



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	January 3,	Location:	Community Room
and	2022		933 Michigan Avenue, Stevens Point, WI
Time:	6:00 PM		
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 841 1188 3173 Passcode: 647559
			<u>By Computer:</u>
			https://us02web.zoom.us/j/84111883173?pwd=ZHpMWVgwOThQL2xEZmcxR3I1
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on the Following:

2. Selection of a temporary chairperson for the January 3, 2022 meeting of the City Plan Commission.
3. Report of the December 6, 2021 meeting of the City Plan Commission.
4. Public Hearing and action on a request from Tim Anderson, representing Sentry Insurance, for a conditional use permit to construct two hospitality stations accessory to a golf course use located at 601 Michigan Avenue North (Parcel ID 281240821310003), consistent with Ch. 23.02(1)(a)(3)(h).
5. Public Hearing and action on a request from the City of Stevens Point to amend Chapter 23, Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point. Said request

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.

amends Ch. 23.02(4)(e) relating to the Wellhead Protection Overlay Districts of the City of Stevens Point.

6. A request from Shelly Handrick, representing Stratford Sign Company, LLC, for a sign variance to construct a freestanding sign exceeding the total number of freestanding signs allowed on the property located at 3733 Stanley Street (Parcel ID 281240827230034), consistent with Ch. 25.14.
7. Director's Report.

Closing Section:

8. Adjourn

REPORT OF CITY PLAN COMMISSION

December 6, 2022 – 6:00 PM
In-Person & Zoom Conference Call Meeting

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

ALSO PRESENT: Director Kernosky, Associate Planner/Zoning Administrator Kuhn, Alderperson Christianson, Alderperson Johnson, Alderperson Leek, Alderperson Shorr, Alderperson Morrow, Ruth Pfiffner, Nancy Roppe, Nick Banuck, William Love, Pam Packard, and unidentified audience members via Virtual Zoom Meeting.

INDEX:

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 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.
-

Opening Section:

1. Roll call.

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

Excused: Haines

Discussion and possible action on the following:

2. Report of the November 1, 2021 meeting of the City Plan Commission.

Motion by Commissioner Arntsen to approve the report of the November 1, 2021 Plan Commission meeting; seconded by Commissioner Cooper.

Motion carried 6-0.

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 Division Street North (Parcel ID 281240829140021), consistent with Ch. 23.02(4)(2)(10).

Associate Planner/Zoning Administrator Kuhn summarized the four previous action items associated with the planned development off Division Street for a car wash and restaurant, noting that the request for reduced setbacks had ultimately been denied due to several concerns. After review, staff noted that the latest modifications had addressed outstanding issues, thus staff recommended approval with the conditions outlined in the staff report.

Mayor Wiza declared the public hearing open.

Alderperson Morrow (District Eleven) stated support of the request, noting no negative complaints from constituents.

There were some clarifying questions between Jim Laabs, owner adjacent to the south, and staff, regarding the proposed site plan of the restaurant. Nick Banuck, representing the site developer, added additional details for Mr. Laabs regarding the site.

Mayor Wiza declared the public hearing closed.

Commissioners made the following comments:

1. Clarification requested as to the location of sidewalks and landscaping for the new development, to which staff and Mr. Banuck provided. The agenda packet contained a landscaping plan.

Motion by Commissioner Hoppe to approve the request from Nick Bancuk, representing Stratton Capital Division, LLC, to modify an adopted conceptual plan for the planned development of an unaddressed parcel off Division Street North (Parcel ID 281240829140021), consistent with Ch. 23.02(4)(2)(10) with the following:

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.

seconded by Commissioner Arntsen.

Motion carried 6-0.

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).

Associate Planner/Zoning Administrator Kuhn briefly explained that applicant had updated the corresponding plans in addition to the site plan as it related to the previous agenda item. Those plan sets were before the commission for review, and staff recommended approval with conditions outlined in the staff report.

Mayor Wiza asked for comments from the audience, to which there were none.

Motion by Commissioner Cooper to approve the 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) with the following:

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.

seconded by Commissioner Rice

Motion carried 6-0.

5. Approval of the Certified Survey Map and acceptance of dedicated land for right-of-way purposes - Union Street extension north of Maria Drive and Academy Avenue west of said Union Street extension.

Director Kernosky briefly explained that the Certified Survey Map was part of the redevelopment for the convent property. Staff asked that flexibility be granted to them in addressing the grotto on the site in partnership with the sisters, who were agreeable to having it removed due to safety concerns. Lot 1 was planned to be a public park space, with Lot 2 being an existing cemetery and outbuilding. The sisters would retain ownership of the cemetery for maintenance. Staff recommended approval as presented.

Mayor Wiza asked for comments from the audience, to which there were none.

Motion by Commissioner Hoppe to approve the Certified Survey Map and acceptance of dedicated land for right-of-way purposes - Union Street extension north of Maria Drive and Academy Avenue west of said Union Street extension; seconded by Commissioner Arntsen

Motion carried 6-0.

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

Mayor Wiza asked for comments from the audience.

Ruth Pfiffner (708 Ridge Rd) reiterated her heavy opposition against the Accessory Dwelling Unit use, expanding that removing zoning protections against the use would infringe on their rights.

Nancy Roppe (925 Smith St) noted that there appeared to be no requirements for Accessory Dwelling Units having dedicated sidewalks, which could pose a hazard. There were also concerns for potential over occupancy and parking along the street. Largely agreed with Ms. Pfiffner's comments.

William Love (909 Ridge Rd) noted allowing the Accessory Dwelling Unit use would be an erosion of current standards, which would create a pathway to more erosion. He provided a history of being a tenant and was opposed to the use overall.

Aldersperson Leek (District Eight) noted that demographics in several districts, especially District Eight, didn't speak to the need for the Accessory Dwelling Unit use.

Director Kernosky noted that the commission had tasked staff to provide an analysis on what parcels in the City would qualify under the proposed ordinance specific to the area and zoning. That analysis was located on page 66 of the staff packet. After summarizing their findings, staff made a note that they did not want to overregulate Accessory Dwelling Units to the point of discouraging their use. If that would be the result, it would be best to not do it at all. Staff added that by making it a Conditional Use, in addition to the other requirements, they could come to some middle ground and find a balance in allowing the use.

Mayor Wiza noted that having Accessory Dwelling Units as a Conditional Use Permit would provide extra safety measures for neighborhoods, with Director Kernosky reiterating that the owner-occupied requirement for the principal dwelling was a core component of the use, as it would mean that rental units, or rooming houses, could not expand their rental use.

Pam Packard (1017 Ridge Rd) stated concerns for privacy for surrounding neighbors.

Aldersperson Shorr (District Two) agreed that this use would largely be demand driven, and more so done for personal choices, such as for a parent or grandparent. Increasing density was also important.

Commissioners made the following comments:

1. Noted that allowing the use as a Conditional Use Permit first appeared to have worked with Tourist Rooming Houses.
2. Liked the suggestion of limiting the impervious surface on the site, or overall size of the building relative to the site or existing impervious surface. Staff noted that staff had reduced the threshold of not exceeding 75% impervious surface to not exceeding 60%, including buildings or any hard surface. There was a brief back-and-forth discussion regarding existing regulations for impervious surface requirements for residential and commercial properties.
3. Noted surprise at the number of parcels that would meet the requirements for Accessory Dwelling Units and inquired on what type of density the City was hoping for or expecting. Staff stated that they would pull some numbers for the commission.
4. Inquired on whether a single-family residence could convert to a duplex legally by building an addition, to which staff confirmed accurate so long as they could meet the minimum lot size and setback requirements and were in the proper zoning district. There was a back-and-forth discussion regarding this point, and what would be the difference in allowing a second unit, aside from it being connected or not to the main dwelling.
5. Opinion that Accessory Dwelling Units would provide upwards mobility for many residents in terms of financial security.
6. Noted that if new construction met zoning and building code requirements, they did not have control over where windows could be placed, regardless of privacy concerns.

Mayor Wiza asked that additional comments be forwarded to staff.

No action was taken.

7. Review and Consideration of the 2020 Housing Affordability Report.

Director Kernosky outlined the contents of the 2020 Housing Affordability Report as required by Wisconsin State Statute. This was the third year the State had required the City to complete the report. It was available online for public viewing.

Motion by Commissioner Hoppe to approve the 2020 Housing Affordability Report and place it on file; seconded by Commissioner Cooper.

Motion carried 6-0.

8. October & November, 2021 Monthly Reports.

Director Kernosky summarized the October and November 2021 reports. Valuation and issued permits continued to track normally for the year.

Motion by Alderperson Kneebone to approve the October & November, 2021 Monthly Reports and place it on file; seconded by Commissioner Arntsen.

Motion carried 6-0.

9. Director's Report

Director Kernosky 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

Motion by Commissioner Hoppe to approve the December 2021 Director's Report and place it on file; seconded by Commissioner Rice.

Motion carried 6-0.

Closing Section:

10. Adjourn.

Meeting adjourned at 7:02 PM.

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

Administrative Staff Report

Construct Hospitality Stations

SentryWorld Golf Course
601 Michigan Avenue North
January 3, 2022



Department of Community
Development

Applicant(s): - Tim Anderson, representing Sentry Insurance Staff: - Ryan Kernosky, Director rkernosky@stevenspoint.com - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281240821310003 Zone(s): - Split Zoned: "C" Conservancy and "B-4" Commercial Master Plan: - Park & Recreation - Commercial / Office / Multi-Family Council District: - District 11 Ald. Morrow Lot Information: - Frontage: 14,265 ft. - Depth: 5,525 ft. - Lot Size: 11,336,055 sq. ft. (260.24 ac.) Current Use: - Golf Course Applicable Regulations: 23.02(1)(a)(3)(h)	Request - Public Hearing and action on a request from Tim Anderson, representing Sentry Insurance, for a conditional use permit to construct two hospitality stations accessory to a golf course use located at 601 Michigan Avenue North (Parcel ID 281240821310003), consistent with Ch. 23.02(1)(a)(3)(h). Attachment(s) - Application - Plans Findings of Fact - SentryWorld Golf Course is requesting a conditional use permit to construct two 850 square foot hospitality buildings. - The first building would replace an existing snack station located roughly 275 yards behind the Inn at SentryWorld. The second building would be located between holes three and thirteen. - The intent of these structures is to provide convenience food and bathroom facilities for golfers utilizing the course. Each building will feature an outdoor grill station for preparing grilled items. - While the subject property is split zoned, both proposed structures are located in an area zoned "C" Conservancy. Within the "C" Conservancy District, golf courses and uses accessory to a golf course (e.g., restaurants, clubhouses, pro shops, etc.) are a conditional use. - The Plan Commission and Common Council may attach additional conditions on this request. Staff Recommendation Approve the conditional use request to construct two hospitality stations accessory to a golf course use located at 601 Michigan Avenue North (Parcel ID 281240821310003), subject to the following conditions: - The applicant shall ensure that appropriate fire access to each structure exists and is maintained, subject to the review and approval of the City Fire Marshal. - The two structures shall meet applicable provisions of the latest version of the Americans with Disabilities Act, subject to the review and approval of the Commercial Building Inspector. - An erosion control permit shall be obtained and applicable erosion control facilities shall be provided during the time of construction.
--	--

4. A building permit shall be obtained prior to the start of construction.
5. Staff shall have the ability to approve minor amendments to the site plan.

Vicinity Map



Background

Overview: The applicant is requesting a conditional use permit to construct two hospitality buildings on the SentryWorld golf course. Each building will be 850 square feet in size and provide convenience food, beverages and restroom accommodations. An outdoor grill station and patio space will be provided for each building as well. The first building is proposed to be located roughly 275 yards to the east of the Inn at SentryWorld and would replace an existing snack station located in the vicinity. The second building would be located between holes three and thirteen. While both structures are plenty far removed from adjoining right-of-ways, the applicant is planning to screen each building with fencing and landscaping to provide greater aesthetic appeal.

The subject property is split zoned “C” Conservancy and “B-4” Commercial. The location of both structures is zoned exclusively within the “C” Conservancy District. Within the “C” Conservancy District, golf courses and uses accessory to golf courses (e.g., restaurants, clubhouses, pro shops, etc.) are a conditional use and requires Plan Commission and Common Council approval. The following evaluates the request relative to the City’s fourteen standards for review a conditional use request.

Ch. 23.02(1)(a) “C” Conservancy District

(3) Conditional Uses

- (h) *Golf courses and the following accessory uses: clubhouses, pro-shops, restaurant and bar, swimming pool, tennis court, and any other activity allowed by the Plan Commission and City Council as an accessory use.*

Standards of Review – Conditional Use Permit

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

Analysis: The proposed hospitality buildings will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare. As part of operating hospitality stations, various local and county approvals are required for the construction and operation of these buildings (e.g., meeting Building Code and County Health Code requirements).

Findings: Each structure would be set back over 700 feet from the nearest street right-of-way. Given the large setback provided, along with neighboring lands being utilized for open space and recreation purposes, staff believes that the zoning and building requirements for operating such a use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare even with lesser setbacks provided.

Lot Line	"C" District Minimum Setback Requirements	Building #1 Provided Setbacks	Building #2 Provided Setbacks
Street	50 feet	1,725 feet from Michigan Avenue North	4,425 feet from Michigan Avenue North
Side	30 feet	1,070 feet from North Point Drive	700 feet from North Point Drive
Rear	50 feet	3,425 feet from Wilshire Boulevard North 1,240 feet from Interstate 39	775 feet from Wilshire Boulevard North 965 feet from Interstate 39

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

Analysis: Concession stands are commonly associated with other recreational uses. As stated above, golf courses and its accessory uses are a conditional use within all zoning districts.

Findings: The applicant would still be required to meet applicable local and county licensing for operating each hospitality station, along with maintaining applicable Building Code requirements. Therefore, staff believes that the use should not be injurious to the use and for the purpose already permitted.

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

Analysis: The respective area is in an established and developed area of the City that has been utilized as a golf course since 1984.

Findings: See standards one and two above. The proposed use will not impede on the normal and orderly development and improvement of the surrounding area.

- The exterior architectural appeal and function plan of any proposed structure will not be variance with either the exterior architectural appeal and function plan, and scale of the structures already constructed or in the**

course of construction in the immediate neighborhood or in the character of the applicable district so as to result in a substantial or undue adverse effect on the neighborhood.

Analysis: Both buildings are of a simple design that consists of a Douglas Fir board and Batten wood siding, a metal roof, multiple window panels to add natural light within the building, and wooden fencing to enclose an outdoor seating area. Low-rise shrubs and natural grasses will enclose each structure and provide greater separation from adjoining trails.

Findings: The exterior architectural appeal of the building is consistent for uses allowed within the “C” Conservancy District.

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

Analysis: Direct access to both hospitality buildings will come primarily from



pedestrian traffic or the use of golf carts. An area is planned to be created alongside both buildings that will provide an area to park golf carts. The City’s Zoning Code places a parking ratio of three stall per hole. Given the number of parking stalls that are currently provided off of Michigan Avenue North, along with the fact that these two structures are unlikely to incur a greater demand for parking, staff believes that parking and access is met.

Utilities exist along Michigan Avenue North and North point Drive that can service the proposed development.

Findings: This standard is met.

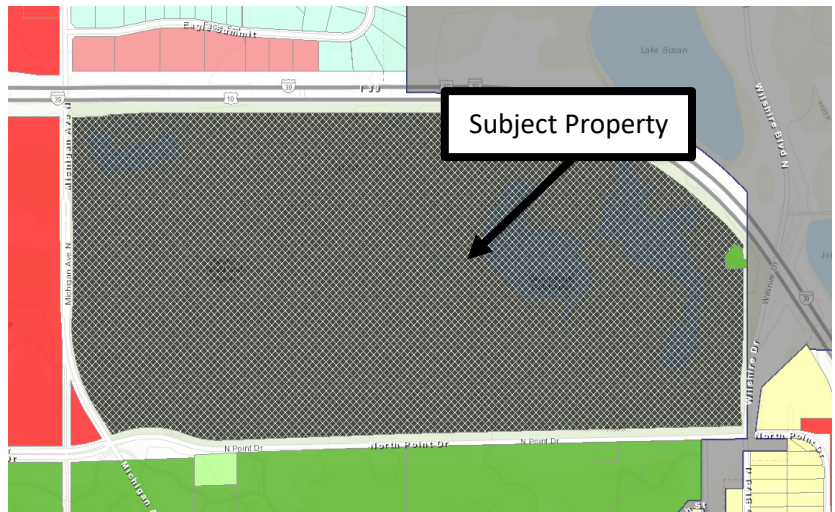
6. Adequate measures have been, or will be taken, to provide ingress and egress so designed to minimize traffic congestion in the public streets.

Analysis: Access points off of Michigan Avenue North exist that supports direct access into the property. Similarly, trails within the golf course grounds exist that can support adequate vehicular and pedestrian travel to each hospitality station. As stated earlier, the two proposed buildings are unlikely to incur a greater amount of traffic to the golf course.

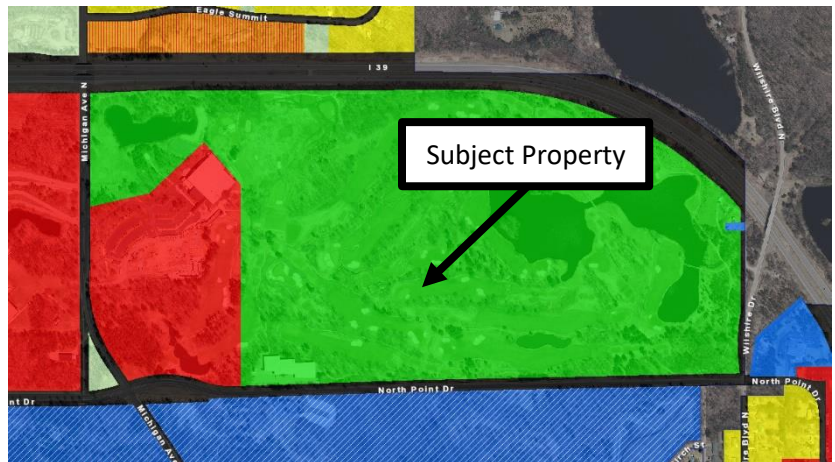
Findings: This standard is met.

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

Analysis: The City's 2005 Comprehensive Plan Future Land Use Map has identified the golf course for park and recreation purposes. As the proposed buildings are accessory to a golf course (which is a common use on land designation for recreation purposes), staff believes that the proposed use is compatible with the future intended use of the property.



Future Land Use



The subject property

is split zoned "C" Conservancy and "B-4" Commercial, with the location of both structures being within the "C" Conservancy Zoning District. According to the City's Zoning Code, the "C" Conservancy District is established "to provide protection to environmentally-sensitive lands such as flood plains, wetlands, shorelands, well fields, airport fringe lands and fringe lands remote from City services and access. The district is also intended to be applied as a means of regulating the timing and direction of land development in accordance with the City's Comprehensive Plan."

Findings: The proposed use meets the intent of the "C" Conservancy District as golf courses are commonly located on lands that are unsuitable for development (e.g., wetlands being prevalent, utility connections do not exist, etc.) due to its limited land disturbance. As both hospitality buildings are intended to support the existing golf course, staff believes that this request meets the intent of this zoning district.

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

Analysis: The lot currently exists and has been utilized as a golf course for several decades. The conditional use permit is asking to allow for two hospitality building to be constructed that supports the existing golf course.

Findings: The regulations of the district are met provided that the conditional use permit is approved and the applicant meets the condition applied to the request.

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

Analysis: N/A

Findings: N/A

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

Analysis: N/A

Findings: N/A

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

Analysis: Vehicular and bicycle access exists off of Michigan Avenue North.

Findings: Access to the site is adequate.

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

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

Analysis: The lot currently exists with utilities serving the site.

Findings: As a condition onto this request, the applicant shall work with the City Fire Department to ensure adequate fire access exists to each structure. Provided that the conditions applied to this permit are carried out, staff believes that this standard is met.



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

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

Analysis: Refuse storage is planned to be contained within the proposed structures.

Findings: This standard is met.

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

Analysis: While exterior light fixtures will accompany both structures, it is not expected to negatively impact adjoining properties due to significant setbacks provided.

Findings: This standard is met.

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

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

Findings: The use should not create excessive noise.

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

Analysis: N/A

Findings: N/A

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

Photos







APPLICATION FOR A CONDITIONAL USE PERMIT

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications If Any				Assigned Case Manager			
Pre-Application Conference Date				Conditional Use Permit Request	Use ☐	Amend ☐	

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☒)	
Applicant Name	Sentry Insurance	Contact Name	
Address	1800 North Point Dr	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	715-346-8590	Telephone	
Fax		Fax	
Email	Brett.Beversdorf@Sentry.com	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name		Owner's Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
Legal Description of Subject Property		
LOT 3 CERTIFIED SURVEY MAP #1195-4-253 & A, BEING PART OF THE SOUTH 1/2 OF SECTION 21, TOWN 24 NORTH, RANGE 8 EAST, LYING SOUTH OF THE HIGHWAY 51 BELTLINE, EXCEPT PARTS SOLD AS DOCUMENT NUMBERS 580784 AND 581569, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN		
Designated Future Land Use Category		Current Use of Property
Explain the land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)		
The applicant proposes two freestanding 850 SF hospitality stations on the golf course. the first building will replace the snack station at the turn the second will be located between holes 3 and 13. These buildings will provide grab and go food and beverage and toilet facilities. Each will feature an outdoor grill station for preparing grilled items. All food prep other than grilling will be done off premises. These structures will have both business (B) and assembly (A3) occupancies. The buildings are planned to be constructed during the winter/spring 2022 in time for the 2022 golf season.		
How will the proposed development reinforce the existing or planned character of the neighborhood? (Use additional pages if necessary)		

--	--

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

The proposed hospitality station locations are over 700' from the North Point Drive property line and screened by fencing and vegetation at the right of way and interior of the golf course. The proposed buildings will not generate a significant increase in noise, light or other negative impacts to adjacent properties.

Current Zoning Surrounding Subject Property

North:	South:
East:	West:

Current Land Use Surrounding Subject Property

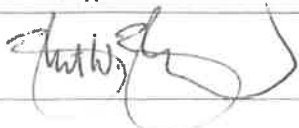
North:	South:
East:	West:

EXHIBITS

Owner Information Sheet	☐	Additional Exhibits If Any:
Letter to District Alderperson	☐	<i>- Note that Design plans were sent to Adam Kuhn for SENTRY's Architect Kahler Slater</i>
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
	12/5/2021		12/5/2021



Brett Beversdorf
AVP – Aviation and Corporate Services
Brett.Beversdorf@sentry.com
715-346-8590 PHONE
715-340-7776 CELL

December 5, 2021

Alderman Shaun Morrow
City of Stevens Point
1515 Strongs Ave
Stevens Point, WI 54481

Dear Alderperson Morrow,

I'm writing to inform you that Sentryworld Golf Course will be submitting an application for a Conditional Use Permit for two freestanding 850 square foot hospitality stations on the golf course. The first building will replace the snack station at the turn, the second will be located between holes 3 and 13. These buildings will provide grab and go food, beverage and toilet facilities for golfers as they make their way around the course. Each will feature an outdoor grill station for preparing grilled items. All food prep other than grilling will be done off premises. These structures will have both business (B) and assembly (A3) occupancies. The buildings are planned to be constructed during the winter/spring 2022 in time for the 2022 golf season.

The proposed hospitality station locations are over 700' from the North Point Drive property line and screened by fencing and vegetation at the right of way and interior of the golf course. The proposed buildings will not generate a significant increase in noise, light or other negative impacts to adjacent properties.

If you have any questions or would like to review the proposal in more detail with the me or the project team please feel free to contact me directly.



Brett Beversdorf

HOSPITALITY BUILDINGS

601 N. MICHIGAN AVE
STEVENS POINT, WI 54481

KAHLER SLATER PROJECT: 221116.01

12/6/2021



ARCHITECT:
KAHLER SLATER
790 N. WATER ST. STE 1700
MILWAUKEE, WI 53202
414-272-2000

STRUCTURAL:
PIERCE ENGINEERS
181 N. BROADWAY
MILWAUKEE, WI 53202
414-278-2000

CIVIL:
RETTLER CORPORATION
3317 BUSINESS PARK DRIVE
STEVENS POINT, WI 54482
715-341-2833



NOT FOR
CONSTRUCTION

Revisions

CONDITIONAL USE PERMIT
APPLICATION

SCOPE DOCUMENTS

Drawing Date

12/6/2021

HOSPITALITY
BUILDINGS

601 N. MICHIGAN AVE
STEVENS POINT, WI 54481

Project No.

221116.01

Sheet Title

COVER SHEET

Copyright © 2021 Kahler Slater, Inc. All rights reserved.

790 N. Water Street, Suite 1700, Milwaukee, Wisconsin 53202
Telephone 414.272.2000 Fax 414.272.2001
104 Shockoe Slip, Richmond, Virginia 23219
Telephone 804.787.2520

722 Williamson Street, Madison, Wisconsin 53703
Telephone 608.263.6300 Fax 608.263.6317

125 South Clark Street, Suite 675-2, Chicago, Illinois 60603
Telephone 312.789.4516

Sheet No.
G000

CIVIL SHEET INDEX

Sheet Number	Sheet Name
C101	EXISTING SITE PLAN
C201	SITE DEMOLITION PLAN
C301	SITE LAYOUT PLAN
C401	SITE GRADING PLAN
C501	SITE UTILITY PLAN
C601	SITE LANDSCAPE PLAN

ARCHITECTURAL SHEET INDEX

Sheet Number	Sheet Name
A101	FLOOR & ROOF PLAN
A120	REFLECTED CEILING & FINISH PLAN
A200	ENLARGED PLANS
A300	SECTIONS
A400	EXTERIOR ELEVATIONS
A630	INTERIOR RENDERINGS
A640	EXTERIOR RENDERINGS



3/13

RIM	1102.89
INV. (4") NW	1101.74
INV. (4") SE	1101.69
INV. (4") S	1100.61

RIM	1119.83
INV. (4") NW	1118.43
INV. (6") E	1118.45

RIM	1117.17
INV. (4") NW	1115.09
INV. (6") NE	1114.96

RIM	1116.54
INV. (6") NW	1114.74
INV. (4") E	1115.41

RETTLER CORPORATION, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, MODIFICATION, USAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF RETTLER CORPORATION, INC.
©2023 RETTLER CORPORATION, INC.

LEGEND

- | | |
|--------------------|-----------------------------------|
| LIGHT POLE | BURIED GAS |
| POWER POLE | BURIED TELEPHONE |
| GUY | WATERMAIN |
| ELECTRIC METER | FIBER OPTICS |
| ELECTRICAL BOX | EDGE OF BITUMINOUS |
| ELECTRIC OUTLETS | VENT PIPE |
| GAS METER | BIRDHOUSE |
| GAS VALVE | BASKETBALL HOOP |
| TELEPHONE PEDESTAL | FLAG POLE |
| TELEPHONE MANHOLE | SIGN |
| SANITARY MANHOLE | DECIDUOUS TREE |
| WATER MANHOLE | CONIFEROUS TREE |
| STORM MANHOLE | BUSH/SHRUB |
| UTILITY MANHOLE | CONTOUR LINE |
| CATCH BASIN | PLAY EQUIPMENT |
| CATCH BASIN | VERTICAL PIPE |
| CATCH BASIN | BENCH |
| WATER VALVE | ROCKS |
| HYDRANT | CONCRETE SURFACE |
| IRRIGATION BOX | CONTROL POINT |
| FENCE | 3/4" IRON BAR FOUND |
| SANITARY SEWER | 1" IRON PIPE FOUND |
| STORM SEWER | 2" IRON PIPE FOUND |
| POWER OVERHEAD | COMPUTED PROPERTY CORNER |
| BURIED ELECTRIC | SECTION CORNER PER COUNTY RECORDS |

UNDERGROUND UTILITIES

THESE RECORD DRAWINGS HAVE BEEN PREPARED IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS-LOCATIONS ARE APPROXIMATE.

FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZES AND THEIR LOCATIONS.

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE.

DESCRIPTION

LOT 3, CERTIFIED SURVEY MAP NO. 1195-4-253, SECTION 24, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN

SURVEY CONTROL POINTS

COORDINATE SYSTEM BASED ON: NAD83 (2011) WITH PORTAGE COUNTY COORDINATES USING WISCORS

CP #1 - CP SPIKE
N: 210638.14
E: 168553.01
Z: 1120.39

CP #2 - CP SPIKE
N: 210741.52
E: 168550.65
Z: 1124.41

CP #3 - CP SPIKE
N: 210627.94
E: 68788.51
Z: 1120.26

CP #4 - CP SPIKE
N: 210484.59
E: 168544.46
Z: 1117.78



REV	DATE	ISSUED FOR
	12/02/21	90% REVIEW

DRAWN:	R. RAMIREZ
CHECKED:	C. RETTLER
DOCUMENT NO.	

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

HOSPITALITY BUILDINGS

EXISTING SITE PLAN

SENTRYWORLD
601 MICHIGAN AVE N
STEVENS POINT, WI 54481



- ### GENERAL NOTES
1. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO START OF DEMOLITION/CONSTRUCTION.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING FOR AND LOCATING PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION.
 3. COORDINATE SITE CONSTRUCTION ACCESS WITH OWNER PRIOR TO START OF CONSTRUCTION.
 4. STRIP ONLY THE TOPSOIL WITHIN THE PROJECT LIMITS THAT WILL BE DISTURBED DURING CONSTRUCTION.
 5. REMOVE ONLY THE EXISTING TREES AND VEGETATION WITHIN THE PROJECT LIMITS THAT INHIBIT CONSTRUCTION.
 6. REMOVE ANY ABANDONED UTILITIES WITHIN THE PROJECT LIMITS THAT INHIBIT CONSTRUCTION.
 7. PATCH EXISTING INLET AND MANHOLE STRUCTURES AS NEEDED.
 8. ALL CONTRACTORS SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE. ANY DISCREPANCIES FOUND ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT FOR REVIEW IMMEDIATELY UPON DISCOVERY. ALL ITEMS TO BE REMOVED AND DISPOSED OF SHALL BE TAKEN FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
 9. VERIFY ALL REMOVAL AND SALVAGE ITEMS WITH THE OWNER.
 10. ALL ITEMS TO BE SALVAGED SHALL BE DELIVERED TO THE OWNER. COORDINATE DELIVERY WITH OWNER.
 11. ALL AREAS AND SITE FEATURES DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO THE ORIGINAL CONDITION.
 12. INSTALLATION, MAINTENANCE, AND RESTORATION OF CONSTRUCTION SITE ACCESS SHALL BE INCLUDED IN BASE BID.
 13. ALL SITE ENTITIES OUTSIDE THE PROJECT LIMIT LINE SHALL NOT BE DISTURBED.

- ### SITE DEMOLITION - LEGEND
- FULL DEPTH EXISTING CONCRETE PAVEMENT AND BASE AGGREGATE REMOVAL
- SAW CUT EXISTING PAVEMENT (SAW CUT CONCRETE AT NEAREST JOINT)
- APPROXIMATE PROJECT LIMITS

- ### SITE DEMOLITION - KEYNOTES
- A MAINTAIN AND PROTECT EXISTING PAVEMENT
 - B MAINTAIN AND PROTECT EXISTING VEGETATION
 - C REMOVE EXISTING TREE
 - D REMOVE EXISTING BUILDING
 - E REMOVE EXISTING BRICK PAVERS
 - F REMOVE EXISTING LANDSCAPE STONE AND BOULDERS
 - G MAINTAIN AND PROTECT EXISTING TRANSFORMER
 - H REFEED EXISTING LIFT STATION FROM PROPOSED BUILDING - BY BUILDING ELECTRICIAN
 - I ADJUST EXISTING FIBER FOR PROPOSED BUILDING FOUNDATION
 - J MAINTAIN AND PROTECT EXISTING FIBER VAULT
 - K REMOVE EXISTING WATER SERVICE
 - L CAP AND MAINTAIN EXISTING WATER SERVICE
 - M REMOVE EXISTING SANITARY SEWER SERVICE
 - N RELOCATE EXISTING IRRIGATION WIRE AND LATERAL - BY OWNER
 - O REMOVE 20 LF EXISTING ROCK WALL
 - P MAINTAIN AND PROTECT EXISTING IRRIGATION CONTROLLER
 - Q MAINTAIN AND PROTECT EXISTING IRRIGATION WIRE AND LATERAL

RETTLER CORPORATION, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, MODIFICATION, USAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF RETTLER CORPORATION, INC.
©2023 RETTLER CORPORATION, INC.

REV	DATE	ISSUED FOR
12/02/21	90% REVIEW	
DRAWN:		R. RAMIREZ
CHECKED:		C. RETTLER
DOCUMENT NO.		

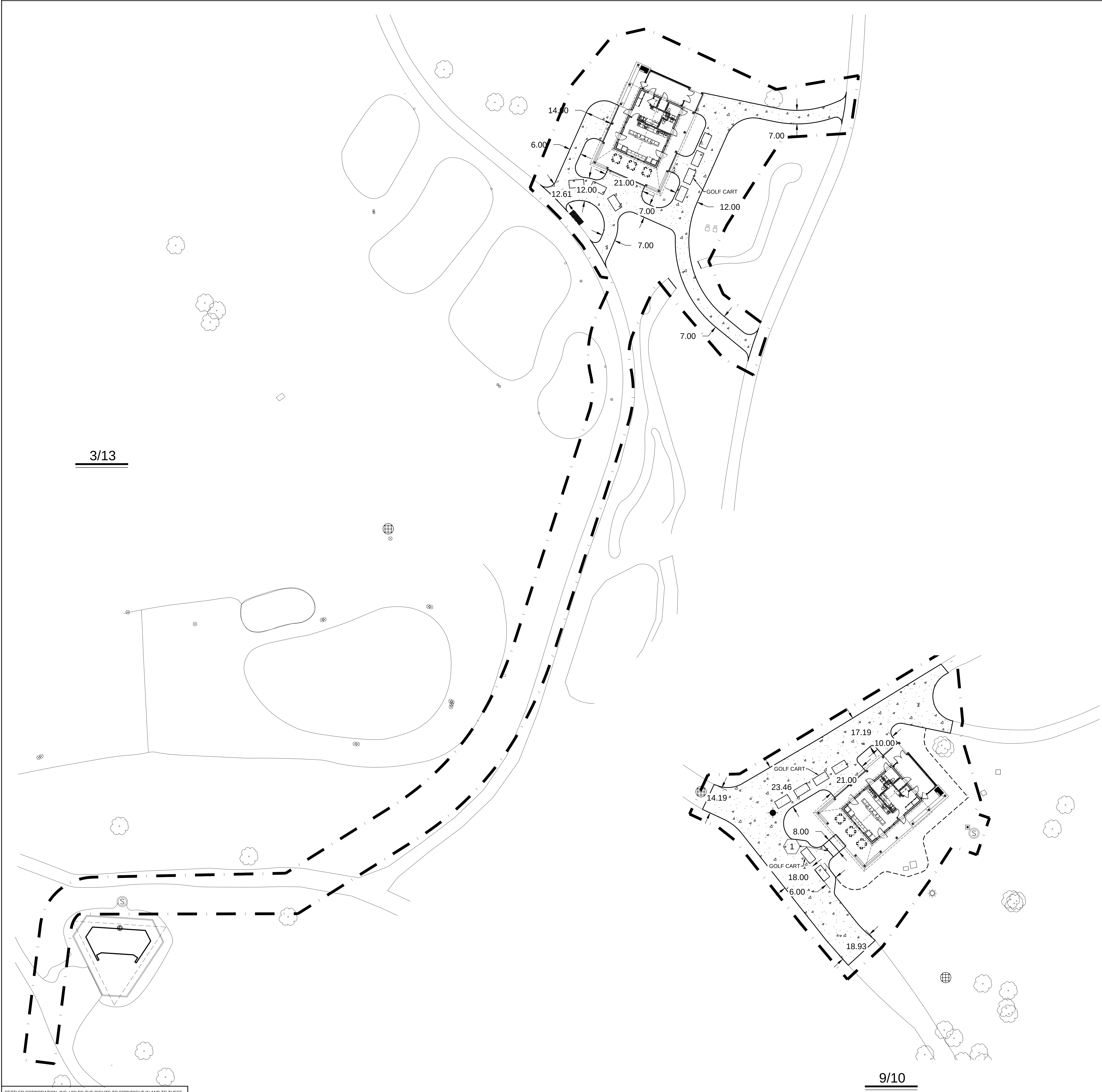
RETTLERcorporation

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

HOSPITALITY BUILDINGS

SENTRYWORLD
601 MICHIGAN AVE N
STEVENS POINT, WI 54481

C201



GENERAL NOTES

- 1. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING PRIVATE UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- 3. ALL PROPOSED DIMENSIONS ARE REFERENCED PARALLEL OR PERPENDICULAR TO THE PROPOSED FEATURES SHOWN.
- 4. SOD ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
- 5. ALL CONTRACTORS SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID.

LAYOUT LEGEND

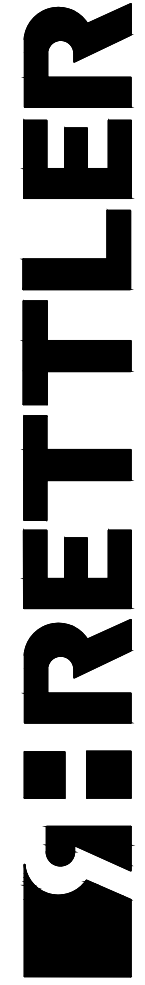
5" COLORED CONCRETE
6" BASE AGGREGATE DENSE, 3/4 INCH

APPROXIMATE PROJECT LIMITS

LAYOUT KEYNOTES

1 STAIRS
2 C701

REV	DATE	ISSUED FOR
1	12/02/21	90% REVIEW
DRAWN: R. RAMIREZ		
CHECKED: C. RETTLER		
DOCUMENT NO.		



RETTLAR
corporation

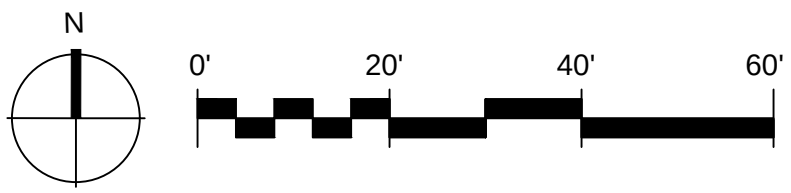
- 3317 Business Park Drive, Stevens Point, WI 54482
- Telephone: 715-341-2653, Fax: 715-341-0451
- Email: info@rettler.com Website: www.rettler.com

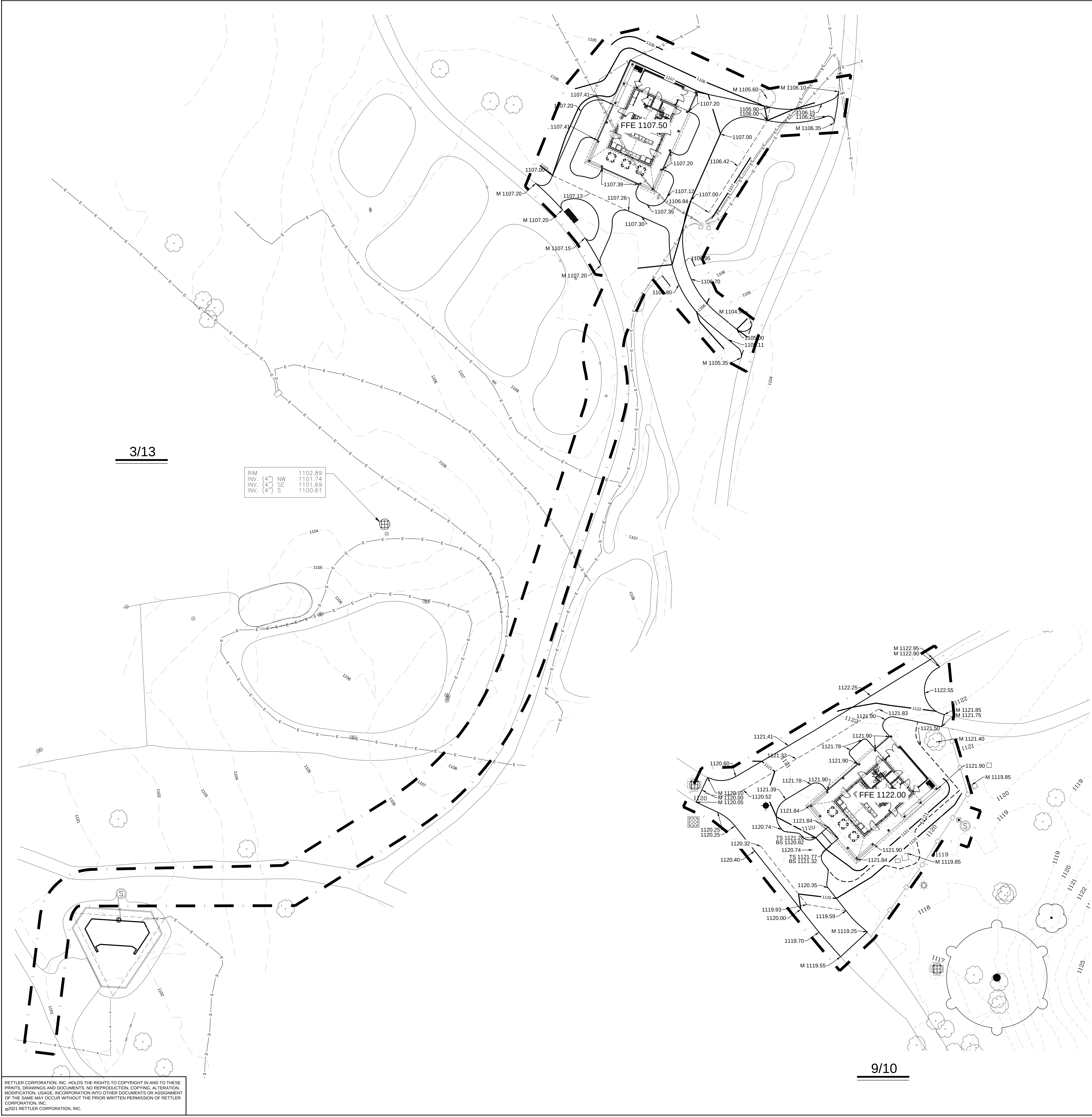
HOSPITALITY BUILDINGS
SITE LAYOUT PLAN

SENTRYWORLD
601 MICHIGAN AVE N
STEVENS POINT, WI 54481

C301

RETTLER CORPORATION, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, MODIFICATION, USAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF RETTLER CORPORATION, INC.
©2021 RETTLER CORPORATION, INC.





3/13

RIM	1102.89
INV. (4") NW	1101.74
INV. (4") SE	1101.69
INV. (4") S	1100.61

9/10

RETTLER CORPORATION, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, MODIFICATION, USAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF RETTLER CORPORATION, INC.
©2023 RETTLER CORPORATION, INC.

GENERAL NOTES

- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE PROJECT MANAGER.
- ALL EXISTING UTILITIES WHICH ARE NOT SHOWN ON THESE DOCUMENTS WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR AND INCLUDED IN THE BASE BID.
- ALL BIDDERS SUBMITTING A BID SHALL VISIT THE SITE PRIOR TO SUBMITTING A BID AND REVIEW THE EXISTING CONDITIONS OF THE SITE.
- SOD ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS AND WITHIN 3 WORKING DAYS OF FINAL GRADING.
- ALL EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF GRASS IS ESTABLISHED IN ALL GENERAL LANDSCAPE AREAS, AND THEN REMOVED BY THE SITE CONTRACTOR.
- ALL WASTE AND UNUSED BUILDING MATERIALS SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
- ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. FLUSHING SHALL NOT BE ALLOWED.
- THE CONTRACTOR SHALL NOTIFY THE LOCAL GOVERNMENT EROSION CONTROL INSPECTOR AT LEAST 2 DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
- ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
- ALL SEDIMENT LADEN WATER PUMPED FROM THE SITE SHALL BE TREATED BY A TEMPORARY SEDIMENT BASIN OR BE FILTERED BY OTHER APPROVED MEANS. WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS.
- DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREA, INCLUDING SOIL STOCKPILES LEFT INACTIVE FOR MORE THAN 10 DAYS, SHALL AT A MINIMUM BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER METHODS APPROVED BY THE LOCAL GOVERNING AUTHORITY'S EROSION CONTROL INSPECTOR.
- IN THE CASE OF LATE SEASON AND WINTER CONSTRUCTION, RESTORATION/LANDSCAPING OF THE SITE SHALL OCCUR NO LATER THAN JUNE 1ST OF THE NEXT CONSTRUCTION SEASON. EROSION CONTROL MEASURES SHALL REMAIN INTACT UNTIL FINAL RESTORATION OF THE SITE IS COMPLETE. FABRIC INSIDE THE INLET AND CATCH BASIN GRATE SHALL BE REMOVED AS SOON AS FREEZING WEATHER OCCURS SO DRAINAGE IS NOT IMPAIRED THROUGHOUT THE WINTER MONTHS. ALL EROSION CONTROL PRACTICES REMOVED OR DAMAGED DUE TO WINTER WEATHER SHALL BE REPLACED IN THE SPRING IMMEDIATELY AFTER THE GROUND THAWES.
- EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF THE WORK DAY.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AT THE CONCLUSION OF CONSTRUCTION AFTER STABILIZATION OF DISTURBED SOIL HAS OCCURRED.
- GEOTEXTILE FILTER FABRIC USED AS A SEDIMENT BARRIER IN STORM DRAIN INLETS AND CATCH BASINS SHALL BE GTF 403 AS MANUFACTURED BY LINQ INDUSTRIAL FABRICS, OR FILTERWEAVE 401, AS MANUFACTURED BY TO MIRAFI. FABRIC SHALL BE PLACED UNDER THE GRATE, WITH A MINIMUM OF 8 INCHES OF FABRIC EXTENDING BEYOND THE GRATING TO PROVIDE A HAND HOLD WHEN REMOVING. SILT FENCE MATERIAL IS NOT APPROVED FOR USE IN INLETS AS FLOW RATES ARE INSUFFICIENT AND EXCESSIVE PONDING/FLOODING MAY OCCUR. FABRIC SHALL NOT BE RIPPED OR CUT TO PREVENT PONDING. IF FABRIC IS RIPPED IT SHALL BE REPLACED IMMEDIATELY. ALTERNATE PROTECTION SHALL BE USED IF PONDING MAY CAUSE DAMAGE TO ADJACENT BUILDINGS AND/OR PROPERTIES.
- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE LOCAL GOVERNING AUTHORITY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE. THE PROPERTY OWNER OR HIS REPRESENTATIVE IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED AND SUBMITTED TO THE LOCAL GOVERNING AUTHORITY'S PROJECT INSPECTOR.
- PLACE TEMPORARY SEED IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING. TEMPORARY SEED SHALL BE PLACED IN ACCORDANCE WITH SECTION 630 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
- CONTRACTOR RESPONSIBLE FOR PREVENTION OF SOILS BEING TRACKED ONTO PUBLIC AND/OR PRIVATE ROADWAYS, PAVED SURFACES ADJACENT TO CONSTRUCTION SITE. VEHICLE ACCESS SHALL BE SWEEPED AND/OR SCRAPED (NOT FLUSHED) PERIODICALLY TO REMOVE SOIL, DIRT, AND/OR DUST.

GRADING LEGEND

PROPOSED CONTOURS	1195
EXISTING CONTOURS	1195
PROPOSED SPOT ELEVATION	1195.00
PROPOSED/EXISTING FINISH FLOOR ELEVATION	FFE 1195.00
MATCH EXISTING ELEVATION	M 1195.00
APPROXIMATE PROJECT LIMITS	

EROSION CONTROL LEGEND

CONCRETE TRUCK WASH AREA		3 C701
INLET PROTECTION		6 C600
8" WOOD FILLED SILT SOCK		

REV	DATE	ISSUED FOR
	12/02/21	90% REVIEW
DRAWN:	R. RAMIREZ	
CHECKED:	C. RETTLER	
DOCUMENT NO.		

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

HOSPITALITY BUILDINGS

SITE GRADING PLAN

SENTRYWORLD
601 MICHIGAN AVE N
STEVENS POINT, WI 54481

C401



3/13

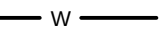
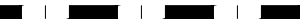
9/10

RETTLER CORPORATION, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, MODIFICATION, USAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF RETTLER CORPORATION, INC.
©2023 RETTLER CORPORATION, INC.

SITE UTILITY - GENERAL NOTES

1. ANY EXISTING UTILITIES NOT SHOWN ON THESE DOCUMENTS WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND INCLUDED IN THE BID.
2. ANY EXISTING UTILITIES THAT ARE TO REMAIN BUT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED IN KIND BY THE CONTRACTOR AND SHALL BE INCLUDED AS PART OF THE BASE BID.
3. SITE UTILITY CONTRACTOR SHALL VERIFY ALL EXISTING SANITARY SEWER RIM AND INVERT ELEVATIONS WHERE THE PROPOSED SANITARY SEWER IS DESIGNED TO CONNECT TO EXISTING SANITARY SEWER PRIOR TO CONSTRUCTION.
4. COORDINATE ALL UTILITY RELOCATION WITH THE PROPER UTILITY COMPANY.
5. ALL PAVEMENT AND SITE FEATURES DISTURBED BY PROPOSED UTILITIES SHALL BE RESTORED IN KIND BY THE CONTRACTOR AND SHALL BE INCLUDED AS PART OF THE BASE BID.
6. PROVIDE A COMPLETE TRACER WIRE SYSTEM ON ALL NON-METALLIC UTILITY PIPING SYSTEMS IN ACCORDANCE WITH THE REQUIREMENTS OF THE WISCONSIN PLUMBING CODE AND DETAILS CONTAINED IN THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. PROVIDE ACCESS TO TRACER WIRE IN ALL MANHOLES & INLETS. SPLICE TRACER WIRE AS NECESSARY.
7. PIPE LENGTHS INCLUDE THE RADIUS OF THE STRUCTURE.
8. INSULATE SANITARY SEWER AND WATER PIPING W/ COVER LESS THAN 6.5' W/ MINIMUM 2.0" THICK 4" WIDE XPS INSULATION. DO NOT BURY WATER SERVICE OR SANITARY SEWER WITH COVER LESS THAN 4.0'. SEE INSULATION DETAIL ON C701.

SITE UTILITY - LEGEND

- SANITARY SEWER LABEL 
- SANITARY SEWER PIPE 
- SANITARY SEWER LABEL 
- WATER SERVICE PIPE 
- APPROXIMATE PROJECT LIMITS 

SANITARY SEWER KEYNOTES

- SS-1** CONNECT 4" SDR 35 PVC SANITARY SEWER TO EXISTING LIFT STATION
FIELD VERIFY EXISTING BUILDING SANITARY SEWER LIFT STATION CONNECTION INVERT
- SS-2** 35 LF 4" SDR 35 PVC @ MIN. 1.05% SLOPE W/ (1) 22.5' BEND
- SS-3** CONNECT 4" SDR 35 PVC SANITARY SEWER TO STUB PROVIDED BY
INTERIOR PLUMBING CONTRACTOR
COORDINATE INVERT WITH INTERIOR PLUMBING CONTRACTOR

WATER SERVICE KEYNOTES

- W-1** CONNECT 2" HDPE WATER SERVICE TO EXISTING WATER SERVICE
FIELD VERIFY EXISTING WATER SERVICE SIZE, MATERIAL AND INVERT
- W-2** 26 LF 2" HDPE
- W-3** CONNECT 2" WATER SERVICE TO STUB PROVIDED BY INTERIOR
PLUMBING CONTRACTOR

REV	DATE	ISSUED FOR
12/02/21		90% REVIEW
DRAWN:		R. RAMIREZ
CHECKED:		C. RETTLER
DOCUMENT NO.		

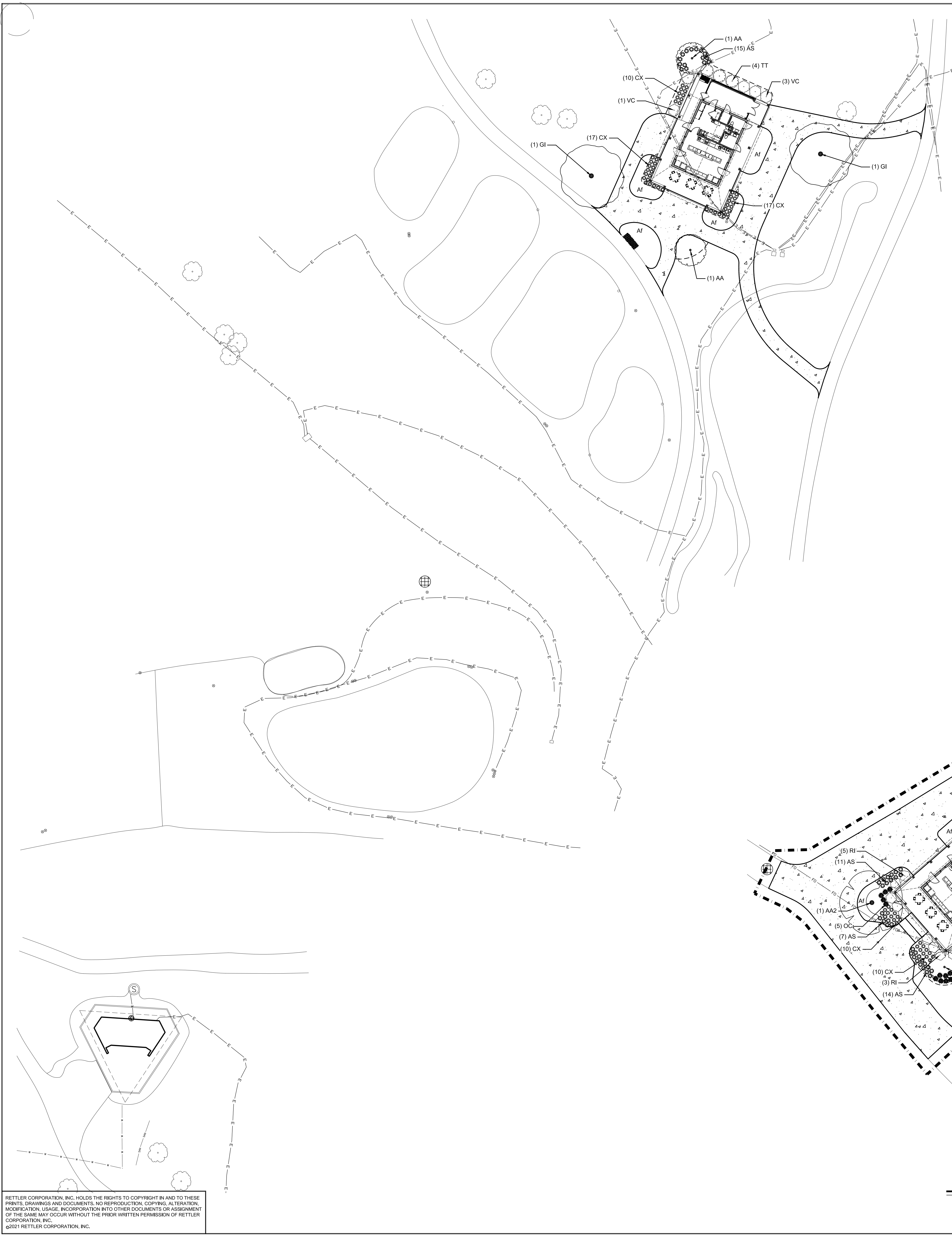
RETTLER corporation
3317 Business Park Drive, Stevens Point, WI 54482
Telephone: 715-341-2633, Fax: 715-341-0431
email: info@rettl.com website: www.rettler.com

HOSPITALITY BUILDINGS

SITE UTILITY PLAN

SENTRYWORLD
601 MICHIGAN AVENUE
STEVENS POINT, WI 54481

C501



GENERAL NOTES

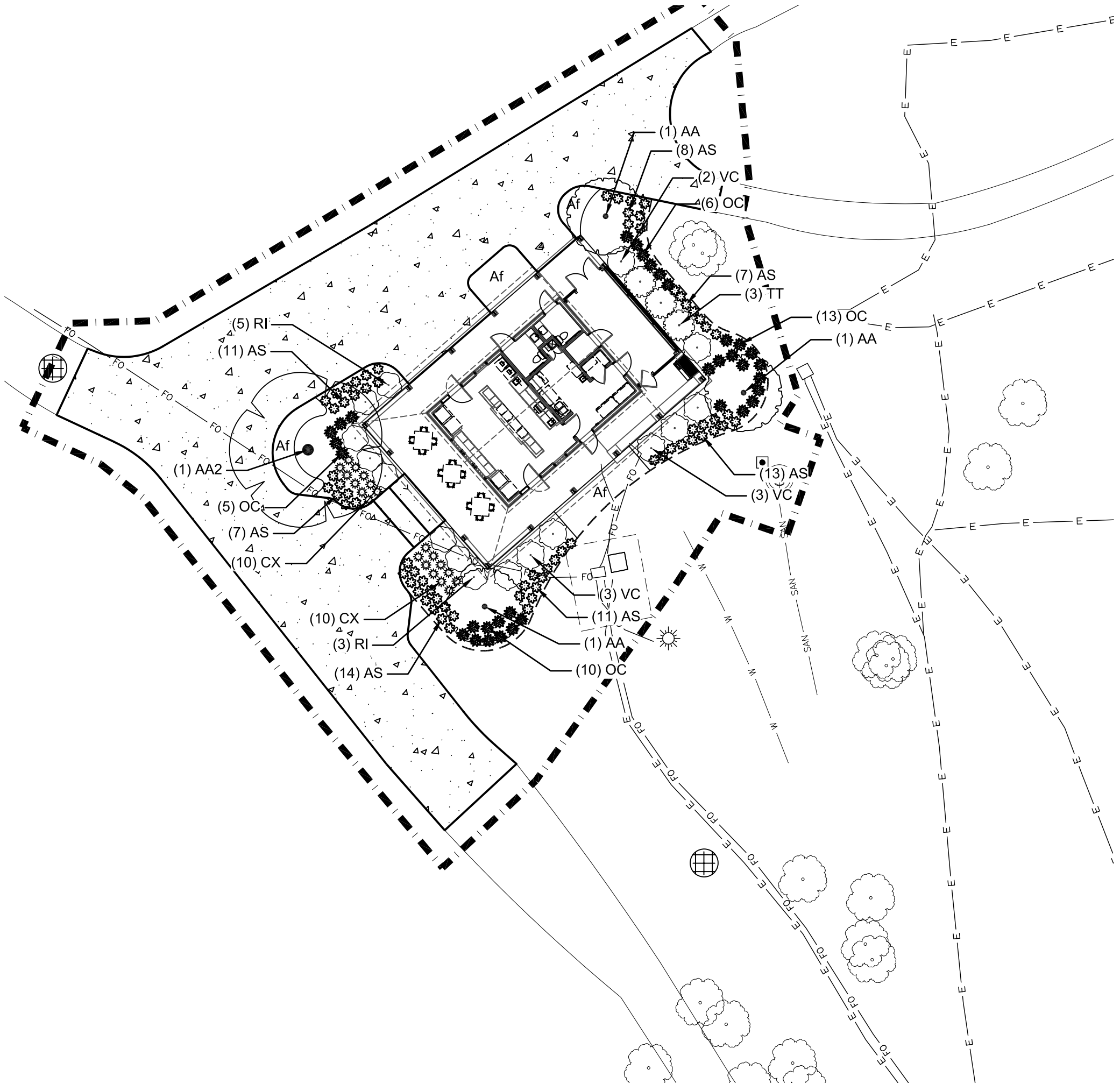
1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PRIVATE UTILITIES PRIOR TO THE START OF WORK.
3. ALL PLANTS SHALL BE REVIEWED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL LANDSCAPE PLANTING BEDS AND ISLANDS SHALL CONTAIN 4" DEPTH OF SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING.
5. ALL TREES IN TURF AREAS SHALL HAVE A 5' DIAMETER CIRCLE OF 4" SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING.
6. LANDSCAPE EDGING SHALL BE 3/4" X 4" SILVER ALUMINUM "CURV-RITE" EDGING PER SPECS.
7. ALL GENERAL TURF AREAS SHALL BE FINISH GRADED, SEEDED, FERTILIZED, AND CRIMP HAY MULCHED AS PER THE PROJECT MANUAL SPECIFICATIONS.
8. ALL GENERAL LANDSCAPE AND SEEDING AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
9. SEE THE PROJECT MANUAL FOR SPECIFICATIONS AND REQUIREMENTS FOR PLANTING, STAKING OF TREES, WARRANTY PERIOD, MAINTENANCE, ETC.
10. SEE DETAILS FOR PLANTING INSTALLATION.
11. ALL CONTRACTORS SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING SITE CONDITIONS PRIOR TO THE BID DATE.

LANDSCAPE LEGEND

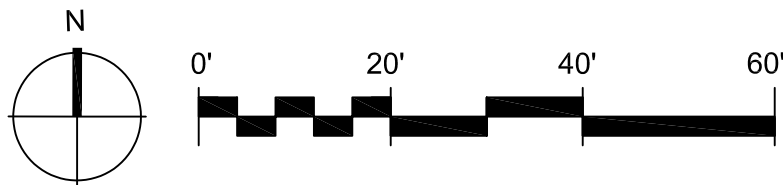
ALUMINUM 'CURV-RITE' LANDSCAPE EDGING	---
ANNUAL FLOWER PLANTING AREA (PREP BEDS FOR PLANTING. PLANTS BY OWNER.)	Af
TURF AREA - SEED	Seed
TURF AREA - SOD	Sod

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT.	QTY
	AA2	ACER X FREEMANII 'JEFFERSRED' TM / AUTUMN BLAZE FREEMAN MAPLE	2" CAL. 6' HEIGHT MIN.	1
MEDIUM TREE - DECIDUOUS	CODE	BOTANICAL / COMMON NAME	CONT.	QTY
	AA	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	5' TALL MIN. B&B	5
SHADE TREE	CODE	BOTANICAL / COMMON NAME	CONT.	QTY
	GI	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM / SKYLINE HONEY LOCUST	2" CAL. 6' HEIGHT MIN.	2
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT.	QTY
	OC	OSMUNDA CINNAMOMEA / CINNAMON FERN	1 GAL	34
	RI	RHODODENDRON X 'NORTHERN LIGHTS' / NORTHERN LIGHTS SERIES AZALEA	1 GAL	8
	VC	VIBURNUM CARLESII 'AURORA' / KOREAN SPICE VIBURNUM	1 GAL	12
CONIFEROUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT.	QTY
	TT	TAXUS X MEDIA 'TAUNTONII' / TAUNTON YEW	18"-24" HEIGHT MIN.	7
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	CONT.	QTY
	CX	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	64
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT.	QTY
	AS	ASTILBE CHINENSIS TAQUETII 'SUPERBA' / SUPERBA CHINESE ASTILBE	1 GAL	86



9/10



REVDATEISSUED FOR

DRAWN:R. RAMIREZ

CHECKED:C. RETTLER

DOCUMENT NO.

RETTLERcorporation

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

HOSPITALITY BUILDINGS

SITE LANDSCAPE PLAN

SENTRYWORLD
601 MICHIGAN AVE N
STEVENS POINT, WI 54481

C601

RETTLER CORPORATION, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, MODIFICATION, USAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF RETTLER CORPORATION, INC.
©2021 RETTLER CORPORATION, INC.

Page 26 of 63

NOT FOR
CONSTRUCTION

Revisions

CONDITIONAL USE PERMIT
APPLICATION

SCOPE DOCUMENTS

Drawing Date

10/20/21

HOSPITALITY
BUILDINGS

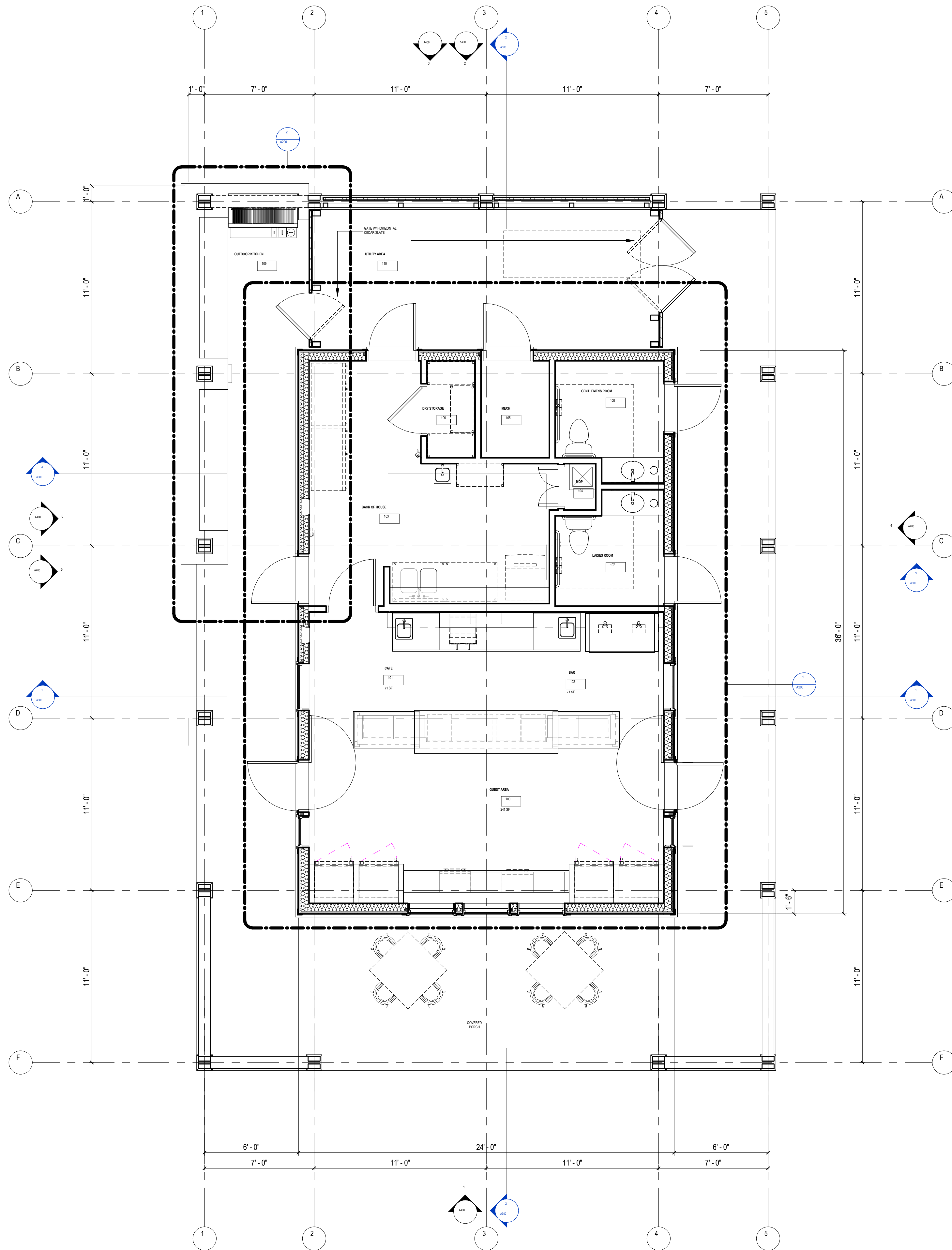
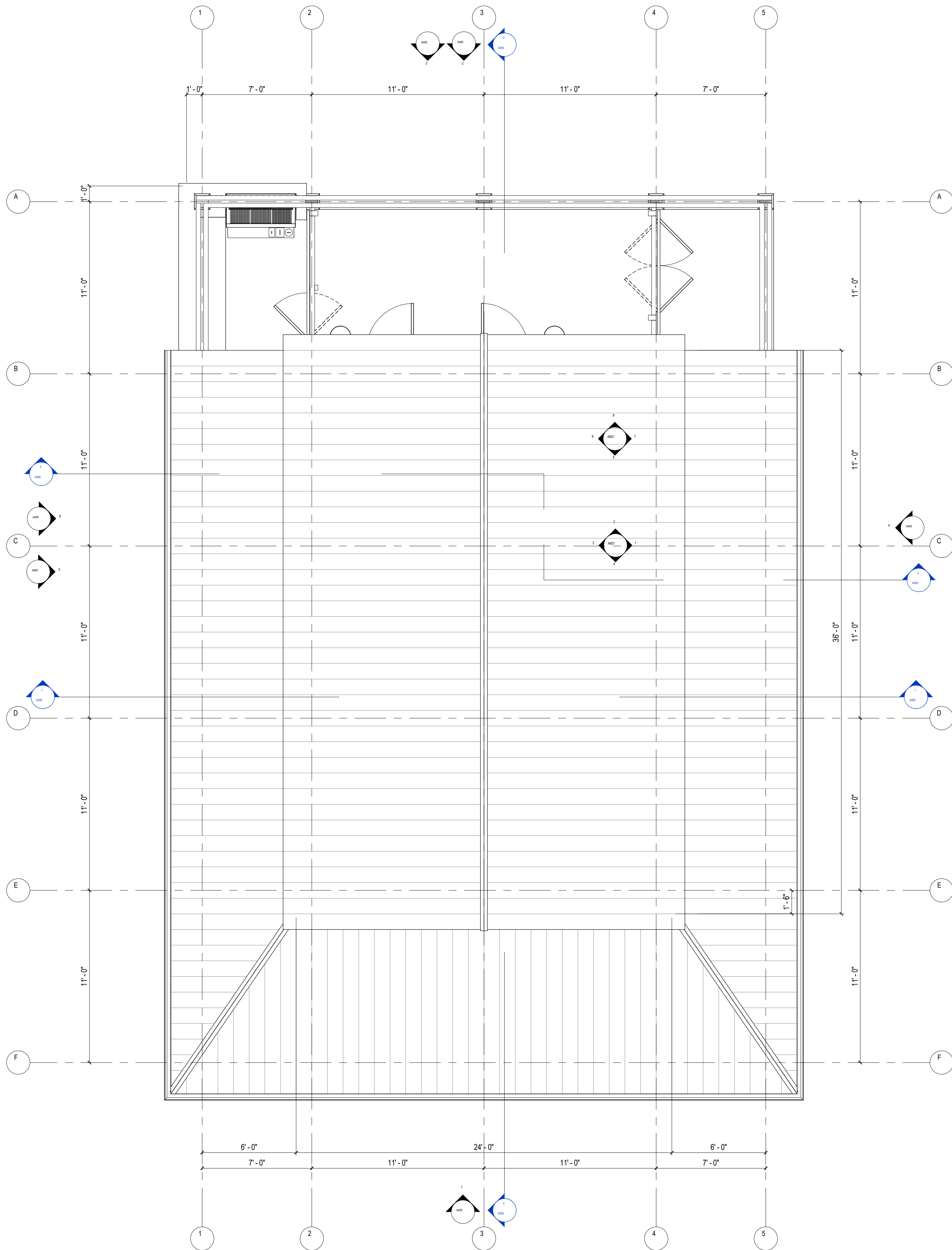
EST. N. MICHIGAN LLC
STOCKS POINT, MI 48221

Project No.
221116.01

Sheet Title
FLOOR & ROOF PLAN

750 N Water Street, Suite 1700, Milwaukee, Wisconsin 53202
Telephone 414.272.2000 Fax 414.272.2001
104 Shockoe Slip, Richmond, Virginia 23219
Telephone 804.787.2500
722 Williamson Street, Madison, Wisconsin 53703
Telephone 608.263.6300 Fax 608.263.6317
125 South Clark Street, Suite 675-2, Chicago, Illinois 60603
Telephone 312.789.4516

Sheet No.
A101



KEYNOTES - FLOOR PLAN

FLOOR & ROOF PLAN LEGEND

- KEYNOTE: SEE KEYNOTE LEGEND
- FLOOR FINISH
- FLOOR FINISH
- TRUNCATION
- EQUIPMENT TAG: SEE EQUIPMENT SCHEDULE
- WALL TAG: SEE PARTITION SCHEDULE
- COORDINATION: COORDINATE WITH DOOR/HARDWARE AND ELECTRICAL SCHEDULE
- ROOF DRAIN: SEE PLAN FOR OVERFLOW DRAIN
- COMPLETION DRAIN
- ROOF SLOPE: ARROW

FLOOR PLAN GENERAL NOTES

- 1. REVIEW PARTITION TAG LISTING FOR CORRELATION TO PARTITION TAG LISTING AND STRUCTURAL ANALYSIS. SEE PARTITION TAG LISTING FOR CORRELATION TO PARTITION TAG LISTING.
- 2. SEE GSA FOR PARTITION TAG LISTING.
- 3. CORRELATE LOCATION OF FLOOR FINISH WITH PARTITION TAG LISTING AND STRUCTURAL ANALYSIS.
- 4. CORRELATE LOCATION OF FLOOR FINISH WITH PARTITION TAG LISTING AND STRUCTURAL ANALYSIS.
- 5. CORRELATE LOCATION OF FLOOR FINISH WITH PARTITION TAG LISTING AND STRUCTURAL ANALYSIS.
- 6. CORRELATE LOCATION OF FLOOR FINISH WITH PARTITION TAG LISTING AND STRUCTURAL ANALYSIS.
- 7. CORRELATE LOCATION OF FLOOR FINISH WITH PARTITION TAG LISTING AND STRUCTURAL ANALYSIS.
- 8. CORRELATE LOCATION OF FLOOR FINISH WITH PARTITION TAG LISTING AND STRUCTURAL ANALYSIS.
- 9. CORRELATE LOCATION OF FLOOR FINISH WITH PARTITION TAG LISTING AND STRUCTURAL ANALYSIS.
- 10. CORRELATE LOCATION OF FLOOR FINISH WITH PARTITION TAG LISTING AND STRUCTURAL ANALYSIS.

NOT FOR
CONSTRUCTION

Revisions

CONDITIONAL USE PERMIT
APPLICATION

SCOPE DOCUMENTS

Drawing Date

10/20/21

HOSPITALITY
BUILDINGS

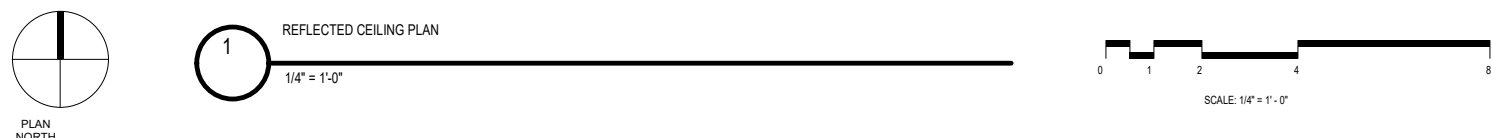
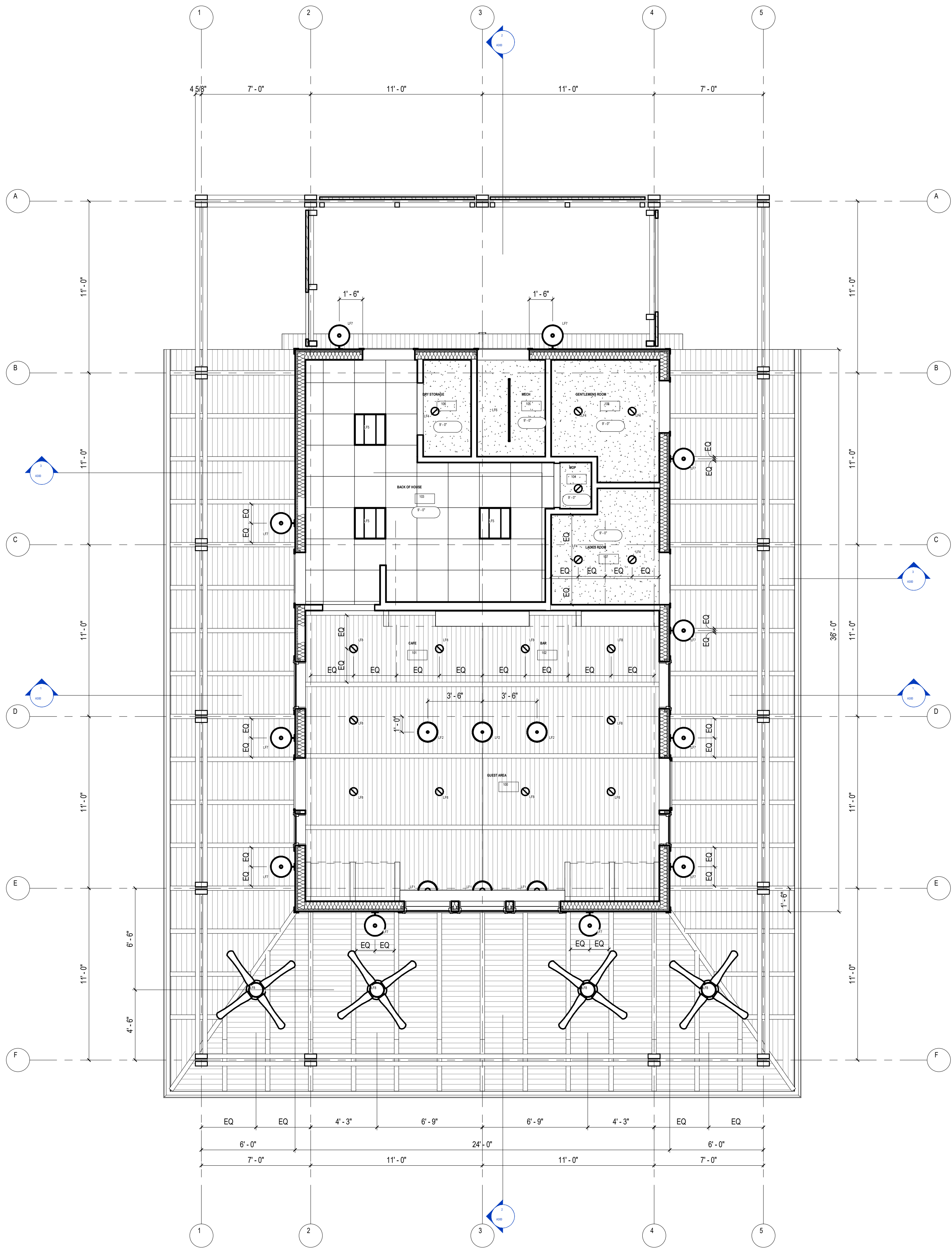
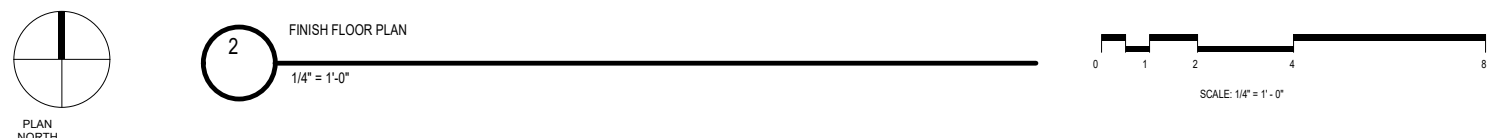
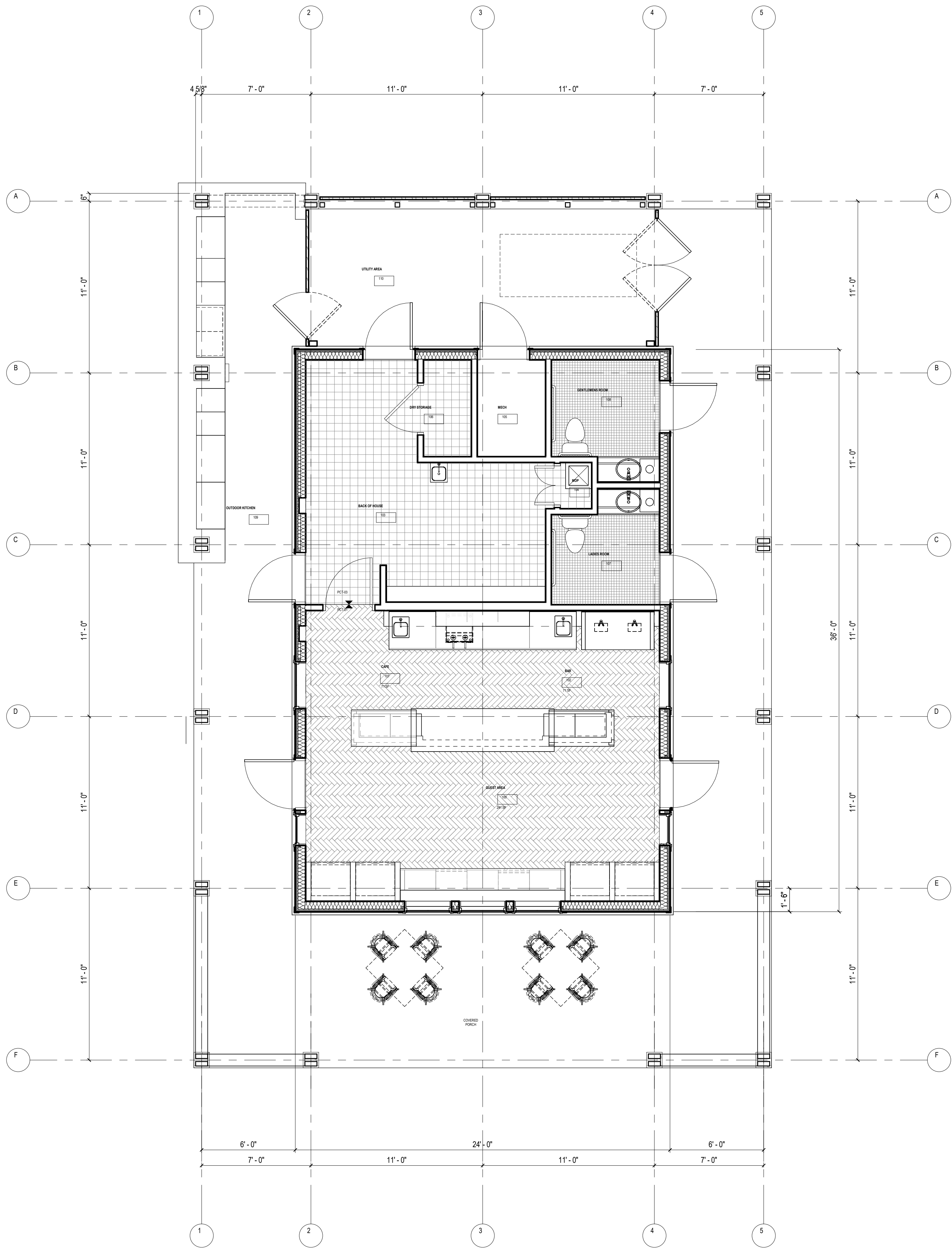
811 N. MICHIGAN AVE.
SPRINGFIELD, IL 62761

Project No.
221116.01

Sheet Title
REFLECTED CEILING &
FINISH PLAN

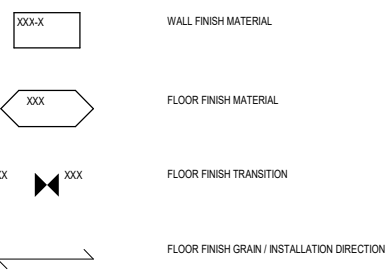
Copyright © 2021 Kahler Slater, Inc. All rights reserved.
750 N. Water Street, Suite 1700, Milwaukee, Wisconsin 53202
Telephone 414.272.2000 Fax 414.272.2001
104 Shockoe Slip, Richmond, Virginia 23219
Telephone 804.787.2500
722 Williamson Street, Madison, Wisconsin 53703
Telephone 608.263.6300 Fax 608.263.6317
125 South Clark Street, Suite 675-2, Chicago, Illinois 60603
Telephone 312.789.4516

Sheet No.
A120



KEYNOTES - FINISH PLAN

INTERIOR FINISH SYMBOL LEGEND

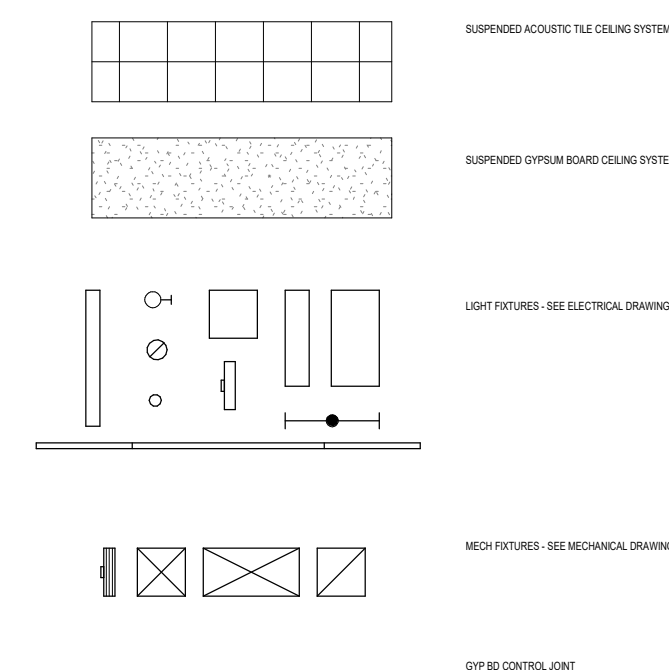


FINISH PLAN GENERAL NOTES

1. INTERIOR FINISH WALLS TO BE FINISHED WITH GYPSUM BOARD, 5/8" THICK.
2. CONSTRUCTION SHALL PROVIDE TRANSITION STRIPS AT JUNCTIONS TO COORDINATE MATERIALS WHEN CHANGES OCCUR AT JOINTS. SEE ALSO TRANSITION STRIPS DETAIL ON SECTION OF THE BUILDING.
3. MAINTAIN 1/4" GAP BETWEEN FLOOR SURFACES SHALL BE 1/4" GAP.
4. CONSTRUCTION SHALL MAINTAIN 1/4" GAP AT ALL JOINTS AND NEW MATERIAL BASE ON WALLS, FLOORS, ETC. IN THE BUILDING.
5. TRANSITION STRIPS SHALL BE 1/4" GAP AT ALL JOINTS AND NEW MATERIAL BASE ON WALLS, FLOORS, ETC. IN THE BUILDING.
6. INTERIOR FINISH FLOOR SHALL BE 1/4" GAP AT ALL JOINTS AND NEW MATERIAL BASE ON WALLS, FLOORS, ETC. IN THE BUILDING.
7. INTERIOR FINISH FLOOR SHALL BE 1/4" GAP AT ALL JOINTS AND NEW MATERIAL BASE ON WALLS, FLOORS, ETC. IN THE BUILDING.
8. INTERIOR FINISH FLOOR SHALL BE 1/4" GAP AT ALL JOINTS AND NEW MATERIAL BASE ON WALLS, FLOORS, ETC. IN THE BUILDING.
9. ALL INTERIOR WALLS TO BE 5/8" THICK.
10. DOOR FINISH MATERIAL SHALL BE 1/4" GAP AT ALL JOINTS AND NEW MATERIAL BASE ON WALLS, FLOORS, ETC. IN THE BUILDING.
11. DOOR FINISH MATERIAL SHALL BE 1/4" GAP AT ALL JOINTS AND NEW MATERIAL BASE ON WALLS, FLOORS, ETC. IN THE BUILDING.
12. REFER TO CONSTRUCTION PLAN FOR LOCATION OF FINISH TREATMENTS.

KEYNOTES - REFLECTED CEILING PLAN

RCP LEGEND



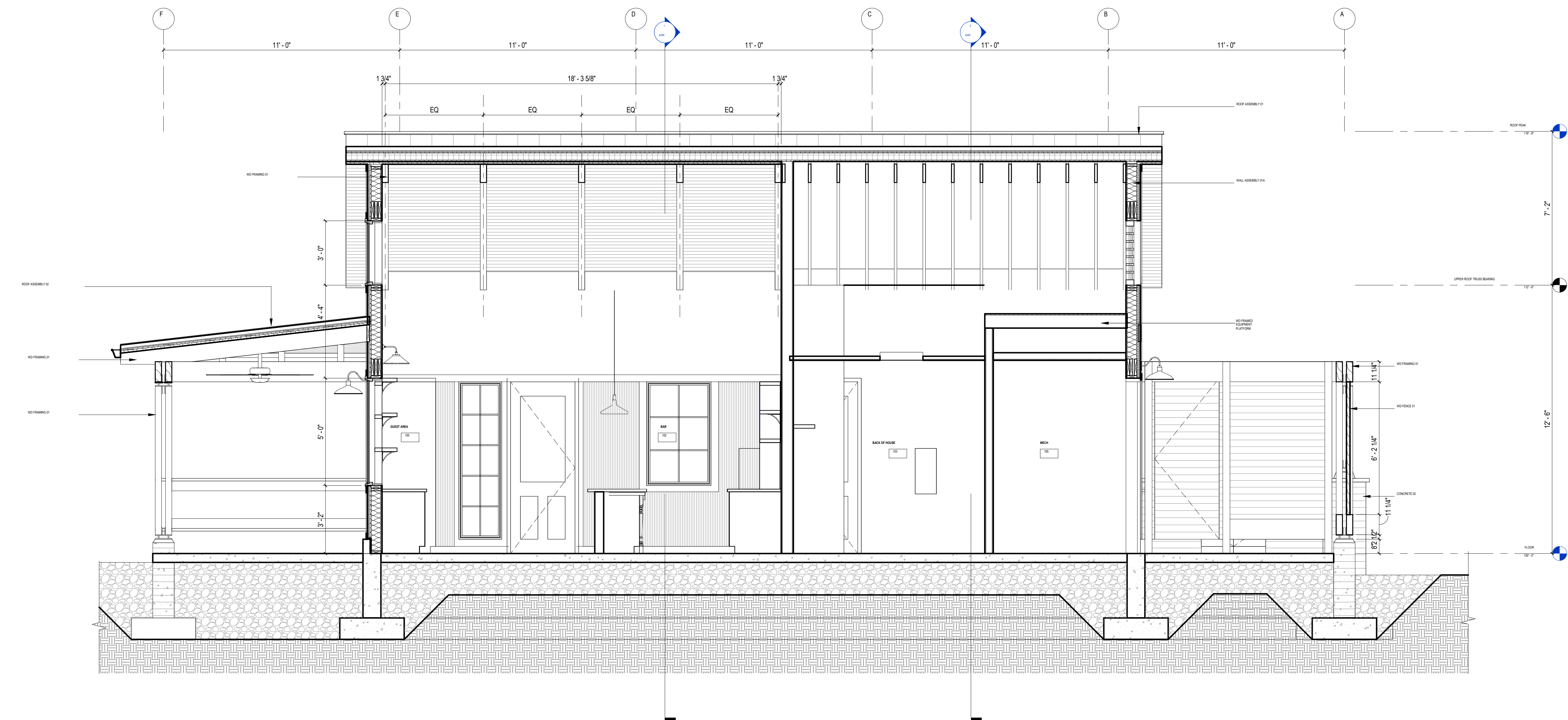
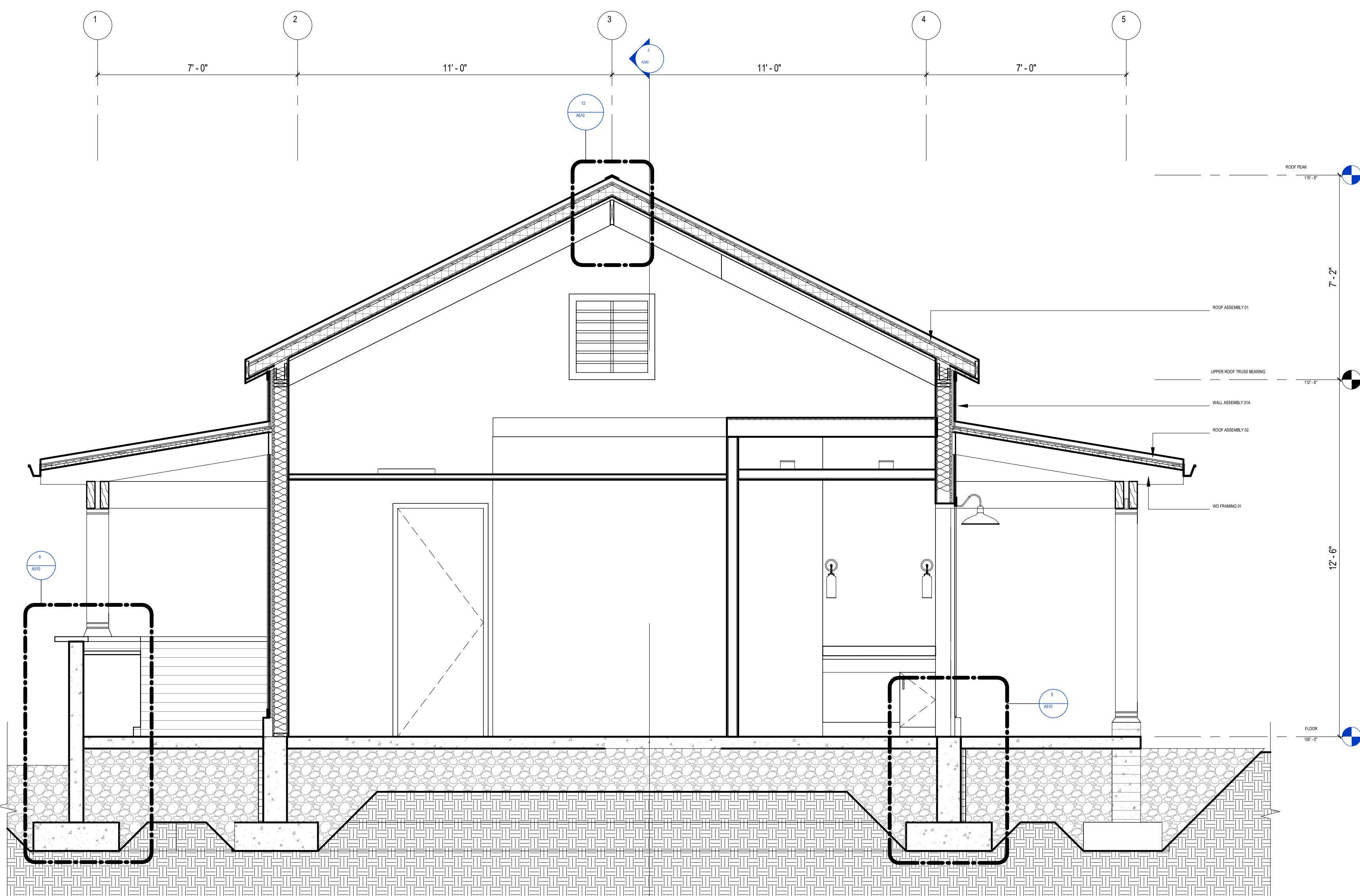
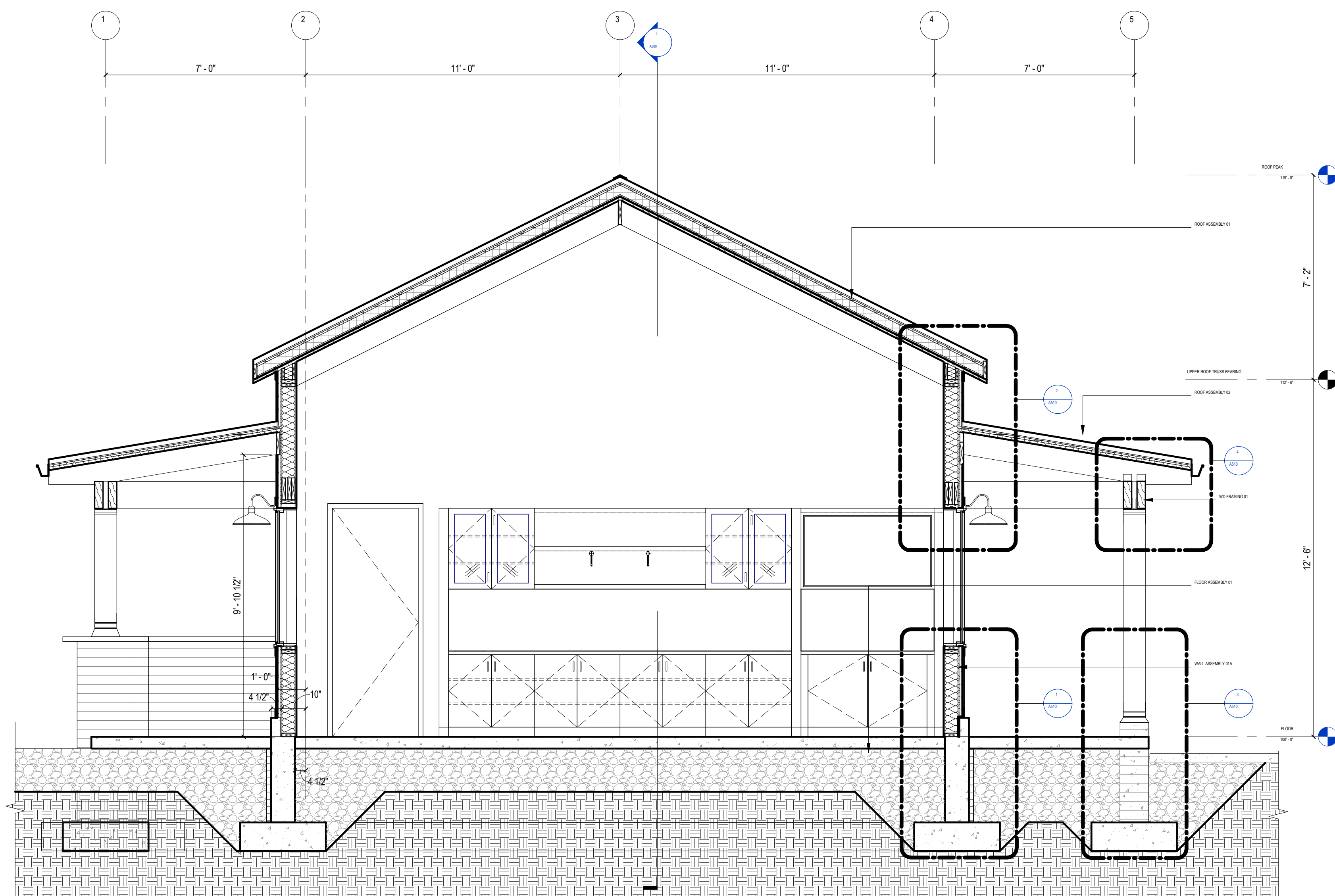
REFLECTED CEILING PLAN GENERAL NOTES

1. CEILING HEIGHTS ARE 8'-0" ABOVE CURRENT FLOOR PLAN UNLESS NOTED OTHERWISE ON THE DRAWING.
2. SUSPENDED ACoustic TILE CEILING SYSTEM SHALL BE 2'x4'x4' SQUARE TILES, 1/2" THICK, WITH 1/4" JOINTS. TILES SHALL BE 1/4" GAP AT ALL JOINTS AND NEW MATERIAL BASE ON WALLS, FLOORS, ETC. IN THE BUILDING.
3. SUSPENDED GYPSUM BOARD CEILING SYSTEM SHALL BE 5/8" THICK, 2'x4'x4' SQUARE TILES, 1/2" THICK, WITH 1/4" JOINTS. TILES SHALL BE 1/4" GAP AT ALL JOINTS AND NEW MATERIAL BASE ON WALLS, FLOORS, ETC. IN THE BUILDING.
4. LIGHT FIXTURES SHALL BE 1/4" GAP AT ALL JOINTS AND NEW MATERIAL BASE ON WALLS, FLOORS, ETC. IN THE BUILDING.
5. MECHANICAL EQUIPMENT SHALL BE 1/4" GAP AT ALL JOINTS AND NEW MATERIAL BASE ON WALLS, FLOORS, ETC. IN THE BUILDING.
6. SUSPENDED ACoustic TILE CEILING SYSTEM SHALL BE 2'x4'x4' SQUARE TILES, 1/2" THICK, WITH 1/4" JOINTS. TILES SHALL BE 1/4" GAP AT ALL JOINTS AND NEW MATERIAL BASE ON WALLS, FLOORS, ETC. IN THE BUILDING.
7. SUSPENDED GYPSUM BOARD CEILING SYSTEM SHALL BE 5/8" THICK, 2'x4'x4' SQUARE TILES, 1/2" THICK, WITH 1/4" JOINTS. TILES SHALL BE 1/4" GAP AT ALL JOINTS AND NEW MATERIAL BASE ON WALLS, FLOORS, ETC. IN THE BUILDING.
8. LIGHT FIXTURES SHALL BE 1/4" GAP AT ALL JOINTS AND NEW MATERIAL BASE ON WALLS, FLOORS, ETC. IN THE BUILDING.
9. MECHANICAL EQUIPMENT SHALL BE 1/4" GAP AT ALL JOINTS AND NEW MATERIAL BASE ON WALLS, FLOORS, ETC. IN THE BUILDING.
10. REFER TO CONSTRUCTION PLAN FOR LOCATION OF FINISH TREATMENTS.

NOT FOR
CONSTRUCTION

KEYNOTES - ASSEMBLIES & COMPONENTS

CONCRETE 02	BOARD-FORMED CONCRETE
FLOOR ASSEMBLY 01	CONCRETE SLAB ON GRADE - SEE EXTERIOR ASSEMBLIES SHEET
ROOF ASSEMBLY 01	EXPOSED WOOD FRAMING & DECKING - PLYWOOD SHEATHING VENTILATED NAILBASE INSULATION, ICE & WATER SHIELD, PAINTED STEEL STANDING SEAM METAL ROOF
ROOF ASSEMBLY 02	EXPOSED WOOD FRAMING & DECKING - PLYWOOD SHEATHING VENTILATED NAILBASE INSULATION, ICE & WATER SHIELD, PAINTED STEEL STANDING SEAM METAL ROOF
WALL ASSEMBLY 01A	DOUG FIR BOARD AND BATTEN SIDING PANEL, W/ EXPOSED SST FASTENERS ON WOOD FRAME BACK-UP WALL, SEE ASSEMBLIES SHEET A300
W/ FENCE 01	CEDAR FRAMED W/ HORIZONTAL CEDAR CLADDING
W/ FENCING 01	ROUGH CARPENTRY - NOMINAL LUMBER SEE STRUCTURAL

2 BUILDING TRANSVERSE SECTION
38'-0" x 12'-6"3 BUILDING CROSS SECTION
38'-0" x 12'-6"1 BUILDING CROSS SECTION
38'-0" x 12'-6"

Revisions

CONDITIONAL USE PERMIT
APPLICATION

SCOPE DOCUMENTS

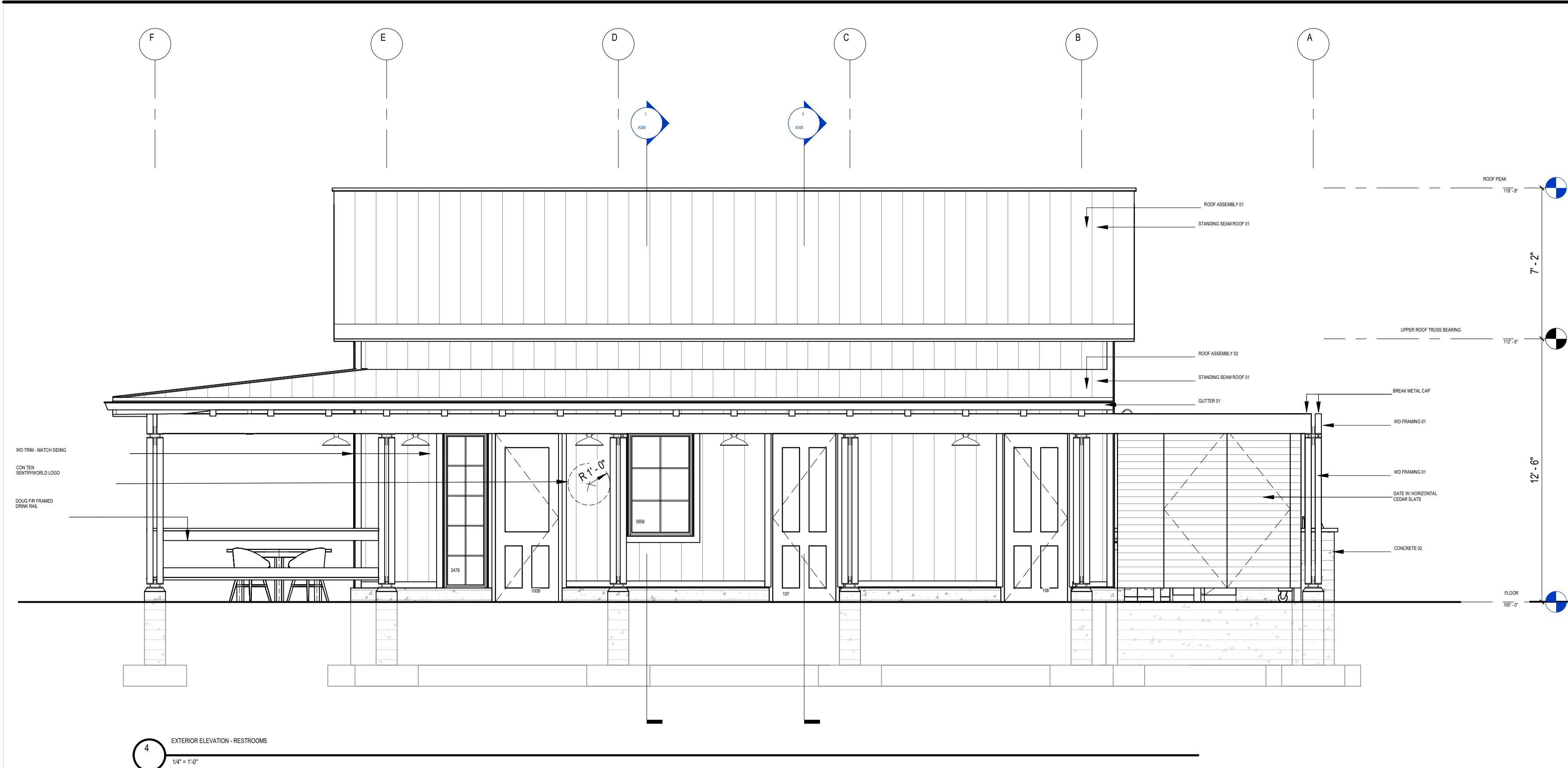
Drawing Date

12/20/21

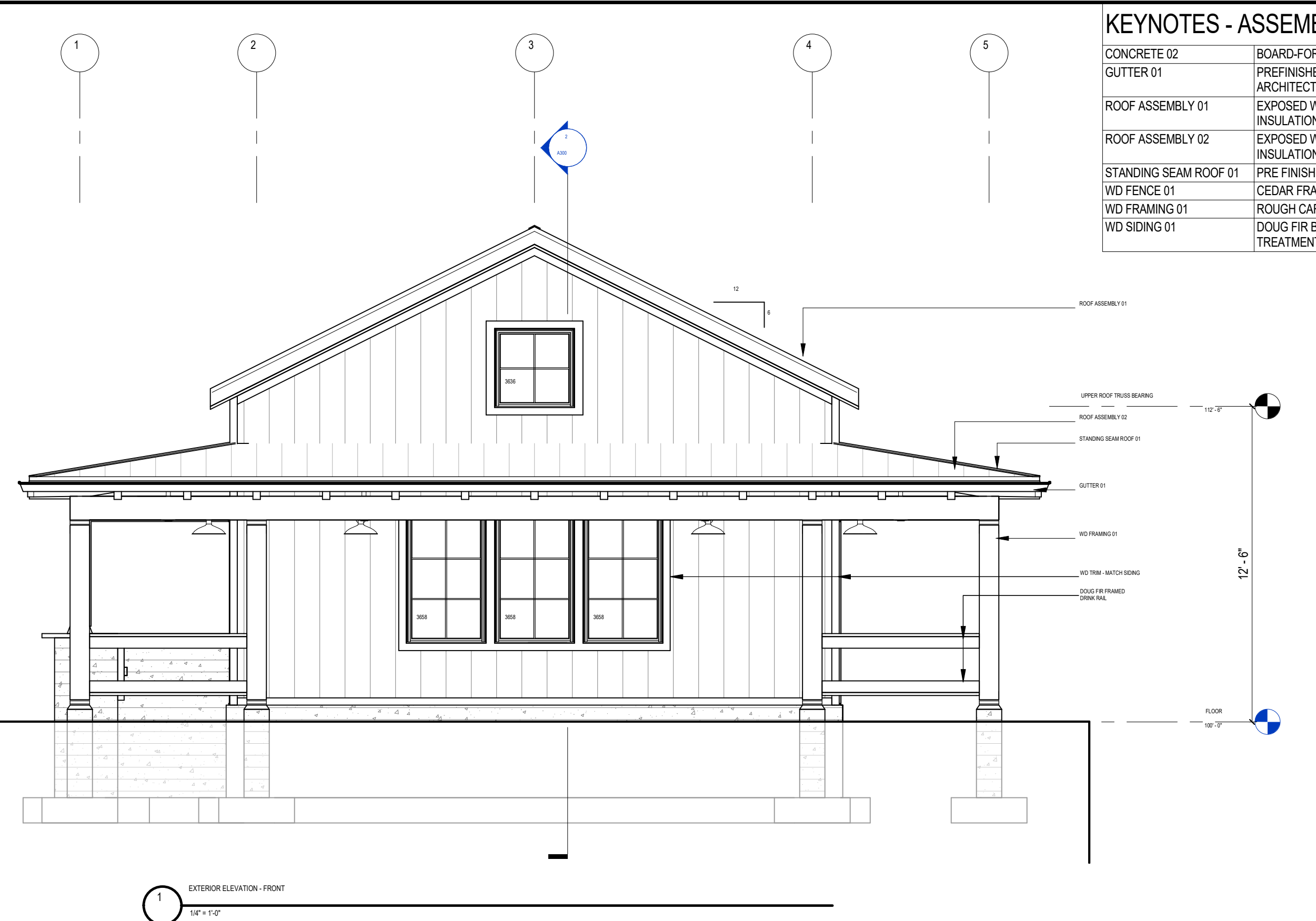
HOSPITALITY
BUILDINGSEST. N. MICHAEL RILEY
PROJECT NUMBER: 221115.01Project No.
221115.01Sheet Title
SECTIONS

Copyright © 2021 Kahler Slater, Inc. All rights reserved.

750 N Water Street, Suite 1700, Milwaukee, Wisconsin 53202
Telephone 414.272.2000 Fax 414.272.2001104 Shockoe Slip, Richmond, Virginia 23219
Telephone 804.787.2500722 Williamson Street, Madison, Wisconsin 53703
Telephone 608.263.6300 Fax 608.263.6317125 South Clark Street, Suite 675-2, Chicago, Illinois 60603
Telephone 312.789.4516Sheet No.
A300



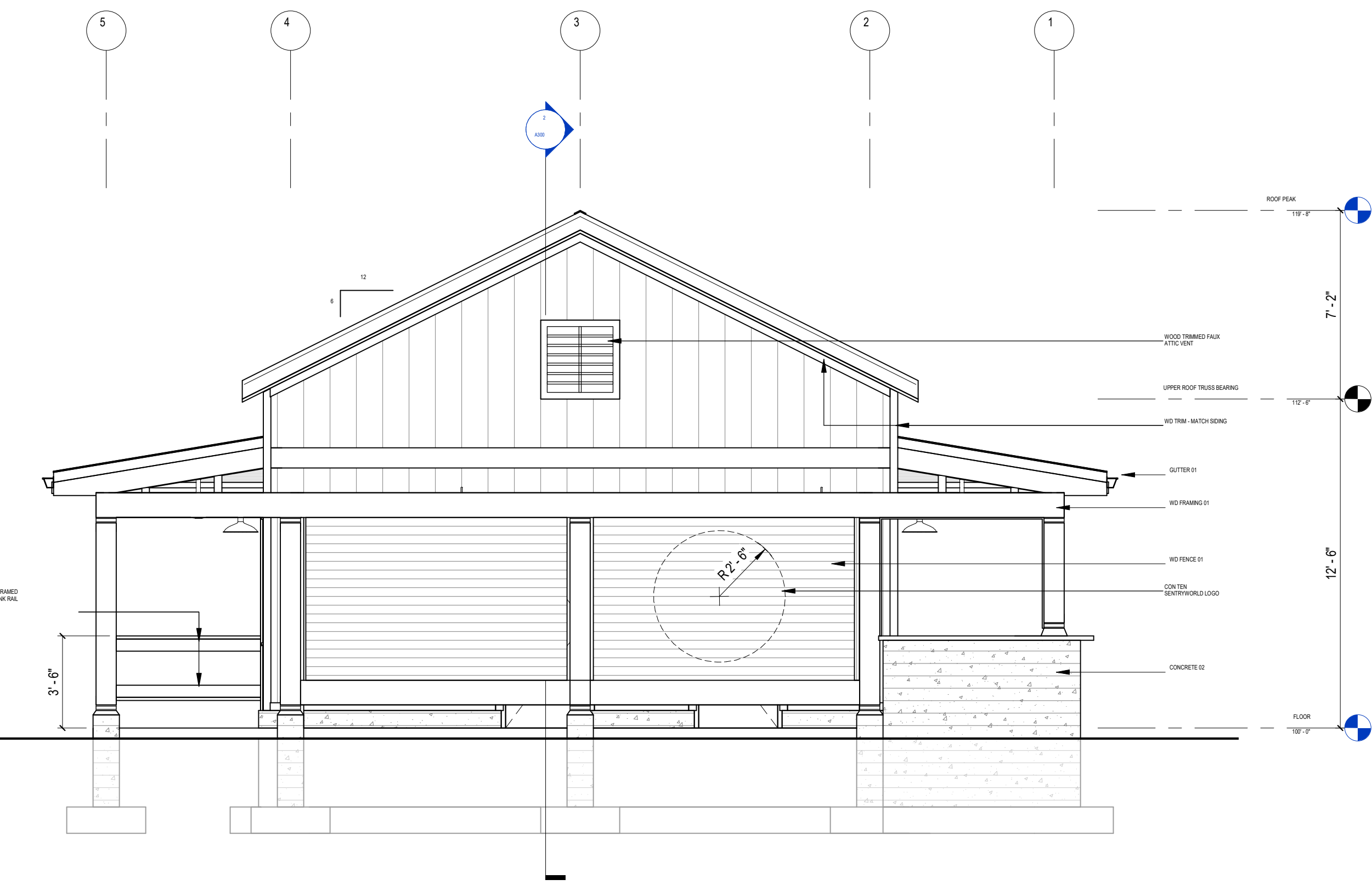
4 EXTERIOR ELEVATION - REAR
12' x 12'



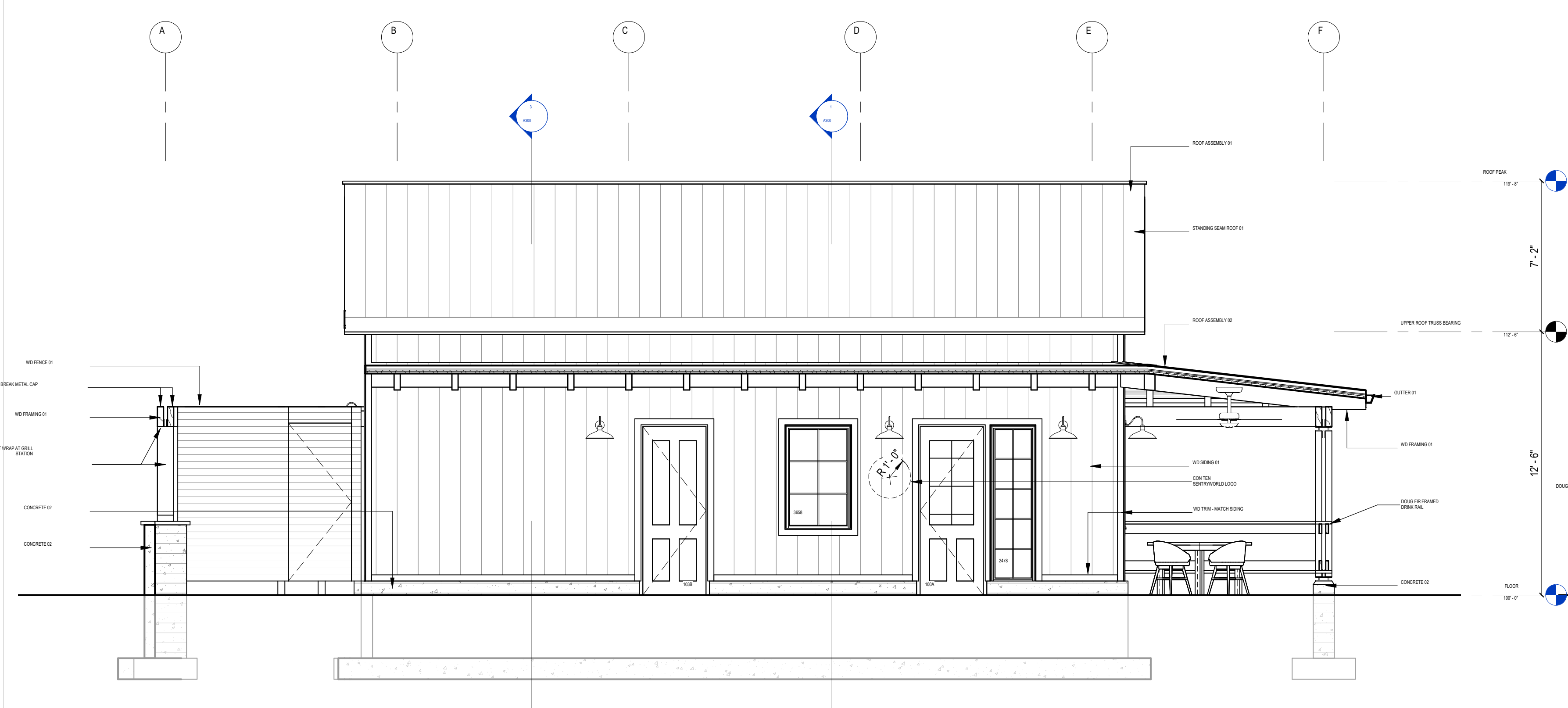
1 EXTERIOR ELEVATION - FRONT
12' x 12'



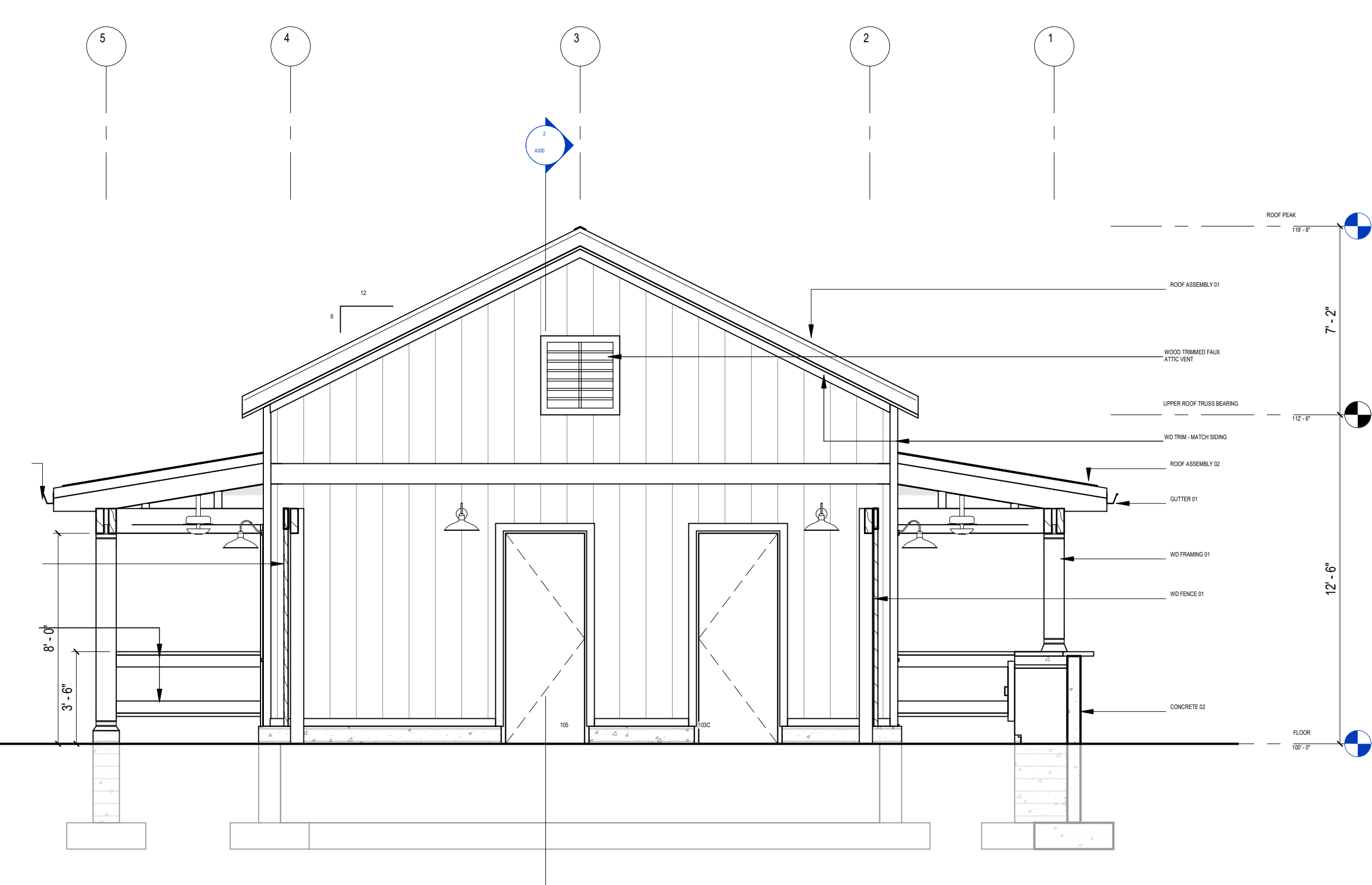
5 EXTERIOR ELEVATION - OUTDOOR KITCHEN
12' x 12'



2 EXTERIOR ELEVATION - BACK
12' x 12'

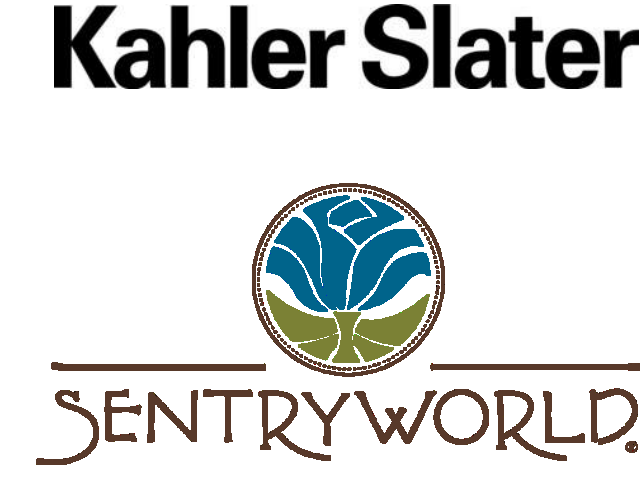


6 EXTERIOR ELEVATION - OUTDOOR KITCHEN 2
12' x 12'



3 EXTERIOR ELEVATION - BACK 2
12' x 12'

KEYNOTES - ASSEMBLIES & COMPONENTS	
CONCRETE 02	BOARD-FORMED CONCRETE
GUTTER 01	PREFINISHED 5" ALUMINUM GUTTER AND DOWNSPOUT COLOR AS SELECTED BY ARCHITECT
ROOF ASSEMBLY 01	EXPOSED WOOD FRAMING & DECKING - PLYWOOD SHEATHING VENTILATED NAILBASE INSULATION, ICE & WATER SHIELD, PAINTED STEEL STANDING SEAM METAL ROOF
ROOF ASSEMBLY 02	EXPOSED WOOD FRAMING & DECKING - PLYWOOD SHEATHING VENTILATED NAILBASE INSULATION, ICE & WATER SHIELD, PAINTED STEEL STANDING SEAM METAL ROOF
STANDING SEAM ROOF 01	PRE-FINISHED STEEL STANDING SEAM ROOF - COLOR AS SELECTED BY ARCHITECT
WD FENCE 01	CEDAR FRAMED W/ HORIZONTAL CEDAR CLADDING
WD FRAMING 01	ROUGH CARPENTRY - NOMINAL LUMBER SEE STRUCTURAL
WD SIDING 01	DOUG FIR BOARD AND BATTEN WOOD SIDING W/ FACTORY APPLIED SICO-X TREATMENT. BOB-BAST ARCHITECTURAL WOODS



NOT FOR
CONSTRUCTION

Revisions

CONDITIONAL USE PERMIT
APPLICATION

SCOPE DOCUMENTS

Drawing Date

12/20/2021

HOSPITALITY
BUILDINGS

851 N. MICHIGAN AVE.
STE 1000 FLOOR 10 CHICAGO, IL 60611

Project No.
221116.01

Sheet Title
EXTERIOR ELEVATIONS

Copyright © 2021 Kahler Slater, Inc. All rights reserved.
750 N Water Street, Suite 1700, Milwaukee, Wisconsin 53202
Telephone 414.272.2000 Fax 414.272.2001
104 Shockoe Slip, Richmond, Virginia 23219
Telephone 804.787.2500
722 Williamson Street, Madison, Wisconsin 53703
Telephone 608.263.6300 Fax 608.263.6317
125 South Clark Street, Suite 675-2, Chicago, Illinois 60603
Telephone 312.789.4516

Sheet No.
A400



4 SERVICE COUNTER & BACK BAR-FOR REFERENCE ONLY
NYS



2 GUEST AREA - FOR REFERENCE ONLY
NYS



3 DISPLAY COUNTER - FOR REFERENCE ONLY
NYS



1 SERVICE COUNTER & BACK BAR-FOR REFERENCE ONLY
NYS

Revisions

CONDITIONAL USE PERMIT
APPLICATION

SCOPE DOCUMENTS

Drawing Date
10/20/21

HOSPITALITY
BUILDINGS

811 N. MICHIGAN AVE.
SPRINGFIELD, IL 62761

Project No.
221115.01

Sheet Title
INTERIOR RENDERINGS



NOT FOR
CONSTRUCTION

Revisions

CONDITIONAL USE PERMIT
APPLICATION

SCOPE DOCUMENTS

Drawing Date

10/20/21

HOSPITALITY
BUILDINGS

801 N. MICHIGAN AVE.
STOCKTON, CA 95210

Project No.
221116.01

Sheet Title
EXTERIOR RENDERINGS

Copyright © 2021 Kahler Slater, Inc. All rights reserved.
750 N. Water Street, Suite 1700, Milwaukee, Wisconsin 53202
Telephone 414.272.2000 Fax 414.272.2001
104 Shockoe Slip, Richmond, Virginia 23219
Telephone 804.787.2500
722 Williamson Street, Madison, Wisconsin 53703
Telephone 608.263.6300 Fax 608.263.6317
125 South Clark Street, Suite 675-2, Chicago, Illinois 60603
Telephone 312.789.4516

Sheet No.
A640



MEMORANDUM

To: City Plan Commission

From: Adam Kuhn, Associate Planner / Zoning Administrator

Date: January 3, 2022

RE: Proposed Groundwater Protection Overlay District

For the last few months, the Stevens Point Board of Water and Sewerage Commission has been discussing plans to amend the City's Wellhead Protection Ordinance. Discussions on amending the ordinance came about due to a request by the Public Utilities Department to better address the needs of municipal drinking water systems to properly protect groundwater resources.

After several meetings where the Water and Sewerage Commission and Public Utilities staff discussed ordinance changes, the Commission voted to recommend approval of a revised ordinance during its December 13, 2021 meeting. The major change included in the proposed revision is to add a Wellhead Protection Zone C. Note that the Zone C Overlay District only existed previously in the County's wellhead protection standards and not the City's. As the City has a three-mile extraterritorial review authority granted through State Statutes, the Public Utilities Department deemed it appropriate to add a new zone.

With the City's Wellhead Protection Ordinance located in the Zoning Code, the Plan Commission must make a recommendation to the Common Council on any changes to the Zoning Code. Please see the following documents that relate to this request:

1. Existing Wellhead Protection Ordinance and Districts.
2. Proposed Wellhead Protection Ordinance.
3. Proposed Groundwater Protection Districts.

If you have any questions, please do not hesitate to contact Public Utilities or Community Development staff.

www.stevenspoint.com

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

EXISTING WELLHEAD PROTECTION ORDINANCE

e) Wellhead Protection Overlay District

1.0 Purpose and Authority

The residents of the City of Stevens Point depend exclusively on groundwater for a safe drinking water supply. Certain land use practices and activities can seriously threaten or degrade groundwater quality. The purpose of this Wellhead Protection Ordinance is to institute land use regulations and restrictions to protect the City's municipal water supply and well fields, and to promote the public health, safety, and general welfare of the residents of the City of Stevens Point.

Statutory authority of the City to enact these regulations was established by the Wisconsin Legislature in 1983, Wisconsin Act 410 (effective May 11, 1984), which specifically added groundwater protection to the statutory authorization for municipal planning and zoning to protect public health, safety and welfare.

1.1 Application of Regulations

The regulations specified in this Wellhead Protection Ordinance shall apply only to lands within 1,500 feet of the Stevens Point municipal wells (Cones of Depression), the Two Year Time of Travel (TOT) or within the Five Year TOT of these wells and which also lie within the City of Stevens Point corporate limits.

1.2 Definitions

- 1) **Aquifer.** A saturated, permeable geologic formation that contains and will yield significant quantities of water.
- 2) **Cone of Depression.** The area around a well, in which the water level has been lowered at least one tenth of a foot by pumping of the well. The Wisconsin Geological and Natural History Survey Special Report No. 10, entitled "Wellhead-Protection Districts in Wisconsin: An Analysis and Test Applications", identified the Cone of Depression for the neighboring municipality of Whiting to be a radius of 1,422 feet. For ease of determination, the Cone of Depression has been established as being 1,500 feet from the Stevens Point wells.
- 3) **Two Year Time of Travel (TOT).** The Two Year TOT is the recharge area upgradient of the cone of depression, the outer boundary of which it is determined or estimated that groundwater and potential contaminants will take two years to reach a pumping well. The Two Year TOT for the Stevens Point well fields is calculated from the groundwater velocity equation with a time factor applied. The Two Year TOT calculations for Stevens Point Well 11 are found in the report entitled, "Well No. 11 Wellhead Protection Plan".
- 4) **Five Year Time of Travel (TOT).** The Five Year TOT is the recharge area upgradient of the cone of depression, the outer boundary of which it is determined or estimated that groundwater and potential contaminants will take five years to reach a pumping well. The Five Year TOT for the Stevens Point Well Nos. 4, 5, 6, 7, 8, 9, and 10 is established based on flow path modeling contained in the report entitled "STEVENS POINT WISCONSIN CASE STUDY: Wellhead Protection Programs and Monitoring System Design". The Five Year TOT for Stevens Point Well 11 are found in the report entitled, "Well No. 11 Wellhead Protection Plan".
- 5) **Recharge Area.** Area in which water reaches the zone of saturation by surface infiltration and encompasses all areas or features that supply groundwater recharge to a well.
- 6) **Well Field.** A piece of land used primarily for the purpose of locating

wells to supply a municipal water system.

2.0 Wellhead Protection Overlay District A

The areas defined herein as either the Cones of Depression (Wells No. 4, 5, 6, 7, 8, 9, and 10) or the Two Year TOT (Well No. 11).

2.1 Intent

The primary portion of the Stevens Point recharge areas to be protected is the land within 1,500 feet of the Stevens Point wells, known as Wells 4,5,6,7,8,9 and 10, and within the two year TOT for Well 11, as shown on the attached maps and of the Whiting well fields described as beginning at the intersection of County Trunk HH and Hoover Road, then north to the intersection of the Wisconsin Public Service power lines located approximately one-half mile north of the point of beginning, then southwest along the WPS power line to its intersection with Alder St., then south along Alder St. to the intersection with First St., then west along First St. to its intersection with April La., then south along April La. to its intersection with County Trunk Highway HH, then east along County Trunk Highway HH to its intersection with Hoover Rd. and there terminating also shown on the attached map. These lands are subject to the most stringent land use and development restrictions because of close proximity to the wells and the corresponding high threat of contamination.

2.2 Permitted Uses

The following uses are permitted uses within Groundwater Protection Overlay District

A. Uses not listed here are to be considered prohibited uses.

- 1) Parks and playgrounds, provided there are no on-site waste disposal or fuel storage tank facilities
- 2) Wildlife areas
- 3) Nonmotorized trails, such as biking, skiing, nature and fitness trails
- 4) Sewered residential developments
- 5) Unsewered (single family) residential development only on existing lots of record on the effective date of this Ordinance

2.3 Conditional Uses

The following uses are conditional uses within Groundwater Protection Overlay District A. Uses not listed here are to be considered prohibited uses.

- 1) Commercial uses served by municipal sanitary sewer

2.4 Prohibited Uses

The following uses are prohibited uses within the Groundwater Protection Overlay District A. These uses are prohibited based on the high probability that activities routinely associated with these uses (storage, use, and handling of potential pollutants) will cause groundwater contamination. Uses not listed are not considered permitted uses.

- 1) Underground storage tanks of any size
- 2) Septage and/or sludge spreading
- 3) Animal waste landspreading
- 4) Animal waste facilities
- 5) Animal confinement facilities
- 6) Gas stations
- 7) Vehicle repair establishments, including auto body repair
- 8) Printing and duplicating businesses
- 9) Any manufacturing or industrial businesses
- 10) Bus or truck terminals
- 11) Repair shops
- 12) Landfills or waste disposal facilities
- 13) Wastewater treatment facilities
- 14) Spray wastewater facilities
- 15) Junk yards or auto salvage yards
- 16) Bulk fertilizer and/or pesticide facilities
- 17) Asphalt products manufacturing
- 18) Dry cleaning business
- 19) Salt storage
- 20) Electroplating facilities
- 21) Exterminating businesses
- 22) Paint and coating manufacturing
- 23) Hazardous and/or toxic materials storage
- 24) Hazardous and/or toxic waste facilities
- 25) Radioactive waste facilities
- 26) Recycling facilities
- 27) Cemeteries

2.5 Existing Uses

Where any of the uses listed above exist within Groundwater Protection Overlay District A on the effective date of this ordinance, owners of these facilities will be allowed to upgrade the facilities to facilitate or enhance groundwater protection. Plans for the proposed upgrade must be approved by the Plan Commission and Common Council, and appropriate permit issued by the City Inspection Department, prior to any work being initiated. Expansion of the prohibited use will not be allowed.

3.0 Groundwater Protection Overlay District B – Five Year Time of Travel

3.1 Intent

A secondary portion of the Stevens Point and Whiting recharge areas to be protected is land which lies within the five year groundwater travel zone upgradient from the Stevens Point and Whiting well fields. The five year time of travel (TOT) for the Stevens Point well fields shown on the attached map and described as:

That part of Section 1, Township 23 North, Range 8 East, that part of Sections 2, 3, 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, 27, 34, 35, and 36, Township 24 North, Range 8 East, Town of Hull, that part of Section 34, Township 24 North, Range 8 East, Village of Park Ridge, that part of Section 2, Township 23 North, Range 8 East, Town of Plover, that part of Sections 7 and 18, Township 24 North, Range 9 East, Town of Sharon, that part of Sections 13, 14, 15, 22, 23, 24, 25, 26, 27, 34, 35, and 36, Township 24 North, Range 8 East and that part of Section 2, Township 23 North, Range 8 East, City of Stevens Point, that part of Sections 19 and 30, Township 24 North, Range 9 East, Town of Stockton, Portage County, Wisconsin, described as follows:

Beginning at the southwest corner of said Section 34, Township 24 North, Range 8 East; thence north along the west line of said Sections 34, 27, 22, 15, and 10 to the east-west quarter line of said Section 10; thence east along said quarter line to the west line of the East One-half of the Northwest Quarter of said Section 10; thence north along said west line and the west line of the East One-half of the Southwest Quarter of Section 3, Township 24 North, Range 8 East to the north line of the South One-half of the Southwest Quarter of said Section 3; thence east along said north line and the north line of the South One-half of the Southeast Quarter of said Section 3 and the north line of the South One-half of the Southwest Quarter and the Southeast Quarter of Section 2 to the west line of Section 1, Township 24 North, Range 8 East; thence south along said west line to its southwest corner; thence east along the south line of said Section 1 to its southeast corner which is on the Range line between Range 8 East and Range 9 East; thence south along said Range line to the east-west quarter line of Section 7, Township 24 North, Range 9 East; thence east along said quarter line to the northeast corner of Government Lot 18 in said Section 7; thence south along the east line of said Government Lot 18 and the east line of Government Lot 19 in said Section to the north line of Section 18, Township 24 North, Range 9 East; thence east along said north line to the northeast corner of Government Lot 5 in said Section 18; thence south along the east line of said Government Lot 5 and the east line of Government Lots 8, 17, and 20 of said Section 18 and the east line of Government Lots 5, 8, 17, and 20 of Section 19, Township 24 North, Range 9 East and the east line of Government Lot 5 of Section 30, Township 24 North, Range 9 East, to the southeast corner of said Government Lot 5 of said Section 30; thence west along the south line of said Government Lot 5 and the

south line of Government Lot 6 of said Section 30 to the Range line between Range 8 East and Range 9 East; thence south along said Range line to the southeast corner of Section 36, Township 24 North, Range 8 East; thence south along the east line of Section 1, Township 23 North, Range 8 East to the north line of the South One-half of the Northeast Quarter of said Section 1; thence west along said north line and the north line of the South One-half of the Northwest Quarter of said Section 1 and the north line of the South One-half of the Northeast Quarter and the Northwest Quarter of Section 2, Township 23 North, Range 8 East to the west line of said Section 2; thence north along said west line to the south line of Section 35, Township 24 North, Range 8 East; thence west along said south line and the south line of Section 34 to the point of beginning and there terminating.

The five year time of travel (TOT) for the Whiting well fields shown on the attached map and described as: beginning at the intersection of Porter Rd. and Hoover Rd., then north along Hoover Rd. to the intersection with the Wisconsin Central Railroad Limited, then east along the Wisconsin Railroad tracks to the intersection with Eisenhower Rd., then south along Eisenhower Rd. to its intersection with Porter Rd., then west along Porter Rd., to the intersection with Hoover Rd. and there terminating. Land use restrictions within Groundwater Protection Overlay District B are less restrictive than in Overlay District A because of longer flow times and a greater potential for remediation, dilution and attenuation. Uses not listed as permitted or conditional uses are to be considered prohibited uses.

3.2 Permitted Uses

The following uses are permitted within Groundwater Protection Overlay District B.

- 1) All uses listed as permitted uses in Groundwater Protection Overlay District A
- 2) Sewered residential uses
- 3) Above ground petroleum product storage tanks up to 660 gallons
- 4) Basement heating fuel storage tanks
- 5) Commercial and/or industrial uses served by municipal sanitary sewer, except: underground storage tanks of any size, unsewered commercial and/or industrial development, septage and/or sludge spreading, animal waste facilities, Animal confinement facilities (except veterinary hospitals and clinics), gas stations and oil change businesses, bus or truck terminals, landfills, wastewater treatment facilities, spray wastewater facilities, auto salvage yards, bulk fertilizer and/or pesticide facilities, asphalt products manufacturing, dry cleaning facilities, electroplating facilities, exterminating shops, paint and coating manufacturing, hazardous and/or toxic materials storage, hazardous and/or toxic waste facilities, radioactive waste facilities, garage and vehicular towing, or public and municipal

maintenance garage.

- 6) Unsewered (single family) residential uses

3.3 Design Standards

The following standards and requirements shall apply to all uses permitted within Wellhead Protection Overlay District Zone B.

- 1) Minimum lot size for unsewered residential uses shall be two acres, except for; a) existing lots of record on the effective date of this Ordinance and b) developments which will be served by municipal sewer within five years of the approval of the development. In order to provide for efficiently serving these developments with municipal sewer, lots smaller than two acres can be approved, provided that sufficient land area will be maintained in an undeveloped state such that no more than one residence is allowed for each two acres of the overall development.
- 2) All commercial and industrial uses are allowed a maximum of 50% of the lot area to be maintained in manicured lawn or grass. However, the area of the lot in manicured lawn or grass shall not exceed the area of impervious surfaces on the lot.
- 3) Sewered residential uses are allowed to have a maximum area of manicured lawn or grass as shown below:

<u>Lot Area</u>	<u>Lawn Area (square feet)</u>
16,000 sq ft	6,000
½ Acre	8,000
¾ acre	11,000
1 acre	14,000
1 ½ acres	20,000
2 acres	26,000

- 4) Maximum lawn areas for lot sizes not listed shall be based on the average percentage of lawn area allowed on the two nearest lot sizes listed.
- 5) Unsewered residential uses are allowed to have a maximum area of manicured lawn or grass as shown below:

<u>Lot Area</u>	<u>Lawn Area (square feet)</u>
2 acres	8,000
3 acres	21,000

4 acres	31,000
5 acres	44,000

- 6) Maximum lawn areas for lot sizes not listed shall be based on a weighted average of the percentage of lawn area allowed on the two nearest lot sizes listed.
- 7) Natural vegetative covers, not requiring the use of pesticides or fertilizers after initial establishment are encouraged as an alternative to manicured lawn or grass.
- 8) All petroleum storage tanks shall provide leak proof containment not less than 125% of the tank volume, except basement heating fuel storage tanks.
- 9) All storm drainage shall be retained on site or discharged to a municipally operated storm drain. If retained on site, storm water shall be discharged to settling ponds where it will percolate through at least six inches of topsoil. Use of drywells or other subsurface drains for stormwater drainage is prohibited.
- 10) Pesticide and fertilizer storage is permitted at the location of retail sales of these products, provided that the products are delivered in retail quantity containers and no repackaging and/or mixing is done on site.
- 11) Pesticide and fertilizer storage is permitted at the location of agricultural use of these products.

3.4 Conditional Uses

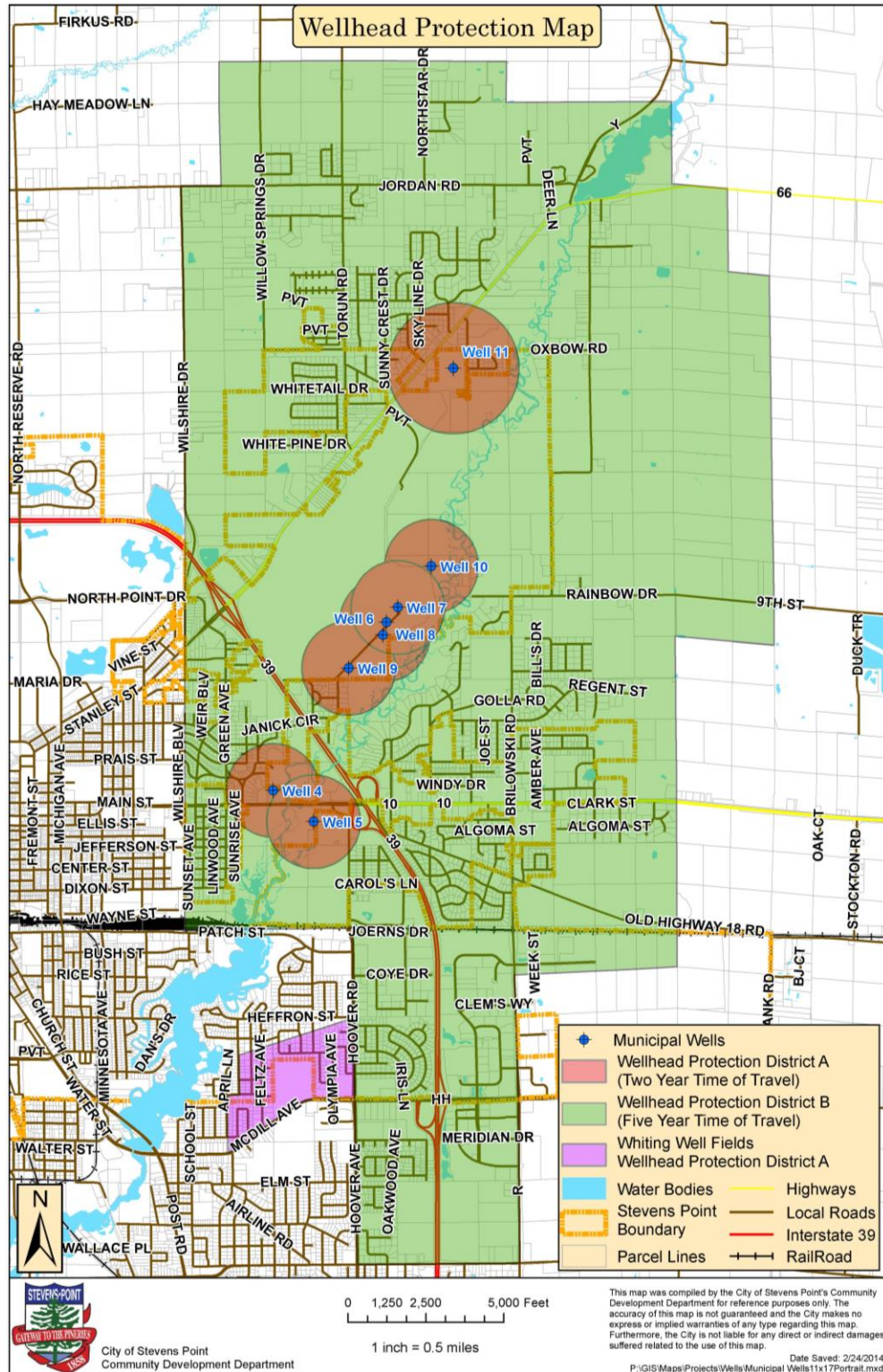
The following uses may be permitted on a case-by-case basis, providing adequate groundwater protection and monitoring measures, as determined by the Stevens Point Plan Commission and Common Council, are instituted.

- 1) All other uses, which are not permitted uses listed above, but are uses allowed within the underlying zoning district.

3.5 Existing Uses

Where any prohibited use existed within Groundwater Protection Overlay District B on the effective date of this ordinance, owners of these facilities will be allowed to upgrade the facilities to facilitate or enhance groundwater protection. Plans for the proposed upgrade must be approved by the Plan Commission and Common Council, and appropriate permit issued by the City Inspection Department, prior to any work being initiated. Expansion of the prohibited use will not be allowed

3.0 Map



Proposed Groundwater Protection Ordinance

e) Groundwater Protection Overlay District

1.0 Purpose and Authority

Purpose. The residents of Stevens Point and Portage County, whether served by private wells or municipal supplies, depend exclusively on groundwater for a safe drinking water supply. Certain land use practices and activities can seriously threaten or degrade groundwater quality. The purpose of this Wellhead Protection Ordinance is to institute land use regulations and restrictions to protect the municipal water supplies of the Villages of Amherst, Junction City, Plover and Whiting, and the City of Stevens Point, and to promote the public health, safety and general welfare of the residents of Portage County.

Authority. Statutory authority of the City to enact these regulations was established by the Wisconsin Legislature in 1983, Wisconsin Act 410 (effective May 11, 1984), which specifically added groundwater protection to the statutory authorization for municipal planning and zoning to protect public health, safety and welfare.

1.1 Application of Regulations

The regulations specified in this Groundwater Protection Ordinance shall apply to the incorporated and unincorporated areas of the City of Stevens Point and Portage County that lie within the recharge areas for municipal water supply wells as a Groundwater Protection Overlay District and are in addition to the requirements in the underlying zoning district. If there is a conflict between this Ordinance and the Zoning Ordinance, the more restrictive provision shall apply.

The Groundwater Protection Overlay District is divided into three districts: District A, District B, and District C. All district boundaries are intended to end or begin at road centerlines, railways, surface water features, or tax parcel lines. The boundaries of the districts are shown upon maps of the City of Stevens Point, being designated as the "Groundwater Protection Districts for Municipal Recharge Areas in and around Stevens Point" as adopted or amended by the Common Council.

1.2 Definitions

1. **Animal Confinement Facilities** - Locations of confinement of livestock at a density exceeding three animal units per acre.
2. **Animal Units** - A unit of measure used to determine the total number of single animal types or combination of animal types, as specified in s. NR 243.11, that are at an animal feeding operation.
3. **Aquifer** - A saturated, permeable geologic formation that contains and will yield significant quantities of water.
4. **Cone of Depression** - The area around a municipal well, in which the water level has been lowered at least one tenth of a foot by pumping the well.
5. **Farm Plan** - A written document which details the conduct and management of agricultural activities on a farm utilizing best management practices and applicable Federal, State, and local standards based on the potential contamination of groundwater. A farm plan must be approved by the Land and Water Conservation section of the Planning and Zoning Department.
6. **Hazardous Chemical** - Chemicals identified as hazardous by CFR 40 Part 302
7. **Ten Year Time of Travel (TOT)** - The Ten-Year TOT is the recharge area upgradient of the cone of depression, the outer boundary of which it is determined or estimated that groundwater will take ten years to reach a pumping well.

8. Twenty Year Time of Travel (TOT) - The Twenty-Year TOT is the recharge area upgradient of the cone of depression, the outer boundary of which it is determined or estimated that groundwater will take twenty years to reach a pumping well.
9. POWTS - Private On-Site Wastewater Treatment System or POWTS, has the meaning given under s. 145.01(12), Wis. Stats.
10. Toxic - When ingested or absorbed, is harmful or fatal to living organisms.
11. Recharge Area - Area in which water reaches the zone of saturation by surface infiltration and encompasses all areas or features that supply groundwater recharge to a well.
12. Wellfield - A piece of land used primarily for the purpose of locating wells to supply a municipal water system.

2.0 Groundwater Protection Overlay District A

2.1 Intent

District A of the groundwater protection overlay district is the area of land within the cone of depression as shown on the groundwater protection overlay district maps. These lands are subject to the most stringent land use and development restrictions because of close proximity to the wells and therefore greatest threat of contamination.

2.2 Permitted Uses

The following uses are permitted uses within Groundwater Protection Overlay District A, provided that such uses are subject to minimum separation distances of chapter NR 811.12(5)(d) Wisconsin Administrative Code. Uses not listed here are considered prohibited uses unless a determination of similarity to a permitted or special exception use (based on potential for groundwater contamination) is made by the Planning Commission and/or Common Council.

- (1) Parks and playgrounds, provided there are no POWTS dispersal components or fuel storage tank facilities
- (2) Wildlife areas, natural and woodland areas
- (3) Nonmotorized trails, such as biking, skiing, nature and fitness trails
- (4) Sewered residential developments
- (5) Unsewered (single family) residential development only on existing lots of record on the effective date of this Ordinance.
- (6) Agricultural activities, except those listed as prohibited.
- (7) Above ground liquid propane tanks, 1000 gallons or less, accessory to a permitted or special exception use

2.3 Conditional Uses

The following uses may be allowed as special exceptions within Groundwater Protection Overlay District A, provided that such uses are subject to minimum separation distances of chapter NR 811.12(5)(d) Wisconsin Administrative Code.

- (1) Commercial uses served by municipal sanitary sewer except those listed as prohibited.

2.4 Prohibited Uses

The following uses are prohibited uses within the Groundwater Protection Overlay District A. These uses are prohibited based on the high probability that the activities routinely associated with these uses (storage, use, and handling of potential pollutants) will cause groundwater contamination.

- (1) Above or below ground hydrocarbon, petroleum, or hazardous chemical bulk storage tanks

- (2) Animal confinement facilities
- (3) Any manufacturing or industrial use
- (4) Any commercial use where hazardous chemicals are an integral part of such use including but not limited to:
 - a. Bulk fertilizer and/or pesticide facilities
 - b. Dry cleaning businesses
 - c. Electroplating facilities
 - d. Exterminating businesses
 - e. Gas stations
 - f. Paint and coating manufacturing
 - g. Printing and duplicating businesses
 - h. Radioactive or toxic materials storage and waste facilities
- (5) Asphalt and concrete products manufacturing
- (6) Automobile, truck, agricultural implement and equipment, municipal, small engine and other vehicle repair of a commercial nature
- (7) Bus or truck terminals
- (8) Cemeteries
- (9) Junk yards or auto salvage yards
- (10) Landfills or waste disposal facilities
- (11) Nonmetallic mining
- (12) Manure and animal waste storage facilities
- (13) Recycling facilities
- (14) Salt or deicing material storage
- (15) Septage and/or sewage sludge spreading
- (16) Slaughterhouses
- (17) Spray wastewater facilities
- (18) Wastewater treatment or disposal facilities that are commercial, industrial, or municipal

2.5 Groundwater Protection Overlay District B

2.6 Intent

District B of the groundwater protection overlay district is the area of land which contributes water to the municipal well starting at the line which delineates the cone of depression and ends at the line delineating the ten-year time of travel. Land use regulations within Groundwater Protection Overlay District B are less restrictive than in Overlay District A because of longer flow times and a greater potential for remediation, dilution and attenuation. Agricultural Best Management Practices (BMP) minimizing use of pesticides and fertilizers are strongly encouraged.

2.7 Permitted Uses

The following uses are permitted within Groundwater Protection Overlay District B, provided that such uses are subject to minimum separation distances of chapter NR 811.12(5)(d) Wisconsin Administrative Code. Uses not listed here are considered prohibited uses unless a determination of similarity to a permitted or special exception use (based on potential for groundwater contamination) is made by the Planning Commission and Common Council.

- (1) All uses listed as permitted uses in Groundwater Protection Overlay District A
- (2) Commercial, manufacturing and/or industrial uses served by municipal sanitary sewer, except those listed as prohibited uses
- (3) Unsewered (single family) residential uses, subject to the conditions in Section 2.8

2.8 Design Standards

The following standards and requirements shall apply to all uses permitted within Groundwater Protection Overlay District B.

- (1) Minimum lot size for unsewered uses shall be two acres. Lot sizes less than 2 acres may be allowed for any one of the following:
 - a) Existing lots of record on the effective date of this Ordinance
 - b) Developments which will be served by municipal sewer within five years of the approval of the development
 - c) Developments utilizing the "Open Space Design Option" of the "Portage County Subdivision Ordinance"

The number of units allowed shall be based on a net density calculation using a conventional subdivision design as a two acre subdivision but provided that an overall density of one unit per two acres is not exceeded.

- (2) Nitrogen applications on manicured lawn or grass may not exceed rates described in UW Extension publication A2303.
- (3) Natural vegetative covers, not requiring the use of pesticides or fertilizers after initial establishment are encouraged as an alternative to manicured lawn or grass.
- (4) All petroleum product storage tanks shall provide leak proof containment not less than 125% of the tank volume, except basement heating fuel storage tanks.
- (5) All storm drainage from commercial and industrial sites shall be retained on site or discharged to a municipally operated storm drain. If retained on site, storm water shall be discharged to settling ponds where it will percolate through at least six inches of topsoil with vegetation. Use of drywells or other subsurface drains for storm water drainage is prohibited.
- (6) Pesticide and fertilizer storage is permitted at the location of retail sales of these products, provided that the products are delivered in retail quantity containers and no repackaging and/or mixing is done on site.
- (7) Pesticide and fertilizer storage is permitted for on farm use by the owner or farm operator.
- (8) Bulk liquid pesticide/fertilizer storage containers exceeding 55 gallons are permitted providing the containers are located within a leak proof containment area not less than 125% of the volume of the largest container. ICC approved transport containers do not require containment.
- (9) Salt storage must conform to standards in Chapter Trans. 277, Wisconsin Administrative Code.
- (10) Fertilizer and animal waste shall not be applied at rates which exceed the nutrient requirements of the crops grown on the applicant site as listed in the University of Wisconsin Extension publication A2809, Nutrient Application Guidelines for Field, Vegetable, and Fruit Crops in Wisconsin.
- (11) Conduct and management of agricultural activities shall be subject to a farm plan (based on the potential for groundwater contamination) utilizing best management practices and applicable federal, state, and local standards to be approved by the Land and Water Conservation section.

2.9 Conditional Uses

The following uses may be allowed as special exceptions within Groundwater Protection Overlay District B, provided that such uses are subject to minimum separation distances of chapter NR 811.12(5)(d) Wisconsin Administrative Code.

- (1) Fertilizer storage and use associated with retail sales outlets
- (2) Cemeteries
- (3) Salt and deicing storage, including sand/salt combinations
- (4) Recycling facilities

- (5) Bus or Truck Terminals
- (6) Commercial uses which do not require municipal sanitary sewer or POWTS including, but not limited to, mini warehousing.
- (7) Gas Stations

3.0 Prohibited Uses

The following uses are prohibited uses within Groundwater Protection Overlay District B except as provided in Sections 2.7 or 2.9. These uses are prohibited based on the high probability that activities routinely associated with these uses (storage, use, and handling of potential pollutants) will cause groundwater contamination.

- (1) Any unsewered commercial, manufacturing and/or industrial use
- (2) Any commercial, manufacturing, or industrial use where hazardous chemicals are an integral part of such use including but not limited to:
 - a. Bulk fertilizer and/or pesticide facilities
 - b. Dry cleaning businesses
 - c. Electroplating facilities
 - d. Exterminating businesses
 - e. Paint and coating manufacturing
 - f. Printing and duplicating businesses
 - g. Radioactive or toxic materials storage and waste facilities
- (3) Asphalt and concrete products manufacturing
- (4) Automobile, truck, agricultural implement and equipment, municipal, small engine and other vehicle repair of a commercial nature
- (5) Junk yards or auto salvage yards
- (6) Landfills or waste disposal facilities
- (7) Nonmetallic mining
- (8) Septage and/or sewage sludge spreading
- (9) Slaughterhouses
- (10) Animal confinement facilities
- (11) Spray wastewater facilities
- (12) Wastewater treatment or disposal facilities that are commercial, industrial, or municipal

3.1 Groundwater Protection Overlay District C

3.2 Intent

District C of the groundwater protection overlay district is the area of land which contributes water to the municipal well starting at the line which delineates the ten-year time of travel and ends at the line delineating the twenty-year time of travel. Management measures in this District are the least restrictive of the recharge districts. Agricultural Best Management Practices (BMP) minimizing use of pesticides and fertilizers are strongly encouraged.

3.3 Permitted Uses

The following uses are permitted within Groundwater Protection Overlay District C, provided that such uses are subject to minimum separation distances of chapter NR 811.12(5)(d) Wisconsin Administrative Code. Uses not listed here or in Section 3.4 are considered prohibited uses unless a determination of similarity to a permitted or special exception use (based on potential for groundwater contamination) is made by the Plan Commission and Common Council.

- (1) All uses permitted in Groundwater Protection Overlay Districts A and B.
- (2) Salt and deicing storage, including sand salt combinations.
- (3) Aboveground hydrocarbon and petroleum product storage tanks accessory to a permitted use or special exception use.
- (4) Unsewered residential uses, subject to the conditions in Section 2.8.

3.4 Conditional Uses

The following uses may be allowed as special exceptions within Groundwater Protection Overlay District C, provided that such uses are subject to minimum separation distances of chapter NR 811.12(5)(d) Wisconsin Administrative Code.

- (1) Below ground hydrocarbon, petroleum, or hazardous chemical bulk storage tank
- (2) Animal confinement facilities
- (3) Any unsewered commercial, manufacturing and/or industrial use
- (4) Any commercial, manufacturing, or industrial use where hazardous chemicals are an integral part of such use including but not limited to:
 - a. Bulk fertilizer and/or pesticide facilities
 - b. Dry cleaning businesses
 - c. Electroplating facilities
 - d. Exterminating businesses
 - e. Gas stations
 - f. Paint and coating manufacturing
 - g. Printing and duplicating businesses
- (5) Asphalt and concrete products manufacturing
- (6) Automobile, truck, agricultural implement and equipment, municipal, small engine and other vehicle repair of a commercial nature
- (7) Bus or truck terminals
- (8) Cemeteries
- (9) Junk yards or auto salvage yards
- (10) Landfills or waste disposal facilities
- (11) Nonmetallic mining
- (12) Recycling facilities
- (13) Septage and/or sewage sludge spreading
- (14) Slaughterhouses
- (15) Spray wastewater facilities
- (16) Wastewater treatment or disposal facilities that are commercial, industrial, or municipal

3.5 Design and Performance Standards

The following standards and requirements shall apply to all uses permitted within Groundwater Protection Overlay District C.

- (1) Pesticide and fertilizer storage is permitted at the location of retail sales of these products, provided that the products are delivered in retail quantity containers and no repackaging and/or mixing is done on site.
- (2) Bulk liquid pesticide/fertilizer storage containers exceeding 55 gallons are permitted providing the containers are located within a leak proof containment area not less than 125% of the volume of the largest container. ICC approved transport containers do not require containment.
- (3) All storm drainage from commercial and industrial sites shall be retained on site or discharged to a municipally operated storm drain. If retained on site, storm water shall be discharged to settling ponds

where it will percolate through at least six inches of topsoil with vegetation. Use of drywells or other subsurface drains for stormwater drainage is prohibited.

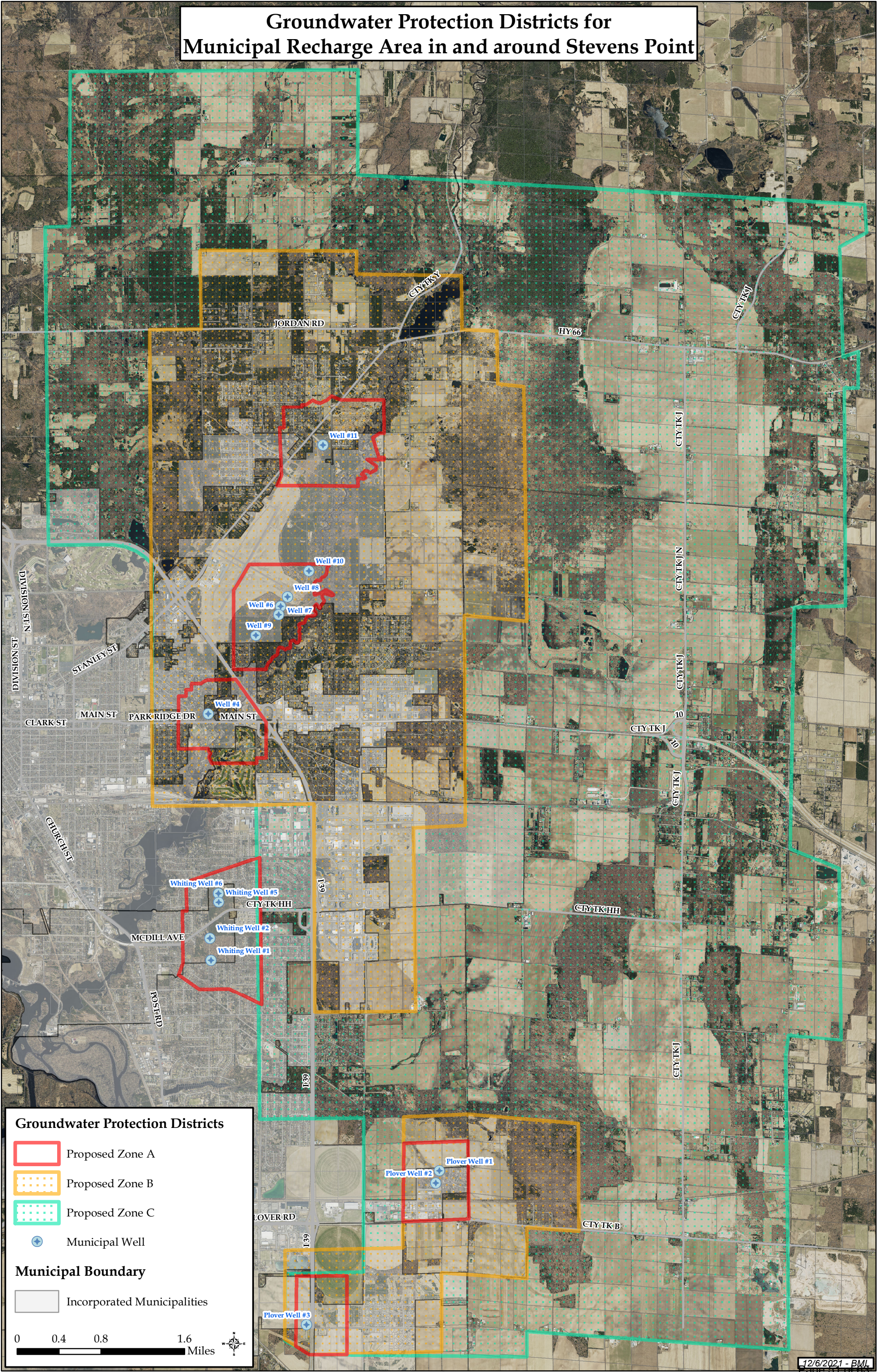
- (4) Hazardous/toxic materials storage and use. Site plan review required, including description of all materials, operational practices to prevent groundwater contamination, contingency plan for accidental discharges, and a proposed disposal plan for anticipated wastes.
- (5) Salt storage must conform to standards in Chapter Trans. 277, Wisconsin Administrative Code.
- (6) Minimum lot size for unsewered lots shall be two acres, except as provided in 7.2.5.3(1).
- (7) Fertilizer, animal waste, septage, and sewage sludge shall not be applied at rates which exceed the nutrient requirements of the crops grown on the application site as listed in the University of Wisconsin Extension publication A2809, Nutrient Application Guidelines for Field, Vegetable, and Fruit Crops in Wisconsin.
- (8) Pesticide and fertilizer storage is permitted for on-farm use by the owner or operator.
- (9) Conduct and management of agricultural activities shall be subject to a farm plan (based on the potential for groundwater contamination) utilizing best management practices and applicable federal, state, and local standards to be approved by the Land and Water Conservation section.

3.6 Prohibited Uses

The following uses are prohibited in this district:

- (1) Hazardous/toxic waste facilities
- (2) Radioactive waste facilities

Groundwater Protection Districts for Municipal Recharge Area in and around Stevens Point



Administrative Staff Report

Sign Variance Hyundai January 3, 2022



Department of Community Development

Applicant(s): - Shelly Handrick, representing Stratford Sign Company, LLC Staff: - Ryan Kernosky, Director rkernosky@stevenspoint.com - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281240827230034 Zone(s): "B-4" Commercial Master Plan: - Commercial / Office / Multi-Family Council District: - District 8 Ald. Leek Lot Information: - Frontage: 1,314 ft. - Depth: 660 ft. - Lot Size: 408,675 sq. ft. (9.38 ac.) Current Use: - Vehicle sales and service Applicable Regulations: 25.14	Request - A request from Shelly Handrick, representing Stratford Sign Company, LLC, for a sign variance to construct a freestanding sign exceeding the total number of freestanding signs allowed on the property located at 3733 Stanley Street (Parcel ID 281240827230034), consistent with Ch. 25.14. Attachment(s) - Application - Plans Findings of Fact - The applicant is requesting to install one freestanding sign as part of the approved Hyundai dealership development. - The requested sign is approximately 171 sq ft in size and will be located near the driveway entrance to Hyundai dealership off of Stanley Street. - The Stevens Point Automotive Center is also located on the subject property. A Volkswagen freestanding sign and a Ford freestanding sign already exists off of Stanley Street. - Within the "B-4" District, a maximum of one freestanding sign is permitted on each street frontage. - The City's Sign Code allows for the Plan Commission and Common Council to approve code modifications via a sign variance. - The Plan Commission and Common Council may provide additional requirements to the proposed as presented. Staff Recommendation Approve the sign variance request to install one freestanding sign at 3733 Stanley Street (Parcel ID 281240827230034), subject to the following conditions: - The freestanding sign shall be installed on the subject property in accordance with clearview requirements per Chapter 23.01(15)(b)(3) of the City's Zoning Code. - The freestanding sign shall be set back a minimum of five feet from all property lines. - A building permit shall be obtained prior to installing the freestanding sign. - Staff shall have the ability to approve minor modifications to the signage request.
--	---

Vicinity Map



Background

Overview: In May of 2021, the Common Council approved the development of a 12,524 square foot Hyundai dealership for sales and service, along with associated parking spaces. To accommodate the approved development, a single-family residence located on the former 3707 Stanley Street parcel (directly to the west of the Stevens Point Automotive Center) was razed and the parcel was combined with the 3733 Stanley Street. Following the conditional use and rezoning approvals for the property, Stratford Sign Company (the sign vendor representing Hyundai) has been in coordination with City staff on finalizing a sign package for Hyundai. While wall signage for the new use can be reviewed internally, the applicant is requesting to install one freestanding sign off of Stanley Street that is approximately 171 square feet in size.

The subject property is zoned “B-4” Commercial. Within the “B-4” District, one freestanding sign is permitted on each street frontage provided that at least 200 feet of separation exists from any two signs on the property. As two freestanding signs exist off of Stanley Street to accommodate the sale of Ford and Volkswagen automobiles on the property, the possibility of having a separate freestanding sign for the new Hyundai dealership would be moot unless a sign variance is obtained. The following are the details of the proposed freestanding sign and pertinent language from the City’s Sign Code.

A. TOTAL NUMBER OF FREESTANDING SIGNS ALLOWED

One freestanding or ground sign is permitted on each street frontage per lot of record, as long as a minimum separation distance of 200 feet (measured along the frontage) is maintained between such signs. A freestanding sign may be a ground or pole sign.

Sign Details:

Location: Near the northwest corner of the

subject parcel and off of Stanley Street

Sign Area: 9' 6 7/8" x 17' 10" (171 sq ft)

Height: 17' 10"

Illumination: Clear acrylic logo and wordmark

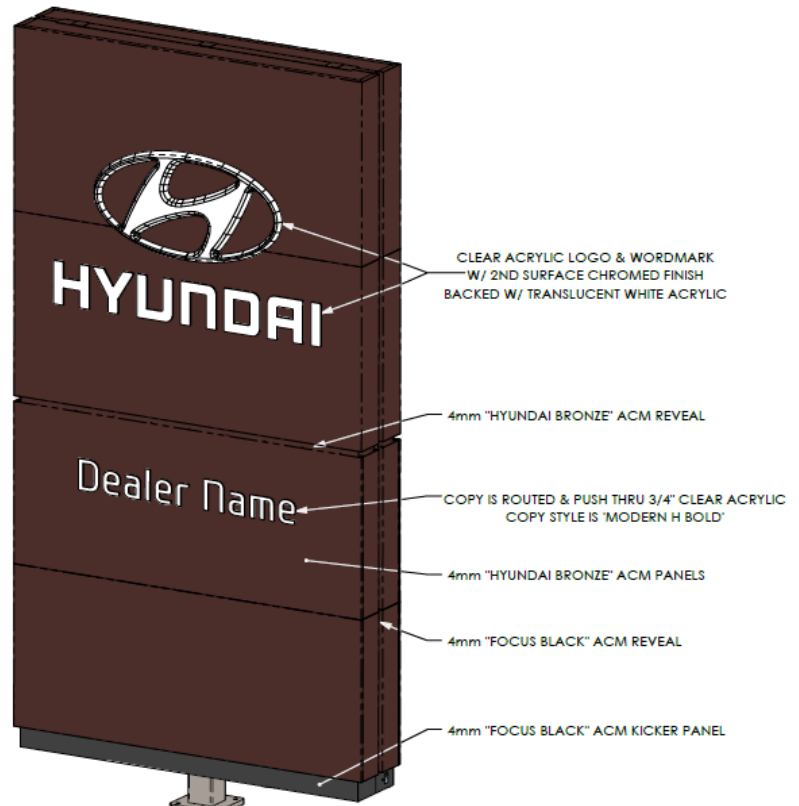
Distance to nearest freestanding sign on the

property: 250 feet

Standards of Review – Sign

Variance

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



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

Analysis: The intent of the proposed freestanding sign is to provide the upcoming Hyundai dealership and service center with their own freestanding sign off of Stanley Street. As the Hyundai dealership will have direct access only off of Stanley Street, having an additional freestanding sign along Stanley Street better directs outside visitors to their establishment when seeking to purchase a vehicle or have service on their vehicle.

Findings: With the subject property abutting two street frontages (Stanley Street and Green Avenue North), having a freestanding sign off of Green Avenue North would be permitted per Sign Code requirements. With that said, it is staff's opinion that having a freestanding sign off of Green Avenue North is not recommended as the Hyundai dealership has direct access off of Stanley Street, it would arguably lead to a competitive disadvantage relative to the other automobile establishments on the property, and create greater traffic congestion within the property as visitors to the Hyundai dealership would be more likely to travel through the Stevens Point Automotive Center's parking lot and staging area. As the proposed sign would face Stanley Street – an arterial road connecting the

campus area to regions east of Stevens Point – staff believes that allowing the requested sign would meet this standard.

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

Analysis: The subject property is bounded by duplex and multi-family development to the south, vehicles sales and service to the north and east, and single-family residences to the north and west.

Findings: The proposed sign is 171 square feet in size and is proposed to be located near the



northwest corner of the subject property off of Stanley Street. While freestanding signs are arguably more detrimental to neighboring property owners than other types of signage (e.g., wall signs), it is important to note that the freestanding sign is proposed to be illuminated. As addressed above, freestanding signs are allowed to be illuminated in the “B-4” District, but it may not be a flashing sign. Although a photometric plan has not been submitted, staff believes that minimal light should spill onto neighboring properties. As the Commission may remember, a condition onto the conditional use permit from last year was that adequate screening (fencing and/or landscaping) shall exist along the west lot line to screen the commercial use with adjoining residences. Staff believes that this requirement for screening will assist in reducing any negative aspects of the requested freestanding sign.

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

Analysis: The subject property is unique in terms of the land uses that it offers. While vehicle sales and service establishments are scattered throughout the city, the intersection of Stanley Street and Green Avenue North/North Point Drive provides a clear automobile service center in the city. Besides the automobile services offered on the subject property, Van Horn Nissan and Kocourek Honda are located to the north, along with Kriete Truck Center located to the east. With there being multiple principal structures located on the property, the approved Hyundai branch would be at a significant disadvantage versus neighboring establishments given the Sign Code’s restriction toward freestanding signs.

Property size is generally not a hinderance in allowing for creative sign designs that meet Sign Code requirements. However, given that primary access to the Hyundai dealership comes off of Stanley Street, signage needs to alert commuters of its location to reduce traffic congestion to and within the subject property. While the question may be raised as to why all existing and proposed freestanding signs are not consolidated into one sign, arguments can be made as to why this is not preferred. With there being roughly 330 feet of street frontage along Stanley Street, having one freestanding sign would likely reduce the visibility and exposure of one establishment depending on its

location. Additionally, having one sign servicing all users of the property would likely be of excessive size or height that would require a sign variance nonetheless.

Findings: The request is unique as the factors identified above generally does not occur elsewhere in the city. Furthermore, the ordinance referenced above was created to ensure signage not be in great quantity and not negatively impact surrounding properties. While most lots in the city only house one principal use, the subject property houses more than one primary use and would warrant having multiple freestanding signs on the same street frontage.

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

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

Findings: The proposed freestanding sign is in a location that best communicates Hyundai's location to commuters along Stanley Street. Furthermore, allowing another freestanding sign along Stanley Street would likely not detract from the neighborhood or property, primarily due to the illumination standards that the Sign Code requires and how it would meet the 200-foot separation distance that is already mandated by the City's Sign Code. Based on the findings above, the granting of a variance would not be detrimentally contrary to the general objectives of the City Sign Code.

A photograph of a large, modern building with a yellow and black facade, likely a school or community center, surrounded by snow-covered ground and trees. The sky is overcast and grey.





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 SIGN VARIANCE

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

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

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☒)	
Applicant Name	Stratford Sign Company, LLC	Contact Name	Shelly Handrick
Address	P.O. Box 134	Address	
City, State, Zip	Stratford, WI 54484	City, State, Zip	
Telephone	715-687-3250	Telephone	
Fax	715-687-4657	Fax	
Email	shelly@stratfordsign.com	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name	Stevens Point Auto Center	Owner's Name	
Address	3733 Stanley Street	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	952-240-0428	Telephone	
Fax		Fax	
Email	patrick@stevenspointautocenter.com	Email	

PROJECT SUMMARY

Subject Property Location [Please include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
281240827230033		
Legal Description of Subject Property		
Automotive Dealership		
Current Use of Property		Current Zoning of Property
Automotive Dealership		Commercial
Will adhering to the Sign Ordinance create a demonstrated practical difficulty or unnecessary hardship to the property? Please provide a detailed description of your request and reasoning with your answer. (Use additional pages if necessary)		
Yes, if we adhere to the sign ordinance then Hyundai will not have a freestanding sign and will cause a hardship for the property. Every other dealership at this location has a freestanding sign, it would leave Hyundai at an unfair advantage not to have one.		

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

No, granting the variance would not be materially detrimental to the property owners in the vicinity. This would allow property owners to have more customers come into the area as customers maybe coming to look at a Hyundai, might look at other dealerships in the vicinity as well.

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

The hardship caused is that there are multiple car dealerships and there is only 1 sign allowed. So each car dealership is not allowed to have their own representation.

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

Granting the variance would not be contrary to the general objectives of the sign ordinance. There are already other dealerships on the site that have their own freestanding sign. Not allowing Hyundai to have their own freestanding sign would be detrimental to the Hyundai dealership and their livelihood.

Current Zoning Surrounding Subject Property

North:	Commercial	South:	Residential
East:	Commercial	West:	Residential

Current Land Use Surrounding Subject Property

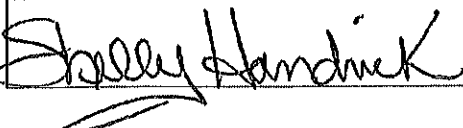
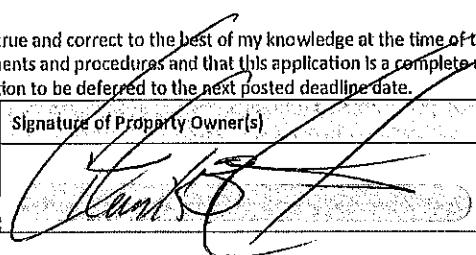
North:	Automotive Dealership (Nissan)	South:	Residential
East:	Automotive Dealership (Kriete Truck Center)	West:	Residential

EXHIBITS

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

CERTIFICATION AND SIGNATURE

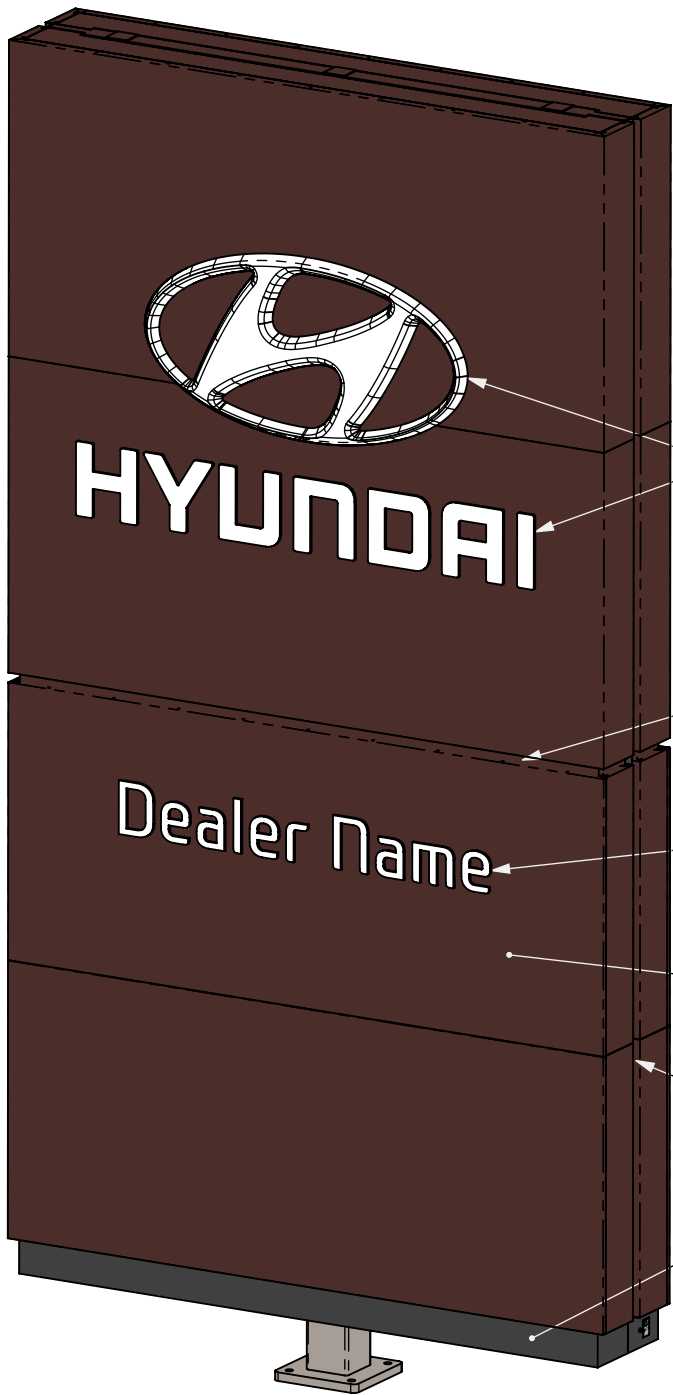
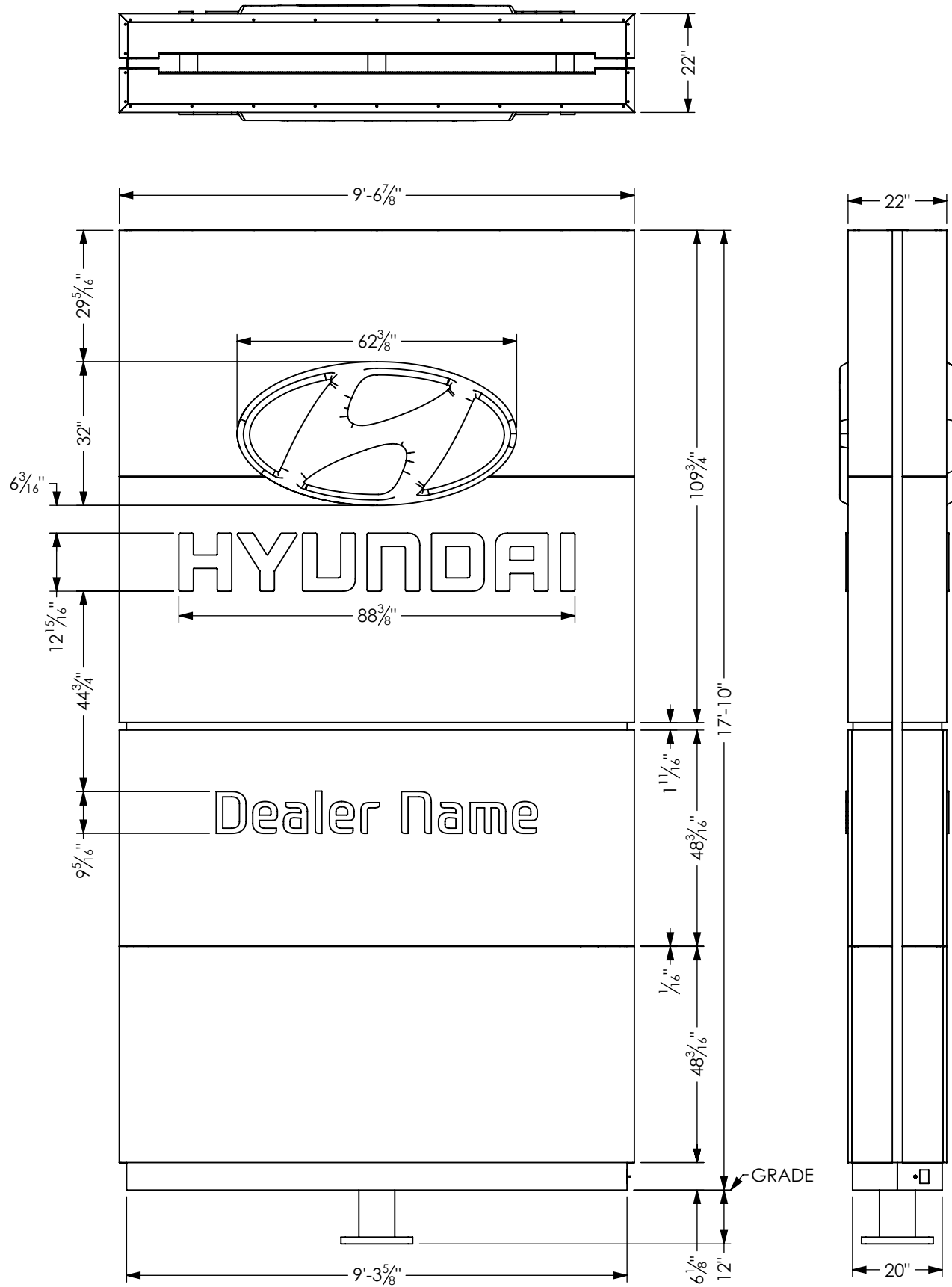
By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete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

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	11-29-21		11-2-21

REVISIONS				
ZONE	REV.	ECR NUMBER	REV CHANGE	REV DATE
	A	49985	INITIAL RELEASE	10/01/2021
				BR

B

A



CLEAR ACRYLIC LOGO & WORDMARK
W/ 2ND SURFACE CHROMED FINISH
BACKED W/ TRANSLUCENT WHITE ACRYLIC

4mm "HYUNDAI BRONZE" ACM REVEAL

COPY IS ROUTED & PUSH THRU 3/4" CLEAR ACRYLIC
COPY STYLE IS 'MODERN H BOLD'

4mm "HYUNDAI BRONZE" ACM PANELS

4mm "FOCUS BLACK" ACM REVEAL

4mm "FOCUS BLACK" ACM KICKER PANEL

Program/Customer:			HMC (HYUNDAI)
Interior/Exterior:	EXTERIOR		
Sign Type:	MONOLITH		
Engineer:	NICK CARRELL		
Windspeed:	115 MPH IBC 2015		
Illumination:	ILLUMINATED		
Voltage:		SCALE: 1:32	



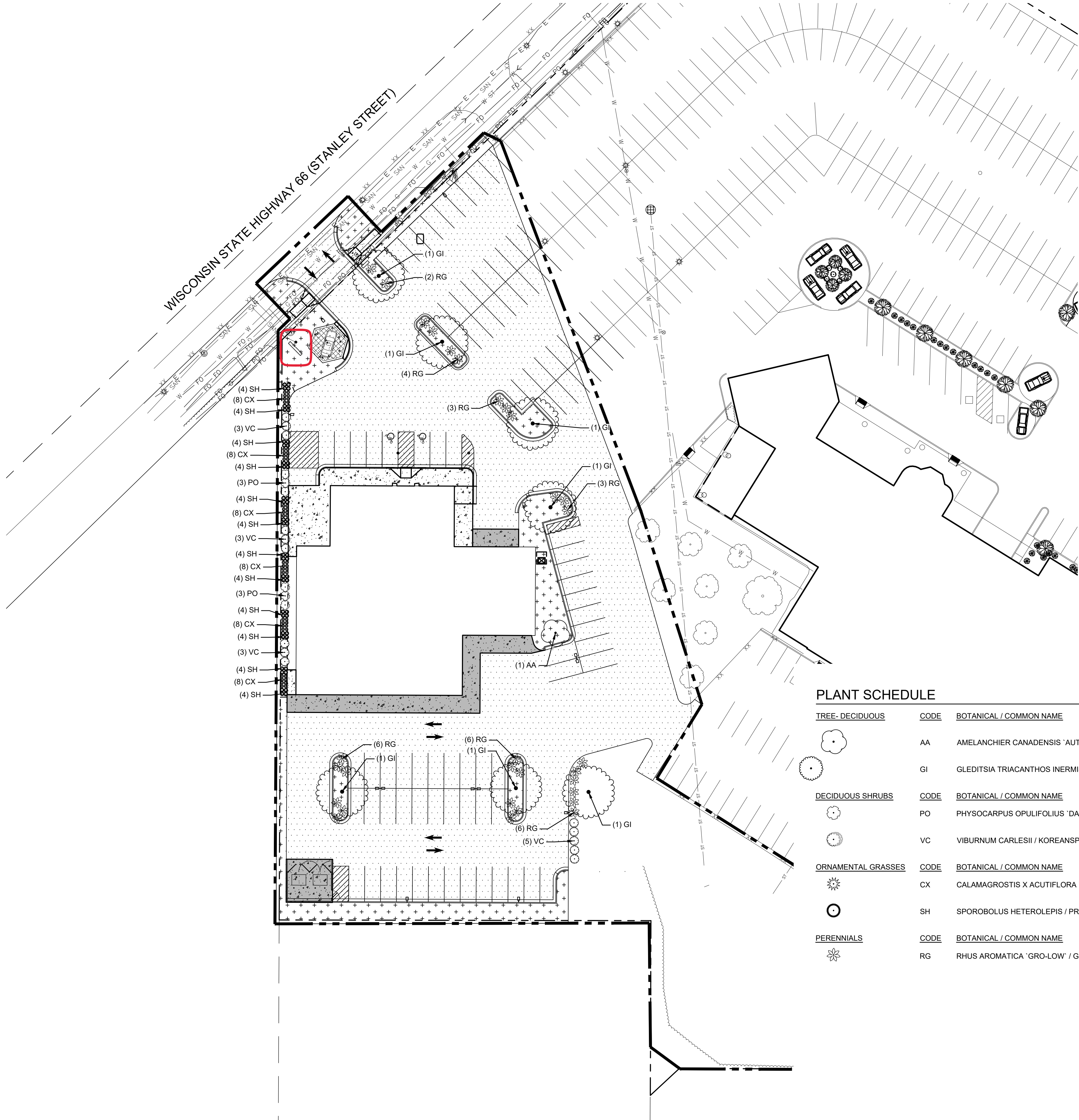
AGI

Description:
18' MONOLITH

Part Number:
HMC-P32-18-115

WEIGHT = 2291 lbs

HMC-P32-18-115



GENERAL NOTES - LANDSCAPE PLAN

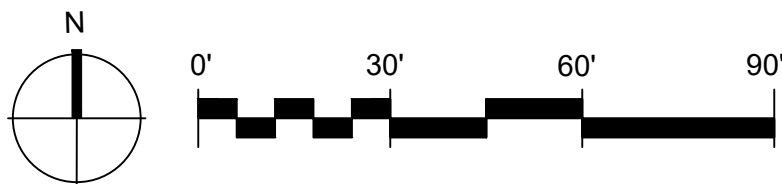
1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PRIVATE UTILITIES PRIOR TO THE START OF WORK.
3. ALL PLANTS SHALL BE REVIEWED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL LANDSCAPE PLANTING BEDS AND ISLANDS SHALL CONTAIN 4" DEPTH OF SHREDDED HARDWOOD BARK MULCH.
5. ALL LANDSCAPE BED AREAS NOT BORDERED BY THE BUILDING OR SITE CONCRETE SHALL CONTAINED BY 3/4" X 4" SILVER ALUMINUM "CURV-RITE" EDGING.
6. ALL GENERAL TURF AREAS SHALL BE FINISH GRADED, SEEDED, FERTILIZED, AND CRIMP HAY MULCHED AS PER THE PROJECT MANUAL SPECIFICATIONS.
7. ALL GENERAL LANDSCAPE AND SEEDING AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
8. SEE THE PROJECT MANUAL FOR SPECIFICATIONS AND REQUIREMENTS FOR PLANTING, STAKING OF TREES, WARRANTY PERIOD, MAINTENANCE, ETC.
9. SEE DETAILS FOR PLANTING INSTALLATION.
10. ALL CONTRACTORS SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING SITE CONDITIONS PRIOR TO THE BID DATE.

SITE LANDSCAPE - LEGEND

- APPROXIMATE LIMITS OF CONSTRUCTION LIMITS ---
- SODDED TURF + + + + +
- ALUMINUM "CURV-RITE" LANDSCAPE EDGING - - - - -

PLANT SCHEDULE

TREE- DECIDUOUS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	AA	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	5' TALL MIN. B&B	1
	GI	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' TM / IMPERIAL HONEY LOCUST	2" CAL B&B	7
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	PO	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' / YELLOW NINEBARK	36" HEIGHT MIN.	6
	VC	VIBURNUM CARLESII / KOREANSPICE VIBURNUM	3 GAL. 18"-24" HEIGHT MIN.	14
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	CX	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	48
	SH	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	1 GAL	48
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	RG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	3 GAL	30



REV	DATE	ISSUED FOR
	05.21.21	BID
DRAWN:		T. SCHMENK
CHECKED:		M. HELMRICK
DOCUMENT NO.		21.024

RETTLER
corporation

3317 Business Park Drive, Stevens Point, WI 54481
Telephone: 715-341-2031 Fax: 715-341-0401
email: info@rettl.com website: www.rettl.com

STEVENS POINT HYUNDAI
WI040
3707 STANLEY ST
STEVENS POINT, WI 54481

LANDSCAPE PLAN



MEMORANDUM

To: Plan Commission

From: Ryan Kernosky, Director of Community Development

Date: January 3, 2022

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. Early start permits have been issued for footings and foundation.

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

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

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 February 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-January 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 12 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.