



Our intention is to have in-person meetings going forward. For the time being, we will hold the City Committee Meetings, Plan Commission, Council and most others at the Community Room at 933 Michigan Avenue. This in-person location will meet the legal requirement for our open meetings.

We will have a virtual option available, but the technology for the hybrid style meeting may not be reliable all of the time.

Members

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

AGENDA

CITY PLAN COMMISSION

Date and Time:	December 6, 2021 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u> <u>Zoom Teleconferencing</u> Meeting ID: 837 7357 4733 Passcode: 840341 <u>By Computer:</u> https://us02web.zoom.us/j/83773574733?pwd=YjJPeElwV0ZNSGZWaGhOVU <u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on the Following:

2. Report of the November 1, 2021 meeting of the City Plan Commission.
3. Public Hearing and action on a request from Nick Bancuk, representing Stratton Capital Division, LLC, to modify an adopted conceptual plan for the planned development of an unaddressed parcel off of Division Street North (Parcel ID 281240829140021), consistent with Ch. 23.02(4)(2)(10).
4. A request from Nick Bancuk, representing Stratton Capital Division, LLC, for a Site Plan Review to construct two principal structures on an unaddressed parcel off of Division Street North (Parcel ID 281240829140021), consistent with Ch. 23.02(2)(f)(5)(b).
5. Approval of the Certified Survey Map and acceptance of dedicated land for right-of-way

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.

purposes - Union Street extension north of Maria Drive and Academy Avenue west of said Union Street extension.

6. Discussion Only: Accessory Dwelling Unit and Accessory Commercial Unit Ordinance.
7. Review and Consideration of the 2020 Housing Affordability Report.
8. October & November, 2021 Monthly Reports.
9. Director's Report.

Closing Section:

10. Adjourn

REPORT OF CITY PLAN COMMISSION

November 1, 2021 – 6:00 PM
In-Person & Zoom Conference Call Meeting

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

ALSO PRESENT: Director Kernosky, Associate Planner/Zoning Administrator Kuhn, Alderperson Keymer, Alderperson Leek, Alderperson Dalton, Ruth Pfiffner, Ryan Wanta, Oren Jakobson, Carol Molepske, Nick Bancuk, Brian Cummins, Steve Lane, Ruth Pfiffner, and unidentified audience members via Virtual Zoom Meeting.

INDEX:

Opening Section:

1. Roll call.

Discussion and possible action on the following:

2. Selection of a temporary chairperson for the November 1, 2021 meeting of the City Plan Commission.
3. Report October 4, 2021 meeting of the City Plan Commission.
4. Public Hearing and action on a request from Oren Jakobson, representing Upstream Cider LLC, for a conditional use permit to operate a small-scale alcohol production facility at 2041 Madison Street (Parcel ID 281240832403709), consistent with Ch. 23.02(2)(b)(3)(m).
5. Public Hearing and action on a request from Ryan Wanta, representing Great Northern Distilling, to rezone the properties at 1009 Second Street (Parcel ID 281240832200405), an unaddressed parcel bounded by Second Street, Third Street and Portage Street (Parcel ID 281240832200422) and an unaddressed parcel bounded by Second Street and Third Street (Parcel ID 281240832200423) from "B-2" Central Business Transition to "PD" Planned Development.
6. Public Hearing and action on a request from Ryan Wanta, representing Great Northern Distilling, for a conditional use permit to operate a small-scale alcohol production facility at 1009 Second Street (Parcel ID 281240832200405) and an unaddressed parcel bounded by Second Street, Third Street and Portage Street (Parcel ID 281240832200422), consistent with Ch. 23.02(2)(b)(3)(m).
7. A request from Ryan Wanta, representing Great Northern Distilling, for a Site Plan Review to construct a principal structure at 1009 Second Street (Parcel ID 281240832200405) and an unaddressed parcel bounded by Second Street, Third Street and Portage Street (Parcel ID 281240832200422), consistent with Ch. 23.02(4)(b)(1)(2).
8. A request from the Redevelopment Authority of the City of Stevens Point to sell 23,381 square feet of property located at 1009 Second Street (Parcel ID 281240832200405), and an unaddressed parcel bounded by Second Street, Third Street and Portage Street (Parcel ID 281240832200422).
9. Discussion Only: Accessory Dwelling Unit and Accessory Commercial Unit Ordinance
10. Director's Report.

Closing Section:

11. Adjourn.
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Opening Section:

1. Roll call.

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

Discussion and possible action on the following:

2. Selection of a temporary chairperson for the November 1, 2021 meeting of the City Plan Commission.

Motion by Commissioner Hoppe to nominate Dave Cooper as temporary chairperson for the November 1, 2021 meeting of the City Plan Commission; seconded by Commissioner Arntsen.

Motion carried 6-0.

3. Report of October 4, 2021 meeting of the City Plan Commission.

Motion by Commissioner Arntsen to approve the report of the October 4, 2021 Plan Commission meeting; seconded by Commissioner Haines.

Motion carried 6-0.

4. Public Hearing and action on a request from Oren Jakobson, representing Upstream Cider LLC, for a conditional use permit to operate a small-scale alcohol production facility at 2041 Madison Street (Parcel ID 281240832403709), consistent with Ch. 23.02(2)(b)(3)(m).

Associate Planner/Zoning Administrator Kuhn summarized the request for a conditional use permit to operate a small-scale alcohol production facility, including a taproom for sales, at 2041 Madison Street. It was noted that the applicant had previously come before the commission for a similar request. In addition to the request at hand, the applicant was also working with the City Clerk to acquire appropriate licensing. After review, staff had no concerns and recommended approval with the conditions outlined in the staff report.

Chairperson Cooper declared the public hearing open.

Oren Jakobson (1579 Church St), one of the managing partners of Upstream Cider, thanked the commission for their request consideration. While they still had several aspects of the project to complete, they were looking forward to completing the redevelopment and opening the taproom and café to the public. He noted that they had not run into issues at their previous locations and would be even more contained at the Madison Street location.

Chairperson Cooper declared the public hearing closed.

Commissioners made the following comments:

1. Inquiry as to whether comments or concerns had been submitted for Upstream Cider's previous operations, to which staff stated that they had not received any negative complaints.
2. Inquiry on landscaping for the overall collective redevelopment, to which staff noted approval condition one would require a parking plan be submitted. That plan would then determine landscaping requirements.

Motion by Commissioner Arntsen to approve the request from Oren Jakobson, representing Upstream Cider LLC, for a conditional use permit to operate a small-scale alcohol production facility at 2041 Madison Street (Parcel ID 281240832403709), consistent with Ch. 23.02(2)(b)(3)(m) with the following:

1. **The applicant shall submit a final parking lot plan to Community Development staff showing parking stalls, driveways and landscaping proposed on the property that meets applicable Zoning Code requirements.**
2. **The applicant shall obtain appropriate state and local licenses regarding the operation of an alcohol production facility and a tasting room.**

3. **The applicant shall meet applicable Building Code requirements in operating the proposed use. Building improvements shall be subject to the review and approval of the Commercial Building Inspector.**
4. **A building permit shall be obtained prior to any additional construction on the property.**
5. **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 Ryan Wanta, representing Great Northern Distilling, to rezone the properties at 1009 Second Street (Parcel ID 281240832200405), an unaddressed parcel bounded by Second Street, Third Street and Portage Street (Parcel ID 281240832200422) and an unaddressed parcel bounded by Second Street and Third Street (Parcel ID 281240832200423) from "B-2" Central Business Transition to "PD" Planned Development.

Associate Planner/Zoning Administrator Kuhn briefly explained that the Belke Lumber building had been demolished which had ultimately paved the way for additional reconfiguration of parcel boundaries in preparation for development. The applicant, representing Great Northern Distilling, had several requests on the agenda pertaining to the relocation and construction of Great Northern Distilling's new facility. The proposed structure would be 2 stories in height, and approximately 8,200 square feet. The initial floor would hold a production area and tasting room, with the second floor housing an event room. After providing a site overview, summarizing deviations from the Zoning Code and building renderings, staff stated that the proposed met the intent of the City's Comprehensive Plan, and no additional concerns were noted. They recommended approval of the rezoning request and zoning deviations.

Chairperson Cooper declared the public hearing open.

Nick Bancuk (404 Franklin St, Wausau), with Marathon Technical Services and project engineer for this project, made himself available for questions.

Chairperson Cooper declared the public hearing closed.

Commissioners made the following comments:

1. General inquiry made relating to parking, and whether staff felt the 6 spaces proposed would be sufficient, to which staff confirmed that the on-site parking, coupled with street parking and the surrounding municipal lots, would satisfy parking needs.
2. Inquiry as to whether there had been any consideration to alternative zoning instead of the PDD/PUD, and if so, why had it not been pursued. Staff explained that other zoning classifications had been considered, however they each had contributed to additional restrictions, such as on-site parking limitations. Additionally, they had needed a zoning that would help encompass the historic and unique nature of the site as it was located with the downtown's historic Design Review District. It was expected that future higher density projects within the downtown may also not fit under the existing districts.
3. Inquiry as to whether the PDD zoning classification was directly or incidentally related to the live-work units proposed to go in to the south, to which staff explained that while they were two separate projects, they were taking a super planning approach to the whole block and that had been taken into consideration.
4. Comment that the type of infill development was what residents wanted. It would draw people to the downtown and provided an opportunity to plan the whole area.
5. Inquiry as to whether the zoning would be reset to the underlying zoning if there was a change in use or significant changes to the proposed structure. Staff explained that the underlying zoning and uses allowed would still apply to the overall lot, however any significant changes would trigger the request

to come back before the commission for approval, like what they recently had to do with the carwash on Division Street.

Motion by Commissioner Hoppe to approve the request from Ryan Wanta, representing Great Northern Distilling, to rezone the properties at 1009 Second Street (Parcel ID 281240832200405), an unaddressed parcel bounded by Second Street, Third Street and Portage Street (Parcel ID 281240832200422) and an unaddressed parcel bounded by Second Street and Third Street (Parcel ID 281240832200423) from "B-2" Central Business Transition to "PD" Planned Development with the following:

1. **A zero-foot pavement setback shall be provided along the southern lot line, western lot line and the northern lot line between the principal structure and the property addressed as 1001 Second Street.**
2. **A zero-foot pavement setback shall be provided along all lot lines for the unaddressed parcel defined as Parcel ID 281240832200423.**
3. **The cumulative size of wall signs shall be allowed to exceed the maximum 500 square feet that is allowed within the "B-2" District.**

seconded by Commissioner Arntsen

Motion carried 6-0.

6. Public Hearing and action on a request from Ryan Wanta, representing Great Northern Distilling, for a conditional use permit to operate a small-scale alcohol production facility at 1009 Second Street (Parcel ID 281240832200405) and an unaddressed parcel bounded by Second Street, Third Street and Portage Street (Parcel ID 281240832200422), consistent with Ch. 23.02(2)(b)(3)(m).

While most of the summary occurred under Agenda Item 5, Associate Planner/Zoning Administrator Kuhn summarized details for the interior of the facility. After review, staff found no concerns and recommended approval of the conditional use permit to operate a small-scale alcohol production facility with conditions outlined in the staff report.

Chairperson Cooper declared the public hearing open.

Brian Cummins (343 County Road E), founder of Great Northern Distilling provided additional information on fire suppression details and safety protocols.

Chairperson Cooper declared the public hearing closed.

Commissioners made the following comments:

1. Inquiry whether there were any concerns with having flammable materials downtown, to which staff explained that the concerns had been discussed extensively and there would be additional requirements for fire suppression and separation under the building code. Staff noted additional fire planning on the site plan.

Motion by Commissioner Arntsen to approve the request from Ryan Wanta, representing Great Northern Distilling, for a conditional use permit to operate a small-scale alcohol production facility at 1009 Second Street (Parcel ID 281240832200405) and an unaddressed parcel bounded by Second Street, Third Street and Portage Street (Parcel ID 281240832200422), consistent with Ch. 23.02(2)(b)(3)(m) with the following conditions:

1. **Staff shall have the ability to approve minor amendments to the approved site plan.**

seconded by Commissioner Haines

Motion carried 6-0.

7. A request from Ryan Wanta, representing Great Northern Distilling, for a Site Plan Review to construct a principal structure at 1009 Second Street (Parcel ID 281240832200405) and an unaddressed parcel bounded

by Second Street, Third Street and Portage Street (Parcel ID 281240832200422), consistent with Ch. 23.02(4)(b)(1)(2).

While most of the summary occurred under Agenda Item 5, Associate Planner/Zoning Administrator Kuhn summarized additional details for the site plan review including an open-air patio space, planned alleyway, trash enclosure, parking requirements, and possibility of bicycle racks. For reference, the overall site plan was on pages 60-74 of the agenda packet. Staff recommended approval with conditions outlined in the staff report.

Chairperson Cooper asked for comments from the audience, to which there were none.

Ryan Wanta (E1750 Kind Rd, Waupaca), representing Great Northern Distilling, explained that they intended to also cap the soil to prevent the migration of any possible containments of trace metals that may be left, which was also related to the zero-setback request.

Motion by Commissioner Cooper to approve request from Ryan Wanta, representing Great Northern Distilling, for a Site Plan Review to construct a principal structure at 1009 Second Street (Parcel ID 281240832200405) and an unaddressed parcel bounded by Second Street, Third Street and Portage Street (Parcel ID 281240832200422), consistent with Ch. 23.02(4)(b)(1)(2) with the following conditions:

1. Refuse storage shall be constructed with masonry materials that complement the principal structure. A final design shall be submitted to Community Development staff for review and approval.
2. The applicant shall submit final details on proposed landscaping for the property, subject to the review and approval of Community Development staff meeting applicable Zoning Code requirements.
3. A Knox box shall be installed on the building that is reviewed and approved by the City Fire Marshal if fire alarms or sprinklers are provided.
4. An erosion control permit shall be obtained and appropriate erosion control facilities shall be installed prior to the start of land disturbance, subject to the review and approval of the Utilities Department.
5. The required van accessible parking stall shall meet applicable design, striping and signage requirements meeting applicable requirements of the Americans with Disabilities Act Accessibility Guidelines.
6. A building permit shall be obtained prior to the start of construction.
7. Staff shall have the ability to approve minor amendments to the approved site plan.

seconded by Commissioner Hoppe

Motion carried 6-0.

8. A request from the Redevelopment Authority of the City of Stevens Point to sell 23,381 square feet of property located at 1009 Second Street (Parcel ID 281240832200405), and an unaddressed parcel bounded by Second Street, Third Street and Portage Street (Parcel ID 281240832200422).

Director Kernosky explained that the Redevelopment Authority had owned the property since 2018, and they were in the process of subdividing the parcel and selling as presented to Great Northern Distilling.

Chairperson Cooper asked for comments from the audience.

Alderman Keymer (District Three) asked for clarification on which lots were being sold, to which staff explained that Lot 1 would be subdivided into 2 lots, with (1) portion of the newly split lot being sold to Great Northern Distilling, and the City retaining the remainder. Lot 2 would not be sold. The proposed alleyway would remain dedicated right-of-way and remain under the ownership of the City.

Motion by Alderperson Kneebone to approve the request from the Redevelopment Authority of the City of Stevens Point to sell 23,381 square feet of property located at 1009 Second Street (Parcel ID 281240832200405), and an unaddressed parcel bounded by Second Street, Third Street and Portage Street (Parcel ID 281240832200422); seconded by Commissioner Arntsen.

Motion carried 6-0.

9. Discussion Only: Accessory Dwelling Unit and Accessory Commercial Unit Ordinance

Director Kernosky summarized the timeline of drafting the Accessory Dwelling Unit and Accessory Commercial Unit Ordinance, as well as reviewing the latest additions and updates based on feedback received from the commission and public.

Chairperson Cooper asked for comments from the audience.

Ruth Pfiffner (708 Ridge Rd) reiterated her opposition against the use and noted a large opposition in District Eight. Inquired on the possibility of having a sort of HOA (Homeowner's Association) in the area, like what District Three had. Staff indicated that District Three had OMNA (Old Main Neighborhood Association), which had no legal authority, but rather was group of neighbors who got together on a regular basis.

Carol Molepske (2125 Clark St) reiterated her opposition against the use, noting that the ordinance had not changed much from the initial draft and would negatively impact the characteristics of existing neighborhoods. Allowing the use would also infringe on the privacy of surrounding property owners. Stated that residents were not being notified of meetings appropriately.

Alderperson Leek (District Eight) confirmed that District Eight was strongly opposed to the ordinance change.

Steve Lane (524 Indiana Ave) inquired on whether parking requirements had been adjusted to which staff explained that the Zoning Code would require 1 stall for accessory dwelling units. Parking would adhere to requirements under the Zoning Administrator. Agreed it would cause privacy issues.

Commissioners made the following comments:

1. Inquiry as to whether there was a mechanism to have neighborhoods or districts opt out, like via an association. Staff indicated that HOA's were typically governed by private bodies and the City did not get involved with HOA issues. Also, the City's Zoning Code would remain the overarching authority on land use.
2. Inquiry on whether a historic district could be excluded, to which staff noted that there were additional safeguards within the Historic Districts.
3. It was noted that District Nine was not majority opposed to the allowing the use, and most of the district resident concerns had been addressed.
4. Inquiry to explain the motivation for drafting the ordinance, noting that there did not seem to be a public outcry for ADU/ACU's. Staff explained that allowing the use had been on the back burner for many years via direction provided.
5. Inquiry as to what goal would be satisfied in permitting the use. Staff stated that the 2017 Housing Study recommended adding more density to overall development, and having the use would be a way to satisfy that recommendation.
6. Suggestion to have a more scaled down version, such as trying the use in one district and perhaps only ACU's first, then revisiting it in a year once there was a better understanding of potential issues. Staff cautioned against placing any sunset clauses, but confirmed it could be scaled back if that is the direction of the commission and council.
7. Clarification provided on the previous suggestion, noting that a sunset clause would not be intended. Rather, selecting one district to have ADU's as a conditional use permit.

8. Inquiry as to what percentage of properties would meet the updated requirements, to which staff indicated that they could move forward with drafting the information and bring it forward for review and discussion.

No action was taken.

10. 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

Closing Section:

11. Adjourn.

Meeting adjourned at 7:11 PM.

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

Administrative Staff Report

Amend Planned Development Conceptual Plan
Site Plan Review
Division Street North & Maria Drive
December 6, 2021



Department of Community
Development

Applicant(s): - Nick Bancuk, representing Stratton Capital Division, LLC Staff: - Ryan Kernosky, Director rkernosky@stevenspoint.com - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281240829140021 Zone(s): "PD" Planned Development District Master Plan: - Commercial/Office/Multi-Family Council District: - District 11 Ald. Morrow Lot Information: - Frontage: 462.06 ft. - Depth: 200 ft. - Lot Size: 87,203.8 sq. ft. (2 ac.) Current Use: - Vacant Applicable Regulations: 23.02(4)(2)(10)	Request - Public Hearing and action on a request from Nick Bancuk, representing Stratton Capital Division, LLC, to modify an adopted conceptual plan for the planned development of an unaddressed parcel off of Division Street North (Parcel ID 281240829140021), consistent with Ch. 23.02(4)(2)(10). - A request from Nick Bancuk, representing Stratton Capital Division, LLC, for a Site Plan Review to construct two principal structures on an unaddressed parcel off of Division Street North (Parcel ID 281240829140021), consistent with Ch. 23.02(2)(f)(5)(b). Attachment(s) - Application - Plans Findings of Fact - The former K-Mart business has been demolished and the parcel has since been split into three lots. - One parcel, which fronts Maria Drive, has since been developed to accommodate apartment complexes. The adjacent parcel to the north remains undeveloped. - In 2019, the three lots were rezoned to "PD" Planned Development to allow for increased flexibility in meeting key Zoning Code standards while maintaining a cohesive and quality site development. As part of the rezoning, the parcel abutting Maria Drive would be developed to contain two apartment buildings, while the subject property would be developed to contain a shopping center housing two retail tenant spaces. - The property is also located within the "B-TID5" Tax Increment District 5. - Permitted uses within the "B-TID5" District are required to have a 0-5 foot setback off of Division Street. A setback off of Division Street greater than five feet requires a conditional use permit. - The "B-TID5" District requires a Site Plan Review for new development. - In October of 2021, the applicant has submitted plans to construct a car wash and standalone restaurant on the subject property with greater setbacks allowed off of Division Street North. The conditional use permit to allow for greater street setbacks was denied. The conditional use permit to permit a car wash use on the subject property was approved.
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8. Over the last month, the applicant amended the plan submittal to provide a lesser setback off of Division Street North (as permitted in the "B-TID5" District). While the amended conceptual plan and the Site Plan Review was approved in October, the amended development plans represent significant deviations and require approval from the Plan Commission and Common Council.

Staff Recommendation

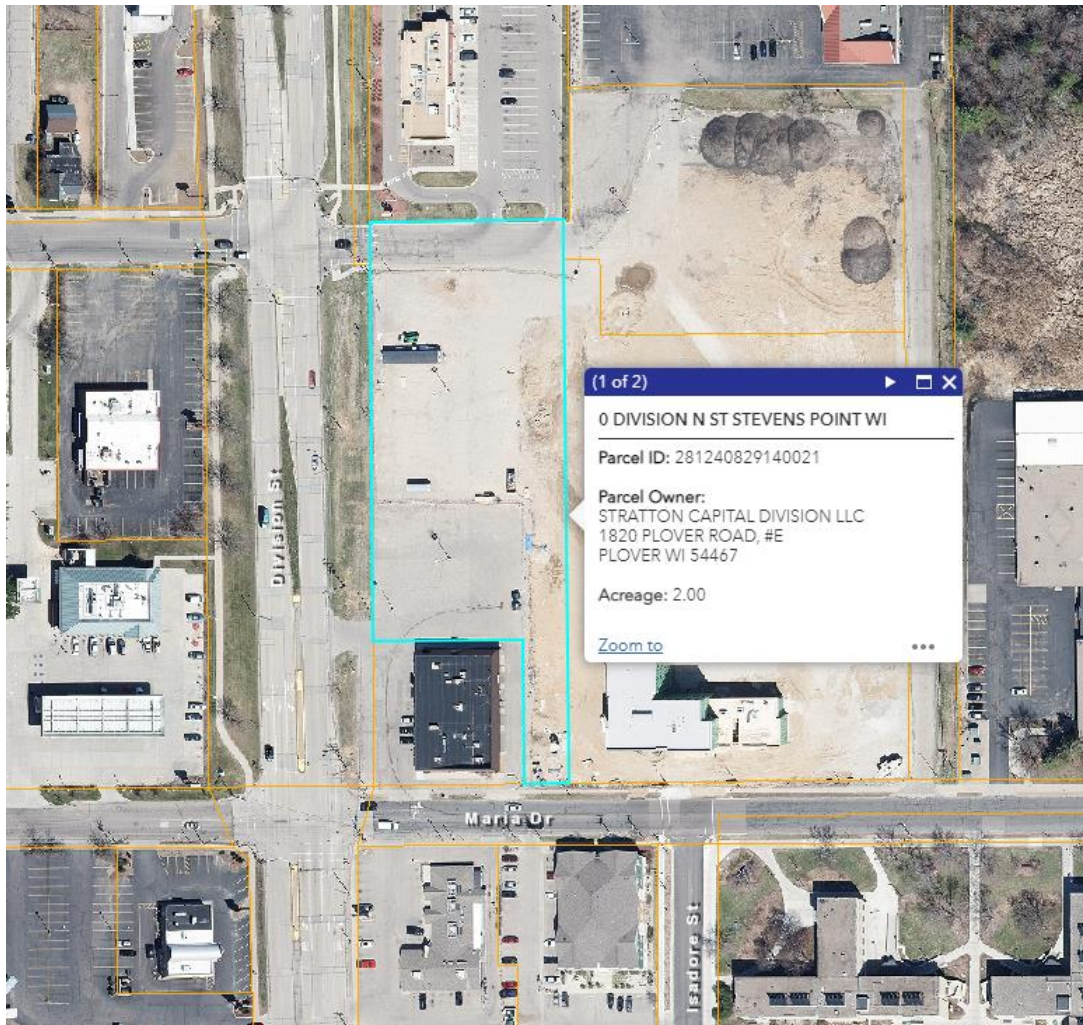
Approve the modification of an adopted conceptual plan for the planned development of an unaddressed parcel off of Division Street North (Parcel ID 281240829140021) with the requested deviations below:

1. A zero-foot pavement setback shall be provided along the western lot lines for both proposed uses.
2. A zero-foot pavement setback shall be provided along the southern lot line of the restaurant parcel.

Approve the Site Plan Review to construct a car wash and drive-thru restaurant on an unaddressed parcel off of Division Street North (Parcel ID 281240829140021), subject to the following conditions:

1. An additional fire hydrant shall be installed on the property, subject to the review and approval of the City Fire Department.
2. A certified survey map shall be produced to execute the split of the property into two lots. The certified survey map shall be reviewed by appropriate City departments meeting applicable lot split requirements.
3. The applicant shall execute a shared access agreement between the two created parcels.
4. Refuse storage for each use shall be constructed with masonry materials that complement the principal structure. A final design shall be submitted to Community Development staff for review and approval.
5. Sidewalks shall be installed on the entirety of the property abutting Division Street North. A final sidewalk design shall be submitted to the Director of Public Works for review and approval meeting applicable design requirements.
6. If either structure provides fire alarms or sprinklers, a knox box shall be installed that is reviewed and approved by the City Fire Marshal.
7. The applicant shall submit updated plans on stacking spaces provided for the restaurant, subject to the review and approval of Community Development staff meeting applicable Zoning Code requirements.
8. The applicant shall submit plans for proposed signage on each property, subject to the review and approval of Community Development staff meeting applicable Sign Code requirements.
9. An erosion control permit shall be obtained and appropriate erosion control facilities shall be installed prior to the start of land disturbance, subject to the review and approval of the Utilities Department.
10. Any additional sanitary sewer connections required to support the development shall be reviewed and approved by the Utilities Department.
11. A building permit shall be obtained prior to the start of construction.
12. Staff shall have the ability to approve minor amendments to the site plan.

Vicinity Map



Background

Overview: In May 2019, Stevens Point Housing LLC submitted plans to amend the proposed multi-family and commercial development at the former K-Mart site. The proposed development included two apartment buildings that are four stories in height, along with a shopping center along Division Street North that can service two tenant spaces. Below are renderings of the original design and the amended design that was approved by the Common Council. The justification for the amended plans were that the new design created a more intimate feel, especially for the housing complex, by creating a courtyard amenity for the development. In addition, by having a single retail building along Division Street North allows tenants to access the common amenities without having to go outside. There have been several changes in the design, including:

1. Building design and shape have changed.
2. External access has changed to remove the extension of Isadore Street, but rather create a separate court yard for tenants.
3. The commercial building has been split into two, which has been moved closer to Division Street.
4. Drive aisles and parking have been redesigned on the site.
5. Unit counts have increased.

May 2019 Approved Plans



PROJECT SUMMARY					
ZONING	B-4 COMMERCIAL DISTRICT + B-TID5 OVERLAY DISTRICT				
LOT AREA	356,480 SF / 8.18 ACRES				
TOTAL IMPERVIOUS AREA	201,614 SF = 57% OF LOT AREA				
	RETAIL		RESIDENTIAL		
	A	B	PHASE 1	PHASE 2	TOTAL
BUILDING COVERAGE	8,180 SF	8,650 SF	22,510 SF	18,944 SF	58,284 SF
STORIES	1	1	4	4	
BEDS	N/A	N/A	221	220	441
EXTERIOR BICYCLE PARKING	3	3	6	6	18
PARKING	24	25	95	95	239
BUILDING AREA DATA					
	RETAIL		RESIDENTIAL		
	A	B	PHASE 1	PHASE 2	TOTAL
FIRST FLOOR	8,180 SF	8,650 SF	32,510 SF	18,944 SF	68,284 SF
SECOND FLOOR	N/A	N/A	18,480 SF	19,243 SF	37,723 SF
THIRD FLOOR	N/A	N/A	19,297 SF	19,297 SF	38,594 SF
FOURTH FLOOR	N/A	N/A	18,920 SF	18,920 SF	37,840 SF
TOTAL	8,180 SF	8,650 SF	89,207 SF	76,404 SF	182,441 SF

April 2018 Approved Plans



PROJECT SUMMARY				
ZONING	B-4 - COMMERCIAL DISTRICT			
LOT AREA	356,480.4 SF OR 8.18 ACRES			
TOTAL IMPERVIOUS AREA	213,622.4 SF = 60% OF LOT AREA			
	RETAIL	BUILDING NO. 1	BUILDING NO. 2	TOTAL
BUILDING COVERAGE	16,000 SF	17,905 SF	17,905 SF	51,810 SF 15% COVERAGE
STORY	1 FLOOR	4 FLOORS	4 FLOORS	
BEDS		211 BEDS	210 BEDS	421 BEDS
BICYCLE PARKING	6 SPACES	44 SPACES	44 SPACES	94 SPACES
PARKING	80 SPACES 5 PER 1000 SF	134 SPACES .33 SPACES PER BED		214 SPACES

BUILDING AREA DATA				
	RETAIL	BUILDING NO. 1	BUILDING NO. 2	TOTAL
1ST FLR SQ.FT.	16,000 SF	17,905 SF	17,905 SF	51,810 SF
2ND FLR SQ.FT.		17,905 SF	17,905 SF	35,810 SF
3RD FLR SQ.FT.		17,905 SF	17,905 SF	35,810 SF
4TH FLR SQ.FT.		17,905 SF	17,905 SF	35,810 SF
TOTAL SQ.FT.	16,000 SF	71,620 SF	71,620 SF	159,240 SF

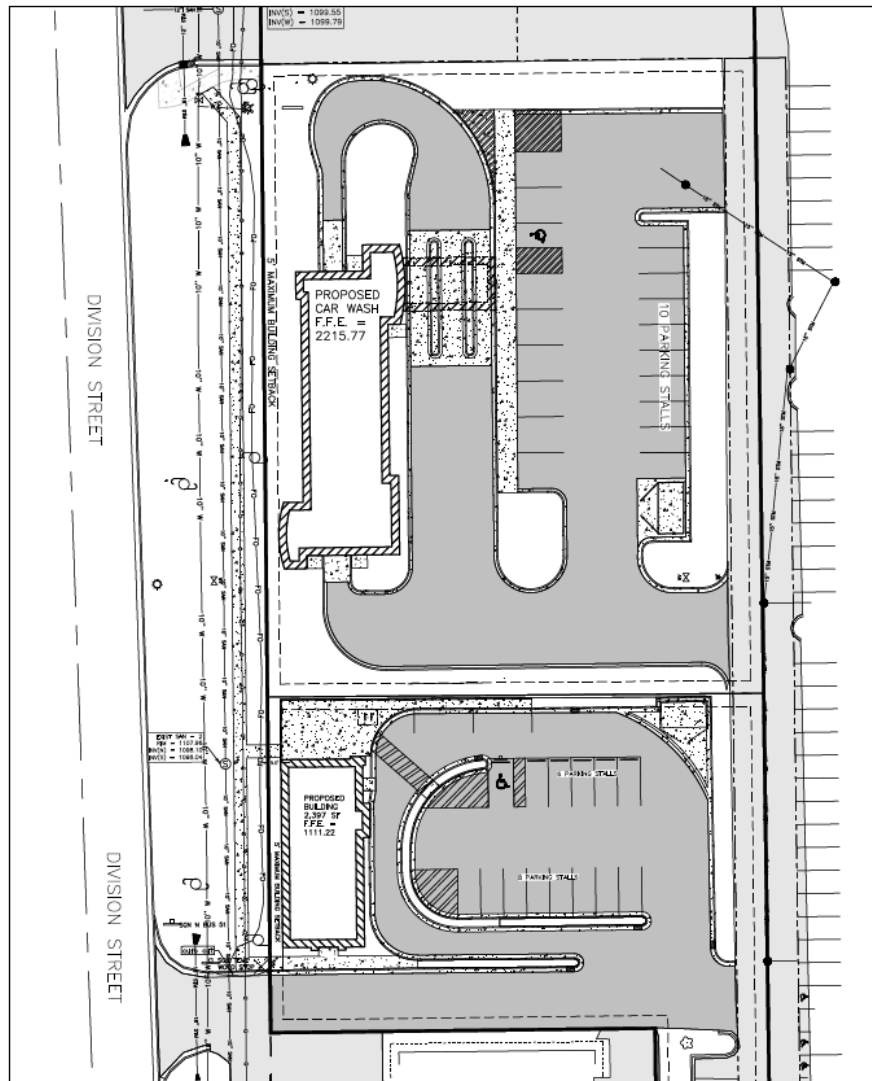
It should be noted that the original developer has since sold the retail property and the apartment property to two separate owners. The applicant, the new owner of the retail property, has submitted new plans to construct a car wash and restaurant on the subject property. The car wash would be located on the northern half of the property, while the restaurant would be located near the south end of the property. Please note the subject property is proposed to be split

into two lots to accommodate the development, and that the parcel split would need to be depicted via a certified survey map meeting applicable subdivision approvals.

The proposed restaurant is to be occupied by Cousins Submarines, Inc. and will have both drive-thru and in-person dining capabilities. Access to the Cousins restaurant will come from an existing driveway apron off of Division Street North. An additional access point will come from a shared driveway off of Maria Drive.

The proposed car wash is to be occupied by Tommy's Express, a nationwide car wash franchise with facilities in Wausau and Schofield. With available parking in the rear of the lot, access to the car wash will come from an

Proposed Car Wash and Drive-Thru Restaurant



existing shared driveway directly to the north (between the proposed car wash and McDonald's) and a shared driveway off of Maria Drive. Please note that the two created lots will need to enter into a shared access agreement to allow for shared access into the respective lots off of Maria Drive. Further details on the two proposed uses will be discussed in the subsequent staff reports for the requested conditional use permit and site plan review.

In October of 2021, the applicant submitted a similar development proposal that proposed greater setbacks off of Division Street North. During this approval process, the applicant was seeking the following and will be discussed in greater detail below:

- An amendment to a conceptual plan that was approved in May of 2019. This request is required per Chapter 23.02(4)(2)(10) of the City's Zoning Code and was approved.
- A conditional use permit to permit car washes as an allowed use of the property. This request is required per Chapter 23.02(2)(d) of the City's Zoning Code and was approved.
- A conditional use permit to allow for street setbacks off of Division Street North that is greater than five feet. Allowing more than five feet of street setback requires a conditional use permit per Chapter 23.02(2)(f)(5)(a) of the City's Zoning Code and was denied.
- A Site Plan Review to redevelop a property located within the "B-TID5" Overlay District. This request is required per Chapter 23.02(2)(f)(5)(b) and was approved.

Following the denial for greater setbacks off of Division Street North, the applicant amended the plan submittal to bring both proposed structures closer to the street. The amended site plan is shown on the previous page. In the City's Zoning Code, staff is authorized to approve minor amendments to an approved conceptual plan as part of a planned development zoning of a property. These minor amendments include a 10% increase or decrease in gross floor area, setbacks or altering the location of parking lots and internal driveways. As the requested development of the property represents a significant deviation from the latest conceptual plan approved in October 2021, the Zoning Code requires the Plan Commission and Common Council to review the conceptual plan. The following explains the rules for amending an adopted conceptual plan:

Ch. 23.02(4)(2)(10) Modification of Adopted Concept Plan

The Administrator is authorized to approve minor modifications to an approved concept plan. All modifications not listed as minor below shall be considered by the Common Council consistent with the original approval of the PD. The following modifications shall be considered minor:

- a) Up to a 10 percent increase or any decrease in gross floor area of a single building.*
- b) Up to a 10 percent reduction or any increase in the approved setbacks from exterior property lines.*
- c) Relocation of parking areas, internal streets or structures where such relocation occurs more than 100 feet from exterior property lines.*

The subject property, although zoned "PD" Planned Development, is subject to the land use restrictions of the "B-4" Commercial District. Within the "B-4" District, drive-thru restaurants are a permitted use. However, car washes are a conditional use and require a conditional use permit to be issued prior to starting the use. A conditional use permit was granted in October 2021 and does not require re-approval with the amended site plan.

Ch. 23.02(2)(d) "B-4" Commercial District

(3) Conditional Uses

(k) Car Washes

In addition to following performance standards of the "B-4" District, the subject property is subject to additional requirements due to its location within the Tax Incremental Financing District No. 5. The purpose of the "B-TID5" District is "to allow the development and redevelopment of Tax Increment District 5 located generally along Division Street in the city consistent with the traditional commercial design principles. Traditional commercial design is compact, urban, and characterized by taller commercial buildings with smaller setbacks from the street." Within the "B-TID5" District, maximum setback requirements exist for structures off of Division Street and other adjoining street frontages. For example, a maximum five-foot setback shall exist for structures off of Division Street. Since a five-foot street setback is proposed for both structures, no additional approvals for setbacks are required. Please note that a site, building and landscaping review is required for all new structures within the "B-TID5" District. This review is discussed in detail within the Site Plan Review request.

Lot Line	PDD Setback Requirement	B-TID5 Setback Requirement	Proposal - Restaurant	Proposal – Car Wash
<i>Street</i>	25 feet	0-10 feet (CUP required if greater than 10 feet)	5 feet	5 feet
<i>Side</i>	0 feet (5 feet if setback is provided)	0 feet	25 feet off of northern lot line, 33 feet from proposed southern lot line	117 feet off of northern lot line, 52 feet from proposed southern lot line
<i>Rear</i>	10 feet	10 feet	158 feet	107' 6"

Minimum performance standards of the “B-TID5” District:

USE	LOT AREA AND DENSITY	LOT WIDTH	HEIGHT OF STRUCTURE	DIVISION STREET SETBACK	OTHER STREET SETBACK	SIDE YARD	REAR YARD	PARKING
Permitted Uses	As determined by the Plan Commission and Common Council	As determined by the Plan Commission and Common Council	Per 23.02 (2) (d) 4. B-4 Commercial	Minimum of 0 ft., with a maximum of 5 ft.	Minimum of 0 ft., with a maximum of 25 ft.	Minimum of 0 ft., or 10 ft. if yard abuts a residence district	10 ft.	Parking stall ratios are exempt for all uses. All other standards in 23.01 (14) shall apply.
Conditional Uses				Greater than 5 ft.	Greater than 25 ft.			

Lastly, the subject property’s location within the “B-TID5” District requires a Site Plan Review for the construction of new structures. Said requirement is outlined in the following paragraph:

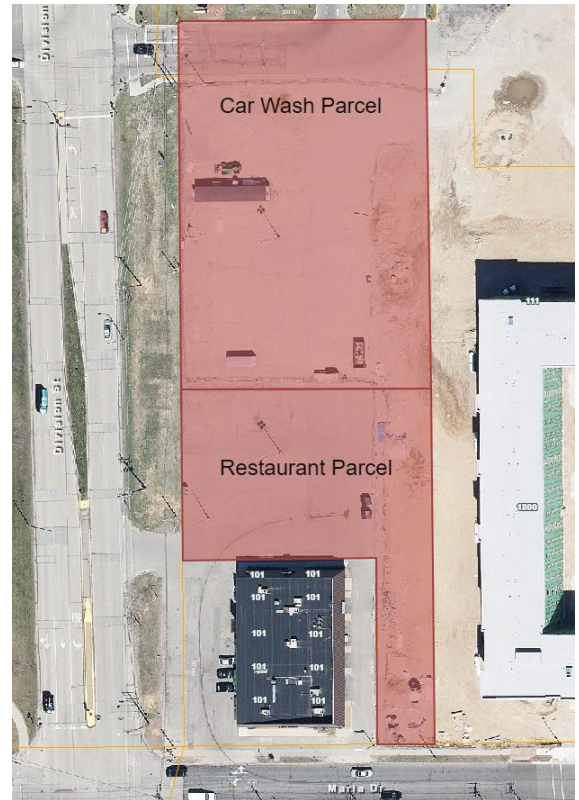
- b) Site, building and landscape review. A site, building, and landscape review shall be required for all new structures and sites, or exterior changes to existing structures or sites, with the exception that the Zoning Administrator can approve minor modifications.*

Further development details are provided below and are scattered throughout this report.

1. Density and Lot Split.

Analysis: The applicant is requesting that the subject property be split to house the proposed car wash and restaurant on separate parcels. As presented, the restaurant parcel would be 31,239 sq ft in size and have a lot width of 131 feet. The car wash parcel would be 45,738 sq ft in size and have a lot width of 286.15 feet.

Within the “B-TID5” District, minimum lot size, density and width requirements are determined on a case-by-case basis by the Plan Commission and Common Council. While minimum standards are not provided for the “B-TID5” District, it is important to base the proposed development on the minimum lot size, density and width requirements of the “B-4” Commercial District due to the property being zoned “B-4” Commercial before its rezoning to “PD” Planned Development. Within the “B-4” District, commercial uses are requirement to be located on a lot 7,000 sq ft in size. As both lots would exceed 7,000 sq ft in size, staff believes the proposed lot area and density of both parcels would be adequate. Likewise, each created parcel would meet the minimum 60 ft lot width requirement of the “B-4” District. As a condition to this request, the applicant shall split the property via a certified survey map, subject to the review and approval of City staff.



Findings: Staff believes that the proposed lot size, width and density of each parcel are adequate.

2. Building Height.

Analysis: The proposed restaurant is 21' 9 ½" tall and the proposed car wash is 28' tall. Height restrictions as part of the “B-4” Commercial District requires a maximum height of 35 feet. Structures can exceed the 35' restriction, not to surpass 125' in height, if a fire prevention system exists that is reviewed and approved by the Fire Department.

Findings: Given that both structures fall below the 35-foot threshold, a fire prevention system is not required. However, if fire alarms and/or sprinklers are installed, a knox box shall be installed outside of the building to allow Fire Department access to these systems.

3. Setbacks.

Analysis: The following are the setback requirements for the “B-TID5” District—a minimum 0' setback off of Division Street (not to exceed 5'), a minimum 0' setback off of other adjoining streets (not to exceed 25'), a minimum 0' side yard setback and a minimum 10' rear yard setback.

Findings: The table on the previous page highlights the proposed setbacks. As street setbacks greater than five feet are not proposed, no additional approvals on setbacks are required.

4. Parking.

Analysis: The proposed car wash provides 19 parking stalls and the restaurant provides 14 parking stalls. An additional two stalls are provided along the proposed northern lot line of the Cousins parcel that will be dedicated solely for drive-thru pick-up.

Findings: Properties that fall within the “B-TID5” District are exempt from meeting parking stall ratios for all types of uses. All other parking lot requirements (e.g., stall dimensions, aisle widths, etc.) still apply. Given that 19 parking stalls are proposed for the car wash and 14 for the restaurant, along with the property’s close proximity to multi-modal forms of transportation, staff believes that the number of parking stalls proposed are adequate.

Please note that as fewer than 20 parking stalls are provided on each lot, bicycle parking standards as outlined in the City’s Zoning Code does not apply. With that said, the applicant is providing bicycle racks on the restaurant parcel at the request of City staff.

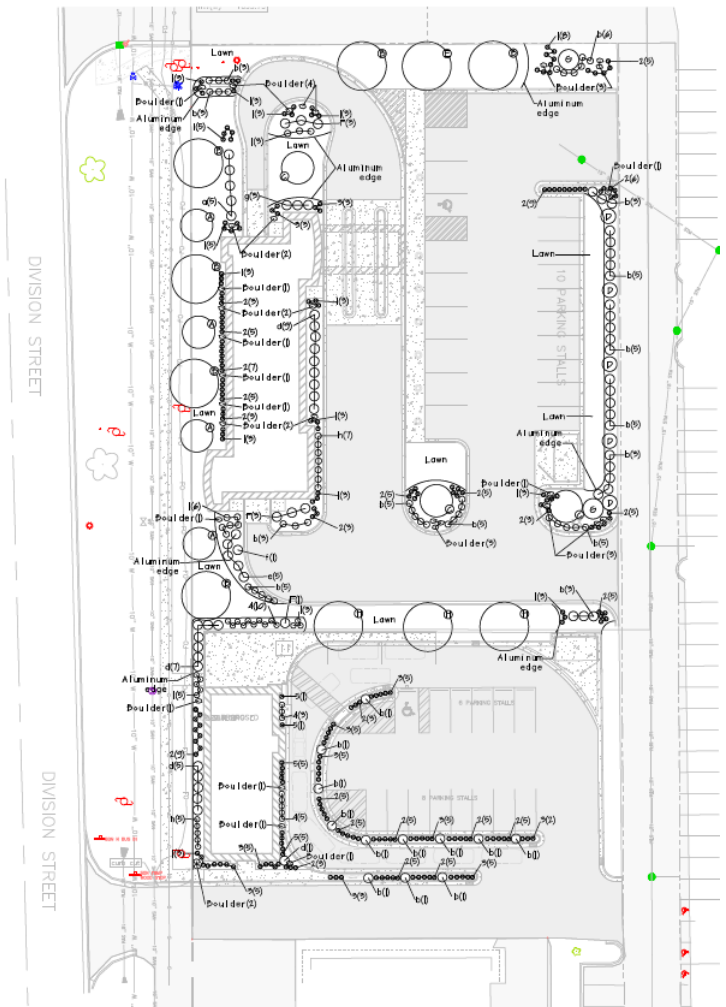
5. Stacking.

Analysis: The City’s Zoning Code provides minimum off-street stacking requirements for restaurants with drive-thrus. From the start of the drive-thru lane to the order box, a minimum of six stacking spaces are required. From the order box to the pick-up window, a minimum of two stacking spaces are required. For the car wash, a minimum of four spaces are required from the entrance to the wash bay.

Findings: The submitted site plan shows ten stacking spaces for the car wash from the entrance to the wash bay. The restaurant is proposed to provide six spaces from the start of the drive-thru lane to the order box and two spaces from the order box to the pick-up window. Additionally, the two parking stalls directly north of the pick-up window are intended to be utilized as a waiting area for customers to park after placing their order but waiting to retrieve their order.

6. Landscaping.

Analysis: A landscaping plan has been provided by the applicant. Alternating plantings of Japanese tree lilacs and American sentry lindens are proposed along Division Street North. With the layout of both parking lots, interior and terminal islands are also proposed to be landscaped with a mixture of spirea’s and birch trees. Other shrubs and perennials line the exterior perimeter of both buildings and around the base of each proposed freestanding sign.



Findings: Due to the location of shrubs along the site entrance, it will need to be continually maintained to ensure vision obstructions for motorists and pedestrians do not occur. Based on the amount and variety of landscaping that is provided, staff believes that the parking lot is better shielded from public view and provides a high-quality site design.

7. Access and Internal Traffic Flow.

Analysis: A shared driveway exists along the east lot line to provide access to both sites off of Maria Drive and from the intersection of Academy Avenue and Division Street North. An existing driveway apron exists near the southwest corner of the proposed restaurant parcel that is intended to support traffic flow in an out of the lot. Please note that restrictions are tied to the subject property that prohibit any future driveway aprons being constructed along Division Street North.

Findings: The submitted site plan has been reviewed for consistency with tentative designs for the planned Business 51 improvements. Based on the submitted site design, along with the prohibition of additional access points to be created off of Division Street North, staff believes that access to both uses are adequate. Please note that both lots shall enter into a shared access agreement to allow for individuals to enter the restaurant parcel off of Maria Drive to gain access to the car wash parcel.

8. Utilities.

Analysis: Utilities exist within the Division Street Right-of-Way to serve the proposed development.

Findings: The Public Utilities Department, overall, has expressed support with the proposed site utility plan and stormwater management report. Additional needs and requirements not part of the site plan include detail on the size and material of all utility pipes.

9. Fire Hydrants.

Analysis: One fire hydrant currently exists at the northwest corner of the subject property off of Division Street North. An additional fire hydrant is required to support the proposed development.

Findings: Fire hydrants are required to be spaced roughly 250-500' depending on if the principal buildings have sprinkler systems. The developer shall work with the Fire Department to determine the appropriate location for the additional fire hydrant.

10. Lighting.

Analysis: Lighting is planned to accompany the proposed development. A photometric plan has been submitted for the proposed restaurant that shows the greatest light intensity of 2.5 footcandles near the accessible parking stalls. A photometric plan has not been provided for the proposed car wash, however a photometric plan for a near-identical development in Schofield has been shared. On this plan, a peak of 8.29 footcandles were registered underneath the canopy attached to the building. An average light intensity of 0.2-0.5 footcandles exist along the property lines. Note that these photometric plans were for the previous site plan submittal showing both structures within the interior of the parcel.

Findings: Staff believes that the lighting proposed is sufficient and will not spill over onto neighboring properties.

Standards of Review - Planned Development Rezoning

1. The proposed PD is consistent with the pertinent elements of the City of Stevens Point Comprehensive Plan and any other adopted plans.

Analysis: The City's 2005 Comprehensive Plan Future Land Use Map identifies the subject property for commercial, office and multi-family residential uses. A car wash and drive-thru restaurant is proposed is be constructed.

Findings: The proposed conceptual plan and the proposed uses on the property would be consistent with the intent of the Comprehensive Plan. Section 8.4 of the City's Comprehensive Plan provides objectives to allow for compact and contiguous growth, specifically by applying sound site design and landscaping. As a quality site design is a requirement for development in the "B-TID5" Tax Incremental District No. 5 (see staff report for the Site Plan Review), staff believes that the proposed car wash and restaurant will be constructed in a way to meet this objective.

Section 8.4, Goal B:

Compact and Contiguous Growth. Accommodate new

development on the City's fringe in areas relatively contiguous to existing developed areas that allow efficient extension of public services and roads and have minimal impact to sensitive environmental resources. This goal may be modified as needed to take advantage of opportunities to develop land that is near the City but not necessarily contiguous. Certain owners who are contiguous may not be ready to develop their lands due to financial or life decisions. When owners within the City growth area are prepared to develop their properties, the City should not be forced to wait for contiguous owners to make land available for expansion.

Objective B2: The City should remain receptive to new or innovative ideas for quality residential, commercial, and industrial development within the City. **It should provide flexible codes which would allow Planned Development Districts (PDD's)**, Traditional Neighborhood Development, a variety of lot sizes, **mixed zoning patterns**, cluster housing, conservation subdivisions, and other techniques to provide for affordable, neighborhood-centered designs that are environmentally sensitive to their site.

Objective B3: The City should encourage safe and attractive development; ensure that the development site is physically suited to the proposed use; and **apply sound site design and landscape principles in the planning, layout and construction of new development**. "Buffering" techniques should be incorporated as a means of promoting compatibility between land uses and diminishing the potential for land use conflicts.

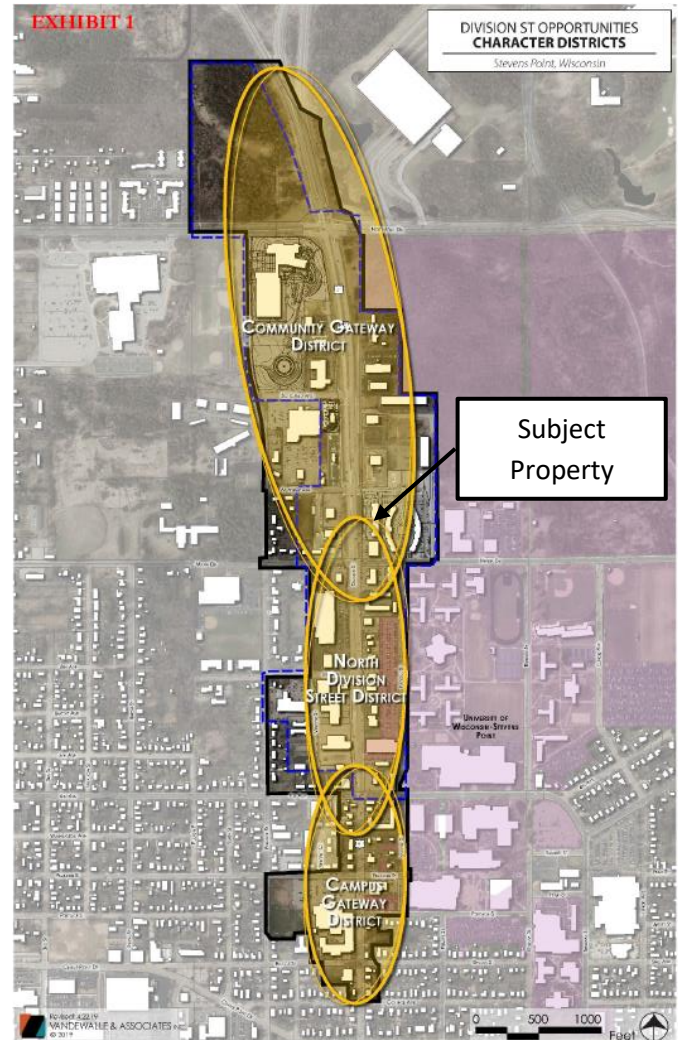
Future Land Use



Another planning document to discuss in relation to the proposed development is the Division Street Targeted Area Master Plan. The purpose of the Master Plan is present a vision and guiding principles for the future development of the Division Street Corridor. The targeted area of the Master Plan stretches from Main Street to the City's northern limits along Division Street.

Within the latest version of the Master Plan, future development is to be scored and ranked based on the following prioritization criteria:

1. *Can be accomplished relatively cost effectively, quickly, and easily, and which create an immediate impact.*
2. *Are highly visible and show commitment to the Project Area, potentially stimulating private-sector investment.*
3. *Can generate momentum for other priority projects to advance or are a necessary first step in advancing a larger objective or priority project.*
4. *Address an unmet need for improved public spaces/amenities.*
5. *Improve functionality (e.g., parking, walkability, wayfinding).*
6. *Have outside available funding source(s) that can offset the costs of the project.*
7. *Have potential to serve as a catalyst that will accelerate other identified projects.*
8. *Have identified partners, developers, and/or property owners who are willing and able to participate in the program or project.*
9. *Advances recommendation of past planning processes.*
10. *Have strong support from the community in this planning process.*



Similarly, the Master Plan outlines objectives to meet the above criteria. While staff would contend that some of the above prioritization criteria would not be met for the proposed development (e.g., the proposed development does not incorporate wayfinding and does not improve the bicycle environment of the area), key objectives of the Master Plan are met. The following outlines how the proposed development meets certain objectives:

1. “Add banners, street trees and other decorative elements.” The submitted landscaping plan includes two tree species that are proposed to be planted between the proposed car wash and Division Street North. Additionally, as a condition to the Site Plan Review, the applicant is required to submit a sign package to City staff detailing the types of proposed signage.

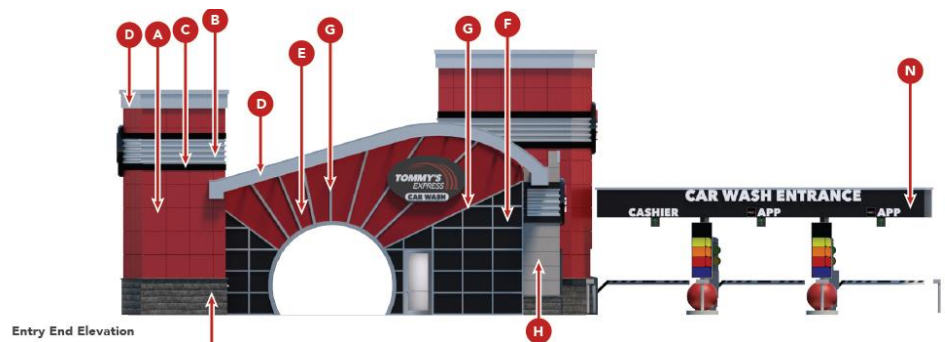
2. “Connect sidewalk system, enhance crosswalks/signalization with accompanying pedestrian-scale lighting.” The developer is required to install sidewalks running parallel with Division Street North (see Site Plan Review staff report). The Department of Public Works will be working with the developer to ensure the sidewalk and accompanying improvements are installed appropriately.
3. “Transition from a highway cross-section to a ‘Community Corridor’ at Maria Drive.” The intent of this objective to transition from a highway-oriented development pattern near the roundabout to an area that supports retail needs in a more urban format. With the development of a car wash and drive-thru restaurant, staff believes that the two commercial uses meets this objective by creating a more-dense development pattern at the intersection of Division Street and Maria Drive.
4. “Revise parking to create buffer landscaping adjacent to sidewalks.” While most parking stalls are located behind the car wash and restaurant building, five parking stalls are proposed between the drive-thru restaurant and Division Street North. As part of meeting City landscaping requirements, the applicant is required to screen the five parking stalls from public view.

2. The proposed planned development is consistent with the standards and uses of the context area within which it is located.

Analysis: The proposed building is set back from side and rear yard property lines to not create any non-conformities if the property were to be rezoned in the future. The “B-TID5” District requires a zero-foot side yard setback and a 10’ rear yard, both met with the proposed development. The street setback provided from Division Street North meets the maximum that is permitted by right in the “B-TID5” District.

Both proposed lots provide parking that is predominately shielded away from public view along Division Street so as to reduce the amount of impervious surfacing and prevent the visual appearance of a large parking lot. Similarly, the site is well landscaped to provide appropriate buffering throughout the property.

A key deviation that is being requested relates to pavement setbacks. Within the “B-TID5” District, a minimum 5’ pavement setback is required from all property lines. With a shared driveway being located over the western lot



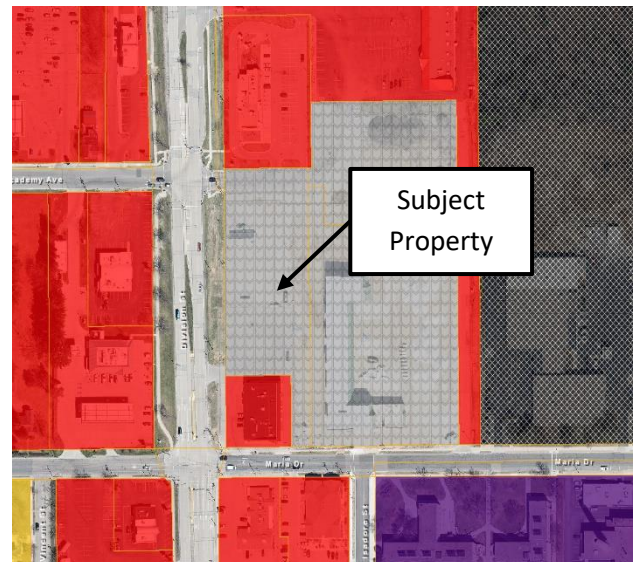
line to service vehicular movement between the student housing apartments and the proposed development, the applicant would be unable to meet the required five foot pavement setback. Additionally, the applicant is requesting a zero foot pavement setback along the southern lot line of the restaurant parcel. An existing driveway apron exists off of Division Street North and provides access to both the proposed development and the adjoining commercial tenant building to the south (101 Division Street North). Should the applicant be required to provide a five-foot pavement setback, it would reduce the width of the access point to 19 feet (less than the minimum 24’ in width that is required for two-way traffic) and restrict the ability for fire/EMS vehicles to adequately enter and exist from this location. Finally, a deed restriction exists for the subject property that prohibits additional access points being created along Division Street North. By allowing for the existing access

point to exist, it would arguably reduce the expected traffic along the shared driveway and reduce traffic spillage onto Maria Drive.

Findings: Although lesser pavement setbacks are requested, additional safeguards and reviews are required given the property's planned development zoning and location in the "B-TID5" District.

3. The proposed planned development meets the requirements of this zoning ordinance.

Analysis: The construction of a car wash and drive-thru restaurant allows for a unique opportunity to better define Business 51 as a defines commercial corridor in the city. Drive-thru restaurants are a permitted use and car washes are a conditional use in the "B-TID5" District and is allowed with lesser street setbacks (as required in the "B-TID5" District). The proposed structure meets the



underlying zoning requirements of the "B-TID5" District or can meet the minimum requirements of the Zoning Code provided the amendment conceptual plan is approved with the requested deviations.

The proposed development includes 19 parking stalls for the car wash and 14 for the restaurant. Although parking ratios within the "B-TID5" District are exempt for all uses, staff believes that the number of off-street parking stalls are sufficient. It is important to also note that other transportation options exist (e.g., proximity to bus stops) that further reduces the number of stalls needed. One deviation proposed as part of this request relates to allowing for a parking lot setback that is less than the minimum amount required (five feet) for the locations addressed above. In order to meet the minimum 22' parking lot aisle width, along with providing sufficient access for fire/EMS vehicles within the lot, encroaching within the setback is requested. Additional landscaping is proposed within the property to compensate for this requested deviation.

Findings: Staff believes that this standard is met.

4. The proposed planned development will reinforce the existing or planned character of the neighborhood.

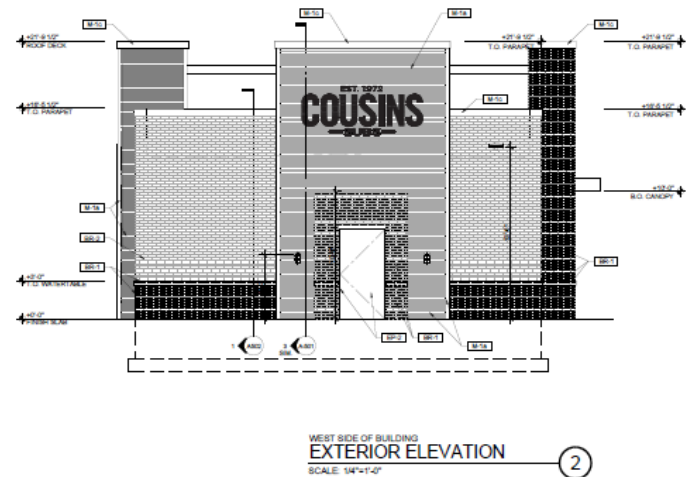
Analysis: The subject property is proposed to house a car wash and drive-thru restaurant. Access to the restaurant will be off of Division Street North and a shared driveway off of Maria Drive. Access to the car wash will be off of a shared driveway that connects to both Maria Drive and Academy Avenue.

Findings: The frontage, depth and access for the proposed development is consistent with nearby properties zoned for commercial and multi-family uses. Please note that the site design and layout has been determined, in part, based on the planned Business 51 improvements.

5. The site is appropriate for the development allowed in the proposed planned development.

Analysis: The proposed development is likely to enhance the surrounding neighborhood by offering both commercial and residential development along the Division Street corridor. Given that the proposed development arguably provides greater conformity to the regulations and intent of the “B-TID5” District, staff believes that the property is appropriate for the intended development. For example, the intent of the “B-TID5” District is “to protect the character and maintain the stability of commercial areas within

Division St. TID 5 and environs, and to promote the orderly and beneficial redevelopment of such areas.” By redeveloping the subject property to house two commercial uses, the intent of the “B-TID5” District is met.



Findings: Redeveloping the subject property provides additional commercial character to Division Street and better defines it as a commercial corridor. Additionally, the property's location to the Downtown, University of Wisconsin-Stevens Point, parks and other community assets are desirable to potential consumers. As such, staff believes that the Planned Development District is compatible with adjacent land uses and is appropriate for the site.

6. The planned development demonstrates a higher quality of site design that is more sensitive to the existing context, both built and natural, than is possible under other available zoning districts.

Analysis: The developer has provided a landscaping plan that not only better shields exterior parking stalls from public view, but also makes the property more aesthetically pleasing. Additionally, the façade of both buildings are intentionally designed to provide variation in building height and negate the appearance of a blank wall by incorporating differing color schemes, windows and overhangs.

Findings: The developer has demonstrated a high quality of thought in the site plan for the proposed commercial uses. A unique development is proposed that would revitalize the property and add to the overall character of the neighborhood.

7. Public facilities and services including but not limited to schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities are adequate for the development allowed in the proposed planned development.

Analysis: Public facilities will not be negatively impacted by the proposed development. Existing utilities and utility infrastructure is sized appropriately to handle additional capacity above and beyond what the proposed

development will require. By having a shared driveway exist along the western lot line, staff believes that traffic spillage onto Division Street should not be negatively impacted as Maria Drive and Academy Avenue connect to Division Street via a controlled intersection.

Findings: This standard is met.

8. The planned development will not substantially or permanently injure the appropriate use of adjacent conforming properties.

Analysis: Several of the surrounding properties are nonconforming as it does not meet specific performance standards of the “B-4” Commercial District (e.g., lot width, lot size, setback requirements, etc.). While drive-thru restaurants are a permitted use and car washes are a conditional use within the “B-TID5” District, performance standards relating to the building or lot are typically not met. For example, the housing project at the former K-Mart site recently went through a similar rezoning to the Planned Development District. As such, the proposed development has been requested to create a more distinct commercial corridor as other recently approved commercial projects in the area (e.g., Taco John’s and Burger King) and better meet the requirements of the “B-TID5” District.

Findings: The proposed development should not be injurious to the use of the existing property adjacent to the site or within the neighborhood.

Standards of Review – Site Plan Review

1. Buildings are aligned and close to the street. Buildings form the space of the street.

Analysis: At its closest point, both proposed structures are five feet from Division Street North. Properties within the “B-TID5” District allows a five-foot setback off of Division Street North that is permitted by right. Street setbacks greater than five feet requires a conditional use permit.

Findings: This standard is met.

2. Buildings oversee the street with active fronts as opposed to blank fronts. The first floor and upper floors should include windows as well as entrances. Wider entrances, door framing, canopies, and other techniques should be used to identify the entrance.

Analysis: Each structure is one story in height.

Findings: As shown in the attached renderings, metal glazing infill panels are proposed on the entry and rear elevation of the car wash to mimic windows. Likewise, the front side of the proposed restaurant will display the “Cousins Subs” wall sign and have the primary entrance door located below. A mixture of brick and wall panels are proposed of different colors to provide variation. Large windows are proposed along the north and east side of the building to better complement the darker colored brick that will surround it.



For the proposed car wash, the overhang providing cover for the three pay stations provide greater height variation of the structure. Large window panels are proposed on the east face of the building to better accent the aluminum and steel trim near the intended wall signage. Lastly, different paint colors are proposed to provide greater aesthetic appeal.

3. Property lines are physically defined by buildings or street walls.

Analysis: A street setback of five feet is provided for both structures. Greater side and rear setbacks are proposed as allowed within the “B-TID5” District.

Findings: Staff believes that the orientation of the two structures and its corresponding drive-in lanes better achieves the goal of having property lines being defined by the buildings and use that exists within.

4. Building facades facing the street shall exhibit a high level of architectural design. In no case shall the front facade of the building consist of a blank wall or a series of garage doors. Windows should play a prominent role in the facade design. All building materials to be used shall express their specific properties. For example, heavier more permanent materials (masonry) support lighter materials (wood).

Analysis: Windows play a prominent role on the restaurant structure as three large window panels are oriented on the front face of the building. These window panels complement the adjacent dark brown masonry façade and the light brown vinyl siding near the proposed wall sign.

As stated earlier, large window panels are proposed on the east face of the car wash building to accent the gray trim spanning the length of the building and the red siding near the pay stations.



Findings: This standard is met.

5. Two or more story buildings are preferred over one story buildings.

Analysis: Both structures are one story in height.

Findings: The proposed restaurant is 21' 9 ½" tall and the proposed car wash is 28' tall. Although both structures are not two stories in height, the height of each structure is arguably taller than other one-story commercial uses and better achieves the goal of having taller structures line the Division Street Corridor.

6. Landscaping shall be of high quality and installed at a rate that is appropriate that enhances the proposed site and surrounding properties.

Analysis: A landscaping plan has been provided by the applicant. Alternating plantings of Japanese tree lilacs and American sentry lindens are proposed along Division Street North. With the layout of both parking lots, interior and terminal islands are also proposed to be landscaped with a mixture of spirea's and birch trees. Other shrubs and perennials line the exterior perimeter of both buildings and around the base of each proposed freestanding sign.

Findings: Based on the variety of landscaping proposed (i.e., trees, shrubs and perennials) and its location throughout the parking lot, staff believes that planned landscaping enhances the proposed site and surrounding properties.

7. Vehicle storage, garbage, and mechanical equipment are kept away from the street and screened from public view.

Analysis: While most off-street parking spaces are located alongside or in the rear of both buildings, landscaped perimeter and terminal islands are uniquely positioned to shield parking areas from the street and adjoining properties. Additionally, a trash enclosure is provided on each parcel. Masonry is planned to enclose the dumpsters with a six-foot high steel fence along the front elevation. Both enclosures are to match the existing enclosures servicing the neighboring apartment building.

Findings: This standard is met.

8. Parking (not including on-street parking) should be away from the street and screened from public view.

Analysis: Off-street parking is proposed for both uses. Landscaping is proposed along all parking areas and a landscaping plan has been submitted to City staff meeting applicable landscaping requirements.

Findings: This standard is met.

9. The building design is coordinated with the street space. The city may require the improvement of the streetscape adjacent to the property including installation of trees, paving, sidewalk, lighting, street furniture, etc. Street trees are limited to a list approved by the City Forester.

Analysis: The developer has been consulting with City staff as it relates to positioning both structures appropriately with planned improvements on Business 51. As a condition onto this request, a sidewalk running alongside Division Street North. Streetscape elements at and around the subject property will be discussed during the design phase of the Business 51 improvements.

Findings: This standard is met.

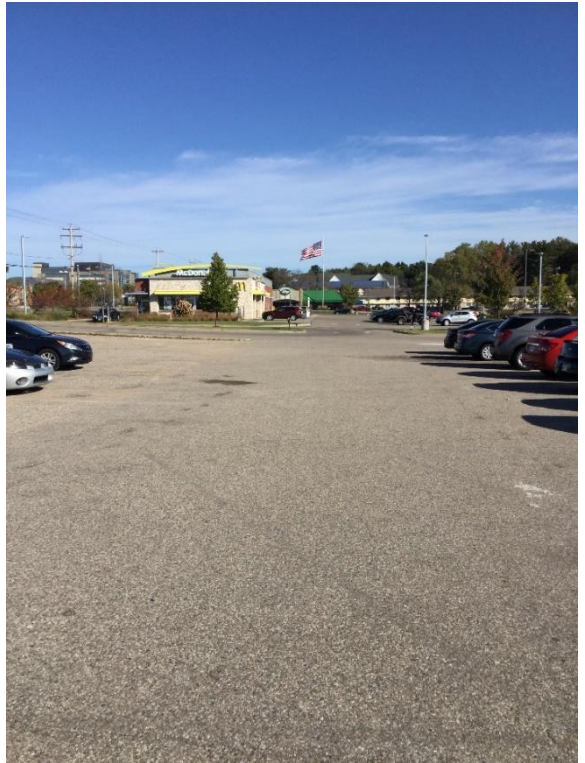
- 10. Safety: Buildings should be close to the street but should acknowledge their neighboring building setbacks. Safety of entrances as well as vision around corners should be addressed in the review process.**

Analysis: The proposed buildings meet setback requirements in the “B-TID5” District either by right or via the conditional use process. Sufficient access exists to and within the property for fire/EMS vehicles.

Findings: This standard is met.

Site Photos







APPLICATION FOR A PLANNED DEVELOPMENT OR PLANNED INDUSTRIAL DEVELOPMENT

(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				Planned Development	☐	Planned Industrial Development	☐

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☒)	
Applicant Name	Nick Bancuk - Marathon Technical Services	Contact Name	
Address	404 Franklin Street	Address	
City, State, Zip	Wausau, WI, 54403	City, State, Zip	
Telephone	715-843-7292	Telephone	
Fax	715-843-7292	Fax	
Email	nick@mtslc.net	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name	Stratton Capital Clairmont LLC	Owner's Name	Stratton Retail Clairmont LLC
Address	1820 Plover Rd, Suite E	Address	1820 Plover Rd, Suite E
City, State, Zip	Plover, WI, 54467	City, State, Zip	Plover, WI, 54467
Telephone	917-613-4948	Telephone	917-613-4948
Fax		Fax	
Email	gary@strattoncarwash.com	Email	gary@strattoncarwash.com

PROJECT SUMMARY

Development Name	Stratton Clairmont		Former Development Name (if any)			
Area of Subject Property (Acres/Sq Ft)	1.9994 Acres, 87,094 Sq Ft		Proposed Number of Lots	2		
Project Address:	111 Division Street		Planned Development	☒	Planned Industrial Development	☐
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)		
281240829140021						
Number of Residential Units Proposed		Proposed Gross Residential Density		Commercial Space Proposed Sq. Ft.		
0		0		6,828		
Source of Utilities:			Streets Created or Extended as part of Subdivision? If Yes What Types?			
Water	Municipal	Sewer	Municipal			
List all uses that will occur as part of the proposed Planned development or Planned Industrial Development below. (Use additional pages if necessary)						
The development will consist of a drive-thru car wash building with exterior vacuums as well as a separate drive-thru restaurant with indoor and outdoor dining.						

Describe proposed project and details about the uses listed above. Include the time schedule (if any) for development. (Use additional pages if necessary)

The existing lot will be subdivided so that each building and associated parking are on their own lot. The development is proposed to start as soon as the approvals are in place. The uses fit within the immediate area of multi-tenant space, gas station, drive-thru restaurant, etc.

Expressly identify any and all requested deviations from the zoning code. (Use additional pages if necessary)

If a Planned Industrial Development, identify any and all measures that will be taken to mitigate negative impacts both and to protect the environment and surrounding property. (Use additional pages if necessary)

N/A

Describe why none of the districts available in the zoning code will allow the project proposed. (Use additional pages if necessary)

This development is already within a PUD zoning.

Describe how the project demonstrates innovative development techniques and a higher quality of development not achievable under the standards of the zoning code. (Use additional pages if necessary)

N/A

Current Zoning Surrounding Subject Property

North:	B4 Commercial	South:	B4 Commercial
East:	PD Planned Development	West:	B4 Commercial

Current Land Use Surrounding Subject Property

North:	Restaurant	South:	Multi-Tenant Commercial
East:	Multi-Family	West:	Restaurant

EXHIBITS (MAJOR SUBDIVISION)

Owner Information Sheet	☒	Additional Exhibits If Any (List):
Letter to District Alderperson	☒	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	☐	
Detailed list of requested deviations	☐	
Site Plan (designating primary, side, and service street frontages)	☒	
Elevations	☒	
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	☒	
Design plans for any and all proposed buildings	☒	

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
	11-5-21		



City of Stevens Point
Community Development Department

1515 Strongs Avenue, Stevens Point, WI 54481
P: (715) 346-1567 F: (715) 346-1498
communitydevelopment@stevenspoint.com
<http://stevenspoint.com>

APPLICATION FOR A SITE PLAN REVIEW

(Pre-Application Conference is Required for Major and Minor Site Plan Reviews)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications (if any)				Assigned Case Manager			
Pre-Application Conference Date				Minor Site Plan	☐	Major Site Plan	☐

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☒)	
Applicant Name	Nick Bancuk - Marathon Technical Services LLC	Contact Name	
Address	404 Franklin Street	Address	
City, State, Zip	Wausau, WI, 54403	City, State, Zip	
Telephone	715-843-7292	Telephone	
Fax	715-843-7292	Fax	
Email	nick@mtslc.net	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name	Stratton Capital Clairmont LLC	Owner's Name	Stratton Retail Clairmont LLC
Address	1820 Plover Rd, Suite E	Address	1820 Plover Rod, Suite E
City, State, Zip	Plover, WI, 54467	City, State, Zip	Plover, WI, 54467
Telephone	917-613-4948	Telephone	917-613-4948
Fax		Fax	
Email	gary@strattoncarwash.com	Email	gary@strattoncarwash.com

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
111 Division Street		
Legal Description of Subject Property		
Lot 1 of CSM 11257-52-87, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 29, Township 24 North, Range 8 East, City of Stevens Point, Portage County, WI		
Area of Subject Property (Acres/Sq Ft)		
1.9994 acres / 87,096 square feet		
Current Zoning District(s)		
Planned Development District		

Designated Future Land Use Category	Current Use of Property	Proposed Use of Property
Commercial	Parking Lot	Car Wash / Drive-Thru Restaurant
Describe land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)		
Lot 1 will be divided into two lots. The northern lot will be developed as a car wash. The southern lot will be developed as a drive-thru restaurant. These developments will have separate owners as listed above in the application. Construction is proposed to start in spring of 2022 for both projects.		
Current Zoning Surrounding Subject Property		
North:	B4 Commercial	South: B4 Commercial
East:	PD Planned Development	West: B4 Commercial
Current Land Use Surrounding Subject Property		
North:	Restaurant	South: Multi-Tenant Commercial
East:	Multi-Family	West: Restaurant

EXHIBITS

Owner Information Sheet	☒	Additional Exhibits If Any (List):
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
	11-5-21		

September 15, 2021

Mr. Shaun Morrow, Alderperson
District 11, City of Stevens Points

Re: Proposed Tommy Car Wash

Dear Alderperson Morrow,

My name is Gary Papilsky, one of the principals of Stratton Capital Division, LLC and am writing to inform you of our interest in developing a vacant parcel located within your district with a new Tommy Car Wash facility.

Featuring a modern looking, aesthetically pleasing, design, this car wash will be an asset to the neighborhood and complement the existing businesses on Division Street. We welcome you to visit our existing locations in Weston, and Wausau, as well as Eau Claire which we expect to open next month. You will see that with its focus on cleanliness and it's all glass design, each wash is a shining beacon in its neighborhood.

The Tommy model is to be involved in the community and we have worked on fundraising activities with local charities and high school sports teams in each of our current locations. We are excited to be able to take an active role in the Stevens Point community.

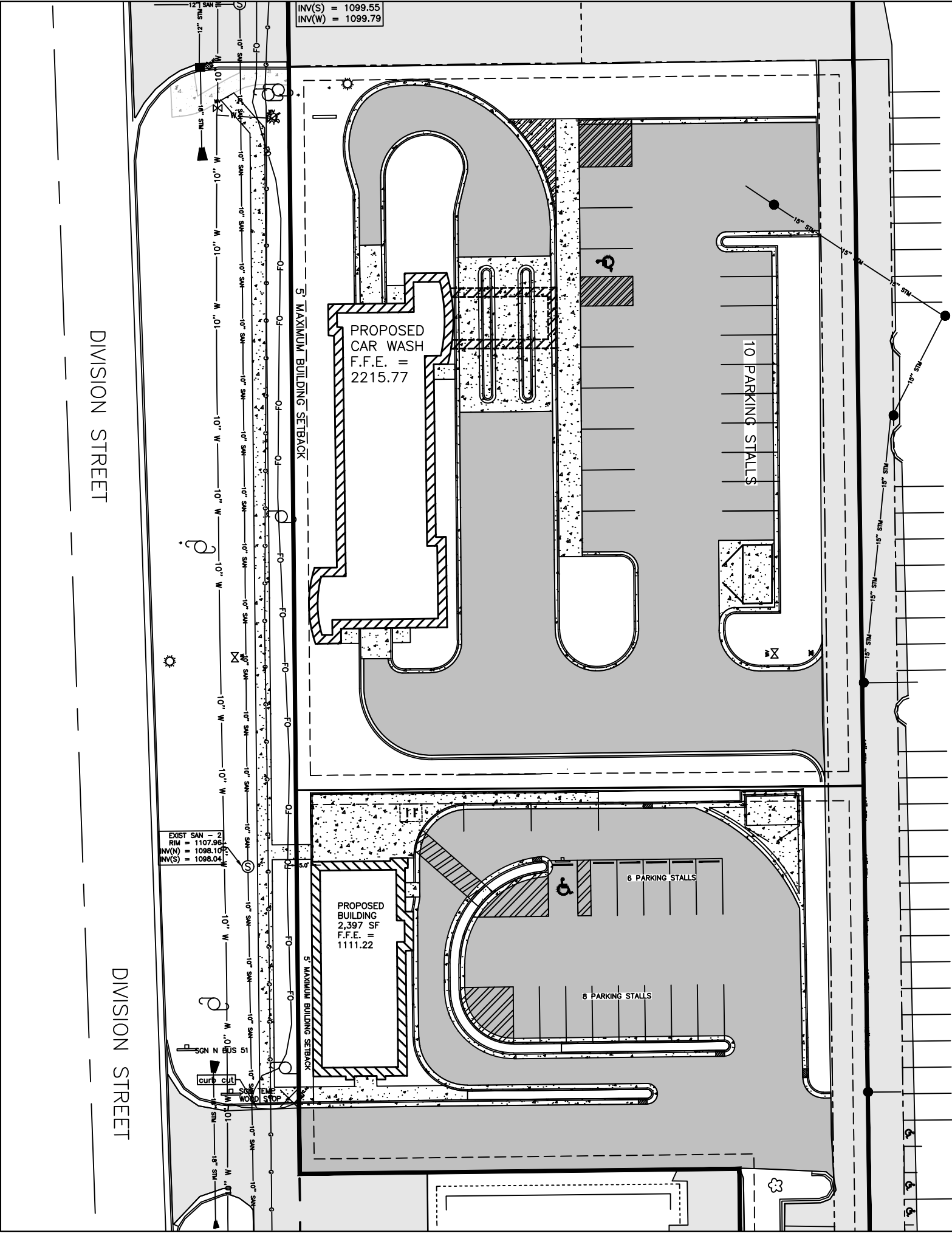
We look forward to working with you and others at the City of Stevens Point to complete the review process and are excited to have the Tommy Car Wash family join the Stevens Point family.

Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gary Papilsky".

Gary Papilsky



BLOCK LEGEND:

- EXISTING SIGNS
- EXISTING TREES
- EXISTING CURB INLET
- EXISTING CATCH BASIN
- EXISTING STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING PROPERTY IRONS/PINS
- EXISTING LIGHT POLE AND CONCRETE BASE
- EXISTING UTILITY POLE
- EXISTING GUY WIRES
- EXISTING ELECTRICAL MANHOLE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING ENDWALL STRUCTURES
- PROPOSED CAR WASH VACUUMS

HATCH LEGEND:

- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED SNOW MELT
- EXISTING ASPHALT
- EXISTING CONCRETE

404 FRANKLIN ST.
WAUSAU, WI 54403
PHONE: 715-843-7292
FAX: 715-843-7292
WWW.MTSLLC.NET

MARATHON TECHNICAL
SERVICES LLC

MTS

REVISION DATE

SURVEYED BY:
RIVERSIDE LAND
DESIGNED BY:
MTS
DRAWN BY:
JUSTIN H.
APPROVED BY:
NICK B.

PROJECT DETAILS
PROJECT NUMBER:
2151
PROJECT PHASE:
PRELIMINARY
PROJECT MILESTONE:
CONCEPT 2

OVERALL PROPOSED SITE
PLAN
TOMMY CAR WASH AND COUSINS SUBS
STEVENS POINT, PORTAGE COUNTY

SCALE
1" = 40'

SHEET NO.
5.0

PEDESTRIAN CROSSING AHEAD SIGN
TELEPHONE PEDISTAL
EXISTING CURB INLET
EXISTING CATCH BASIN
EXISTING STORM SEWER MANHOLE
EXISTING SANITARY SEWER MANHOLE

PROPOSED BUILDING

PROPOSED ASPHALT

PROPOSED CONCRETE

**TOMMY CAR WASH AND COUSINS SUBS
STEVENS POINT, PORTAGE COUNTY**

$$1'' = 20'$$

5.2

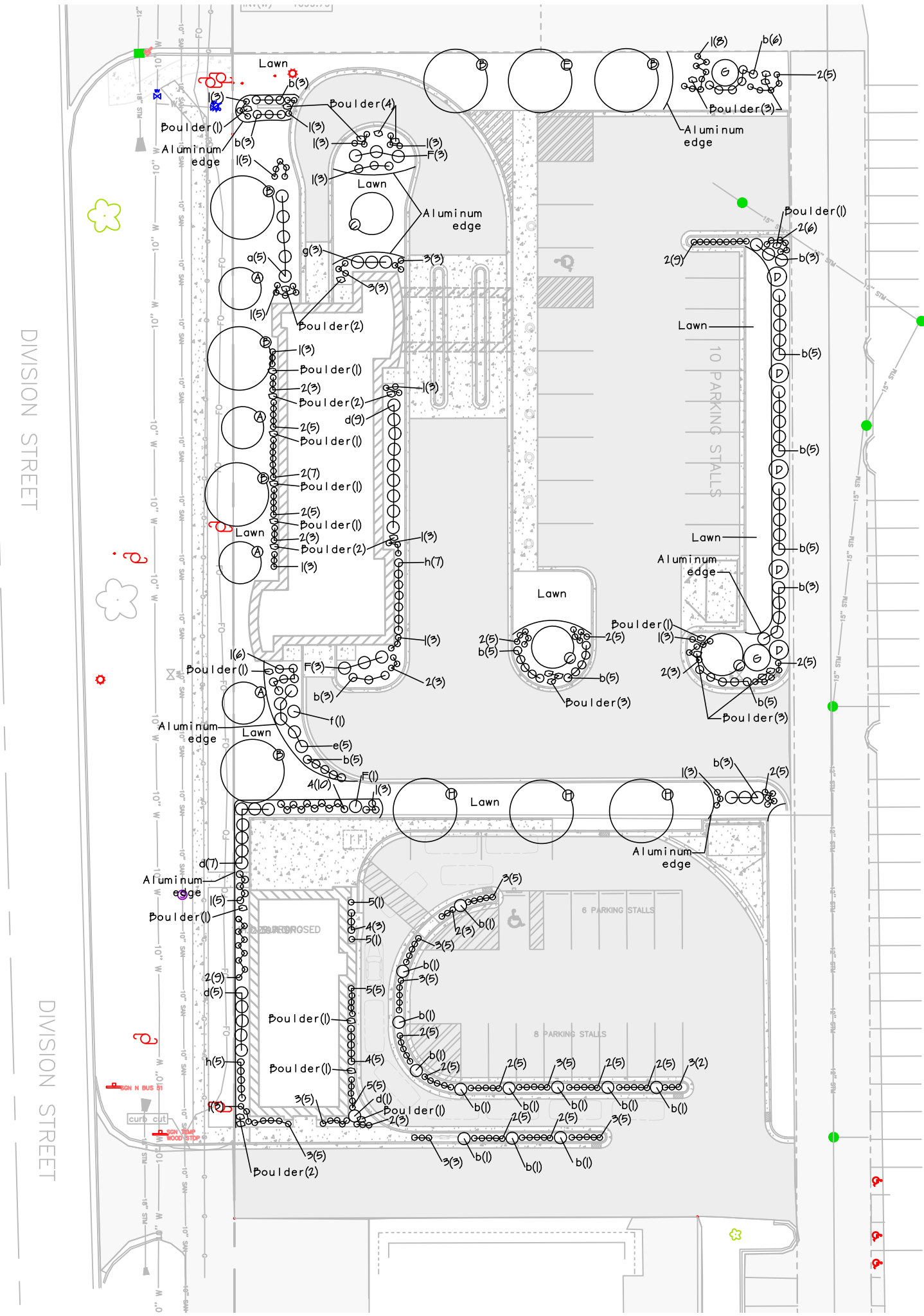
Page 38 of 100

PRELIMINARY
PROJECT MILESTONE:
CONCEPT 2



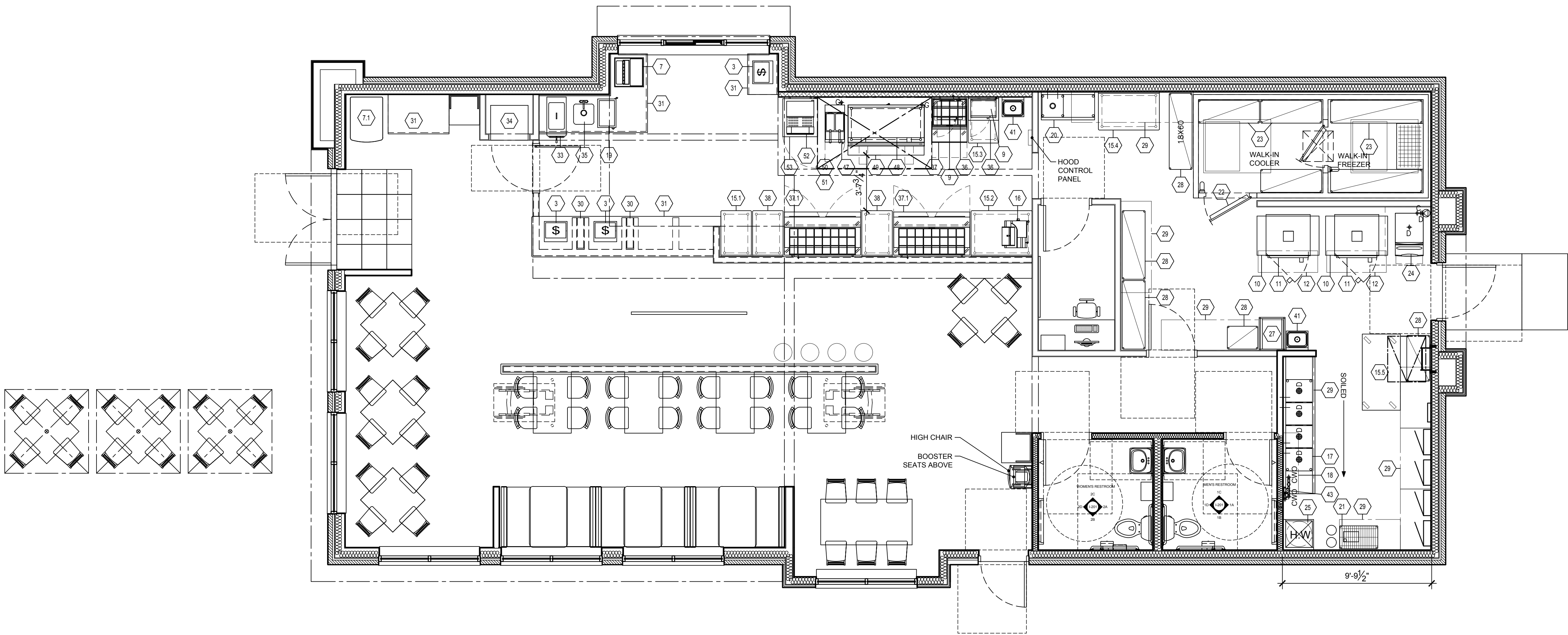
**MARATHON TECHNICAL
SERVICES LLC**

404 FRANKLIN ST.
WAUSAU, WI 54403
PHONE: 715-843-7299
FAX: 715-843-7292
WWW.MTSLC.NET



Common Name	Scientific Name	Quantity
Trees		
A. Japaneese Tree Lilac	Syringa Reticulata	4
B. American Sentry Linden	Tilia Americana 'Mcsentry'	6
C. Ivory Silk Japanese Tree Lilac	Syringa Reticulata 'Ivory Silk'	3
D. Parkland Pillar Birch	Betula Platyphylia 'Jefpark'	5
E. Autumn Spire Maple	Acer Rubrum 'Autumn Spire'	1
F. Blue Arrow Juniper	Juniperus Scopulorum 'Blue Arrow'	7
G. Moonglow Juniper	Juniperus Scopulorum 'Moonglow'	2
H. Heritage River Birch	Betula Nigra 'Cully'	3
Shrubs		
a. Glossy Black Chokeberry	Aronia Melanocarpa	5
b. Superstar Spirea	Spirea 'Denistar'	71
d. Little Princess Spirea	Spirea Japonica 'Little Princess'	22
e. Wildfire Winterberry	Ilex Verticillata 'Bailfire'	5
f. Southern Gentleman Winterberry	Ilex Verticillata 'Southern Gentleman'	1
g. Standard Ovation Serviceberry	Amelanchier Alnifolia 'Obelisk'	3
h. Straight Talk Privet	Ligustrum Vulgare 'Swift'	12
Perennials		
1. Feather Reed Grass	Calamagrostis x Acutiflora 'Karl Forester'	71
2. Prairie Dropseed	Sporobolus Heterolepsis	114
3. Pardon Me Daylily	Hemerocallis 'Pardon Me'	46
4. Hillside Black Beauty Snakeroot	Actae Simplex 'Hillside Black Beauty'	18
5. Gold Standard Hosta	Hosta 'Gold Standard'	12

All trees in lawn shall have shredded mulch ring with natural edge.
All landscape areas to have rock and Typar.



REFERENCE EQUIPMENT PLAN

SCALE: 1/4"=1'-0"

1

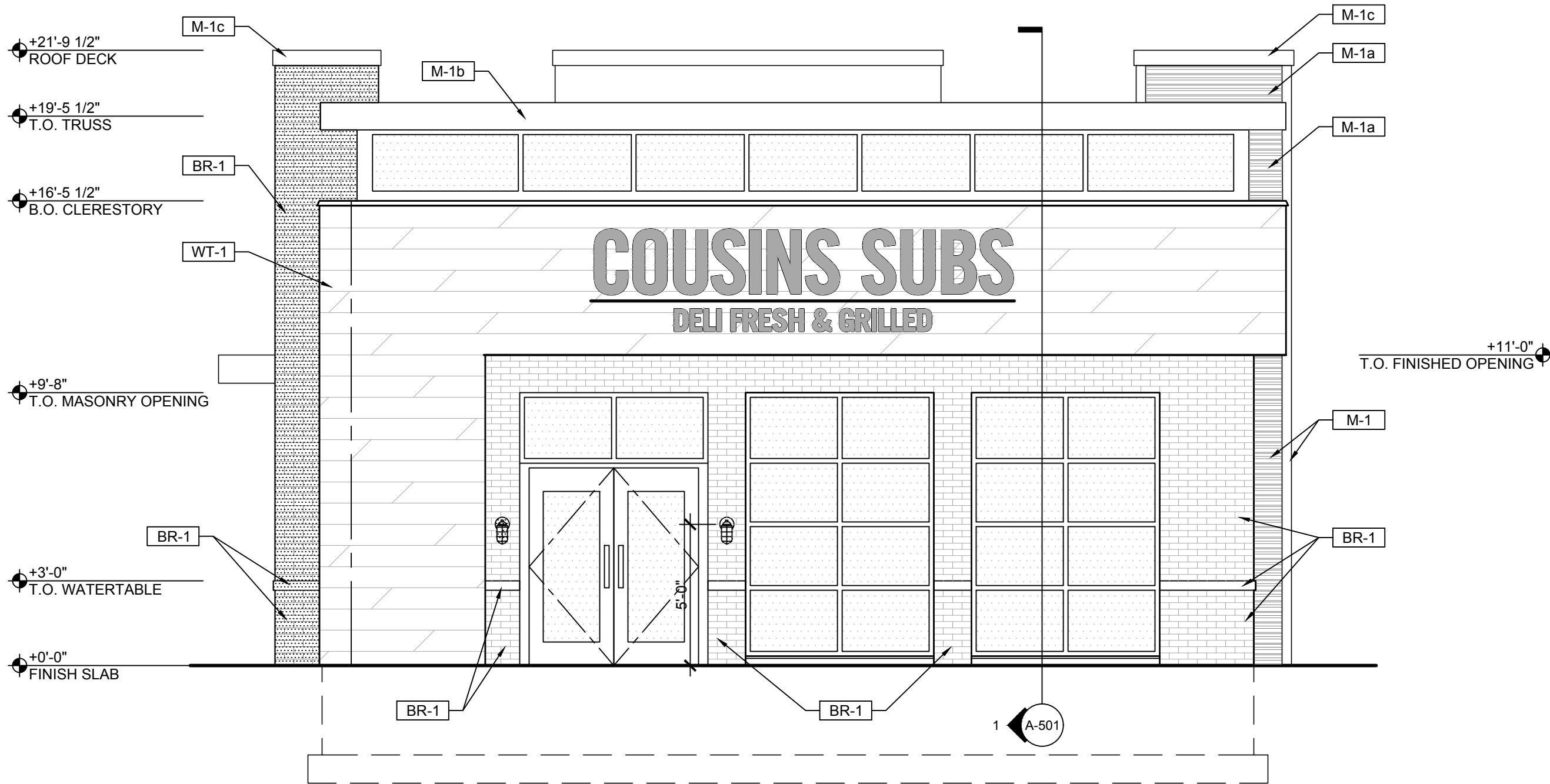


* FOR CORE+SHELL BID*
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION.
04-04-2018
DRAWINGS ARE TO CONVEY
DESIGN INTENT ONLY.

PROJECT NO.:	
DRAWN BY:	L+P
CHECKED BY:	L+P
ISSUED DATE:	
ISSUED REVISIONS:	

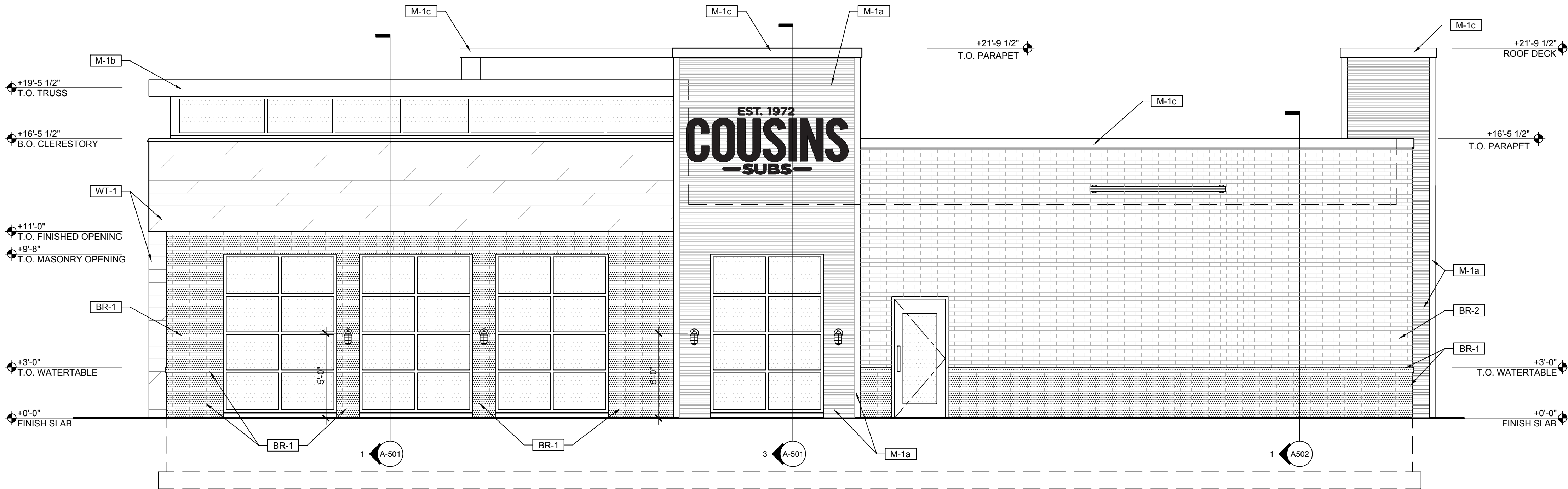
EXTERIOR LIGHTING SCHEDULE		
CALL-OUTS FOR REFERENCE ONLY REFERENCE TENANT UPFIT ELECTRICAL SCHEDULES FOR FINAL SPEC/SELECTIONS		
EL-2	MANUFACTURER: BARN LIGHT ELECTRIC PRODUCT: ATOMIC TOPLESS STREAMLINE INDUSTRIAL GUARD SCONCE FINISH: 975 - GALVANIZED GLASS: FROSTED SOCKET: REFERENCE ELECTRICAL LAMP: LED, REFERENCE ELECTRICAL	
EL-6	MANUFACTURER: ARROWLINER PRODUCT: SINGLE FIXTURE WALL-MOUNT SIZE: 8" - A08-SO-A-2-LF-054-120-S-AK6-IL35M FINISH: SILVER LAMP: LED, REFERENCE ELECTRICAL	
EL-7	MANUFACTURER: LITHONIA PRODUCT: 4" EXTERIOR LED RECESSED CAN LIGHT LOCATION: TILE ACCENT BAND FINISH: BLACK TRIM KIT	

EXTERIOR FINISH SCHEDULE		
EXTERIOR PAINT		
EP-2	MANUFACTURER: SHERWIN WILLIAMS COLOR: BLACK FOX COLOR NO.: SW7020 FINISH: SATIN LOCATION: EXTERIOR METAL DOOR AND FRAME	
BRICK		
BR-1	MANUFACTURER: BELDEN BRICK COLOR: BLACK DIAMOND VELOUR SIZE: STANDARD FINISH: VELOUR LOCATION: FRONT ELEVATIONS, BUILDING BASE AND DRIVE THRU BUMP OUT NOTE: LOCAL BRICKS MAY BE USED AS LONG AS COLOR AND TEXTURE ARE MATCHED. SUBMIT SAMPLE TO ARCHITECT FOR REVIEW.	
BR-2	MANUFACTURER: BELDEN BRICK COLOR: ALASKA WHITE VELOUR SIZE: STANDARD FINISH: VELOUR LOCATION: BACK AND SIDE ELEVATIONS ABOVE WATERTABLE NOTE: LOCAL BRICKS MAY BE USED AS LONG AS COLOR AND TEXTURE ARE MATCHED. SUBMIT SAMPLE TO ARCHITECT FOR REVIEW.	
METAL		
M-1a	MANUFACTURER: PAC CLAD PRODUCT: HWP PRECISION WALL PANELS / TRIM COLOR: MUSKET GRAY LOCATION: ENTRY TOWER	
M-1b	MANUFACTURER: PAC CLAD PRODUCT: PAC SNAP EDGE EXTENDED FASCIA COLOR: MUSKET GRAY LOCATION: EDGE OF ROOF OVERHANG	
M-1c	MANUFACTURER: PAC CLAD PRODUCT: PAC-TITE COPING, TAPERED COLOR: MUSKET GRAY LOCATION: PARAPET	
M-1d	MANUFACTURER: PAC CLAD PRODUCT: REDI-ROOF STANDING SEAM, 12" o.c. COLOR: MUSKET GRAY LOCATION: RECEIVING AWNING	
M-1e	MANUFACTURER: PAC CLAD PRODUCT: FLUSH SOFFIT, 12" o.c. COLOR: MUSKET GRAY LOCATION: ROOF OVERHANG	
WALL TILE (WOOD-LOOK)		
WT-1	MANUFACTURER: DAL TILE PRODUCT: ACACIA VALLEY COLOR: ARK SIZE: 9" x 36" AV14	



EAST SIDE OF BUILDING
EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

2

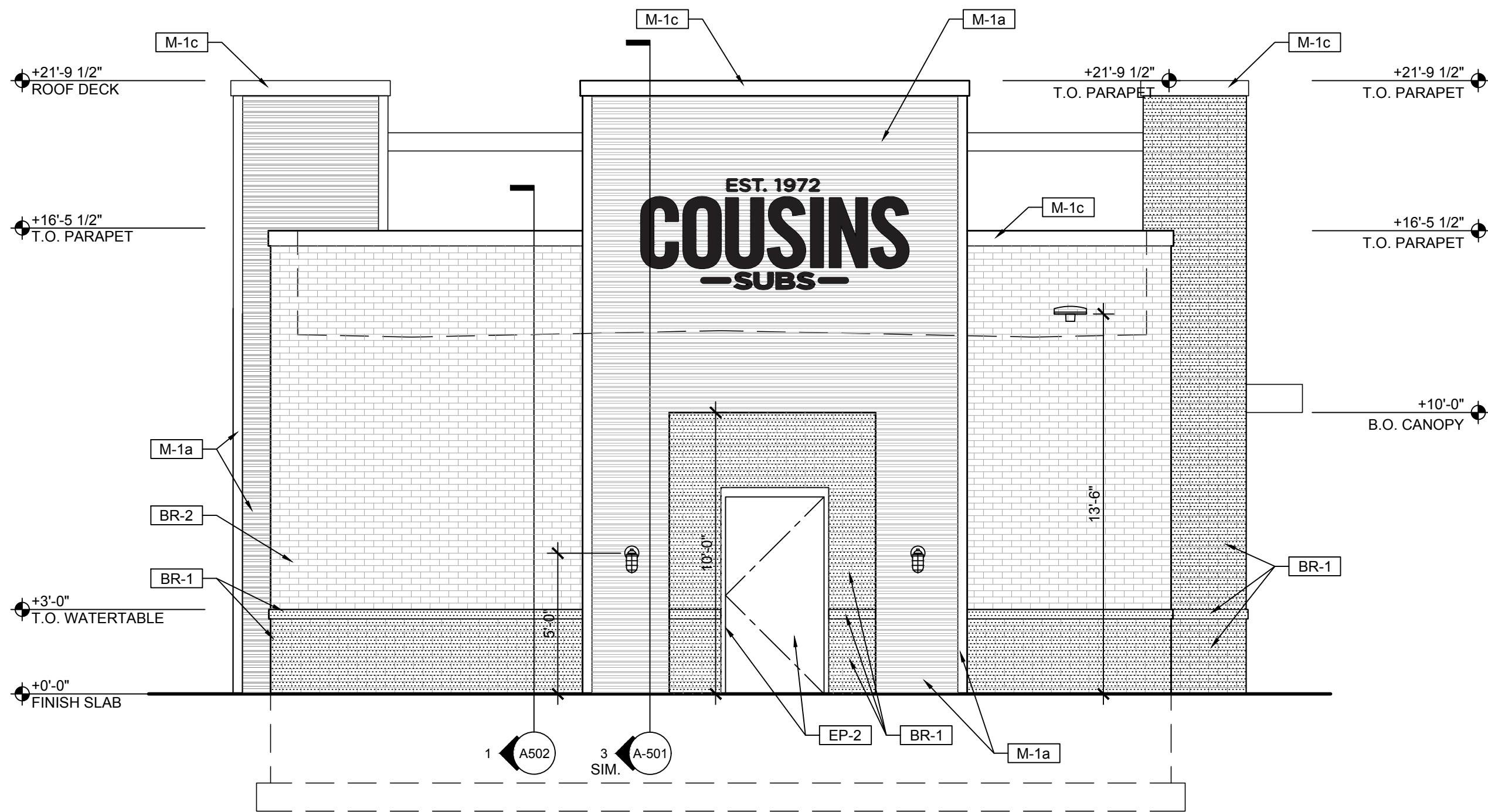


NORTH SIDE OF BUILDING
EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

1

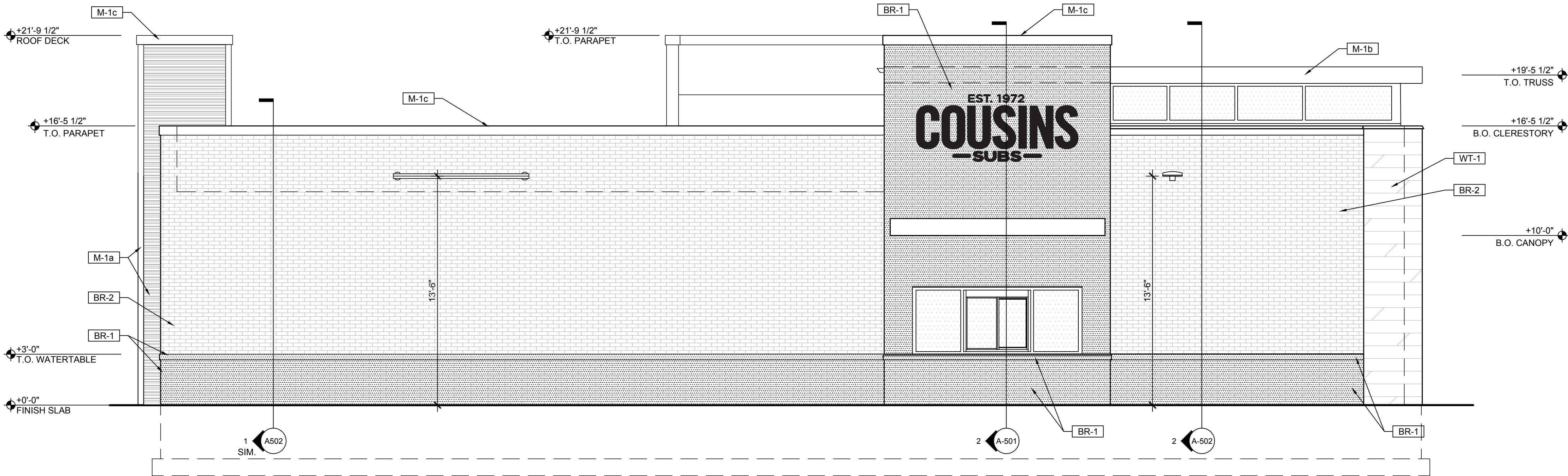
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CALL-OUTS FOR REFERENCE ONLY REFERENCE TENANT UPFIT ELECTRICAL SCHEDULES FOR FINAL SPEC/SELECTIONS		
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WALL TILE (WOOD-LOOK)		
WT-1	MANUFACTURER: DAL TILE PRODUCT: ACACIA VALLEY COLOR: ARK SIZE: 9" x 36" AV14	



WEST SIDE OF BUILDING
EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

2



SOUTH SIDE OF BUILDING
EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

1

* FOR CORE+SHELL BID*
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION.
04-04-2018
DRAWINGS ARE TO CONVEY
DESIGN INTENT ONLY.

PROJECT NO.:	
DRAWN BY:	L+P
CHECKED BY:	L+P
ISSUED DATE:	
ISSUED REVISIONS:	
Δ	
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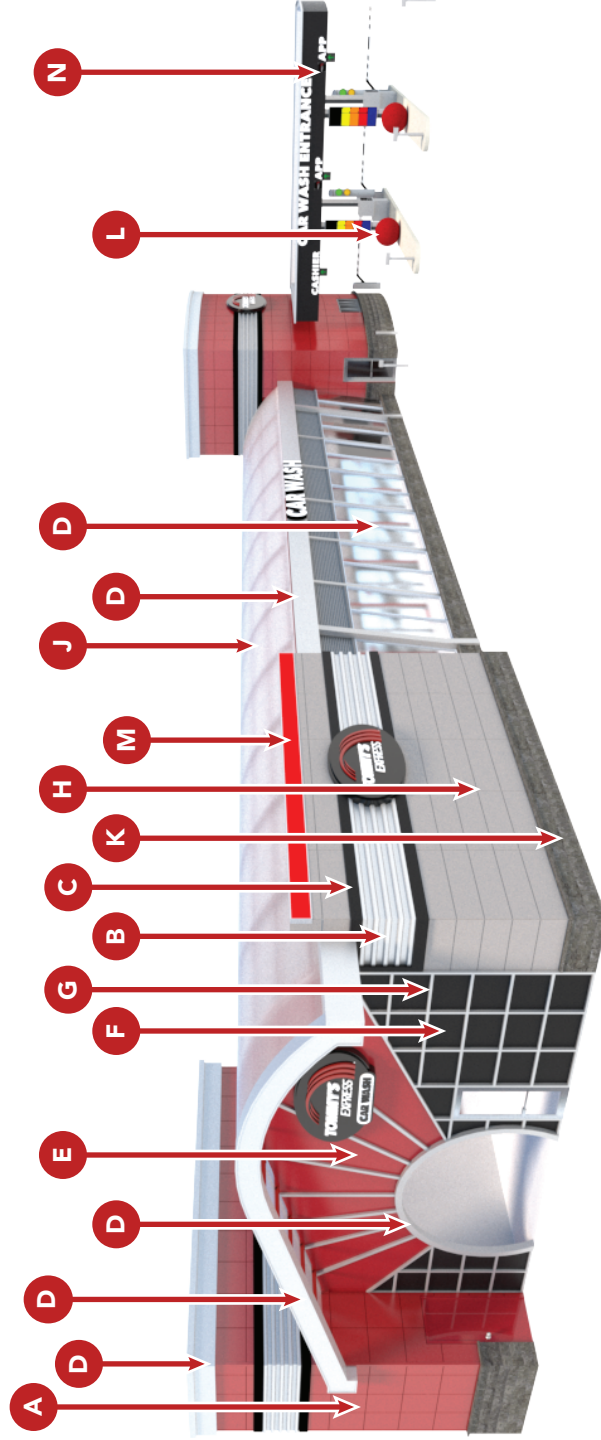
Exterior Material Selections

Tommy's Express Model



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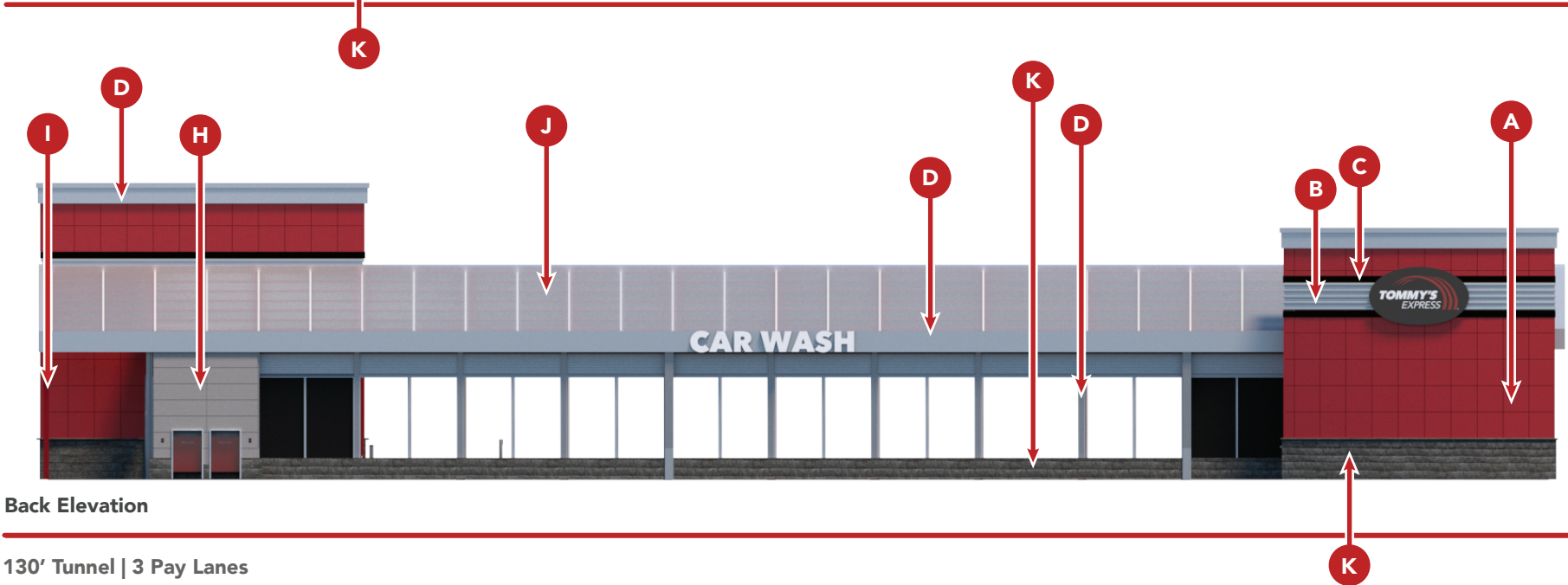
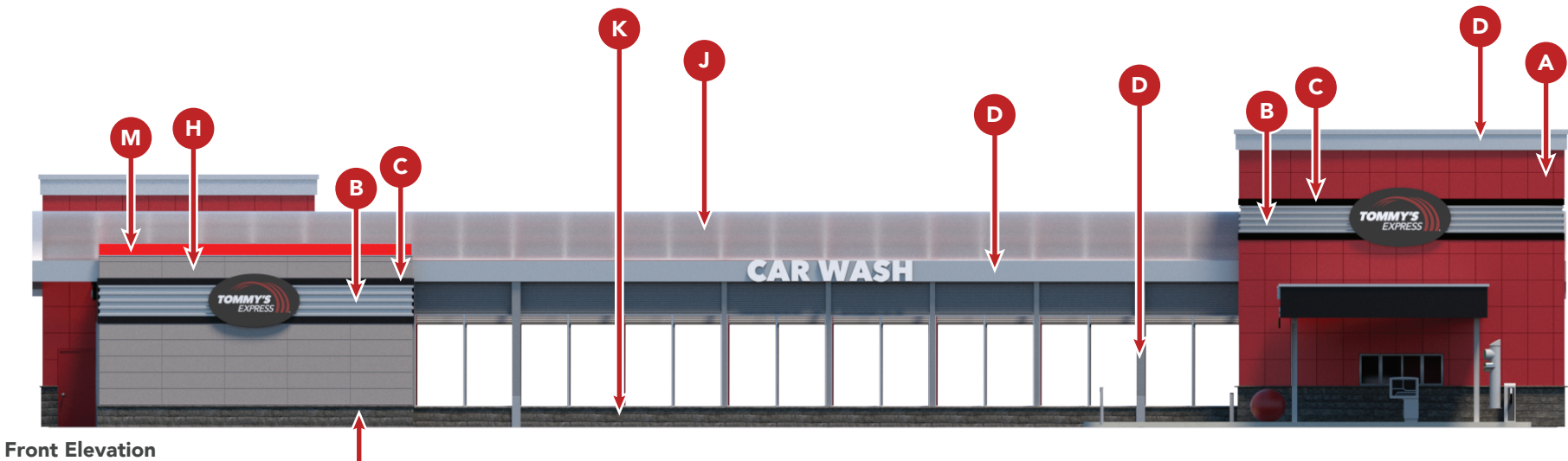
- A** Towers: Dri-Design Panel - 30" x 30" - Cardinal Red - RAL 3001
<http://www.dri-design.com/products/painted-aluminum/#sizes>
- B** Ribbed Panel: ATAS 7.2 - Silversmith
<http://www.atas.com/products/walls/exposed-fastener/atas-belvedere-rib-panel#ProductInfo>
- C** Ribbed Panel Trim: ATAS Flat Sheet - Black
<http://www.atas.com/products/colors>
- D** Parapet Cap: Reynolux - Bright Silver Metallic
https://www.alcoa.com/aap/north_america/en/product.asp?cat_id=917&prod_id=1537
- D** Fascia: Silver ACM
N/A
- D** Downspout Covers: Silver ACM
N/A
- E** Car Wash Ends (Upper): Laminators Omega Series - Sunset Red
http://www.laminatorsinc.com/sites/www.laminatorsinc.com/files/pdf/laminators_architectural_colors_sept8_2016.pdf
- F** Car Wash Ends (Lower): Citadel Glaze Guard - Ebony (Series F)
<https://www.citadelap.com/finishes/series-f>
- G** Car Wash Ends (Aluminum Caps): Tubelite 200 Series Curtain Wall - Clear Anodized
<https://www.tubeliteinc.com/200-series-curtainwall/>
- H** Dry Backroom: Nichiha Panel - Architectural Block - Gray - RAL 7044
<http://www.nichiha.com/products/detail/architecturalblock>
- I** Steel: RAL3001 *Interior Steel Not Shown*
<http://www.ralcolor.com/>
- J** Roof: Acrylic - 8mm ACRYLITE Heatstop - Cool Blue
<https://www.acrylite.net/sites/PM/DocumentsAP/8mm-acrylite-heatstop-hi-ds-tech-jan2013.pdf>
- K** Masonry - Consumer's 4" Split Faced Block - Ash
http://www.consumersconcrete.com/split_face.html
- L** Vacuums & Balls: Red
<http://shop.tommycarwash.com/Tommy-Store/Vacuum-and-Vending>
- M** Dry Backroom Parapet: Lektron LED Linear Light - Leon - Red
<http://www.lektroninc.com/leon/>
- N** Pay Canopy: Black ACM
N/A



Exterior Material Selections

Tommy's Express Model

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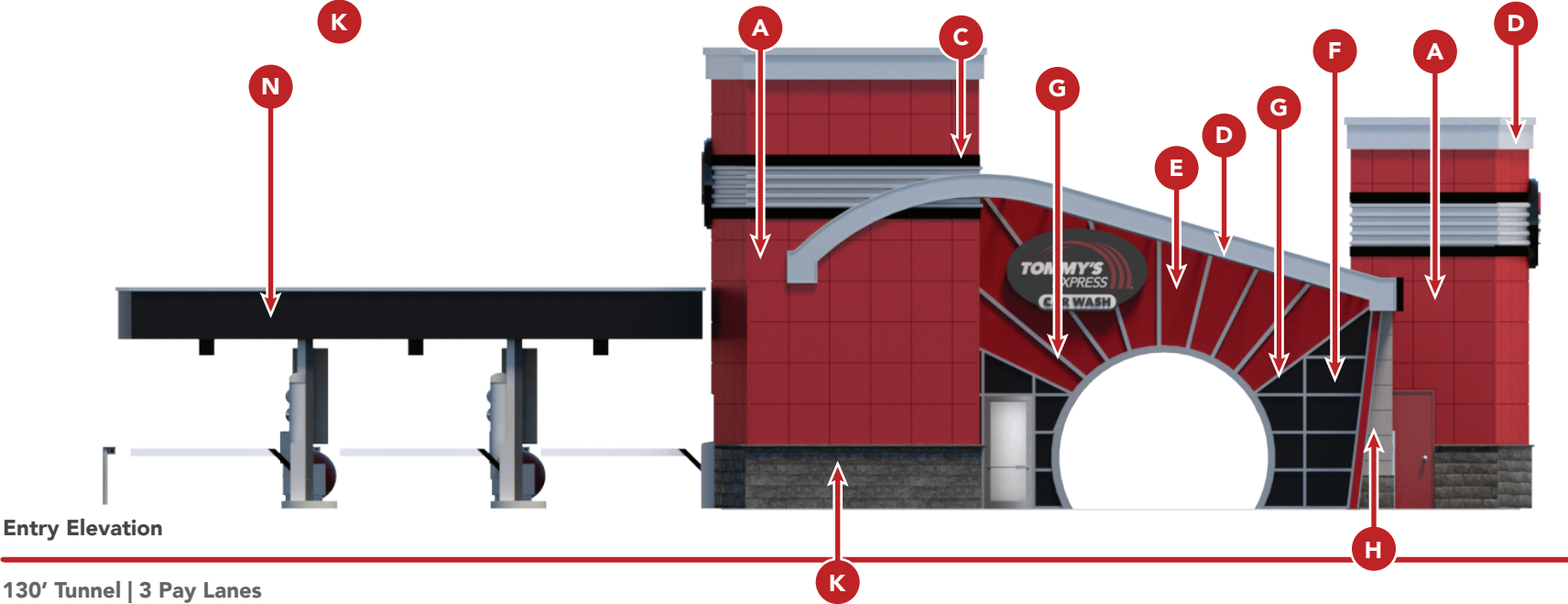
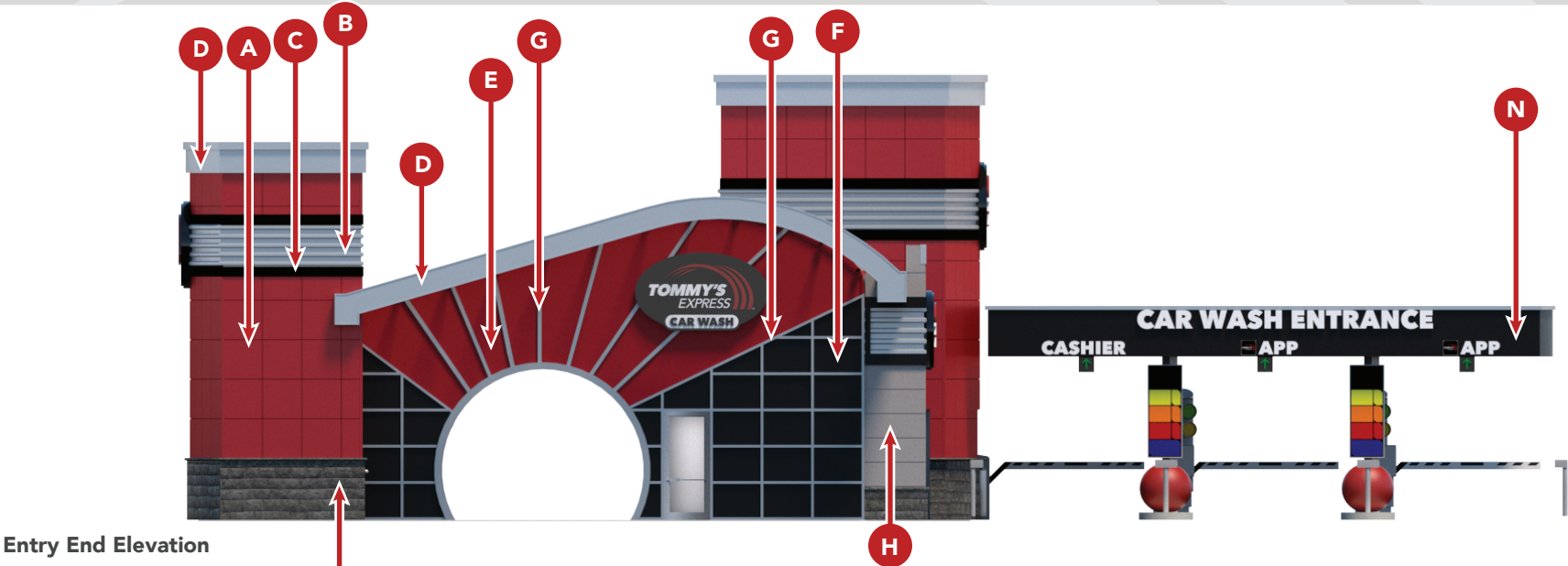


130' Tunnel | 3 Pay Lanes

Exterior Material Selections

Tommy's Express Model

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130' Tunnel | 3 Pay Lanes



MEMORANDUM

To: City Plan Commission

From: Ryan Kernosky, Director of Community Development 

Date: November 18, 2021

RE: Approval of the Certified Survey Map and Acceptance of dedicated land for Right of Way Purposes – Union Street Extension north of Maria Drive & Academy Avenue west of said Union Street Extension

Commissioners –

As part of the redevelopment planning for the Sisters of St. Joseph – Third Order of St. Francis Convent Property (herein referred to "Convent Redevelopment"), the City identified the extension of Union Street north of Maria Drive. Said extension will include a 60' Right of Way dedicated to the public for the proposed extension. There is also a proposed extension of Academy Avenue west of the proposed Union Street extension. The Academy Avenue extension is for future urban planning purposes. The attached Certified Survey Map (CSM) creating four lots and dedicating the proposed Right of Way. Please note the current property is one parcel.

Please note that the existing driveway located east of the Maria Drive/Union Street extension will be removed as part of the redevelopment of the site.

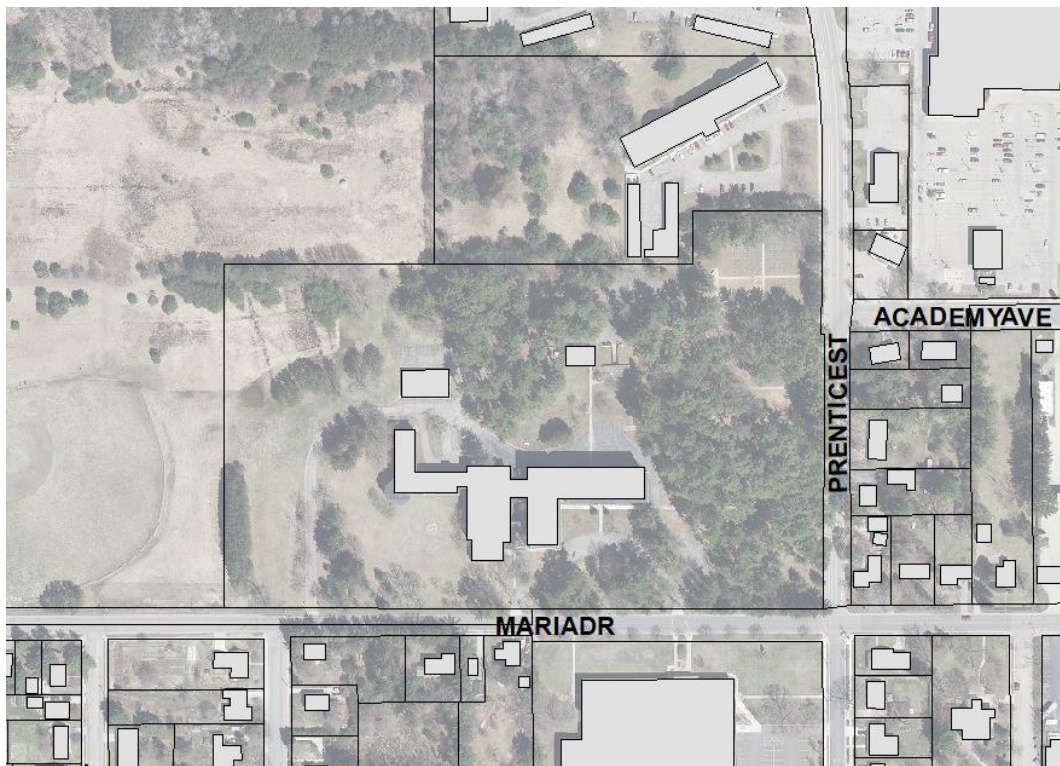
Enclosed is the Resolution authorizing acceptance. Staff recommends approval as presented. Additional exhibits are in the following pages.

Thank you.

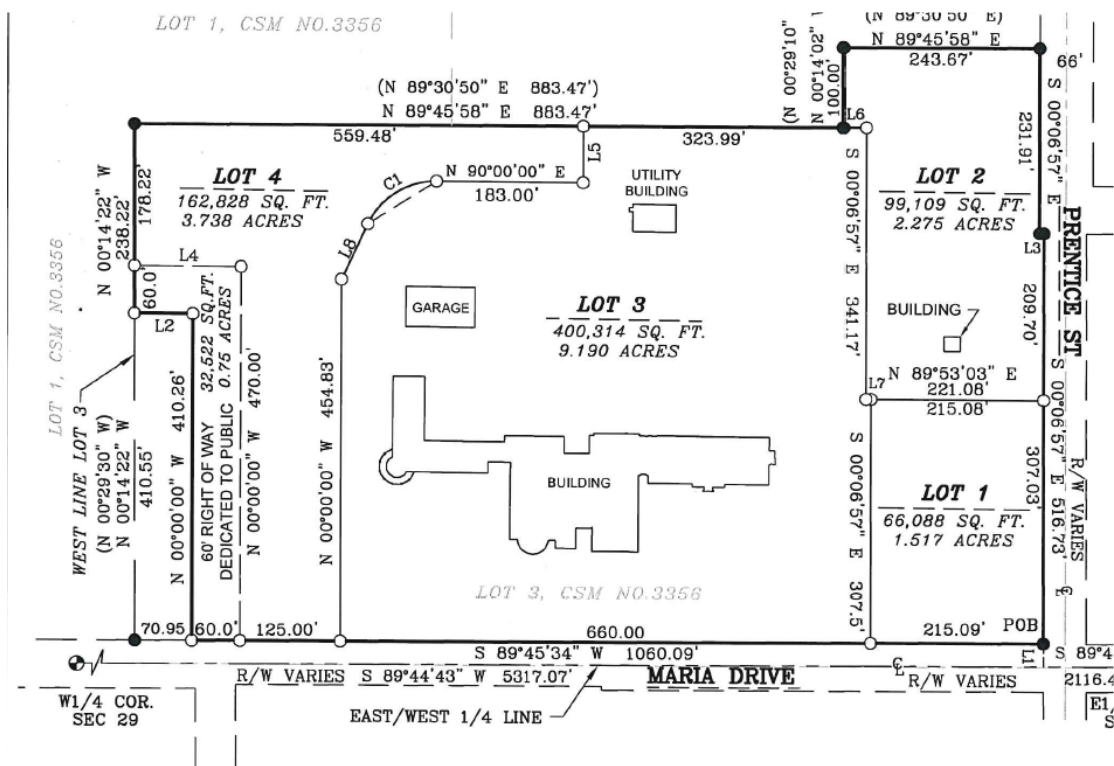
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Existing Lot Layout:



Proposed:



RESOLUTION

CSM APPROVAL AND LAND DEDICATION ACCEPTANCE FOR RIGHT-OF-WAY PURPOSES

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, does hereby approve the attached Certified Survey Map (CSM) and accept the dedication of 32,522 square feet of land for Right-of-Way purposes.

Approved: _____

Mike Wiza, Mayor

Attest: _____

Kari Yenter, City Clerk

Dated: November 18, 2021

Adopted: December 20, 2021

Drafted by: Ryan Kernosky

Return to: City Clerk

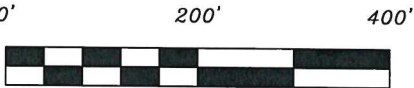
PORTAGE COUNTY CERTIFIED SURVEY MAP

LEGAL DESCRIPTION

CERTIFIED SURVEY MAP FOR THE SISTERS OF ST JOSEPH
THIRD ORDER, BEING PART OF LOT 3, CERTIFIED SURVEY MAP
NO. 3356, VOL. 12, PG. 14, LOCATED IN PART OF THE SW 1/4
OF THE NE 1/4, AND PART OF THE SE 1/4 OF THE NW 1/4,
SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF
STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

BASE FOR BEARING

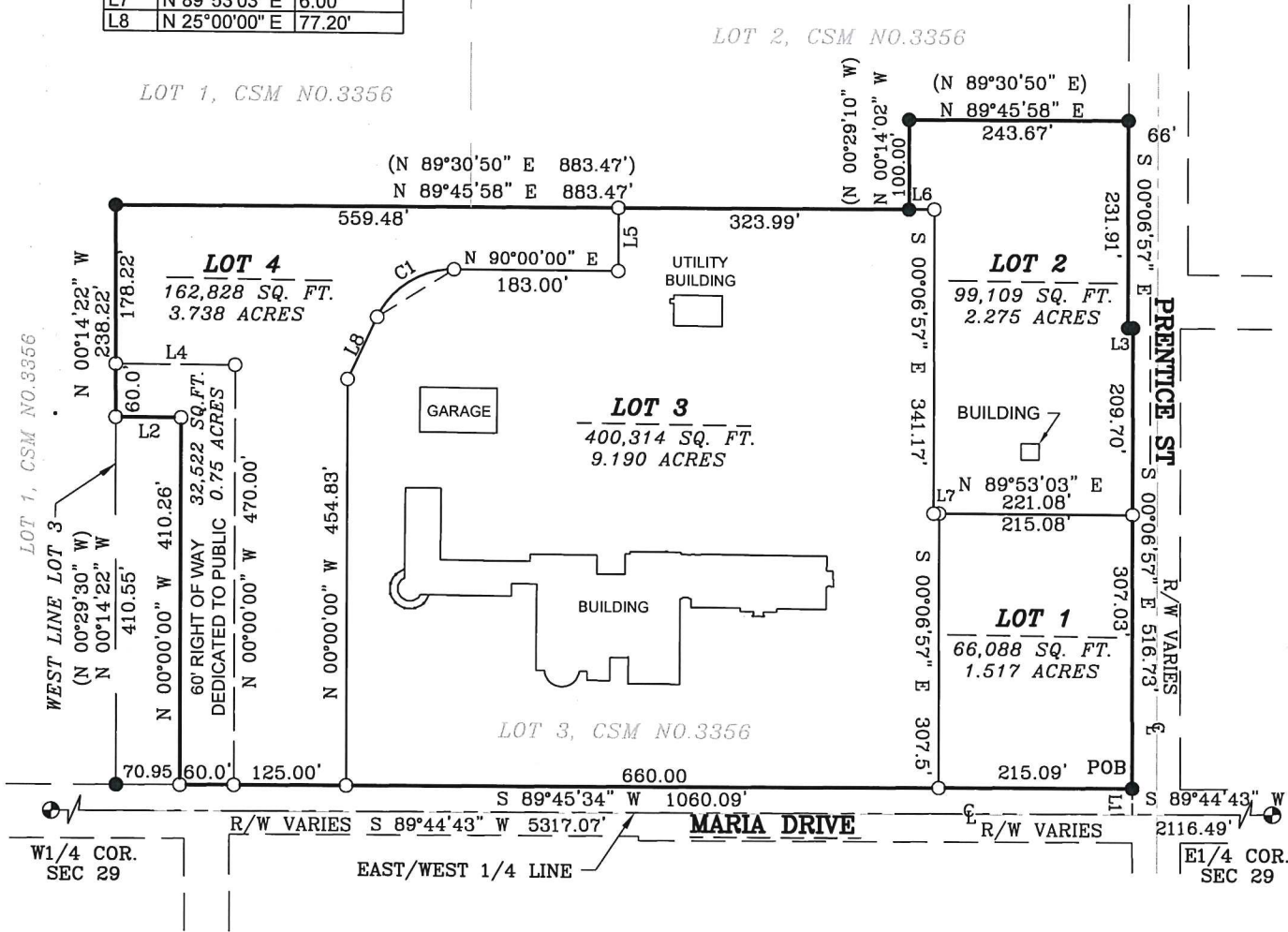
THE EAST-WEST QUARTER LINE OF SECTION 29,
BEARS S 89°44'43" W, USING THE PORTAGE
COUNTY COORDINATE SYSTEM.



SCALE 1" = 200'

LINE	BEARING	DISTANCE
L1	N 00°06'57" W	28.85'
L2	N 90°00'00" W	72.66'
L3	N 89°53'03" E	5.50'
L4	N 90°00'00" W	132.91'
L5	N 00°00'00" W	70.92'
L6	N 89°45'58" E	27.88'
L7	N 89°53'03" E	6.00'
L8	N 25°00'00" E	77.20'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	94'	106.64'	101.01'	N 57°30'00" E	65°00'00"



LEGEND

- ⊕ HARRISON MONUMENT FOUND
- 3/4" REBAR FOUND
- 3/4" X 18" REBAR SET 1.502 LBS/FT
- () RECORDED AS

RETTLER
corporation

LAND SURVEY DIVISION
PROFESSIONAL LAND SURVEYOR
BENJAMIN KLITZKE #2746
715-341-2633

3317 Business Park Drive, Stevens Point, WI 54482
Telephone: 715 - 341 - 2633, Fax: 715 - 341 - 0431
email: info @ rettler.com, website: www.rettler.com

THIS INSTRUMENT WAS DRAFTED BY BEN KLITZKE
AND DRAWN BY BEN KLITZKE

JOB # 21.041 SHEET 1 OF 3 SHEETS

PORTAGE COUNTY CERTIFIED SURVEY MAP

BEING PART OF LOT 3, CERTIFIED SURVEY MAP NO. 3356, VOL. 12, PG. 14, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER ON THE NORTHWEST QUARTER, SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

SURVEYOR’S CERTIFICATE

I, BENJAMIN KLITZKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF SISTERS OF ST JOSEPH THIRD ORDER, I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING DESCRIBED PARCEL OF LAND.

A PARCEL OF LAND CONTAINING 728,339 SQUARE FEET (16.72 ACRES), LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER ON THE NORTHWEST QUARTER, SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

THE EXTERIOR BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 29;

THENCE S 89°44'43" W, ALONG THE EAST/WEST QUARTER LINE, 2116.49 FEET;

THENCE N 00°06' 57" W, 28.85 FEET TO THE SOUTHEAST CORNER OF LOT 3, CERTIFIED SURVEY MAP NO. 3356, BEING THE NORTH RIGHT OF WAY OF MARIA DRIVE AND POINT OF BEGINNING;

THENCE S 89°45'34" W, ALONG SOUTH LINE OF SAID LOT 3, CERTIFIED SURVEY MAP AND SAID SOUTH RIGHT OF WAY, 1060.09 FEET;

THENCE N 00°00'00" W, 410.26 FEET;

THENCE N 90°00'00" W, 72.66 FEET TO THE WEST LINE OF SAID LOT 3, CERTIFIED SURVEY MAP;

THENCE N 00°14'22" W, ALONG SAID WEST LINE OF LOT 3, CERTIFIED SURVEY MAP, 238.22 FEET TO THE NORTHWEST CORNER OF SAID CERTIFIED SURVEY MAP;

THENCE N 89°45'58" E, ALONG NORTH LINE OF SAID LOT 3, CERTIFIED SURVEY MAP, 883.47 FEET;

THENCE N 00°14'02" W, ALONG WEST LINE OF SAID LOT3, CERTIFIED SURVEY MAP, 100.00 FEET;

THENCE N 89°45'58" E, ALONG NORTH LINE OF SAID LOT 3, CERTIFIED SURVEY MAP, 243.67 FEET TO THE NORTHWEST CORNER OF SAID CERTIFIED SURVEY MAP BEING THE WEST RIGHT OF WAY OF PRENTICE STREET;

THENCE S 00°06'57" E, ALONG EAST LINE OF SAID LOT 3, CERTIFIED SURVEY MAP AND THE SAID WEST RIGHT OF WAY, 231.91 FEET;

THENCE N 89°53'03" E, 5.50 FEET;

THENCE S 00°06'57" E, ALONG EAST LINE OF SAID LOT 3, CERTIFIED SURVEY MAP AND THE SAID WEST RIGHT OF WAY, 516.73 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING;

THAT I HAVE COMPLIED FULLY WITH THE CURRENT PROVISIONS OF CHAPTER 236.34, AND CHAPTER A-E7 OF THE REVISED WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCES OF PORTAGE COUNTY IN SURVEYING, DIVIDING, AND MAPPING SAME.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND MAPPED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS SURVEY IS SUBJECT TO ROADWAYS, EASEMENTS, AND RESERVATIONS, OF RECORD.

CERTIFIED THIS 2NDDAY OF NOVEMBER, 2021.

SIGNED: BENJAMIN KLITZKE PLS 2746

PORTAGE COUNTY CERTIFIED SURVEY MAP

BEING PART OF LOT 3, CERTIFIED SURVEY MAP NO. 3356, VOL. 12, PG. 14, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER ON THE NORTHWEST QUARTER, SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

SISTERS OF ST JOSEPH THIRD ORDER, AS OWNER OF LOT 1, 2, 3, AND 4, HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED IN THIS MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS MAP. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY SECTION 236.34 OF THE REVISED WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: THE CITY OF STEVENS POINT.

OWNER'S REPRESENTATIVE _____ DATE _____

STATE OF WISCONSIN
(SS)
PORTAGE COUNTY

PERSONALLY APPEARED BEFORE ME ON THIS _____TH DAY OF _____, 20____, THE ABOVE NAMED OWNER TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED SAME.

NOTARY PUBLIC _____
_____ COUNTY, _____.
MY COMMISSION EXPIRES _____

CITY OF STEVENS POINT / ACCEPTANCE CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP AND THE ACCOMPANYING INFORMATION IS HEREBY (APPROVED) (CONDITIONALLY APPROVED) PURSUANT TO THE BUILDING AND SAFETY ORDINANCES OF THE CITY OF STEVENS POINT ON THE BASIS OF THE FOLLOWING (FACTS) (CONDITIONS)

COMMUNITY DEVELOPMENT OFFICE



MEMORANDUM

To: City Plan Commission

From: Ryan Kernosky, Director of Community Development 

Date: November 29, 2021

RE: ADU/ACU Zoning Lot Analysis

At the request of Commissioners, City staff has put together an analysis of each zoning lot that would meet the minimum lot area requirements for the Accessory Dwelling Unit/Accessory Commercial Unit (ADU/ACU). Below is a break down by each zoning district:

Zoning District	Total Parcels	Proposed Min Lot Size Required (SF)	Parcels Meeting Min Lot Size	Percentage
RLD	76	87,120	29	38 %
R1	957	16,500	923	96%
R2	2,973	8,000	2,209	74%
R3	2,814	10,000	720	26%
R4	581	8,000	390	67%
R5	163	8,000	94	58%

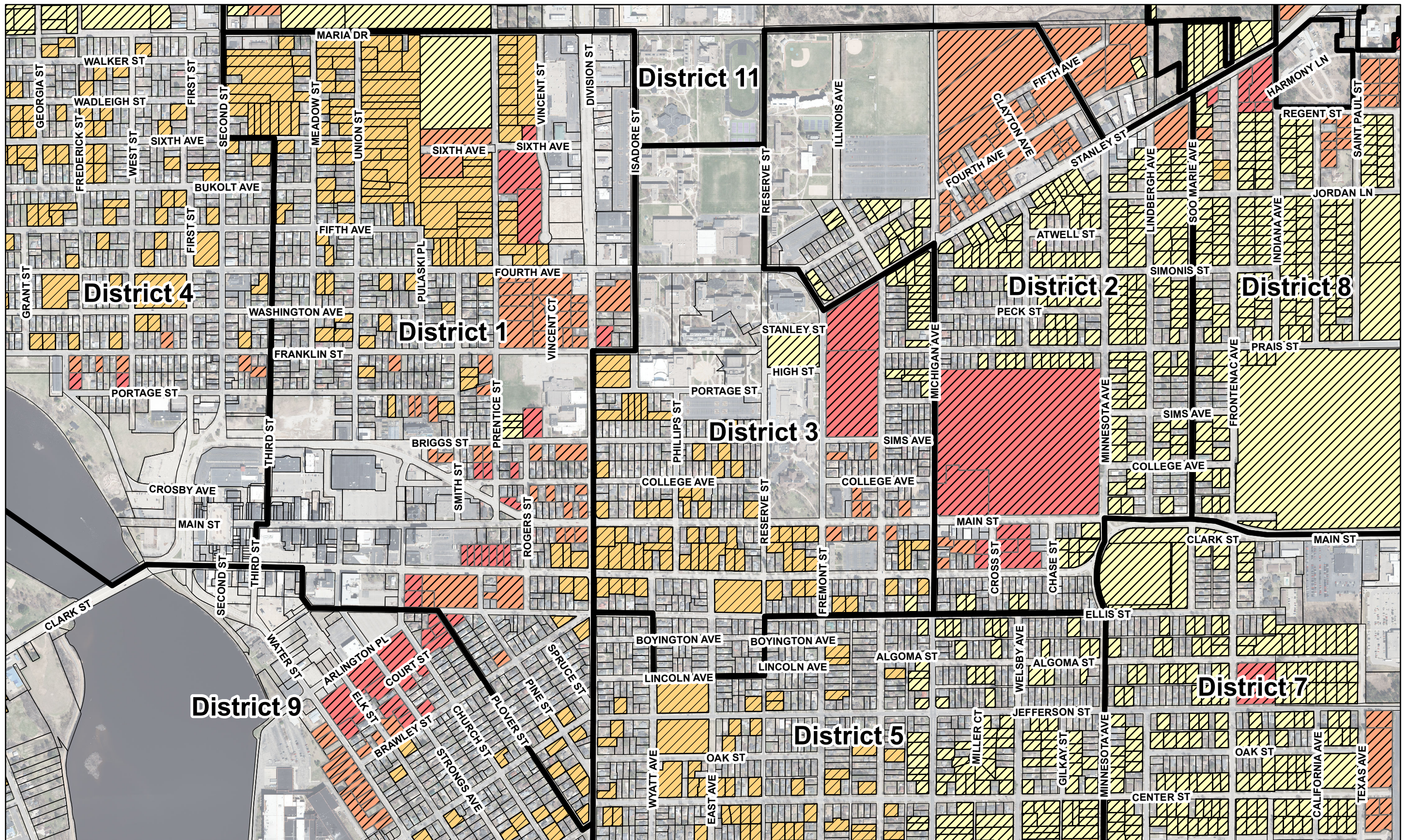
Included in this packet is a breakdown of each zoning lot that would meet the minimum lot area requirements, as identified in the 2010 Aldermanic Districts. Additionally, a copy of the City's Zoning Map is also included.

As Commissions will notice, the further out from the City's 'Core' (loosely identified as Districts 1, 2, 3, 4, 5, 9), the lot sizes become larger and therefore the regulatory ability construct an ADU/ACU becomes easier (setbacks, impervious surface ratios, etc. are easier to meet on a larger lot).

Please let staff know if you have any additional questions or comments.

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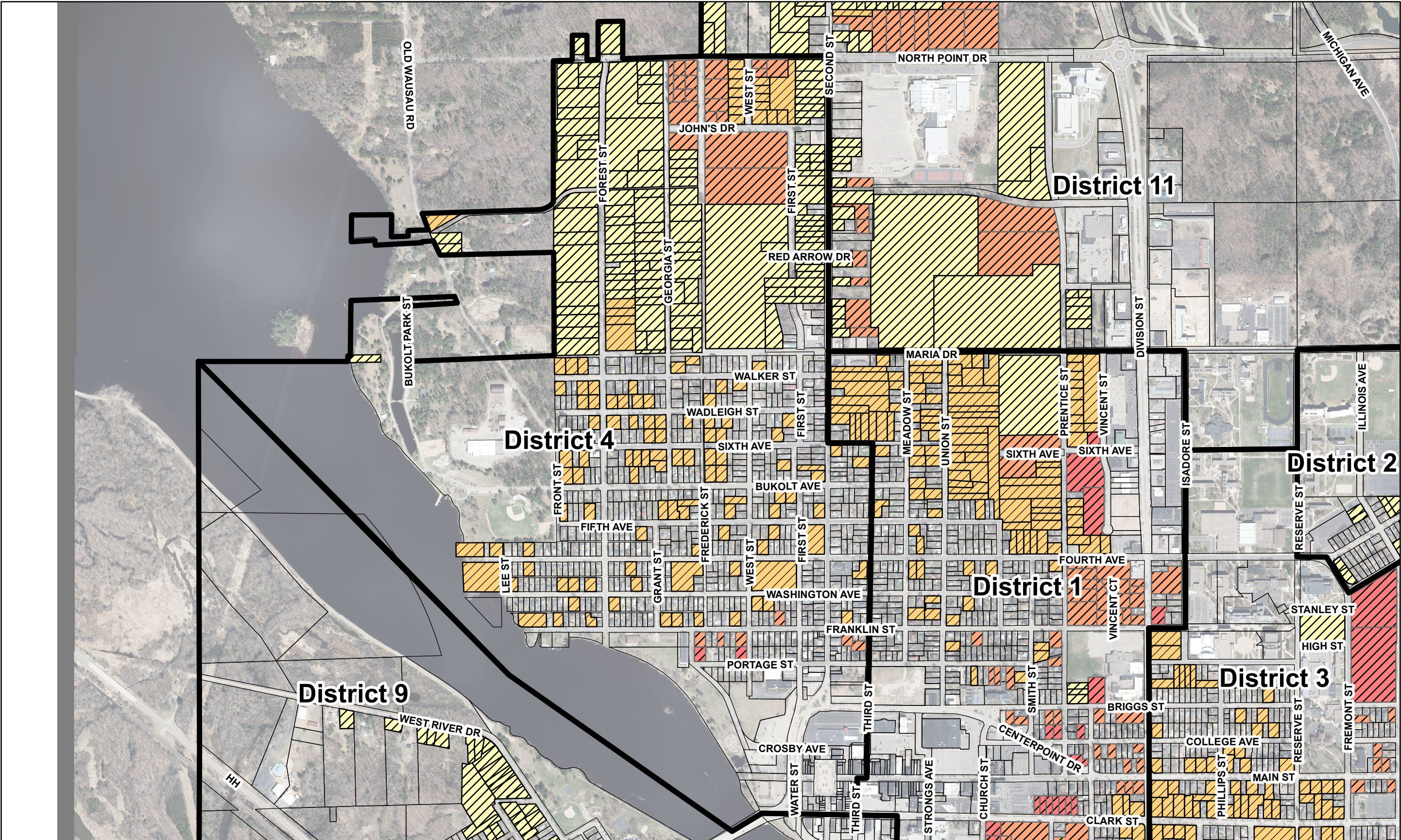
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Districts 1, 2, 3



NOT TO SCALE



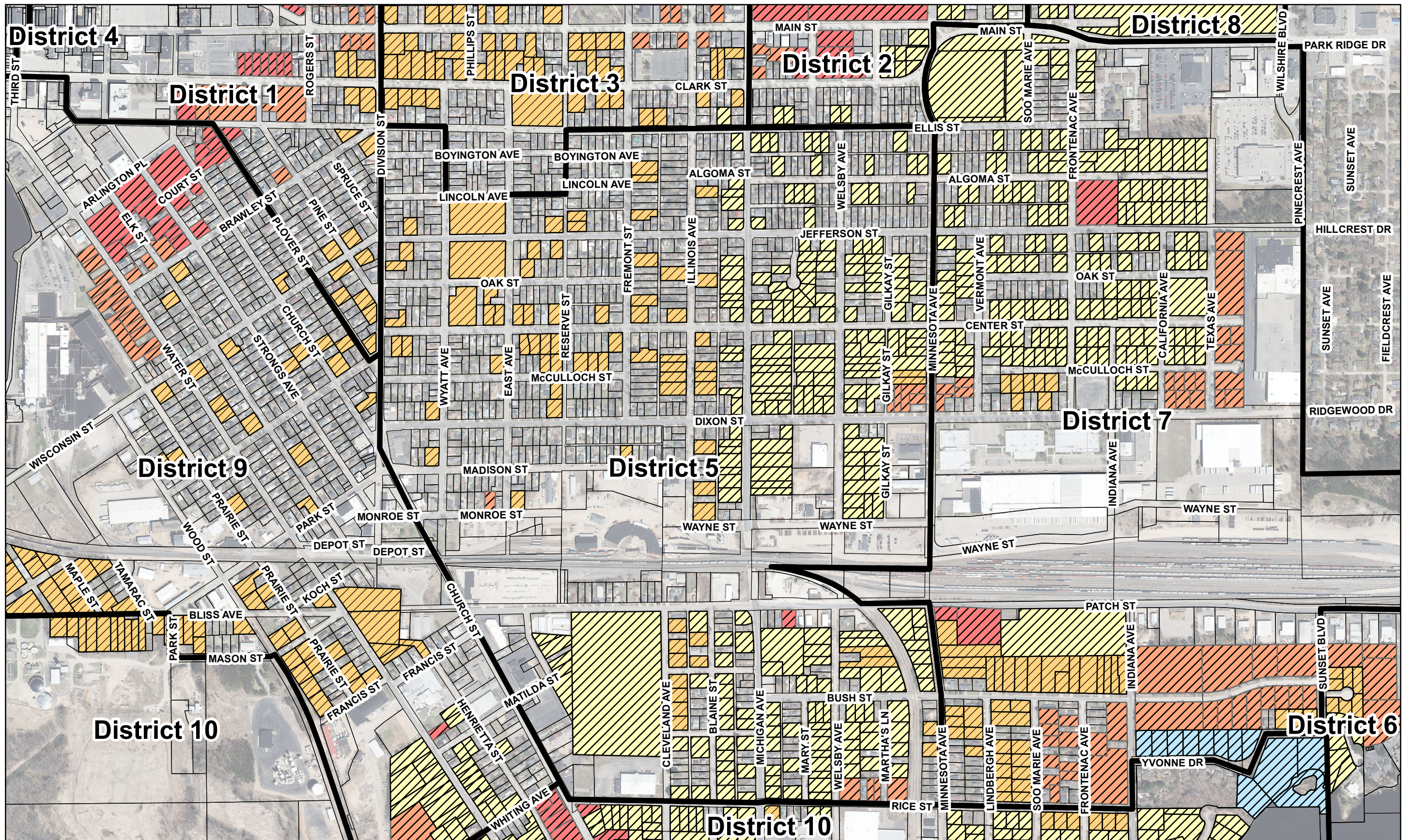
Legend

- | | | | |
|---------------------------|------------------------|-----------------------|-----------------------|
| 2011 Aldermanic Districts | Zoned R1 & >= 16,500sf | Zoned R3 & >=10,000sf | Zoned R5 & >= 8,000sf |
| Zoned RLD & >= 87,120sf | Zoned R2 & >=8000sf | Zoned R4 & >=8,000sf | |

District 4



NOT TO SCALE



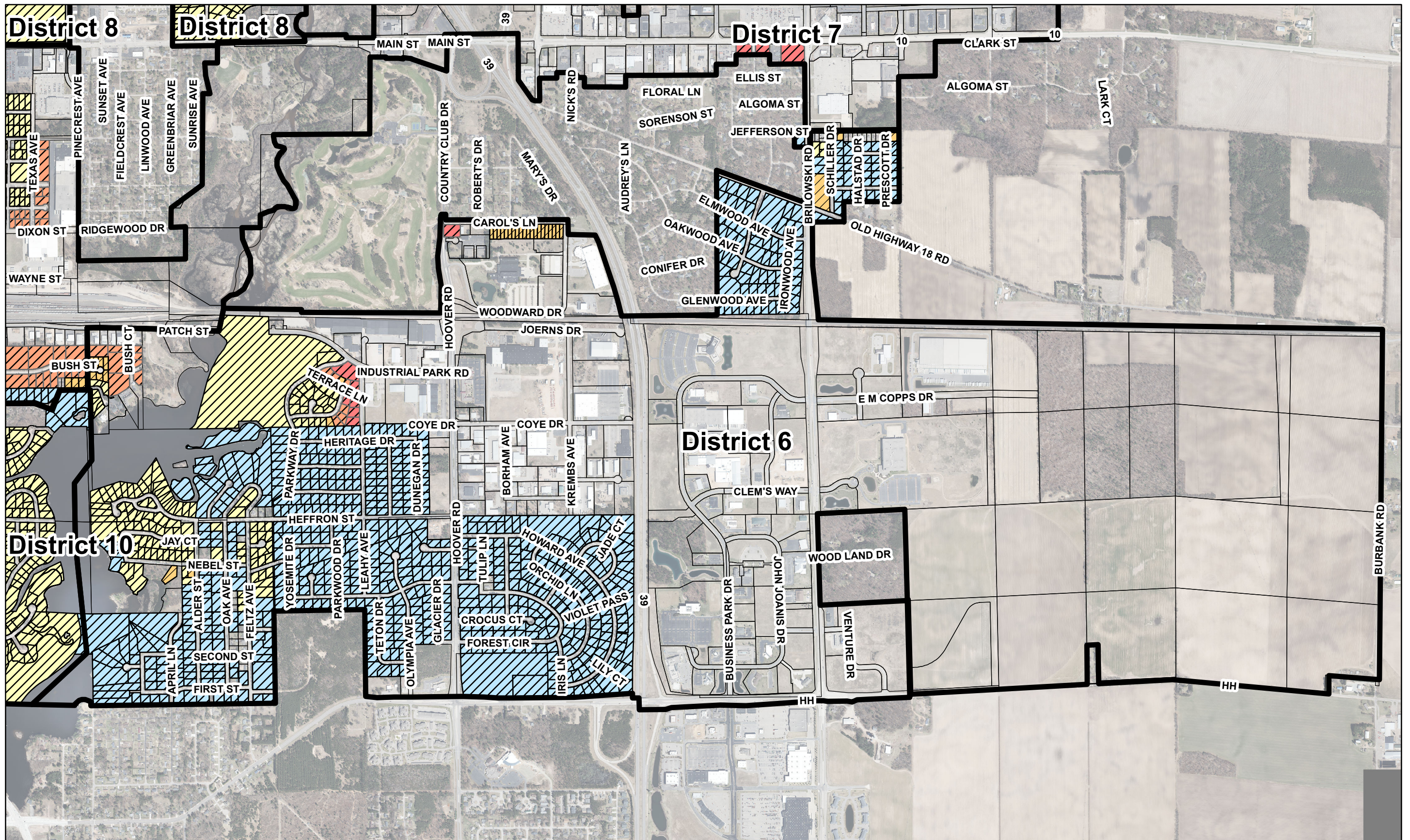
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- 2011 Aldermanic Districts
- Zoned R1 & $\geq 16,500\text{sf}$
- Zoned R2 & $\geq 8,000\text{sf}$
- Zoned R3 & $\geq 10,000\text{sf}$
- Zoned R4 & $\geq 8,000\text{sf}$
- Zoned R5 & $\geq 8,000\text{sf}$
- Zoned RLD & $\geq 87,120\text{sf}$

District 5



NOT TO SCALE



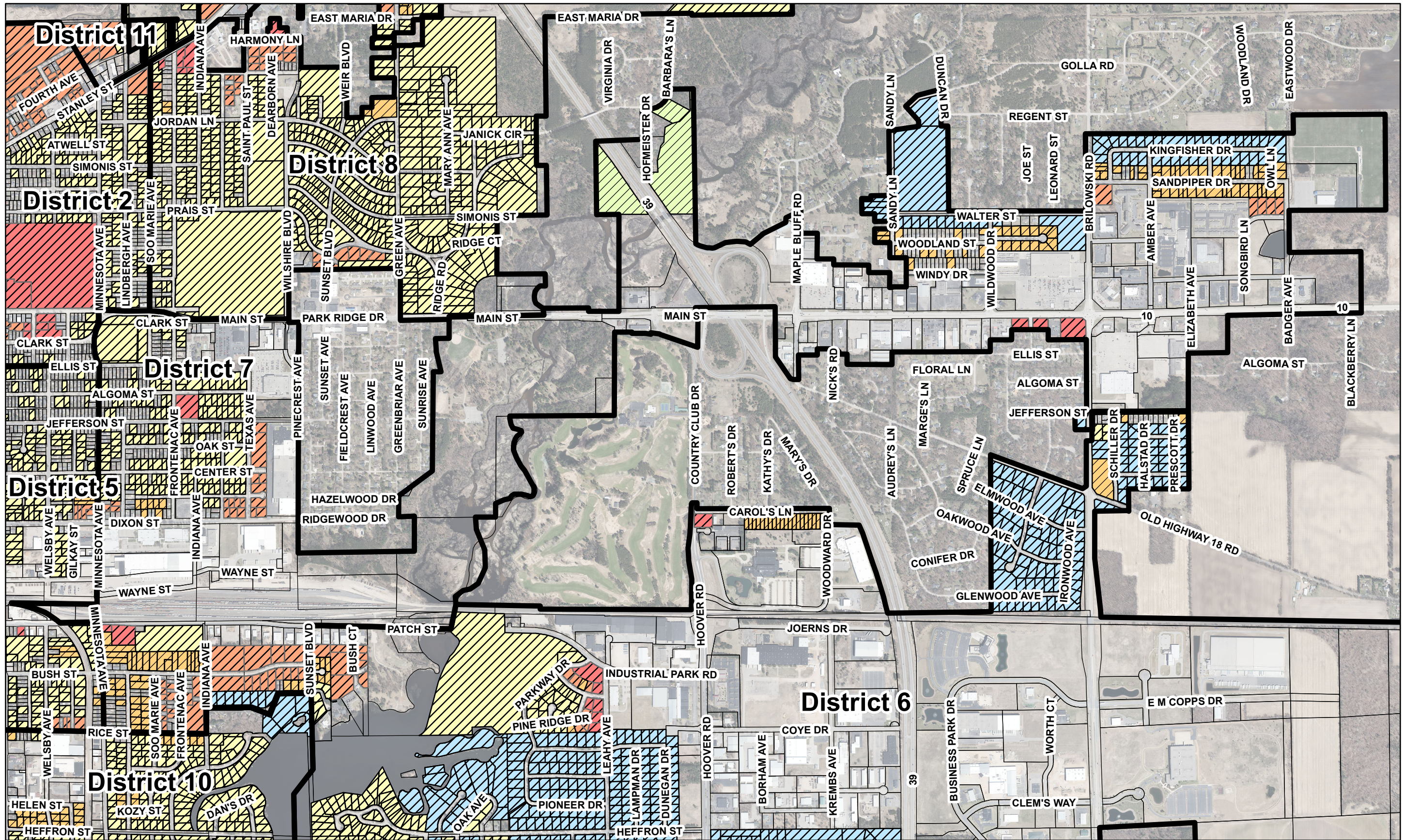
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- | | | | |
|---------------------------|------------------------|-----------------------|-----------------------|
| 2011 Aldermanic Districts | Zoned R1 & >= 16,500sf | Zoned R3 & >=10,000sf | Zoned R5 & >= 8,000sf |
| Zoned RLD & >= 87,120sf | Zoned R2 & >=8000sf | Zoned R4 & >=8,000sf | |

District 6



NOT TO SCALE



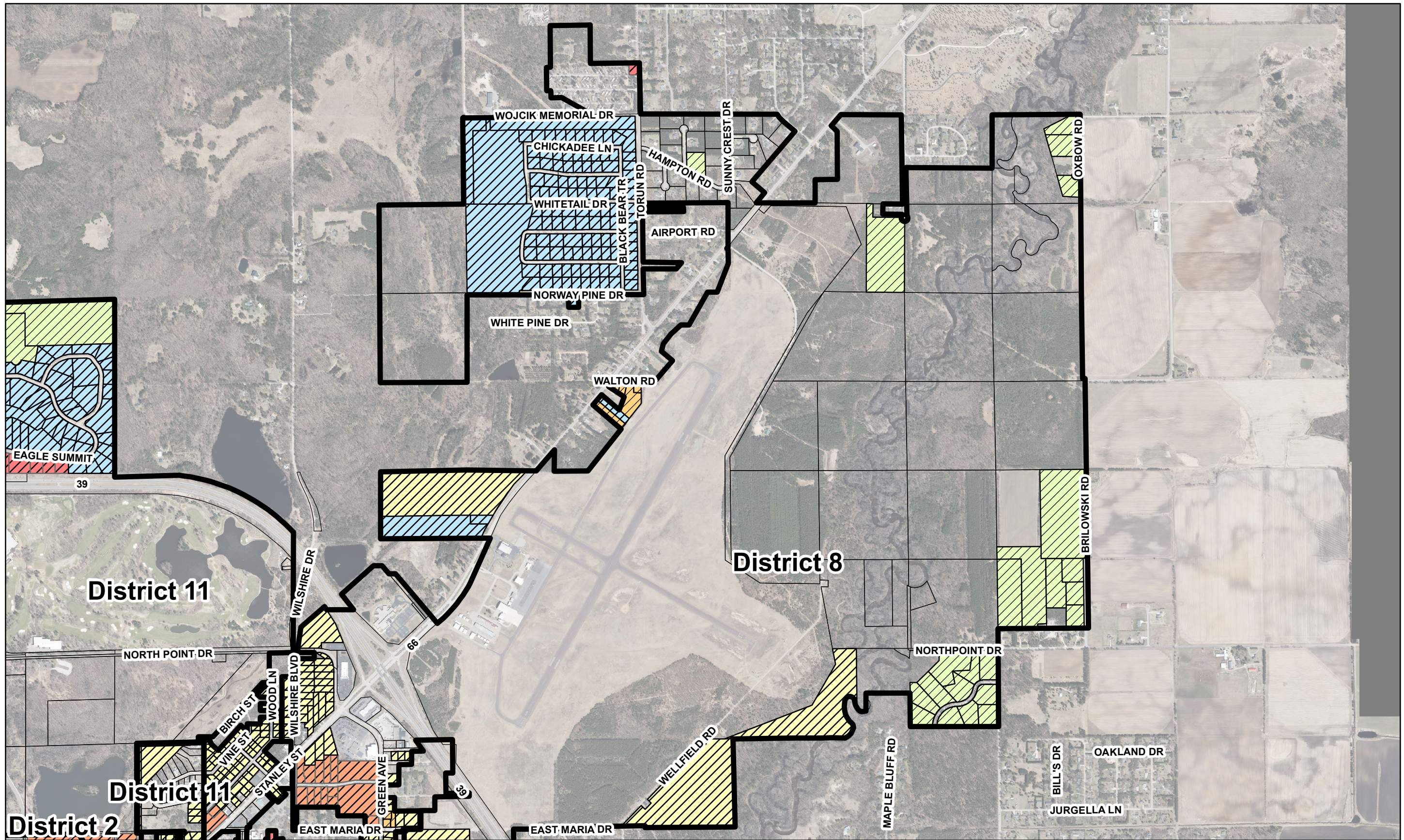
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- | | | | |
|---|--|---|---|
|  2011 Aldermanic Districts |  Zoned R1 & $\geq 16,500sf$ |  Zoned R3 & $\geq 10,000sf$ |  Zoned R5 & $\geq 8,000sf$ |
|  Zoned RLD & $\geq 87,120sf$ |  Zoned R2 & $\geq 8000sf$ |  Zoned R4 & $\geq 8,000sf$ | |

District 7



NOT TO SCALE



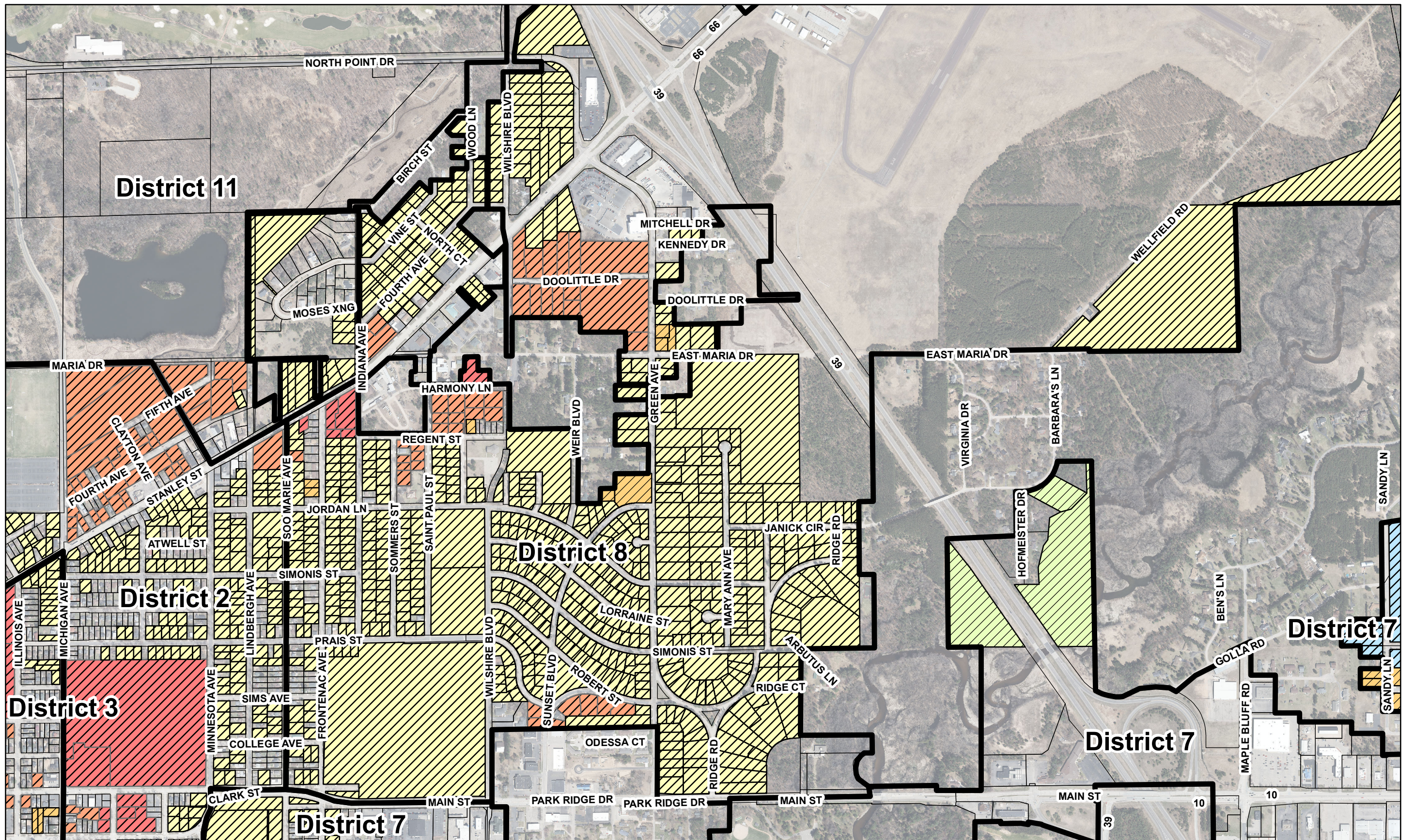
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- 2011 Aldermanic Districts
- Zoned R1 & $\geq 16,500sf$
- Zoned R3 & $\geq 10,000sf$
- Zoned R5 & $\geq 8,000sf$
- Zoned RLD & $\geq 87,120sf$
- Zoned R2 & $\geq 8,000sf$
- Zoned R4 & $\geq 8,000sf$

District 8, Area A



NOT TO SCALE



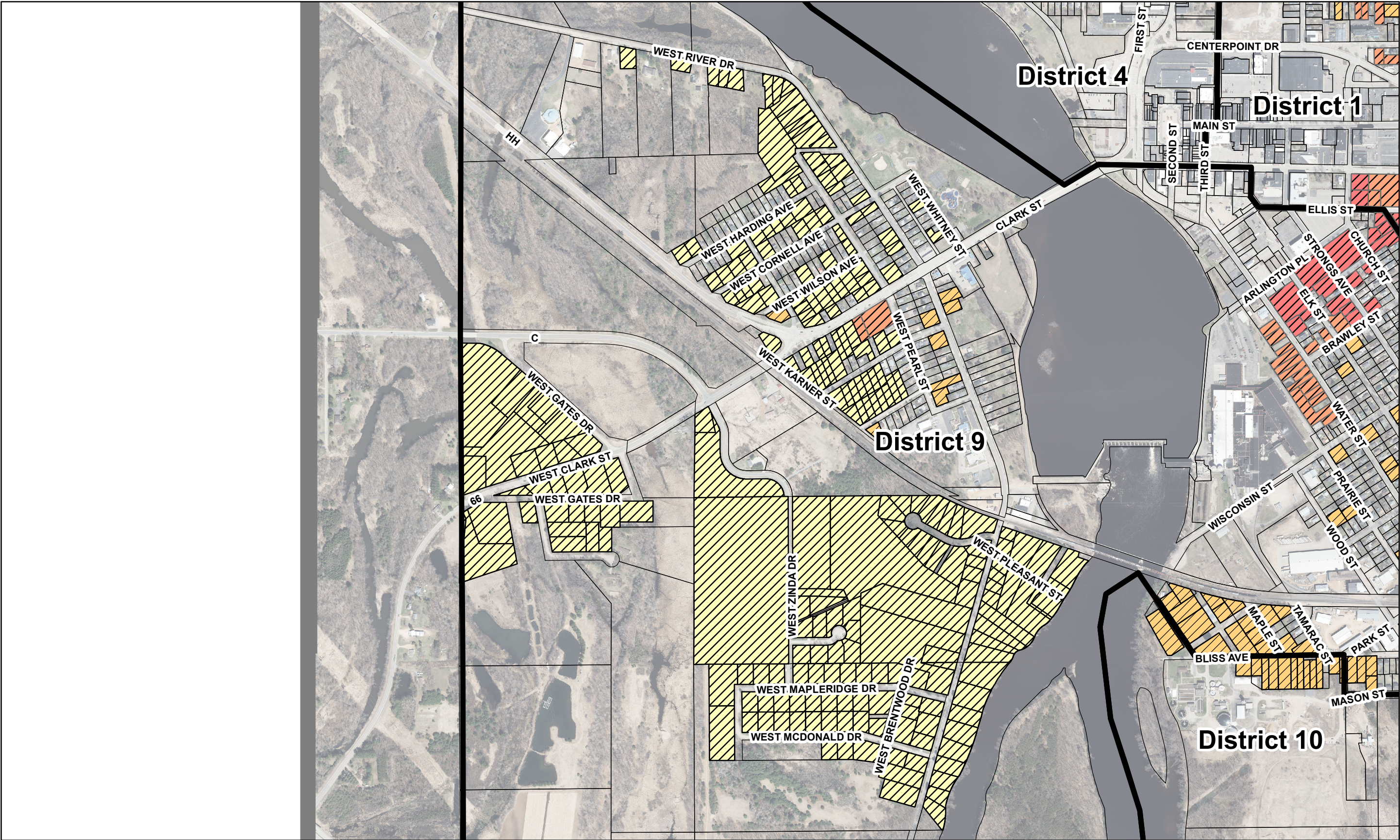
Legend

- | | | | |
|---------------------------|------------------------|-----------------------|-----------------------|
| 2011 Aldermanic Districts | Zoned R1 & >= 16,500sf | Zoned R3 & >=10,000sf | Zoned R5 & >= 8,000sf |
| Zoned RLD & >= 87,120sf | Zoned R2 & >=8000sf | Zoned R4 & >=8,000sf | |

District 8, Area B



NOT TO SCALE



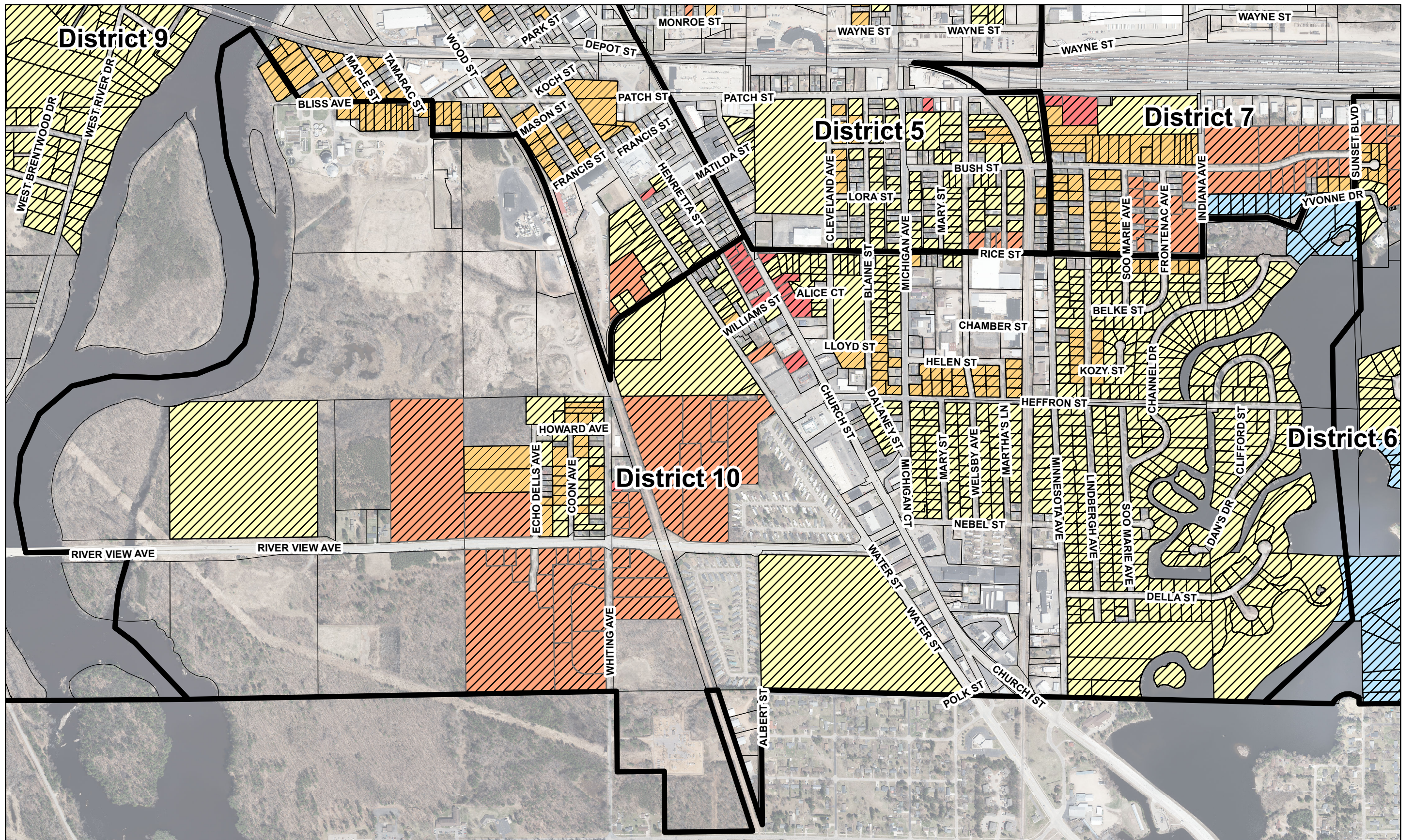
Legend

- | | | | |
|---------------------------|------------------------|-----------------------|-----------------------|
| 2011 Aldermanic Districts | Zoned R1 & >= 16,500sf | Zoned R3 & >=10,000sf | Zoned R5 & >= 8,000sf |
| Zoned RLD & >= 87,120sf | Zoned R2 & >=8000sf | Zoned R4 & >=8,000sf | |

District 9, Area B



NOT TO SCALE



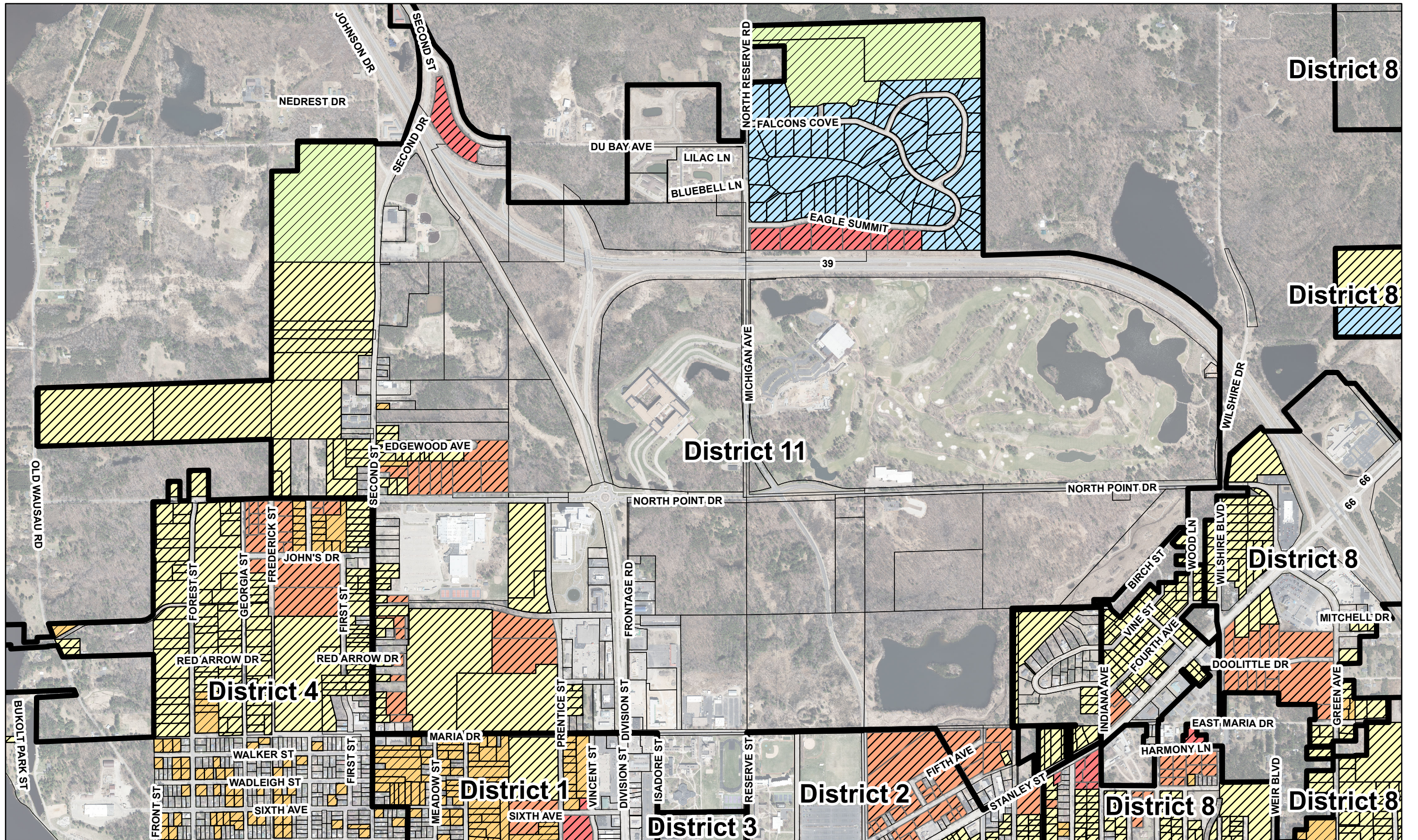
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- | | | | |
|---------------------------|------------------------|-----------------------|-----------------------|
| 2011 Aldermanic Districts | Zoned R1 & >= 16,500sf | Zoned R3 & >=10,000sf | Zoned R5 & >= 8,000sf |
| Zoned RLD & >= 87,120sf | Zoned R2 & >=8000sf | Zoned R4 & >=8,000sf | |

District 10



NOT TO SCALE



Legend

- | | | | |
|--|---|--|--|
|  2011 Aldermanic Districts |  Zoned R1 & $\geq 16,500\text{sf}$ |  Zoned R3 & $\geq 10,000\text{sf}$ |  Zoned R5 & $\geq 8,000\text{sf}$ |
|  Zoned RLD & $\geq 87,120\text{sf}$ |  Zoned R2 & $\geq 8,000\text{sf}$ |  Zoned R4 & $\geq 8,000\text{sf}$ | |

District 11

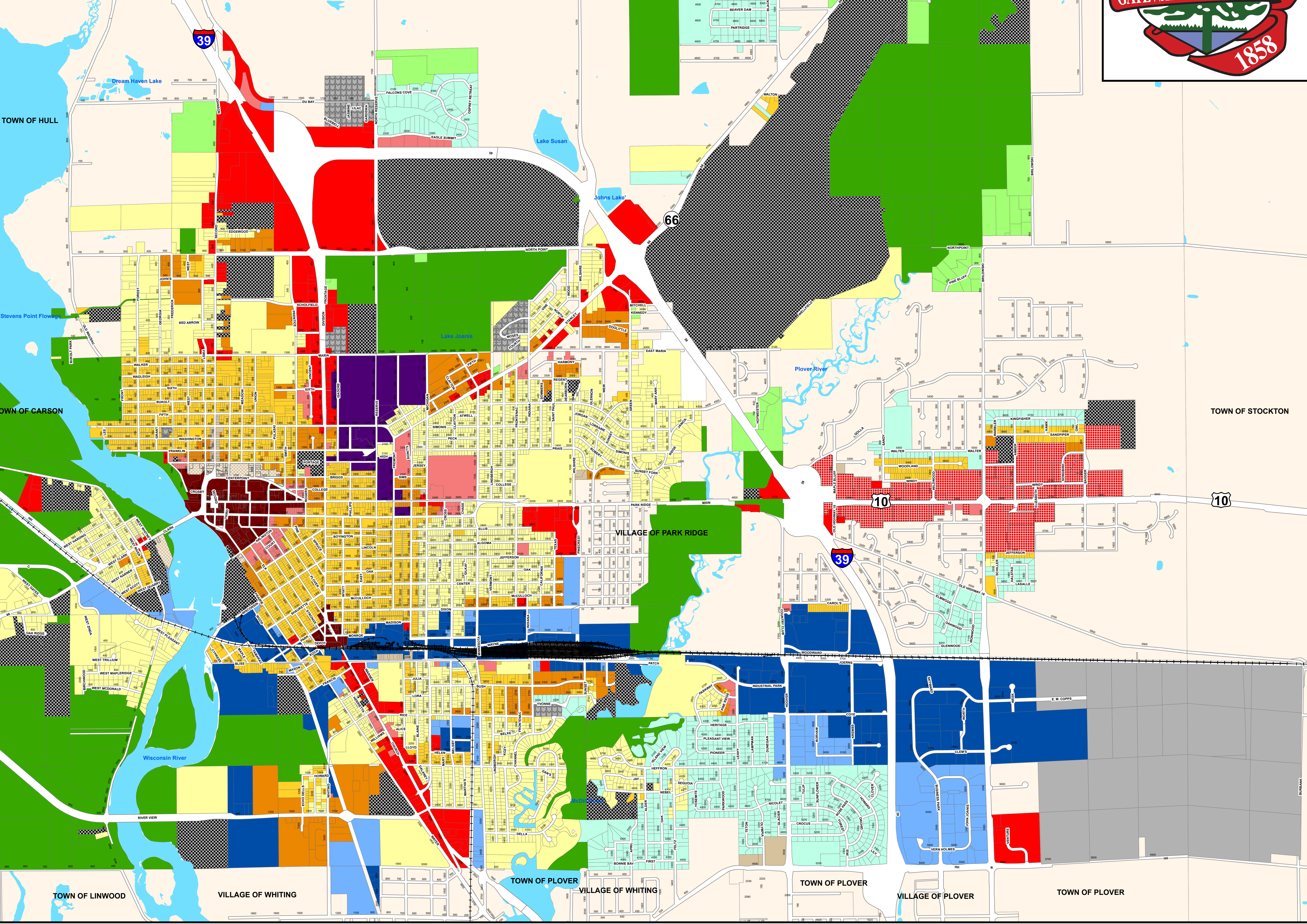


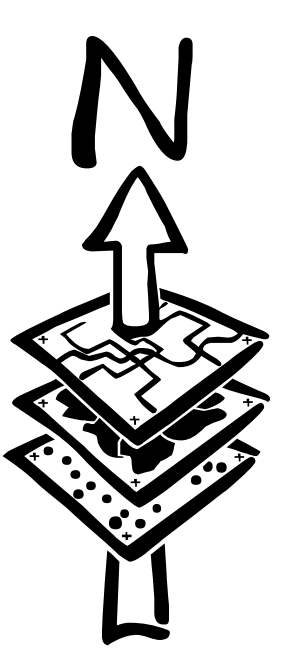
NOT TO SCALE

Zoning Map

Stevens Point

Portage County, WI





Zoning Districts

C	R3	B2	M1	PID
RLD	R4	B3	M2	Split Zoned
R1	R5	B4	U1	City Boundary
R2	B1	B5	PD	Parcels & Roads
			Rail Road	Civil Divisions



1 inch = 867 feet

This map was compiled by the City of Stevens Point's Community Development Department for reference purposes only. The accuracy of this map is not guaranteed and the City makes no express or implied warranties of any type regarding this map. Furthermore, the City is not liable for any direct or indirect damages suffered related to the use of this map.

Revised: 1/8/2019
Zoning Administrator: Kyle Kearns
Document Path: P:\GIS\Maps\Projects\Zoning\Zoning Map - Large 40X36.mxd



FROM NOVEMBER 2021 MEETING

MEMORANDUM

To: City Plan Commission

From: Ryan Kernosky, Director of Community Development 

Date: November 1, 2021

RE: **Proposed ADU/ACU Ordinance**

Please see the attached draft ordinance pertaining to Accessory Dwelling Units and Accessory Commercial Units (ADU/ACU).

The draft ordinance takes into consideration feedback from the neighborhood meetings staff had in seven aldermanic districts over the summer months. As we've stated before, there was no consensus on the entirety of the proposed ordinance, but there were common themes staff took away from those discussions. Those common themes are included as part of this draft ordinance.

All ADU/ACU's are a Conditional Use in all Residential Zoning Districts

Neighbors expressed concern that the original ordinance allowed ADU/ACU as a permitted use in all Residentially Zoned Districts (R-LD, R-1, R-2, R-3, R4, and R-5), and wished to be notified and allowed to provide testimony during the regulatory process. As a result, staff made all ADU/ACU's a Conditional Use Permit as part of the rewritten ordinance. As a reminder, all property owners within 200' of the subject property are notified of the Conditional Use Permit application.

Setbacks for ADU/ACU's must meet the same setbacks as the principal structure on the lot

Under the previous ordinance, ADU/ACU's were allowed to be constructed consistent with the accessory structure setbacks. Neighborhoods expressed concern that an ADU could be 3' from the side and rear lot line, and felt more comfortable if the ADU/ACU met the same setback requirements as the principal structure.

The chart on the next page breaks down each setback for each of the zoning districts.

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	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Lot Size Minimum for SFD
R-LD	50	30	50	2 acres
R-1	30	Total of 25', one side not less than 12 ft.	30	16,500 sf
R-2	25 ft. On corner lots with 50' of frontage and less, street setback 25' and 20'	20 ft. Total of both sides, one side not less than 8' for buildings not over 2 ½ stories	Not less than 20% of lot depth but not less than 15' and need not exceed 30 ft.	8,000 sf
R-3	25 ft. On corner lots with 50' of frontage and less, street setback 25' and 20'	Minimum of 7 ½' on each side for buildings not over 2 ½ stories	25 ft. On corner lots with 50' of frontage and less, street setback 25' and 20'	5,000 sf*
R-4	25	10	Not less than 20% of lot depth, but not less than 15 ft. And need not exceed 30 ft.	8,000 sf
R-5	25	10	20	8,000 sf

***Lot Size Minimums Change for R-3 Zoning**

Under the previous ordinance, ADU/ACU's could be constructed provided that the minimum square footage of the lot met the standards for 1 unit/SFD within the zoning district. Those residents with the R-3 zoning expressed concern that the 5,000 sf minimum was too dense. As a result, staff increased the minimum density for R-3 from 5,000 sf to 10,000 sf.

Owner Occupancy

Within the proposed ordinance, the owner of the property in which the ACU or ADU is created must continue to occupy the principal residential use on the site as their primary residence for a period of at least ten months in a calendar year. A restrictive agreement between the property owner and the City shall be recorded prior to occupancy being granted.

Tourist Rooming Houses are prohibited uses for ADU/ACU's

A consistent message from the neighborhood meetings included concerns about allowing ADU/ACU's for tourist rooming houses (Air B&B, VRBO). As a result, staff prohibited the ability to utilize ADU/ACU's as tourist rooming houses.

Staff Comments

There is no formal action required. Please provide any final feedback to City staff to be incorporated before we publish the proposed ordinance for a public hearing.

Please let staff know if you have any questions or concerns. Thank you.

PROPOSED ORDINANCE

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 conditional 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 principal structures of the zoning district or overlay zoning district for which it is located. All ACU and ADUs shall be a minimum of 10 feet from any other structure on the parcel.

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. For lots zoned "R-3" Single- and Two Family Residential, the minimum lot size requirement shall be 10,000 square feet. No construction of an ADU shall result in an impervious lot coverage ratio exceeding 60% of the total lot area.

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 or ADU is created must continue to occupy the principal residential use on the site as their primary residence for a period of at least ten months in a calendar year. 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 ADU shall be consistent with the definition of Family as outlined in this chapter.
- j) Number of ACUs and ADUs allowed. One ACU or ADU is permitted per lot.
- k) Tourist Rooming House Prohibited. ADUs are prohibited to be utilized as a tourist rooming house.



MEMORANDUM

To: City Plan Commission

From: Ryan Kernosky, Director of Community Development 

Date: December 6, 2021

RE: **Housing Affordability Report – Permit Year 2020, Posting Year 2022**

As required by Wis. Stats. 66.10013, enclosed the Plan Commission will find the "Housing Affordability Report" for permit year 2020, posting year 2022. This is the third year that the State has required the City to complete this report.

Sections of this plan detail projected financial impact on subdivision development based on the City's fee schedule. Please note that this Report is intended to outline the financial impact on subdivision development based on the developer's viewpoint of 'greenfield' development, wherein the property being developed has not had a previous human-centric land use. The statute does not outline the costs the City takes on as part of a subdivision development (long-term financial obligations of maintaining road and utility infrastructure, for example). While as accurate as possible, individual elements of each subdivision may change applicable fee amounts. General subdivision fee estimates should be used for purposes of estimate only, and do not necessarily represent full fee amounts for any future development proposal or project type.

Wis. Stats. 66.10013 requires that the City also identify ways to reduce the time and cost necessary to approve and develop a new residential subdivision in the City by 20 percent. Overall, City staff would recommend that developers who seek to develop more affordable housing go through the Planned Development District Zoning. We could consider reducing the time required to rezone a property to Planned Development District if the property included fewer units or homes. We do not believe that there is any 'wiggle room' in our fee schedule to reduce the overall cost to develop a greenfield subdivision, as it is already minimal compared to other municipalities.

Staff recommends approval. Please let me know if you have any additional questions.

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Housing Affordability Report



REPORT YEAR 2022, PERMIT YEAR 2020

Department of Community Development
Authored by: Ryan Kernosky, Director



Department of
Community Development

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66.10013(b)	6
66.10013(c)	7
66.10013(d)	17
66.10013(e)	19
66.10013 (e)(1)	20
66.10013 (e)(2)	22

Introduction

In 2017, Wis. Act 243 was passed into law. This Act created a new housing affordability reporting requirement for communities with a population exceeding 10,000 residents. This new report, the “Housing Affordability Report” is codified within Wis. Stats. 66.10013 and is intended to provide City of Stevens Point specific information on the following:

- (a) The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.
- (b) The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year.
- (c) A list and map of undeveloped parcels in the municipality that are zoned for residential development.
- (d) A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.
- (e) An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to do each of the following:
 - 1. Meet existing and forecasted housing demand.
 - 2. Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.

This report will also provide an update on the implementation of the housing element of the [City's Comprehensive Plan](#). Additionally, this report will also meet the requirements consistent with Wis. Stats. 66.10014 “New Housing Fee Report”. This 2022 Housing Affordability Report is written to analyze the 2020 permit year and complies with all requirements contained within 66.10013 & 66.10014 of Wis. Stats.

Many thanks to Community Development staff Maria Mohr, Loren De Lonay, and GIS/Engineering Technician Lindsay McClintock for their assistance in the creation of this report.

Housing Goals in the Comprehensive Plan

The City's most recently adopted Comprehensive Plan was approved in 2005. An update has been under consideration since at least 2015. City staff intends to begin the process in updating the Comprehensive Plan again over the next 2-3 years. The plan currently under development focuses on strengthening our neighborhoods, improving the housing stock, and furthering housing policy that promotes affordability, availability, and accessibility of units. Each of those development goals include specific policy items as outlined below:

Goal 1 - Strengthen Neighborhoods

Policy 5 - Identify properties that have a blighting influence on neighboring properties.

Policy 6 - Create redevelopment programs that support reinvestment in existing properties.

Policy 7 - Create density goals and incentives, via zoning or other means, to promote infill development.

Policy 12 - Examine the different types of housing types that are currently available within the City to determine if they meet the desired housing types of future residents.

Policy 13 - Analyze regulatory barriers that prevent the desired housing types, and amend the municipal code to remove barriers and incorporate regulatory incentives to promote the desired housing types.

Goal 2 - Improve the City's aesthetic image.

Policy 22 - Review and modify existing regulatory documents to ensure high-quality developments.

Policy 23 - Adopt a land development code that incorporates form-based code standards.

Goal 3 - Improve the City as a place to do business.

Policy 33 - Implement Future Land Use map and regulate land use according to the Future Land Use map and the goals, objectives, and policies in the Comprehensive Plan elements.

Policy 34 - Adopt a land development code that incorporates form-based code standards.

Goal 5 - Offer adequate supply of housing in the City.

Policy 42 - Implement the recommendations within the 2017 Housing Study.

Policy 43 - Analyze locations for the development of workforce housing in the city to create a balanced housing stock.

Policy 44 - Improve the dissemination of information electronically relating to workforce housing options.

Policy 45 - Pursue and apply for loans or grants to fund rehabilitation programs.

Policy 46 - Implement the recommendations within the 2017 Housing Study.

Policy 47 - Review and modify existing regulatory documents to remove barriers that prevent a diversity of housing types (i.e. tiny homes, mother in law sweets, transient rentals).

Policy 48 - Create redevelopment programs that support reinvestment in existing properties.

Policy 49 - Promote and incentivize the conversion of rooming houses, traditionally single-family homes, back to owner occupied.

Goal 6 - Strengthen the City's financial stability.

Policy 56 - Eliminate minimum parking requirements.

Policy 57 - Increase density allowances for properties.

Policy 58 - Analyze regulatory barriers to mixed-use and infill development, and amend the municipal code to remove barriers and incorporate regulatory incentives to promote mixed-use and infill development.

Policy 64 - Create reinvestment or grant programs for existing homes.

Policy 65 - Condemn and acquire dilapidated properties and lead in redevelopment efforts to improve neighborhoods where they exist.

Goal 11 - Manage growth.

Policy 101 - Study serviceability of infrastructure for contiguous growth and resilience of future growth areas.

Policy 102 - Adopt ordinances or policy that limits the use of cul-de-sacs, limits blocks length, and requires shared access or interconnections between properties.

Policy 103 - Create targeted area master plans and corridor studies for key areas in the city.

Policy 104 - Analyze, document, and prioritize infill development opportunities.

Goal 13 - Communicate and collaborate with adjacent jurisdictions.

Policy 116 - Create an extraterritorial plan commission that acts on land use requests within the city's extraterritorial boundary area.

Policy 117 - Develop an annexation plan that incorporates infrastructure and service issues and costs, geographic features, environmental and other land use constraints, and market needs.

Policy 120 - Adopt a policy for notifying surrounding municipalities of projects or developments when adjacent.

Policy 121 - Create boundary agreements with adjacent municipalities regarding growth and uses.

The most recent City of Stevens Point Comprehensive Plan contains several goals relating to housing affordability and meeting demand for households of all income levels. Notable policies to reduce cost of fees and infrastructure while improving services include encouraging infill development, revising regulation to allow higher-density housing types, and prioritizing redevelopment, mixed-used, and housing rehabilitation within the City.

There are policies within the plan that are aimed at marketing assistance programs to homeowners for rehabilitation, especially lower-income households, as well as directly analyzing locations for likely new workforce housing development. Importantly, the plan recognizes the necessary collaboration with partner and adjacent municipalities. Partnership is necessary to ensure flexibility in the ability to provide a range of housing choices and locations for residents of the region.

As outlined earlier, much of the lack of greenfield development is partly due to development constraints that limit the City's possibilities for expansion, such as growth boundaries, utility expansion, and natural challenges such as prevalence of both wetland and bedrock in locations that would otherwise support development.

Wis. Stats. 66.10013

The following tables and information are provided to meet the requirements of the following portions of Wis. Stats. 66.10013 for permit year 2020.

66.10013(a)

The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.

Fees Collected - 2020	Projects	Total Fees	Avg. Fee per Project	Avg. Project Cost
New Single Family Residential	12	\$14,591.72	\$1,215.98	\$223,158.33
New Duplex(s)	5	\$7,865.40	\$1573.08	\$334,800.00
New Multi-Family	10	\$44,588.51	\$4,458.85	\$4,772,325.26
Addition	9	\$2087.80	\$231.98	\$36,866.82
Alteration	336	\$28,291.37	\$84.20	\$5,427.36
Demolition	14	\$1,025	\$73.21	\$5,240.71
New (Deck, Driveway, etc.)	217	\$13,533.64	\$62.37	\$6,368.28
Replacements	559	\$33,746.43	\$60.37	\$5,549.11
Unclassified	0	-	-	-
TOTAL	1,055	\$81,628.54		

66.10013(b)

The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year.

Type	Residential Units Created
Subdivision Plat	0
Certified Survey Maps	5
Condo Plats	0
Single-Family Permits	12
Two-Family Permits	10
Multifamily Permits	0*

*While permits were issued for the multi-family projects, no units were created in 2020.

66.10013(c)

A list and map of undeveloped parcels in the municipality that are zoned for residential development.

PIN	Address	Zoning
281230803340207	0 FELTZ AVE STEVENS POINT WI 54481	R1
281230803340208	0 FELTZ AVE STEVENS POINT WI 54481	R1
281230803310709	0 OAK AVE STEVENS POINT WI 54481	R1
281230803200103	0 HEFFRON ST STEVENS POINT WI 54481	R1
281230803130057	0 HEFFRON ST STEVENS POINT WI 54481	R1
281230803330120	0 BONNIE BAY RD STEVENS POINT WI 54481	R1
281230803330123	0 BONNIE BAY RD STEVENS POINT WI 54481	R1
281230803330105	0 BONNIE BAY RD STEVENS POINT WI 54481	R1
281230803330128		R1
281230803310509	0 OAK AVE STEVENS POINT WI 54481	R1
281230803200126	0 FELTZ AVE STEVENS POINT WI 54481	R1
281230803200121	0 ISLAND VIEW CT STEVENS POINT WI 54481	R1
281230803130021	3000 PARKWAY DR STEVENS POINT WI 54481	R1
281230803200110	0 ISLAND VIEW CT STEVENS POINT WI 54481	R1
281230803200123		R1
281230803200124		R1
281230803200125		R1
281230803200105	0 OAK AVE STEVENS POINT WI 54481	R1
281240821200316	EAGLE SUMMIT STEVENS POINT WI 54482	R1
281240821200347	1109 RESERVE ST NORTH STEVENS POINT WI 54482	R1
281240821200124	0 FALCONS COVE STEVENS POINT WI 54482	R1
281240821200123	0 FALCONS COVE STEVENS POINT WI 54482	R1
281240821200401	2309 OSPREY RETREAT STEVENS POINT WI 54482	R1
281240821200407	2408 OSPREY RETREAT STEVENS POINT WI 54482	R1
281240821200410	2316 OSPREY RETREAT STEVENS POINT WI 54482	R1
281240821200409	2324 OSPREY RETREAT STEVENS POINT WI 54482	R1
281230802300125	0 CLOVER CT STEVENS POINT WI 54481	R1
281230802300704	0 CROCUS CT STEVENS POINT WI 54481	R1
281230802300604	0 HOOVER RD STEVENS POINT WI 54481	R1
281230802300610	0 TULIP LN STEVENS POINT WI 54481	R1
281230803400124	0 HEFFRON ST STEVENS POINT WI 54481	R1
281230802300102	0 HOWARD AVE STEVENS POINT WI 54481	R1
281230802301119	0 COUNTY ROAD HH STEVENS POINT WI 54481	R1
281240836320102	OLD HIGHWAY 18 RD STEVENS POINT WI 54482	R1
281240835400511	0 ELMWOOD AVE STEVENS POINT WI 54482	R1
281240835401317	0 GLENWOOD AVE STEVENS POINT WI 54482	R1
281230806100112	0 WEST RIVER DR STEVENS POINT WI 54481	R2

281230806100403	0 WEST MCDONALD DR STEVENS POINT WI 54481	R2
281230806100511	0 WEST MCDONALD DR STEVENS POINT WI 54481	R2
281230806100512	0 WEST BRENTWOOD DR STEVENS POINT WI 54481	R2
281230806100517	0 WEST BIRCHWOOD LN STEVENS POINT WI 54481	R2
281230806100518	0 WEST MCDONALD DR STEVENS POINT WI 54481	R2
281230806100519	0 WEST MCDONALD DR STEVENS POINT WI 54481	R2
281230806100520	0 WEST MCDONALD DR STEVENS POINT WI 54481	R2
281230806100521	0 WEST MCDONALD DR STEVENS POINT WI 54481	R2
281230806100303	0 WEST BIRCHWOOD LN STEVENS POINT WI 54481	R2
281230806100603	0 WEST BRENTWOOD DR STEVENS POINT WI 54481	R2
281230806100602	0 WEST MAPLERIDGE DR STEVENS POINT WI 54481	R2
281230806100306	0 WEST BIRCHWOOD LN STEVENS POINT WI 54481	R2
281230806100304	0 WEST MAPLERIDGE DR STEVENS POINT WI 54481	R2
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281240831401219	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831300623	0 WEST CLARK ST STEVENS POINT WI 54481	R2
281240831300622	0 WEST CLARK ST STEVENS POINT WI 54481	R2
281240831401212	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
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281240831401217	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401215	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831300504	0 WEST CLARK ST STEVENS POINT WI 54481	R2
281240831300508	0 WEST CLARK ST STEVENS POINT WI 54481	R2
281240831300209	0 WEST GATES DR STEVENS POINT WI 54481	R2
281240831401103	0 WEST RIVER DR STEVENS POINT WI 54481	R2
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281240831401225	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831300613	0 WEST SESAME ST STEVENS POINT WI 54481	R2
281240831401241	WEST ZINDA DR STEVENS POINT WI 54481	R2
281240831401216	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831300218	0 WEST CLARK ST STEVENS POINT WI 54481	R2
281230805420407	1616 RIVER VIEW AVE STEVENS POINT WI 54481	R2
281230805420408	0 WHITING AVE STEVENS POINT WI 54481	R2
281230805420621	0 COON AVE STEVENS POINT WI 54481	R2
281230805420808	0 WHITING AVE STEVENS POINT WI 54481	R2

281230805420707	0 COON AVE STEVENS POINT WI 54481	R2
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281240831401507	0 WEST RIVER DR STEVENS POINT WI 54481	R2
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281230804300720	0 DALANEY ST STEVENS POINT WI 54481	R2
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281230804201116	0 CLEVELAND AVE STEVENS POINT WI 54481	R2
281230804202125	0 MARY ST STEVENS POINT WI 54481	R2
281230804200403	0 BLAINE ST STEVENS POINT WI 54481	R2
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281240830100234	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240829240033	0 MARIA DR STEVENS POINT WI 54481	R2
281240820330007	0 NORTH POINT DR STEVENS POINT WI 54481	R2
281240820330023	0 SECOND N ST STEVENS POINT WI 54481	R2
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281240828400607	0 LINDBERGH AVE STEVENS POINT WI 54481	R2
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281240833101924	0 ALGOMA ST STEVENS POINT WI 54481	R2
281240833203011	2724 CLARK ST STEVENS POINT WI 54481	R2

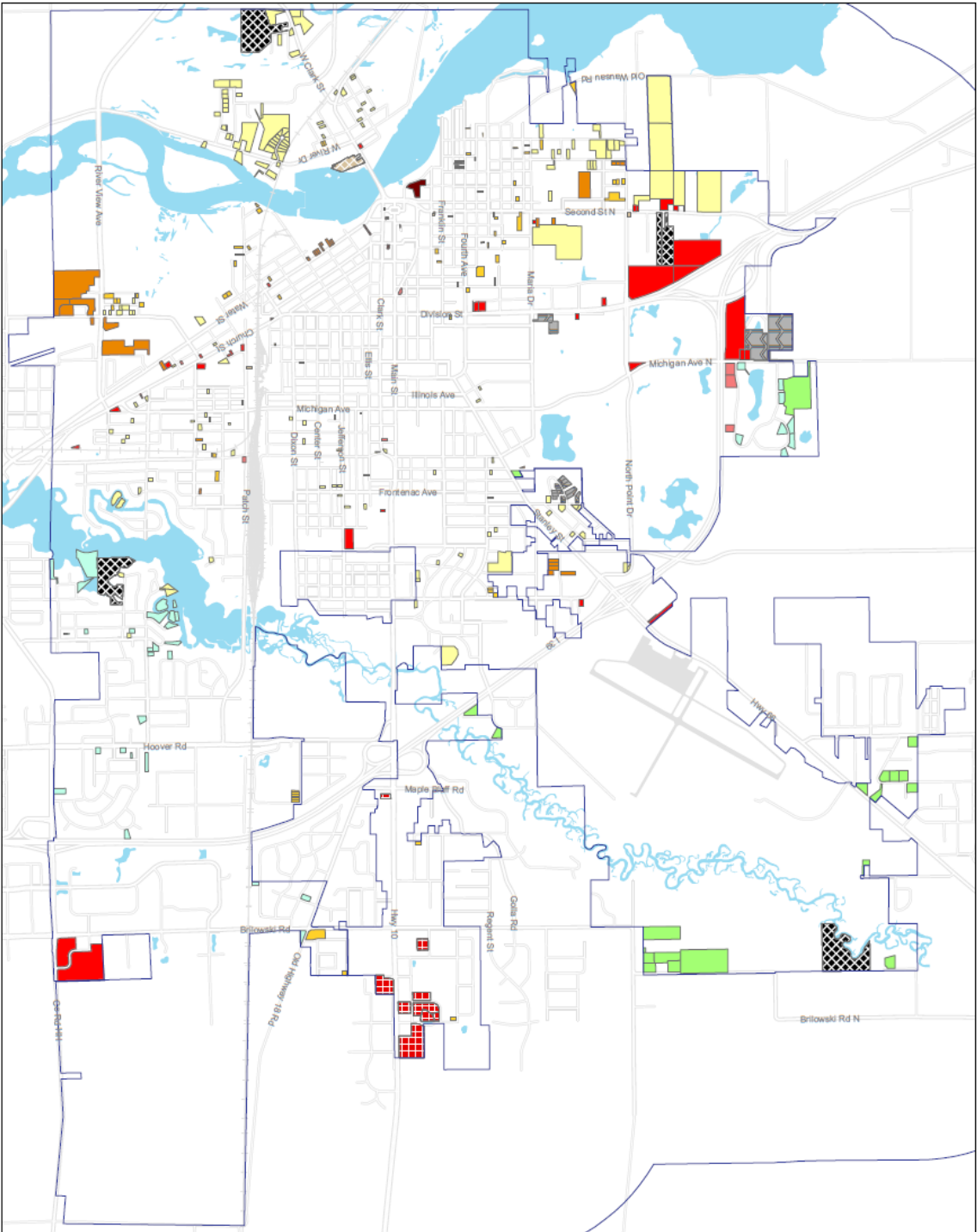
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281230805420702		R3
281230805420109	0 HOWARD AVE STEVENS POINT WI 54481	R3
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281240832300303	0 CYPRESS ST STEVENS POINT WI 54481	R3
281240832300403	0 CYPRESS ST STEVENS POINT WI 54481	R3
281240832402307	2157 PRAIRIE ST STEVENS POINT WI 54481	R3
281230805420304	0 ECHO DELLS AVE STEVENS POINT WI 54481	R3
281230805420523	0 COON AVE STEVENS POINT WI 54481	R3
281230805420522	0 COON AVE STEVENS POINT WI 54481	R3
281230805100714	0 PRAIRIE ST STEVENS POINT WI 54481	R3
281230805200022	0 MASON ST STEVENS POINT WI 54481	R3
281230805200005	0 BLISS AVE STEVENS POINT WI 54481	R3
281230805200009	517 BLISS AVE STEVENS POINT WI 54481	R3
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281240830400714	0 FIFTH AVE STEVENS POINT WI 54481	R3
281240830400207	0 WALKER ST STEVENS POINT WI 54481	R3
281240830100406	0 OLD WAUSAU RD STEVENS POINT WI 54481	R3
281240830401915	0 FOURTH AVE STEVENS POINT WI 54481	R3
281240830402504		R3
281240829301913	0 FIFTH AVE STEVENS POINT WI 54481	R3
281240829303608	0 SECOND ST STEVENS POINT WI 54481	R3
281240829300220	0 SIXTH AVE STEVENS POINT WI 54481	R3
281240829300714	0 WEST ST STEVENS POINT WI 54481	R3
281240829303203	0 WASHINGTON AVE STEVENS POINT WI 54481	R3
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281240829303614	0 THIRD ST STEVENS POINT WI 54481	R3
281240829302214	0 FIRST ST STEVENS POINT WI 54481	R3
281240829300340	0 SECOND ST STEVENS POINT WI 54481	R3
281240829304407	0 FRANKLIN ST STEVENS POINT WI 54481	R3
281240829400818	0 PRENTICE ST STEVENS POINT WI 54481	R3
281240829401040	0 PRENTICE ST STEVENS POINT WI 54481	R3
281240829304810	0 FIFTH AVE STEVENS POINT WI 54481	R3
281240829400624	0 PRENTICE ST STEVENS POINT WI 54481	R3
281240829300132	0 UNION ST STEVENS POINT WI 54481	R3
281240829304413	917 UNION ST STEVENS POINT WI 54481	R3

281240829401306	0 DIVISION ST STEVENS POINT WI 54481	R3
281240829304809	0 MEADOW ST STEVENS POINT WI 54481	R3
281240829400627	0 PULASKI PL STEVENS POINT WI 54481	R3
281240829304818	0 UNION ST STEVENS POINT WI 54481	R3
281240830400203	0 WALKER ST STEVENS POINT WI 54481	R3
281240829220033	0 WEST N ST STEVENS POINT WI 54481	R3
281240829220032	424 WEST N ST STEVENS POINT WI 54481	R3
281240829220030	0 NORTH POINT DR STEVENS POINT WI 54481	R3
281240829220047	0 NORTH POINT DR STEVENS POINT WI 54481	R3
281240827300424	0 SUNSET BLVD STEVENS POINT WI 54481	R3
281240827300423	332 SUNSET BLVD STEVENS POINT WI 54481	R3
281240827300420	400 GREEN AVE STEVENS POINT WI 54481	R3
281240835300044	5301 CAROL'S LN STEVENS POINT WI 54481	R3
281240835300045	5303 CAROL'S LN STEVENS POINT WI 54481	R3
281240835300046	5309 CAROL'S LN STEVENS POINT WI 54481	R3
281240835300047	5311 CAROL'S LN STEVENS POINT WI 54481	R3
281240835300048	5317 CAROL'S LN STEVENS POINT WI 54481	R3
281240835300049	5319 CAROL'S LN STEVENS POINT WI 54481	R3
281240836320105	0 SCHILLER DR STEVENS POINT WI 54482	R3
281240836320146	0 JEFFERSON ST STEVENS POINT WI 54482	R3
281240825340115	0 SANDPIPER DR STEVENS POINT WI 54482	R3
281240835120147	5416 WINDY DR STEVENS POINT WI 54482	R3
281240831400207	0 WEST PEARL ST STEVENS POINT WI 54481	R3
281240831400206	0 WEST PEARL ST STEVENS POINT WI 54481	R3
281230805400116	3332 WHITING AVE STEVENS POINT WI 54481	R4
281240832300218	924 WISCONSIN ST STEVENS POINT WI 54481	R4
281240832300224	1740 WATER ST STEVENS POINT WI 54481	R4
281240832300226	1732 WATER ST STEVENS POINT WI 54481	R4
281240832300227	1724 WATER ST STEVENS POINT WI 54481	R4
281240832300230	0 WATER ST STEVENS POINT WI 54481	R4
281240832300236	1552 WATER ST STEVENS POINT WI 54481	R4
281240832300237	1544 WATER ST STEVENS POINT WI 54481	R4
281230805400154	0 WHITING AVE STEVENS POINT WI 54481	R4
281230805430043	0 RIVER VIEW AVE STEVENS POINT WI 54481	R4
281230805410022	0 WHITING AVE STEVENS POINT WI 54481	R4
281240832300219	0 WATER ST STEVENS POINT WI 54481	R4
281240832300229	1708 WATER ST STEVENS POINT WI 54481	R4
281240832300234	1560 WATER ST STEVENS POINT WI 54481	R4
281230805400146	0 WHITING AVE STEVENS POINT WI 54481	R4
281230805400147	0 WHITING AVE STEVENS POINT WI 54481	R4
281230805440023		R4

281230805410003	0 WATER ST STEVENS POINT WI 54481	R4
281230804200835	0 WATER ST STEVENS POINT WI 54481	R4
281230804100921	0 FRONTENAC AVE STEVENS POINT WI 54481	R4
281230804202321	0 RICE ST STEVENS POINT WI 54481	R4
281240829240028	0 SECOND N ST STEVENS POINT WI 54481	R4
281240829220004	0 FREDERICK N ST STEVENS POINT WI 54481	R4
281240830100131	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R4
281240830100132	0 NORTH POINT DR STEVENS POINT WI 54481	R4
281240829240021	0 MARIA DR STEVENS POINT WI 54481	R4
281240830100142	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R4
281240830100140	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R4
281240828401915	0 STANLEY ST STEVENS POINT WI 54481	R4
281240827230102	0 EAST MARIA DR STEVENS POINT WI 54481	R4
281240827230109	0 DOOLITTLE DR STEVENS POINT WI 54481	R4
281240827230110	0 DOOLITTLE DR STEVENS POINT WI 54481	R4
281240827230111	0 DOOLITTLE DR STEVENS POINT WI 54481	R4
281240827230028	0 DOOLITTLE DR STEVENS POINT WI 54481	R4
281230805101419	0 HENRIETTA ST STEVENS POINT WI 54481	R5
281230804100204	2501 MINNESOTA AVE STEVENS POINT WI 54481	R5
281240832101609	0 CENTERPOINT DR STEVENS POINT WI 54481	R5
281240833202512	2624 CLARK ST STEVENS POINT WI 54481	R5
281240821200107	EAGLE SUMMIT STEVENS POINT WI 54482	R5
281240821200133	EAGLE SUMMIT STEVENS POINT WI 54482	R5
281240821200102	EAGLE SUMMIT STEVENS POINT WI 54482	R5
281240828402012	2928 STANLEY ST STEVENS POINT WI 54481	RLD
281240821220006	0 RESERVE ST STEVENS POINT WI 54482	RLD
281240827440007	0 HOFMEISTER DR STEVENS POINT WI 54481	RLD
281240827440005	0 BARBARA'S LN STEVENS POINT WI 54481	RLD
281240824330010	BRILOWSKI N RD STEVENS POINT WI 54482	RLD
281240824330012	0 BRILOWSKI RD STEVENS POINT WI 54482	RLD
281240824330013	0 BRILOWSKI RD STEVENS POINT WI 54482	RLD
281240824330007	0 BRILOWSKI N RD STEVENS POINT WI 54482	RLD
281240824330011	0 BRILOWSKI RD STEVENS POINT WI 54482	RLD
281240824330003	0 BRILOWSKI N RD STEVENS POINT WI 54482	RLD
281240824320001	0 BRILOWSKI N RD STEVENS POINT WI 54482	RLD
281240814430003	0 PLOVER HEIGHTS RD STEVENS POINT WI 54482	RLD
281240814300112	0 SUNNY CREST DR STEVENS POINT WI 54482	RLD
281240814300210	0 HAMPTON RD STEVENS POINT WI 54482	RLD
281240814300212	0 SUNNY CREST DR STEVENS POINT WI 54482	RLD
281240814300106	0 SUNNY CREST DR STEVENS POINT WI 54482	RLD
281240814300114	0 AIRPORT RD STEVENS POINT WI 54482	RLD

281240813320016	0 OXBOW RD STEVENS POINT WI 54482	RLD
281240814300211	0 SUNNY CREST DR STEVENS POINT WI 54482	RLD
281240814300204	0 TORUN RD STEVENS POINT WI 54482	RLD

City of Stevens Point
Portage County, WI

☐ City Limits

Zoning

- | | |
|---|---|
|  | Suburban Single Family Residential (36) |
|  | Single Family Residential (159) |
|  | Single and Two Family Residential (71) |
|  | Multiple Family I Residential (34) |
|  | Multiple Family II Residential (7) |
|  | Neighborhood Business (4) |
|  | Central Business Transition (1) |
|  | Central Business (11) |
|  | Commercial (34) |
|  | Highway Commercial (8) |
|  | Planned Development District (39) |
|  | Split Zoned (5) |



Data Sources
Parcels: Portage County (2020)
Zoning: Stevens Point (2020)



66.10013(d)

A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a [description of the zoning requirements](#) and availability of [public facilities](#) and services for each property.

281240831300624	0 WEST CLARK ST STEVENS POINT WI 54481	Split Zoned
281230803320058	0 NEBEL ST STEVENS POINT WI 54481	Split Zoned
281240820340053	0 SECOND N ST STEVENS POINT WI 54481	Split Zoned
281240820340001	0 SECOND N ST STEVENS POINT WI 54481	Split Zoned
281240813330001	0 BRILOWSKI RD STEVENS POINT WI 54482	Split Zoned
281240833301217	2124 PATCH ST STEVENS POINT WI 54481	B1
281240829303107	0 SECOND ST STEVENS POINT WI 54481	B1
281240829303109	916 PORTAGE ST STEVENS POINT WI 54481	B1
281240820340043	0 SECOND N ST STEVENS POINT WI 54481	B1
281240831101326	133 WEST CLARK ST STEVENS POINT WI 54481	B2
281240832201705	0 CLARK ST STEVENS POINT WI 54481	B3
281240832201819	0 THIRD ST STEVENS POINT WI 54481	B3
281240832201820	0 THIRD ST STEVENS POINT WI 54481	B3
281240832201821	0 THIRD ST STEVENS POINT WI 54481	B3
281240832202051	0 WATER ST STEVENS POINT WI 54481	B3
281240832201822	0 THIRD ST STEVENS POINT WI 54481	B3
281240832202963	0 THIRD CT STEVENS POINT WI 54481	B3
281240832200910	1111 CROSBY AVE STEVENS POINT WI 54481	B3
281240832202707	1323 STRONGS AVE STEVENS POINT WI 54481	B3
281240832202708	1329 STRONGS AVE STEVENS POINT WI 54481	B3
281240832402313	0 WATER ST STEVENS POINT WI 54481	B4
281230804301421	0 CHURCH ST STEVENS POINT WI 54481	B4
281230804300729	3297 CHURCH ST STEVENS POINT WI 54481	B4
281230804300704	0 CHURCH ST STEVENS POINT WI 54481	B4
281230805100212	1332 MATILDA ST STEVENS POINT WI 54481	B4
281230805100222	2001 PATCH ST STEVENS POINT WI 54481	B4
281230804200821	0 CHURCH ST STEVENS POINT WI 54481	B4
281230805101612	2878 CHURCH ST STEVENS POINT WI 54481	B4
281230805100213	2530 WARNER ST STEVENS POINT WI 54481	B4
281230804200605	0 RICE ST STEVENS POINT WI 54481	B4
281240831101212	208 WEST CLARK ST STEVENS POINT WI 54481	B4
281240829401024	0 DIVISION ST STEVENS POINT WI 54481	B4
281240829401023	616 DIVISION ST STEVENS POINT WI 54481	B4
281240829401025	532 DIVISION ST STEVENS POINT WI 54481	B4
281240829240019	932 MARIA DR STEVENS POINT WI 54481	B4
281240829140013	0 DIVISION N ST STEVENS POINT WI 54481	B4

281240829120013	348 DIVISION N ST STEVENS POINT WI 54481	B4
281240820320013	0 SECOND N ST STEVENS POINT WI 54481	B4
281240820310008	0 SECOND N ST STEVENS POINT WI 54481	B4
281240820330013	0 SECOND N ST STEVENS POINT WI 54481	B4
281240820330014	0 SECOND N ST STEVENS POINT WI 54481	B4
281240820430003	0 DIVISION N ST STEVENS POINT WI 54481	B4
281240820420001	0 DIVISION ST STEVENS POINT WI 54481	B4
281240820330040	640 SECOND N ST STEVENS POINT WI 54481	B4
281240820410004	0 RESERVE ST NORTH STEVENS POINT WI 54481	B4
281240833101904	3213 MAIN ST STEVENS POINT WI 54481	B4
281240821330002	0 MICHIGAN AVE STEVENS POINT WI 54481	B4
281240833101949	0 JEFFERSON ST STEVENS POINT WI 54481	B4
281240827240104	245 GREEN N AVE STEVENS POINT WI 54481	B4
281240822340016	0 STATE HIGHWAY 66 STEVENS POINT WI 54482	B4
281240822340015	0 STATE HIGHWAY 66 STEVENS POINT WI 54482	B4
281240820140151	0 RESERVE ST NORTH STEVENS POINT WI 54482	B4
281240820140150	0 RESERVE ST NORTH STEVENS POINT WI 54482	B4
281230801300001	5640 CARRIE FROST DR STEVENS POINT WI 54482	B4
281240835240004	0 US HIGHWAY 10 EAST STEVENS POINT WI 54482	B5
281240836120002	BADGER AVE STEVENS POINT WI 54482	B5
281240836220042	0 BADGER AVE STEVENS POINT WI 54482	B5
281240836240002	5707 US HIGHWAY 10 EAST STEVENS POINT WI 54482	B5
281240836220025	0 WOODLAND ST STEVENS POINT WI 54482	B5
281240836220045	0 BADGER AVE STEVENS POINT WI 54482	B5
281240836220053	0 SONGBIRD LN STEVENS POINT WI 54482	B5
281240836220061	0 WINDY DR STEVENS POINT WI 54482	B5
281240830402428		PD
281240830402427		PD
281240830402426		PD
281240830402425		PD
281240830402424		PD
281240830402423		PD
281240830402422		PD
281240830402417		PD
281240830402416		PD
281240830402413	527 FOURTH AVE STEVENS POINT WI 54481	PD
281240830402412	525 FOURTH AVE STEVENS POINT WI 54481	PD
281240830402411	519 FOURTH AVE STEVENS POINT WI 54481	PD
281240830402410	517 FOURTH AVE STEVENS POINT WI 54481	PD
281240830402429		PD
281240829140023	0 DIVISION N ST STEVENS POINT WI	PD

281240829140021	0 DIVISION N ST STEVENS POINT WI	PD
281240828100727	0 MOSES XING STEVENS POINT WI 54481	PD
281240828100717	0 VINE ST STEVENS POINT WI 54481	PD
281240828100716	0 VINE ST STEVENS POINT WI 54481	PD
281240828100910	0 VINE ST STEVENS POINT WI 54481	PD
281240828100906	VINE ST STEVENS POINT WI 54481	PD
281240828100905	VINE ST STEVENS POINT WI 54481	PD
281240828100702	0 INDIANA N AVE STEVENS POINT WI 54481	PD
281240828100731	0 MOSES XING STEVENS POINT WI 54481	PD
281240828100726	0 MOSES XING STEVENS POINT WI 54481	PD
281240828100734	0 VINE ST STEVENS POINT WI 54481	PD
281240828100732	0 VINE ST STEVENS POINT WI 54481	PD
281240828100730	0 VINE ST STEVENS POINT WI 54481	PD
281240828100909	VINE ST STEVENS POINT WI 54481	PD
281240828100908	0 VINE ST STEVENS POINT WI 54481	PD
281240820110001	0 DUBAY AVE STEVENS POINT WI 54481	PD
281240820140137	1917 BLUEBELL LN STEVENS POINT WI 54482	PD
281240820140138	1919 BLUEBELL LN STEVENS POINT WI 54482	PD
281240820140137	1917 BLUEBELL LN STEVENS POINT WI 54482	PD
281240820140138	1919 BLUEBELL LN STEVENS POINT WI 54482	PD
281240820140139	1925 BLUEBELL LN STEVENS POINT WI 54482	PD
281240820140140	1927 BLUEBELL LN STEVENS POINT WI 54482	PD
281240820140141	1933 BLUEBELL LN STEVENS POINT WI 54482	PD
281240820140142	1935 BLUEBELL LN STEVENS POINT WI 54482	PD

66.10013(e)

An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to do each of the following:

1. Meet existing and forecasted housing demand.
2. Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.

66.10013 (e)(1)

Population

Over the last ten years (2010-2020), Portage County has had a .51% increase in population. The same time period, the City of Stevens Point and the Village of Whiting saw a decrease in population (-3.93% and -7.13%, respectively), while the Village of Plover saw a significant increase in population (11.52%). The urban area of Portage County (widely considered the City of Stevens Point, Villages of Park Ridge, Plover, and Whiting, and the Town of Hull), make up 66.22% of the total County population. This percentage has increased over the last few years.

Municipality	2010 Census	2020 Census	Difference
C. Stevens Point	26717	25666	-1051
V. Plover	12123	13519	1396
V. Whiting	1724	1601	-123
V. Park Ridge	491	530	39
T. Hull	5346	5287	-59
Portage County	70019	70377	358

Figure 1 Urban Core Population Changes

Source: US Census Data

As the County seat, Stevens Point has a traditional development pattern, mixed with some suburban residential development. The City's existing housing stock similar in nature to other older communities that have experience population growth. The City has roughly 5,638 homes, of which 45% were constructed before 1950, 6% were constructed prior to 1900, and 11% were constructed after 2000. Home construction has been cyclical in Stevens Point. Single-family home construction reached its peak in the 1960s during which 13% of the City's current stock was built. In the 1980's, only 3% of the City's current housing stock was constructed (note: Town of Hull and Village of Plover saw significant single-family housing development during this time). In the 1990's, the City's housing development increased as correlated to the development of the more suburban parts of the City. As of now, single-family construction from 2010- 2015 in Stevens Point accounts for 2% of its total housing stock, meaning a moment of waning in single-family housing development within the City. 54% of the City's housing stock are detached single-unit structures, wherein one residential unit is on one tax parcel. 95% of all homeowners in the City live in single-unit structures. Due to the significant University of Wisconsin-Stevens Point and Mid-State Technical College student populations, the City does have a disproportionate percentage of City households occupied by renters (49%). For the last several years, this number has remained nearly the same, but there has been a slight decline, from 51% to 49%.

There are several factors that play into the outward growth, or lack thereof, of the City's population. Environmental constraints on the City's municipal boundaries (high ground water and bedrock, for example) have limited the City's ability to grow 'outward' in a traditional suburban development pattern. Additionally, local public policy has shifted from outward growth to core redevelopment, which replaces existing, older homes, with newer homes. This means a one-for-one replacement of existing housing stock, and typically takes a longer time to achieve neighborhood turnover. Other factors also indicate that the last several years, surrounding municipalities have been developing tax-forfeiture (County-owned) subdivisions in the former Tree Acres Golf Course in the Southeast corner of the Village of Plover. This land was being sold undeveloped between \$9,500 and \$10,000 per acre, as opposed to similar properties in or around the City of Stevens Point selling for \$30,000 to \$35,000 per acre. This has drawn significant new residential development and subsequent population to surrounding municipalities as opposed to the City.

Growth Trends & Focus Areas of the Community

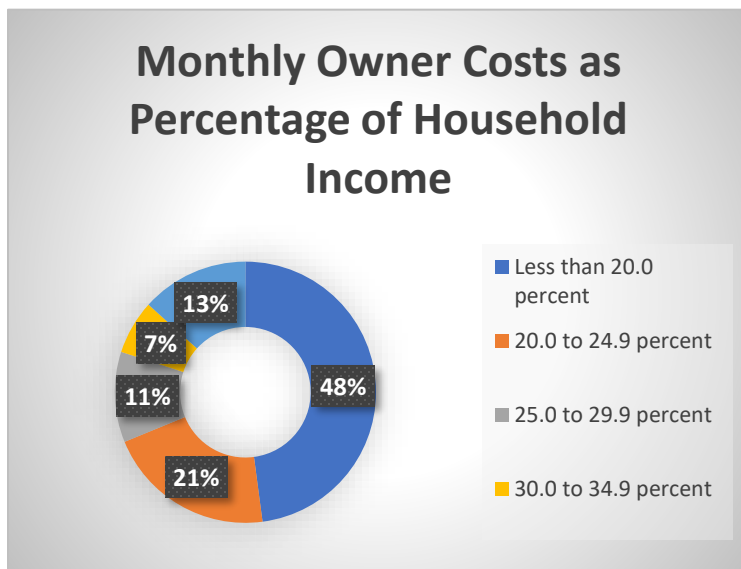
For the last several years a significant refocus has occurred at the local policy-making level. Local elected and appointed officials have opted to spend time, energy, and money on redeveloping and reinvestment the City's existing neighborhoods, while discouraging suburban greenfield development. This means that fewer new utilities and roadways are installed, and therefore fewer (if any) impact fees are assessed to developers seeking to construct new residential subdivisions. The implementation of this shift in policy is new, however, the City's 2005 Comprehensive Plan identified upkeep, maintaining, and offering incentives to homeowners to improve the existing housing stock. Major non-single-family developments either have occurred (Fourth Avenue Townhomes) or are under construction (Northside Yard, Berkshire Senior Housing). These developments are on existing lots within the City's core neighborhoods, and are not considered greenfield development. While infill development does require building permits and some impact fees, it is not as impactful to the developer if a greenfield development were to occur. Additionally, given the focus on infill redevelopment and reinvestment, you will see that the City's building permits on alterations is higher than other municipalities that are hyper-focused on suburban development and subdivisions.

Housing Affordability

Utilizing data from the U.S. Census 2018 American Community Survey, we can provide generalizations on how affordable housing (whether rental or owner-occupied) is within the City of Stevens Point. Housing affordability has been defined by the amount of monthly income that is dedicated to paying a mortgage or rent. According to the US Department of Housing and Urban Development, families that pay more than 30% of their monthly income for housing are considered housing cost-burdened. This means that those families are financially limited on other non-discretionary costs of living within the community (transportation, groceries, student loans & debt service, childcare, etc.). In the City of Stevens Point, the median gross household income is \$45,040.

Owner-Occupied Housing

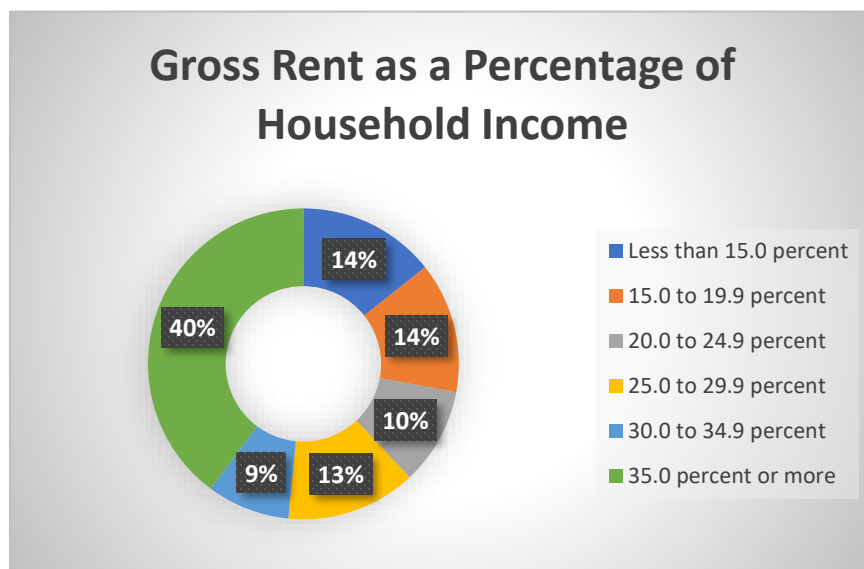
In order for us to dive further into the housing affordability component of this, we need to better understand the data in which we are pulling this information from. When identifying "Monthly Owner Costs" it should be known that this includes the sum of payments for mortgages, deeds of trust, contracts to purchase, or other similar debts on the property. It also includes real estate taxes, proper insurances, and utilities. According to the U.S. Census 2018 American Community Survey, there are 10,337 occupied housing units within the City. Of those, 5,194 (50.25%) are owner-occupied. Additionally, of the 5,194 owner-occupied units, 3,417 (65.8%) have a mortgage or mortgage-equivalent. Of those with a mortgage or mortgage-equivalent, roughly 683 households (20%) spend more than 30% of their household income on Monthly Owner



Costs. Below is a percentage breakdown of the percentage of household income spent on Monthly Owner Costs.

Non-Owner-Occupied Housing (Renters)

With a high student population and older housing stock, it is no surprise to public officials that the City has a higher percentage of non-owner-occupied housing (“renter-occupied”) than peer communities. Of the 10,337 occupied housing units in the community, 5,067 (49%) are renter-occupied. Based on data gathered from the U.S. Census, 49% of renter-occupied housing units pay over 30% of their household income towards rent.



66.10013 (e)(2)

Regulation

Residential development within the City of Stevens Point is generally consistent, predictable, and effective across different zoning districts. The City updated fee tables in 2018 to increase transparency of development and addition/alteration, and offer straightforward calculations to estimate impact. The City Plan Commission meets monthly to review and discuss development proposals. In addition, the City Code of Ordinances is complete in zoning and development requirements, creating uniformity in consistency and expectation for developers who are proposing new construction or alteration/rehab within the City.

There are sections and Districts within the current ordinance that are prohibitive to new housing construction, especially of specific unit types for infill and small-lot development. Both the Zoning and Subdivision ordinance are scheduled for revision to include permitted housing types including ADUs, tiny houses, cluster subdivisions, cottage clusters, etc. which are expected to increase diversity of development and redevelopment possibility.

The Subdivision Ordinance creates additional requirements in platting and survey maps, consistent with Chapter 36 of the Wisconsin State Statutes. The ordinance also creates consistency with the City's Comprehensive Plan, requiring public dedication and improvements in order for final subdivision plats and maps to be granted.

Costs of improvements and dedications are funded through unit sales and rent revenue and are generally passed on to consumers which impacts affordability of development in the City. However, in

2018 the lack of new unit development is reflective of the need for rehabilitation and redevelopment across many districts. Generally, the City's land use regulations are not considered overly burdensome to the development of housing within the community.

Land Costs

Land costs are directly impacted by land use regulations and are passed onto development through regulatory requirements of individuals districts. Due to the necessary costs associated with fees to promote health, safety, and welfare of residents, the largest potential for reducing time and cost of development is through regulations associated with land cost. However, due to the nature of the housing market affordability of rehabilitation as opposed to new construction, the amount of impact is limited. The City of Stevens Point Community Development Department does not believe that it is the responsibility nor the role of the City to reduce land costs for the development of a greenfield subdivision. Developers take on specific risks when developing greenfield subdivision, and the land regulations regulated through the City's Zoning and Subdivision Code are specifically written for a purpose. As an example, the [2018 Housing Affordability Report](#) written by MSA Consulting encourages the City to consider reducing the minimum square footage requirements for the Residential-Low Density developments. Currently the required size is 2.0 acres. The intention of this district is established to provide for low density residential land usage and accessory uses particularly in fringe areas of the City to reduce the need for and cost of public services such as sewer and water, or to be applied in those areas of the City where natural environmental conditions present physical development problems such as from high ground water, bedrock, clay soils, etc. A further purpose is to help preserve the open space and natural scenic and ecological qualities in special areas such as along shorelines, wetlands, bluffs, community parks or other areas identified by the Plan Commission and otherwise consistent with the City's Comprehensive Plan. If the City were to reduce the size of the minimum square footage required, we would actively be working against our own zoning code.

If a developer wanted to do smaller lots and a lesser footprint than typically allowed, City staff would encourage the developer to pursue a Planned Development District. A Planned Development is a zoning district that allows for deviation from the standards of this zoning ordinance in exchange for higher quality development. This could include higher density wherein higher density may not be allowed or if a developer intended to develop a residential project outside of a typical subdivision (tiny homes, cottage development, etc). This is the most effective way to reduce overall costs to develop a residential project in the City by 20 percent. The City could reduce the time required for review to get a Planned Development District in place by offering a more streamlined process that could eliminate the public hearing component if the development is smaller than a certain number of acres or parcels.

Additionally, the City could remove the conceptual review process for Planned Development Districts before going through the approval process.

Community Development Report - October 2021

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees	
Single Family	-	-	-	-	
Two-Family	1	3808/3810 Doolittle Dr	\$350,000.00	\$1,515.00	
	1	3804/3806 Doolittle Dr	\$350,000.00	\$1,515.00	
Multi-Family	-	-	-	-	
Commercial/Industrial	4	GI Associates SC, Medical Facility 3225 Business Park Dr	\$5,805,598.00	\$4,574.00	
Additions or Alterations	# of Permits	Declared Valuation		Fees	
Residential	89	\$774,945.96		\$6,224.82	
Commercial	33	\$518,585.00		\$4,305.94	
Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
128	\$7,799,128.96	\$18,134.76	1313	\$44,178,585.76	\$207,649.38

2020	1302	\$128,917,561.40	\$326,316.61
2019	1272	\$92,473,165.24	\$398,177.96
2018	1121	\$42,405,829.42	\$315,672.17

Violation Report

New Code Cases		
Abandoned Vehicle on Property	3	
Construction Work Without Permits	4	
Debris on Property	28	
Exterior Violations on House	3	
Garbage - Bulk Waste at Curb Early	1	
Heating equipment not installed properly	0	
Illegal Use of Occupancy	0	
Improper Signage	0	
Infestation	0	
Interior Housing Violations	0	
Snow & Ice Removal - Sidewalk	0	
Tall Grass or Noxious Weeds	4	
Trash Containers Improperly Stored	2	
Trash/Litter	0	
Unsanitary/Unsafe Conditions	0	
Vacant Building/Home	0	
Vehicle Parked on Grass	12	
Vision Obstruction in Roadway or Intersection	0	
Zoning Violations	2	
Total Violations / Total Service Fees Billed		59 \$3,300

Community Development Report - November 2021

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees	
Single Family	1	2157 Prairie St (PLB ONLY)	\$3,000.00	\$240.00	
Two-Family	-	-	-	-	
Multi-Family	-	-	-	-	
Commercial/Industrial	1	All Paws Petwash 2001 Patch St	\$42,000.00	\$1,075.00	
Additions or Alterations	# of Permits	Declared Valuation		Fees	
Residential	91	\$664,718.18		\$5,921.32	
Commercial	30	\$465,377.95		\$21,749.47	
Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
123	\$1,175,096.13	\$28,985.79	1436	\$45,353,681.89	\$236,635.17

2020	1384	\$153,926,648.73	\$359,614.57
2019	1361	\$97,295,999.54	\$426,085.53
2018	1201	\$45,376,568.92	\$337,389.81

Violation Report

New Code Cases	
Abandoned Vehicle on Property	2
Construction Work Without Permits	2
Debris on Property	28
Exterior Violations on House	7
Garbage - Bulk Waste at Curb Early	0
Heating equipment not installed properly	0
Illegal Use of Occupancy	1
Improper Signage	0
Infestation	0
Interior Housing Violations	0
Snow & Ice Removal - Sidewalk	0
Tall Grass or Noxious Weeds	0
Trash Containers Improperly Stored	1
Trash/Litter	1
Unsanitary/Unsafe Conditions	0
Vacant Building/Home	0
Vehicle Parked on Grass	20
Vision Obstruction in Roadway or Intersection	0
Zoning Violations	5
Total Violations / Total Service Fees Billed	67 \$3,025



MEMORANDUM

To: Plan Commission

From: Ryan Kernosky, Director of Community Development

Date: December 6, 2021

RE: **Monthly Director's Report**

Development Updates:

Great Northern Distilling: Developer is finalizing financing. City staff has recorded the revised CSM and will sell the property in the coming weeks.

Point Motel/Lokre Development: The Point Motel has been razed. The proposed project will likely begin construction this spring.

Northside Yard (1017 Third St): Interior work is being completed on both buildings.

Delta Dental Corporate Headquarters: Final interior work is being completed.

Lineage Logistics: Project is complete.

Wanta Live/Work: No additional information.

Doolittle Drive Duplex Development: Under Construction.

Convent Development: City was awarded \$915,000 in CDBG funds to be passed onto the developer for the acquisition of the property. An Idle Sites Redevelopment Grant will likely be submitted this month as well. Developer plans on closing on the property in January 2022 with construction beginning in spring 2022.

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

Marshfield Clinic Addition: Project is ongoing.

Forest Creek Subdivision: Project is currently on hold as City staff work on a possible boundary agreement with the Town of Hull.

First State Bank: Exterior work is under construction.

Stevens Point Hyundai Dealership: Project is ongoing.

GI Associates Clinic: Project is ongoing.

Caribou Coffee Drive Thru: No updates at this time.

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. Final approval will be before Common Council at the December meeting.

Downtown Business Improvement District: Staff had been working on this project with the Downtown Business Alliance. At this time, this project is at a standstill.

City Comprehensive Plan & Zoning Code Update: A formal update will be provided during Q1 of 2022.

Housing Taskforce: The Housing Authority provided an excellent presentation on their programs and units. The next meeting is schedule in Mid-December with the United Way presenting the ALICE findings.

Public Policy Updates:

Accessory Dwelling Unit Code Amendment: Ongoing.

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 2022 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: The seasonal slow-down is occurring, but number of homes sold is up from the last year, and the median sale price is up as well.

Other Updates:

Edgewater Manor Relocation: There are 13 residents remaining at Edgewater who do not have relocation plans at this time. City staff has issued a formal notice of closure of May 3, 2022.