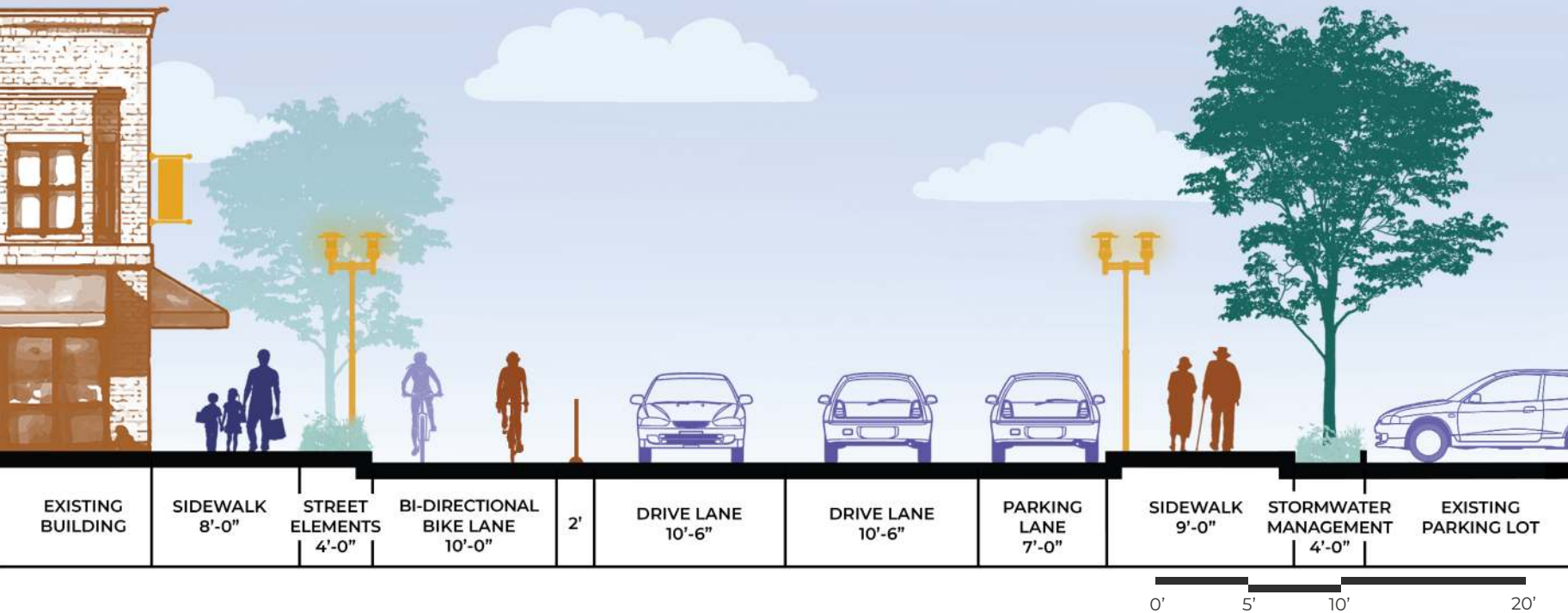
DESTINATION STREET

Bike lanes with physical barrier

Pedestrian-scale lighting

Awnings and signage on storefronts

CLARK ST.



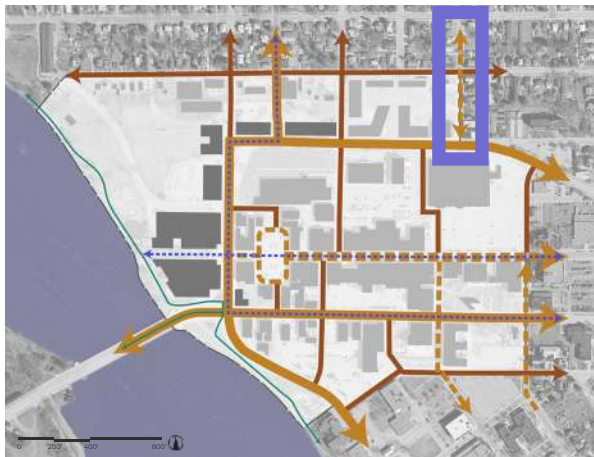
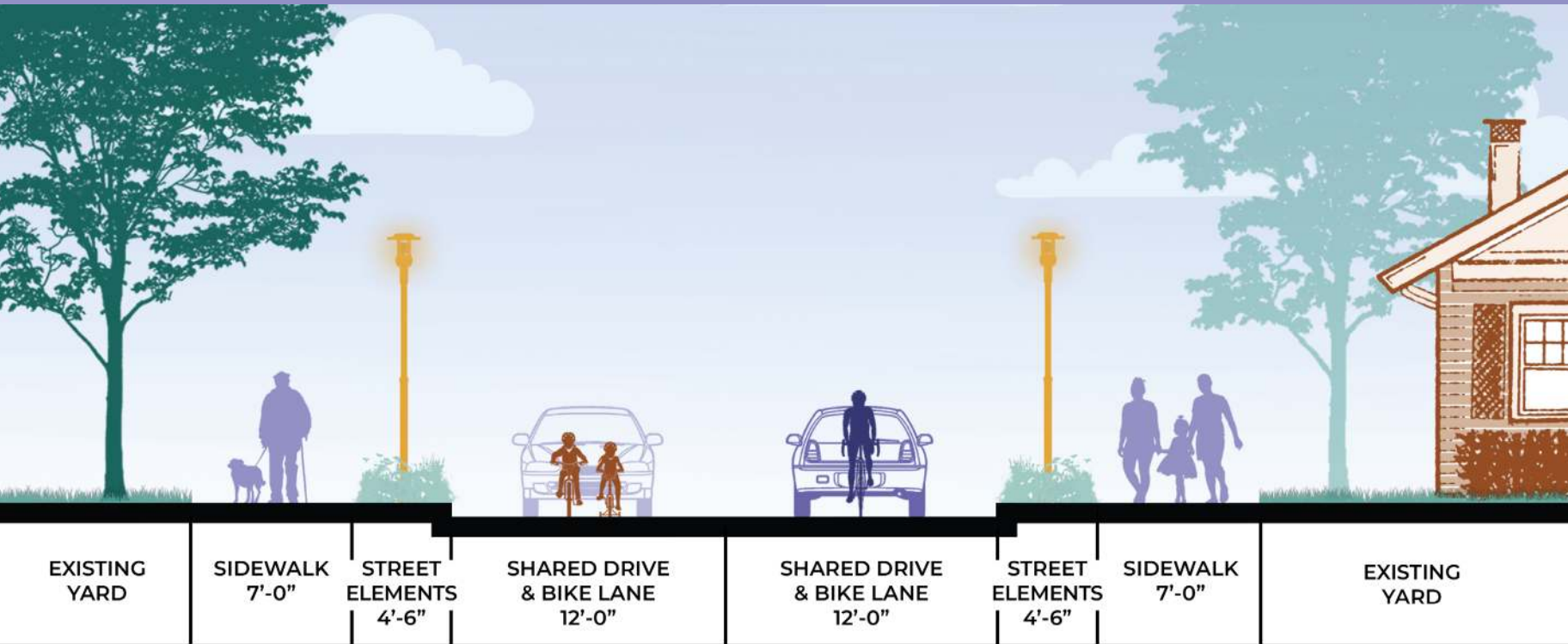
WALKABLE & FUNCTIONAL

Converted to two-way

Bi-directional bike lane

Stormwater management planting beds

UNION ST.



RESIDENTIAL CONNECTION

Connects residential neighborhood to downtown

Shared bike lanes

Slow and safe

SITE FOCUS AREA

SOCIAL WATERFRONT



SITE FOCUS AREA CONTEXT



SITE FOCUS AREA



PIFFNER PARK &
EXISTING CULTURAL
COMMONS

CROSBY STREET

RIVERFRONT
ARTS CENTER

GREEN CIRCLE TRAIL

CHASE
BANK

WATER STREET

PUBLIC
SQUARE

WISCONSIN
RIVER

CLARK STREET



SITE PLAN



PROGRAM

Buildings

Central Corridor

Art Lofts & Pathway

Waterfront Plaza

Picnic Area & Patio

SITE PLAN



PROGRAM

Buildings

- Central Corridor
- Art Lofts & Pathway
- Waterfront Plaza
- Picnic Area & Patio

SITE PLAN



PROGRAM

Buildings

Central Corridor

Art Lofts & Pathway

Waterfront Plaza

Picnic Area & Patio

SITE PLAN



PROGRAM

Buildings

Central Corridor

Art Lofts & Pathway

Waterfront Plaza

Picnic Area & Patio

SITE PLAN



PROGRAM

Buildings

Central Corridor

Art Lofts & Pathway

Waterfront Plaza

Picnic Area & Patio

SITE PLAN



PROGRAM

Buildings

Central Corridor

Art Lofts & Pathway

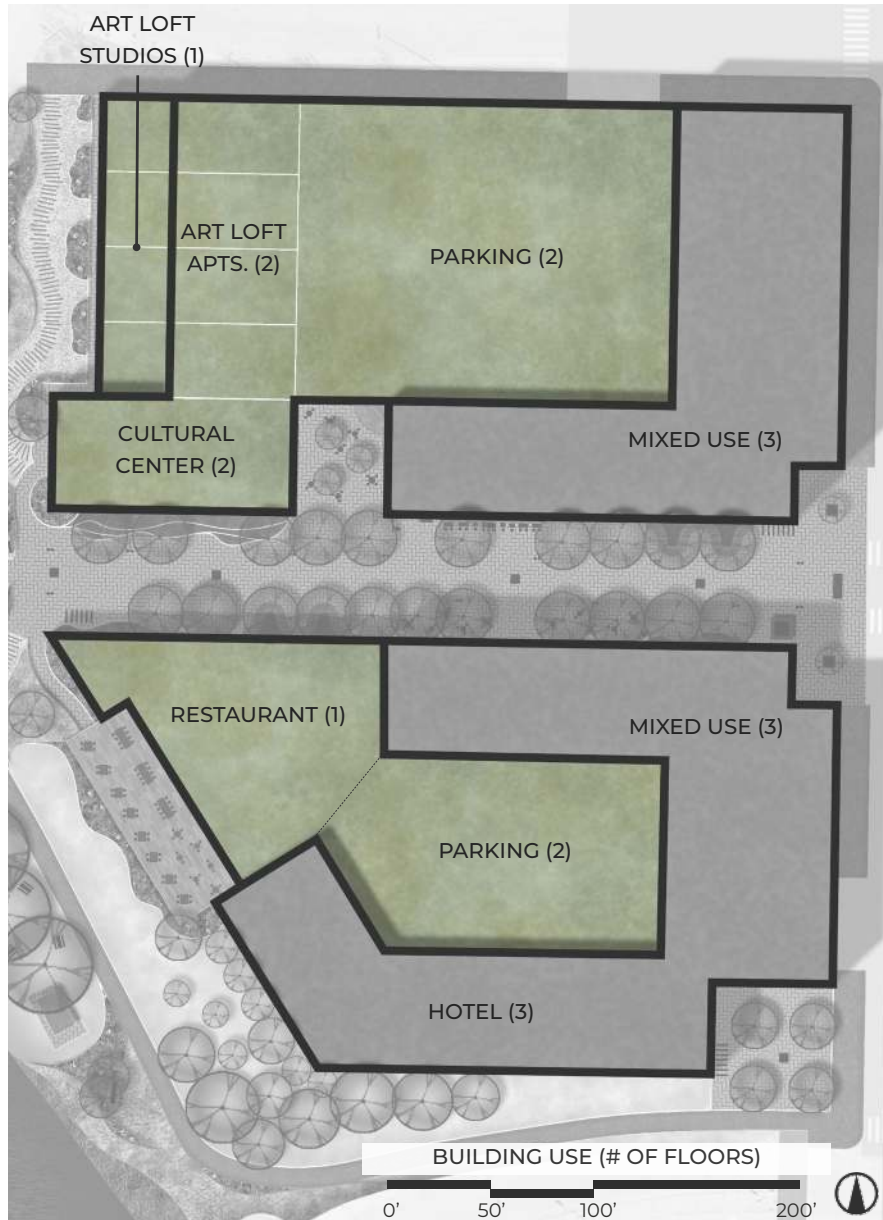
Waterfront Plaza

Picnic Area & Patio

SITE PLAN



SITE BUILDINGS



MIXED-USE HUBS

Bisected by existing honey locust allee

Residential, commercial, cultural uses

Central parking garages

Green roofs



CIRCULATION



VEHICLE

Water & Clark Streets
Parking garage entries

BICYCLE

Access from Main St.
Green Circle Trail

PEDESTRIAN

Building entrances
Green Circle Trail

CENTRAL CORRIDOR

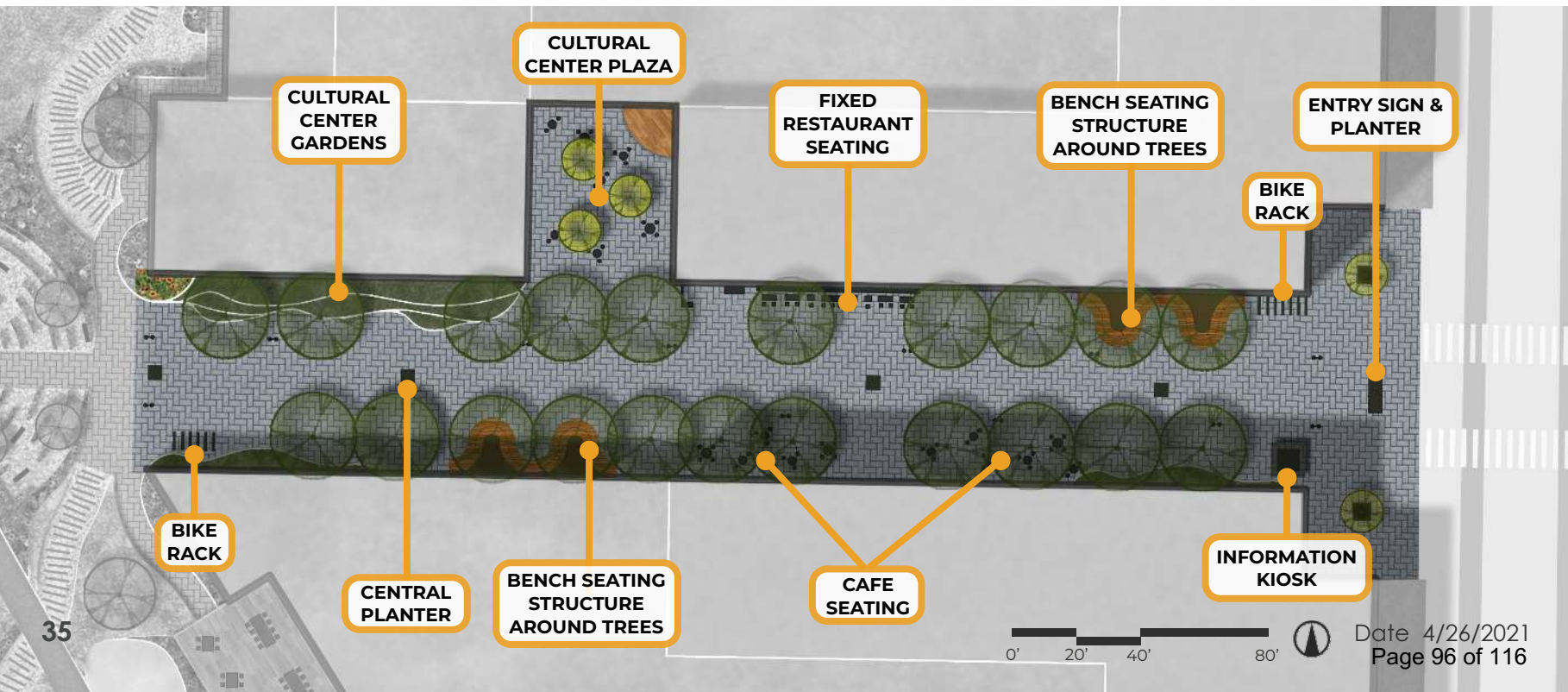


DOWNTOWN - WATERFRONT CONNECTION

Extension of Main Street

Logical, direct access

Urban streetscape features and social spaces



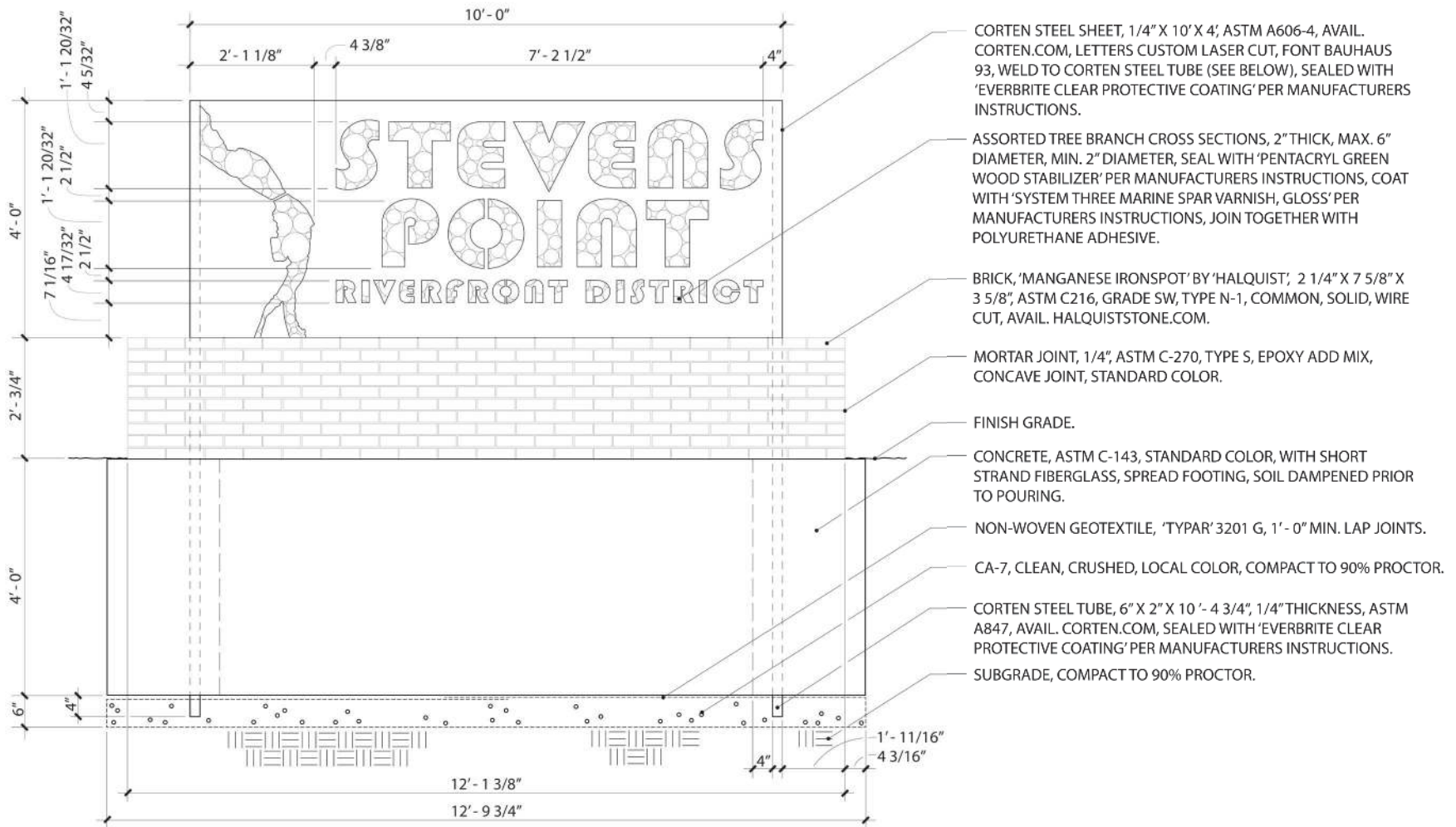
WATER ST. ENTRY

DOWNTOWN - WATERFRONT CONNECTION

Sign and planter is a focal point for visitors arriving at the corridor
“Riverfront District” gives the area an identity



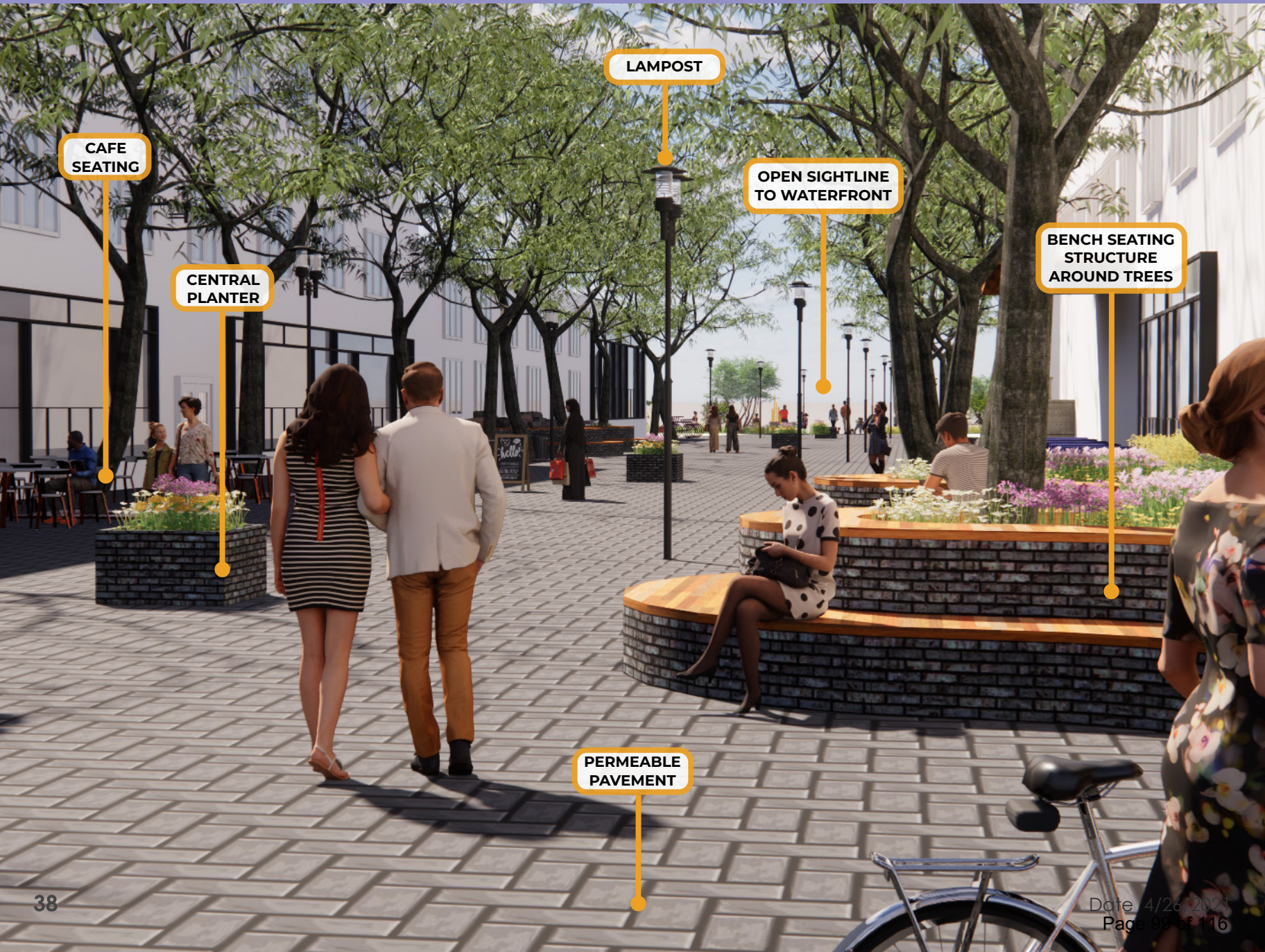
SIGN & PLANTER DETAIL



ENTRY SIGN AND PLANTER: FRONT ELEVATION

NOT TO SCALE

CENTRAL CORRIDOR



CAFE
SEATING

CENTRAL
PLANTER

LAMPOST

OPEN SIGHTLINE
TO WATERFRONT

BENCH SEATING
STRUCTURE
AROUND TREES

PERMEABLE
PAVEMENT

PLANTING DESIGN OVERVIEW

PLANTING MIXES



Northern Sedge Meadow



Sand Prairie



Wisconsin Wildflowers

Naturalize the river edge

Reduce stormwater runoff

Cultural and aesthetic benefit

TREES



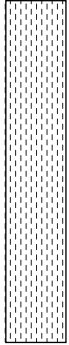
Several existing larger trees



Focus on adding small ornamentals
with year-round interest



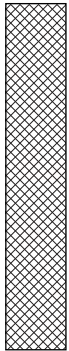
PLANTING DESIGN: MIXES



NORTHERN SEDGE MEADOW

Native Wisconsin wetland community

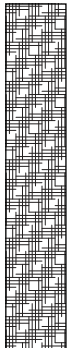
Naturalize river edge



SAND PRAIRIE

Native Wisconsin prairie community

Occurs upland from sedge meadow



WISCONSIN WILDFLOWERS

Native to Portage County

Bloom times throughout the growing season



PLANTING DESIGN: MIXES

NORTHERN SEDGE MEADOW

Sedges (45%)



Tussock sedge
Carex stricta



Few-seeded sedge
Carex oligosperma

Grasses (40%)



Canada bluejoint grass
Calamagrostis canadensis

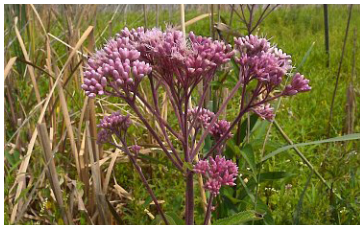


Marsh bluegrass
Poa palustris

Forbs (15%)



Grass-leaved goldenrod
Euthamia graminifolia



Spotted joe-pye weed
Eupatorium maculatum

SAND PRAIRIE

Sedges (20%)



Sand sedge
Carex muhlenbergii



Flat sedge
Carex schweinitzii

Grasses (50%)



Needle grass
Stipa spartea



Poverty-oat grass
Danthonia spicata

Forbs (30%)



Flowering Spurge
Euphorbia corollata



Western ragweed
Ambrosia psilostachya

PLANTING DESIGN: TREES

TREES

Several existing shade trees

Focus on small ornamentals

Year-round interest

Upper Plaza, Hotel, and specimens



Existing Tree



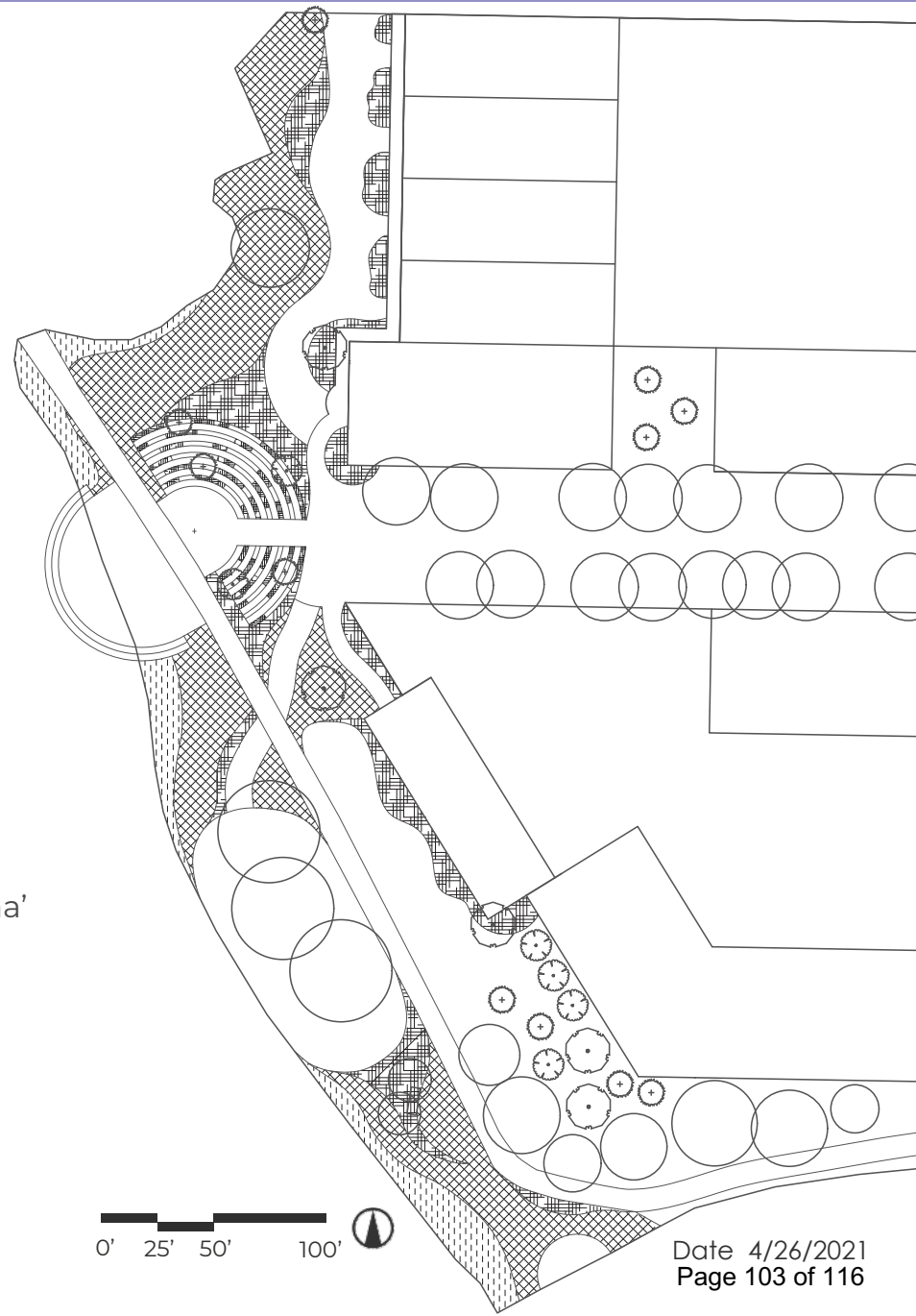
'Winter King' Green Hawthorn
Crataegus viridis 'Winter King'



Princess Diana Apple Serviceberry
Amelanchier x grandiflora 'Princess Diana'



Fox Valley® River Birch
Betula nigra 'Little King'



PLANTING DESIGN: TREES

SPRING

SUMMER

AUTUMN

WINTER

Princess Diana Apple Serviceberry *Amelanchier x grandiflora* 'Princess Diana'



'Winter King' Green Hawthorn *Crataegus viridis* 'Winter King'



Fox Valley® River Birch *Betula nigra* 'Little King'



ART LOFTS & PATHWAY AREA

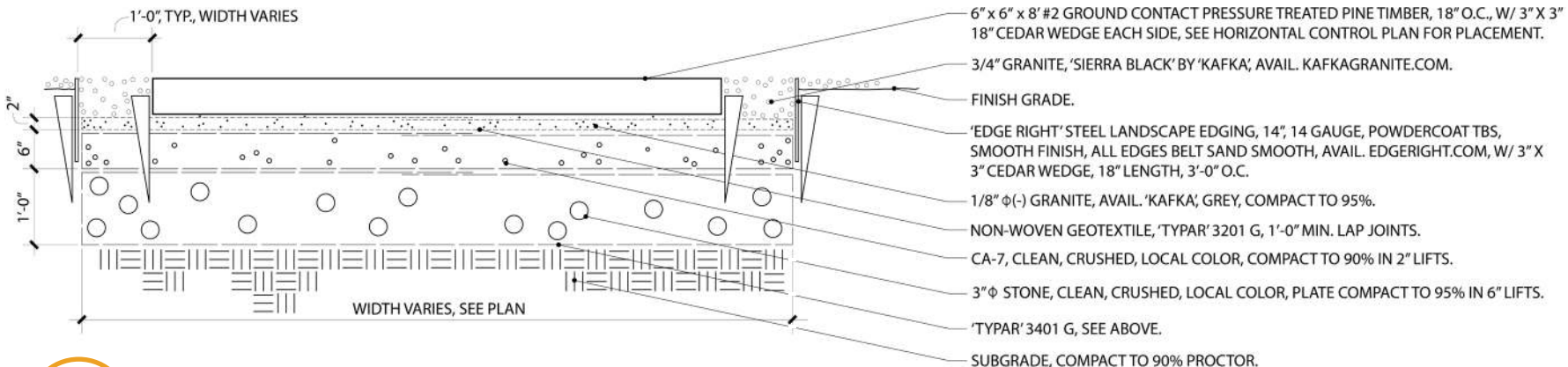


TIMBER & GRAVEL PATH

Reference to railroad history

Stormwater management

Individual Art Loft entrances



TIMBER AND GRAVEL PATHWAY

NOT TO SCALE

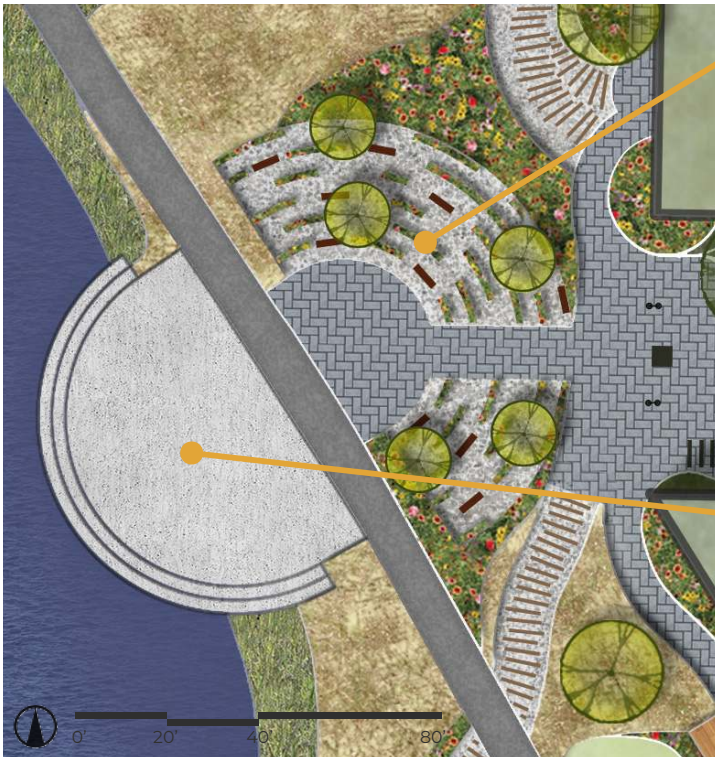
WATERFRONT PLAZA



WATERFRONT SOCIAL SPACE

Places to enjoy the Wisconsin River waterfront

Two spaces bisected by the existing Green Circle Trail



UPPER PLAZA

Small planting beds with bench seating

Quieter socialization

Space to display art by artists-in-residence

LOWER PLAZA

Direct waterfront access

Open sightlines to water from other site areas

UPPER PLAZA



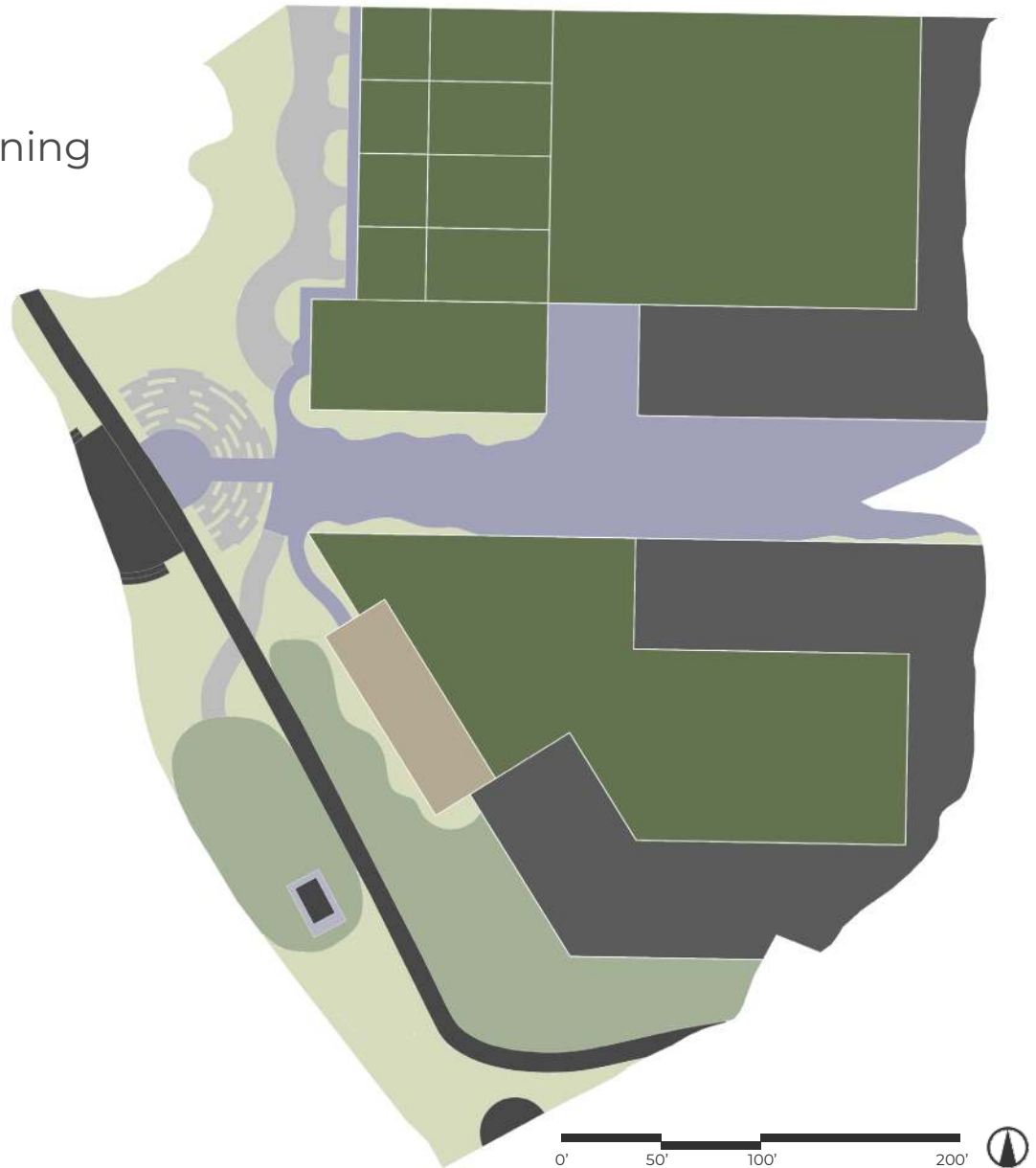
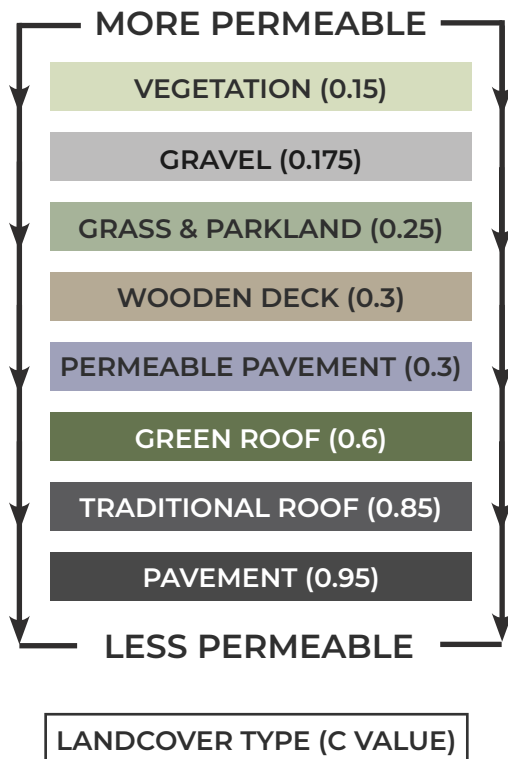
LOWER PLAZA



STORMWATER MANAGEMENT

RUNOFF REDUCTION

Prevent pollutants from running into Wisconsin River



STORMWATER MANAGEMENT

EXISTING CONDITIONS

Traditional roof structure



Excess impermeable pavement



Turf grass is dominant vegetation

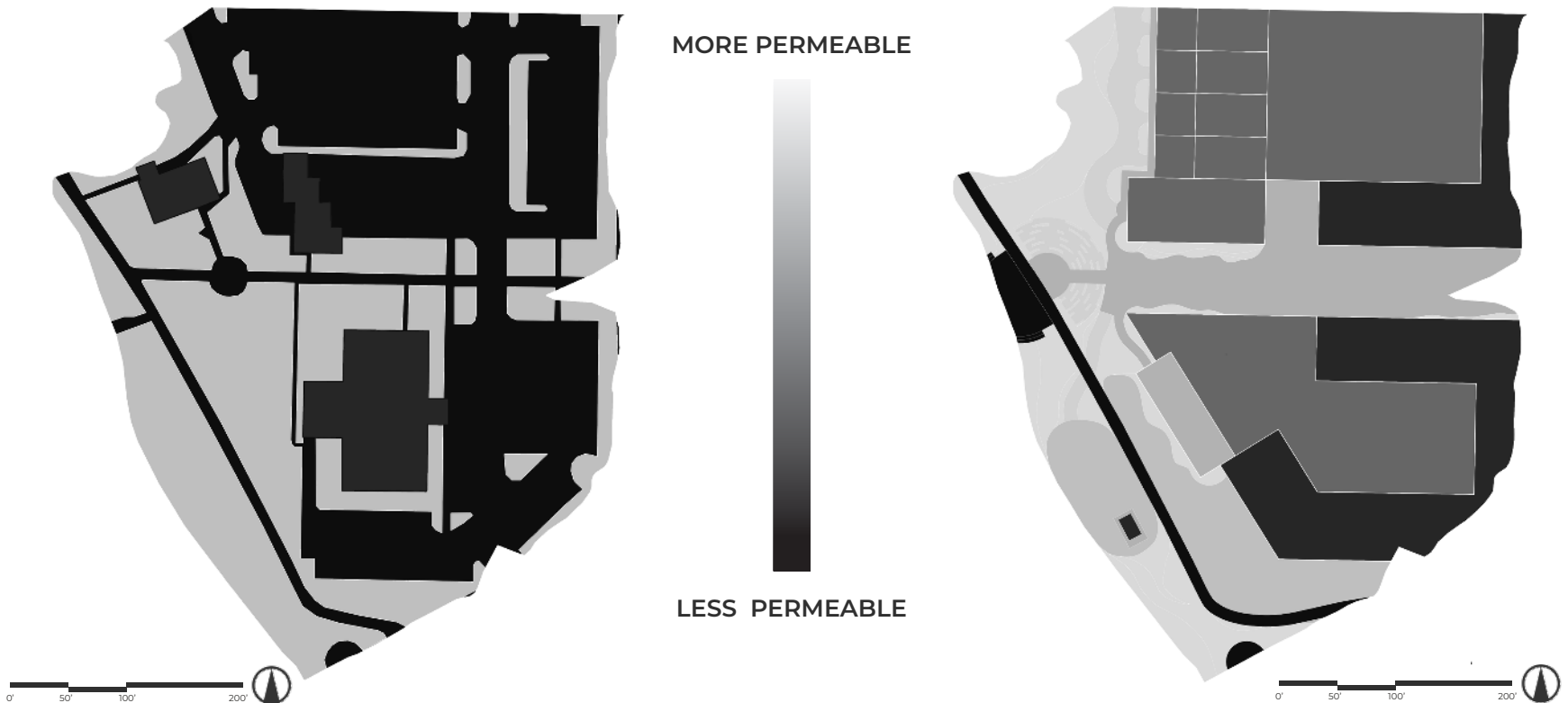


PROPOSED CONDITIONS

Addition of green roofs

Minimal pavement, permeable

Addition of planted areas



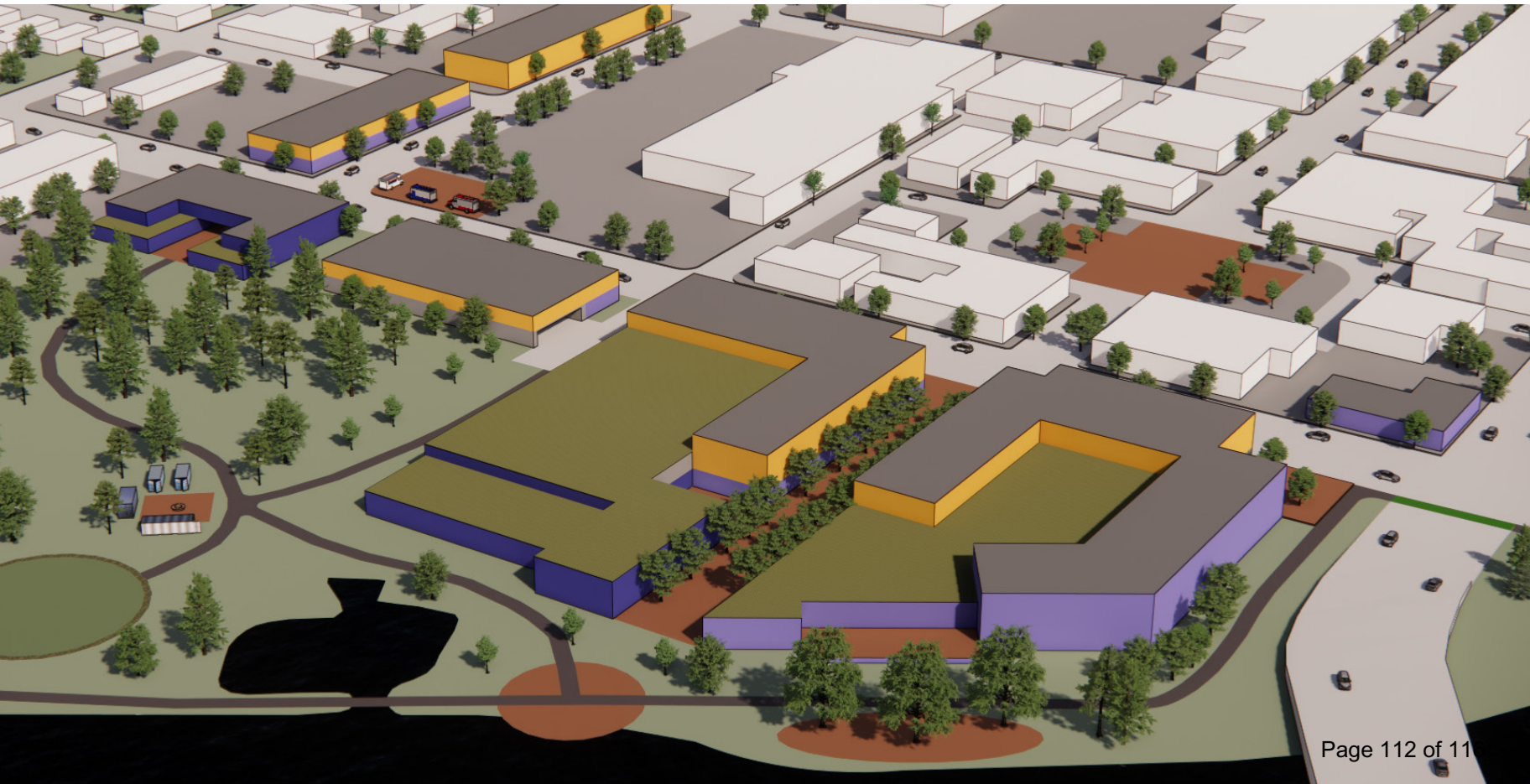
IMPACTS

DOWNTOWN - WATERFRONT CONNECTION

Downtown streets are safe for pedestrians and cyclists

Outdoor spaces for the community to socialize

Improved access to the Wisconsin River and to downtown Stevens Point



THANK YOU!

QUESTIONS?





MEMORANDUM

To: Plan Commission

From: Ryan Kernosky, Director of Community Development

Date: June 7, 2021

RE: **Monthly Director's Report**

Development Updates:

Point Motel/Lokre Development: The developer closed on the Point Motel property on May 28th. Demolition will occur in the coming weeks. Additionally, the City has purchased the Maytag Building and will be coordinating fire training with the SP Fire Dept. It is likely that building will be demolished in the coming weeks as well.

Northside Yard (1017 Third St): Framing is under construction for building two (SE corner of the building). The first disbursement of the CDI grant has occurred, second disbursement will occur in the coming months.

Berkshire Senior Housing (1443 Water Street): This project is complete.

Sentry Insurance Boutique Hotel: A Final Inspection is near, many of the finishes are still being finalized.

Delta Dental Corporate Headquarters: The building is framed out. HVAC and electrical work is currently under construction.

Lineage Logistics: Waiting final inspection of the office, temporary occupancy was issued for the warehouse portion of the building.

Wanta Live/Work: Belke House has been demolished. The Belke Lumber Building, adjacent small engine repair shop, and various out buildings have been identified to come down this winter. Developer is still working through financing for the project, but has a few leases lined up.

Doolittle Drive Duplex Development: Under Construction.

Convent Development: Developer was awarded ~\$1.4M in WHEDA Housing Tax Credits for the first phase of the project (convent and three townhomes). City staff is working with developer on the CDBG application for ~\$1M in assistance in purchasing the property.

Fox Theatre: Demo permit has been issued for interior demo. The Marquee has been removed.

Marshfield Clinic Addition: Framing is complete. Project is ongoing.

Special Projects Updates:

Targeted Area Master Plan – Downtown: City staff has worked with Vandewalle on an alternative plan to the WPS Superfund site. While the plan has been completed for a few months, we've been hopeful that we are going to be able to present the information in-person. Additionally, staff has provided the amended plan to Verso for their review of compliance with FIRC regulations.

Strategic Planning: The City's Strategic Planning Core Team and the consultant continue to work on the makings of this document. While the plan is nearly ready for public consumption, Department Heads will be the next group to review the document for additional buy-in before the document goes public.

Downtown Business Improvement District: Staff had been working on this project with the Downtown Business Alliance. A BID planning committee has been put together and we are working through the process of creating an operation/implementation plan.

City Comprehensive Plan & Zoning Code Update: The City's Comprehensive Plan is complete, but unadopted. City staff has asked Portage County Planning & Zoning to review the document for consistency. Once the City's Strategic Plan is completed, staff will work to compare the City's Comprehensive Plan with the City's Strategic Plan to ensure that those two documents are working together before final adoption. Once those two documents are finalized, staff will begin working on the Zoning Code Update to codify the recommendations made in the aforementioned planning documents.

WEDC Idle Sites Grant: MSTC and City staff have submitted a grant for the proposed Advanced Manufacturing Training Facility off of Coye Drive. The grant could award up to \$250,000 to the City and MSTC for site preparation and construction.

Housing Taskforce: As directed by the Council, City staff is currently putting together the outline for the creation of a housing taskforce. This will be on the June GGPP Committee meeting.

Public Policy Updates:

Accessory Dwelling Unit Code Amendment: Public hearing was held this evening.

Principal Structure Housing Size Minimums: Staff has researched what other communities have as housing minimums in similar zoning codes. We will likely have a document for consideration/discussion in a 2021 Plan Commission meeting.

Economic Development Updates:

2021 Construction Numbers: State-wide it appears that 2021 commercial/industrial construction will be significantly down from 2019/2020. Almost all of the slow-down indicates this is due to the COVID pandemic and the uncertainties of the future of the economy.

Stevens Point Home Sales: Through March 2021 year over year median home sale prices have been ~\$180,000, up 10.4%. The housing market continues to be competitive due to the lack of inventory. 62% of homes sold year over year have sold above the listing price. There has been some indication that demand is being reduced due to the competitive pricing and low inventory, which may indicate a price-correction for housing in sight.

Other Updates:

Edgewater Manor Relocation Coordinator: Roughly 50% of the residents at Edgewater Manor have either moved or have scheduled their move.

Misc: The Department is back to 'normal' operations – with no one working remotely.

Commercial Building Inspector Ximena Christianson is celebrating 6 years of employment with the City.

Associate Planner Adam Kuhn is celebrating 1 year of employment with the City.