



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 Ilten
- Commissioner Rice
- Commissioner Schuler

AGENDA

CITY PLAN COMMISSION

Date and Time:	July 5, 2022 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 871 5679 2974 Passcode: 685149
			<u>By Computer:</u>
			https://us02web.zoom.us/j/87156792974?pwd=clhRTlVNYlVCdjM5SUxBWmtDMG
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on the Following:

2. Report of the June 6, 2022 minutes of the City Plan Commission.
3. Public Hearing and action on a request from Travis Haines, representing Candlewood Investments LLC, for a conditional use permit to construct multiple duplexes on the property located at 1400 River View Avenue (Parcel ID 281230805420205), consistent with Ch. 23.01(13)(f).
4. Public Hearing and action on a request from Matt Schneider, representing Mid-State Technical College, for a conditional use permit to construct an advanced manufacturing, engineering technology and apprenticeship center on the property located at 5000 Coye Drive (Parcel ID 281230802200043), consistent with Ch. 23.02(1)(d)(3)(d).

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.

5. Public Hearing and action on a request from the City of Stevens Point to temporarily amend Ch. 23.02(1)(b)(2)(j) and Ch. 23.02(1)(f)(3)(i) of the Revised Municipal Code of the City of Stevens Point for the purposes of allowing owner-occupied and non-owner-occupied tourist rooming houses as a permitted use. Said amendment shall take effect on June 22, 2023 and expire July 5, 2023.
6. A request from Doug Lynch for an exception to driveway requirements at 100 Bukolt Park Street (Parcel ID 281240830400808), consistent with Ch. 23.01(15)(i)(3)(k).
7. Discussion only: Small wind energy systems ordinance.
8. Discussion on Comprehensive Plan update.
9. April and May Monthly Reports.
10. Director's Report.

Closing Section:

11. Adjourn

REPORT OF CITY PLAN COMMISSION

June 6, 2022 – 6:00 PM

In-Person & Zoom Conference Call Meeting

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

ALSO PRESENT: Director Kernosky, Director Kremer, Associate Planner/Zoning Administrator Kuhn, Neighborhood Planner/Economic Development Specialist Klesmith, Alderperson Christianson, Alderperson Keymer, Eric Strangarag, Karey Somers, Phyllis Carlson, Diana Mrozinski, Raymond Cal, Gracia Day, 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 April 4, 2022 meeting of the City Plan Commission.
3. Public Hearing and action on a request from Drew Bain, representing the Wisconsin Public Service Corporation, for a conditional use permit to perform upgrades to an electrical substation located at 3214 Hoover Road (Parcel ID 281230803400602), consistent with Ch. 23.02(1)(a)(3)(b).
4. Public Hearing and action on a request from Tyler Ignatowski for a conditional use permit to construct five duplexes on three unaddressed parcels bounded by North Point Drive and Georgia Street North (Parcel ID's 281240830100144, 281240830100145 & 281240830100146), consistent with Ch. 23.01(13)(f).
5. Public Hearing and action on a request from the City of Stevens Point to amend the Official Street Map of the City of Stevens Point for the purposes of extending Union Street 410 feet to the north of Maria Drive and extending Academy Avenue 133 feet to the west within Parcel ID 281240829240099.
6. A request from Doug Lynch for an exception to driveway requirements at 100 Bukolt Park Street (Parcel ID 281240830400808), consistent with Ch. 23.01(15)(i)(3)(k).
7. A request from Brooke Klesmith, representing Inclusa Inc., for a sign variance to construct a freestanding sign at the property located at 2801 Hoover Road (Parcel ID 281230802200041), consistent with Ch. 25.14.
8. A request from the City of Stevens Point to perform improvements to Goerke Park and to construct and addition to the K.B. Willett Ice Area, located at 931 Michigan Avenue (Parcel ID 281240833200107) and consistent with Ch. 23.01(11).
9. A request from the City of Stevens Point to seek membership in the AARP network of age-friendly communities.
10. Community Development Department Annual Report for 2021.
11. Director's Report.

Closing Section:

12. Adjourn.
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Opening Section:

1. Roll call.

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

Excused: Haines

Mayor Wiza welcomed and introduced Commissioner Jeff Schuler.

Discussion and possible action on the following:

2. Report of the April 4, 2022 meeting of the City Plan Commission.

Motion by Commissioner Cooper to approve the report of the April 4, 2022 Plan Commission meeting; seconded by Commissioner Arntsen.

Motion carried 6-0.

3. Public Hearing and action on a request from Drew Bain, representing the Wisconsin Public Service Corporation, for a conditional use permit to perform upgrades to an electrical substation located at 3214 Hoover Road (Parcel ID 281230803400602), consistent with Ch. 23.02(1)(a)(3)(b).

Associate Planner/Zoning Administrator Kuhn provided a summary of the request to perform upgrades to an electrical substation in the form of a 2,610 sq.ft. expansion and associated perimeter fencing and lighting upgrades. After review, staff held no concerns and recommended approval as outlined in the staff report.

Commissioner Haines arrived at 6:04PM.

Commissioners made the following comments:

1. Inquiry as to whether there would be a change or increase in ambient noise because of replacing equipment, to which the applicant indicated there would be no increase.

Mayor Wiza declared the public hearing open.

There was a request for clarification by a Mr. Miller regarding the ambient noise, to which staff noted that the answer had been no, there would be no increase to ambient noise.

Mayor Wiza declared the public hearing closed.

Motion by Commissioner Cooper to approve the request from Drew Bain, representing the Wisconsin Public Service Corporation, for a conditional use permit to perform upgrades to an electrical substation located at 3214 Hoover Road (Parcel ID 281230803400602), consistent with Ch. 23.02(1)(a)(3)(b) with the following:

1. The applicant shall obtain a building permit prior to the start of construction.
2. Staff shall have the ability to approve minor amendments to the site plan.

seconded by Alderperson Kneebone

Motion carried 7-0.

4. Public Hearing and action on a request from Tyler Ignatowski for a conditional use permit to construct five duplexes on three unaddressed parcels bounded by North Point Drive and Georgia Street North (Parcel ID's 281240830100144, 281240830100145 & 281240830100146), consistent with Ch. 23.01(13)(f).

Associate Planner/Zoning Administrator Kuhn provided a summary of the request to construct five duplexes on three unaddressed parcels, reviewing the surrounding neighborhoods, parcel locations, site plan and elevations. It was noted that the three parcels would be required to be combined to proceed, and the proposed private drive had been vetted by the Public Works Department. After review, staff held no concerns and recommended approval as outlined in the staff report.

Commissioner Schuler inquired as to whether the siding material extended to the rear of the building, to which staff added that the stone treatment with vinyl siding would face the private drive, and only vinyl on the rear.

Mayor Wiza declared the public hearing open.

Karey Somers (432 Georgia St N) inquired on the ratio of single-family units versus two-family or more units, and whether the driveways would come off Georgia St N, to which Mayor Wiza noted that no driveways would come off Georgia St N. Lastly, Ms. Somers asked if on-street parking would be allowed on the Georgia St N, and what price points the rentals would be set to.

Associate Planner/Zoning Administrator Kuhn read prepared testimony by Mr. John Gardner into the record. It suggested requiring additional architectural treatment to the walls facing the public street, and to address privacy concern for neighboring properties.

Diana Mrozinski (424 Georgia St N) mirrored Ms. Somers sentiments and noted additional concern for flooding issues and the loss of green space.

Karey Somers (432 Georgia St N) additionally inquired on whether the developer was receiving City incentives, and whether they could see a decrease in their property values and increase in taxes.

Mayor Wiza declared the public hearing closed.

Staff provided the following comments:

1. The tax rate would not change for individuals as everyone paid the same mill rate.
2. Staff did not have information on price per units.
3. Rental ratios for the whole City were around the higher 40%, noting that a specific ratio for just the north side would be more difficult to determine.
4. Vehicular access would be off North Point Dr.
5. On-street parking was allowed City-wide, but they could touch base with Public Works to see if it would make sense to not allow it there considering the narrowness of Georgia St N.
6. There would be (2) water retention facilities with the development to monitor stormwater. The Public Works Department did not have concerns.
7. The zoning was Multiple-Family, therefore the density was below the maximum allowed.
8. There are no City incentives for the proposed project.

Tyler Ignatowski, applicant, requested clarification on requiring additional façade treatments, and whether a specific percentage would be used for the requirement, to which staff noted a 25% per elevation would be likely. A brief discussion followed on adding a condition to cover the façade treatment requirement.

Aldersperson Christianson (District One) noted that the four-foot-tall brick façade being discussed would appear to be higher than what was presented on the existing elevation.

Commissioner Rice noted that there would be a preference for there to be more variations or variety between each building, not specifically a requirement for the façade treatment.

Director Kernosky reminded the commission of their limited ability to regulate architectural items. While the applicant had noted willingness to add additional façade treatment, requesting specific materials or aesthetics was beyond their authority.

Motion by Mayor Wiza approve the addition of the following condition:

1. **Four-foot-tall brick façade shall be located on the east and west facades of each duplex, subject to the review and approval of Community Development staff.**

seconded by Commissioner Cooper

Motion carried 6-1, with Commissioner Rice voting in the negative.

Commissioner Arntsen noted additional concern for the retention area, pointing to the high amount of impervious surface, to which staff reiterated that the Public Utilities Department had reviewed and approved the proposed after initial changes had been requested from the applicant. There was a brief discussion on the

direction of water run-off, as well as the Engineering Department's review and approval of the private drive capability.

Commissioner Rice noted a large loss of natural screening would likely occur to create the retention ponds. Staff confirmed that they had stressed screening to the applicant and pointed to a condition of approval requiring a landscaping plan. After a brief discussion, Mr. Rice noted their comfort in having staff navigate screening directly with the applicant, and an additional screening condition would not be pursued. He hoped the landscaping would assist in alleviating privacy concerns for adjacent neighbors.

Commissioner Rice also pointed to a trend in seeing multiple buildings on one combined parcel, noting that in allowing the combination, future sales of the parcel would price out individual buyers. He asked why there was one combined lot versus individual lots for each building.

Director Kernosky noted that requirements to undergo a Planned Unit Development were more intense and required different steps than a Conditional Use Permit. The applicant had personally chosen to take the Conditional Use Permit process, in which the zoning code allowed for the combination of parcels to maximize the number of duplexes that could be built.

Commissioner Arntsen noted agreement with Commissioner Rice, seeing how individual ownership for each duplex would assist with the scarcity of home ownership, rather than five duplexes rented out by one owner.

Director Kernosky provided a brief narrative on how the City could not control private developments as much as they could for City-incentivized or City-driven developments. He agreed that privately owned properties would strengthen the housing stock, but it was not under their control to force it. He noted additionally the benefits of having a form-based zoning code that could assist in these future requests, but that was a large project further down the road that needed to be addressed.

Karey Somers (432 Georgia St N) inquired on what would occur with the power lines and asked the commission to further review the project before approving it, to which staff noted that contact information would be shared between Ms. Somers and the developer for further discussions.

Motion by Alderperson Kneebone approve the request from Tyler Ignatowski for a conditional use permit to construct five duplexes on three unaddressed parcels bounded by North Point Drive and Georgia Street North (Parcel ID's 281240830100144, 281240830100145 & 281240830100146), consistent with Ch. 23.01(13)(f) with the following:

1. Garbage collection shall be handled commercially, and a trash receptacle location shall be incorporated for the proposed development. Location and proper screening shall be reviewed by City staff.
2. A grading plan shall be provided, subject to the review and approval of Public Utilities staff.
3. The applicant shall meet DNR NOI requirements.
4. Separate water and sewer service shall be installed for each unit.
5. A utility easement and shared access agreement shall be recorded prior to the issuance of occupancy.
6. The three subject parcels shall be combined prior to the start of construction.
7. A landscaping plan shall be produced, subject to the review and approval of the Zoning Administrator.
8. An additional fire hydrant shall be installed to complement the proposed development, subject to the review and approval of the City Fire Marshal.
9. Four-foot-tall brick façade shall be located on the east and west facades of each duplex, subject to the review and approval of Community Development staff.

seconded by Commissioner Rice

Motion carried 7-0.

Commissioner Haines was excused from the meeting.

5. Public Hearing and action on a request from the City of Stevens Point to amend the Official Street Map of the City of Stevens Point for the purposes of extending Union Street 410 feet to the north of Maria Drive and extending Academy Avenue 133 feet to the west within Parcel ID 281240829240099.

Director Kernosky summarized the request to extend Union Street 410 feet to the north of Maria Drive and extending Academy Avenue 133 feet to the west within the stated parcel as part of The Grove redevelopment by General Capital Group. While the Plan Commission and Common Council previously approved the request to accept the property for right-of-way purposes, they now needed to amend the Official Street Map. Staff recommended approval as presented.

Commissioners made the following comments:

1. Clarification requested on why Academy Avenue was being extended west, to which staff explained it was proposed to serve a future phase.
2. Inquiry about extending Third Street, to which staff confirmed an extension was already part of the Official Street Map for future development.

Mayor Wiza declared the public hearing open.

Gracia Day (101 Union St) suggested adding a stop sign somewhere between Division Street and Second Street to slow traffic along Maria Drive.

Raymond Cal (1233 Maria Dr) asked if there extending Meadow Street to the north was still on the table, to which staff confirmed that it was, but it was not part of the current public hearing or meeting agenda.

Mayor Wiza declared the public hearing closed.

Motion by Commissioner Arntsen to approve the request from the City of Stevens Point to amend the Official Street Map of the City of Stevens Point for the purposes of extending Union Street 410 feet to the north of Maria Drive and extending Academy Avenue 133 feet to the west within Parcel ID 281240829240099; seconded by Commissioner Rice.

Motion carried 6-0.

6. A request from Doug Lynch for an exception to driveway requirements at 100 Bukolt Park Street (Parcel ID 281240830400808), consistent with Ch. 23.01(15)(i)(3)(k).

The item was pulled from the agenda, with plans to come forward next month. No action was taken.

7. A request from Brooke Klesmith, representing Inclusa Inc., for a sign variance to construct a freestanding sign at the property located at 2801 Hoover Road (Parcel ID 281230802200041), consistent with Ch. 25.14.

Associate Planner/Zoning Administrator Kuhn summarized the request for a 14 ft height, 211 sq.ft. freestanding sign to the east of the intersection of Hoover Road and Industrial Park Road to better identify the entrance to the property and location of multiple non-profit tenants. After review, staff recommended approval with conditions outlined in the staff report.

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

Aldersperson Carlson (District Six) noted several concerns from residents for the traffic flow patterns in the area, especially around 3PM. It was noted that the item was not on the agenda, and for the Alder to contact the Mayor's office to discuss separately.

Motion by Aldersperson Kneebone to approve the request from Brooke Klesmith, representing Inclusa Inc., for a sign variance to construct a freestanding sign at the property located at 2801 Hoover Road (Parcel ID 281230802200041), consistent with Ch. 25.14. with the following conditions:

1. The freestanding sign shall be located outside of the utility easement area located on the northwest corner of the subject property, subject to the review and approval of City staff.

2. A building permit shall be obtained prior to the start of construction.
3. Staff shall have the ability to approve minor amendments to the project plan.

seconded by Commissioner Arntsen.

Motion carried 5-0, with Commissioner Schuler abstaining.

8. A request from the City of Stevens Point to perform improvements to Goerke Park and to construct and addition to the K.B. Willett Ice Area, located at 931 Michigan Avenue (Parcel ID 281240833200107) and consistent with Ch. 23.01(11).

Associate Planner/Zoning Administrator Kuhn summarized the request to construct a 3,250 sq.ft. addition to the K.B. Willett Ice Arena located at the noted parcel, including a new video scoreboard for the stadium and façade improvements to the stadium's press box and concessions building. He noted that any improvements to public facilities required Plan Commission approval. After review, staff held no concerns and recommended approval as 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 the City of Stevens Point to perform improvements to Goerke Park and to construct and addition to the K.B. Willett Ice Area, located at 931 Michigan Avenue (Parcel ID 281240833200107) and consistent with Ch. 23.01(11) with the following:

1. The applicant shall submit details on proposed signage to be installed on the ice arena addition, subject to the review and approval of Community Development staff.
2. An additional fire hydrant shall be installed to support the proposed addition, subject to the review and approval of the City Fire Marshal.
3. A building permit shall be obtained prior to the start of construction.
4. Staff shall have the ability to approve minor amendments to the plan submittal.

seconded by Mayor Wiza

Motion carried 6-0.

9. A request from the City of Stevens Point to seek membership in the AARP network of age-friendly communities.

Mayor Wiza explained that City staff had approached him about the possibility of seeking AARP membership, specifically for like-minded government entities that strive to implement policies and actions that make communities more livable for people of all ages. Membership could also open opportunities for grants that would assist in implementing those policies and actions.

Mayor Wiza asked for comments from the audience.

Aldersperson Christianson (District One) commended the City's push for membership, noting that AARP had been a sponsor at a recent Downtown-focused conference, and they had been impressed by their presentation.

Motion by Commissioner Schuler to approve the request from the City of Stevens Point to seek membership in the AARP network of age-friendly communities; seconded by Aldersperson Kneebone.

Motion carried 6-0.

10. Community Development Department Annual Report for 2021.

Director Kernosky provided highlights for net new construction for 2021, noting the good numbers still came in regardless of the economic shift and ongoing pandemic. He also summarized division make-up, and reviewed major staffing changes for the department. The full report had been included in the staff packet.

Motion by Alderperson Kneebone to approve the Community Development Department Annual Report for 2021 and place it on file; seconded by Commissioner Cooper.

Motioned carried 6-0.

The Annual Report would be made available on the City website.

11. Director's Report

Director Kernosky provided brief updates on:

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

Closing Section:

12. Adjourn.

Meeting adjourned at 7:11 PM.

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

Attachments relating to Agenda Item 4:

Maria Mohr

From: Adam Kuhn
Sent: Wednesday, June 15, 2022 3:17 PM
To: Maria Mohr
Subject: FW: [External] 5 duplexes on Georgia

From: Gardner <candigard@gmail.com>
Sent: Saturday, June 4, 2022 9:55 AM
To: Ryan Kernosky <rkernosky@stevenspoint.com>; Mike Wiza <MWiza@stevenspoint.com>; annapoint14@gmail.com
Subject: [External] 5 duplexes on Georgia

Ryan,

The 5 duplexes are going to look pretty plain with the uninteresting "private" side of the duplex facing the street all lined up. (some variation in setback but not that much) Not much privacy afforded the residents or the neighborhood. A friendly suggestion would be to require some architectural treatment to the walls facing the street and to address the privacy of the residents and the neighbors.

Just a friendly suggestion.

John

(Sorry, can't help myself)

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

Administrative Staff Report

Construction of Eleven Duplexes

1400 River View Avenue

July 5, 2022

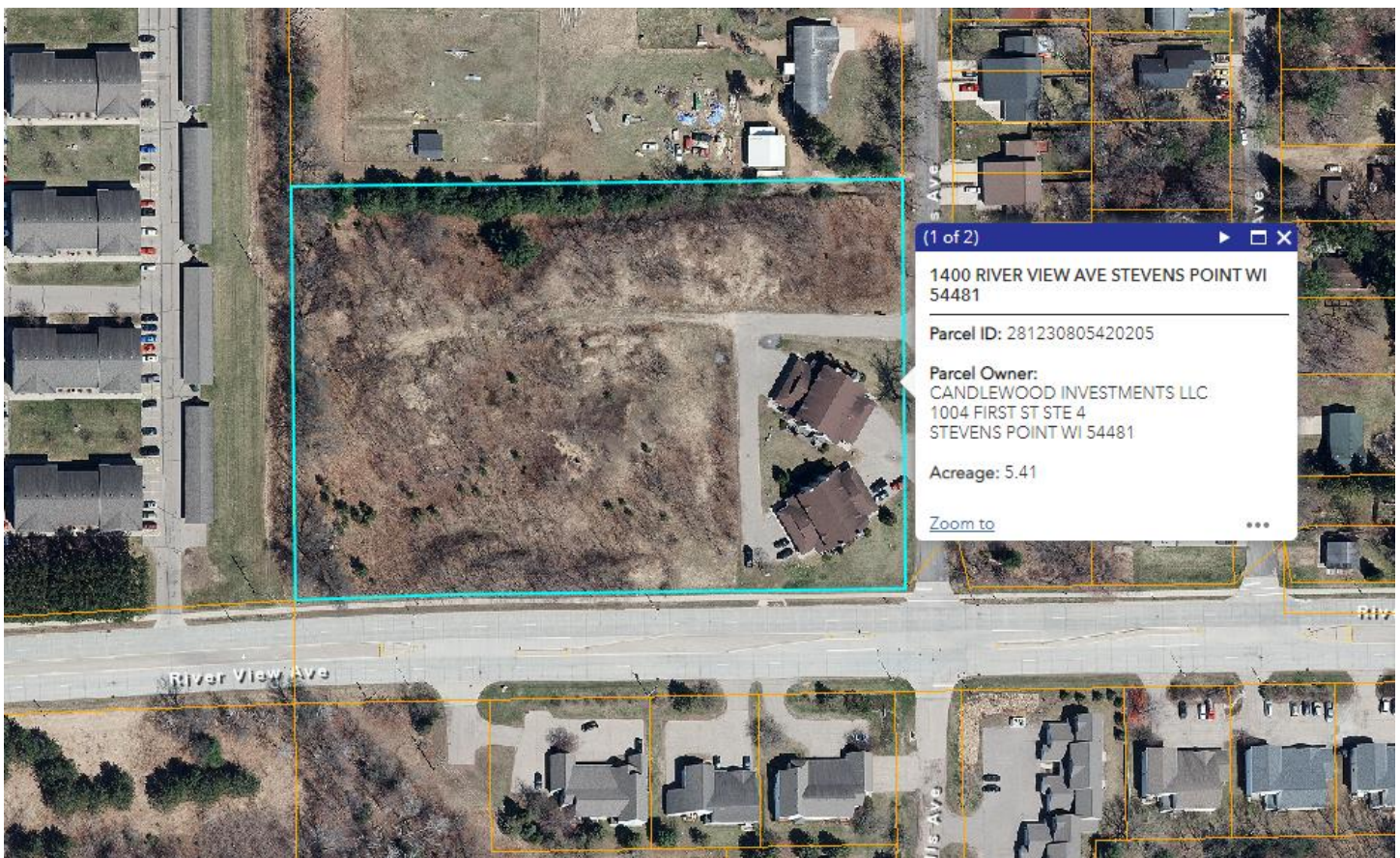


Department of Community
Development

Applicant(s): - Travis Haines, representing Candlewood Investments LLC Staff: - Ryan Kernosky, Director rkernosky@stevenspoint.com - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281230805420205 Zone(s): "R-4" Multiple Family I Residential Master Plan: - Multi-Family Residential Council District: - District 10 Ald. Fishler Lot Information: - Frontage: 1,009 ft. - Depth: 405 ft. - Lot Size: 235,790 sq. ft. (5.413 ac.) Current Use: - Multi-Family Residential Applicable Regulations: 23.02(13)(f)	Request - Public Hearing and action on a request from Travis Haines, representing Candlewood Investments LLC, for a conditional use permit to construct multiple duplexes on the property located at 1400 River View Avenue (Parcel ID 281230805420205), consistent with Ch. 23.01(13)(f). Attachment(s) - Application - Plans Findings of Fact - The applicant is requesting to construct eleven duplexes on the subject property. - Each duplex will provide three bedrooms and a 587 sq ft attached garage. - No more than one main building can be situated on one zoning lot, except for when the Plan Commission approves the measure through a conditional use permit. - An access point off of Echo Dells Avenue exists and will complement the proposed development. Two access points off of County Road HH are proposed, one of which will be used only during emergency situations. - The subject property is zoned "R-4" Multiple Family I Residential. - In 2002, the Common Council approved a conditional use request to construct six four-unit buildings and seven duplexes. As of 2022, only two of the four-unit buildings have been constructed. Staff Recommendation Approve the conditional use permit to construct eleven duplexes on the property located at 1400 River View Avenue (Parcel ID 281230805420205), subject to the following conditions: - Garbage collection shall be handled commercially, and a trash receptacle location shall be incorporated for the proposed development. Location and proper screening shall be reviewed by City staff. - The applicant shall meet DNR Notice of Intent requirements. - Separate water and sewer service shall be installed for each unit.
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4. All walls facing a public right-of-way shall have the same architectural appeal as the front elevation proposed on each duplex.
5. The proposed red maple trees along County Highway HH shall be replaced with another type of landscape species to provide greater screening. Such landscaping specifications shall be approved by the Zoning Administrator.
6. The eastern access point off of County Road HH shall be paved using a hard surfacing material and be accompanied with a locked gate. The gate shall be at least 14 feet in width.
7. A right-of-permit shall be obtained from the Portage County Highway Department.
8. 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 eleven duplexes on a 5.41-acre lot located at the corner of River View Avenue and Echo Dells Avenue. The proposed duplexes range from 3,600 sq ft to 4,300 sq ft in size and would be located immediately to the west of two four-unit structures on the subject property. All duplexes would provide three bedrooms and an attached garage approximately 587 sq ft in size. A concrete patio at grade is proposed to be located in the rear of most housing units. In 2002, the Common Council approved a conditional use

request to construct six four-unit buildings and seven duplexes. As of 2022, only two of the four-unit buildings have been constructed. The proposed site plan shown below is nearly identical to the previously approved site plan, with the exception of swapping out four of the four-unit buildings with duplexes.

According to the City’s Zoning Code, no more than one main building can be situated on one zoning lot, except for when the Plan Commission approves the measure through a conditional use permit. Said requirement is outlined below.

Ch. 23.01(13)

(f) *More Than One Principal Building or Use on a Lot. Every building hereafter erected, converted, enlarged, or structurally altered shall be located on a zoning lot and there shall not be more than one main building on one zoning lot except that the Plan Commission may authorize more than one main building on one zoning lot if the proposal meets the conditional use standards contained in this ordinance.*

Further development details have been provided below and are summarized throughout this report.

1. **Setbacks.**

The following are the setback requirements of the “R-4” Multiple Family I Residence District – 25’ of street setback, 10’ of side yard setback on each side and a rear yard setback not less than 20% of the lot’s depth (minimum of 15 feet with a maximum of 30 feet). According to the submitted site plan, 35 feet of setback is provided off of River View Avenue and 40 feet off of Echo Dells Avenue. 46 feet of setback of side yard setback is provided from the west lot line, while 38 feet of rear yard setback is provided off of the north lot line.

Lot Line	R-4 District Minimum Setback Requirements	Proposed Setbacks (Findings)
Street	25 ft	35.07 ft off of River View Avenue, 40.19 ft off of Echo Dells Avenue
Side	10 ft	46 ft from west lot line
Rear	20% of lot depth (minimum of 15 ft and a maximum of 30 ft)	38 feet from north lot line

2. **Density.**

Within the “R-4” District, each duplex requires a lot size of 8,000 sq ft. Two four-unit residences exist on the property and would each require 15,000 sq ft of lot size. When considering all existing and proposed structures on the property, 118,000 sq ft of lot size is needed. 235,790 sq ft of lot size is provided, thereby meeting density requirements.

3. **Parking and Traffic Flow.**

An existing driveway exists off of Echo Dells Avenue that will support the proposed development. Two access points off of River View Avenue are proposed, with one of these access points being permanently closed for traffic and will be used by emergency responders during emergency situations. As a condition of approval, this emergency access point will need to be paved and furnished with a locked gate approximately fourteen feet in width. These access points off of River View Avenue have been reviewed by the Portage County Highway

Department and meets minimum requirements. As the development is not considered an apartment or mixed-use facility, it is not subject to vehicular and bicycle parking requirements as outlined in the City's Zoning Code.

4. Utilities.

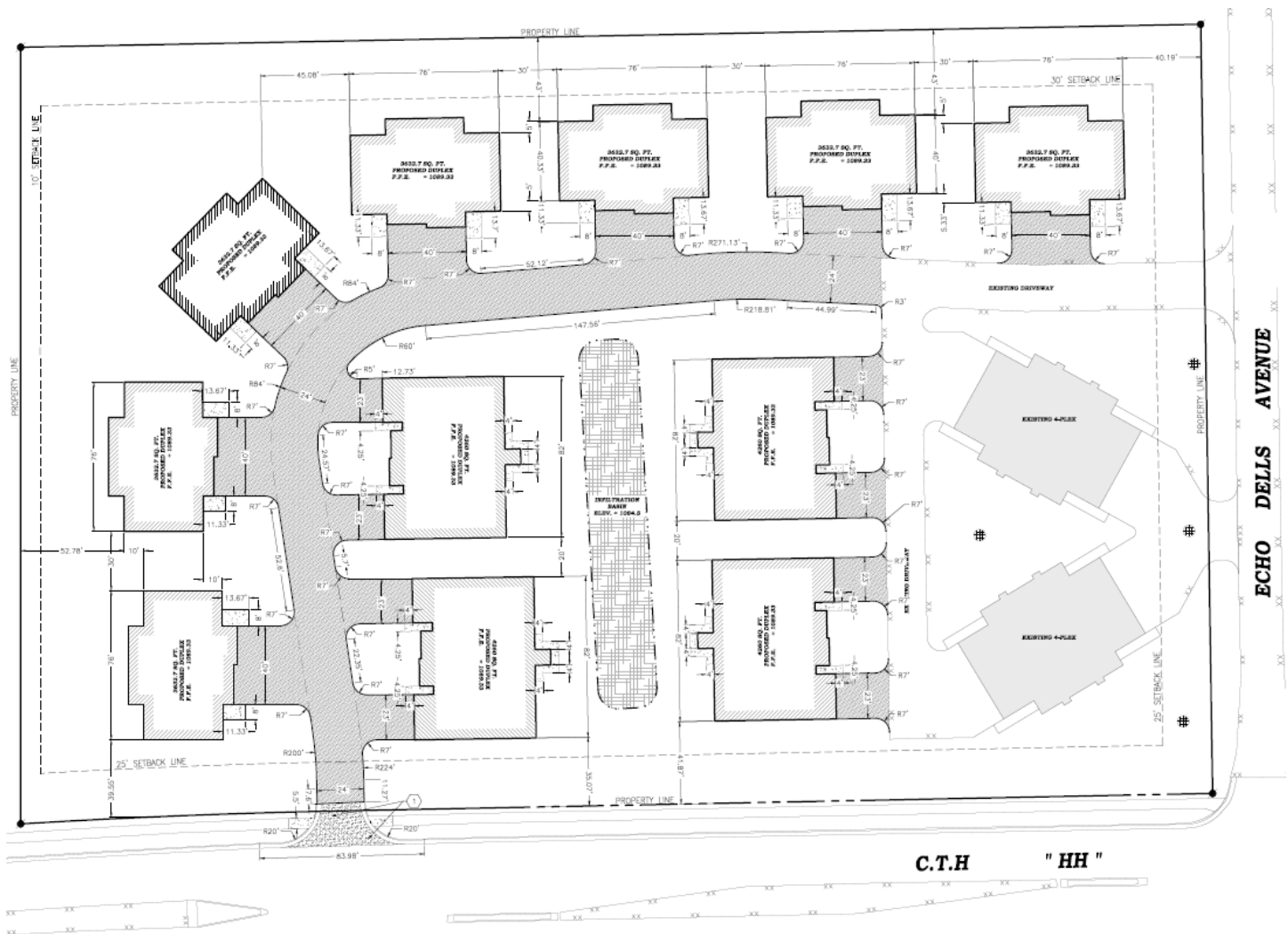
Similar to other duplex developments that were approved by the Commission this year, two water lines and two sewer lines per duplex (one for each unit) is required. Utility connections exist off of both Echo Dells Avenue and River View Avenue that can service the proposed development.

5. Landscaping.

Existing mature trees along the north and west lot lines will be undisturbed and will assist in screening from adjacent single- and multi-family uses. A landscaping plan has been submitted. As a condition of approval, staff would recommend that the development team swap out the proposed red maple trees along River View Avenue with another type of species that provided greater screening from the adjacent street.

6. Compatibility with the Comprehensive Plan.

The subject parcel is in an area that provides a mix a residential land use intensity. The City's Future Land Use Map identifies the subject property, along with neighboring properties to the south and west for multi-family residential development. Areas to the north and east are identified for single-family residential use, while lands to the southwest are not developable due to the prevalence of wetlands.



Standards of Review – Conditional Use Permit

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

Analysis: The proposed use is consistent with the City's Comprehensive Plan and the existing surrounding uses are unlikely to be negatively impacted by the proposed development. Higher-density residential development exists to the south and west of the subject property, while single-family uses exist to the north and east. By providing two-unit dwelling units, it arguably provides a better buffer between the range of residential use intensities east and west of Echo Dells Avenue. Adequate utility and road networks exist to compliment the planned future development of the subject property.

Findings: The "R-4" Multiple Family I Residential District allows for two-family dwellings as a permitted use. Whereas this request seeks to allow more than one duplex on the parcel, constructing two-family duplexes are consistent with the land uses of neighboring parcels. Staff does not believe the proposed conditional use permit with the conditions outlined above would be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

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

Analysis: Two-family dwellings are a permitted use within the “R-4” Multiple Family I Residence District.

Findings: Given that two-family dwellings are a permitted use within the Zoning Code, and that the only reason for the conditional use requirement is due to there being more than one principal structure on a single lot, staff does not believe that this use is injurious to the use for the uses already permitted.

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

Analysis: The respective area is in an established and developed area of the city. The City’s Comprehensive Plan identifies this area for multi-family residential uses.

Findings: See standards one and two above. The applicant’s proposal will not impede on the normal and orderly development and improvement of the surrounding area.

4. **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: The proposed duplexes are of a design compatible with other higher-density residential development in the city. A decorative stone façade is planned along the front door to provide aesthetic variation with siding enclosing the overhead doors.

The differences in

roof pitch also

creates a more

uniform building

height and better

compliments

similar residential

development

nearby. As a

condition of

approval, staff

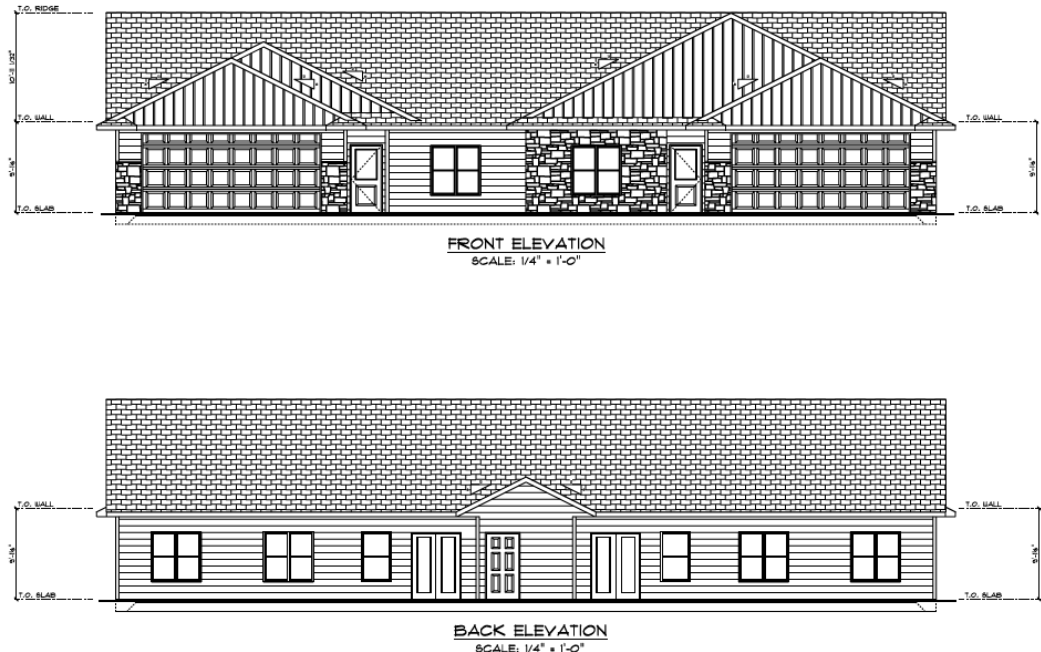
would recommend

that the same

stone façade is

replicated on the

side elevations of duplexes that face a public street.



Findings: This standard is met.

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

Analysis: A private driveway will be constructed to provide access to these eleven proposed duplexes. One infiltration basis in proposed in the middle of the subject property. Upon review by the Utilities Department, staff believes that appropriate stormwater infrastructure exists based on the scope of the proposed development. As discussed above, one access point off of River View Avenue will be closed to the public and will be used for vehicular movement only during emergency situations.

Findings: Staff believes that this standard is met.

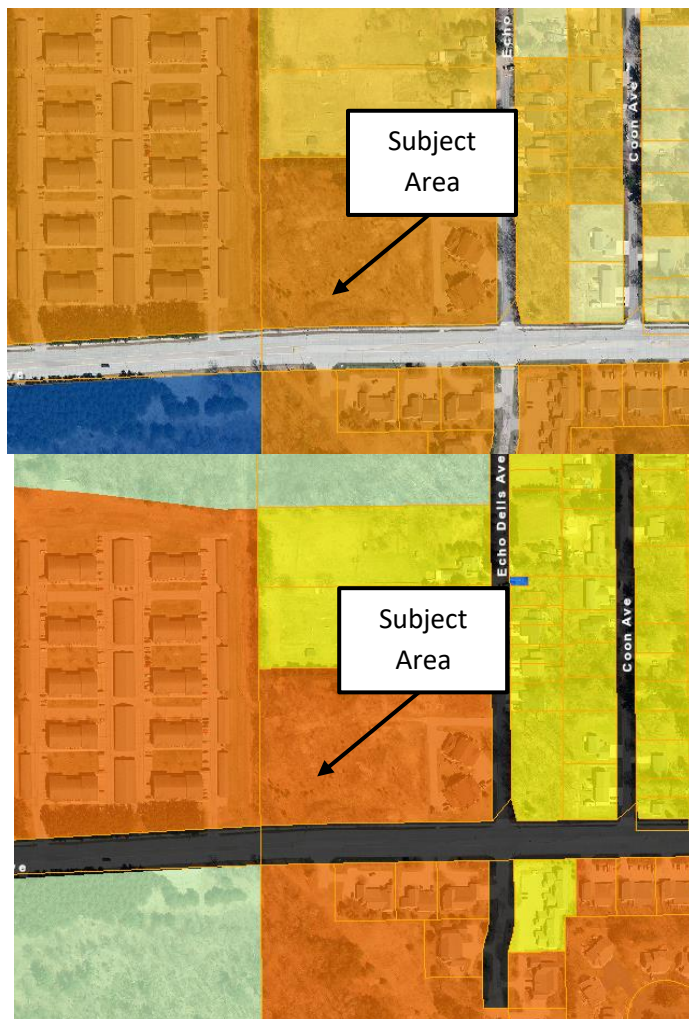
6. Adequate measures have been, or will be taken, to provide ingress and egress so designed to minimize traffic congestion in the public streets.

Analysis: The development will be serviced by a private driveway with access off of River View Avenue and Echo Dells Avenue. Staff believes that access off of two streets will not cause significant issues with ingress and egress.

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 this property has identified the subject parcels for multi-family residential uses. The subject parcels are also zoned “R-4” Multi-Family Residential. According to the City’s Zoning Code, the “R-4” District is established “to provide a medium density, mixed residential district intended to provide a transition between lower density detached housing areas and more intense non-residential land usage consistent with the City’s Comprehensive Plan.”



Findings: The proposed development is consistent with providing a higher-intensity residential land use and provides an adequate transition between the higher-density residential uses to the south and west and the lower-density residential uses to the east and north.

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

Analysis: The conditional use permit application is seeking to construct more than one principal building on a lot. Key land use requirements outlined in the 'background' section above are met with the proposed development.

Findings: The regulations of the district are met for this proposal provided the conditional use permit's conditions are met.

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

Analysis: Approximately 22 housing units will be created under this proposal. The proposed use is less dense than other surrounding uses.

Findings: 22 additional housing units will not result in an over-concentration of high-density living facilities in one area so as to result in a substantial or undue adverse effect on the neighborhood, on the school system, and the social and protective services systems of the community. This standard is met.

- 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: Eleven two-unit residential buildings are planned to be constructed on the lot. While the proposed use is not considered multi-family residential use, the view from River View Avenue and Echo Dells Avenue will not be of garages, but rather the side and rear profile of the duplexes.

Findings: This standard is met.

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

Analysis: Vehicular access into the site comes off of Echo Dells Avenue and River View Avenue. Sidewalks exist off of River View Avenue to provide pedestrian accommodations to the property.

Findings: Staff believes that access 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 property has water and sewer connections up to the right-of-way. Appropriate water connections for the proposed development have been planned as part of the plan review.

Findings: 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 not enclosed on the attached plans.

Findings: The owner shall provide plans for garbage and recycling enclosures consistent with the City's regulations on refuse storage and screening.

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

Analysis: Outside of light coming from the buildings, no additional lighting that impacts the surrounding neighborhood is proposed.

Findings: Lighting would be provided by the building.

- 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: The submitted landscaping plan ensures a more harmonious residential development by using both existing and new plantings to provide greater separation between neighboring residential use intensities.

Findings: This standard is met.

Based on the findings above, staff would recommend approval of the conditional use permit with the conditions outlined on page one. 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	Travis Haines - Candlewood Property Management	Contact Name	
Address	1004 First St. Suite 4	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	(715) 344-7524	Telephone	
Fax	-	Fax	
Email	travis@rentcandlewood.com	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name	Candlewood Property Management, LLC	Owner's Name	
Address	1004 First St. Suite 4	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	(715) 344-7524	Telephone	
Fax	-	Fax	
Email	travis@rentcandlewood.com	Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
281-23-0805420205		
Legal Description of Subject Property		
PT NWSE COM 33' N SW/C;TH N 430';TH E 602'; TH S 430';TH W 602'TO POB EX PT SOLD 688/181; SUBJ DRG ESMT-243470 S5 T23 R8 774662		
Designated Future Land Use Category		Current Use of Property
R-4 Multiple Family Residential		R-4 Multiple Family Residential
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)		
As it sits right now, there are (2) 4-plexes that were finished on the corner of Echo Dells and HH. The rest of the lot is undeveloped. We are looking to develop the lot with (11) more duplexes, similar to what was planned for the site back in 2002. See attached plans for more detail.		
How will the proposed development reinforce the existing or planned character of the neighborhood? (Use additional pages if necessary)		

The proposed development includes (11) single story duplexes that are similar in size and architectural style to the surrounding developments along River View Ave.

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

The existing canopy trees along the north and south property lines will remain in place as best as possible to work with the proposed grading for the rear yards of the proposed (7) duplexes adjacent to the these property lines, creating a vegetative buffer. Also, silt fence, erosion control blankets, and other erosion control measures will be put into place reduce negative impacts on adjacent properties during construction.

Current Zoning Surrounding Subject Property

North:	R3- Single and Two Family Residential	South:	R4- Multiple Family I Residential
East:	R3- Single and Two Family Residential	West:	R4- Multiple Family I Residential

Current Land Use Surrounding Subject Property

North:	Single Family Residence	South:	Multiple Family Residences
East:	Vacant Lot	West:	Multiple Family Residences

EXHIBITS

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

CERTIFICATION AND SIGNATURE

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

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



4941 Kirschling Court, Stevens Point, WI 54481
1497 6th Street - Suite C, Green Bay, WI 54304
1261 W Main Street - Suite 102, Sun Prairie, WI 53590

June 7, 2022

City of Stevens Point
Attn: Alderperson Keely Fishler
1515 Strongs Avenue
Stevens Point, WI 54481

RE: 1400 River View Ave. - Project Notice

Alderperson Fishler,

Candlewood Property Management is proposing to construct (11) new duplexes to their existing property located at 1400 River View Ave. The proposed development consists of (2) existing 4-plexes on-site developed back in 2002, and the addition of (11) new duplexes with associated driveway connections and utilities.

If you have any questions, please feel free to contact me.

Sincerely,

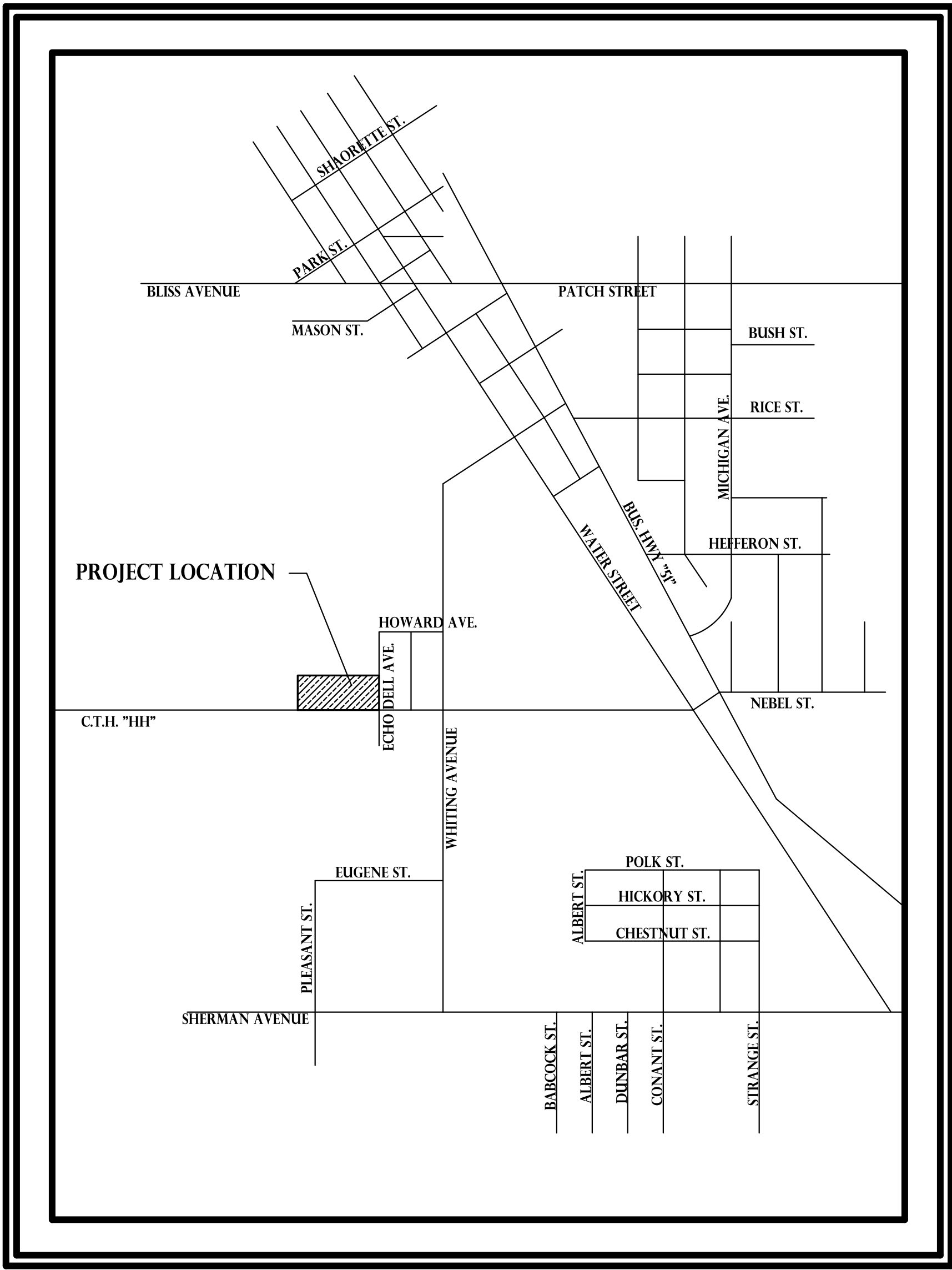
A handwritten signature in blue ink, appearing to read 'J. Lundberg', is written over the printed name.

James Lundberg, P.E.
Director of Engineering
Point of Beginning, Inc.

RESIDENTIAL DEVELOPMENT

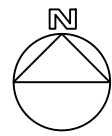
1400 RIVER VIEW AVE.
CITY OF STEVENS POINT
PORTAGE COUNTY, WISCONSIN

PROJECT LOCATION MAP



STEVENS POINT, WISCONSIN

NO SCALE



OWNER INFORMATION

CANDLEWOOD INVESTMENTS LLC
1004 FIRST ST STE 4 STEVENS POINT WI 54481

CIVIL SHEET INDEX:

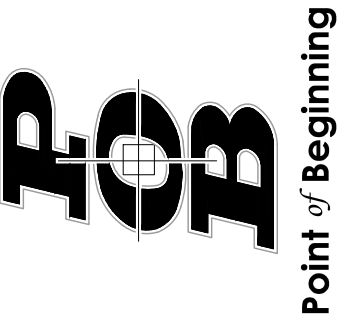
- T1.0 - TITLE SHEET
- C1.0 - DEMOLITION PLAN
- C2.0 - LAYOUT PLAN
- C3.0 - GRADING PLAN
- C4.0 - EROSION CONTROL PLAN
- C5.0 - UTILITY PLAN
- C6.0 - DETAILS
- C6.1 - DETAILS
- L1.0 - LANDSCAPE PLAN

REVISIONS	
CHECKED:	JJL
DRAWN:	MAJ
DATE	06/07/22
PROJECT NO.	22.048

TITLE SHEET

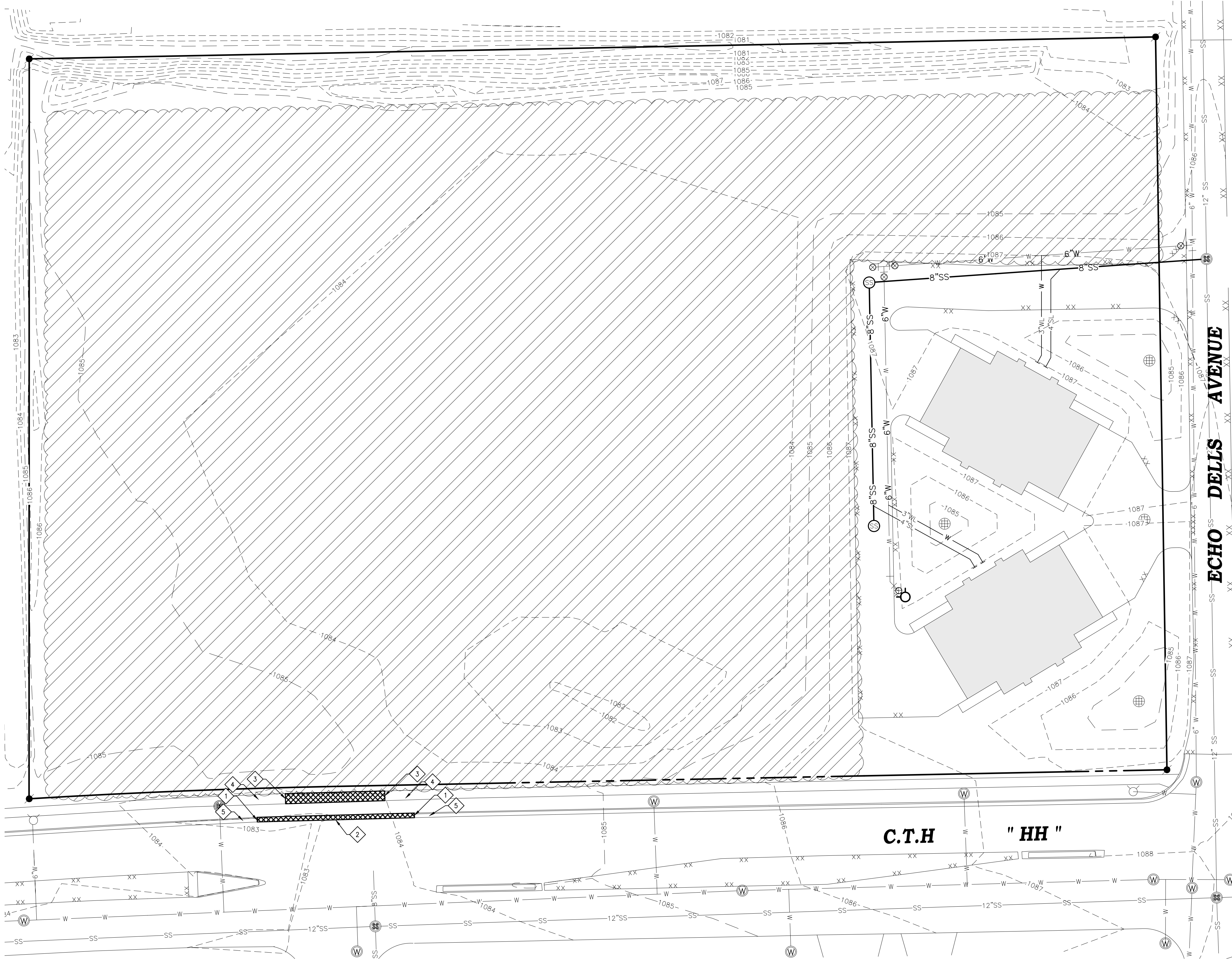
CANDLEWOOD PROP MGMT
1400 RIVER VIEW AVE
CITY OF STEVENS POINT
PORTAGE CO, WI

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirchling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)



Point of Beginning

SHEET
T1.0



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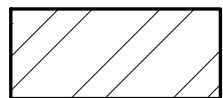
- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
- INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION, IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
- BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
- COORDINATE WITH THE OWNER AND LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING UTILITIES ON SITE PRIOR TO THE START OF WORK.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- ANY EXISTING UTILITIES NOT EXPRESSLY LABELED FOR DEMOLITION/REMOVAL ON THIS DOCUMENT SHALL BE LEFT IN PLACE AND IN THEIR CURRENT STATE OF OPERATION. CONTACT ENGINEER WHEREVER CLARIFICATION IS NEEDED.
- STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
- IF STRIPPED TOPSOIL IS STOCKPILED ON SITE, SILT FENCE SHALL BE INSTALLED AROUND THE BASE OF THE STOCKPILE TO PREVENT SEDIMENT TRANSPORT.
- PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.

KEYNOTES:

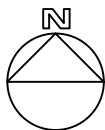
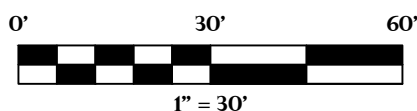
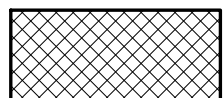
- SAWCUT EXISTING CONCRETE CURBING
- REMOVE EXISTING CONCRETE CURBING
- SAWCUT EXISTING CONCRETE WALK
- MAINTAIN EXISTING CONCRETE WALK
- MAINTAIN EXISTING CONCRETE CURBING

DEMOLITION HATCH PATTERNS:

CLEAR AND GRUB EXISTING WOODED AREA



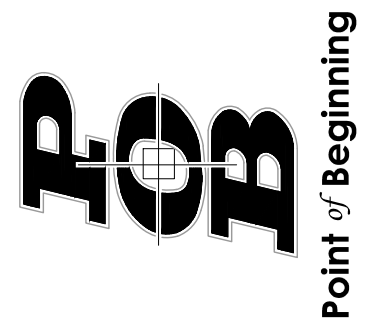
CONCRETE REMOVAL



SHEET C1.0

CANDLEWOOD PROP MGMT
1400 RIVER VIEW AVE
CITY OF STEVENS POINT
PORTAGE CO, WI

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirchling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)



Point of Beginning

REVISIONS

CHECKED:	JJL
DRAWN:	MAJ
DATE	06/07/22
PROJECT NO.	22.048



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BUILDING COVERAGE

EXISTING LOT SIZE = 235,660 S.F. (5.41 ACRES)

(2) EXISTING BUILDING S.F. = 9,218 S.F.

(11) PROPOSED BUILDING S.F. = 42,468 S.F.

BUILDING COVERAGE OF LOT = 21.7%

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
7. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
8. PRIOR TO STARTING WORK, VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
9. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
10. PROVIDE PROPER BARRICADES, SIGNS, AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
11. SIDEWALK JOINTS SHALL BE INSTALLED AS INDICATED OR AS APPROVED BY THE CONSTRUCTION MANAGER.
12. ALL CONCRETE SAWCUTS SHALL BE AT AN EXISTING JOINT.
13. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED, FERTILIZED, AND CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

PAVEMENT HATCH PATTERNS:

- PROPOSED STANDARD ASPHALT PAVEMENT
- PROPOSED STANDARD CONCRETE PAVEMENT

KEYNOTES:

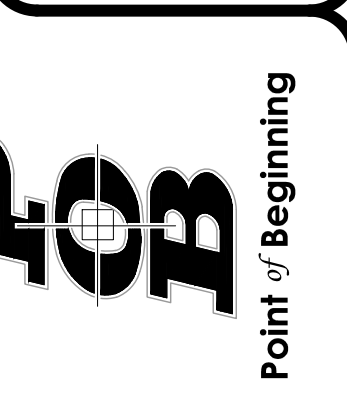
1. DRIVEWAY APRON

REVISIONS	
CHECKED:	JJL
DRAWN:	MAJ
DATE	06/07/22
PROJECT NO.	22.048

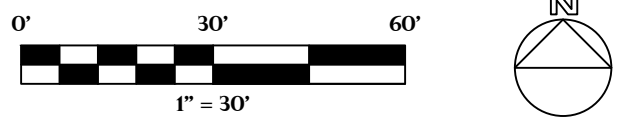
LAYOUT PLAN

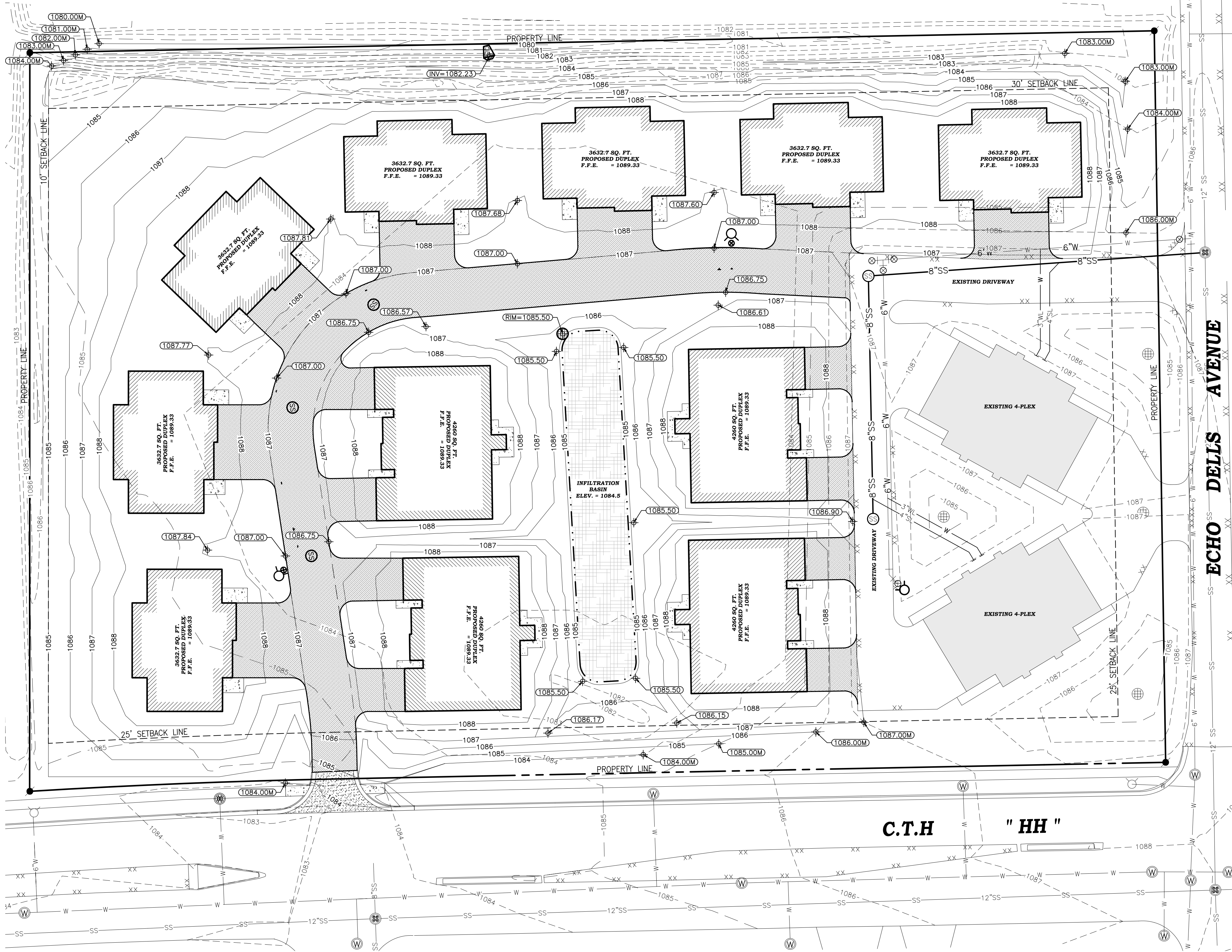
CANDLEWOOD PROP MGMT
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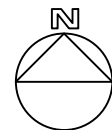
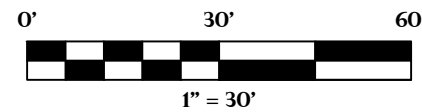
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GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF _____ EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
3. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
4. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
5. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
6. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
7. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
8. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
9. PROVIDE RIP RAP AT ALL CULVERT OUTFLOW ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
10. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP.
11. EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
12. THE ENGINEERED SOIL SHALL NOT BE PLACED IN THE BIORETENTION AREAS UNTIL THE SURROUNDING DRAINAGE AREA HAS BEEN FULLY STABILIZED. ALL CONSTRUCTION SITE SEDIMENT SHALL BE REMOVED FROM THE SUBGRADE OF THE BIORETENTION AREA PRIOR TO PLACEMENT OF THE ENGINEERED SOIL.
13. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
14. THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY.
15. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
16. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
17. GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.

GRADING LEGEND:

EXISTING CONTOUR	712
PROPOSED CONTOUR	712
PROPOSED SPOT ELEVATION	892.25
PROPOSED RIM ELEVATION	RIM=893.56
PROPOSED MATCH ELEVATION (CONTRACTOR TO VERIFY)	(892.05M)
PROPOSED ENDWALL INVERT ELEVATION	INV=892.05
PROPOSED STORM SEWER INLET	4 C6.0
PROPOSED BIO-INFILTRATION BASIN	5 C6.0
PROPOSED ENDWALL STRUCTURE WITH RIP RAP	6 C6.0



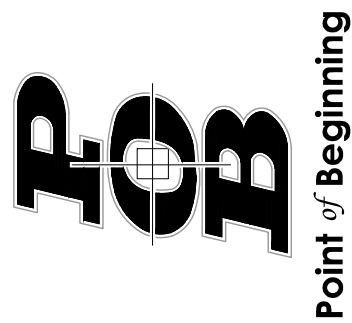
REVISIONS

CHECKED:	JUL
DRAWN:	MAJ
DATE	06/07/22
PROJECT NO.	22.048

GRADING PLAN

CANDLEWOOD PROP MGMT
1400 RIVER VIEW AVE
CITY OF STEVENS POINT
PORTAGE CO, WI

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirchling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)



Point of Beginning

SHEET
C3.0



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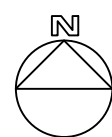
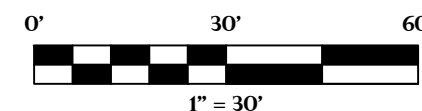
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GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
3. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
4. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
5. CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
6. OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
7. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
8. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
9. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
10. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
11. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
12. IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH WI DNR TECHNICAL STANDARD 1061 TO PREVENT SEDIMENT DISCHARGE TO THE MAXIMUM EXTENT PRACTICABLE.
13. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
14. PROVIDE RIP RAP AT ALL CULVERT OUTFLOW ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
15. INSTALL WISDOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP.
16. IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOWFALL OR GROUND FREEZE.
17. SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
18. SILT FENCE SHALL BE INSTALLED AROUND THE BIO-INFILTRATION AREA IMMEDIATELY FOLLOWING INSTALLATION OF THE ENGINEERED SOIL TO PROTECT IT FROM SILT CONTAMINATION.
19. THE ENGINEERED SOIL SHALL NOT BE PLACED IN THE BIO-INFILTRATION AREAS UNTIL THE SURROUNDING DRAINAGE AREA HAS BEEN FULLY STABILIZED. ALL CONSTRUCTION SITE SEDIMENT SHALL BE REMOVED FROM THE SUBGRADE OF THE BIO-INFILTRATION AREA PRIOR TO PLACEMENT OF THE ENGINEERED SOIL.
20. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.

EROSION CONTROL LEGEND:

EXISTING CONTOUR	888
PROPOSED CONTOUR	888
PROPOSED SILT FENCE	10 C6.0
PROPOSED INLET PROTECTION	9 C6.0
EROSION CONTROL BLANKET	11 C6.0
ROCK CONSTRUCTION ENTRANCE	12 C6.0
TEMPORARY DITCH CHECK	1 C6.1



REVISIONS

CHECKED:	JUL
DRAWN:	MAJ
DATE	06/07/22
PROJECT NO.	22.048

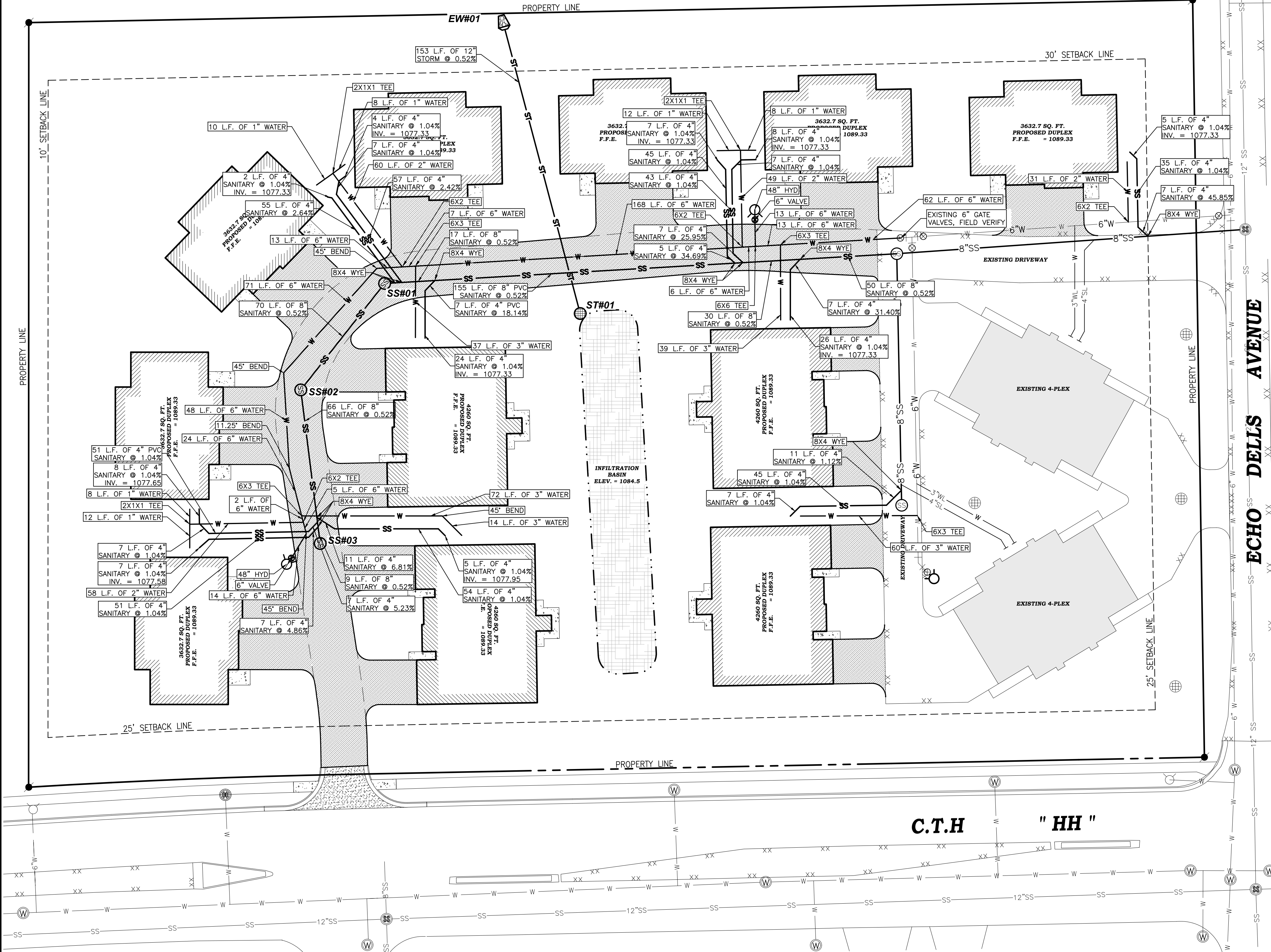
EROSION CONTROL PLAN

CANDLEWOOD PROP MGMT
1400 RIVER VIEW AVE
CITY OF STEVENS POINT
PORTAGE CO, WI

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirchling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

Point of Beginning

SHEET
C4.0



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GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
- REFER TO THE PROPOSED BUILDING MECHANICAL/PLUMBING PLANS TO VERIFY EXACT CONNECTION LOCATIONS AND SIZES OF PROPOSED SANITARY SEWER AND WATER LATERALS.
- COORDINATE ALL UTILITY WORK WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
- COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE LOCAL MUNICIPALITY.
- ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
- THE PROPOSED WATER MAIN SHALL HAVE A MINIMUM COVER OF 7'-6" TO THE TOP OF PIPE FROM PROPOSED FINISHED GRADE. SEE SHEET C3.0 FOR PROPOSED FINISHED GRADE.
- THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY, AND PRIOR TO CONNECTING SANITARY SEWER AND WATER LATERALS TO THE PUBLIC MAINS.
- THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
- THE CONTRACTOR SHALL OPERATE ALL EXISTING WATER VALVES, IF NEEDED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND PERMITTING OF THE WELL.
- FIELD VERIFY INVERT ELEVATION OF THE SANITARY SEWER AND WATER PUBLIC MAIN, AT THE LOCATION OF THE SERVICE LATERAL CONNECTIONS, PRIOR TO CONNECTING THE LATERALS TO THE PUBLIC MAIN.
- PROVIDE RIP RAP AT ALL STORM ENDWALLS TO PREVENT WASHOUT AND EROSION.
- INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH PROPOSED RIP RAP.

UTILITY LEGEND:

PROPOSED STORM SEWER	ST
PROPOSED SANITARY SEWER	SS
PROPOSED WATER MAIN	W
PROPOSED STORM SEWER INLET	
PROPOSED BIO-INFILTRATION BASIN	
PROPOSED ENDWALL STRUCTURE WITH RIP RAP	
PROPOSED HYDRANT ASSEMBLY	
PROPOSED SANITARY SEWER MANHOLE	

SANITARY MANHOLE SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
SS#01	RIM = 1083.83 INV (E) = 1075.89 INV (SW) = 1075.89 DEPTH = 7.94' SAN MH
SS#02	RIM = 1083.72 INV (NE) = 1076.25 INV (S) = 1076.25 DEPTH = 7.47' 48" I.D. PRECAST STRUCTURE W/ NEENAH R-1773 CASTING W/ SOLID LID
SS#03	RIM = 1083.55 INV (N) = 1076.67 DEPTH = 6.88' 48" I.D. PRECAST STRUCTURE W/ NEENAH R-1773 CASTING W/ SOLID LID

STORM MANHOLE SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
ST#01	RIM = 1085.50 INV (N) = 1083.00 DEPTH = 2.50' 48" I.D. PRECAST STRUCTURE W/ NEENAH R-2560-EA CASTING W/ BEEHIVE GRATE

REVISIONS

CHECKED: JUL
DRAWN: MAJ
DATE 06/07/22
PROJECT NO. 22.048

UTILITY PLAN

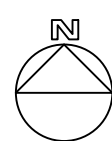
CANDLEWOOD PROP MGMT
1400 RIVER VIEW AVE
CITY OF STEVENS POINT
PORTAGE CO, WI

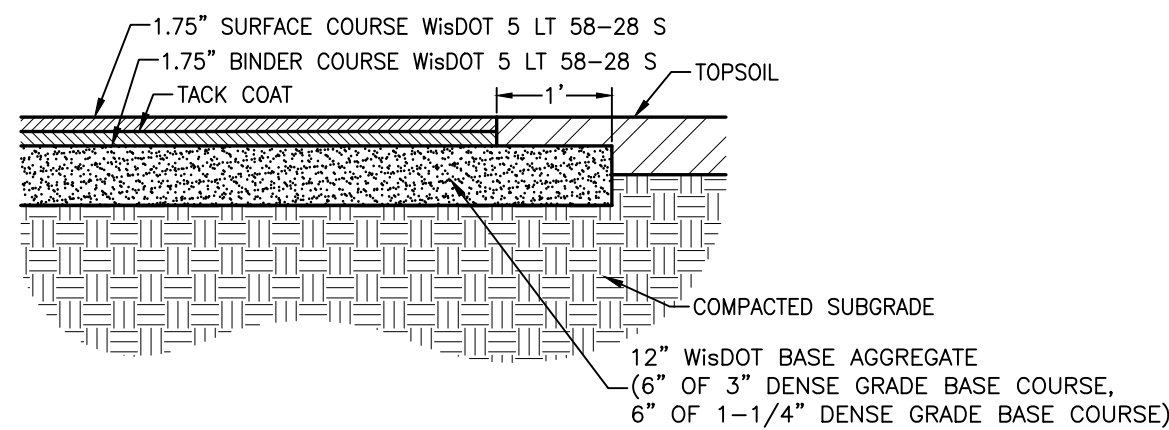
Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirchling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

Point of Beginning

SHEET C5.0

0' 30' 60'
1" = 30'

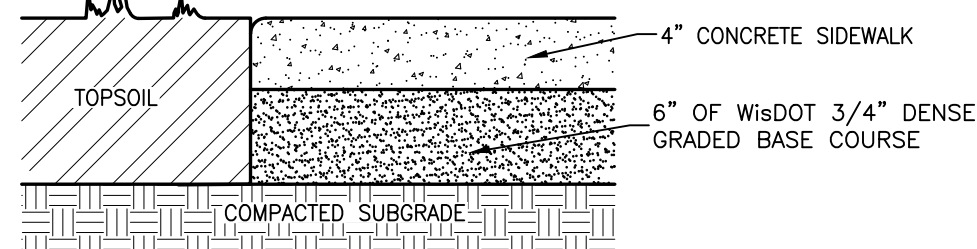




LIGHT DUTY

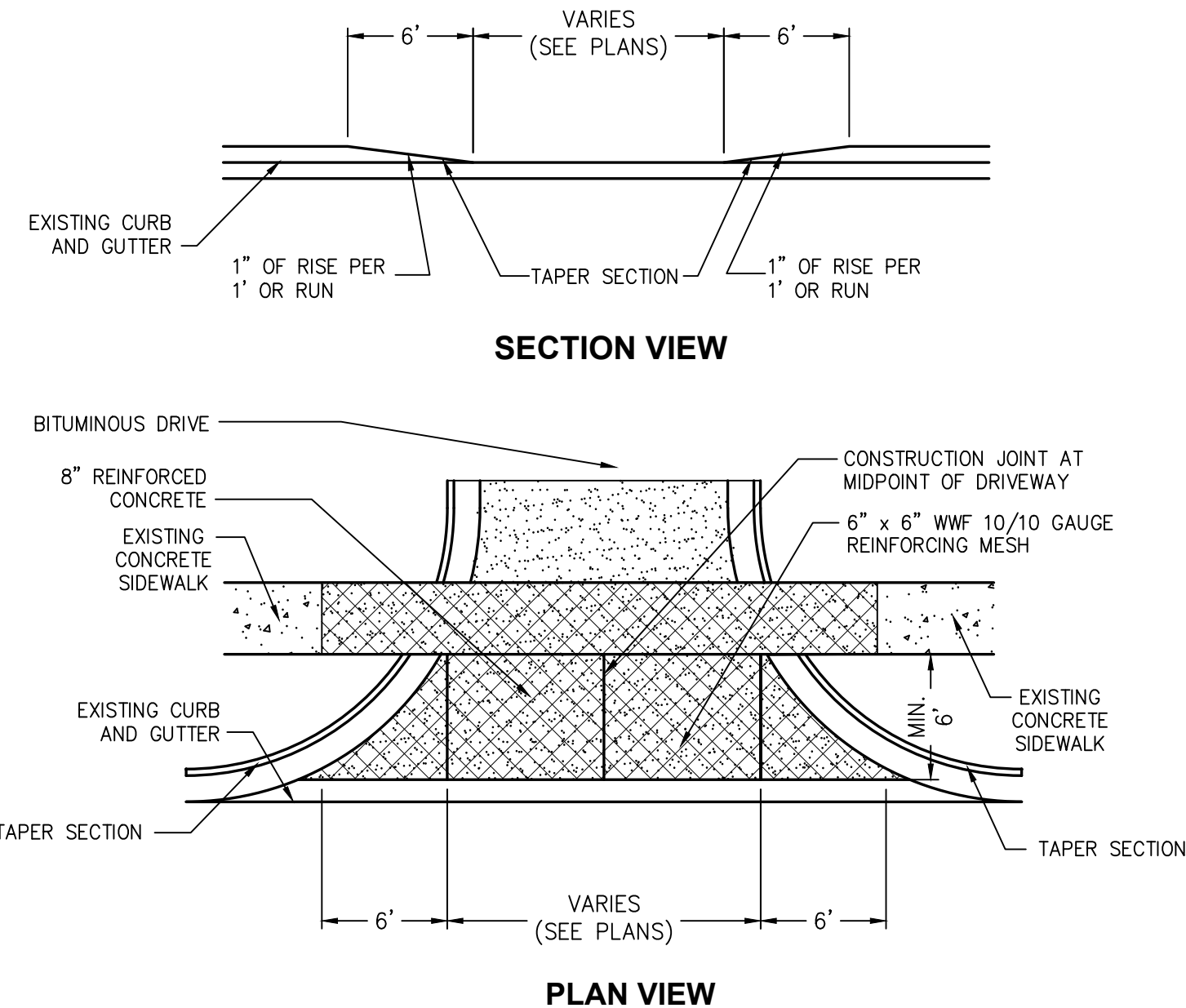
ASPHALT PAVEMENT

1
C6.0



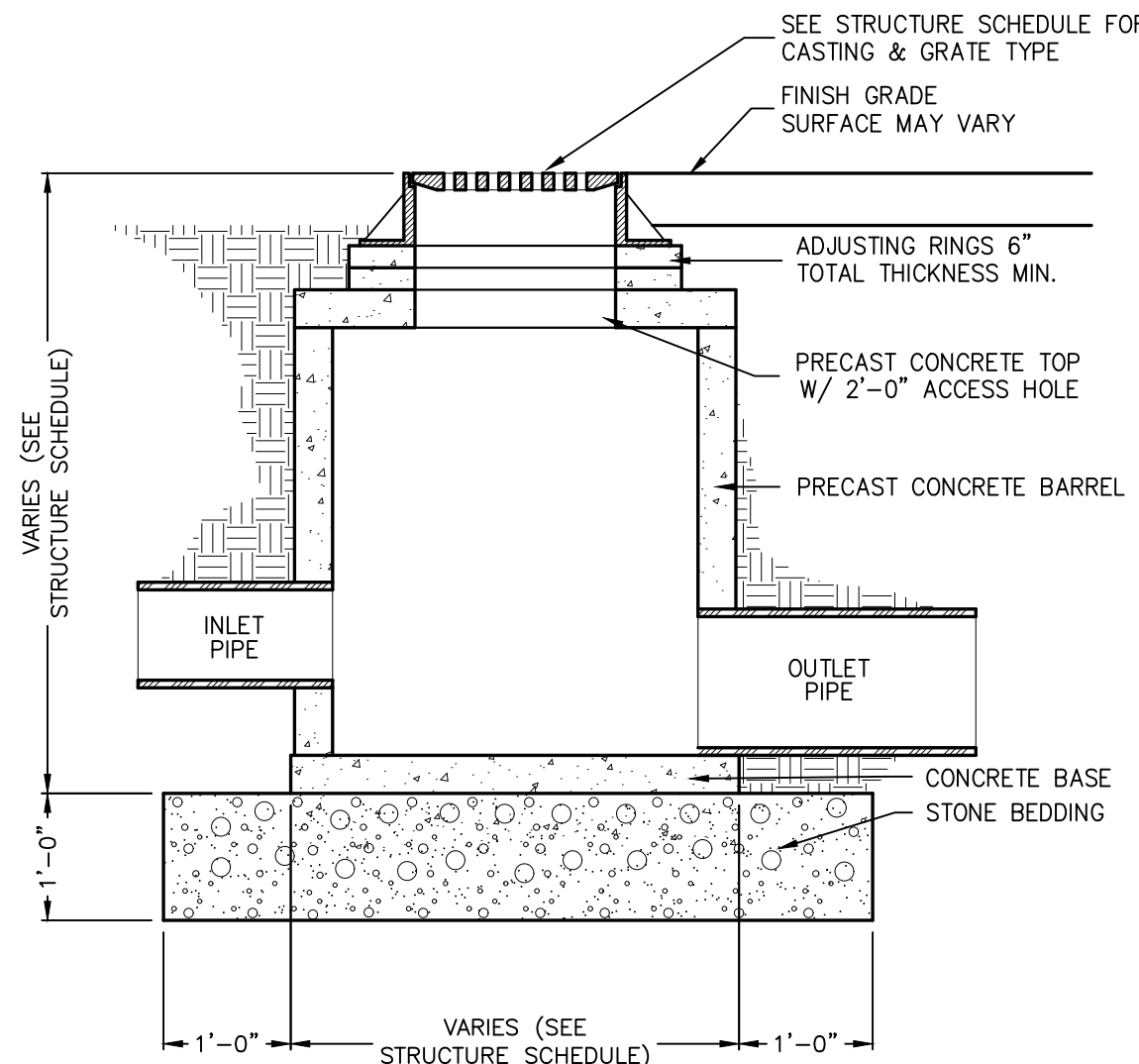
CONCRETE PAVEMENT

2
C6.0



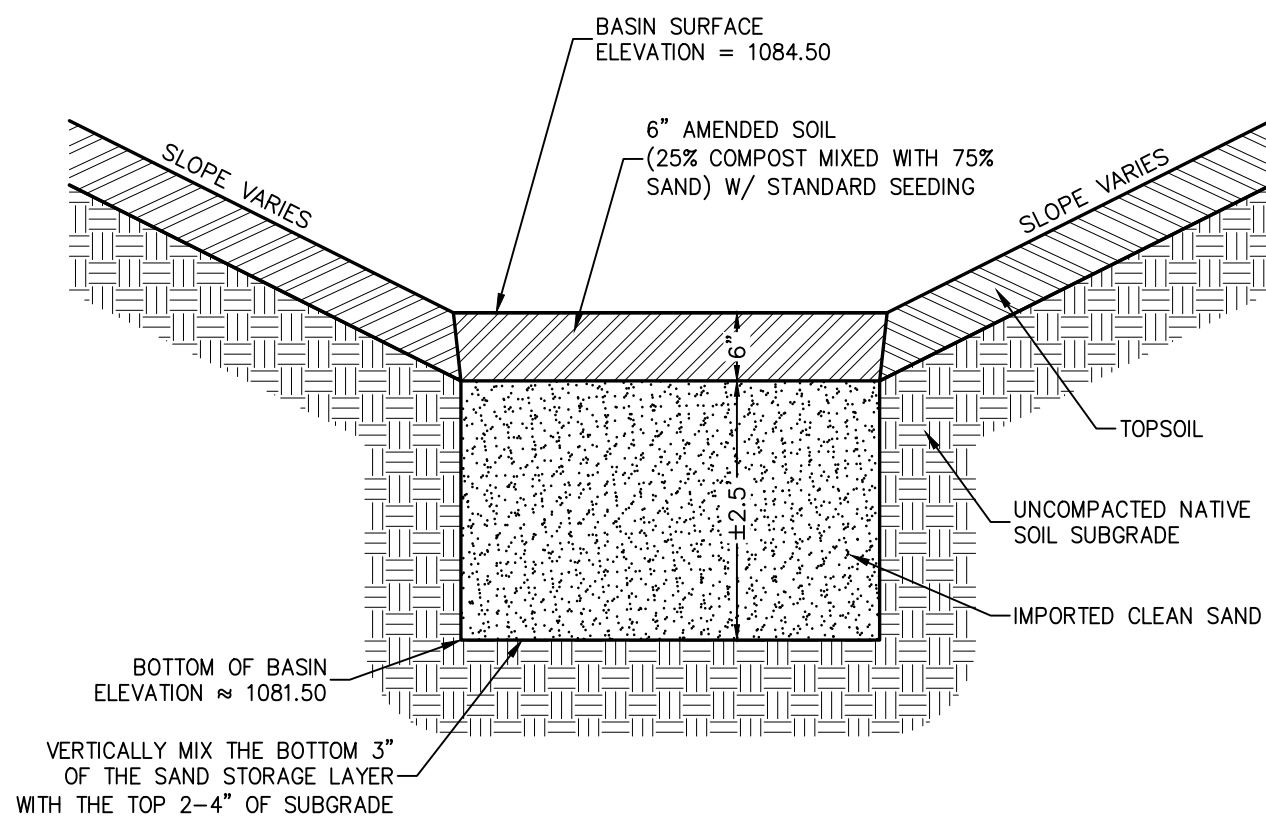
DRIVEWAY APRON

3
C6.0



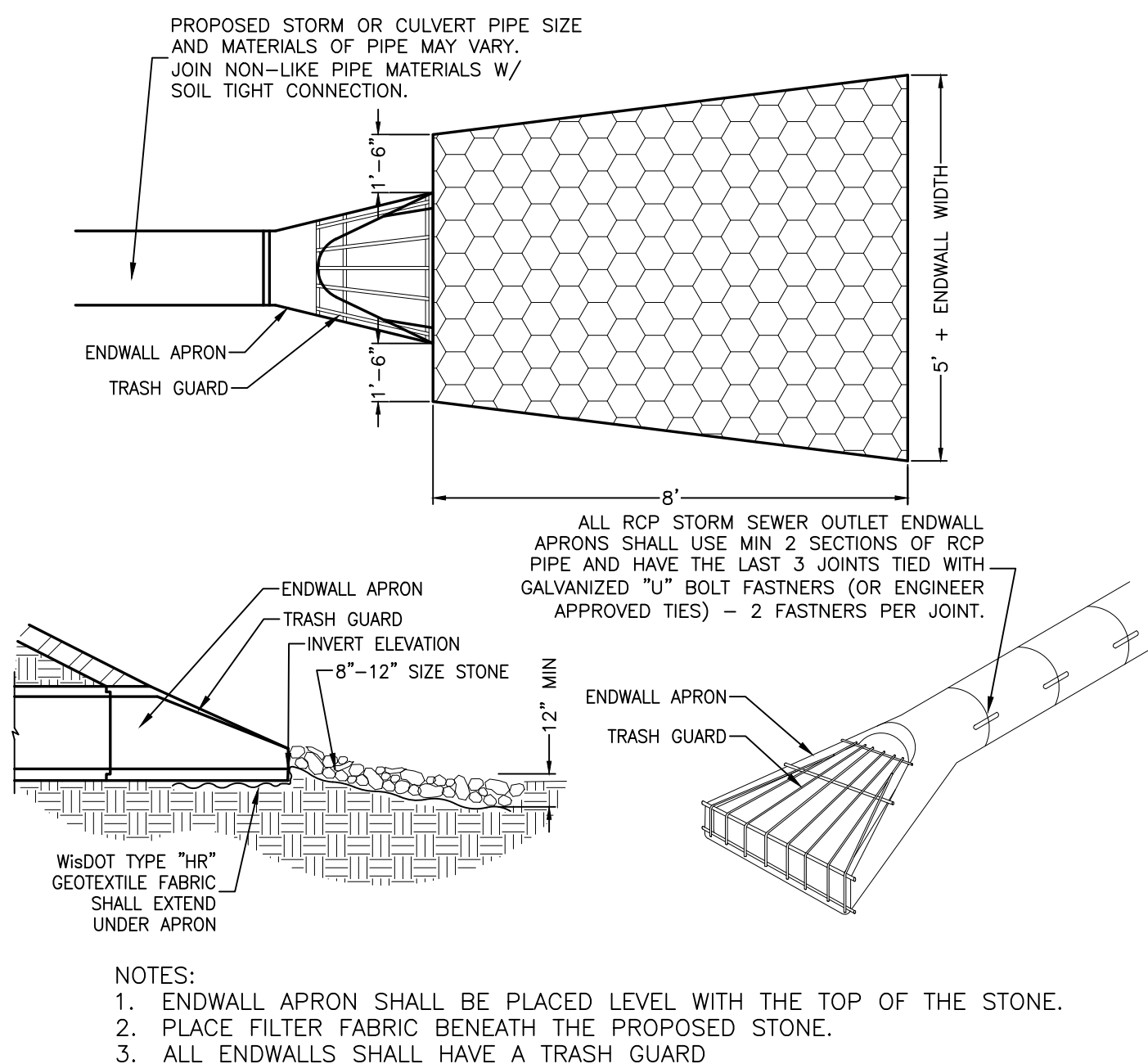
STORM SEWER STRUCTURE

4
C6.0



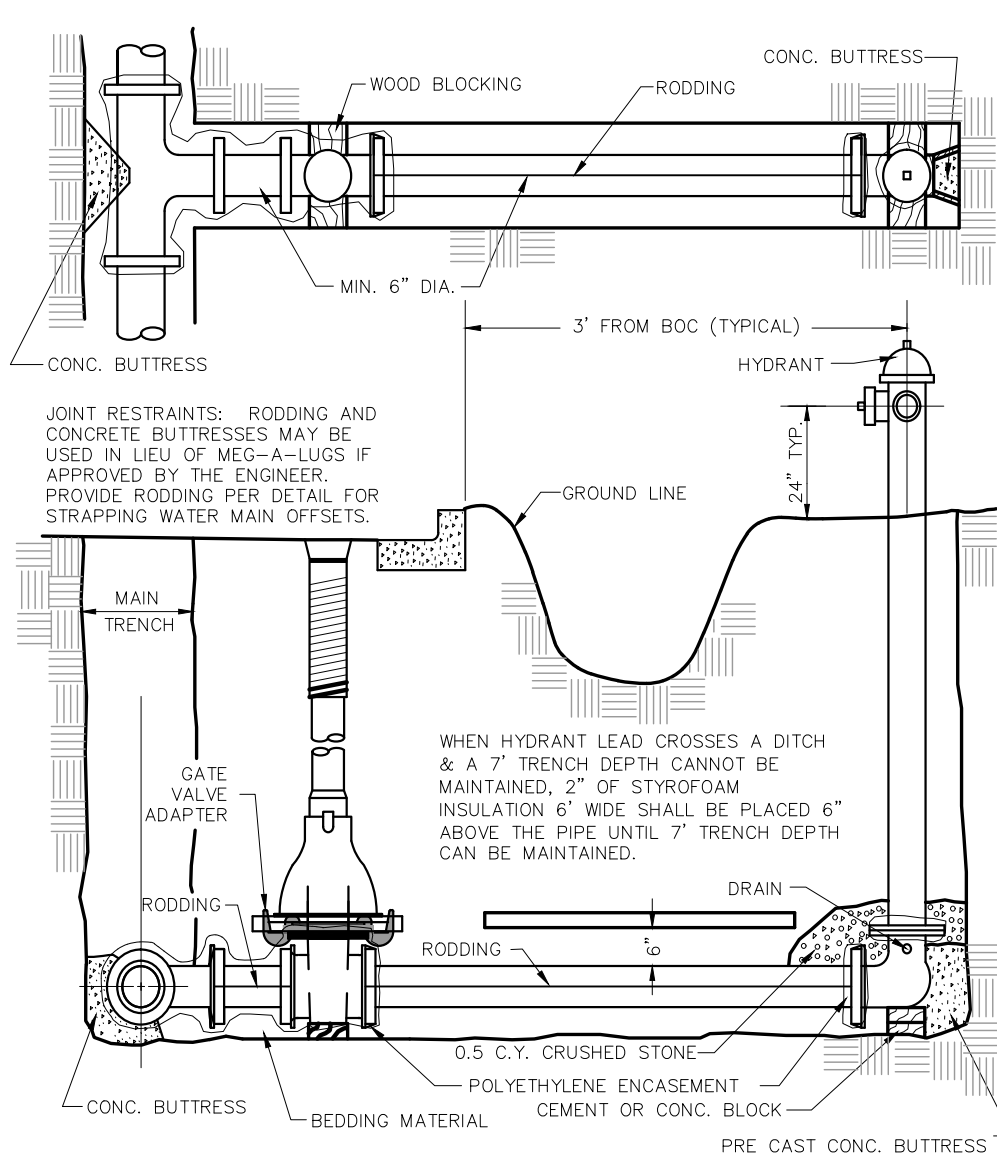
INFILTRATION BASIN

5
C6.0



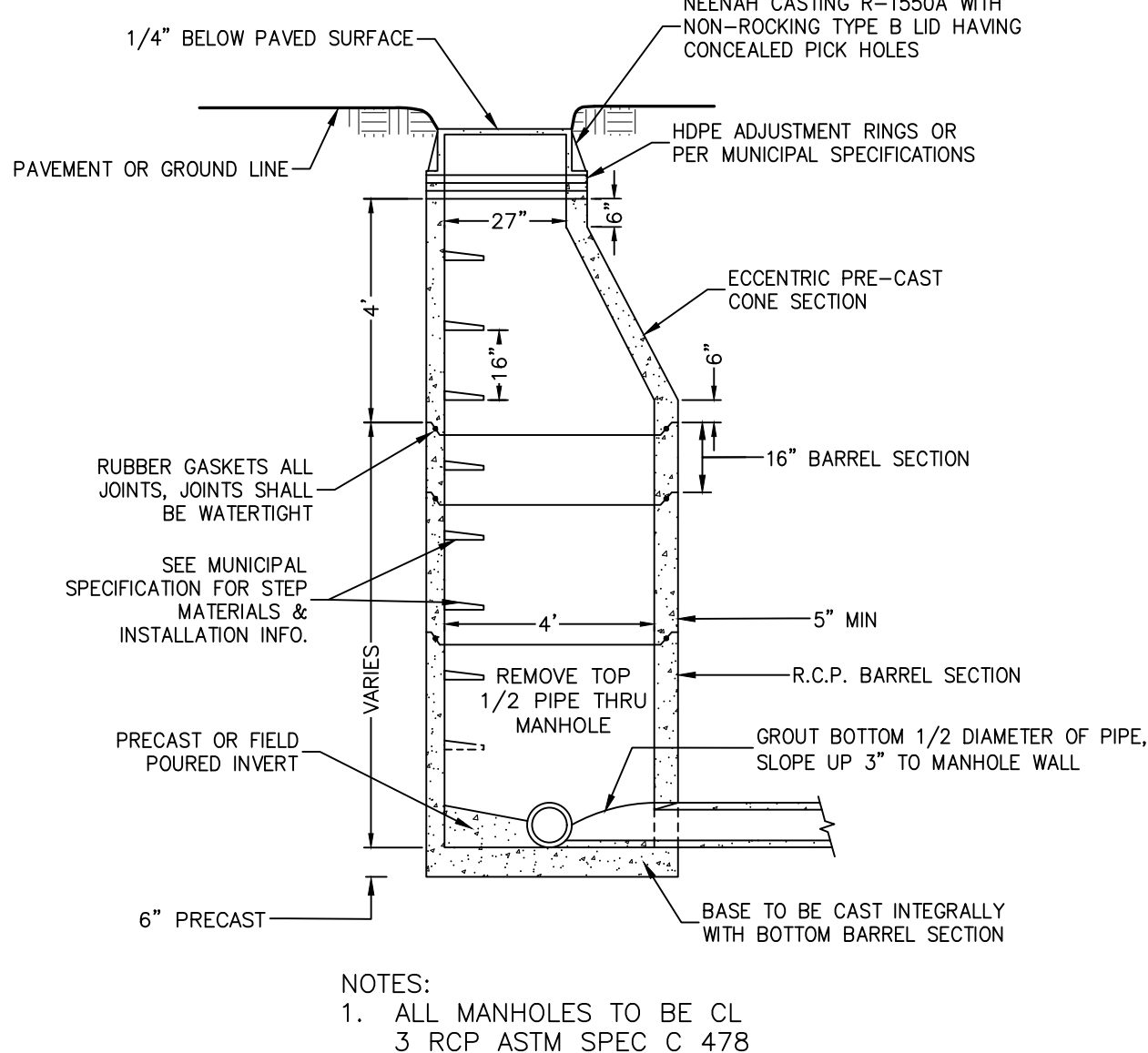
ENDWALL STRUCTURE

6
C6.0



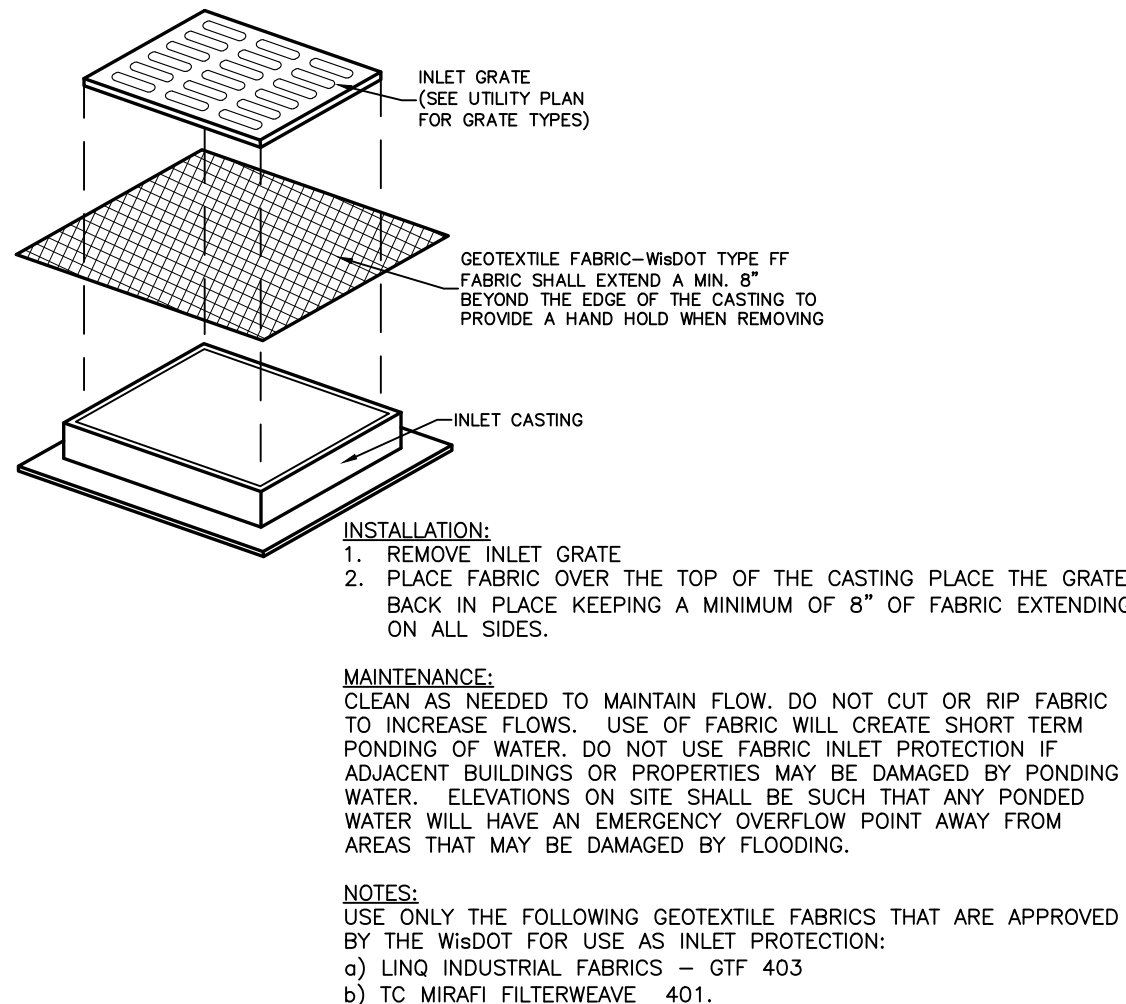
FIRE HYDRANT ASSEMBLY

7
C6.0



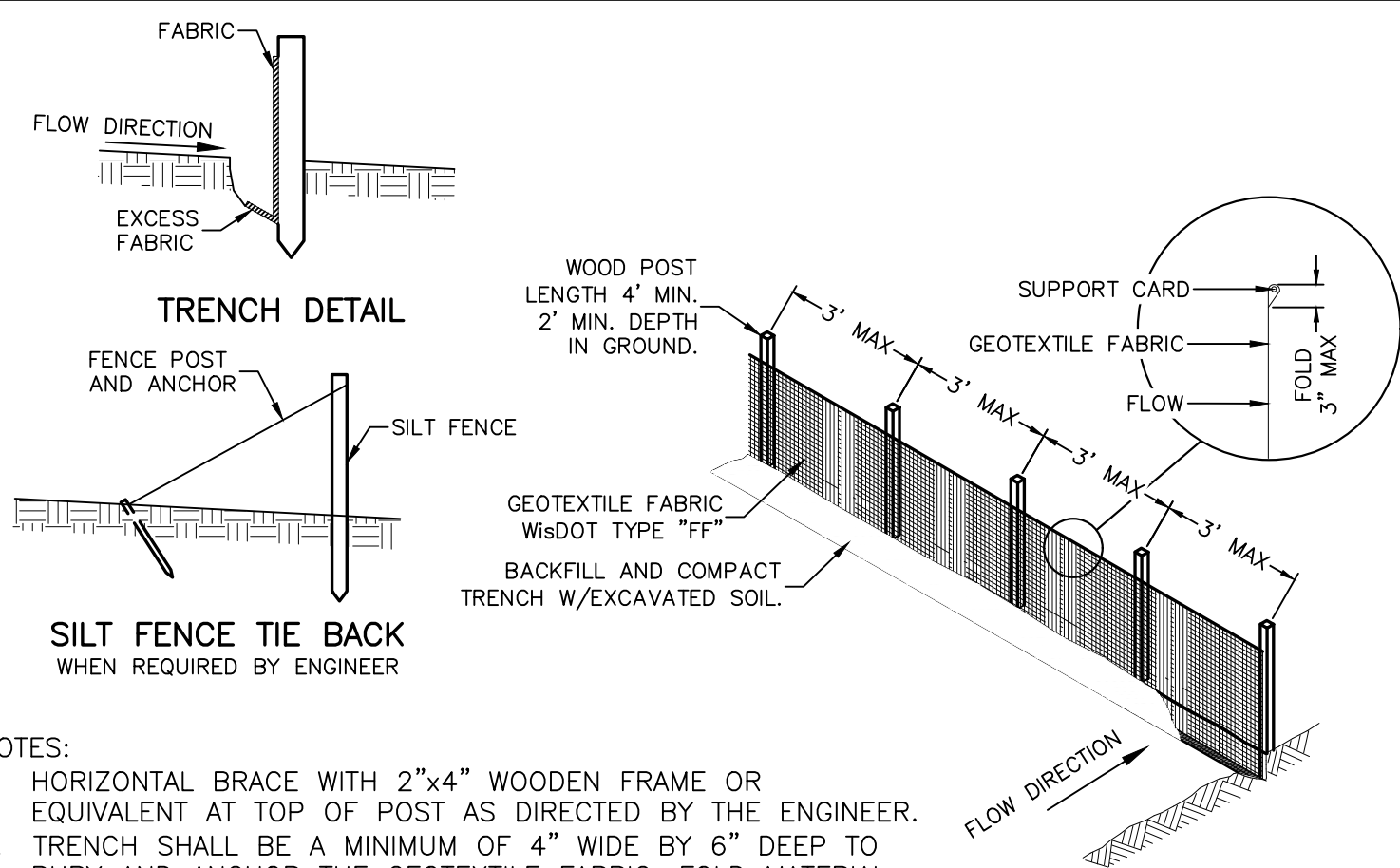
SANITARY SEWER STRUCTURE

8
C6.0



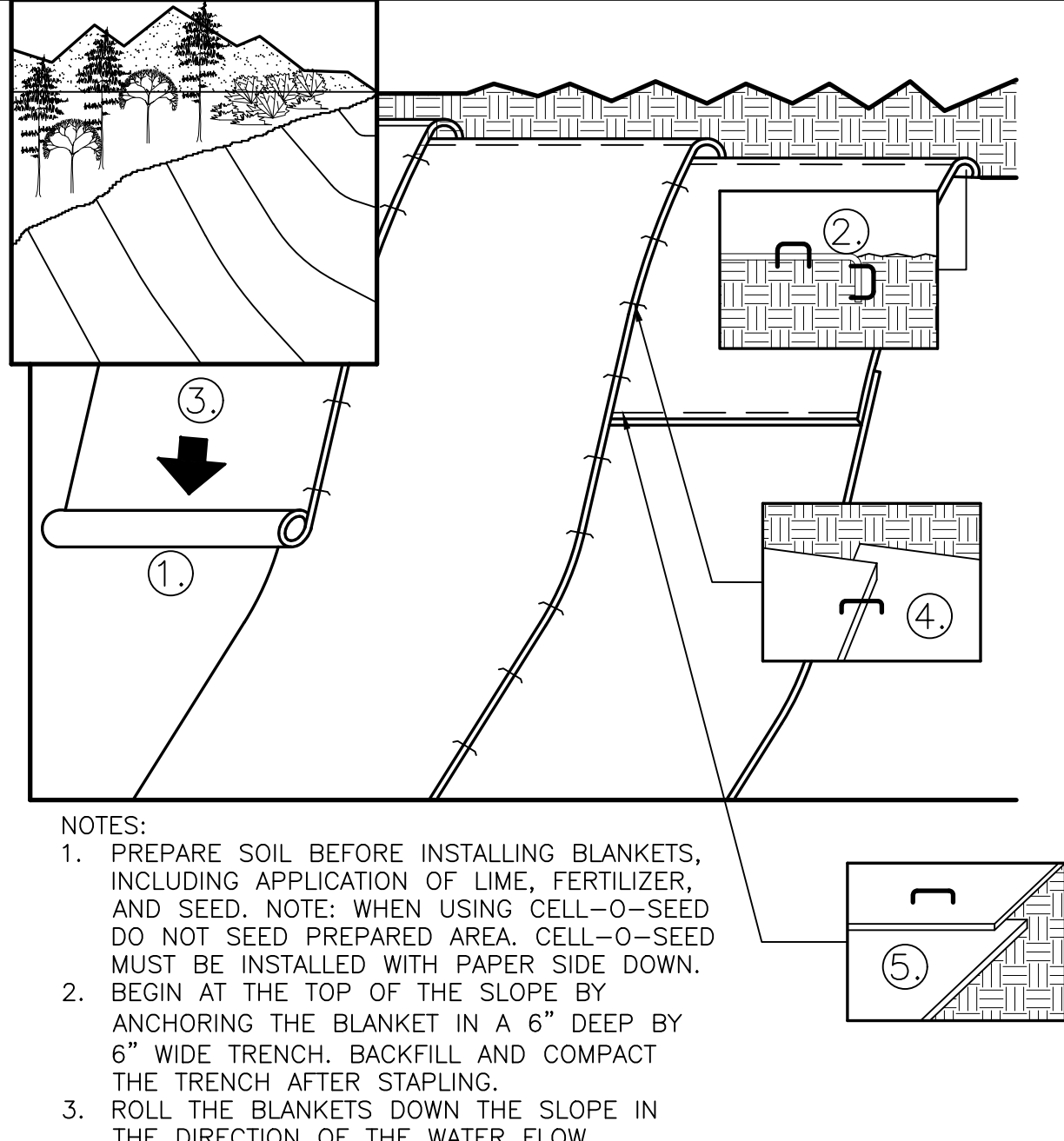
INLET PROTECTION

9
C6.0



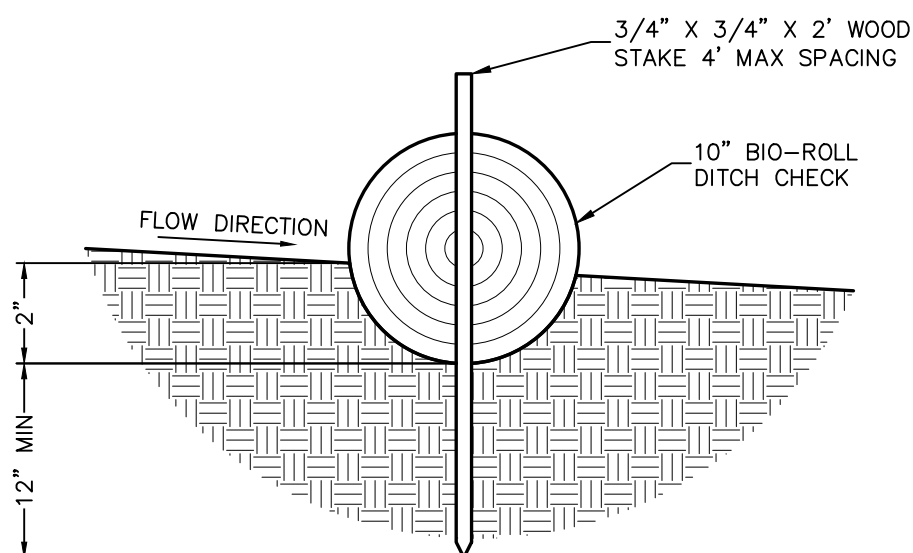
SILT FENCE

10
C6.0



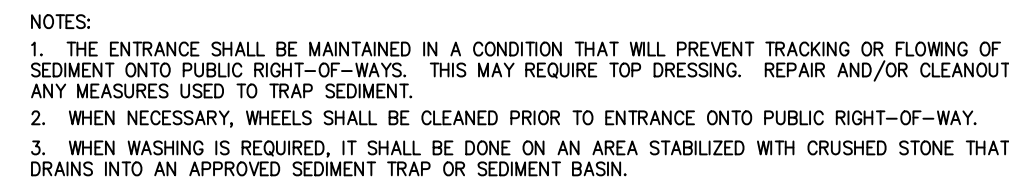
EROSION CONTROL BLANKET

11
C6.0



TEMPORARY DITCH CHECK

12
C6.0



1
C6.1

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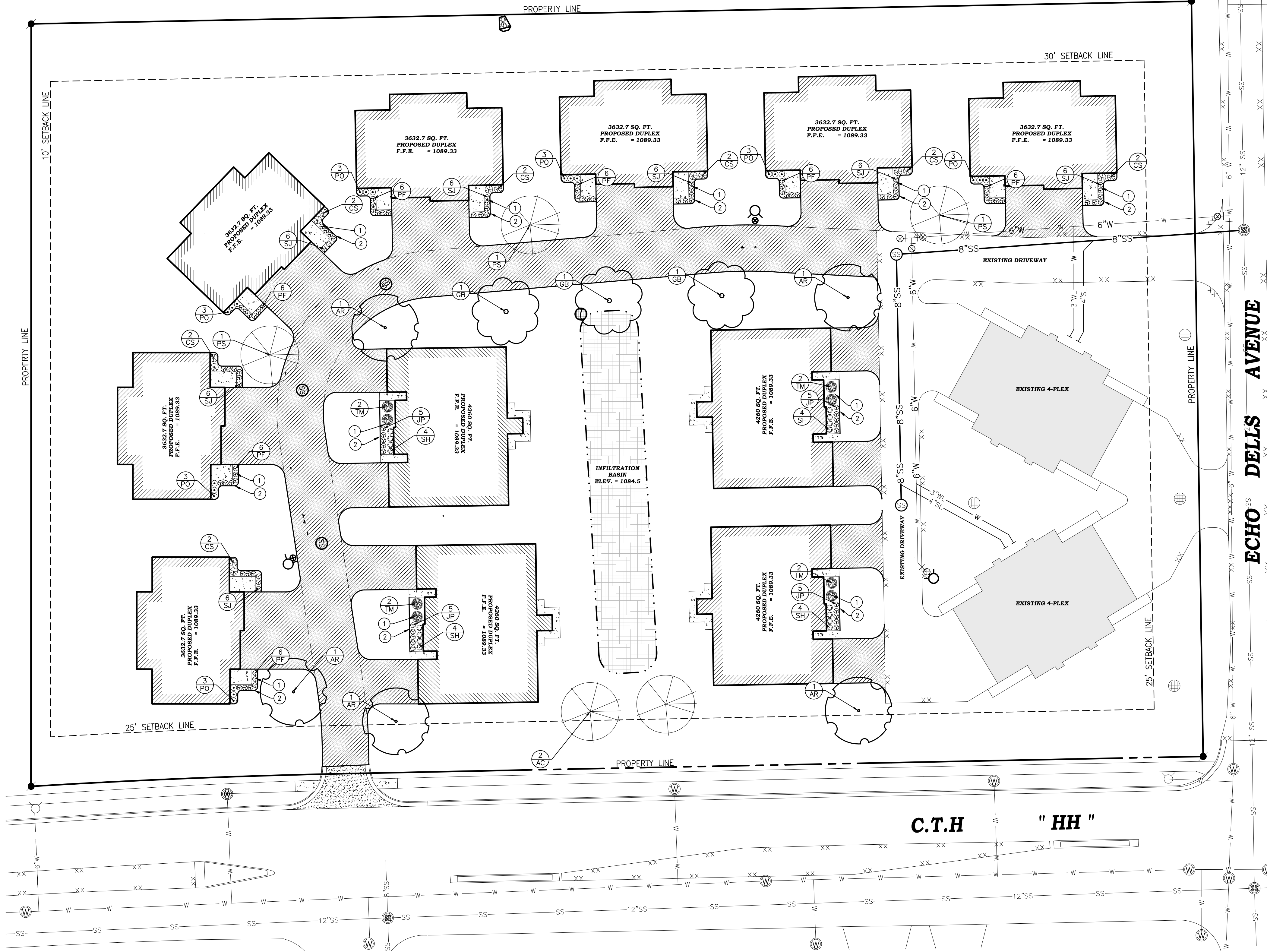
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DRAWN:	MAJ
DATE	06/07/22
PROJECT NO.	22.048

**CANDLEWOOD PROP MGMT
1400 RIVER VIEW AVE
CITY OF STEVENS POINT
PORTAGE CO, WI**

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GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
3. SEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION, EXCEPT AREAS NOTED ON THIS DOCUMENT TO BE SODDED.
4. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
5. ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
6. ALL TREES IN THE TURF AREA SHALL HAVE A 5" DIAMETER CIRCLE OF 4" DEPTH SHREDDED HARDWOOD BARK MULCH.
7. EDG-KING LANDSCAPE EDGING OR EQUAL SHALL BE PLACED AROUND ALL LANDSCAPE BEDS.
8. 3" OF SHREDDED BARK MULCH SHALL BE PLACED IN ALL PLANTING BEDS.
9. FILTER FABRIC SHALL BE PLACED BENEATH ALL BARK MULCH.
10. COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

PLANTING SCHEDULE:

TALL TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	CONT	INSTALLATION SIZE CAL.	SIZE AT MATURITY	QUANTITY
AC	ABIES CONCOLOR	WHITE FIR	B&B	3'-0" HT.	50'T X 25"W	2
AR	ACER RUBRUM	RED MAPLE	B&B	2.5"CAL. & 10'-0"HT.	40-60'T X 25'-30"W	5
GB	QINKGO BILGUA 'AUTUMN GOLD' (MALE)	AUTUMN GOLD MAIDENHAIR TREE	B&B	2.5" CAL. & 10'-0"HT.	40-50'T X 25'-30"W	3
PS	PRUNUS SEROTINA	BLACK CHERRY	B&B	2.5"CAL. & 10'-0"HT.	35-45'T X 25'-30"W	3

LOW DECIDUOUS SHRUBS SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE	INSTALLATION SIZE MIN. HEIGHT	SIZE AT MATURITY	QUANTITY
CS	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	3 GAL	20"	3-4'T X W	14
JP	JUNIPERUS X PFITZERIANA 'KALLAY'S'	KALLAY'S COMPACT PFITZER JUNIPER	3 GAL	20"	2-3'T X 4-6"W	20
PF	POTENTILLA FRUTICOSA 'GOLD STAR'	GOLD STAR POTENTILLA	3 GAL	20"	2'T X 3'W	42
PO	PHYSOCARPUS OPULOFOLIUS 'SMPOTW'	TINY WINE NINEBARK	3 GAL	20"	3-4'T X W	21
SJ	SPIRAEA JAPONICA 'SMNSUMFR'	DOUBLE PLAY RED SPIREA	3 GAL	20"	2-3'T X W	42
TM	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	3 GAL	20"	3-4'T X 4-6"W	6

GRASSES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	18"	4-6'T X 2-3'W	16

KEYNOTES:

- 1 LANDSCAPE MULCH-SEE GENERAL NOTES #8 & 9
- 2 LANDSCAPE EDGING, TYP.- SEE GENERAL NOTE #7

REVISIONS

CHECKED: JUL
DRAWN: MAJ
DATE 06/07/22
PROJECT NO. 22.048

LANDSCAPE PLAN

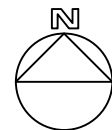
CANDLEWOOD PROP MGMT
1400 RIVER VIEW AVE
CITY OF STEVENS POINT
PORTAGE CO, WI

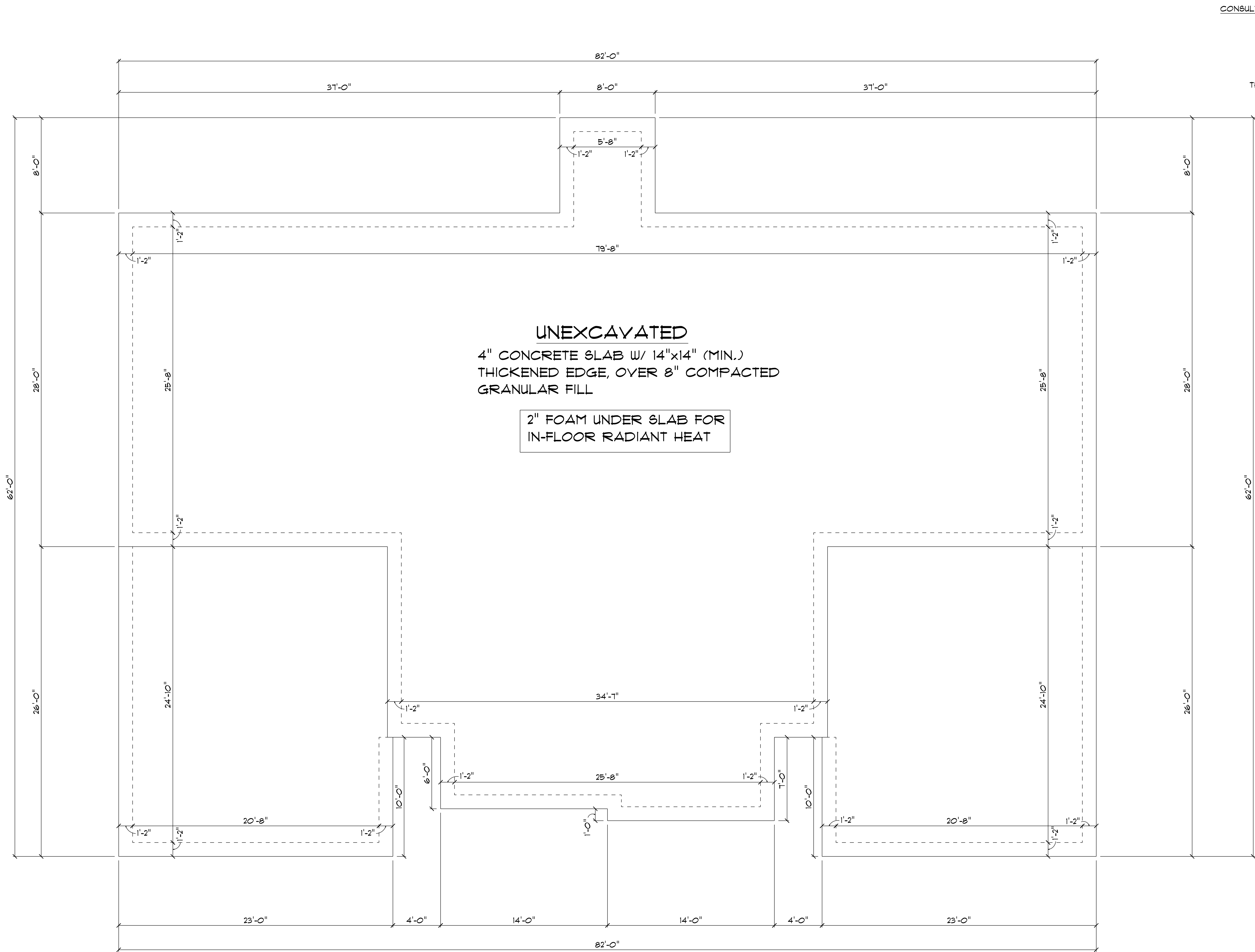
Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirchling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

Point of Beginning

SHEET
L1.0

0' 30' 60'
1" = 30'





CONSULT ASCE-32 IF ATTACHED GARAGE IS TO BE HEATED

BUILDING TO MAINTAIN A MINIMUM
63 DEGREE INTERNAL TEMPERATURE
AT ALL TIMES FOR FROST-PROTECTED
FOOTINGS IN HEATED BUILDINGS

IT IS SUGGESTED TO POST THIS REQ. WITHIN
THE BUILDING FOR FUTURE OWNERS INFORMATION

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

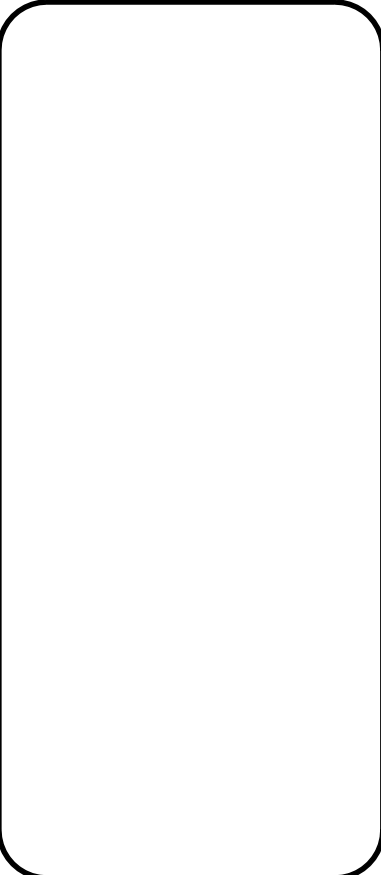
LEGAL NOTE:

THE GENERAL CONTRACTOR/OWNER AGREES THAT, BY PAYING FOR THIS PLAN, THE DESIGNER HAS MADE EVERY EFFORT IN PREPARING AND ISSUING THIS PLAN. THE DESIGNER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS NOT AGREED THAT THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS AND STRUCTURAL DETAILS BEFORE BEGINNING ANY CONSTRUCTION. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

DRAWING PREPARED BY:

2200 CITY RD B
FLOWERS, WI 54461
18344-0000

Wisconsin
BUILDING SUPPLY



DRAWN BY:
DEREK
CZAPLINSKI

DATE:
8/27/2021

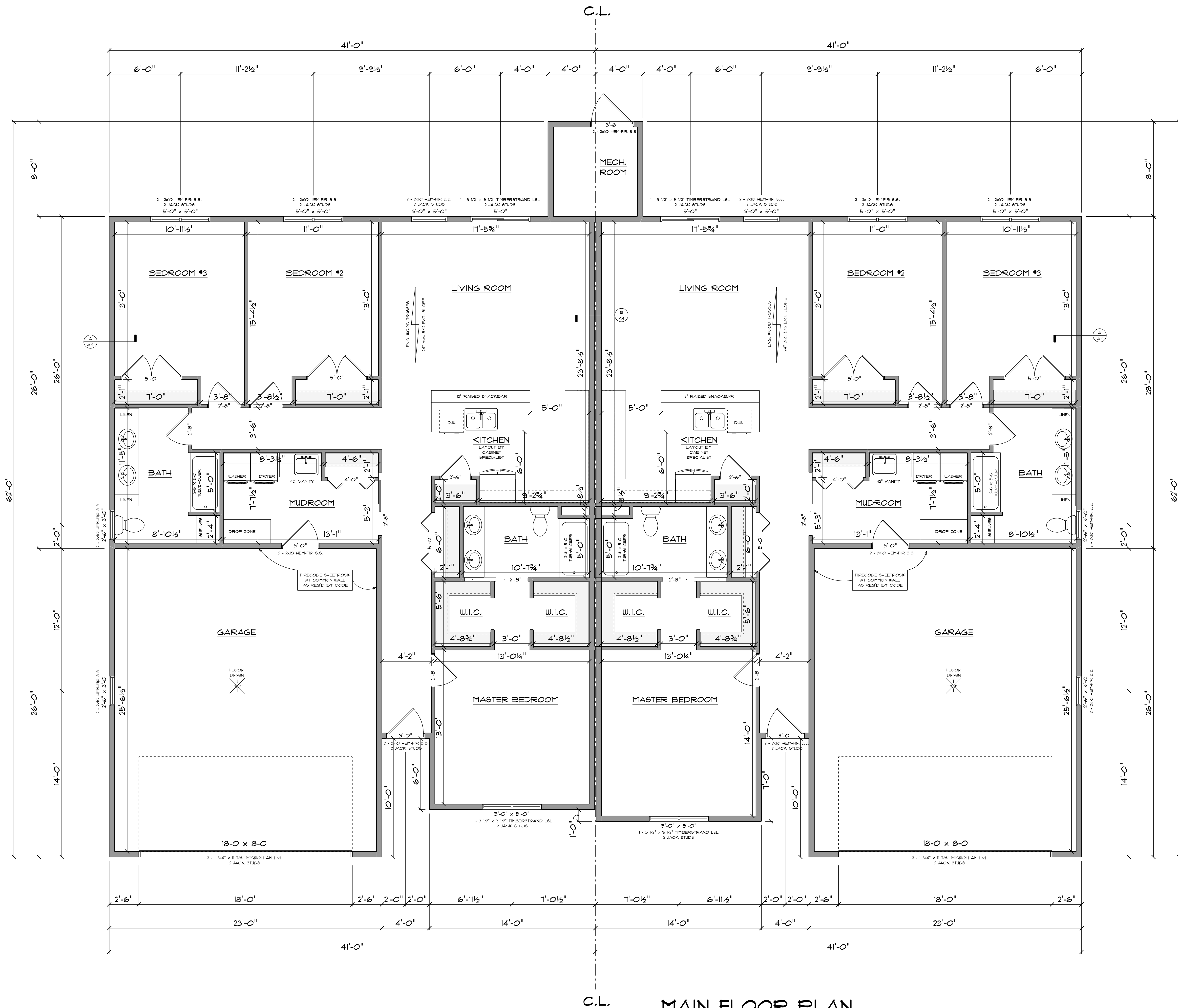
PLAN #
21-018

JOB NAME:
DUPLEX 1

SQ. FOOTAGE:
2130 SF/UNIT

REVISIONS:

PAGE#
A1



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN NOTES & SPECIFICATIONS

ALL WRITTEN NOTES/DIMENSIONS TAKE PRECEDENCE OVER SCALED INFORMATION

WALL HEIGHTS: 8'-0" S.F.F. #2
MAIN FLOOR: 9'-1 1/8"
GARAGE: 9'-1 1/8"

ROOF TRUSSES:
TO BE ENGINEERED WOOD
LIVE LOAD: TC - 40 psf
DEAD LOAD: TC - 20 psf
SLOPE: 5/12 & 6/12 PITCH
SPACING: 24" O.C.
HEEL HEIGHT: 12"
OVERHANG:
GABLES: 12"
EAVES: 24"

PLAN SPECIFICATIONS

WOOD FRAME FLOOR CONSTRUCTION NOTES:
WOOD FRAME FLOOR CONSTRUCTION TO CONFORM
WISCONSIN UDC 8.P.8, 321 SUBCHAPTER VI; 321.19, 321.20, 321.21, 321.22
FLOOR BEAM/HEADER MATERIAL
HEM-FIR 8.8 (OR EQUIVALENT).
CONTINUOUS BUILT UP BEAM.
COLUMN CAP/BEAM CONNECTOR AT SUPPORTS PER CODE.
FLOOR JOIST MATERIAL
TJI 11 1/8" 210 SERIES (OR EQUIVALENT).
SIMPSON STRONG TIE CONNECTORS WHERE REQUIRED.
CONTINUOUS WOOD STRUCTURAL FLOOR SHEATHING
PANEL SHEATHING MATERIAL: 3/4" x 4' x 8' TAG O.S.B.
PANEL NAILING SCHEDULE: GLUED & NAILED PER CODE.

WOOD FRAME WALL CONSTRUCTION NOTES:
WALL CONSTRUCTION TO CONFORM TO WISCONSIN UDC
8.P.8, 321 SUBCHAPTERS VI; 321.23, 321.24, 321.25
FIRST FLOOR EXTERIOR WALL MATERIAL:
2x6 S.F.F. #2 - 16" O.C. (U.N.O.)
INTERIOR WALL MATERIAL: 2x4 S.F.F. #2 - 16" O.C. (U.N.O.)

WALL HEADER NOTES:
HEADERS TO CONFORM TO WISCONSIN UDC 8.P.8, 321.25 (3)
HEADER MATERIAL:
MICROLLAM LVL 2.OE OF HEM-FIR 8.8. (OR EQUIVALENT)
CONTINUOUS BUILT UP HEADER
SEE PLAN FOR LOCATION, SIZE, AND SUPPORT

LATERAL WALL BRACING NOTES:
LATERAL WALL BRACING TO CONFORM TO WISCONSIN UDC
8.P.8, 321.25 (8), 321.25 (9)
LOCATION OF SHEAR PANELS PER CODE
SIZE OF SHEAR PANELS PER CODE
AMOUNT OF SHEAR PANELS PER CODE
CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING METHOD
PANEL SHEATHING MATERIAL: 1/2" x 4' x 8' O.S.B.

TALL WALL ENGINEERING NOTES:
BEARING WALLS OVER 10'-0" IN HEIGHT ARE CONSIDERED
TALL WALLS

OTHER PLAN NOTES

- 1) ALL DIMENSIONS SHOWN ARE TO FACE OF STUD
- 2) BUILDER TO PROVIDE ATTIC SCUTTLE AND LOCATION
- 3) A MINIMUM OF DOUBLE TRIMSTUDS MUST BE USED FOR ALL OPENINGS 6'-0" AND LARGER
- 4) CONTRACTOR TO VERIFY ALL CATHEDRAL, CHAMBERED, VAULTED, AND TRAYED CEILINGS WITH OWNER PRIOR TO TRUSS CONSTRUCTION
- 5) ALL GIRDER TRUSS LOCATIONS & SIZES TO BE DETERMINED BY TRUSS MANUFACTURER. HEADERS SPECIFIED ARE SUBJECT TO CHANGE W/ GIRDER PLACEMENT
- 6) ALL WORK, EQUIPEMENT, AND INSTALLATION TO CONFORM TO & WITH ALL LOCAL AND STATE ORDINANCES AND STANDARDS, AS WELL AS ACCEPTED COMMON PRACTICES OF THE BUILDING INDUSTRY
- 7) WINDOW MANUFACTURER PER CONTRACTOR. VERIFY ROUGH OPENINGS PRIOR TO CONSTRUCTION

LEGAL NOTE:
THE GENERAL CONTRACTOR/OWNER AGREES THAT, BY PAYING FOR THIS PLAN, THE DESIGNER HAS MADE EVERY EFFORT IN PREPARING AND IS ALSO AGREEING TO HOLD THE CONTRACTOR/OWNER AGREEED THAT THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS AND STRUCTURAL DETAILS BEFORE BEGINNING ANY CONSTRUCTION AND BE RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

DRAWING PREPARED BY:
2000 CITY RD B
FLORENCE, WI 53445
185344-000

Wisconsin
BUILDING SUPPLY

DRAWN BY:
DEREK CZAPLINSKI

DATE:
8/27/2021

PLAN #
21-018

JOB NAME:
DUPLEX 1

SQ. FOOTAGE:
2130 SF/UNIT

REVISIONS:

PAGE #
A2



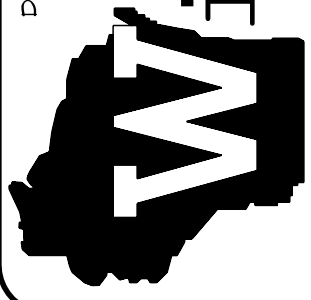
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

LEGAL NOTE:
THE GENERAL CONTRACTOR/OWNER AGREES THAT, BY PAYING FOR THIS PLAN, THE DESIGNER HAS MADE EVERY EFFORT IN PREPARING AND CARRYING OUT THE DESIGN. THE DESIGNER HAS AGREED THAT THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS AND STRUCTURAL DETAILS BEFORE BEGINNING ANY CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

DRAWING PREPARED BY:
2200 CITY RD B
FLOWERS, WI 54461
183-344-0000

**Wisconsin**
BUILDING SUPPLY

DRAWN BY:
DEREK
CZAPLINSKI

DATE:
8/27/2021

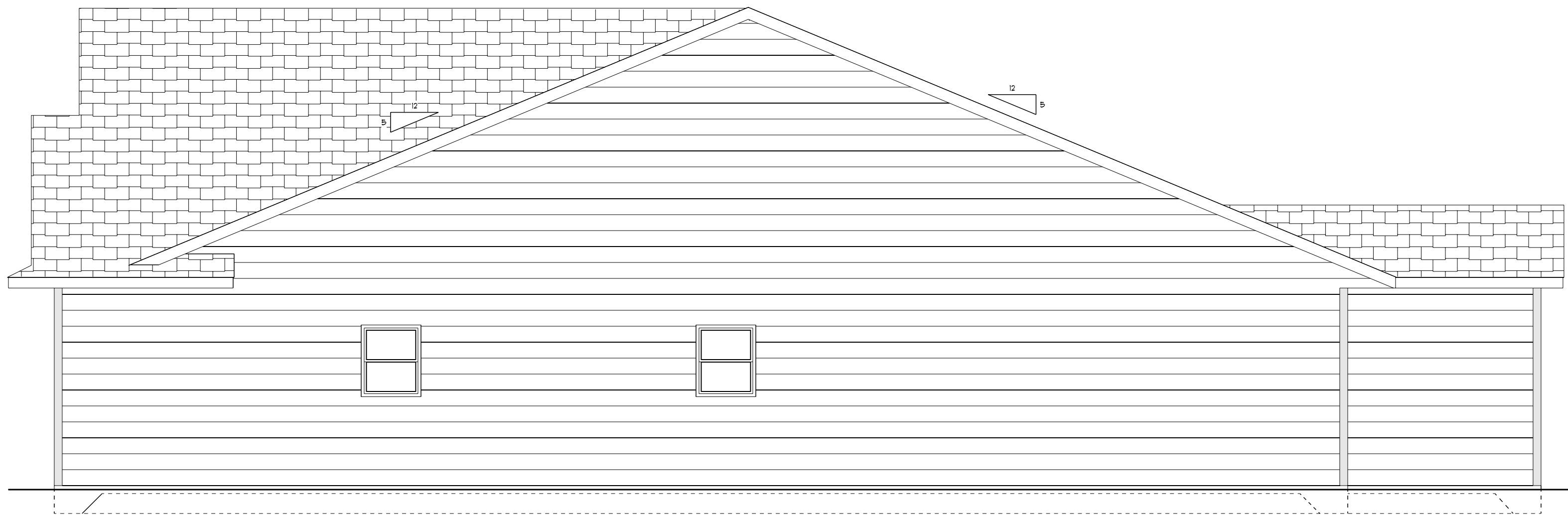
PLAN #
21-018

JOB NAME:
DUPLEX 1

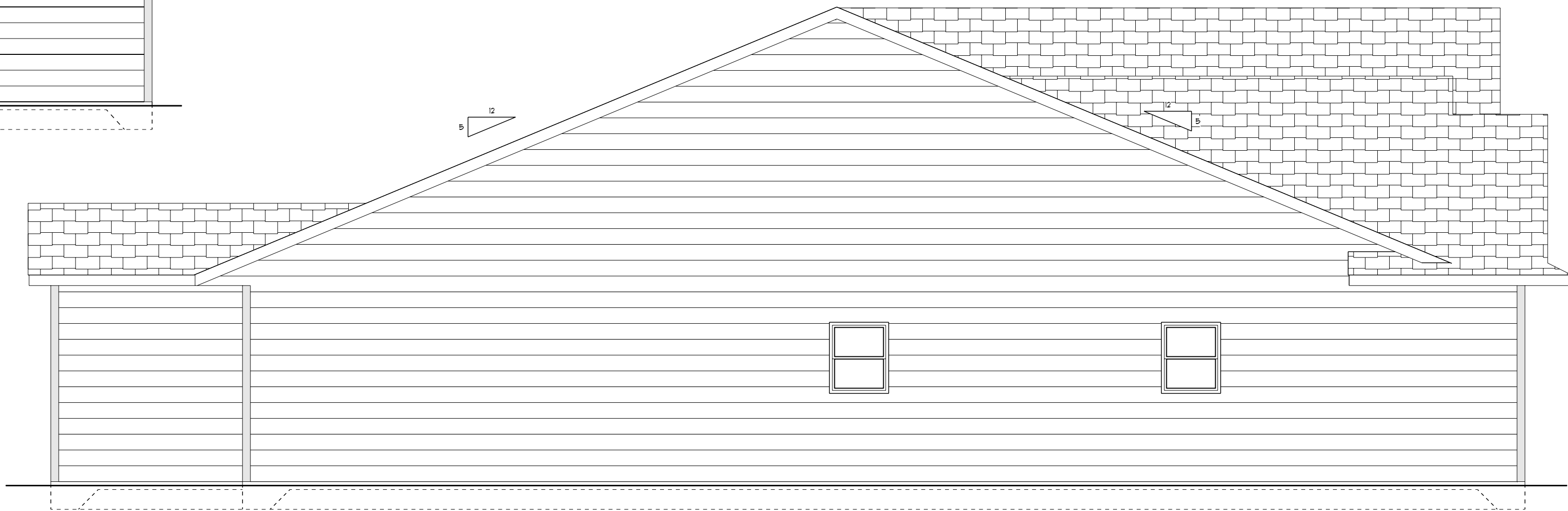
SQ. FOOTAGE:
2130 SF/UNIT

REVISIONS:

PAGE#
A3

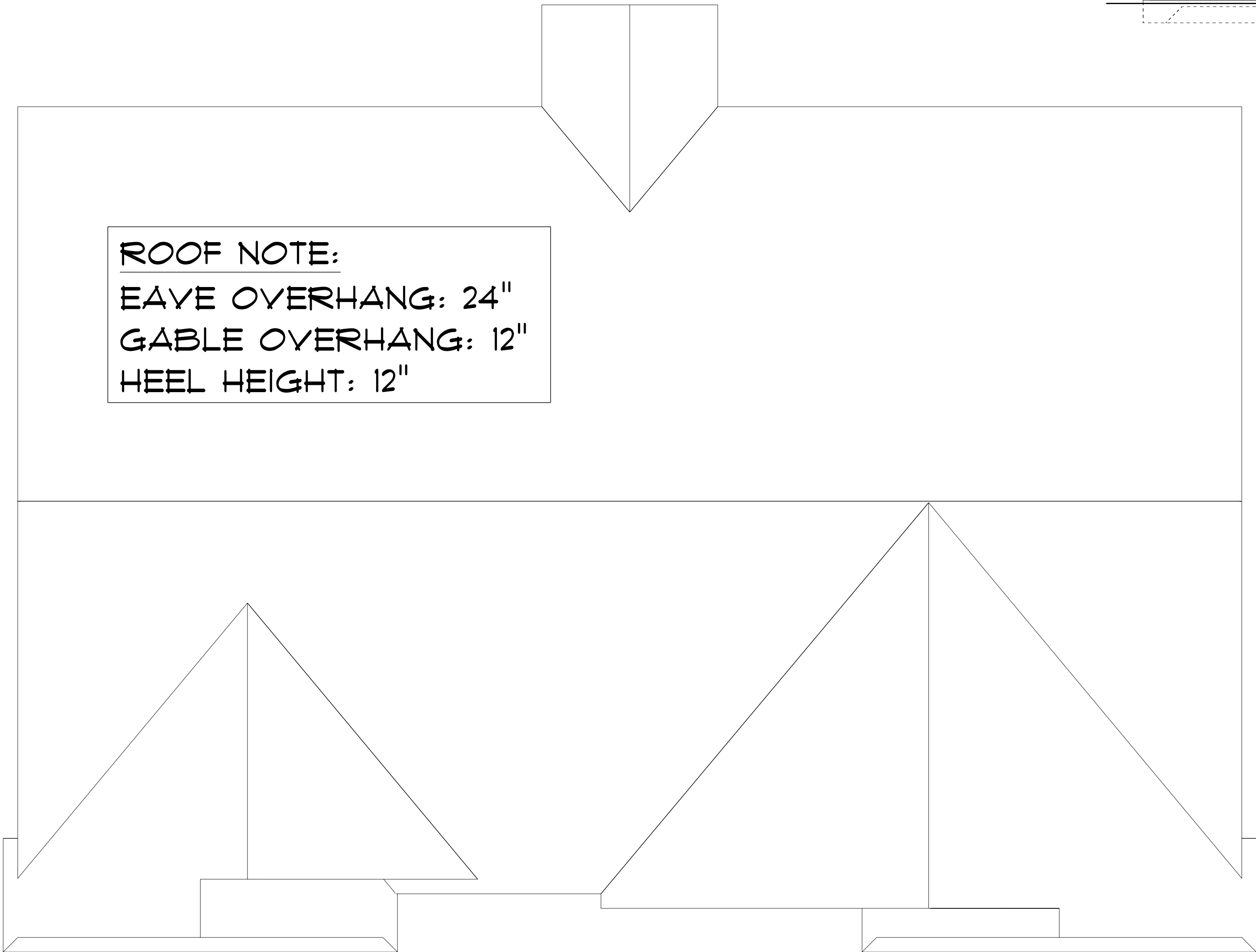


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

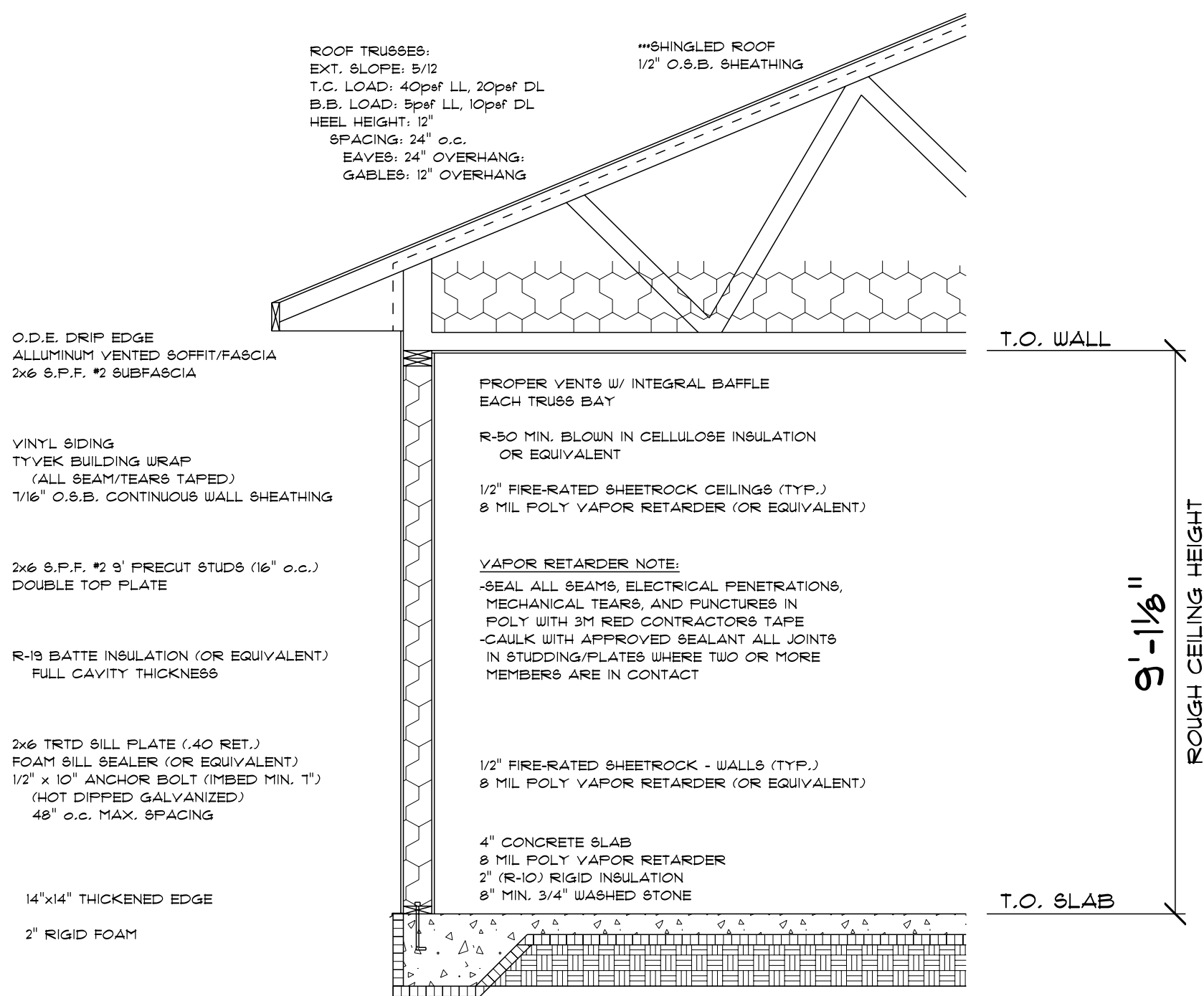


LEFT ELEVATION
SCALE: 1/4" = 1'-0"

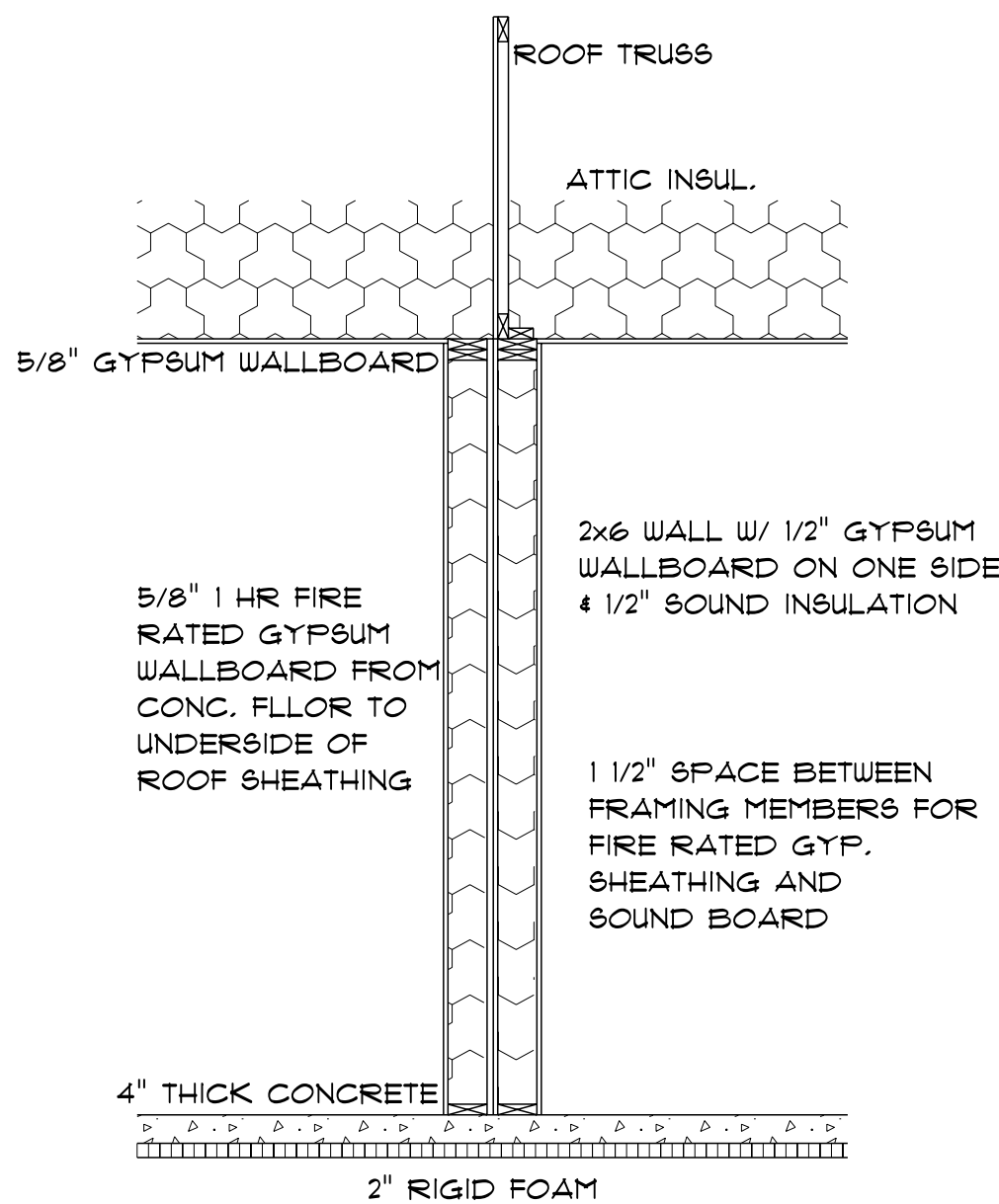
ROOF NOTE:
EAVE OVERHANG: 24"
GABLE OVERHANG: 12"
HEEL HEIGHT: 12"



ROOF PLAN



A
A4 TYPICAL WALL SECTION



B
A4 UNIT SEPERATION SECTION

LEGAL NOTE:

THE GENERAL CONTRACTOR/OWNER AGREES THAT, BY PAYING FOR THIS PLAN, THE DESIGNER HAS MADE EVERY EFFORT IN PREPARING AND CARRYING OUT THE DESIGN. THE DESIGNER DOES NOT AGREE THAT THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS AND STRUCTURAL DETAILS BEFORE BEGINNING ANY CONSTRUCTION. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

DRAWING PREPARED BY:

2200 CITY RD B
FLOWERS, WI 54461
183-444-0000



BUILDING SUPPLY

DRAWN BY:
DEREK
CZAPLINSKI

DATE:
8/27/2021

PLAN #
21-018

JOB NAME:
DUPLEX 1

SQ. FOOTAGE:
2130 SF/UNIT

REVISIONS:

PAGE#
A4

Administrative Staff Report

Construction of AMETA Center Mid-State Technical College

5000 Coye Drive

July 5, 2022



Department of Community
Development

Applicant(s): - Matt Schneider, representing Mid-State Technical College Staff: - Ryan Kernosky, Director rkernosky@stevenspoint.com - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281230802200043 Zone(s): "M-2" Heavy Industrial Master Plan: - Industrial Park Council District: - District 6 Ald. Carlson Lot Information: - Frontage: 790 ft. - Depth: 480 ft. - Lot Size: 379,200 sq. ft. (8.71 ac.) Current Use: - Undeveloped Applicable Regulations: 23.02(1)(d)(3)(d)	Request - Public Hearing and action on a request from Matt Schneider, representing Mid-State Technical College, for a conditional use permit to construct an advanced manufacturing, engineering technology and apprenticeship center on the property located at 5000 Coye Drive (Parcel ID 281230802200043), consistent with Ch. 23.02(1)(d)(3)(d). Attachment(s) - Application - Plans Findings of Fact - Mid-State Technical College is requesting to construct an academic facility within the City's Industrial Park for the purposes of providing courses and programs for students in industry and technology fields. - The proposed facility will be 46,000 square feet in size and provide 189 on-site parking stalls. - If approved, construction is anticipated to begin in Fall of 2022 and conclude in mid-year 2023. - The subject property is zoned "M-2" Heavy Industrial. - Technical schools are a conditional use within all City zoning districts. - The Plan Commission and Common Council may attach additional conditions onto this request. Staff Recommendation Approve the conditional use request to construct an advanced manufacturing, engineering technology and apprenticeship center on the property located at 5000 Coye Drive (Parcel ID 281230802200043), subject to the following conditions: - An additional fire hydrant shall be installed on the property to support the proposed development, subject to the review and approval of Fire Department staff. - A knox box shall be installed near the water entrance room, subject to the review and approval of Fire Department staff. - A sign package shall be submitted to the Zoning Administrator for review and approval.
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4. The applicant shall submit final details on the canopy trees and shrubs proposed to be planted, subject to the review and approval of the Zoning Administrator meeting landscaping guidelines.
5. A shared access agreement between the subject property and the property located at 5001 Joerns Drive (Parcel ID 281230802200042) shall be recorded prior to being granted occupancy of the building.
6. Bicycle parking spaces shall be installed in accordance with Chapter 23.01(15)(f) of the City's Zoning Code.
7. 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 an advanced manufacturing, engineering technology and apprenticeship center on the subject property. The purpose of this academic facility is to provide courses and programs for students pursuing a career in industry and technology fields. Within the proposed structure will include four classrooms, four computer and science labs, a welding and metal fabricating lab, a materials lab and associated lounge space.

The proposed structure is 46,000 square feet and will accommodate 189 on-site parking stalls. Please note that two future building additions totaling 17,000 square feet and 71 future parking stalls are included on the plan set, but these improvements are not included on this conditional use request. Four access points exist that will complement the proposed development. Two of these access points will be directly off of Coye Drive, while the remaining two are situated off of an existing private driveway servicing the property immediately to the north (5001 Joerns Drive). As a

condition to this request, the applicant will be required to enter into a shared access agreement with the north property to make these two access points compliant.

According to the City’s Zoning Code, technical schools are a conditional use within all zoning districts. Therefore, a conditional use permit is required prior to the start of construction. Said requirement is outlined below.

Ch. 23.01(1)

c) “R-1” Suburban Single Family Residence District

3) Conditional Uses.

d) Junior and Senior High Schools and Publicly-Owned and Operated Technical Schools

Further development details have been provided below and are summarized throughout this report.

1. Setbacks.

The following are the setback requirements of the “M-2” Heavy Industrial District – 40 feet of street setback, 20 feet of side yard setback on each side and a rear yard setback of 20 feet. According to the submitted site plan, 80 feet of street setback is provided off of Coye Drive. 267 feet of side yard setback exists from the east lot line and 254.5 feet from the west lot line, while 180 feet of rear yard setback is provided.

Lot Line	M-2 District Minimum Setback Requirements	Proposed Setbacks (Findings)
<i>Street</i>	40 ft	80 ft
<i>Side</i>	20 ft	267 ft from east lot line 254.5 ft from west lot line
<i>Rear</i>	20 ft	180 ft

2. Density.

Within the “M-2” District, all permitted and conditional uses must be located on a lot of at least 21,780 sq ft (0.50 acres) in size. As the subject property is 8.71 acres in size, density restrictions are met.

3. Parking and Traffic Flow.

Four access points into the property – two off of Coye Drive and the remaining two off of a private driveway located to the west of the proposed development. Having four driveways meet Zoning Code requirements as properties with over 600 feet of street frontage are permitted a maximum of four driveways. Similarly, driveways are required to be separated by at least 150 feet. While the distance between the two driveways west of the proposed building is separated by 126 feet, the Zoning Code allows the City Engineer to approve this modification when taking other considerations into effect (e.g., site design, pedestrian and vehicle circulation, adjacent uses, topography, speed of traffic on adjacent roads, etc.).

189 parking stalls are proposed. According to the City’s Zoning Code, the minimum number of parking stalls required is 187. Development proposals may exceed this minimum parking requirement but may not exceed 150% of the minimum number of parking stalls required (i.e., 239). Based on the submitted plans, a sufficient number of parking stalls are provided.

4. Utilities.

Utility connections exist within the Coye Drive Right-of-Way that can support the proposed development. A bio-infiltration basin, infiltration basin and wet pond are proposed within the northwest corner of the subject property. When considering the amount of impervious surfacing planned for this development (131,908 sq ft or 34.8% of the site), the proposed stormwater facilities are of an appropriate size to handle both this development and future phased developments.

5. Landscaping.

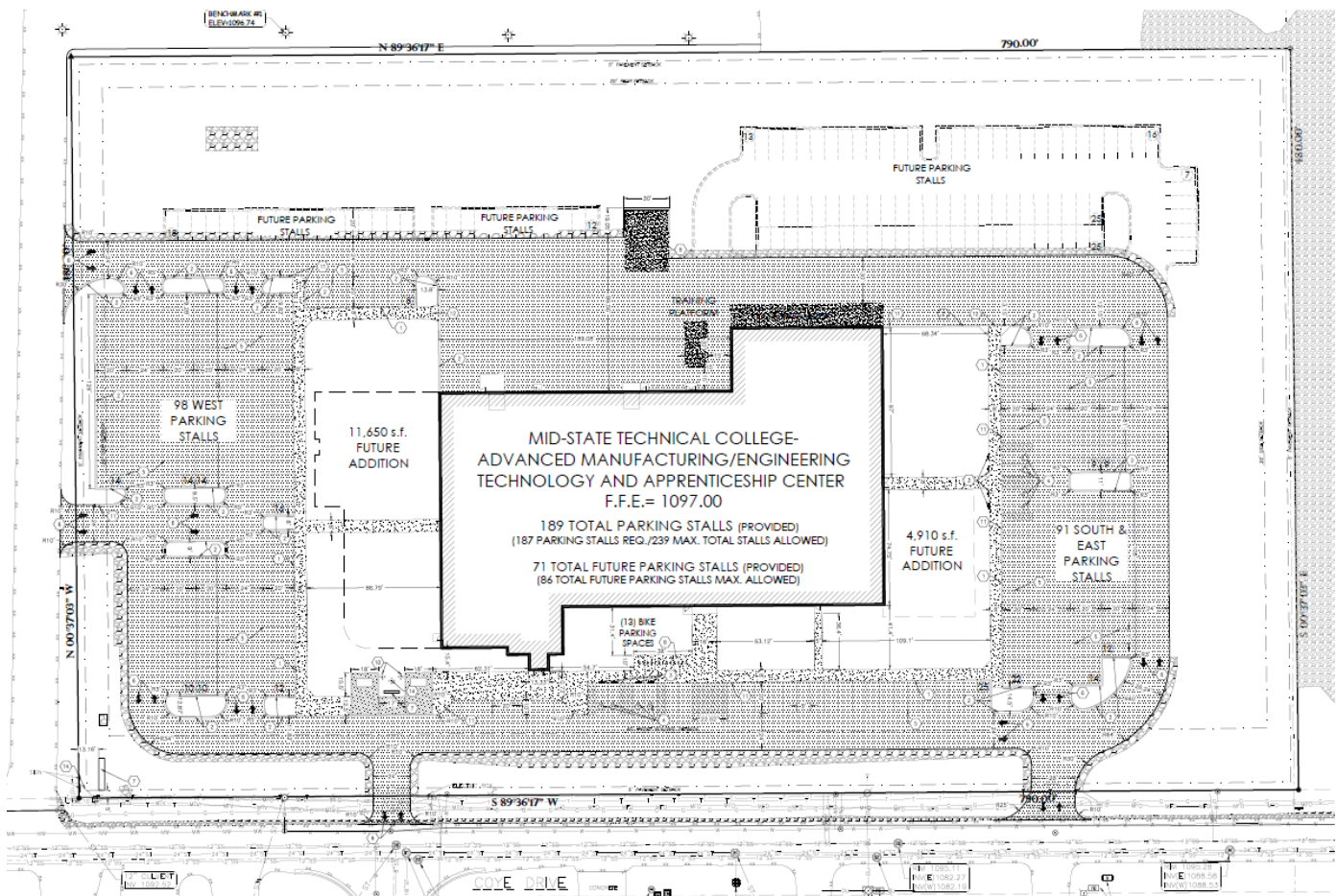
A mixture of canopy trees and shrubs are proposed along the perimeter of the parking lot and within designated terminal and interior islands. As a condition of approval, the applicant shall submit final details as to the specific species proposed to be planted, subject to review meeting applicable landscaping requirements.

6. Light Intensity.

A photometric plan has been submitted. At the property line, a light intensity of 0.50-1.50 footcandles are proposed. The greatest light intensity is proposed near the building ranging from four to seven footcandles. Based on the submitted plan, there should not be an abundance of light spilling over onto adjacent properties and into the Coye Drive Right-of-Way.

7. Compatibility with the Comprehensive Plan.

The City's Future Land Use Map identifies the subject property as part of the City's Industrial Park. While the proposed structure would be an extension of Mid-State Technical College, the classes and programs taught within the AMETA Center are industry and technology fields. According to the City's Comprehensive Plan, one goal as part of the land use section is to plan for the continued existence and growth of institutional uses within the City. City staff believes that this proposed development targets the aforementioned land use goal and is situated in an area that will provide harmonious uses to adjacent properties.



Standards of Review – Conditional Use Permit

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

Analysis: The proposed use is consistent with the City's Comprehensive Plan and the existing surrounding uses are unlikely to be negatively impacted by the proposed development. The surrounding neighborhood is located within the City's Industrial Park that provides a compatible land use intensity of industrial, manufacturing and warehouse uses. As stated above, the subject property exceeds minimum lot size requirements and adequately meets density requirements. Additionally, utility and road infrastructure exist to complement the planned future development of the subject property.

Findings: The "M-2" Heavy Industrial District allows for technical schools as a conditional use. While technical schools are a conditional use within all City zoning districts, the purpose of the proposed development would be to provide advanced manufacturing, engineering technology and apprenticeship programs that are compatible with adjacent industrial uses. Staff does not believe the proposed conditional use permit with the conditions outlined above would be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

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

Analysis: According to the City’s Zoning Code, the intent of the “M-2” Heavy Industrial District is to provide for those manufacturing or other industrial uses having more obnoxious or nuisance effects than the “M-1” Light Industrial District and having a greater intensity of manufacturing, processing, employment, traffic and other related activities.”

Findings: While the proposed AMETA Center will likely have fewer ancillary effects than other heavy industry uses, City staff believes that the proposed use is consistent with the “M-2” District. As an extension of Mid-State Technical College, additional traffic is likely to occur by way of students, facility and other personnel associated with the AMETA Center. Please note that Public Works staff reviewed the proposed development and determined that Coye Drive is designed appropriately to handle additional traffic with this use. Additionally, any obnoxious or nuisance effects produced as part of the AMETA Center is likely to be contained within the building and property. This is achieved, in part, with the landscaping as required by the Zoning Code.

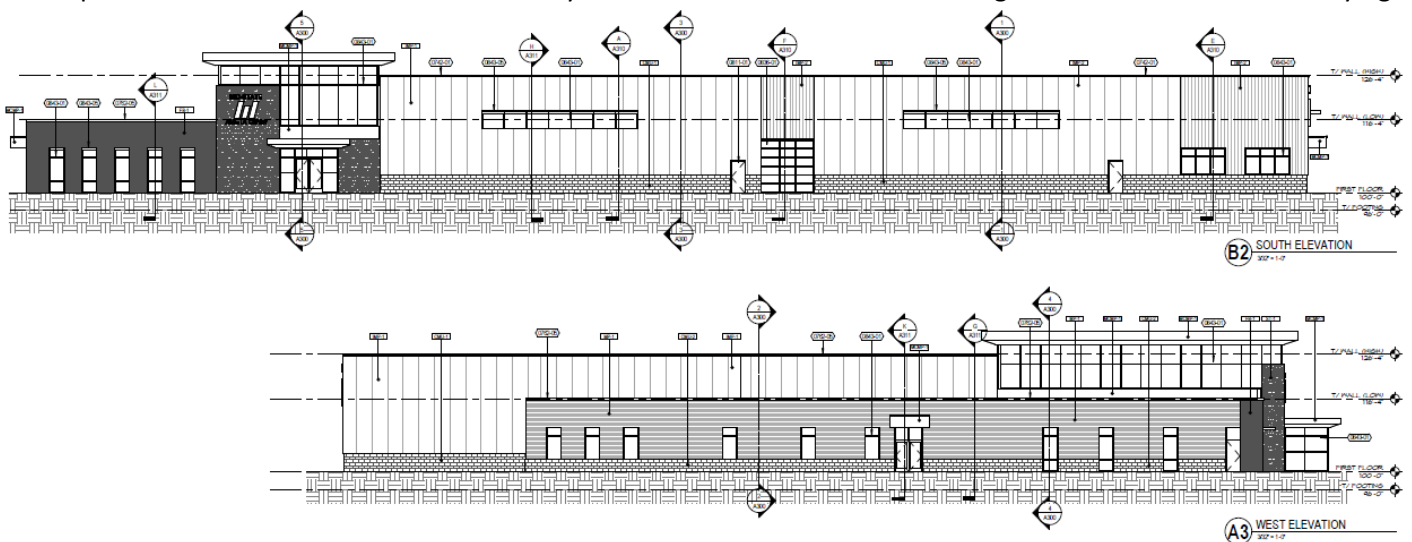
3. The establishment of the use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Analysis: The respective area is in an established and developed area of the city. The City’s Comprehensive Plan identifies this area as part of the Industrial Park.

Findings: See standards one and two above. The subject property adjoins properties that are also zoned “M-2” Heavy Industrial and allow for more industrious uses as a permitted and conditional use. As larger lot sizes are customary with industrial uses, staff believes that the subject property and proposed use should not impact the existing development surrounding the area and should not impede any future development.

4. 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: The proposed structure is of a design that is compatible with adjacent manufacturing and warehouse uses. Metal panel siding is the predominant siding material used along the north, east and west walls. Along the public entrances to the building – primarily the south and west walls – decorative stone and brick is used to provide some contrast and better identify entrance locations into the building for visitors. Windows of varying



size and pane configurations are also proposed on the building to allow for greater aesthetic variation, particularly along the west elevation. Lastly, wall signage is proposed to be located above the public entrances. As a condition of approval, the applicant is required to submit a sign package to City staff for review.

Findings: This standard is met.

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

Analysis: Four access points into the property – two off of Coye Drive and the remaining two off of a private driveway located to the west of the proposed development. As a condition to this request, the applicant will be required to enter into a shared access agreement with the north property to make these two access points compliant. A bio-infiltration basin, infiltration basin and wet pond are proposed within the northwest corner of the subject property. When taking into account the amount of impervious surfacing planned for this development (131,908 sq ft or 34.8% of the site), the proposed stormwater facilities are of an appropriate size to handle both this development and future phased developments.

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.

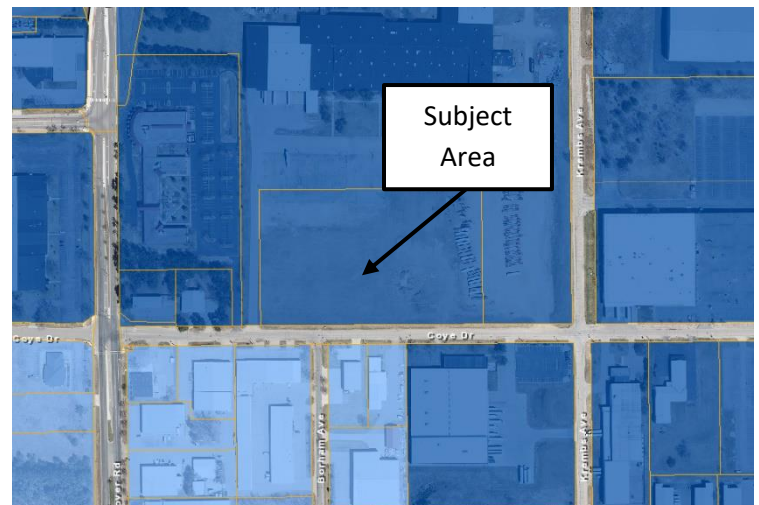
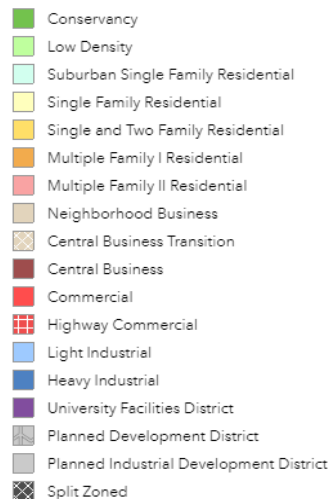
Analysis: The development will be serviced by four private driveways with access off of Coye Drive and adjacent access point to the west of the subject property. Public Works staff have reviewed the proposed development and determined that Coye Drive is designed appropriately to handle additional traffic with this use. Please note that the building is unlikely to be at maximum occupancy at any given time as students have classes at various points in the day.

Findings: Staff believes that access will not cause significant issues with ingress and egress.

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.

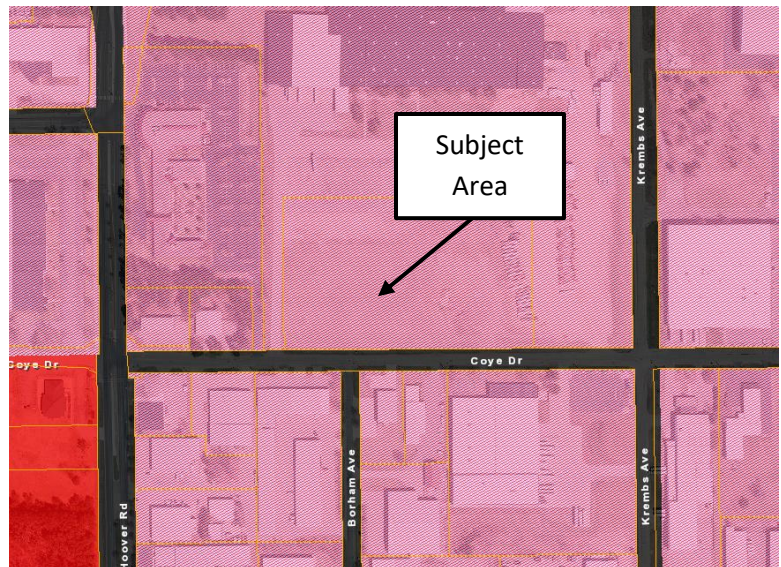
Analysis: The City's 2005 Comprehensive Plan Future Land Use Map has identified this property has identified the subject property for industrial uses.

The subject property is also zoned "M-2" Heavy Industrial. According to the City's Zoning Code, the "M-2" District is established "to provide for those



manufacturing or other industrial uses having more obnoxious or nuisance effects than the "M-1" Light Industrial District and having a greater intensity of manufacturing, processing, employment, traffic and other related activities."

Future Land Use



Findings: The proposed development is consistent with higher-intensity industry land uses and is consistent with the Future Land Use Map's intention for the property as being within the designated City Industrial Parl.

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

Analysis: The conditional use permit application is seeking to construct an advanced manufacturing, engineering technology and apprenticeship center as part of Mid-State Technical College. Key land use requirements outlined in the 'background' section above are met with the proposed development.

Findings: The regulations of the district are met for this proposal provided the conditional use permit's conditions are met.

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 access into the site comes off of Coye Drive. Bicycle parking facilities are proposed as part of this development.

Findings: Staff believes that access 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.

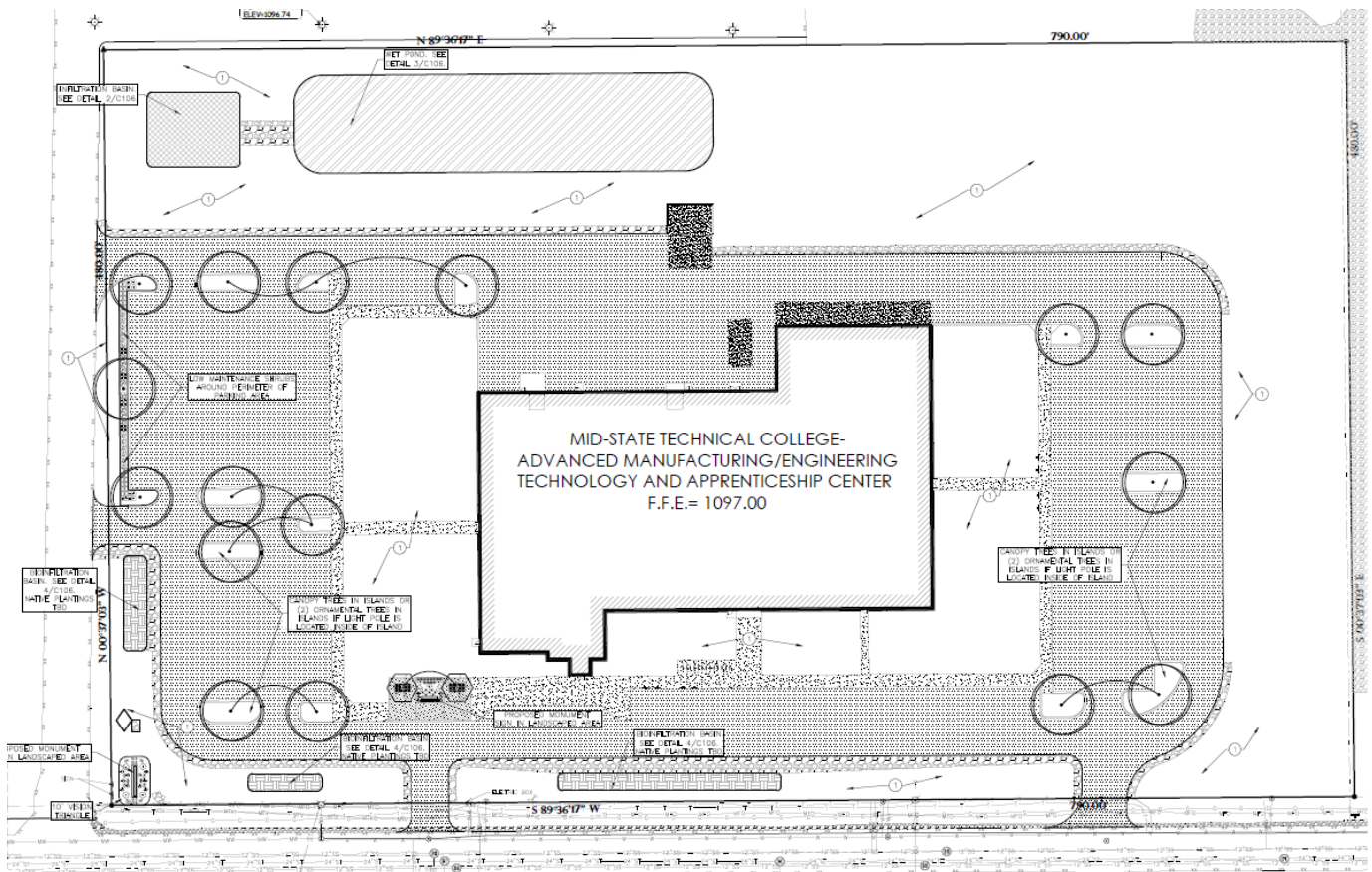
Analysis: The property has water and sewer connections up to the right-of-way. Appropriate water connections for the proposed development have been planned as part of the plan review.

Findings: 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 proposed to be located being the AMETA Center and will not be visible from Coye Drive.



Findings: This standard is met.

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

Analysis: Outside of light coming from the building and parking lot, no additional lighting that impacts the surrounding area is proposed.

Findings: Lighting would be provided by the building.

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 page one. 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	MID-STATE TECHNICAL COLLEGE (Matt Schneider)	Contact Name	
Address	500 32ND STREET NORTH	Address	
City, State, Zip	WISCONSIN RAPIDS, WI 54494	City, State, Zip	
Telephone	715-422-5308	Telephone	
Fax		Fax	
Email	Matt.Schneider@mstc.edu	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
281230802200043		
Legal Description of Subject Property		
BEING A PART OF PARCEL 'A' OF CERTIFIED SURVEY MAP NO. 490, BEING A PART OF THE NW 1/4 OF THE NW 1/4 AND THE NE 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 23 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.		
Designated Future Land Use Category		Current Use of Property
BUSINESS PARK DISTRICT		VACANT/INDUSTRIAL
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 current land use for the project site is vacant, however, a portion of it has been used as parking and/ or storage for the neighboring industrial parcels. The proposed development includes the construction of an approximately 46,000 s.f. academic facility for Advanced Manufacturing, Engineering Technology and Apprenticeships Programs for Mid-State Technical College. Construction is anticipated to start in the Fall of 2022 and end in late summer 2023, for the opening of the 2023-2024 academic year.		
How will the proposed development reinforce the existing or planned character of the neighborhood? (Use additional pages if necessary)		

The AMETA Center will be located in an industrial area which will reflect what is being taught to students taking courses here. The AMETA Center will teach skills and offer courses and programs that prepare students for careers in industrial and technology fields, some of which are practiced in nearby businesses.

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

The AMETA Center will provide ample parking for students and staff. The site will follow City of Stevens Point and Wisconsin DNR Best Management Practices (BMP's) for storm water management. Landscaping will be provided as an accent to the building and surrounding parking areas.

Current Zoning Surrounding Subject Property

North:	M2 HEAVY INDUSTRIAL	South:	M1 LIGHT INDUSTRIAL & M2 HEAVY INDUSTRIAL
East:	M2 HEAVY INDUSTRIAL	West:	M2 HEAVY INDUSTRIAL

Current Land Use Surrounding Subject Property

North:	INDUSTRIAL	South:	INDUSTRIAL
East:	INDUSTRIAL	West:	INDUSTRIAL

EXHIBITS

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

CERTIFICATION AND SIGNATURE

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

Signature of Applicant	Date	Signature of Property Owner(s)	Date
<i>Matthew Schneider</i>	06/06/2022	<i>Matthew Schneider</i>	06/06/2022



Point of Beginning

4941 Kirschling Court, Stevens Point, WI 54481
1497 6th Street - Suite C, Green Bay, WI 54304
1261 W Main Street - Suite 102, Sun Prairie, WI 53590

6/7/2022

Ron Carlson
6th District Alderperson
Stevens Point, WI 54481

Dear Alderperson Carlson,

We are the civil engineering company hired by Mid-State Technical College to complete civil engineering and storm water management documents for the proposed AMETA (Advanced Manufacturing, Engineering Technology and Apprenticeships Programs) Center at 5000 Coye Drive. The purpose of this letter is to notify you that we will be submitting to the City of Stevens Point for a Conditional Use Permit (CUP) for the proposed construction of this new academic facility. This project is located in a M2 Heavy Industrial which will require the Plan Commission's review and consideration.

The project includes the construction of an approximately 46,000 s.f. main building with the possibility of adding two future additions totally approximately 17,000 s.f. There will be 189 total parking stalls constructed with the new building and a location designated for 71 future parking stalls, to be added once the future additions are completed. The site design will follow all local and state codes regarding site and architectural design.

Please feel free to reach out with any questions.

Thank you,

Melissa Kluck, PLA
Point of Beginning, Inc.
715-344-9999

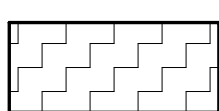
GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
3. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION, IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
4. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
5. COORDINATE WITH THE OWNER AND LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING UTILITIES ON SITE PRIOR TO THE START OF WORK.
6. ANY EXISTING UTILITIES NOT SHOWN OR IN NEED OF ADJUSTMENT AS NOTED ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
7. ANY EXISTING UTILITIES NOT EXPRESSLY LABELED FOR DEMOLITION/REMOVAL ON THIS DOCUMENT SHALL BE LEFT IN PLACE AND IN THEIR CURRENT STATE OF OPERATION. CONTACT ENGINEER WHEREVER CLARIFICATION IS NEEDED.
8. STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
9. IF STRIPPED TOPSOIL IS STOCKPILED ON SITE, SILT FENCE SHALL BE INSTALLED AROUND THE BASE OF THE STOCKPILE TO PREVENT SEDIMENT TRANSPORT.
10. PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.
11. MAINTAIN TRAFFIC CIRCULATION TO ALL RETAIL AND COMMERCIAL BUILDINGS SHOWN ON THIS DOCUMENT. COORDINATE ALL WORK WITH SAID BUSINESSES.

KEYNOTES:

1. SAWCUT EXISTING ASPHALT PAVEMENT
2. MAINTAIN EXISTING LIGHT POLE
3. MAINTAIN EXISTING SIGN
4. MAINTAIN EXISTING ELECTRICAL BOX
5. MAINTAIN EXISTING TELEPHONE LINE- ADJUST LINE AS NEEDED TO INSTALL CULVERT AND DRIVEWAY
6. MAINTAIN EXISTING FIBER OPTIC LINE- ADJUST LINE AS NEEDED TO INSTALL CULVERT AND DRIVEWAY
7. MAINTAIN EXISTING GAS LINE- ADJUST LINE AS NEEDED TO INSTALL CULVERT AND DRIVEWAY
8. MAINTAIN EXISTING CABLE TV LINE- ADJUST LINE AS NEEDED TO INSTALL CULVERT AND DRIVEWAY
9. MAINTAIN POWER POLE GUY WIRE

DEMOLITION HATCH PATTERNS:

BITUMINOUS REMOVAL	
GRAVEL REMOVAL	

PROJECT INFORMATION

NEW AMETA
CENTER MID-STATE
TECHNICAL
COLLEGE

COYE DRIVE,
STEVENS POINT, WI
54481

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
------	-------------

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

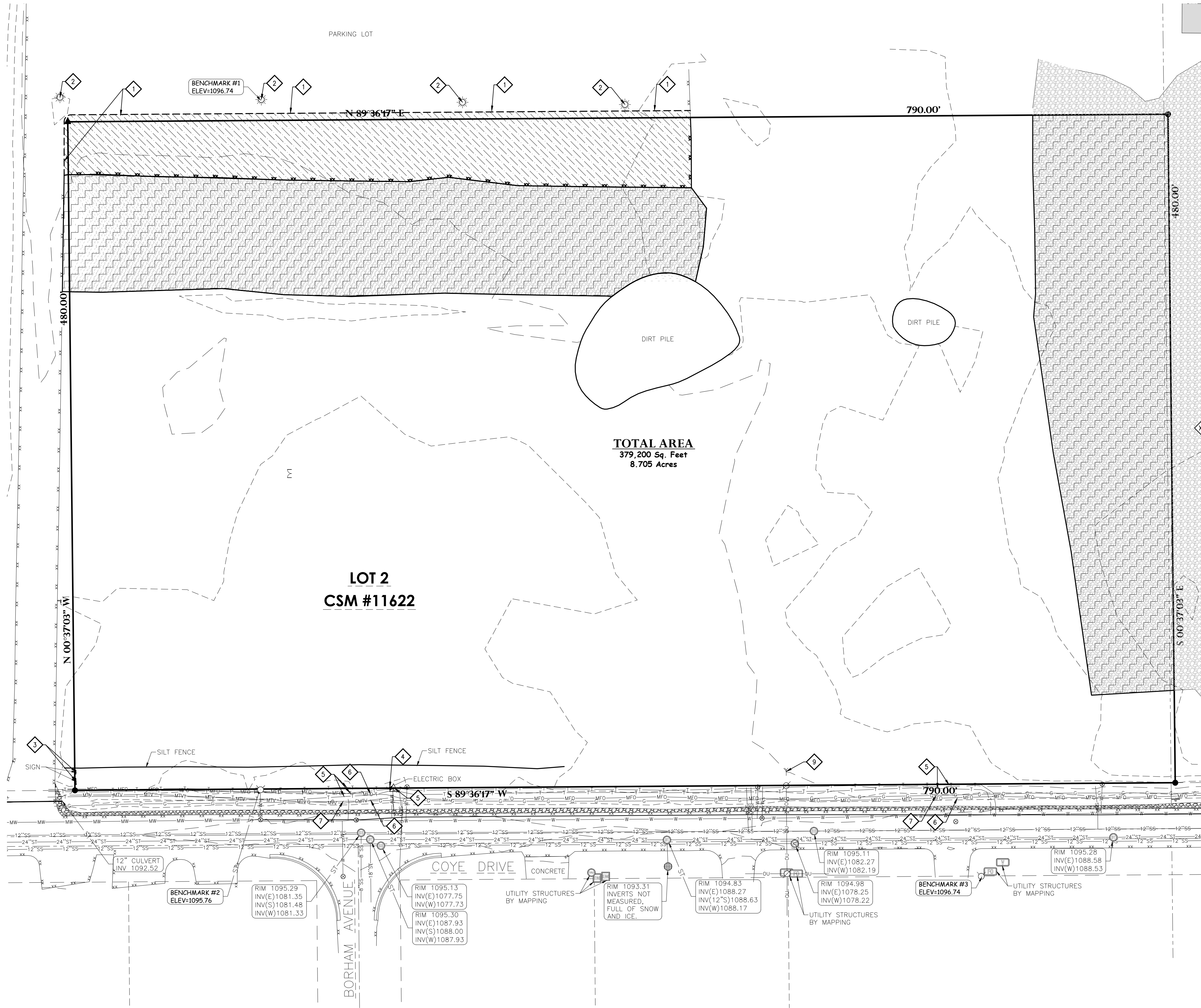
PROJECT MANAGER JL JANSSEN

PROJECT NUMBER 22002

DEMOLITION PLAN

C100

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BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
SOUTHWEST BOLT ON LIGHT POLE BASE
LOCATED ON THE SOUTH SIDE OF THE ASPHALT
PARKING LOT ON THE NORTH SIDE OF THE SUBJECT
PROPERTY.
ELEVATION = 1096.74

BENCHMARK #2
BURY BOLT ON HYDRANT
LOCATED ON THE NORTH SIDE OF COYE DRIVE
APPROXIMATELY 75 FEET WEST OF THE INTERSECTION OF
COYE DRIVE AND BORHAM AVENUE.
ELEVATION = 1095.76

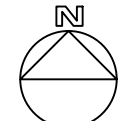
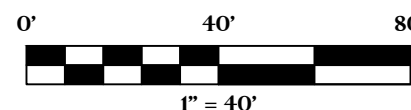
BENCHMARK #3
FLAG BOLT ON HYDRANT
LOCATED ON THE SOUTH SIDE OF COYE DRIVE
APPROXIMATELY 450 FEET EAST OF THE INTERSECTION
OF COYE DRIVE AND BORHAM AVENUE.
ELEVATION = 1096.74

UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS. BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

CIVIL SHEET INDEX:

C100 DEMOLITION PLAN
C101 LAYOUT PLAN
C102 GRADING PLAN
C103 EROSION CONTROL PLAN
C104 UTILITY PLAN
C105 DETAILS
C106 DETAILS
C107 DETAILS
L100 LANDSCAPE PLAN



GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. SEE SHEET C3.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
7. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
8. PRIOR TO STARTING WORK, VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
9. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
10. PROVIDE PROPER BARRICADES, SIGNS, AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
11. SIDEWALK JOINTS SHALL BE INSTALLED AS INDICATED OR AS APPROVED BY THE CONSTRUCTION MANAGER.
12. ALL CONCRETE SAWCUTS SHALL BE AT AN EXISTING JOINT.
13. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED, FERTILIZED, AND CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

KEYNOTES:

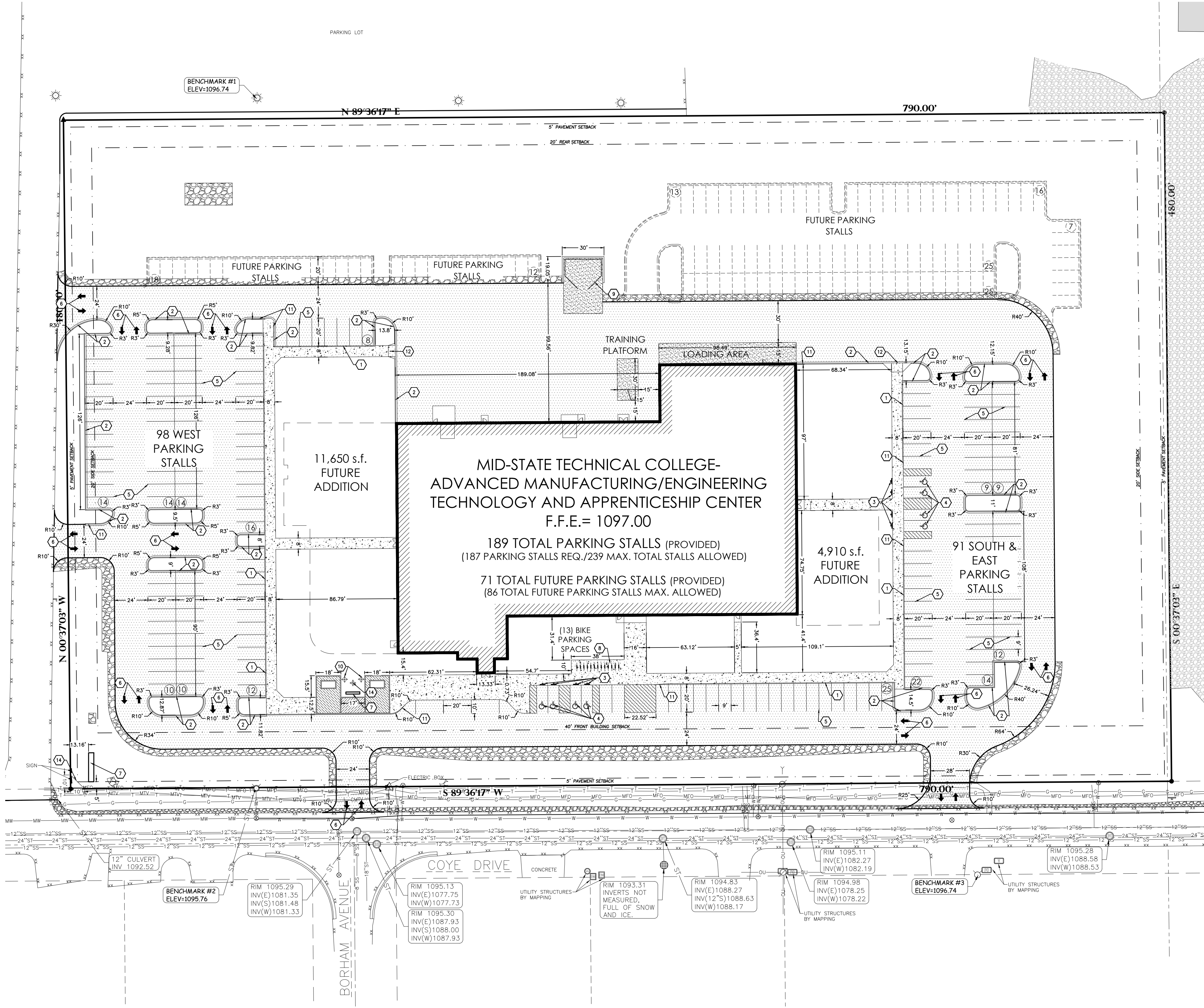
1. THICKENED EDGE WALK
2. 18" CONCRETE CURB & GUTTER
3. ADA PARKING SIGN
4. ADA PARKING STALL
5. PARKING LOT STRIPING
6. DIRECTIONAL ARROW
7. MONUMENT SIGN- SEE ARCHITECTURAL PLANS
8. BIKE RACK TYP.- INVERTED 'U' BY MADRAX PRODUCT #U190-IG-G, INSTALL IN GROUND PER MANUFACTURER'S RECOMMENDATIONS
9. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS)
10. 20' FLAG POLE
11. 6" CURB HEAD TAPER SECTION
12. ADA RAMP
13. 10' VISION TRIANGLE
14. 25' FLAG POLE

PAVEMENT HATCH PATTERNS:

- PROPOSED STANDARD ASPHALT PAVEMENT
- PROPOSED STANDARD CONCRETE PAVEMENT
- PROPOSED REINFORCED CONCRETE PAVEMENT
- PROPOSED PLAZA PAVEMENT FINISH: (45 DEGREE) MEDIUM BROOM FINISH SEE PLAN FOR PATTERN
- PROPOSED 18" DEPTH OF WISDOT MEDIUM RIP RAP W/TYPE HR FILTER FABRIC PLACE BENEATH

PROPOSED SITE STATISTICS:

PROJECT SITE: 379,200 S.F. or 8.7 AC				
BUILDING	FUTURE BUILDING	CONCRETE WALKS & BITUMINOUS PAVEMENT	FUTURE CONCRETE WALKS & BITUMINOUS PAVEMENT	GREEN SPACE
43,900 S.F. 11.6% OF SITE	16,560 S.F. 4.4% OF SITE	131,908 S.F. 34.8% OF SITE	30,904 S.F. 8.1% OF SITE	155,928 S.F. 41.1% OF SITE



BENCHMARK:

- BENCHMARK #1**
SOUTHWEST BOLT ON LIGHT POLE BASE
LOCATED ON THE SOUTH SIDE OF THE ASPHALT
PARKING LOT ON THE NORTH SIDE OF THE SUBJECT
PROPERTY.
ELEVATION = 1096.74
- BENCHMARK #2**
BURY BOLT ON HYDRANT
LOCATED ON THE SOUTH SIDE OF COYE DRIVE,
APPROXIMATELY 70 FEET WEST OF THE INTERSECTION OF
COYE DRIVE AND BORHAM AVENUE.
ELEVATION = 1096.79
- BENCHMARK #3**
FLAG BOLT ON HYDRANT
LOCATED ON THE SOUTH SIDE OF COYE DRIVE,
APPROXIMATELY 450 FEET EAST OF THE INTERSECTION
OF COYE DRIVE AND BORHAM AVENUE.
ELEVATION = 1096.74

UTILITY DISCLAIMER:

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PROJECT INFORMATION

NEW AMETA
CENTER MID-STATE
TECHNICAL
COLLEGE

COYE DRIVE,
STEVENS POINT, WI
54481

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS
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PROJECT MANAGER JL JANSSEN

PROJECT NUMBER 22002

LAYOUT PLAN

C101

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 1097.00 EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
3. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
4. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
5. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
6. SEE SHEET C103 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
7. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
8. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
9. PROVIDE RIP RAP AT ALL CULVERT OUTFLOW ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
10. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP.
11. EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
12. THE ENGINEERED SOIL SHALL NOT BE PLACED IN THE BIORETENTION AREAS UNTIL THE SURROUNDING DRAINAGE AREA HAS BEEN FULLY STABILIZED. ALL CONSTRUCTION SITE SEDIMENT SHALL BE REMOVED FROM THE SUBGRADE OF THE BIORETENTION AREA PRIOR TO PLACEMENT OF THE ENGINEERED SOIL.
13. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
14. THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY.
15. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
16. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
17. GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.

GRADING LEGEND:

EXISTING CONTOUR	712
PROPOSED CONTOUR	712
PROPOSED SPOT ELEVATION	697.20
PROPOSED ENDWALL INVERT ELEVATION	INV=897.00
PROPOSED RIM ELEVATION	RIM=897.50
PROPOSED TOP OF CURB ELEVATION	TC=897.50
PROPOSED FLOW LINE ELEVATION	FL=897.50
PROPOSED MATCH ELEVATION (CONTRACTOR TO VERIFY)	697.00(M)
PROPOSED ENDWALL STRUCTURE WITH RIP RAP	5 C106
PROPOSED ENDWALL STRUCTURE WITHOUT RIP RAP	5 C106
PROPOSED STORM SEWER INLET	6 C106
PROPOSED BIO-INFILTRATION BASIN	4 C106
PROPOSED INFILTRATION BASIN	2 C106
PROPOSED WET POND	3 C106

PROJECT INFORMATION

**NEW AMETA
CENTER MID-STATE
TECHNICAL
COLLEGE**
**COYE DRIVE,
STEVENS POINT, WI
54481**

ISSUANCE AND REVISIONS

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KEY PLAN

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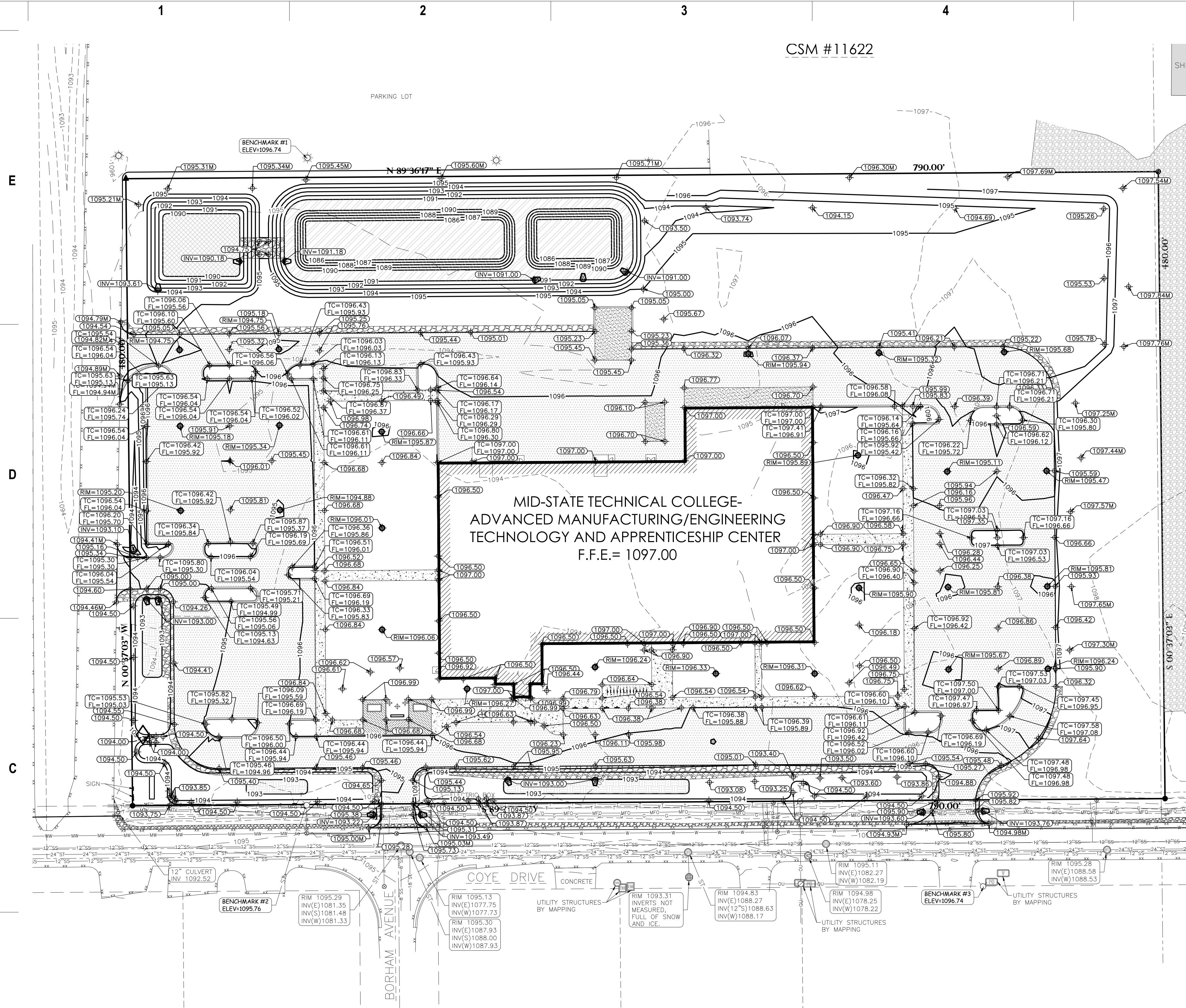
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PROJECT MANAGER JL JANSSEN

PROJECT NUMBER 22002

GRADING PLAN

C102
**BENCHMARK:**

ELEVATIONS ARE REFERENCED TO NAD83 DATUM.

A

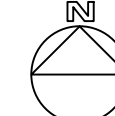
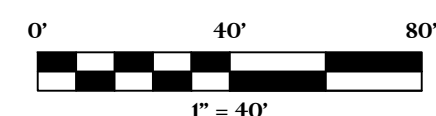
BENCHMARK #1
SOUTHWEST BOLT ON LIGHT POLE BASE
LOCATED ON THE SOUTH SIDE OF THE ASPHALT
PARKING LOT ON THE NORTH SIDE OF THE SUBJECT
PROPERTY.
ELEVATION = 1096.74

BENCHMARK #2
BURY BOLT ON HYDRANT
LOCATED ON THE NORTH SIDE OF COYE DRIVE.
APPROXIMATELY 70 FEET WEST OF THE INTERSECTION OF
COYE DRIVE AND BORHAM AVENUE.
ELEVATION = 1096.79

BENCHMARK #3
FLAG BOLT ON HYDRANT
LOCATED ON THE SOUTH SIDE OF COYE DRIVE.
APPROXIMATELY 450 FEET EAST OF THE INTERSECTION
OF COYE DRIVE AND BORHAM AVENUE.
ELEVATION = 1096.74

UTILITY DISCLAIMER:

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GENERAL NOTES:

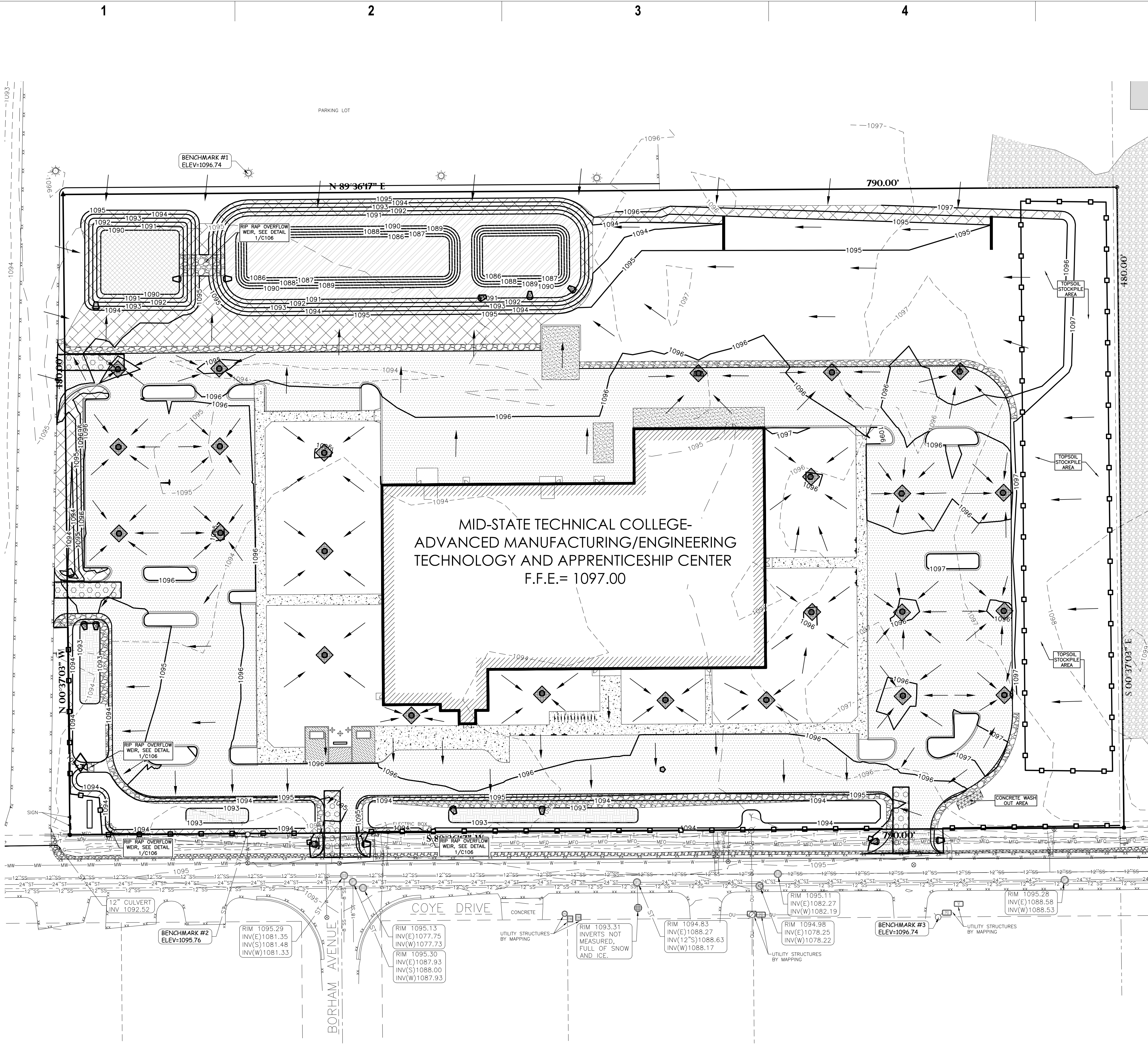
1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
3. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
4. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
5. CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50' FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
6. OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
7. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
8. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
9. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
10. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
11. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
12. IF SEDIMENT LOADED WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH WI DNR TECHNICAL STANDARD 1061 TO PREVENT SEDIMENT DISCHARGE TO THE MAXIMUM EXTENT PRACTICABLE.
13. COORDINATE ALL EROSION CONTROL ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
14. PROVIDE RIP RAP AT ALL CULVERT OUTFLOW ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
15. INSTALL WISDOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP.
16. IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOWFALL OR GROUND FREEZE.
17. SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
18. SILT FENCE SHALL BE INSTALLED AROUND THE BIO-RETENTION AREA IMMEDIATELY FOLLOWING INSTALLATION OF THE ENGINEERED SOIL TO PROTECT IT FROM SILT CONTAMINATION.
19. THE ENGINEERED SOIL SHALL NOT BE PLACED IN THE BIO-RETENTION AREAS UNTIL THE SURROUNDING DRAINAGE AREA HAS BEEN FULLY STABILIZED. ALL CONSTRUCTION SITE SEDIMENT SHALL BE REMOVED FROM THE SUBGRADE OF THE BIO-RETENTION AREA PRIOR TO PLACEMENT OF THE ENGINEERED SOIL.
20. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.

EROSION CONTROL LEGEND:

EXISTING CONTOUR	888
PROPOSED CONTOUR	888
PROPOSED SILT FENCE	1 C107
PROPOSED INLET PROTECTION	4 C107
EROSION CONTROL BLANKET	2 C107
ROCK CONSTRUCTION ENTRANCE	3 C106
WISDOT MEDIUM RIP RAP W/TYPE HR FILTER FABRIC PLACED BENEATH	4 C105 1 C106
STORM WATER OVERLAND FLOW DIRECTION	5 C107
TEMPORARY DITCH CHECK	5 C107

EROSION CONTROL SEQUENCING:

1. INSTALL PERIMETER EROSION CONTROL
2. EXCAVATE A TEMPORARY SEDIMENT TRAP AT THE PROPOSED BIO-RETENTION AREA IN ACCORDANCE WITH DNR TECHNICAL STANDARD 1063
 - 2.1. SEDIMENT TRAP BASIN BOTTOM ELEVATION SHALL BE CONSISTENT WITH THE BOTTOM DESIGN ELEVATION OF THE BIO-RETENTION BASIN. SEE DETAIL.
- 2.2. INSTALL STONE OUTLET/OVERFLOW WEIR WHEREVER INDICATED ON PLANS
- 2.3. EXCAVATE TEMPORARY SHOULDS AWAY FROM THE BASIN TO DIRECT AND MAXIMIZE STORMWATER RUNOFF TO THIS BASIN DURING CONSTRUCTION.
3. BEGIN DEMOLITION
4. BEGIN ROUGH GRADING AND UTILITY INSTALLATION
5. DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
6. TEMPORARY STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
7. FINAL STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING ACTIVITIES CEASE AND FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE.
8. PER GENERAL NOTE #19, THE SEDIMENT TRAP SHALL BE RECONSTRUCTED INTO THE PROPOSED BIO-RETENTION AREA AFTER THE SURROUNDING AREA HAS BEEN FULLY STABILIZED.
 - 8.1. ANY CONSTRUCTION SITE SEDIMENT BUILD UP SHALL BE REMOVED FROM THE PROPOSED BIO-RETENTION BASIN BEFORE EXCAVATION TO THE FINAL DEPTH AND INSTALLATION OF THE ENGINEERED SOIL.
9. IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.



BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
SOUTHWEST BOLT ON LIGHT POLE BASE
LOCATED ON THE SOUTH SIDE OF THE ASPHALT
PARKING LOT ON THE NORTH SIDE OF THE SUBJECT
PROPERTY.
ELEVATION = 1096.74

BENCHMARK #2
BURN BOLT ON HYDRANT
LOCATED ON THE NORTH SIDE OF COYE DRIVE,
APPROXIMATELY 70 FEET WEST OF THE INTERSECTION OF
COYE DRIVE AND BORHAM AVENUE.
ELEVATION = 1095.76

BENCHMARK #3
FLAG BOLT ON HYDRANT
LOCATED ON THE SOUTH SIDE OF COYE DRIVE,
APPROXIMATELY 450 FEET EAST OF THE INTERSECTION
OF COYE DRIVE AND BORHAM AVENUE.
ELEVATION = 1096.74

UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

PROJECT INFORMATION

NEW AMETA
CENTER MID-STATE
TECHNICAL
COLLEGE

COYE DRIVE,
STEVENS POINT, WI
54481

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER JL JANSSEN

PROJECT NUMBER 22002

EROSION
CONTROL PLAN

C103

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
4. REFER TO THE PROPOSED BUILDING MECHANICAL/PLUMBING PLANS TO VERIFY EXACT CONNECTION LOCATIONS AND SIZES OF PROPOSED SANITARY SEWER AND WATER LATERALS.
5. COORDINATE ALL UTILITY WORK WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
6. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE LOCAL MUNICIPALITY.
7. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
8. THE PROPOSED WATER MAIN SHALL HAVE A MINIMUM COVER OF 7'-6" TO THE TOP OF PIPE FROM PROPOSED FINISHED GRADE. SEE SHEET C102 FOR PROPOSED FINISHED GRADE.
9. THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY, AND PRIOR TO CONNECTING SANITARY SEWER AND WATER LATERALS TO THE PUBLIC MAINS.
10. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
11. THE MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES, IF NEEDED.
12. FIELD VERIFY INVERT ELEVATION OF THE SANITARY SEWER AND WATER PUBLIC MAIN, AT THE LOCATION OF THE SERVICE LATERAL CONNECTIONS, PRIOR TO CONNECTING THE LATERALS TO THE PUBLIC MAIN.
13. PROVIDE RIP RAP AT ALL STORM ENDWALLS TO PREVENT WASHOUT AND EROSION.
14. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH PROPOSED RIP RAP.

STORM MANHOLE SCHEDULE:

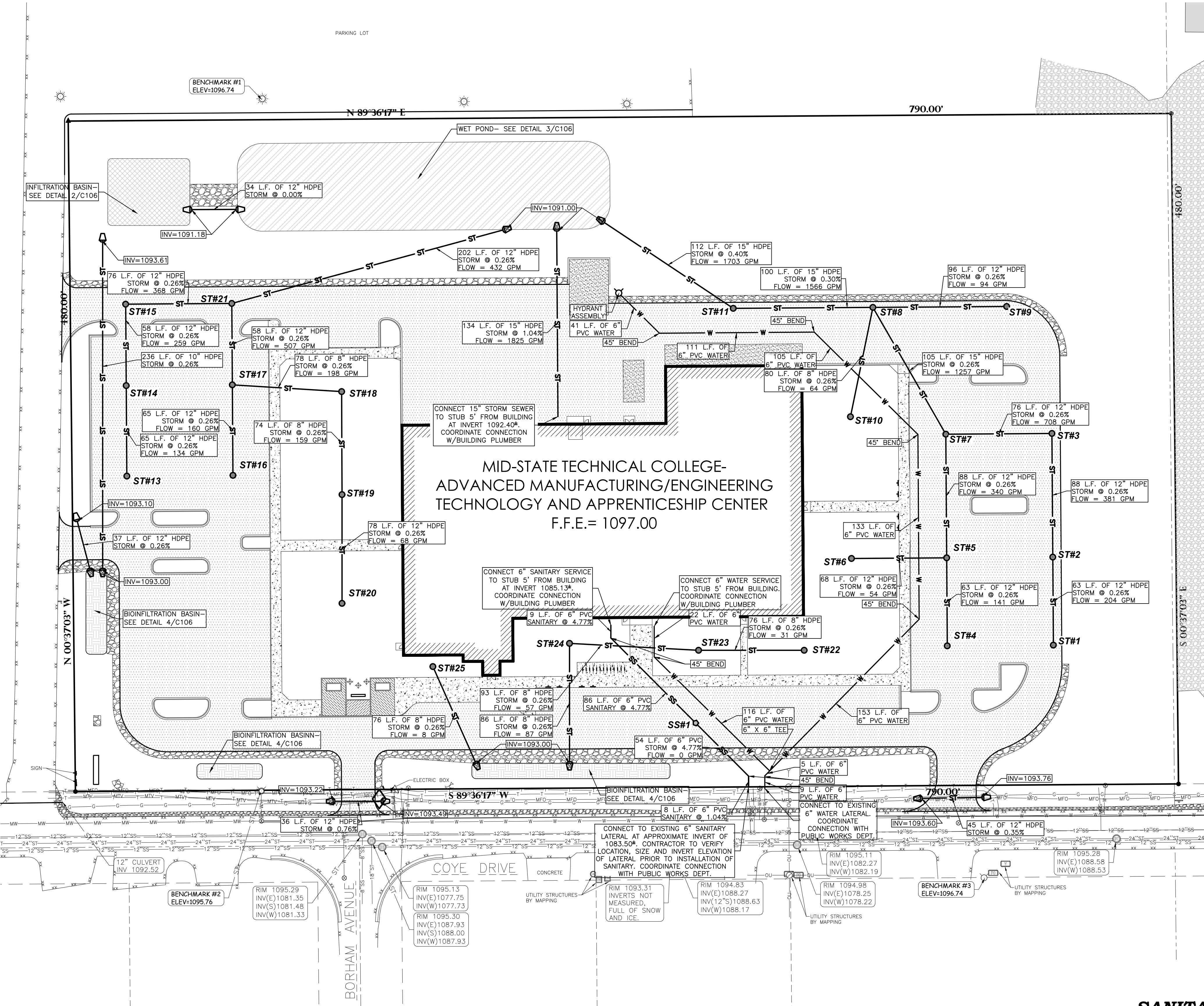
STRUCTURE #	STRUCTURE DETAILS	STRUCTURE #	STRUCTURE DETAILS	STRUCTURE #	STRUCTURE DETAILS
ST#1	RIM = 1096.24 INV (N) = 1092.86 DEPTH = 3.38' 48" I.D. PRECAST MANHOLE W/NEENAH R-2553 CASTING W/TYPE "G" GRATE	ST#9	RIM = 1095.68 INV (W) = 1092.25 DEPTH = 3.43' 48" I.D. PRECAST MANHOLE W/NEENAH R-2553 CASTING W/TYPE "G" GRATE	ST#18	RIM = 1095.87 INV (W) = 1092.21 INV (S) = 1092.21 DEPTH = 3.65' 36" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE
ST#2	RIM = 1095.81 INV (S) = 1092.70 INV (N) = 1092.70 DEPTH = 3.11' 48" I.D. PRECAST MANHOLE W/NEENAH R-2553 CASTING W/TYPE "G" GRATE	ST#10	RIM = 1095.89 INV (N) = 1092.54 INV (W) = 1091.45 DEPTH = 3.35' 36" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE	ST#19	RIM = 1096.01 INV (N) = 1092.41 INV (S) = 1092.41 DEPTH = 3.61' 36" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE
ST#3	RIM = 1095.47 INV (S) = 1092.47 INV (W) = 1092.47 DEPTH = 3.00' 48" I.D. PRECAST MANHOLE W/NEENAH R-2553 CASTING W/TYPE "G" GRATE	ST#11	RIM = 1095.94 INV (E) = 1091.45 INV (W) = 1091.45 DEPTH = 4.49' 48" I.D. PRECAST MANHOLE W/NEENAH R-2553 CASTING W/TYPE "G" GRATE	ST#20	RIM = 1096.06 INV (N) = 1092.61 DEPTH = 3.45' 36" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE
ST#4	RIM = 1095.67 INV (N) = 1092.66 DEPTH = 3.01' 48" I.D. PRECAST MANHOLE W/NEENAH R-2553 CASTING W/TYPE "G" GRATE	ST#13	RIM = 1095.20 INV (N) = 1092.04 INV (E) = 1091.88 DEPTH = 3.16' 48" I.D. PRECAST MANHOLE W/NEENAH R-2553 CASTING W/TYPE "G" GRATE	ST#21	RIM = 1094.75 INV (W) = 1091.53 INV (E) = 1091.53 INV (S) = 1091.53 DEPTH = 3.23' 48" I.D. PRECAST MANHOLE W/NEENAH R-2553 CASTING W/TYPE "G" GRATE
ST#5	RIM = 1095.81 INV (N) = 1092.50 INV (S) = 1092.50 INV (W) = 1092.50 DEPTH = 3.31' 48" I.D. PRECAST MANHOLE W/NEENAH R-2553 CASTING W/TYPE "G" GRATE	ST#14	RIM = 1095.18 INV (S) = 1091.88 INV (N) = 1091.88 DEPTH = 3.30' 48" I.D. PRECAST MANHOLE W/NEENAH R-2553 CASTING W/TYPE "G" GRATE	ST#22	RIM = 1096.31 INV (W) = 1093.66 DEPTH = 2.65' 36" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE
ST#6	RIM = 1095.90 INV (E) = 1092.68 DEPTH = 3.22' 36" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE	ST#15	RIM = 1094.75 INV (S) = 1091.72 INV (E) = 1091.72 DEPTH = 3.02' 48" I.D. PRECAST MANHOLE W/NEENAH R-2553 CASTING W/TYPE "G" GRATE	ST#23	RIM = 1096.33 INV (E) = 1093.46 INV (W) = 1093.46 DEPTH = 2.87' 36" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE
ST#7	RIM = 1095.11 INV (E) = 1092.27 INV (W) = 1092.02 DEPTH = 3.09' 48" I.D. PRECAST MANHOLE W/NEENAH R-2553 CASTING W/TYPE "G" GRATE	ST#16	RIM = 1094.88 INV (N) = 1091.85 DEPTH = 3.03' 48" I.D. PRECAST MANHOLE W/NEENAH R-2553 CASTING W/TYPE "G" GRATE	ST#24	RIM = 1096.24 INV (E) = 1093.22 INV (S) = 1093.22 DEPTH = 3.01' 36" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE
ST#8	RIM = 1095.32 INV (SE) = 1091.75 INV (S) = 1092.33 INV (E) = 1092.00 DEPTH = 3.57' 48" I.D. PRECAST MANHOLE W/NEENAH R-2553 CASTING W/TYPE "G" GRATE	ST#17	RIM = 1095.34 INV (N) = 1091.68 INV (S) = 1091.68 INV (E) = 1092.01 DEPTH = 3.66' 48" I.D. PRECAST MANHOLE W/NEENAH R-2553 CASTING W/TYPE "G" GRATE	ST#25	RIM = 1096.27 INV (SE) = 1093.20 DEPTH = 3.08' 36" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE

SANITARY CLEAN OUT SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
SS#1	RIM = 1095.47 INV (NW) = 1086.46 INV (SE) = 1086.46

UTILITY LEGEND:

PROPOSED STORM SEWER	ST
PROPOSED SANITARY SEWER	SS
PROPOSED WATER MAIN	W
PROPOSED ENDWALL STRUCTURE WITH RIP RAP	5 C106
PROPOSED ENDWALL STRUCTURE WITHOUT RIP RAP	5 C106
PROPOSED STORM SEWER INLET	6 C106
PROPOSED BIO-INFILTRATION BASIN	4 C106
PROPOSED INFILTRATION BASIN	2 C106
PROPOSED WET POND	3 C106
PROPOSED HYDRANT ASSEMBLY	9 C106



BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
SOUTHWEST BOLT ON LIGHT POLE BASE
LOCATED ON THE SOUTH SIDE OF THE ASPHALT
PARKING LOT ON THE NORTH SIDE OF THE SUBJECT
PROPERTY.
ELEVATION = 1096.74

BENCHMARK #2
BURY BOLT ON HYDRANT
LOCATED ON THE NORTH SIDE OF COYE DRIVE.
APPROXIMATELY 70 FEET WEST OF THE INTERSECTION OF
COYE DRIVE AND BORHAM AVENUE.
ELEVATION = 1096.76

BENCHMARK #3
FLAG BOLT ON HYDRANT
LOCATED ON THE SOUTH SIDE OF COYE DRIVE.
APPROXIMATELY 450 FEET EAST OF THE INTERSECTION
OF COYE DRIVE AND BORHAM AVENUE.
ELEVATION = 1096.74

UTILITY DISCLAIMER:

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PROJECT INFORMATION

NEW AMETA
CENTER MID-STATE
TECHNICAL
COLLEGE

COYE DRIVE,
STEVENS POINT, WI
54481

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION

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PROJECT MANAGER JL JANSSEN

PROJECT NUMBER 22002

UTILITY PLAN

C104

PROJECT INFORMATION

NEW AMETA
CENTER MID-STATE
TECHNICAL
COLLEGE

COYE DRIVE,
STEVENS POINT, WI
54481

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

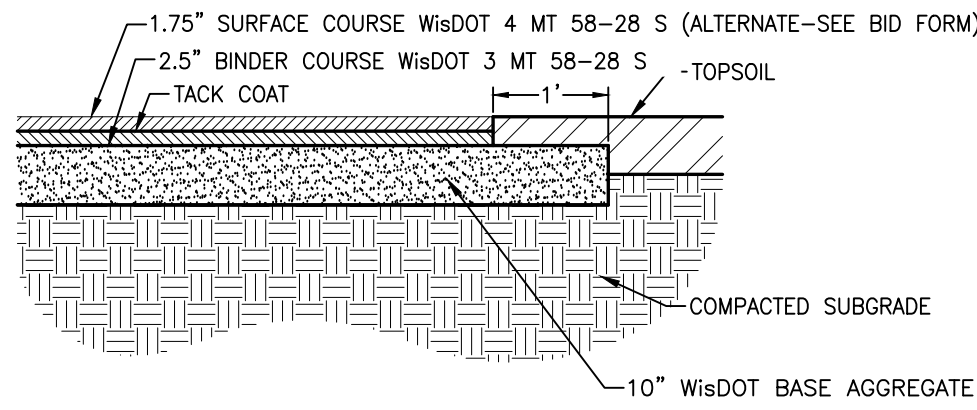
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PROJECT MANAGER JL JANSSEN

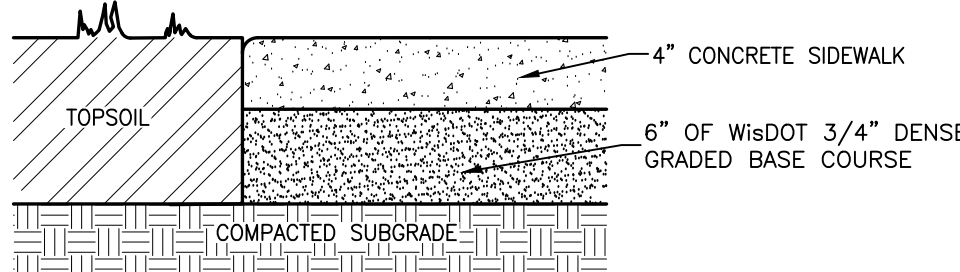
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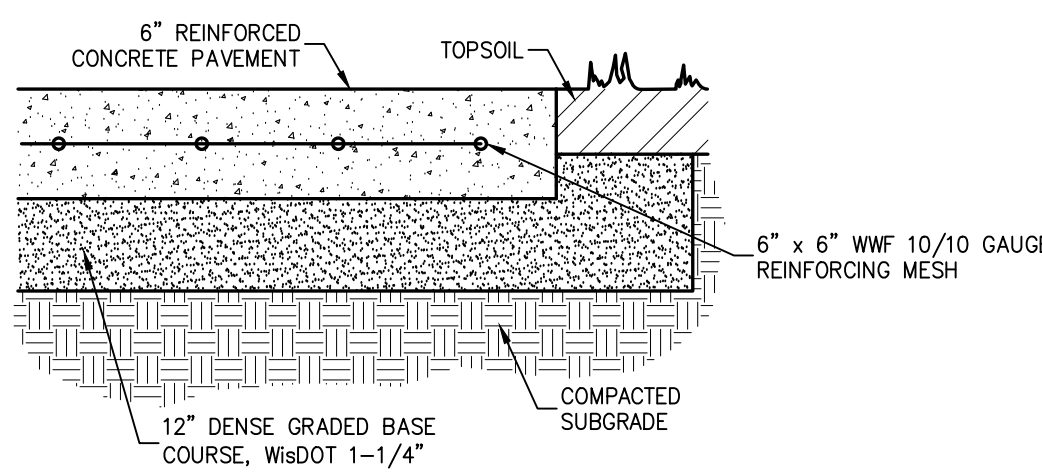
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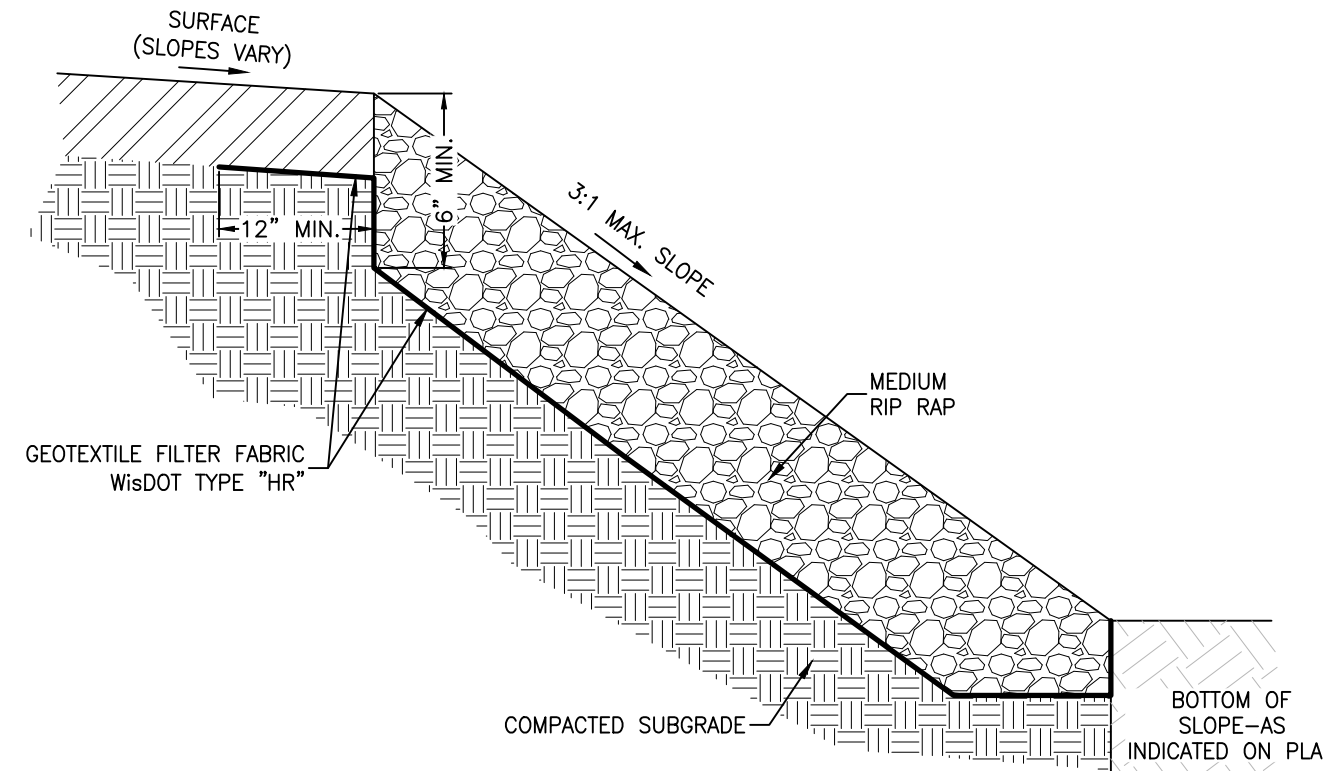
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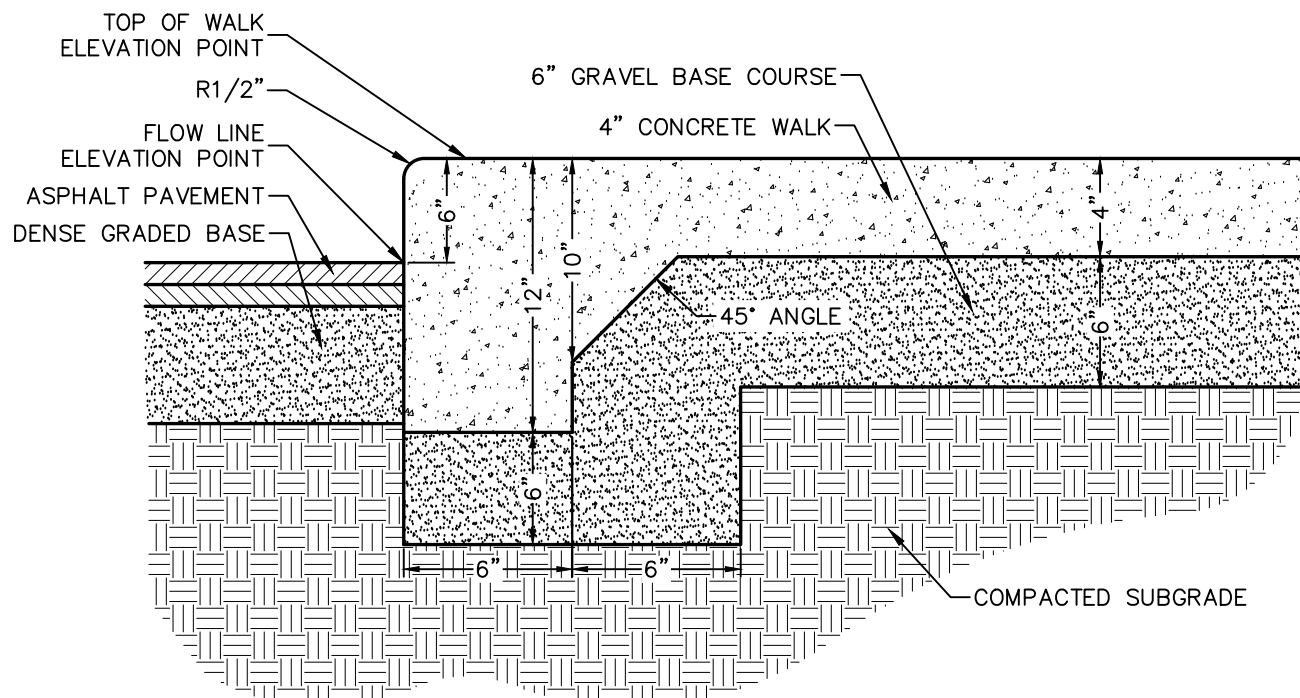
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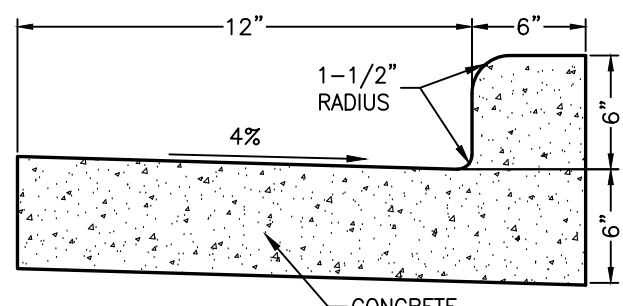
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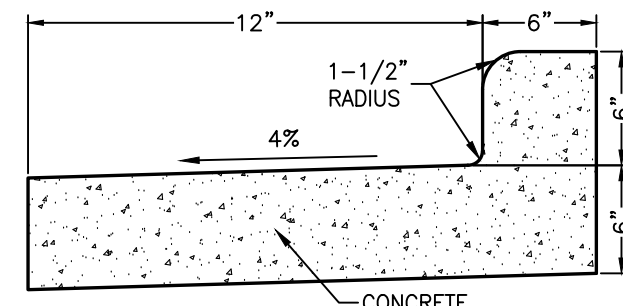
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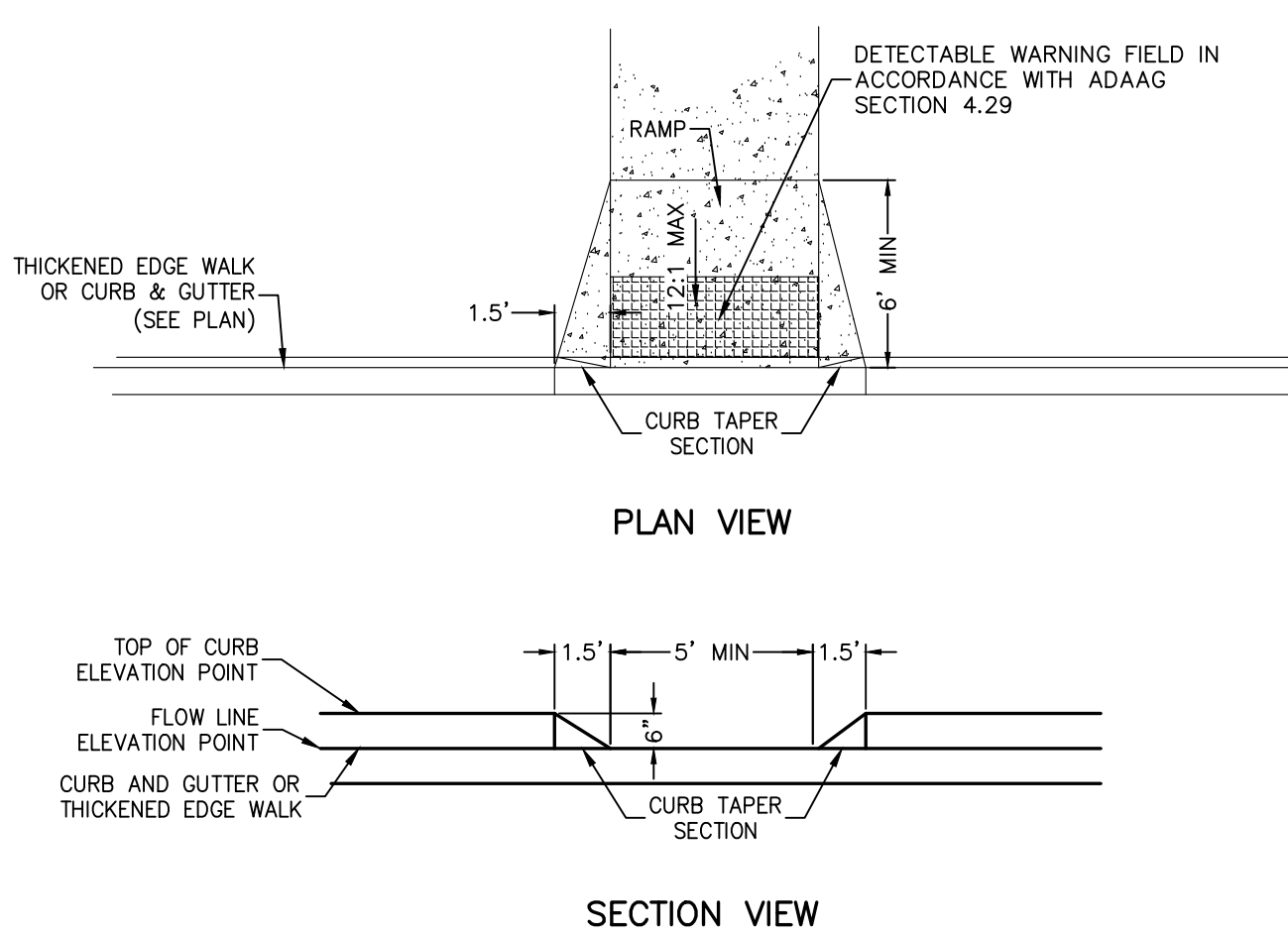
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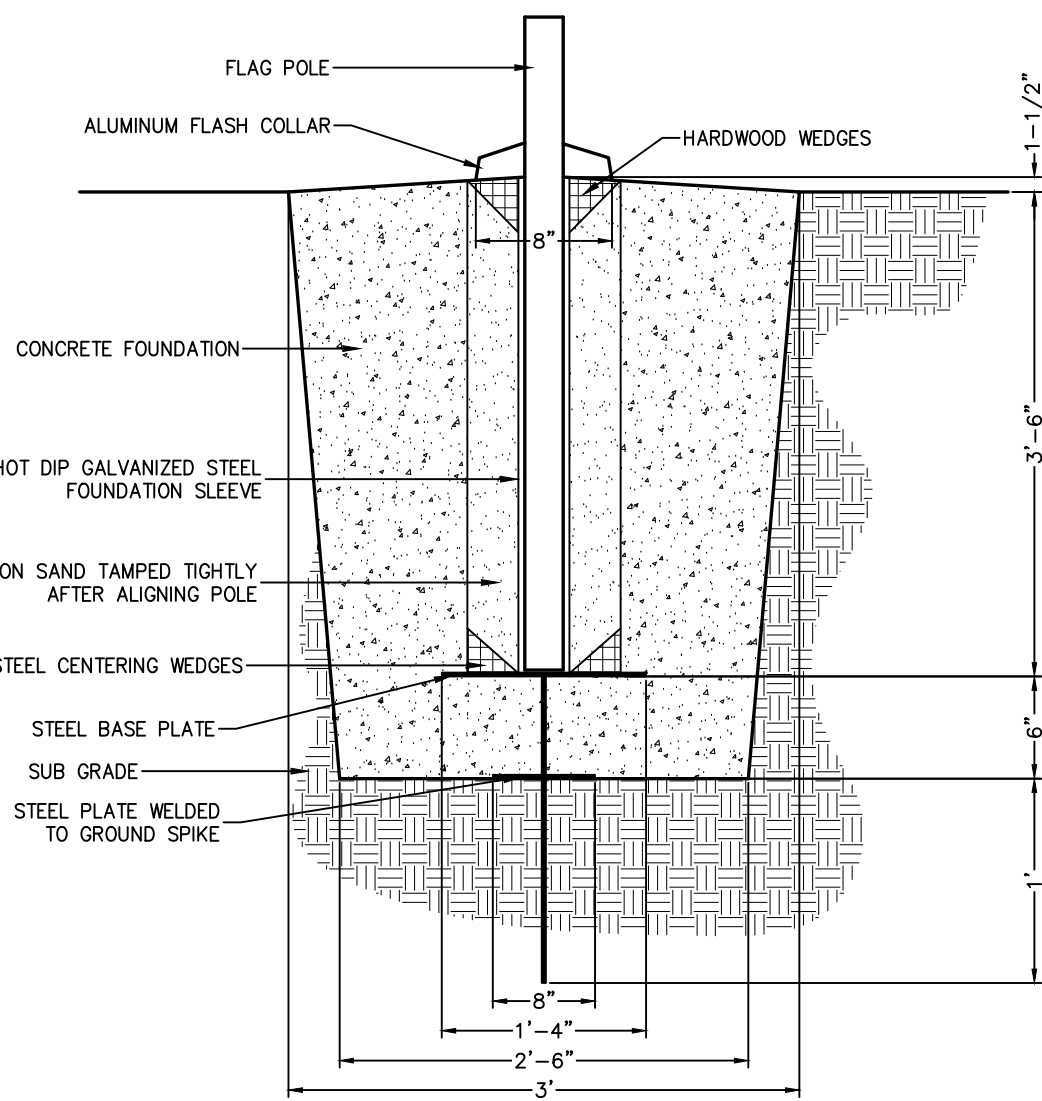
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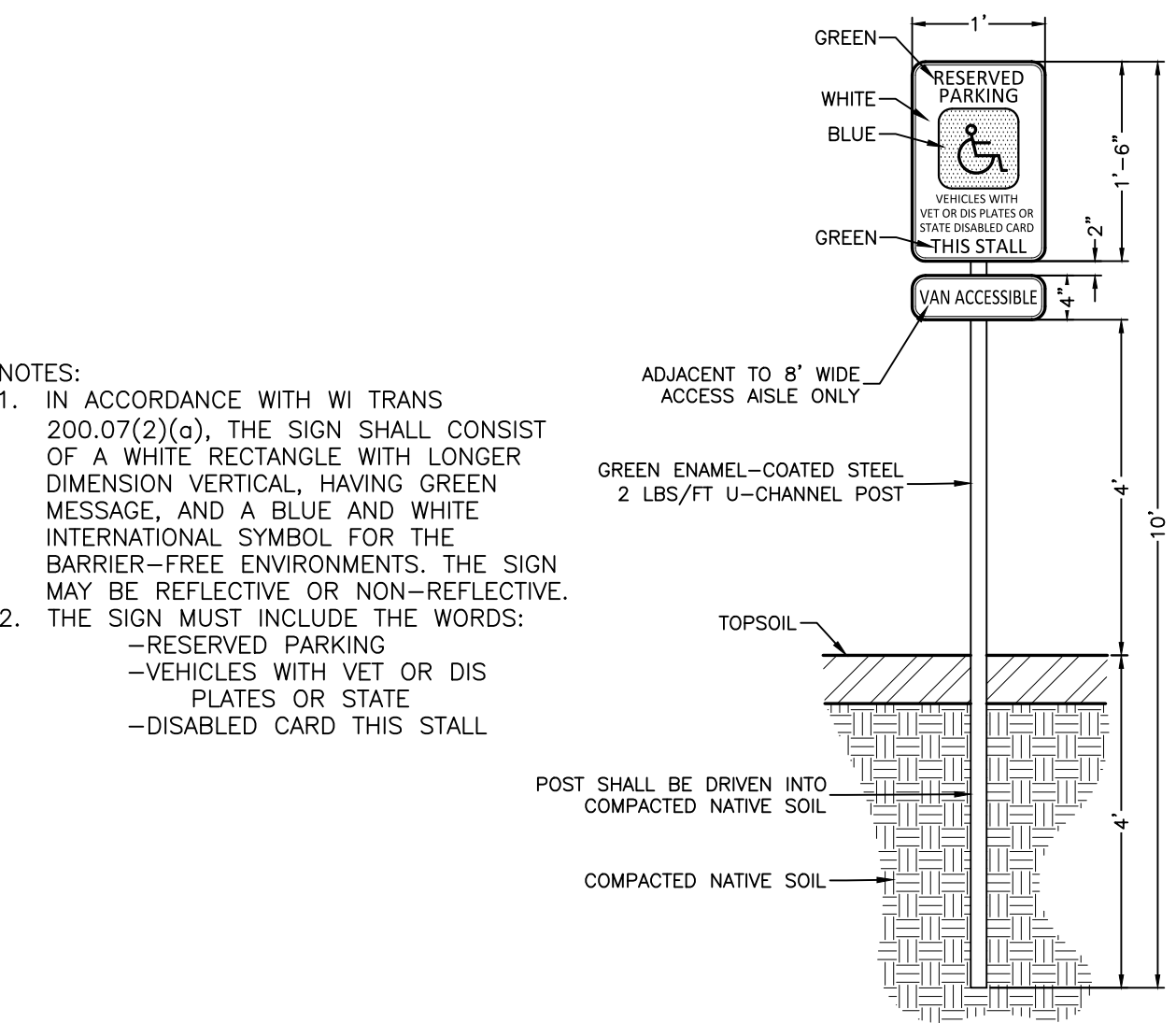
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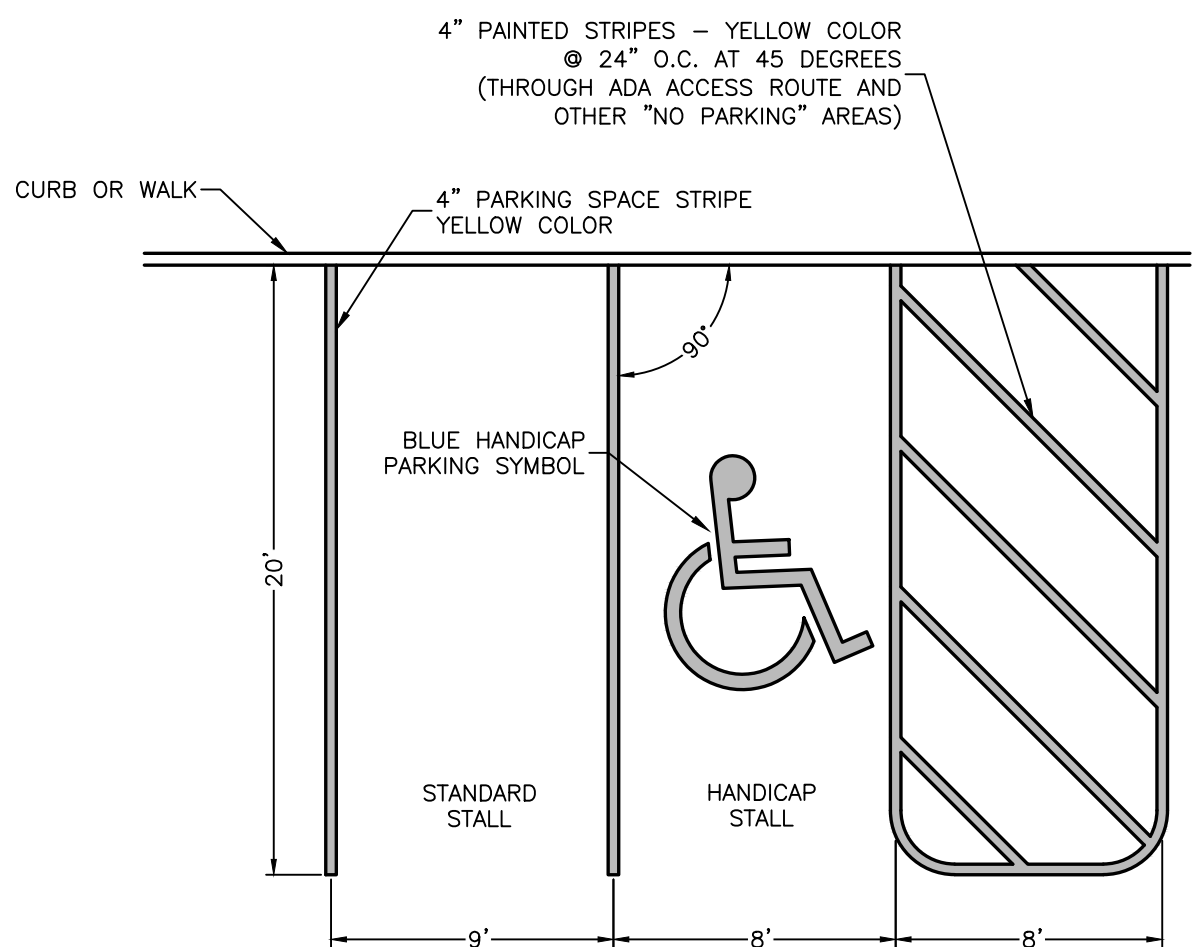
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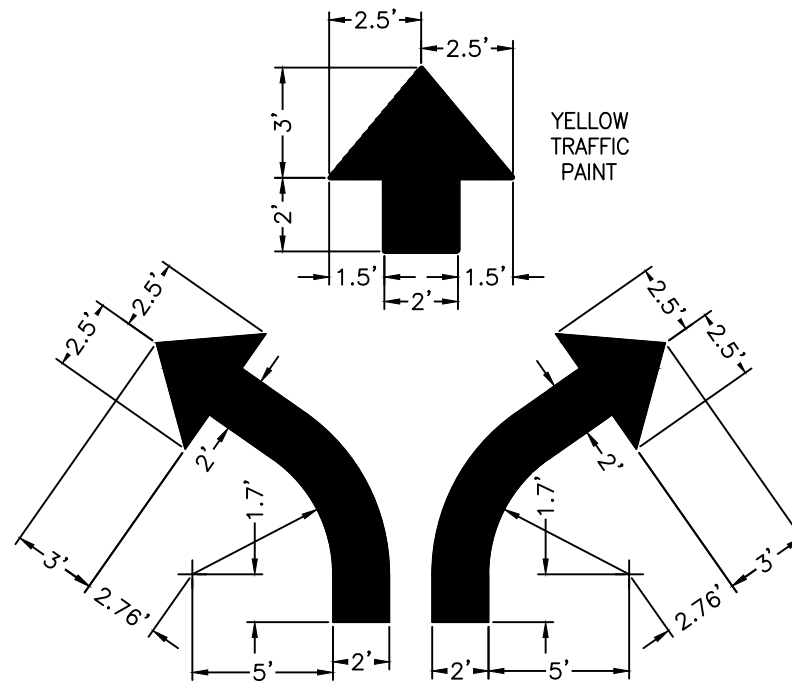
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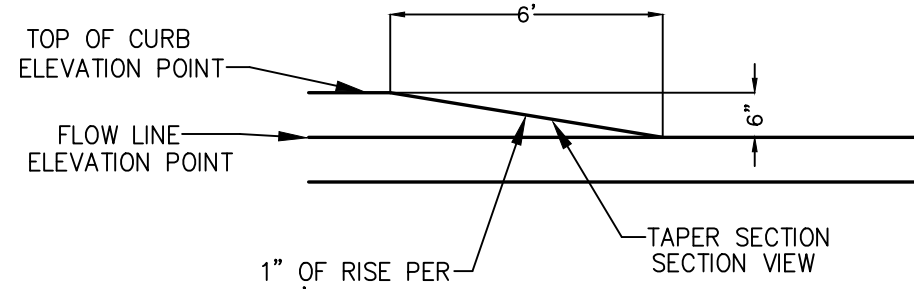
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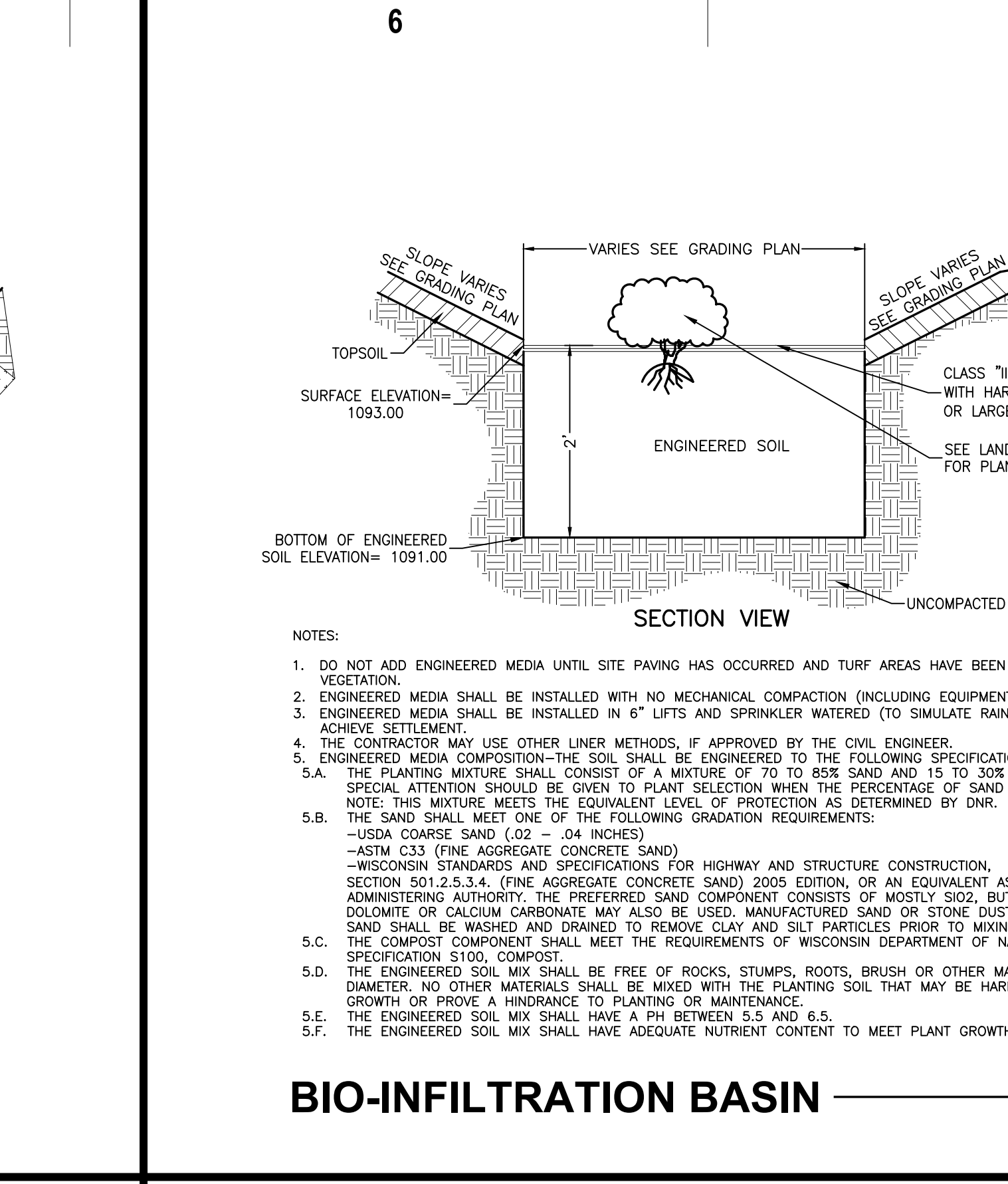
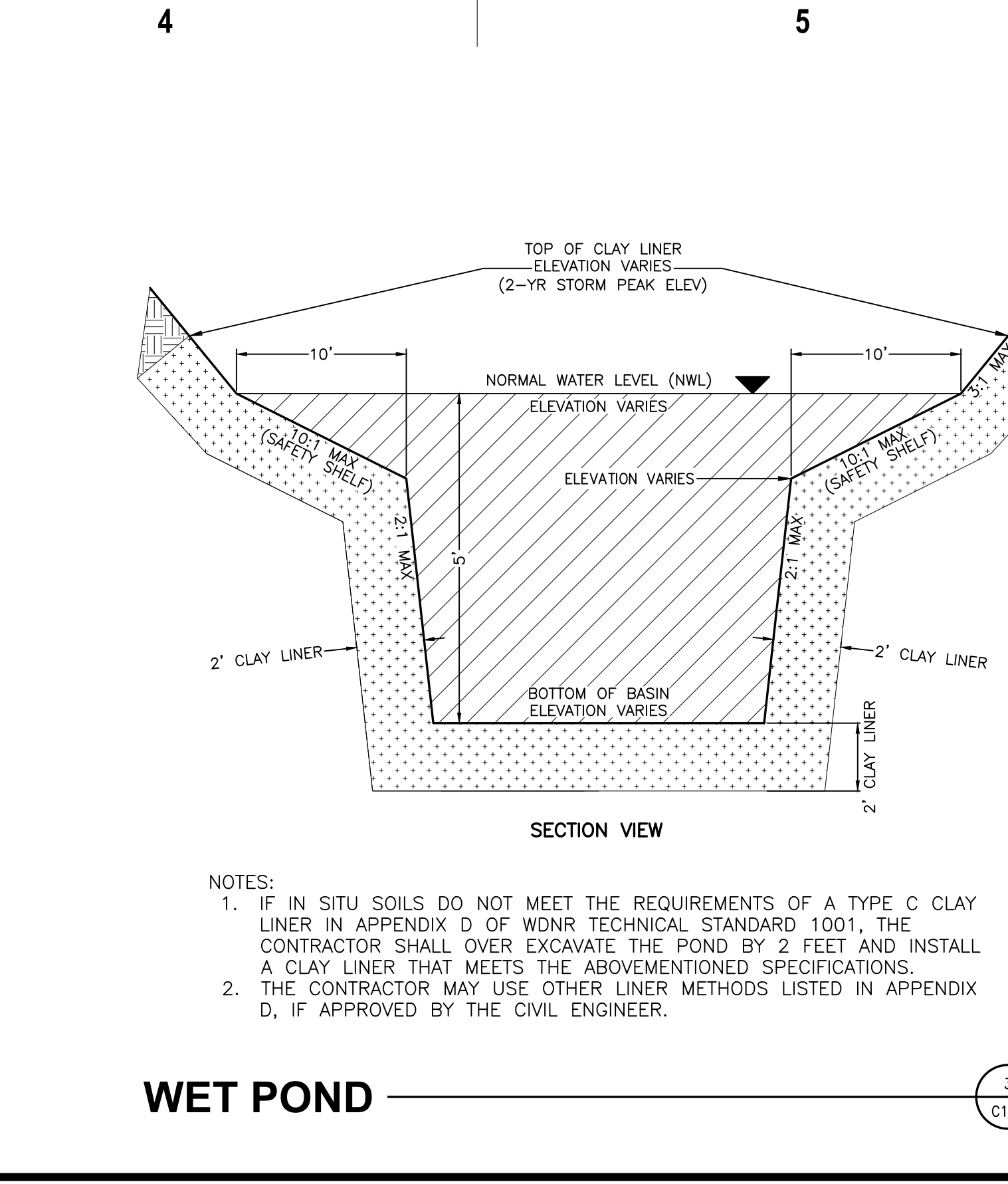
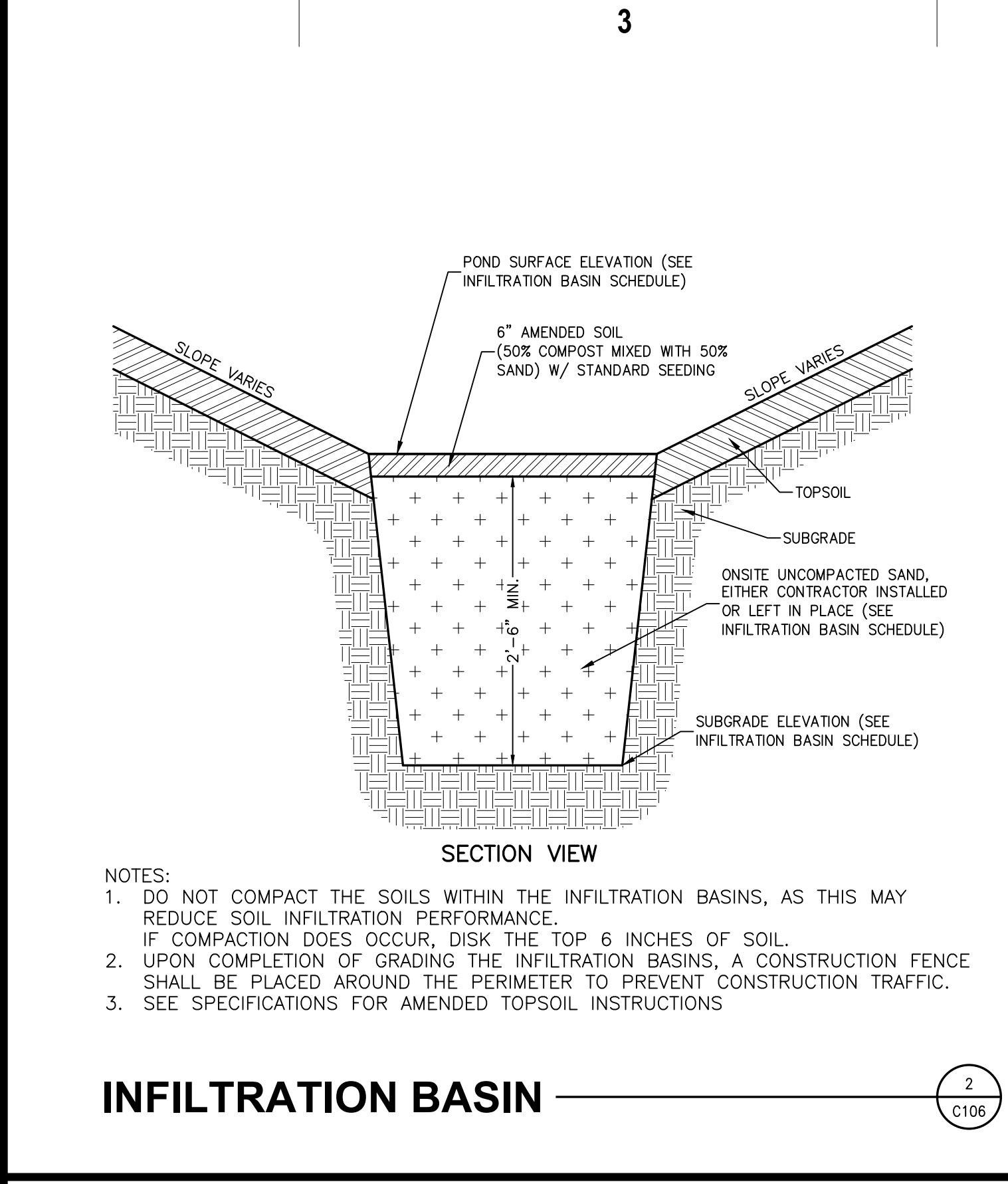
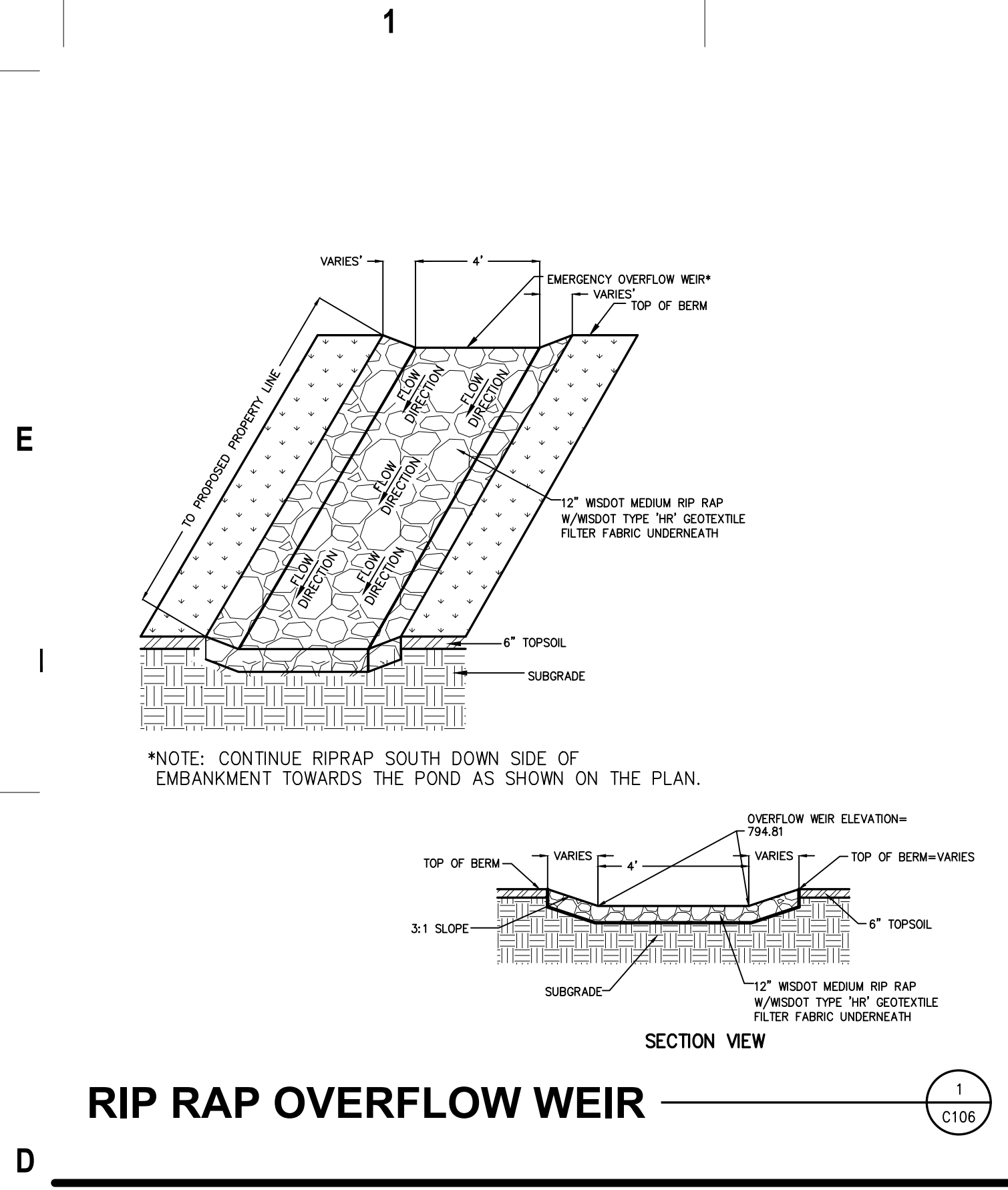
PARKING LOT STRIPING



DIRECTIONAL ARROWS



6" CURB HEAD TAPER



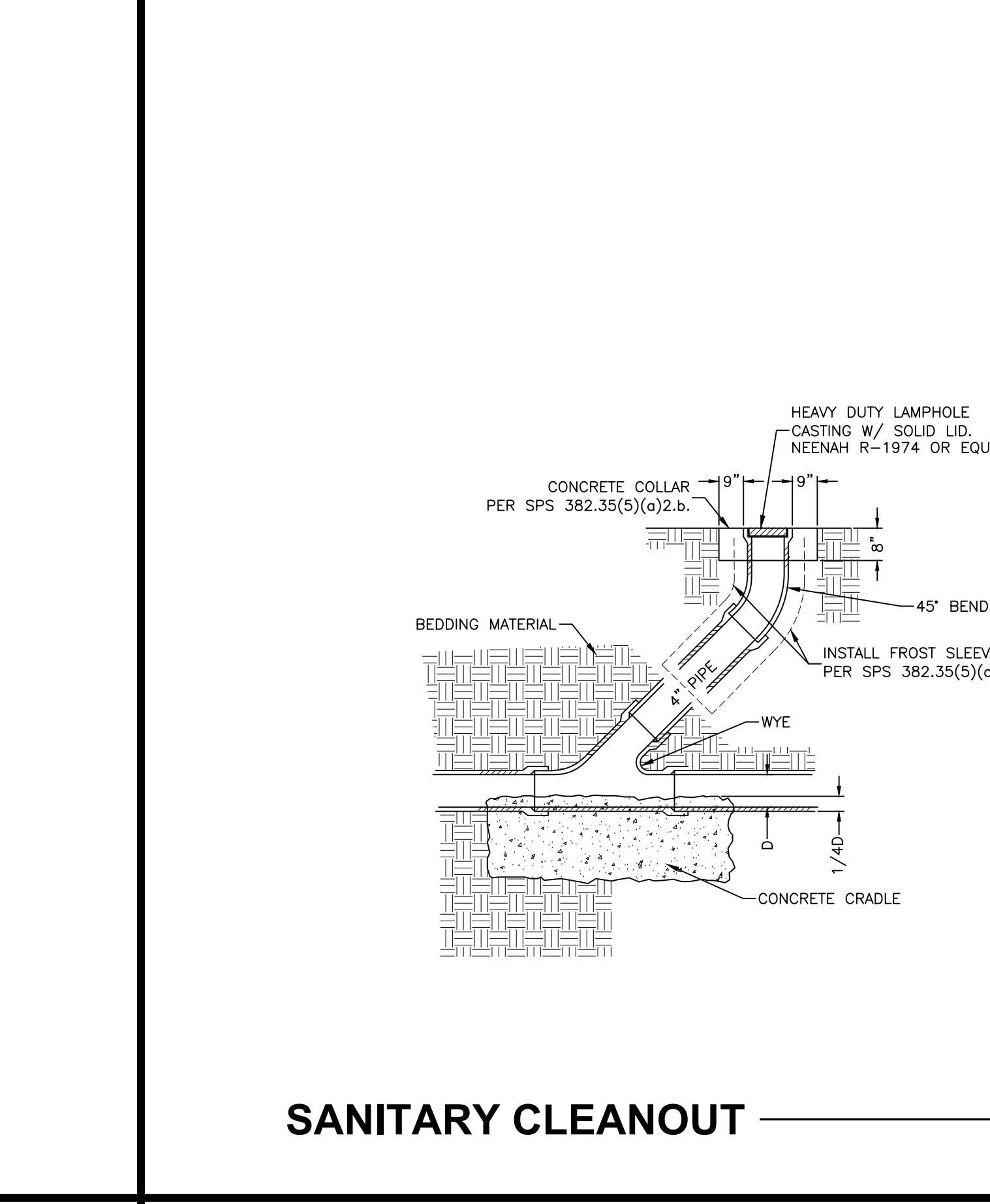
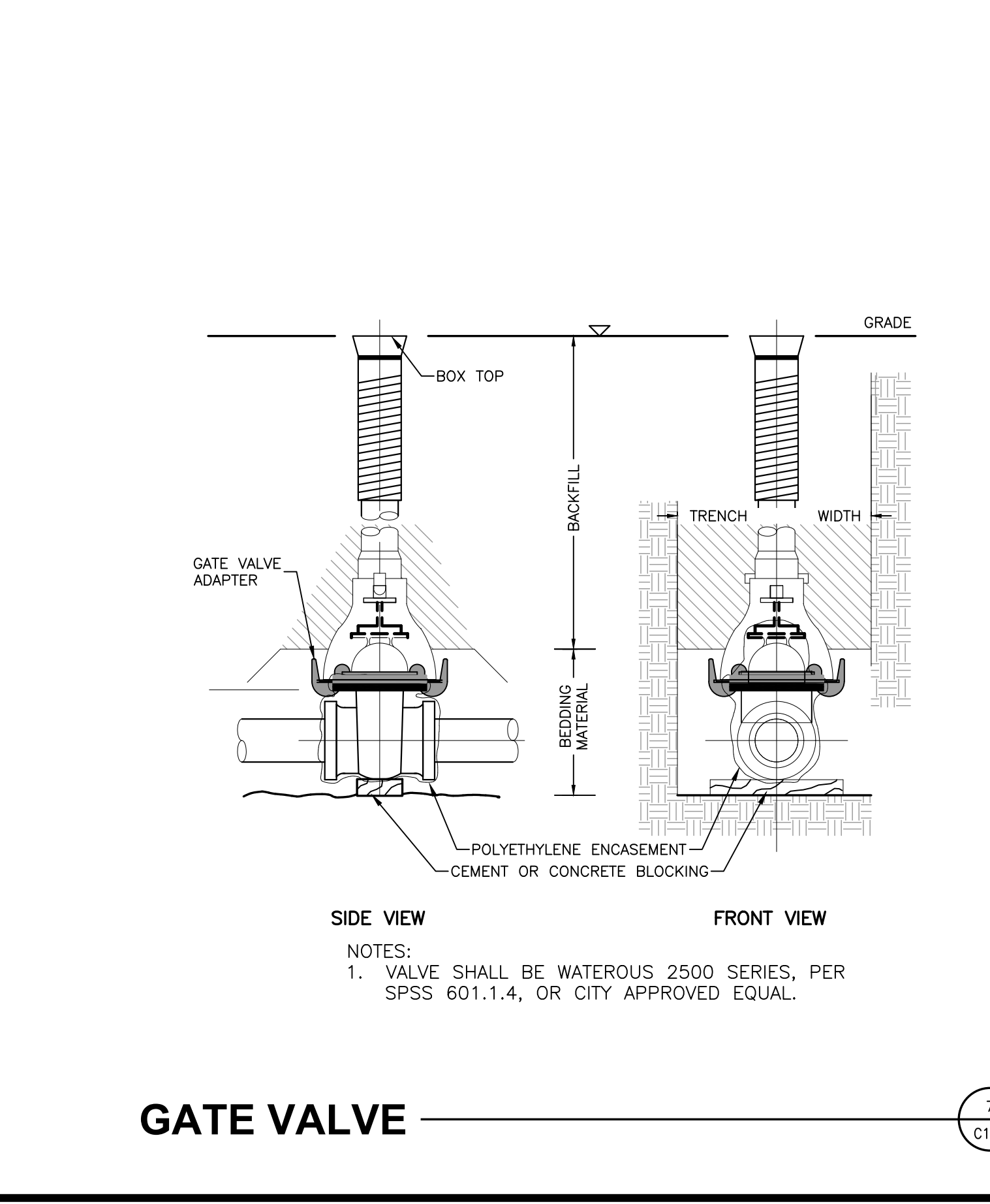
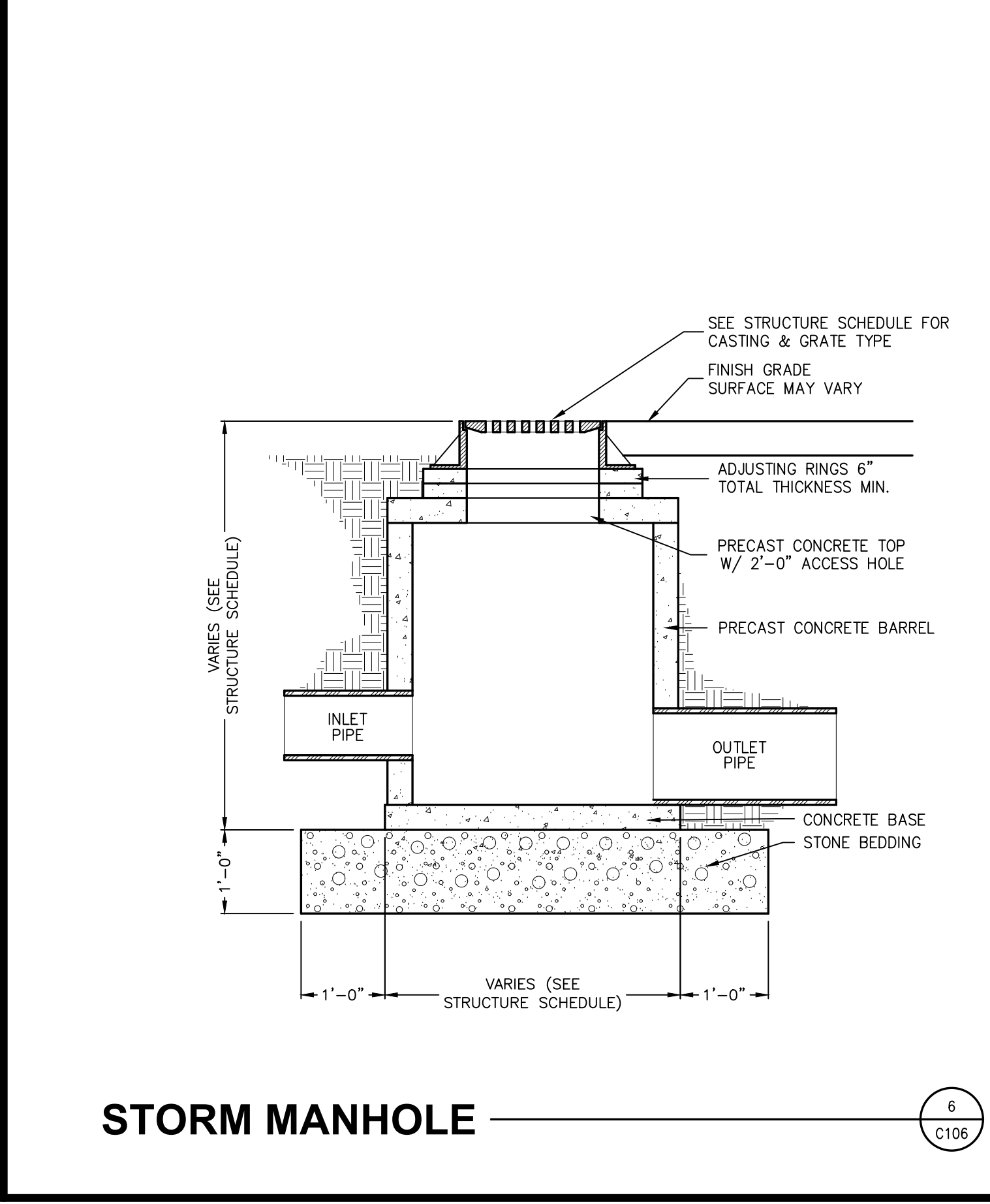
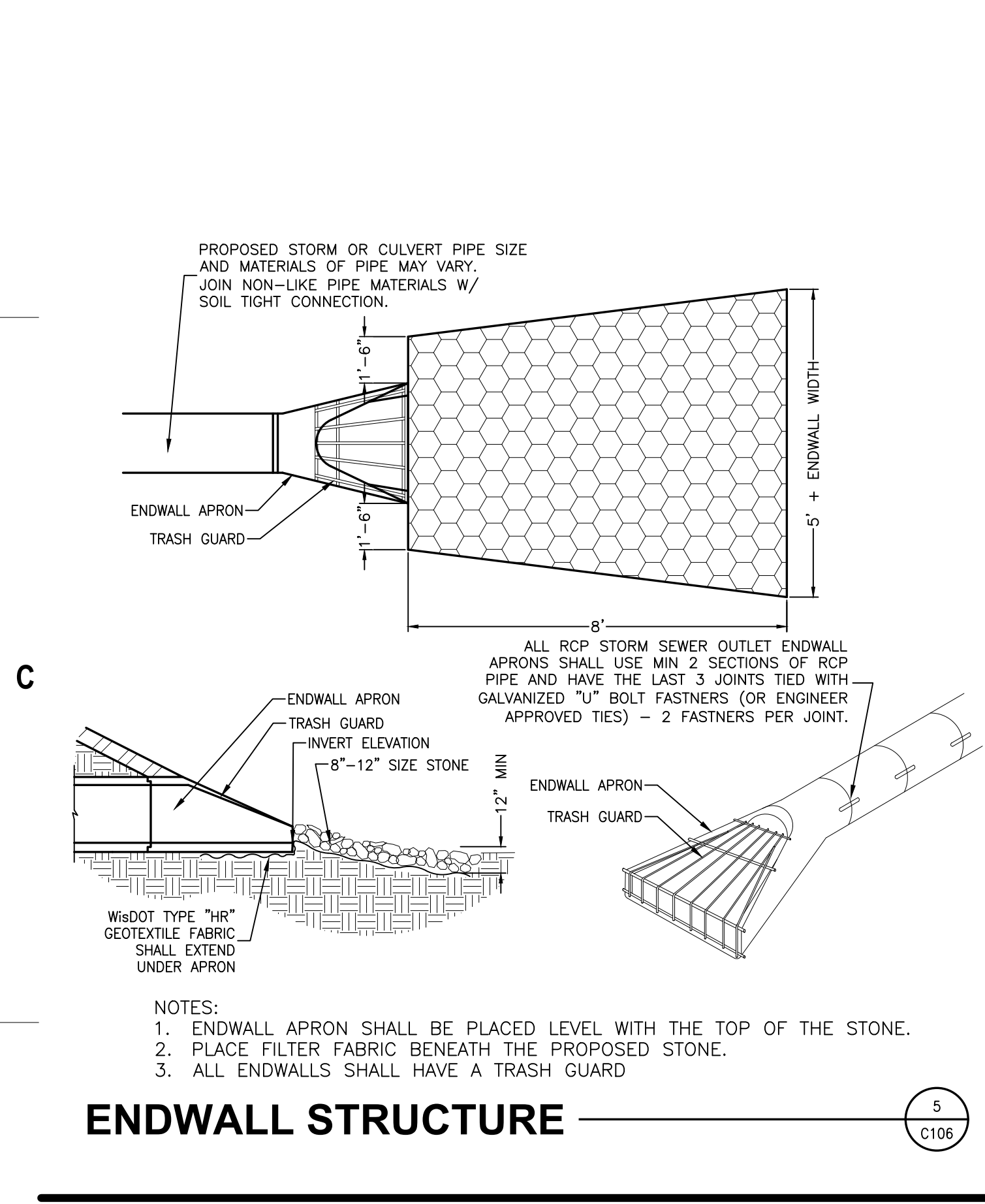
euta

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PROJECT INFORMATION

**NEW AMETA
CENTER MID-STATE
TECHNICAL
COLLEGE**

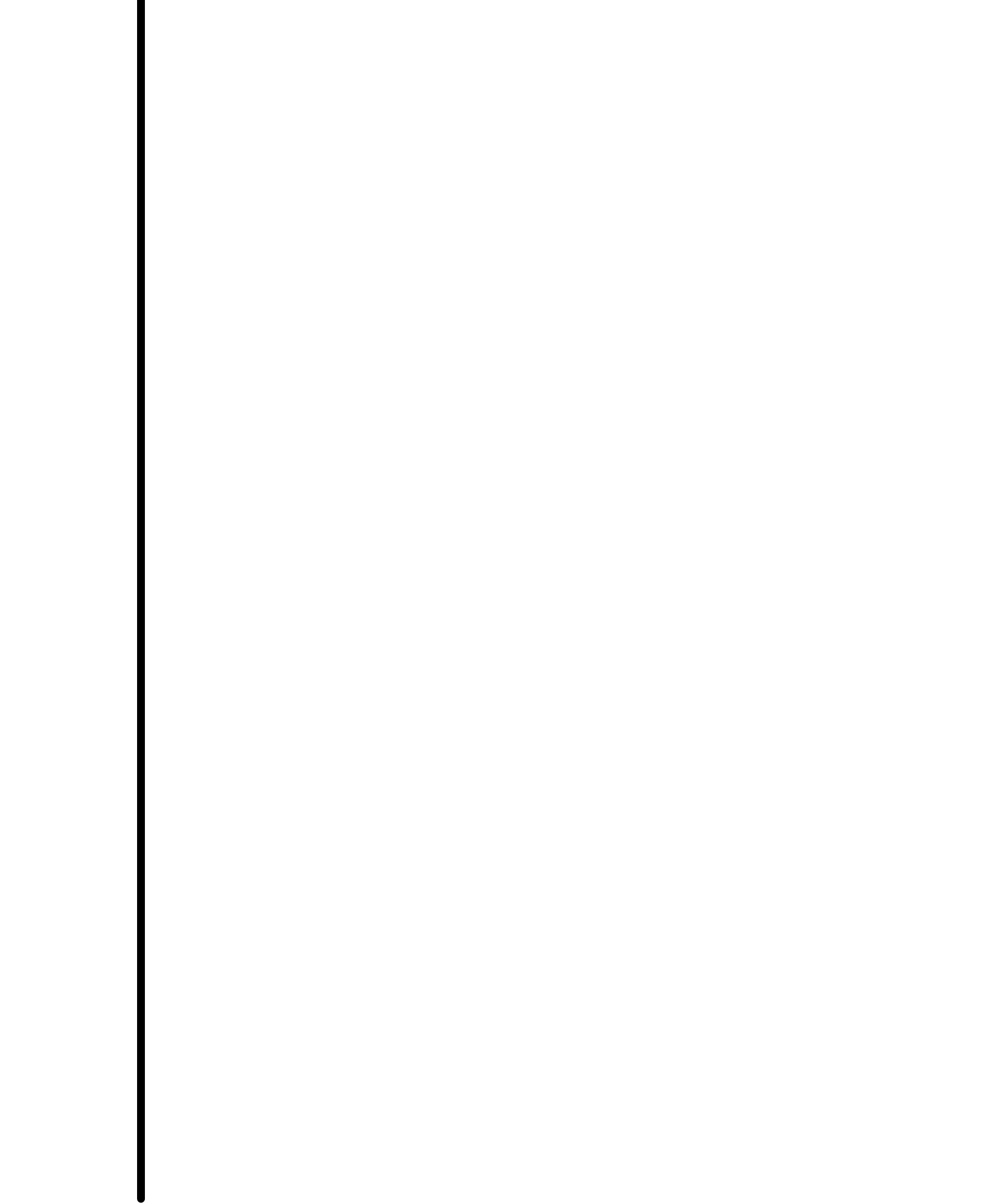
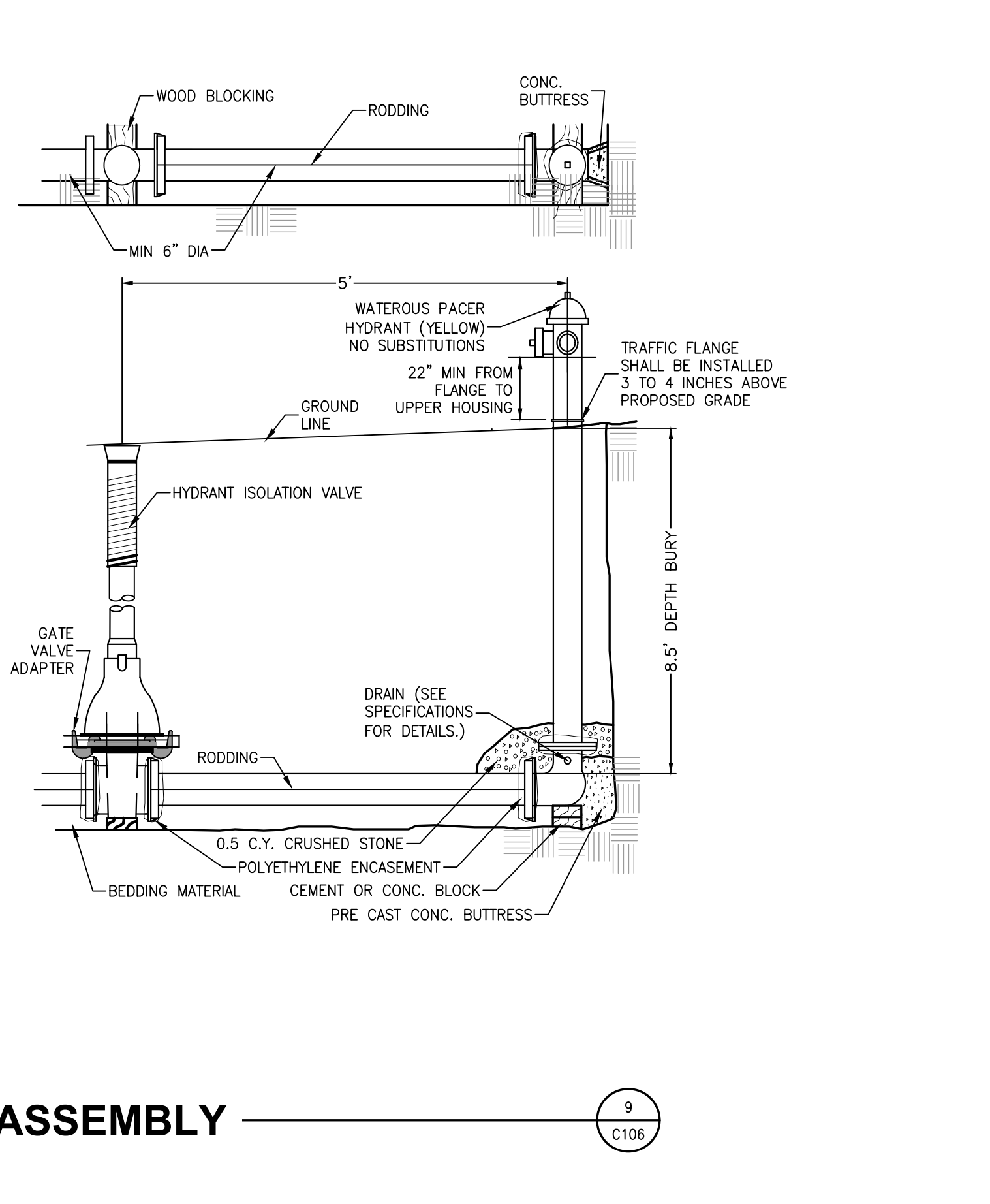
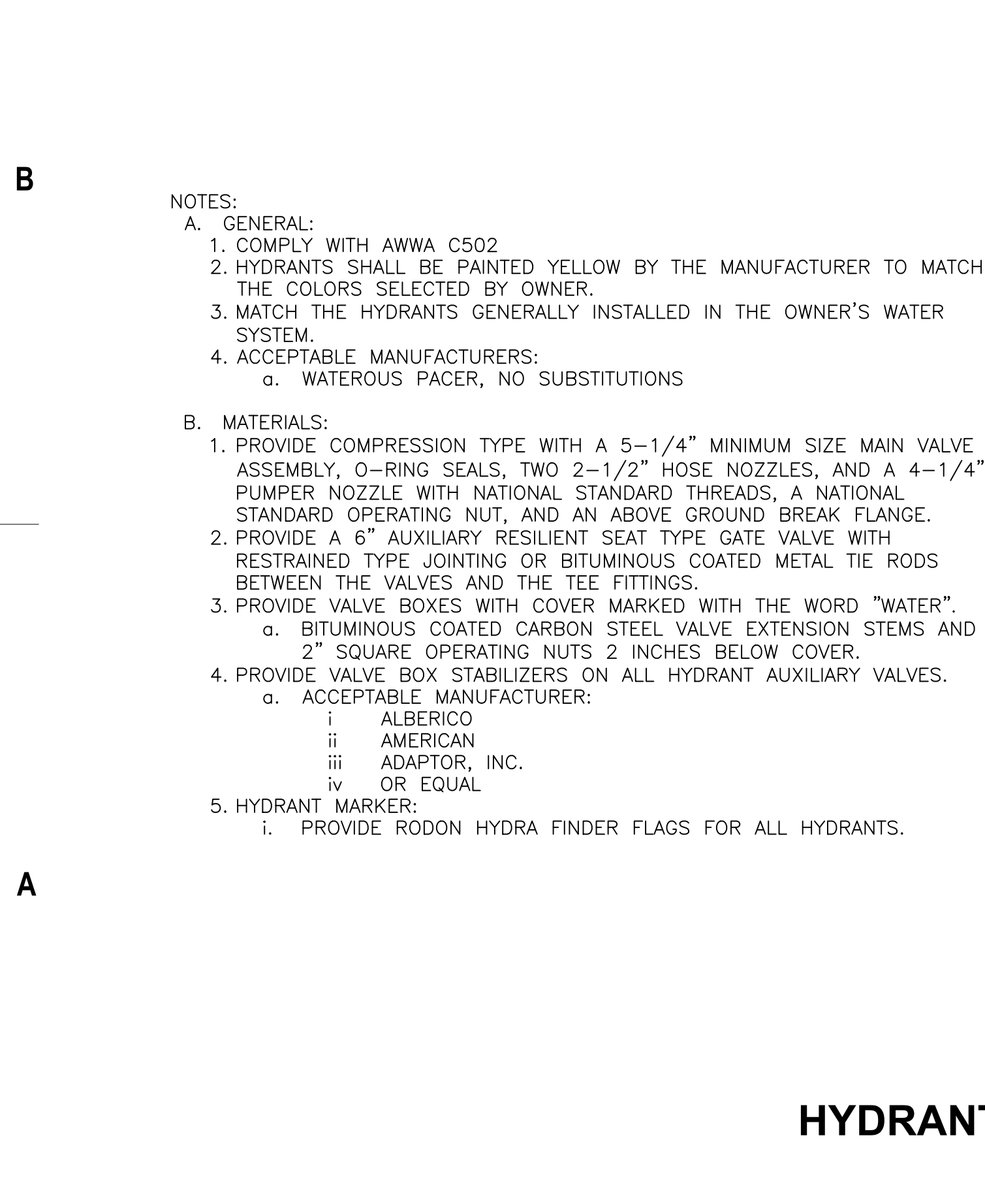
COYE DRIVE,
STEVENS POINT, WI
54481



ISSUANCE AND REVISIONS

DATE	DESCRIPTION
------	-------------

KEY PLAN



SHEET INFORMATION

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**

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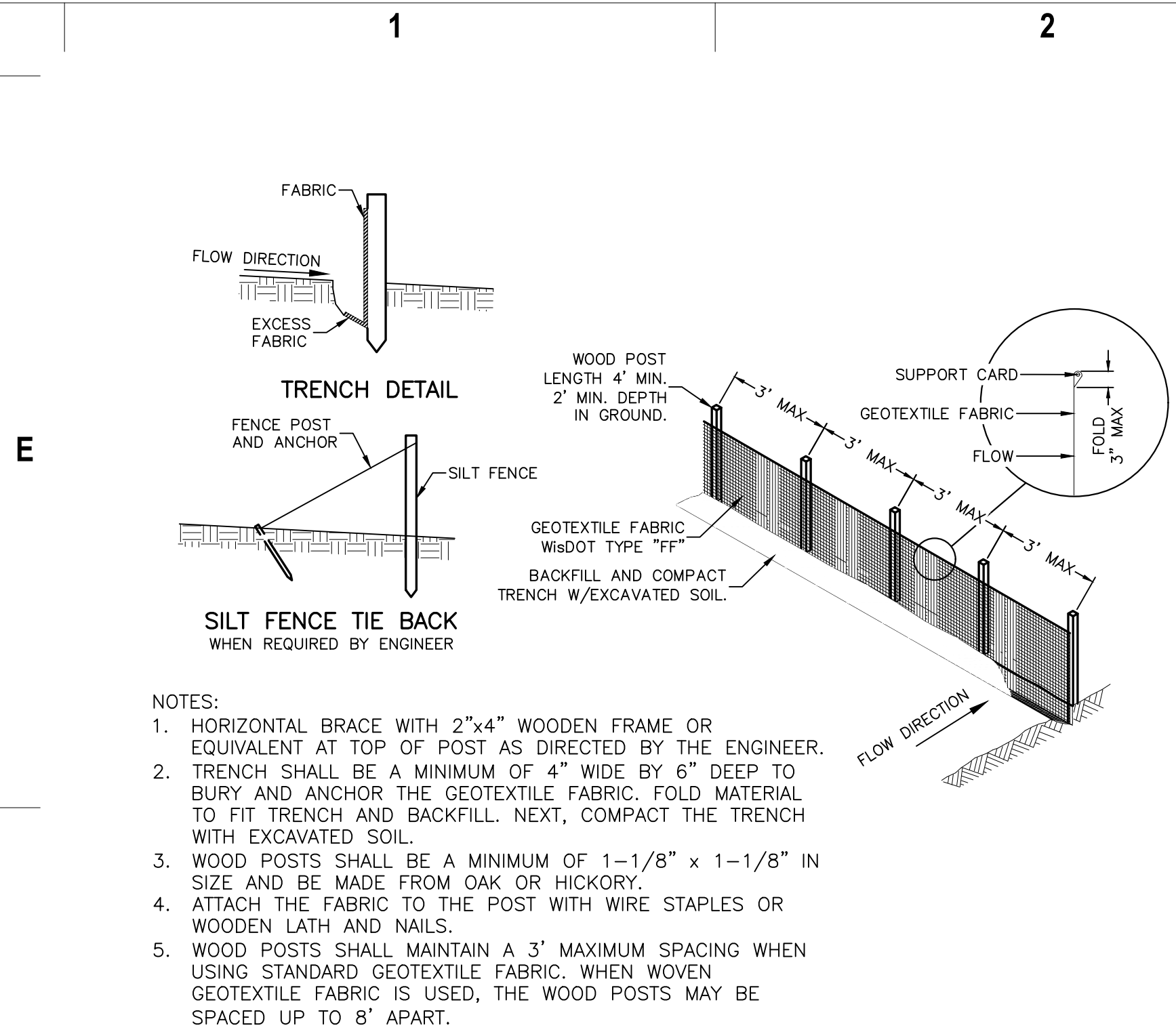
PROJECT MANAGER JL JANSSEN

PROJECT NUMBER 22002

DETAILS

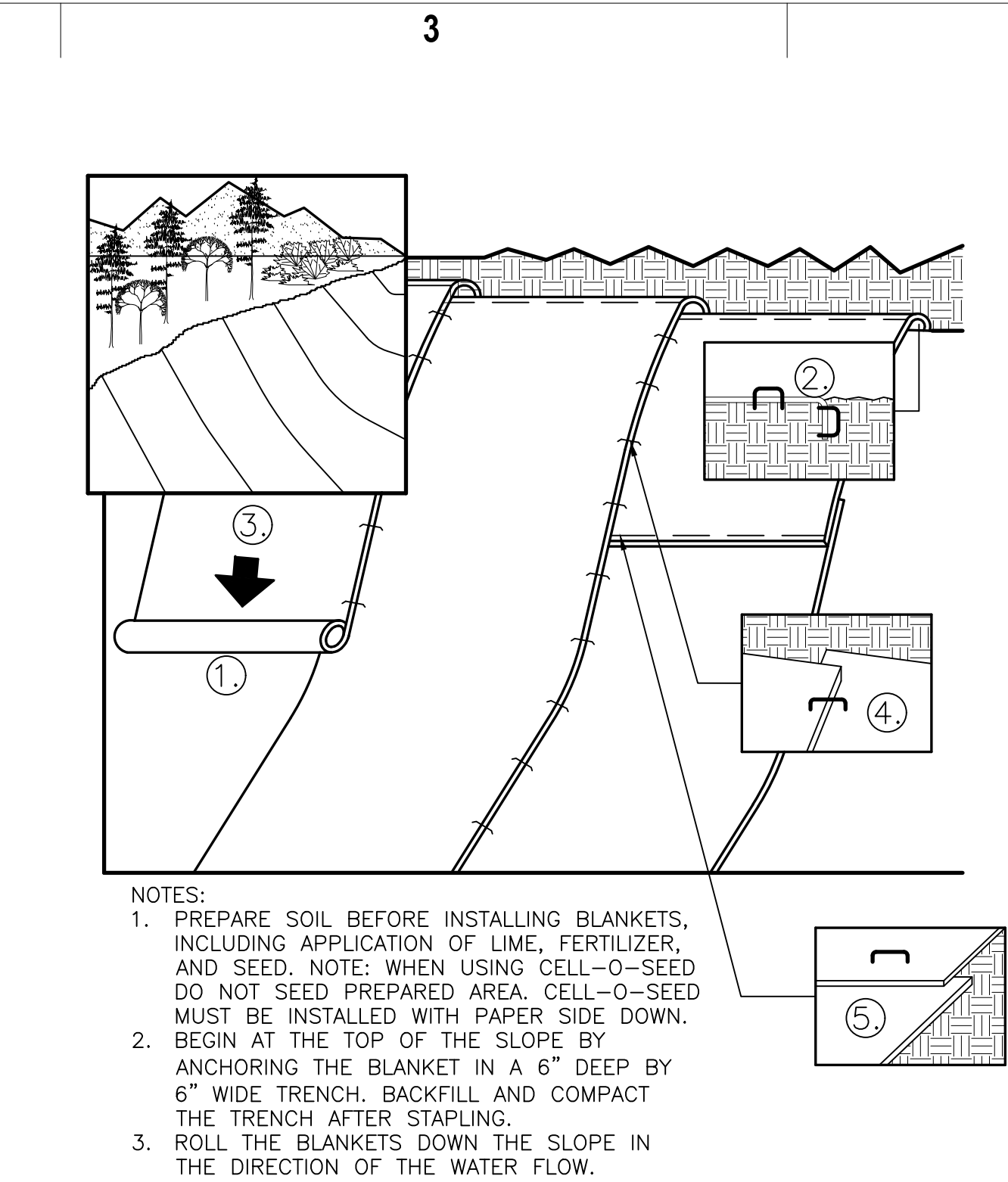
C106

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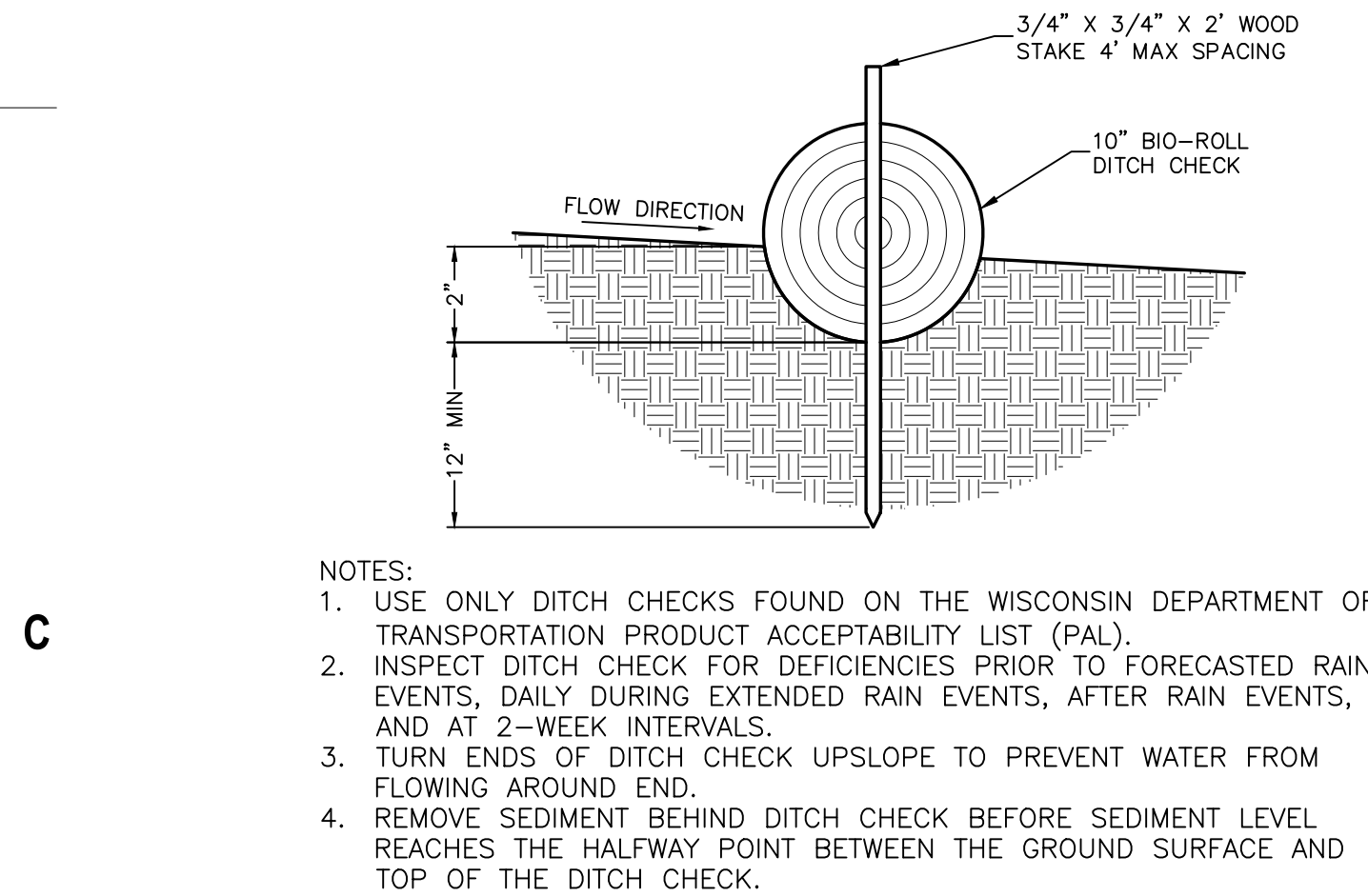
SILT FENCE

1
C107



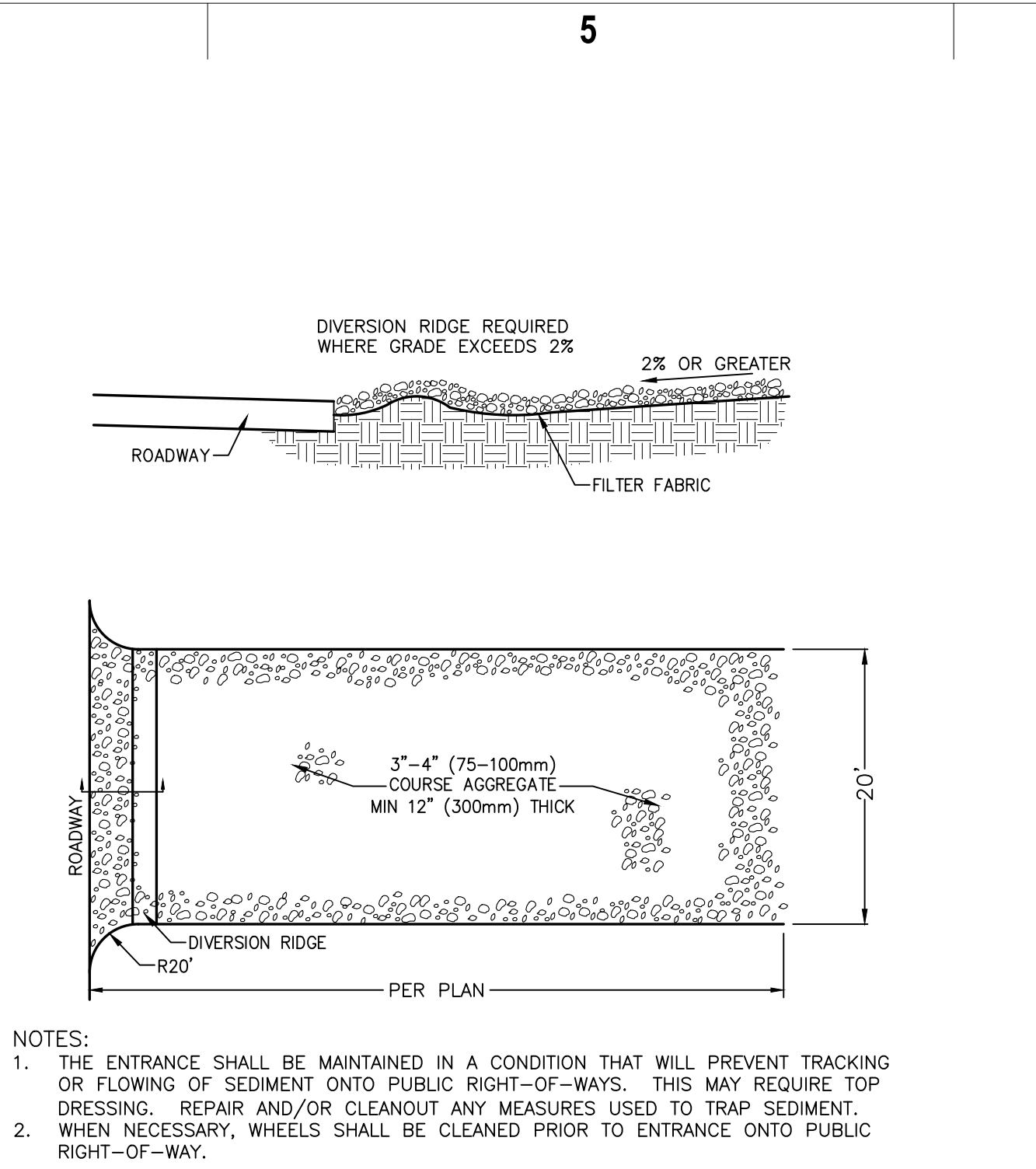
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2
C106



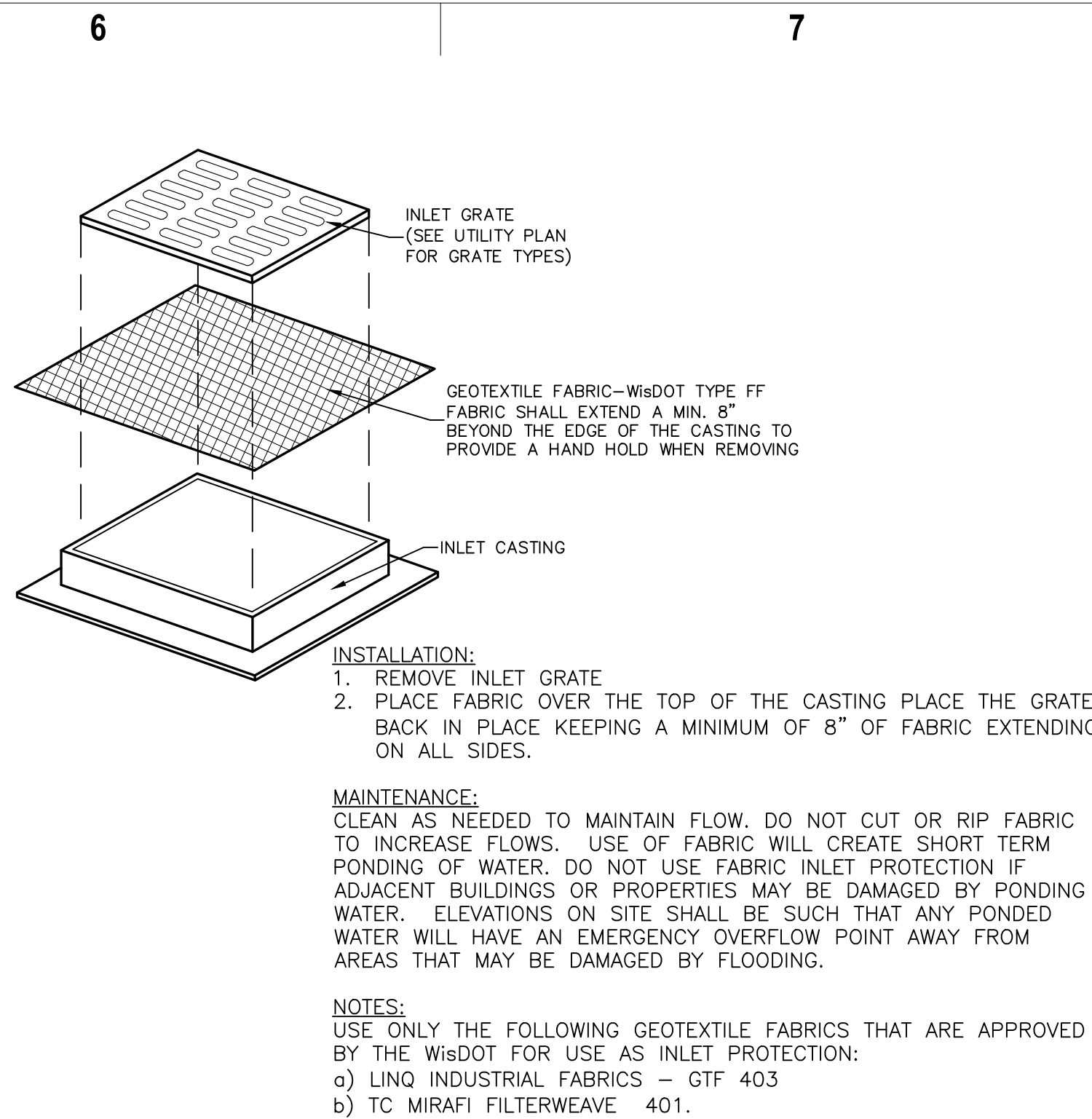
DITCH CHECK

5
C107



ROCK CONSTRUCTION ENTRANCE

3
C107



INLET PROTECTION

4
C107

PROJECT INFORMATION

NEW AMETA
CENTER MID-STATE
TECHNICAL
COLLEGE

COYE DRIVE,
STEVENS POINT, WI
54481

ISSUANCE AND REVISIONS

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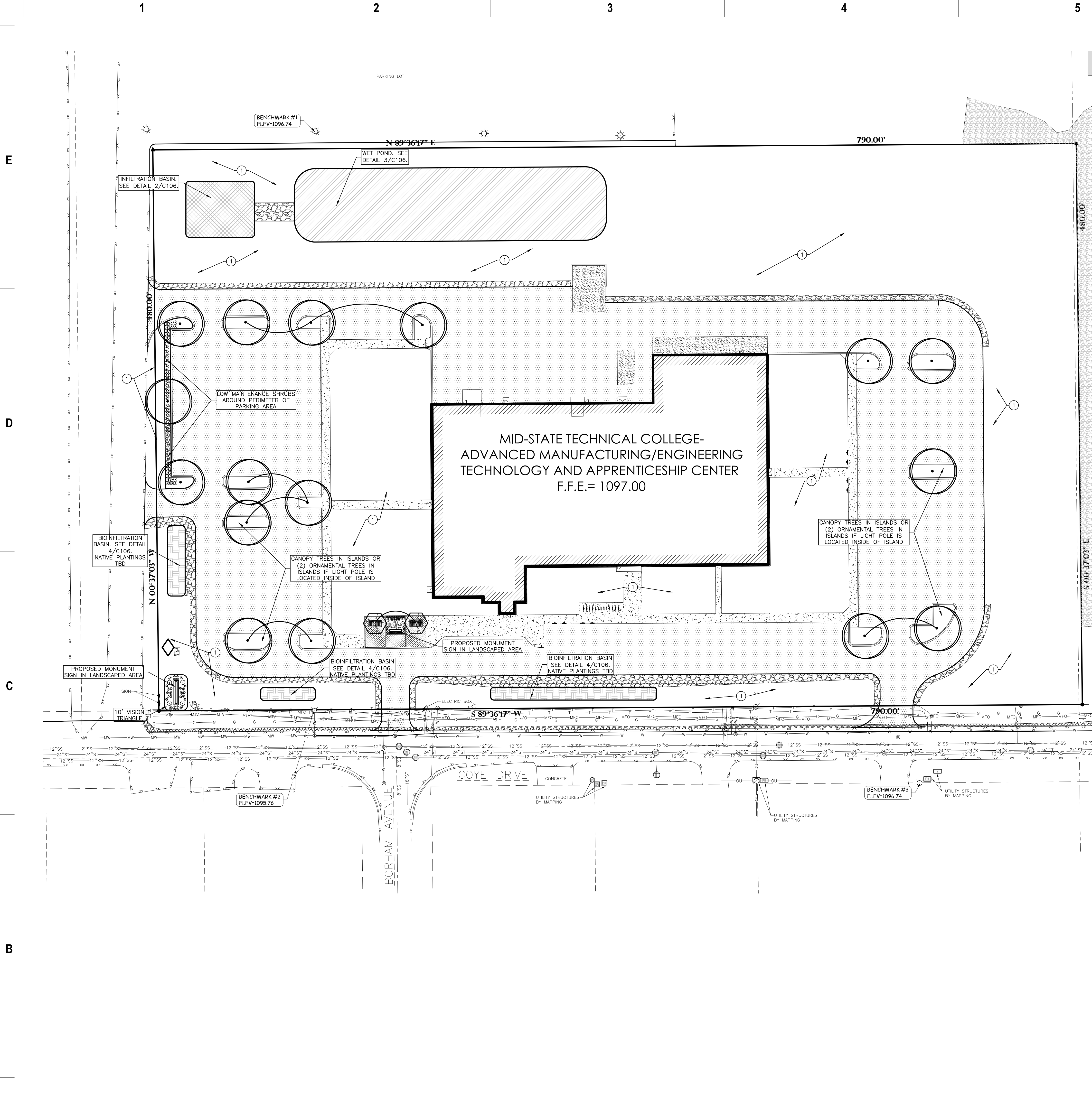
PROJECT MANAGER JL JANSSEN

PROJECT NUMBER 22002

DETAILS

C107

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BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
SOUTHWEST BOLT ON LIGHT POLE BASE
LOCATED ON THE SOUTH SIDE OF THE ASPHALT
PARKING LOT ON THE NORTH SIDE OF THE SUBJECT
PROPERTY.
ELEVATION = 1096.74

BENCHMARK #2
BURY BOLT ON HYDRANT
LOCATED ON THE NORTH SIDE OF COYE DRIVE,
APPROXIMATELY 70 FEET WEST OF THE INTERSECTION OF
COYE DRIVE AND BORHAM AVENUE.
ELEVATION = 1095.76

BENCHMARK #3
FLAG BOLT ON HYDRANT
LOCATED ON THE SOUTH SIDE OF COYE DRIVE,
APPROXIMATELY 450 FEET EAST OF THE INTERSECTION
OF COYE DRIVE AND BORHAM AVENUE.
ELEVATION = 1096.74

UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
3. SEED/FERTILIZE/CRIMP MAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION.
4. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
5. ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
6. ALL TREES IN THE TURF AREA SHALL HAVE A 4" DIAMETER CIRCLE OF 4" DEPTH SHREDDED HARDWOOD BARK MULCH.
7. CURB-BITE LANDSCAPE EDGING (SERIES 3000, 3/16" x 4", WITH MILL FINISH) OR APPROVED EQUAL SHALL BE PLACED AROUND ALL LANDSCAPE BEDS.
8. 3" OF SHREDDED BARK MULCH SHALL BE PLACED IN PLANTING BEDS AS NOTED ON THE PLAN.
9. 4" DEPTH OF 1 1/2" DIAMETER DECORATIVE LANDSCAPE STONE (COLOR: PEWTER) SHALL BE PLACED AROUND PROPOSED SIGN AS NOTED. STONE TO BE CLEAN AND WASHED. CONTRACTOR TO PROVIDE A SAMPLE TO THE OWNER PRIOR TO INSTALLATION.
10. 20-YEAR WEED BARRIER FABRIC SHALL BE PLACED BENEATH ALL LANDSCAPE STONE OR BARK MULCH.
11. COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

KEYNOTES:

1. PROPOSED TURF SEED TO BE INSTALLED IN DISTURBED AREAS.

PLANTING SCHEDULE:

TBD

LANDSCAPE REQUIREMENTS:

REQUIREMENT PERIMETER LANDSCAPING: ADD (1) SHRUB FOR EVERY 15 S.F. OF LANDSCAPE AREA & (1) CANOPY TREE PER 50 L.F.
TOTAL PERIMETER LANDSCAPE AREA: 1,040 S.F. / 15 = 69 SHRUBS 142 L.F. / 50 = 3 TREES
PROPOSED: 70 SHRUBS 3 TREES
REQUIREMENT INTERIOR/TERMINAL ISLAND LANDSCAPING: ADD (1) CANOPY TREE FOR EVERY (1) INTERIOR PARKING ISLAND & TERMINAL ISLAND TOTAL INTERIOR PARKING/TERMINAL ISLANDS: 15*1 = 15 TREES
PROPOSED: 15 TREES



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PROJECT INFORMATION

**NEW AMETA
CENTER MID-STATE
TECHNICAL
COLLEGE**

**COYE DRIVE,
STEVENS POINT, WI
54481**

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
------	-------------

KEY PLAN

SHEET INFORMATION

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**

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PROJECT MANAGER JL JANSSEN

PROJECT NUMBER 22002

LANDSCAPE PLAN

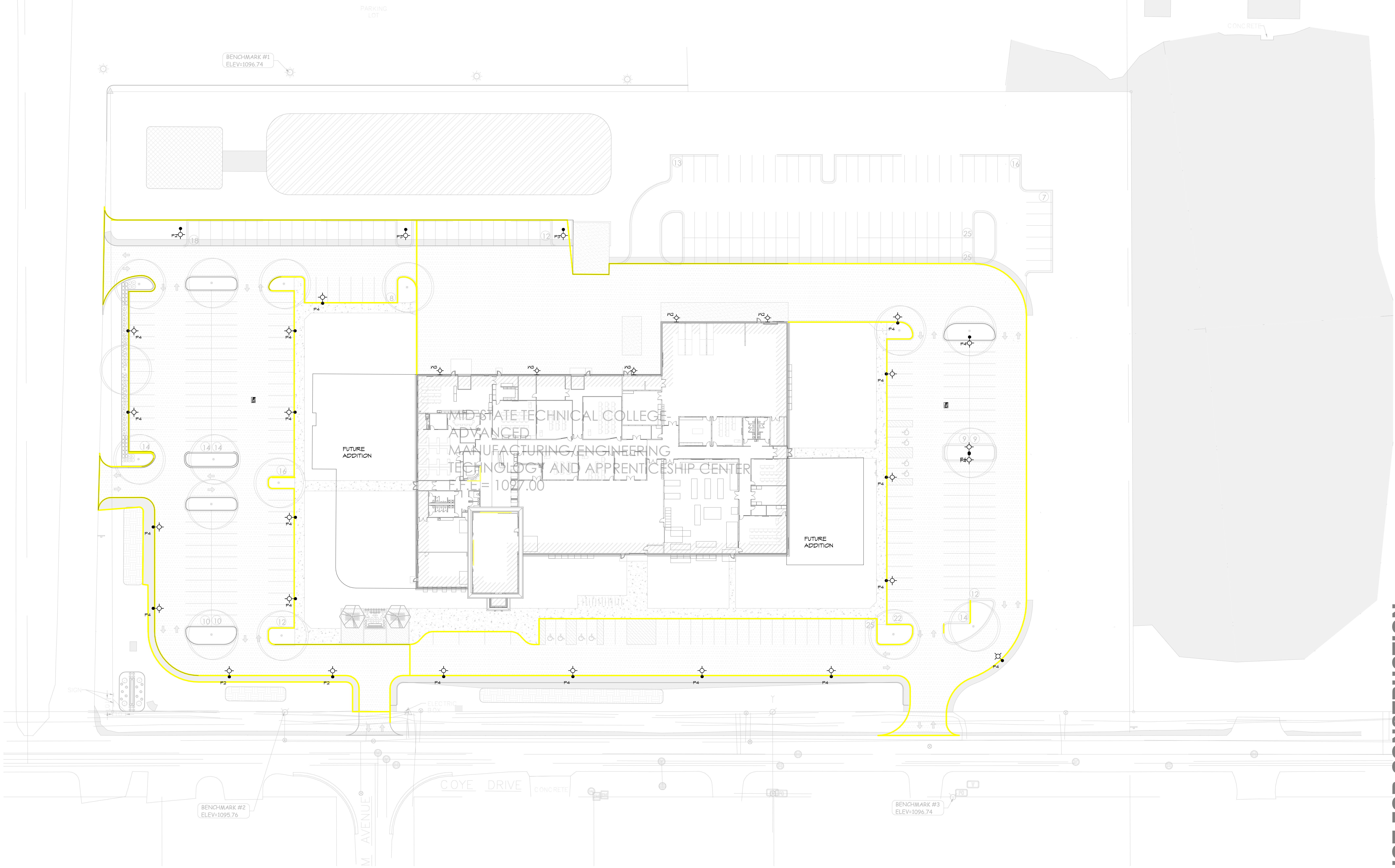
L100

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LIGHTING FIXTURE SCHEDULE									
TYPE	MOUNTING	DESCRIPTION	BALLAST/FIX	VOLTAGE	LAMP	WATTAGE	MANUFACTURER	CATALOG NUMBER	NOTES
P2	POLE MOUNTED	LED LIGHT POLE - SPREAD 2	-----	277V	LED	216.0 W	LITHONIA	DSX1 LED P6 50K T2 H5	
P3	POLE MOUNTED	LED LIGHT POLE - SPREAD 3	-----	277V	LED	216.0 W	LITHONIA	DSX1 LED P6 50K T3M H5	
P4	POLE MOUNTED	LED LIGHT POLE - SPREAD 4	-----	277V	LED	216.0 W	LITHONIA	DSX1 LED P6 50K T2 H5	
M2	BUILDING MOUNTED	SITE LIGHTING - MALL PACK - SPREAD 2	-----	277V	LED	216.0 W	LITHONIA	DSX1 LED P6 50K T2 H5	
M5	BUILDING MOUNTED	SITE LIGHTING - MALL PACK - SPREAD 3	-----	277V	LED	216.0 W	LITHONIA	DSX1 LED P6 50K T3 H5	

SITE PLAN GENERAL NOTES:
A. COORDINATE LOCATIONS OF ALL UNDERGROUND CONDUIT FROM OWNER.

SITE PLAN NOTES



NOT FOR CONSTRUCTION

DATE			
DESCRIPTION			
NO.			
PROJECT DESCRIPTION			
Project Owner			
Address			
eureka			
mileskase nelson greer bay denver atlanta			
ELECTRICAL SITE PLAN			
DRAWN		CHKD	
AJH		MPM	
DATE		SCALE	
MM/DD/YY		As indicated	
DRAWING NO.		REV	
ES1.1			
PROJECT NO.		REV	
22002			

ELECTRICAL SITE PLAN

SCALE: 1" = 30'-0"

LIGHTING FIXTURE SCHEDULE									
TYPE	MOUNTING	DESCRIPTION	BALLAST/FIX	VOLTAGE	LAMP	WATTAGE	MANUFACTURER	CATALOG NUMBER	NOTES
P2	POLE MOUNTED	LED LIGHT POLE - SPREAD 2	-----	277V	LED	216.0 W	LITHONIA	DSX1 LED P6 50K T2 H5	
P3	POLE MOUNTED	LED LIGHT POLE - SPREAD 3	-----	277V	LED	216.0 W	LITHONIA	DSX1 LED P6 50K T3M H5	
P4	POLE MOUNTED	LED LIGHT POLE - SPREAD 4	-----	277V	LED	216.0 W	LITHONIA	DSX1 LED P6 50K T2 H5	
M2	BUILDING MOUNTED	SITE LIGHTING - MALL PACK - SPREAD 2	-----	277V	LED	216.0 W	LITHONIA	DSX1 LED P6 50K T2 H5	
M3	BUILDING MOUNTED	SITE LIGHTING - MALL PACK - SPREAD 3	-----	277V	LED	216.0 W	LITHONIA	DSX1 LED P6 50K T3 H5	

SITE PLAN GENERAL NOTES:

A. COORDINATE LOCATIONS OF ALL UNDERGROUND CONDUIT FROM OWNER.

SITE PLAN NOTES

SHED

BUILDING

CONCRETE

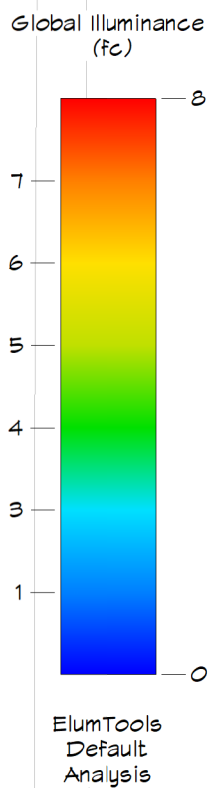
BENCHMARK #1
ELEV:1096.74

PARKING LOT

FUTURE ADDITION

MID-STATE TECHNICAL COLLEGE
ADVANCED
MANUFACTURING/ENGINEERING
TECHNOLOGY AND APPRENTICESHIP CENTER
F.F.E. = 107,700

FUTURE ADDITION



BENCHMARK #2
ELEV:1095.76

COYE DRIVE

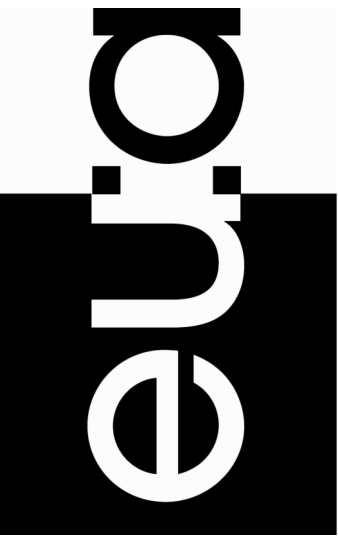
BENCHMARK #3
ELEV:1096.74

ELECTRICAL SITE PLAN
SCALE: 1" = 30'-0"

PROJECT DESCRIPTION

Project Owner

Address

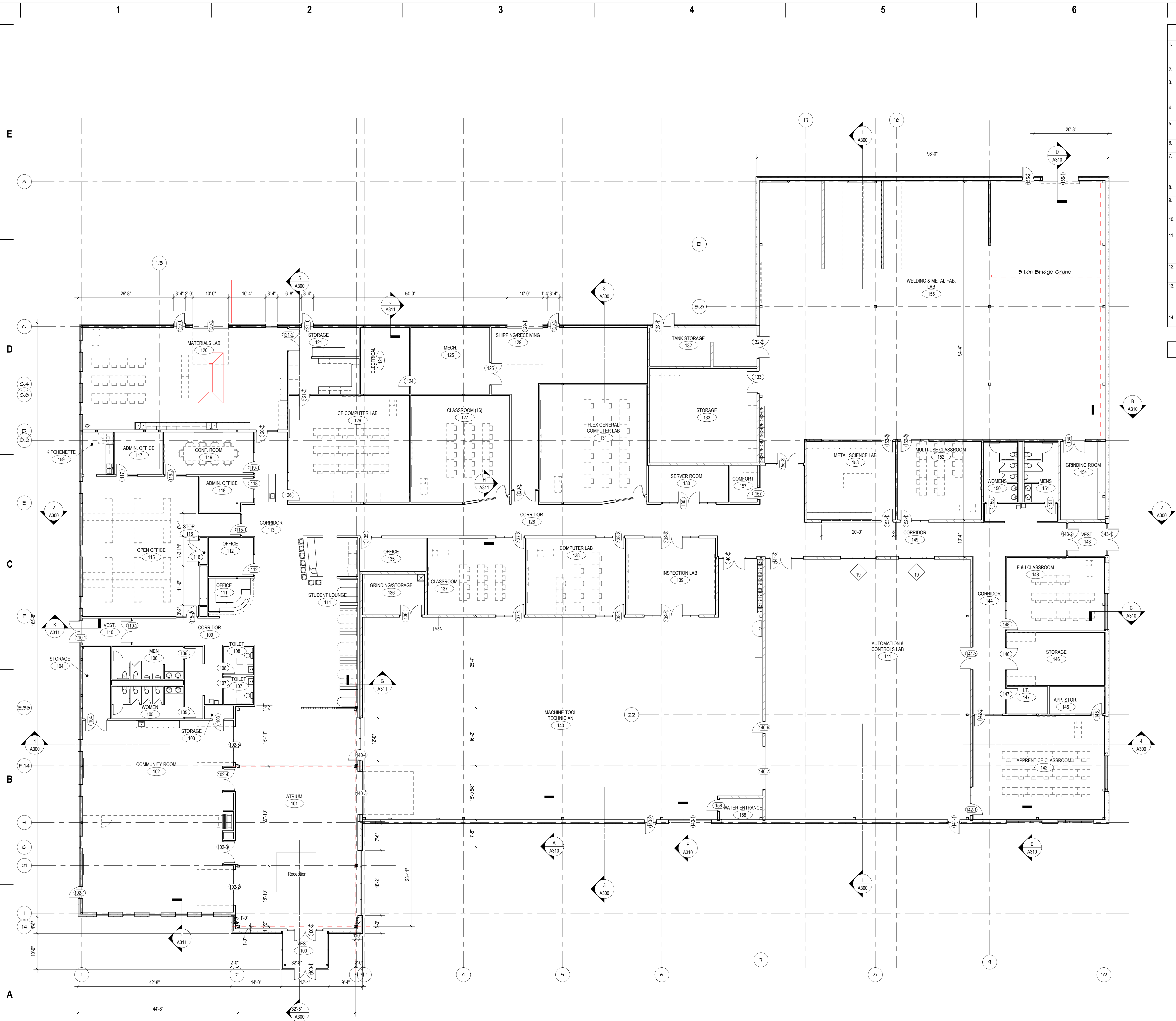


mileskale | mason | green bay | davenport | atlanta

ELECTRICAL SITE PLAN

DATE	MM/DD/YYYY	SCALE	As Indicated
PROJECT NO.	22002	REV.	

NOT FOR CONSTRUCTION



SHEET NOTES - FLOOR PLAN

- BEFORE BEGINNING WORK, VERIFY THE EXISTENCE AND LOCATION OF PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
- ALL DIMENSION STRINGS ARE TO FINISH FACE OF WALL, UNLESS NOTED OTHERWISE.
- VERIFY STRUCTURAL ELEMENTS, INCLUDING BUT NOT LIMITED TO POST TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOOR SLABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHOD WITH <OWNER> <OWNER REPRESENTATIVE> <BUILDING FACILITY MANAGER>.
- REFER TO SHEET <A000> FOR REFERENCED PARTITION TYPES AND DETAILS. WALLS NOT TAGGED ON THESE PLANS SHALL BE PARTITION TYPE <S3A-S11>.
- ALL WALLS DIRECTLY BEHIND OR ADJACENT TO PLUMBING FIXTURES SHALL RECEIVE MOISTURE- AND MOLD-RESISTANT GYPSUM BOARD, UNLESS NOTED OTHERWISE.
- LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL, UNLESS NOTED OTHERWISE.
- REPAIR, PATCH AND CLEAN ALL EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY DEMOLITION OR NEW CONSTRUCTION. MAKE APPEAR NEW, MATCHING ADJACENT CONSTRUCTION. PREPARE ALL SURFACES AS REQUIRED FOR SCHEDULED FINISHES. SKIM COAT AND PREPARE ALL DAMAGED OR UNFINISHED SURFACES.
- PATCH ALL WALL BASE SCARS AT EXISTING WALL SURFACES. PREPARE SMOOTH TO RECEIVE NEW WALL BASE FOR UNIFORM APPEARANCE.
- PATCH WALLS TO MATCH ADJACENT SURFACES AT ALL ABANDONED OR REMOVED OUTLET AND SWITCH LOCATIONS. BLANK COVER PLATES ARE NOT ACCEPTABLE.
- PREPARE FLOOR LEVEL AND SMOOTH FOR NEW HARD SURFACE FINISHES. PATCH EXISTING PENETRATIONS AND ABNORMALITIES IN CONCRETE FLOOR.
- ALL AREAS DISTURBED BY DEMOLITION SHALL BE PATCHED AND PROPERLY PREPARED FOR NEW FINISH APPLICATIONS. WHERE ADJACENT FINISHES ARE EXISTING TO REMAIN, PATCH AND MATCH EXISTING FINISHES. CONSULT WITH THE OWNER TO IDENTIFY ATTIC STOCK AND/OR PREVIOUS MATERIAL SPECIFICATIONS.
- PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS, MILLWORK AND TRIM.
- PROVIDE 3/4" FIRE RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR TELEPHONE & ELECTRICAL EQUIPMENT AT <ROOM NAME AND NUMBER>. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH <TENANT> <OWNER>.
- COORDINATE NEW LEAD LINED WALLS, WINDOW AND DOORS WITH PHYSICIST REPORT.

KEYNOTES PER SHEET



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PROJECT INFORMATION

**NEW AMETA
CENTER MID-STATE
TECHNICAL
COLLEGE**

**D COYE DRIVE,
STEVENS POINT, WI
54481**

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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KEY PLAN

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PROJECT MANAGER PAUL JANSSEN

PROJECT NUMBER 22002

1ST FLR PLAN

A101

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E

D

C

B

A

EXTERIOR BUILDING
MATERIAL LEGEND

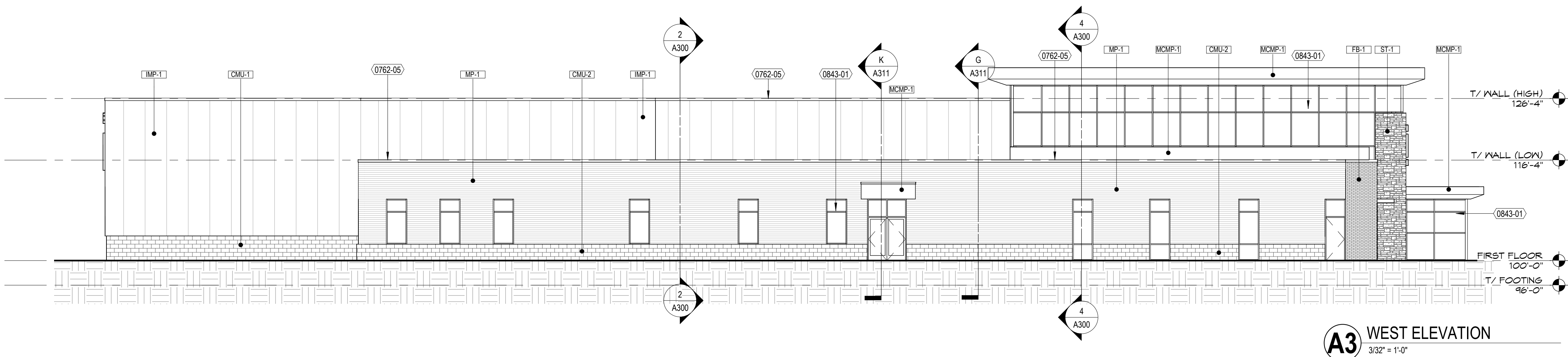
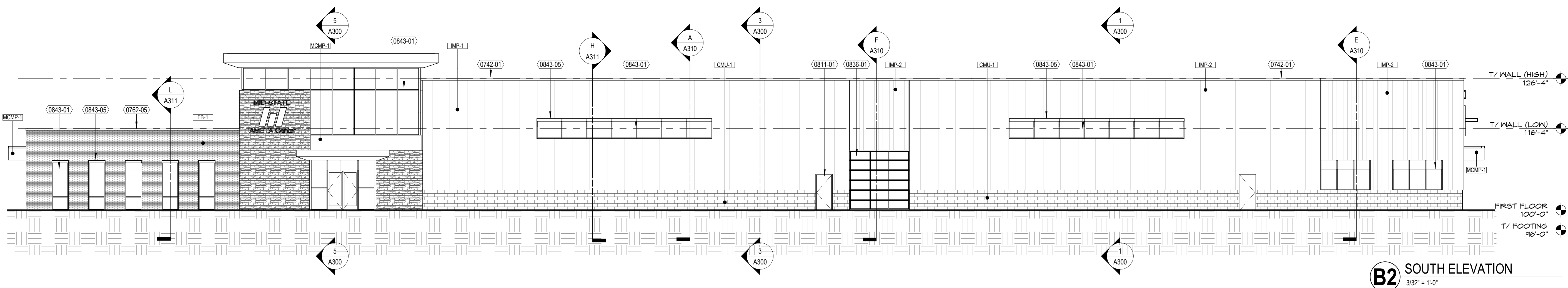
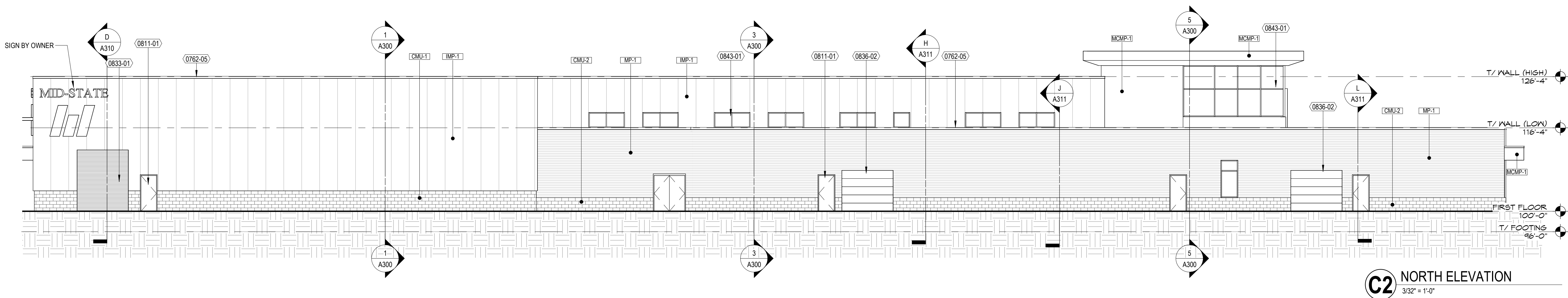
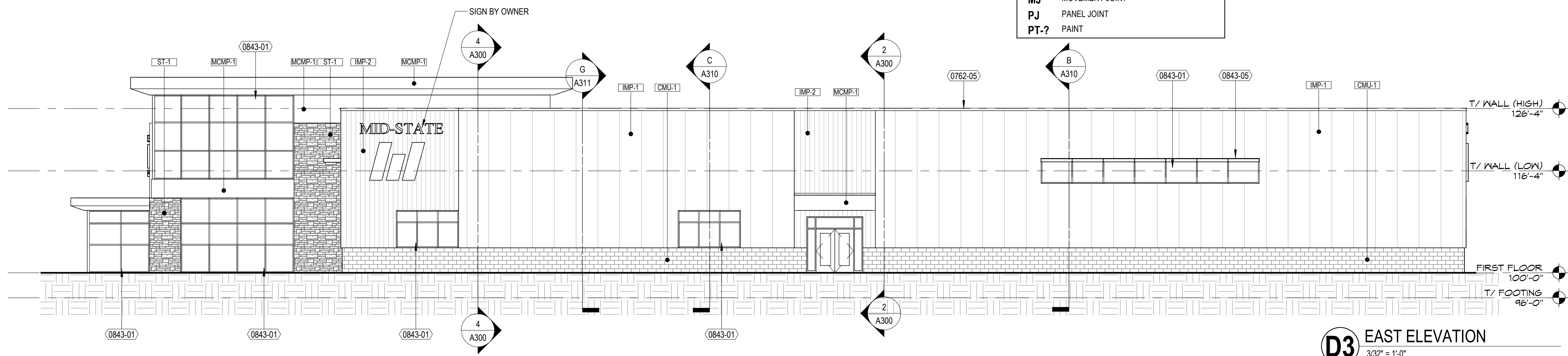
- FB-1 (FACE BRICK)
ST-1 (STONE VENEER)
CMU-1 (CONCRETE MASONRY UNIT)
CMU-2 (CONCRETE MASONRY UNIT VENEER)
MCMP (METAL COMPOSITE MATERIAL PANEL)
MCMP-1
(MP) METAL PANEL
MP-1
(IMP) INSULATED METAL PANEL
IMP-1
IMP-2
MJ MOVEMENT JOINT
PJ PANEL JOINT
PT-2 PAINT

SHEET NOTES -
EXTERIOR ELEVATIONS

- SEE SHEET <XXXX> FOR EXTERIOR FRAME TYPES AND DIMENSIONS.
- PROVIDE CONTINUOUS SEALANT AND BACKER ROD AT ALL PRECAST CONCRETE JOINTS.
- ALL INSIDE AND OUTSIDE CORNERS OF PRECAST TRIM TO NOT BE MITERED.
- EXTERIOR SIGNAGE ON BUILDING TO BE COORDINATED AND VERIFIED WITH ARCHITECT, OWNER AND SIGNAGE VENDOR.
- ALL VERTICAL INSIDE CORNERS TO HAVE 1/2" MOVEMENT JOINT.
- MJ = INDICATES MOVEMENT JOINT - 1/2" GAP.
- PJ = INDICATES METAL PANEL JOINT - 1/2" GAP.

KEYNOTES PER SHEET

- | | |
|---------|-----------------------------|
| 0742-01 | INSULATED METAL WALL PANEL |
| 0762-05 | PREFINISHED METAL ROOF EDGE |
| 0811-01 | HOLLOW METAL DOOR & FRAME |
| 0833-01 | OVERHEAD COILING DOOR |
| 0838-01 | GLASS OVERHEAD DOOR |
| 0838-02 | SECTIONAL OVERHEAD DOOR |
| 0843-01 | ALUMINUM-FRAMED STOREFRONT |
| 0843-05 | ALUMINUM LOUVERED SUNSHADE |



milwaukee | madison | green bay | denver | atlanta

E

D

C

B

A

PROJECT INFORMATION

NEW AMETA
CENTER MID-STATE
TECHNICAL
COLLEGE

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STEVENS POINT, WI
54481

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PROJECT MANAGER PAUL JANSSEN

PROJECT NUMBER 22002

EXTERIOR
ELEVATIONS

A200

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MEMORANDUM

To: City Plan Commission

From: Adam Kuhn, Associate Planner / Zoning Administrator

Date: July 5, 2022

RE: Temporary Amendment to Tourist Rooming House Requirements

Background: As the Commission is aware, SentryWorld will be hosting the U.S. Senior Open Championship from June 29-July 2, 2023. While this is roughly one year away, City staff have been receiving numerous inquiries about allowing short-term rentals during the event. As our Zoning Code is currently structured, the requirements to operate a short-term rental are as follows:

- Owner-occupied short-term rentals are a permitted use within all residential zoning districts.
- Non-owner-occupied short-term rentals are a conditional use starting in the "R-4" Multiple Family I Residence District.
- A lodging permit must be obtained from the Portage County Department of Health and Human Services.
- The property owner must submit local lodging tax payments.
- The property owner must provide proper documentation to collect and remit sales.

With the Senior Open resulting in many spectators traveling to Stevens Point, City staff have expressed a desire to amend our short-term rental regulations for the event. Attached to this agenda packet includes the proposed ordinance amendment. A summary of this proposed amendment is as follows:

- Owner-occupied short-term rentals will continue to be a permitted use.
- Non-owner-occupied short-term rentals will be a permitted use within all residential zoning districts.

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.

- This amendment will only be in effect from June 22-July 5, 2023. After July 5, 2023, the use requirements to operate a short-term rental will revert back to what is existing.

Property owners interested in renting out their home during the Senior Open will be required to fill out a form documenting occupancy levels, contact information of the property owner or property manager and other information for the interest of public safety. Likewise, local lodging tax requirements would still apply as required through State Statutes.

Staff Recommendation: Staff recommends **APPROVAL**. If you have any questions, please do not hesitate to contact Community Development staff.

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

[Chapter 23 of the Revised Municipal Code – Zoning Ordinance – Tourist Rooming House Guidelines]

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

SECTION I: That Section 23.02(1)(b)(2)(j) of the Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point shall be amended as follows:

- b) “R-LD” Low Density Residence District
 - 2) Permitted Uses.
 - j) Tourist Rooming House where the owner permanently resides within the home/building (owner-occupied) **or where the owner does not permanently reside within the home or dwelling**, subject to the regulations identified within Section 23.01(13)(i) and **23.01(13)(j)** of this Zoning Code.

SECTION II: That Section 23.02(1)(f)(3)(i) of the Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point shall be amended as follows:

- f) “R-4” Multiple Family I Residence District
 - 3) Conditional Uses.
 - i) ~~Tourist Rooming House where the owner does not permanently reside within the home or building, subject to the regulations identified within Section 23.01(13)(ii) of this Zoning Code.~~

SECTION III: That this ordinance shall take effect on June 22, 2023 upon passage and

publication, and expire on July 5, 2023. Starting July 6, 2023, the ordinance provisions of Sections 23.02(1)(b)(2)(j) and 23.02(1)(f)(3)(i) as constructed prior to the adoption of this amendment shall take effect.

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated: July 5, 2022
Adopted:

Drafted By: Adam Kuhn
Return To: City Clerk

Administrative Staff Report

Driveway Exception

100 Bukolt Park Street

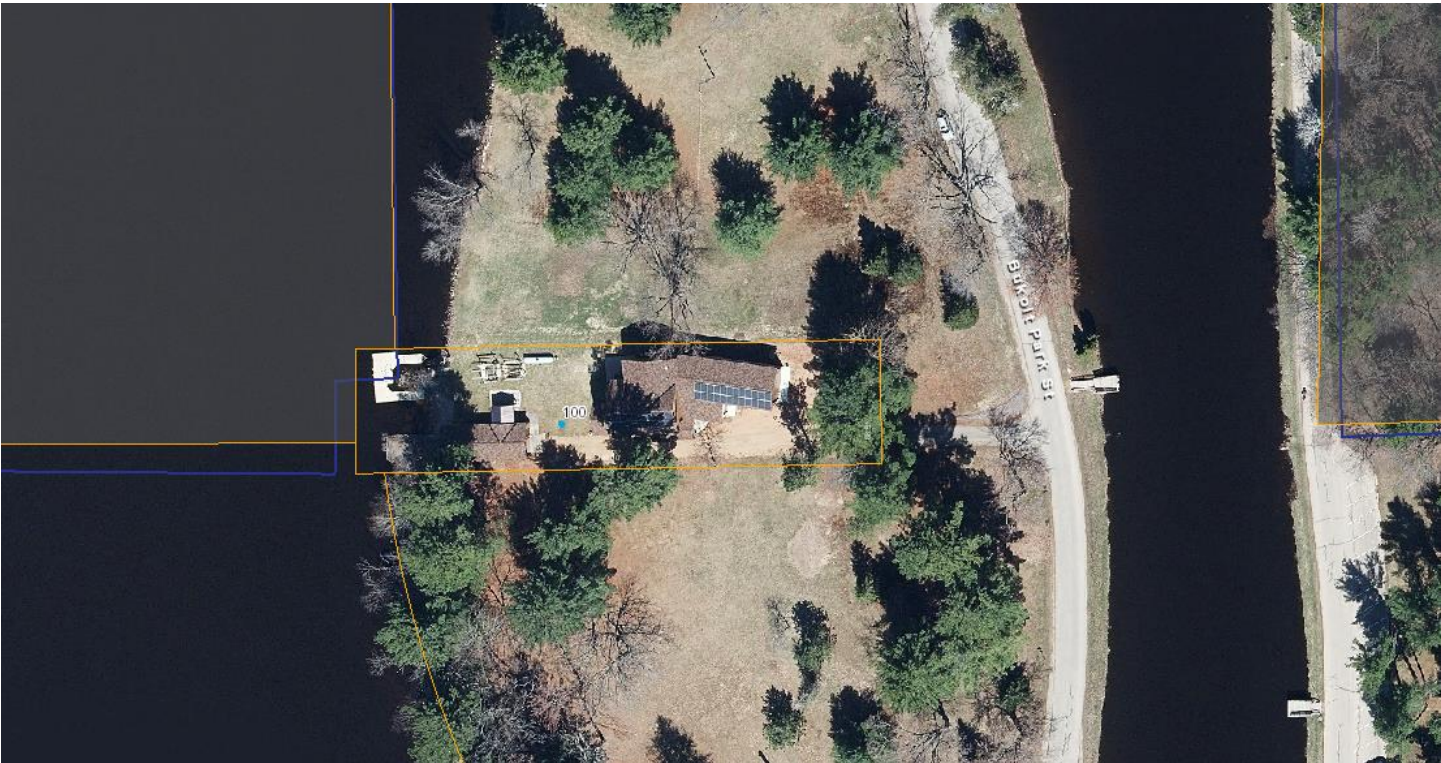
July 5, 2022



Department of Community
Development

Applicant(s): - Doug Lynch Staff: - Ryan Kernosky, Director rkernosky@stevenspoint.com - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281240830400808 Zone(s): "R-2" Single-Family Residential Master Plan: - Single-Family Residential Council District: - District 4 Ald. Zarazua Lot Information: - Frontage: 67 ft. - Depth: 282 ft. - Lot Size: 18,774 sq. ft. (0.431 ac.) Current Use: - Single-Family Residence Applicable Regulations: 23.01(15)(i)(3)(k)	Request - A request from Doug Lynch for an exception to driveway requirements at 100 Bukolt Park Street (Parcel ID 281240830400808), consistent with Ch. 23.01(15)(i)(3)(k). Attachment(s) - Application - Plans Findings of Fact - The applicant has submitted a building permit application to construct an asphalt driveway on the subject property. - Submitted plans show the proposed driveway to be 12 feet at the lot line, expanding to 55 feet in width within the front yard setback. The driveway leads to an attached garage situated in front of the house and a detached shed located in the rear of the property. - Driveways leading to garages are limited to a maximum width of 36 feet within the front yard setback. - The subject property is zoned "R-2" Single-Family Residential and requires a minimum 25-foot front yard setback. - In cases where unusual topographical aesthetic or other exceptional conditions or circumstances exist, exceptions to driveway requirements shall be approved by the Plan Commission and Common Council. Staff Recommendation Approve the driveway exception request to construct a driveway at 100 Bukolt Park Street (Parcel ID 281240830400808) for the following reasons: - Unique conditions to the subject property exist that would render a hardship caused to the applicant under a literal interpretation of the Zoning Code. - The granting of the requested exception would not be materially detrimental to neighboring property owners.
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Vicinity Map



Background

Overview: On May 2nd, the applicant submitted a building permit application to construct an asphalt driveway at 100 Bukolt Park Street. The following depicts the proposed driveway plan along with key findings:

- Asphalt is the proposed surfacing material for the driveway.
- The driveway is proposed to be 12 feet in width at the front lot line.
- Starting at the front lot line, the driveway is proposed to be widened to 55 feet in width approximately 13 feet in from the front lot line.
- The driveway will lead to an attached garage situated in front of the residence and a detached shed located in the rear of the property.
- A five-foot side yard setback is proposed from the southern lot line.

After review of the building permit application, City staff denied the request for the following reason:

1. The proposed driveway is too wide within the front yard setback. Chapter 23.01(15)(i)(3)(f)(i)(2) states that driveways shall not exceed 36 feet in width within the front yard setback. With the property being zoned “R-2” Single-Family Residential, 25 feet of front yard setback is required. The applicant is requesting that the driveway be 55 feet in width within the front yard setback.

<i>Driveway Feature</i>	<i>Code Requirement</i>	<i>Proposal (Findings)</i>
<i>Driveway width within the front yard setback</i>	Maximum 36 feet	55 feet within the front yard setback

Similar to other lot improvements, the Zoning Code allows for applicants to seek exceptions to driveway requirements if key review standards are met. While these review standards are identical to variance standards brought before the

Zoning Board of Appeals, individuals seeking a driveway exception may present their request before the Plan Commission and Common Council for consideration via a Site Plan Review. The following outlines the requirements to reviewing exceptions to driveway requirements.

Ch. 23.01(15)(i)(3)

(k) Exceptions to Requirements

In cases where unusual topographical, aesthetic, or other exceptional conditions or circumstances exist, variations or exceptions to the requirements of this section may be approved by the Plan Commission. Exceptions shall meet the following criteria:

- i. A literal application of the Ordinance would result in a demonstrated practical difficulty or unnecessary hardship to the property.*
- ii. The granting of the requested exception would not be materially detrimental to the property owners in the vicinity.*
- iii. Hardship caused to the property owner under a literal interpretation of the Ordinance is due to conditions unique to that property and does not apply generally to the city.*
- iv. The granting of the exceptions would not be contrary to the general objectives of this Ordinance.*

City staff have reviewed the request subject to the review standards listed above. The following section outlines staff findings.

Standards of Review – Driveway Exception

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

Analysis: A two-stall attached garage exists on the subject property. According to the applicant, the request for an exception to driveway requirements is to allow for a motorhome to easily navigate from Bukolt Park Street to the garage. Please note that the Plan Commission and Common Council approved a Site Plan Review in 2017 to allow for the construction of a 1,779 sq ft attached garage on the property.

Findings: Typically, driveways mirror the width of the attached and detached garages that they service. In this case, a two-stall attached garage measures 30' in width and 50' 3" in depth. A boat house that is 792 sq ft in size is located in the rear of the property and along the southern lot line. Based on the configuration of the residence and boat house, a driveway on the property would need to be a minimum of 38 feet in width to service both structures.

As stated above, the reason for this driveway exception request is due to the proposed driveway being too wide within the front yard setback. When the City's driveway ordinance was amended back in 2018, the reason for this code provision was to limit the amount of impervious surface that is located in the front yard. While there are several homes that are located within the required street setback, the Zoning Code does not place maximum driveway width requirements for portions of a driveway located outside of the required front yard setback. Other driveway requirements would still apply.

Under a literal application of the Zoning Code, it would be quite difficult for a vehicle to reasonably drive from Bukolt Park Street to the attached garage (specifically by way of the northernmost overhead door) without the driveway being wider than 36 feet closer to the street. The image to the right shows what a legal driveway would look like using current Zoning Code standards. Using this legal driveway site plan, it would be difficult to park a



motorhome in the attached garage without driving on adjacent grass. As the purpose of the Site Plan Review approval in 2017 was to allow for the construction of an attached garage for the purpose of parking a motorhome, staff believes that requiring the applicant to meet current driveway requirements would represent a hardship as a special exception for the garage was granted by this Commission.

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

Analysis: In 2018 and 2019, the City’s Zoning Code was significantly amended to include additional requirements regarding driveway width, location and setback requirements. As a result, there are several driveways within the city’s north side that do not conform to current driveway standards.

Findings: Given that the subject property is surrounded by Bukolt Park and the Wisconsin River, the proposed driveway is unlikely to be materially detrimental to park users. With the requested exception, the applicant would still maintain a three-foot side yard setback from the north and south lot line. Additionally, changing the surfacing material of the existing driveway from a dirt and gravel base to asphalt would eliminate the likelihood of gravel spilling over onto park property (edging does not exist along the driveway).

As part of the Site Plan Review approval in 2017, the applicant was required to submit a landscaping plan for the purpose of having this single-family residence complement, but not detract from, the surrounding park land. With landscaping being installed as part of the garage construction, staff believes that this provides a natural buffer between the driveway and adjacent park land.

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

Analysis: The subject property has 67 feet of street frontage and meets the minimum lot width requirement of the “R-2” Single-Family Residential Zoning District. A minimum lot size of 8,000 sq ft is needed for single-family residences within the “R-2” District. The subject property is approximately 18,774 sq ft. Additionally, the primary structure meets the minimum setback requirements as outlined below.

Lot Line	Minimum Setback Requirement	Findings
<i>Street</i>	25 feet	54 feet
<i>Side</i>	Total of 20 feet with one side not less than eight feet	6 feet from the house to the north lot line (legal non-conforming); 13.5 feet from attached garage to north lot line. 16 feet from south lot line.
<i>Rear</i>	20% of lot depth (minimum of 15 feet and not to exceed 30 feet)	88 feet from Wisconsin River; 127 feet from west lot line.

Findings: While the subject property is not a substandard lot that meets minimum lot width, lot size and setback requirements, the unique characteristic of the property relates to the lack of a Bukolt Park Street Right-of-Way. Although Bukolt Park Street is identified within the City's Official Street Map as a public street, it is not located within a defined right-of-way but rather located exclusively within Bukolt Park (City property). With Bukolt Park Street being a one-way street, the average right-of-way width for other streets in the city ranges from 45-50 feet.

The image below shows the existing lot line configuration of the subject property and its broader region, along with what the lot configuration of the subject property would be if a designated street right-of-way exists. If Bukolt Park Street were a designated right-of-way, the applicant's proposed driveway would begin to widen outside of the front yard setback and would thus not be subject to maximum width requirements. As almost all lots here in the city directly abut a street right-of-way, staff believes that this is a unique situation that and would meet the criteria of a unique property limitation.



Current Conditions



Subject Property with Bukolt Park Street Right-of-Way

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

Analysis: The purpose of this ordinance is to promote the health, safety, morals, prosperity, aesthetics and general welfare of this community. It is the general intent of this ordinance to regulate and restrict the use of all structures, lands and waters; regulate and restrict lot coverage, population distribution and density, and the size and location of all structures so as to: lessen congestion in and promote the safety and efficiency of the streets and highways; secure safety from fire, flooding, panic and other dangers; provide adequate light, air, sanitation and drainage; percent over-crowding; avoid undue population concentration; facilitate the adequate provision of public facilities and utilities; stabilize and protect property values; further the appropriate use of land and conservation of natural resources; preserve and promote the beauty of the community; and implement the community's comprehensive plan or plan components. It is further intended to provide for the administration and enforcement of this ordinance and to provide penalties for its violation.

Findings: Driveway standards exist, in part, to “regulate and restrict lot coverage.” Although the proposed driveway would add additional impervious surfacing to the property, staff believes that this request is warranted to provide safe vehicular access to the subject property. Given the location of this property within Bukolt Park, the limited traffic that is expected due to the single-family residential use of the property, and that the proposed driveway layout is intended to leave native trees undisturbed, staff believes that this request is not contrary to the objectives of the Zoning Code.

Site Photos





APPLICATION FOR A SITE PLAN REVIEW

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

ADMINISTRATIVE SUMMARY (Staff Use Only)

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

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☒)	
Applicant Name	<i>Lynch Family Revoc Lung Trust</i>	Contact Name	<i>Doug Lynch</i>
Address	<i>100 Burkelt Park</i>	Address	
City, State, Zip	<i>Stevens Point WI 54481</i>	City, State, Zip	
Telephone	<i>585-738-4733</i>	Telephone	
Fax	<i>-</i>	Fax	
Email	<i>Doug@DougLynch.com</i>	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? ☒)		PROPERTY OWNER OF RECORD 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		
Area of Subject Property (Acres/Sq Ft)		
Current Zoning District(s)		

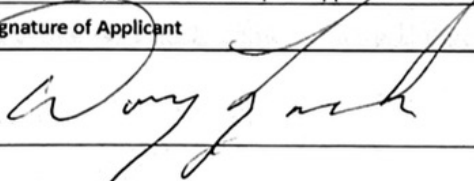
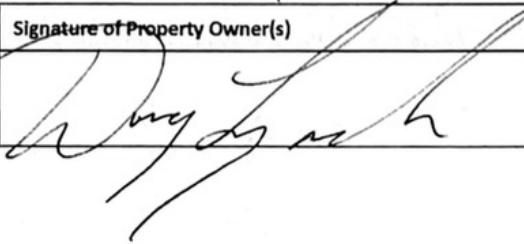
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property
	Residential, 5 Family	Residential, 5 Family
Describe land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)		
See attached		
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 (List):
Letter to District Alderperson	☐	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	☐	
Site Plan (designating primary, side, and service street frontages)	☐	
Building Elevations	☐	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	☐	
Street Plan with Cross-sections	☐	
Utility Plan	☐	
Landscape Plan (including any equivalent alternative landscaping requests)	☐	
Stormwater Plan	☐	
Outdoor Lighting Plan (location of fixtures, illumination levels)	☐	

CERTIFICATION AND SIGNATURE

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

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	5-6-22		5-6-22

The parcel is single family residential.

It is surrounded by Bukolt Park.

Its previous owners, Andrew and Janet Kulas, did grant the eastern half of their parcel to the City of Stevens Point in 1936 (est) thus enabling the city to join the then recently acquired parcel to the north, to the parcel to the south, then known as Waterworks Park. This enabled the creation of Bukolt Park and the opening of the slough on its north side to form a pond having a promenade roadway (unnamed) constructed around it.

On doing so, the eastern boundary of the Kulas property was set back so far that a paved stem road was created from the newly unnamed park road to reach the now surrounded Kulas property (excepting for the western boundary of the Wisconsin River). The Kulas family did then occupy a house on Kulas island at the western side of their parcel.

The city did agree to rights of unfettered ingress and egress to the modified Kulas parcel.

The Lynches purchased the parcel from the Kulas children in 2014, engaged an architect, and remodeled the property. It was improved to be historically and purposefully in harmony with the park which surrounds it.

Being a waterfront property, its "front" is essentially facing its western boundary. As was known to the city, its attached garage hides a 45 foot motor coach which has ingress and egress from the city's stem road at the east.

It is designed to enable the motor coach to reach the garage, and to safely enable a T turn when exiting to then depart in a forward manner.

The property's eastern boundary is 90 feet (est) west of the parks unnamed road which encircles the park's pond.

The driveway to the attached garage and the boathouse were graveled during the remodeling of 2016. That same area is now awaiting surfacing by American Asphalt.

Adam Kuhn

From: Doug Lynch <Doug@douglynch.com>
Sent: Friday, May 6, 2022 12:41 PM
To: Mykeerah Zarazua
Cc: Adam Kuhn
Subject: [External] Paving at 100 Bukolt Park
Attachments: Driveway Paving Application.pages; ATT00001.txt

Mykeerah,

It was great to speak with you. Hopefully my (attached) Macintosh Pages formatted letter will open for you. If not I'll figure out how to get it to be a pdf (struggle struggle smile) or mail it instead.

Thanks, see you on Monday.

Doug Lynch

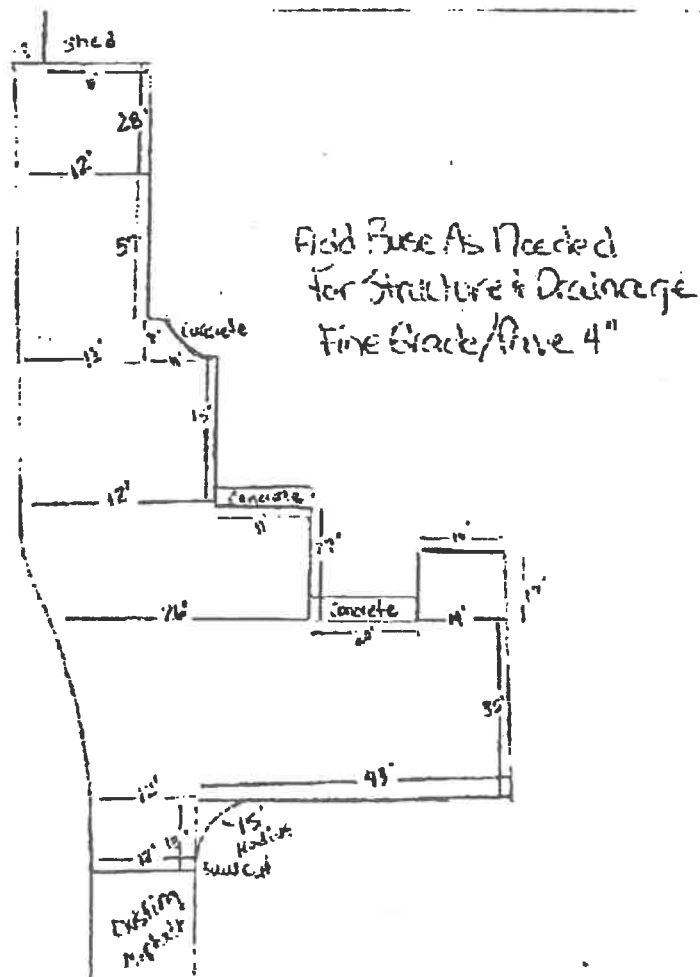
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CUSTOMER Doug Lynch PROPOSAL #
JOB NAME EST TONS
ADDRESS Job Bukit Park CONTACT
CITY Kuala Lumpur PHONE HOME WORK CELL 08-736-9133
EMAIL doug@doughlynch.com

IN

✓ Black Box





MEMORANDUM

To: City Plan Commission

From: Adam Kuhn, Associate Planner / Zoning Administrator

Date: July 5, 2022

RE: Potential Ordinance on Allowing Wind Energy Systems

Background: A few years ago, the Common Council approved an amendment to the Zoning Code to allow for ground-mount and roof-mount solar systems as a permitted use within all zoning districts. While solar is the predominant renewable energy system that is used in the region, interest has been increasing for allowing wind energy systems within City limits. Currently, the City's Zoning Code does not allow for wind energy systems to be constructed as either a primary or accessory use.

City staff was directed to review the [State regulations](#) behind wind energy systems and how other localities regulate such systems within their community. Based on this review, City staff assembled a potential ordinance for allowing wind energy systems. Please note that State's Public Service Commission heavily regulates the use and installation of wind energy systems. A summary of these regulations are as follows:

- The Wisconsin Administrative Code requires a municipal plan commission to convene a public hearing to review wind energy system requests. Therefore, any wind energy system requests would be classified as a conditional use.
- The State regulates the use of both large wind energy systems (housing a capacity of more than 300 kilowatts of energy) and small wind energy systems (housing a capacity of 300 kilowatts of energy or less). For the purposes of this discussion, the potential ordinance allows for only small wind energy systems.
- Noise produced from a wind energy system must not exceed 50 decibels during daytime hours and 45 decibels during nighttime hours.
- No more than 30 hours per year of shadow flickering shall be caused from any one wind energy system.

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.

- Wind energy systems must not cause signal interference for public service entities.
- If a wind energy system is beyond its useful life, the property owner would be required to decommission and remove the system.
- The property owner would be required to submit an annual report to the City documenting the operation and maintenance of the wind energy system during the previous calendar year.

Besides the above State regulations, this proposed ordinance includes the following provisions:

- The wind energy system must meet either the setback requirements as mandated in the Wisconsin Administrative Code or the setback requirements for principal structures based on how the property is zoned, whichever is greater.
- A wind energy system must not exceed 20 feet in height. This limit is in line with height restrictions for accessory structures on residential lots.

Next Steps: City staff is looking for feedback from the Commission as to whether to proceed with adopting a wind energy system ordinance. If there is a general interest in pursuing an ordinance, input as to potential revisions from the attached ordinance would be appreciated.

If you have any questions, please contact Community Development staff.

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

[Chapter 23 of the Revised Municipal Code – Zoning Ordinance – Wind Energy System Guidelines]

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

SECTION I: That Section 23.01, Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point, shall be amended to insert wind energy system guidelines to Section 23.01(13) in accordance with Section 66.0401 of Wisconsin Statutes and Chapter PSC 128 of the Wisconsin Administrative Code.

Chapter 23.01(13)

- k) Small Wind Energy Systems. Small Wind Energy Systems are permitted consistent with Section 23.02 of this Zoning Code and subject to the following provisions:
 - 1) Application.
 - a) Conditional use permit applications for small wind energy systems shall include the information required by Section PSC 128.30(2) of the Wisconsin Administrative Code. The application shall also include the names and addresses of residents and property owners of adjacent properties, together with a written statement signed by the applicant that the notices required by Sections PSC 128.105 and 128.30(5) were provided.
 - b) Applications for proposed small wind energy systems shall be reviewed by the Zoning Administrator for a determination of completeness in accordance with the requirements of Section PSC 128.31 of the Wisconsin Administrative Code.
 - c) Following a determination of completeness by the Zoning Administrator, a Class II notice shall be published. The notice

shall include the information required by PSC Section 128.30(5)(b) of the Wisconsin Administrative Code.

2) Performance Standards.

- a) Setbacks. Small wind energy systems shall meet the minimum setback requirements for principal structures of the zoning district or overlay district for which it is located, or the setback requirements as stated in Chapter PSC 128.61(3)(a), whichever is greater.
- b) Maximum height. Small wind energy systems shall not exceed 20 feet in height, measured from the base of the system to the maximum height of the blade tip.
- c) Noise. An owner shall operate the small wind energy system so that the noise attributable to the wind energy system does not exceed 50 dBA during daytime hours and 45 dBA during nighttime hours. Said noise decibel requirements shall apply at all lot lines of the subject property.
- d) Shadow flicker. An owner shall operate the small wind energy system in a manner that does not cause more than 30 hours per year of shadow flicker.
- e) Signal interference. An owner may not construct wind energy system facilities within existing line-of-sight communication paths that are used by government or military entities to provide services essential to protect public safety.
- f) Decommissioning. An owner of a small wind energy system shall decommission and remove the wind energy system when the system is at the end of its useful life.
- g) Annual Reporting. An owner of a small wind energy system shall submit an annual report to the Zoning Administrator by January 1 of each year documenting the operation and maintenance of the small wind energy system during the previous calendar year.

SECTION II: That Section 23.02(1)(a)(3) shall be amended to include Section 23.02(1)(a)(3)(n) related to land use provisions for wind energy systems.

a) "C" Conservancy District

3) Conditional Uses.

n) Small wind energy system

SECTION III: That Section 23.01(2) shall be amended to include the definitions outlined below.

SHADOW FLICKER – a pattern of moving shadows cast on a residence or an occupied community building caused by sunlight shining through moving wind

turbine blades resulting in alternating changes in light intensity.

SMALL WIND ENERGY SYSTEM – a wind energy system that has a total installed nameplate capacity of 300 kilowatts or less and that consists of individual wind turbines that have an installed nameplate capacity of not more than 100 kilowatts.

WIND ENERGY SYSTEM FACILITY – any component of a wind energy system, such as a wind turbine, collector conduit, access road, electric system interconnection facility or operation and maintenance facility.

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

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated:
Adopted:

Drafted By: Adam Kuhn
Return To: City Clerk



COMPREHENSIVE PLAN UPDATE STRATEGY

Chris Klesmith
Neighborhood Planner



RECAP

- 2014-2015 Comprehensive Plan was *not* adopted.
- 2022 Strategic Plan *was* approved.
- Targeted Area Master Plans still exist for Downtown and North Division St.



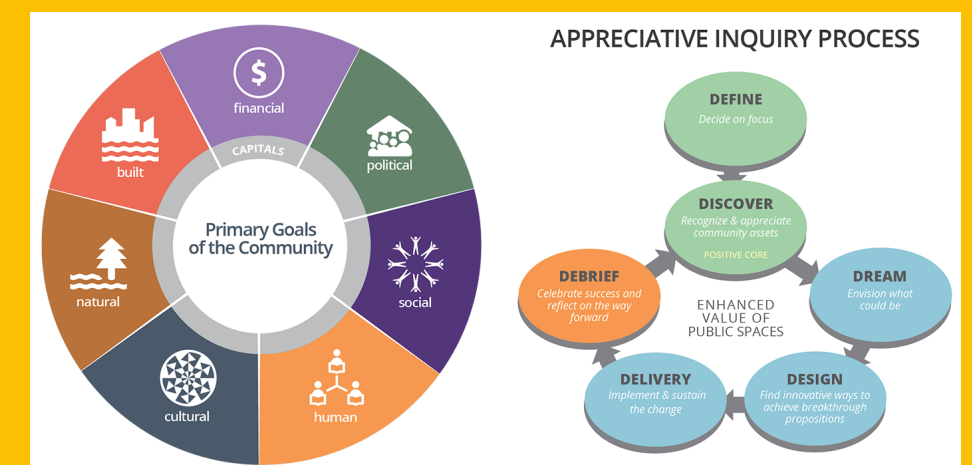
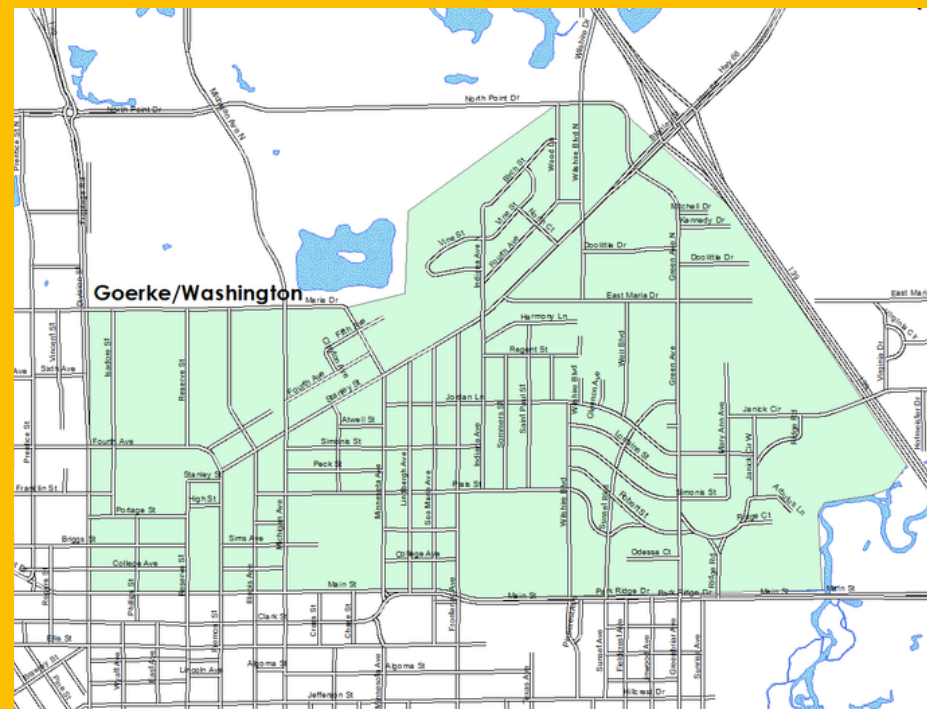
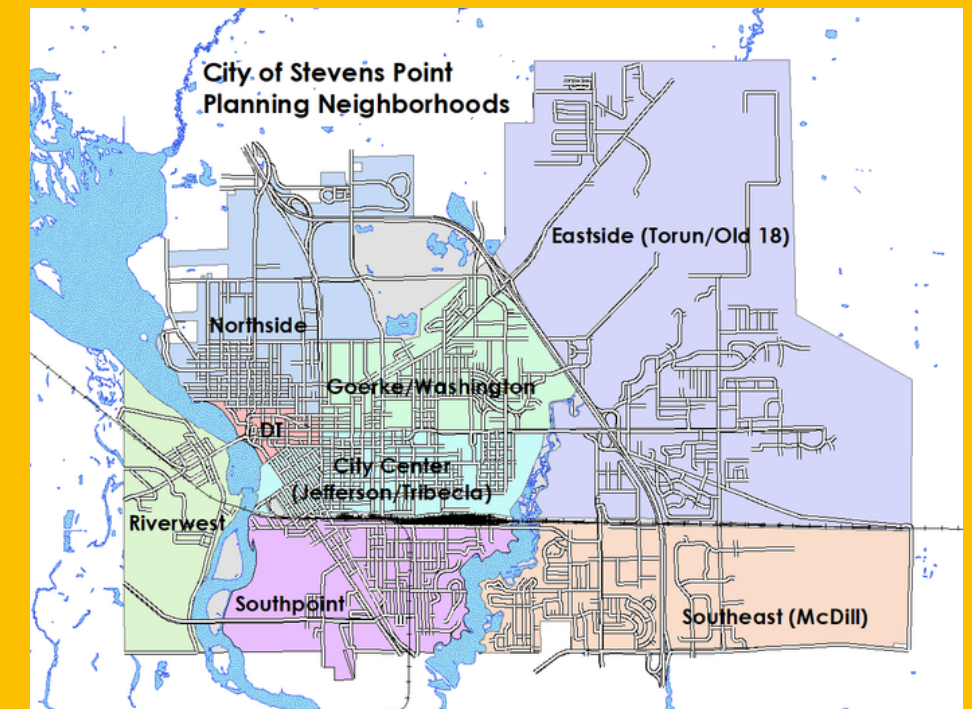
Stevens Point



Comprehensive Plan

STRATEGIC BASE

The 2022 Strategic Plan will serve as a base for the Comprehensive Plan. Attention will focus on the neighborhoods surrounding 4 key districts or "hubs" of activity, reporting on specific action in these neighborhoods identified in the planning process, and monitoring publicly available data that may be impacted by these actions.



Timeline

Overlapping process without a time-constraint

Now
July 2022

End
2024



Surveys, Events, Office Hours

Surveys will be curated at the neighborhood level; staff will attend events and hold office hours around the city.



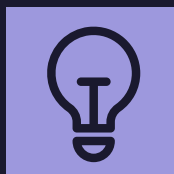
Block Parties

Community values and primary resident goals will be identified in neighborhood block parties.



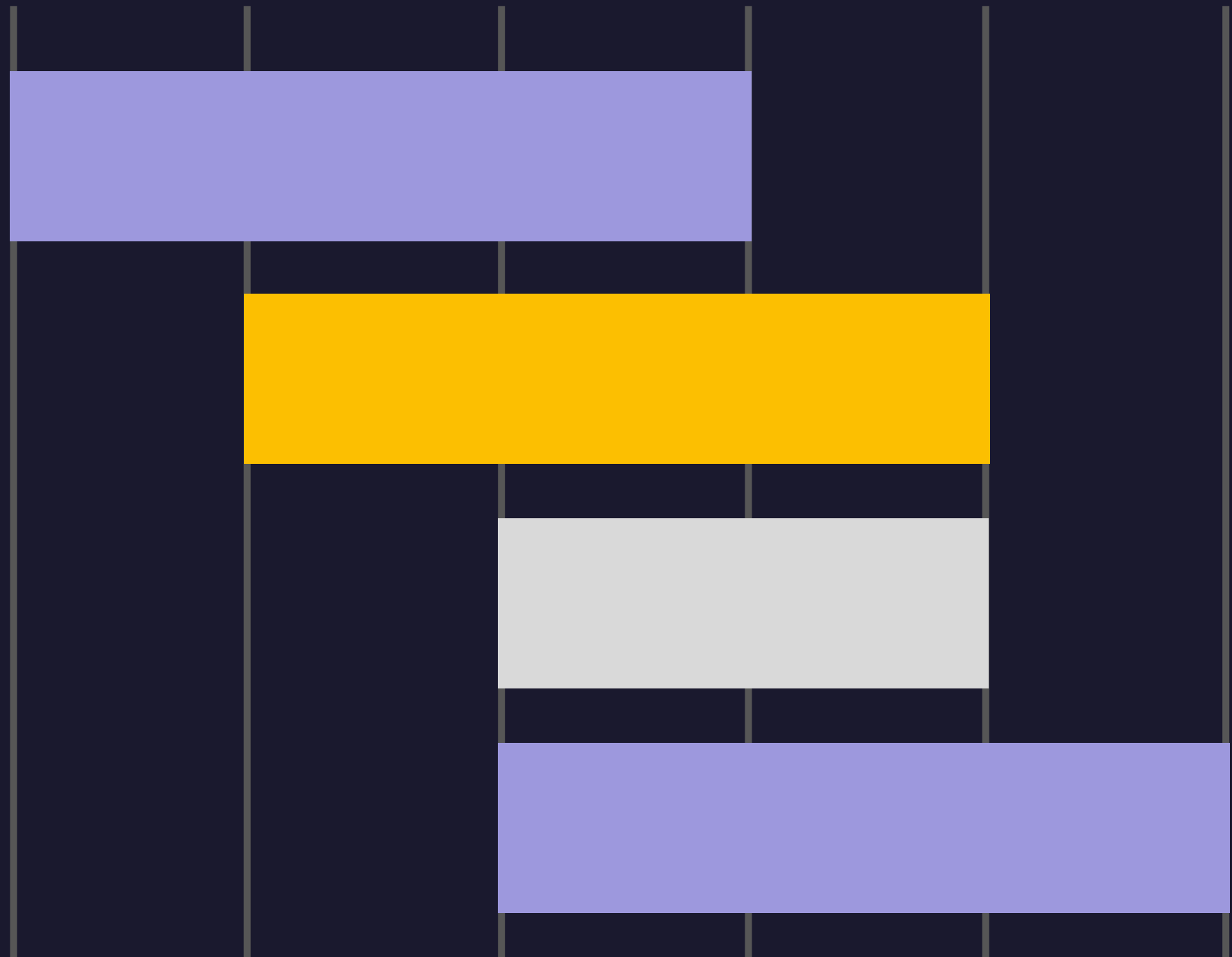
Objective Reviews, Interviews

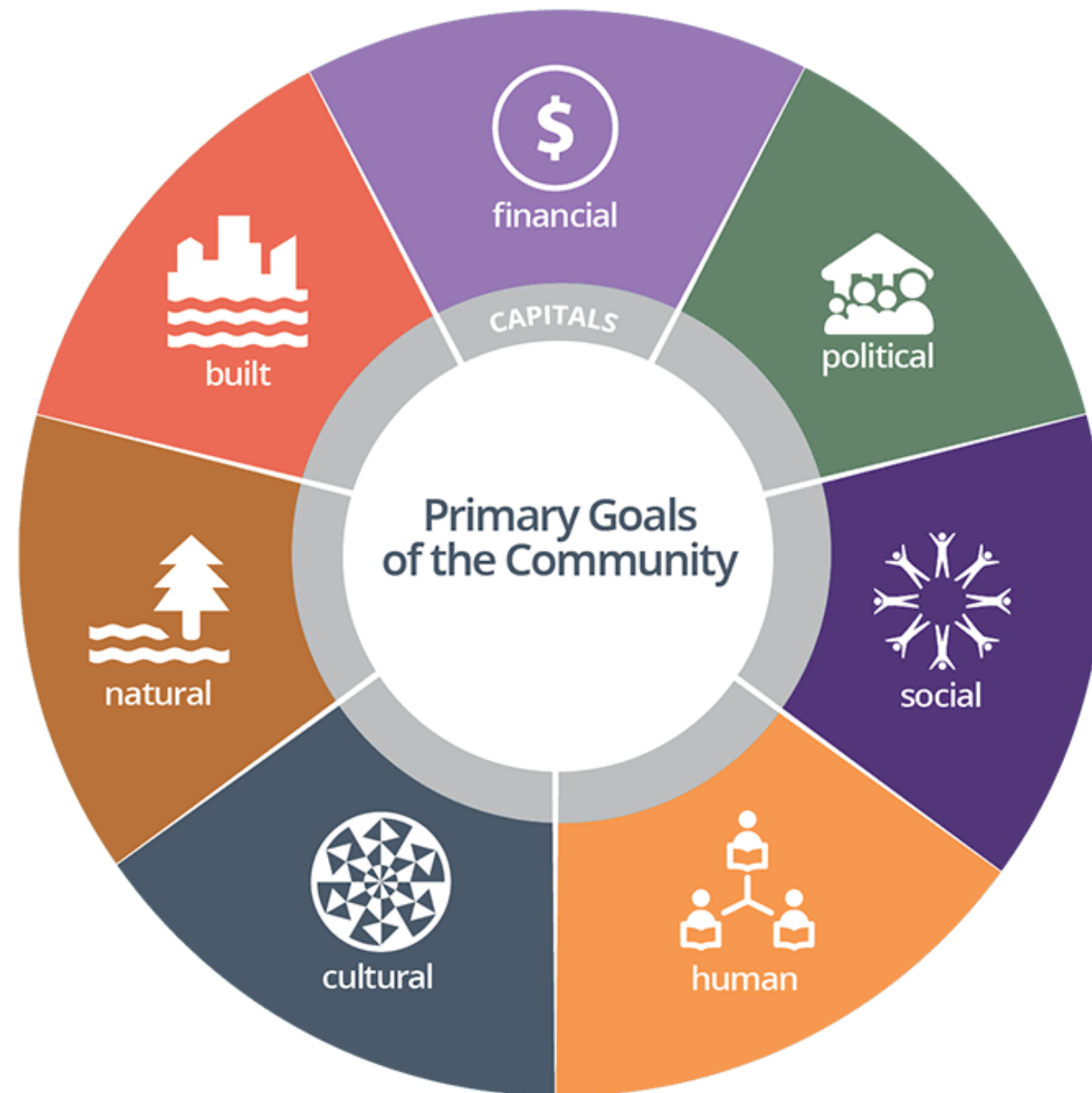
Staff will analyze surveys and block party results, research objectives and action, and integrate into comprehensive plan.



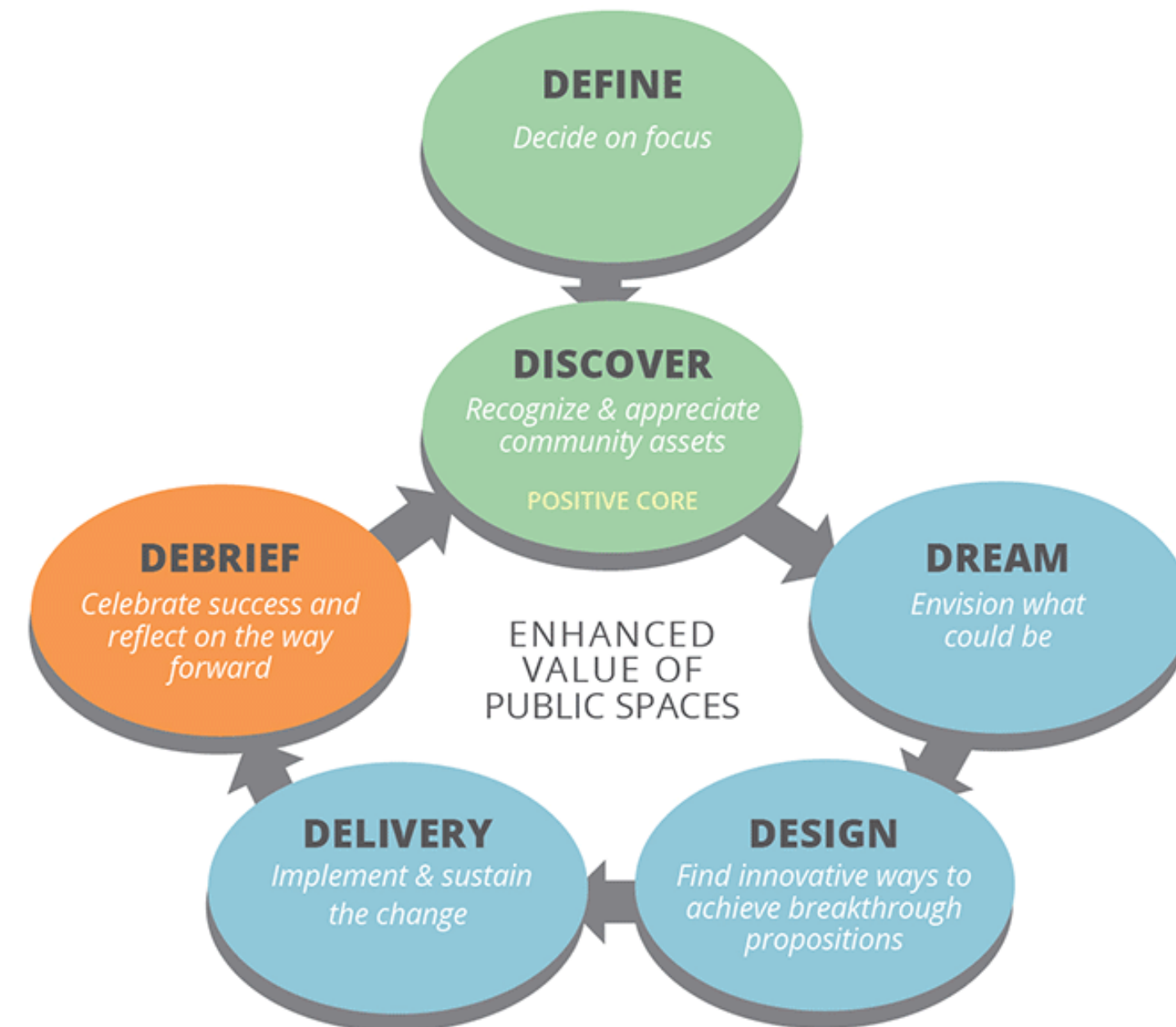
Revisions and Adoption

Revisions will take place at neighborhood-level – one community event and two weeks of open office hours.





APPRECIATIVE INQUIRY PROCESS



CONTEXTUALIZE THE VISION

ACCESSIBILITY

Staff have designed the update process to be accessible; staff will remain open to modifying the process to improve accessibility.

Open, Online Participation

All surveys and will be

- Posted to City website
- Shared on social media
- Mailed directly
- Ushered by Alders

Community Presence

Staff will be promoting participation while at community events and neighborhood-serving businesses

Improved Communication

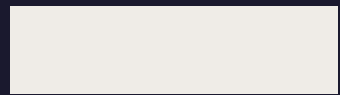
Surveys and block parties will gather contact information for Alders and staff to communicate more efficiently with groups of residents

Social Agreements

Block parties will establish safe, supportive, and aspirational social norms, encouraging more open participation.

OUTCOMES

More Complete Vision



8 Neighborhood Plans



1 Full Comprehensive Plan



Tracking & Reporting



Goerke / Washington Neighborhood Plan

In 2022, the City of Stevens Point Community Development Department revised the Comprehensive Plan process to generate Area Plans for regions of the city that, when combined, create a more detailed Comprehensive Plan for Stevens Point. This Area Plan is subdivided into the following sections:

- Neighborhood Profile (pg)
- Neighborhood Plan (pg)
- Implementation (pg)

Informed by:

Ginger Keymer	David Shorr
Dean Shuda	City of Stevens Point
#### Residents	

City of Stevens Point Community Development

Element	Goal	Policy	Action	Department Responsible
Land Use/Econ. Dev.	Increase available commercial units	Decrease distance from households to businesses	Integrate Mixed-Use Zones into Zoning Code and FLUM	Comm/Econ. Dev.
	Increase available commercial units	Make smaller storefronts available for new entrepreneurs	Produce RFP for 2-3 commercial parcels for micro-enterprises	Comm/Econ. Dev.
Housing	Improve Housing Stock	Increase use of local housing improvement grants	Revise and promote Neighbor-Helping-Neighbor Grant; track use of grant	Comm/Econ. Dev.

			Most Recent Report		Plan-Start Report	
Vision Statement	Data Measure	Data Source	Year	Value	Year Reported	Value
Stevens Point should promote more home-ownership	% Owner Occupied Housing	US Census Bureau	2016-2020	50.20%	2016-2020	50.20%
Stevens Point should have more higher paying jobs	Median household income	US Census Bureau	2016-2020	\$46,663	2016-2020	\$46,663
	% Employed in Information	US Census Bureau	2016-2020	1.82% (265/14,557)	2016-2020	1.82% (265/14,557)

TRACKING & REPORTING

Action Tracking

vs.

Data Tracking

Annual update of all action items and as many data points as possible.



QUESTIONS?



(715) 341-4171

cklesmith@stevenspoint.com

<https://stevenspoint.com/>

Community Development Report - April 2022

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees
Single Family	-	-	-	-
	-	-	-	-
Two-Family	-	-	-	-
Multi-Family	-	-	-	-
Commercial/Industrial	1	Caribou Coffee (PLB) 151 Division St N	\$16,700.00	\$200.00
	1	Bantr Apartments (PLB) 209 Division St	\$757,474.00	\$3,158.41
	1	The Grove, Townhome #1 (BLD/ZN) 1300 Maria Dr	\$781,924.00	\$1,082.06
	1	The Grove, Townhome #2 (BLD/ZN) 1300 Maria Dr	\$1,094,694.00	\$1,278.48
	1	The Grove, Townhome #3 (BLD/ZN) 1300 Maria Dr	\$1,094,694.00	\$1,278.48

Additions or Alterations	# of Permits	Declared Valuation	Fees
Residential	119	\$1,079,313.52	\$7,914.91
Commercial	26	\$10,898,181.00	\$26,928.05 *

Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
150	\$15,722,980.52	\$41,840.39	467	\$41,129,574.06	\$116,517.45

2021 434 \$10,191,623.31 \$57,166.40

Violation Report

New Code Cases		
Abandoned Vehicle on Property	0	
Construction Work Without Permits	0	
Debris on Property	15	
Exterior Violations on House	4	
Bulk Waste at Curb Early	2	
Heating equipment not installed properly	0	
Illegal Use of Occupancy	0	
Improper Signage	0	
Infestation	0	
Interior Housing Violations	1	
Public Works Violation	0	
Snow & Ice Removal - Sidewalk	0	
Tall Grass or Noxious Weeds	127	
Trash Containers Improperly Stored	0	
Trash/Litter	0	
Unsanitary/Unsafe Conditions	0	
Vacant Building/Home	0	
Vehicle Parked on Grass	8	
Vision Obstruction in Roadway or Intersection	0	
Zoning Violations	5	
Total Violations / Total Service Fees Billed	162	\$1,100
Voluntary Compliance Rate for Tagged/Verbal	5/6	83%

* Referred to another department

Community Development Report - May 2022

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees
Single Family	1	5300 Manchester Ct	\$700,000.00	\$1,934.00
	1	3116 Vine St	\$498,000.00	\$1,578.00
Two-Family	-	-	-	-
Multi-Family	-	-	-	-
Commercial/Industrial	1	Bantr Apartments (ELE) 209 Division St	\$795,000.00	\$3,158.41
	1	Cousins Subs (F/F Only) 109 Division St N	\$0.00	\$300.00
	1	Great Northern Distilling (F/F Only) 1011 Second St	\$0.00	\$300.00

Additions or Alterations	# of Permits	Declared Valuation	Fees
Residential	130	\$1,265,935.20	\$9,888.46
Commercial	41	\$13,406,274.34	\$59,677.21

Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
176	\$16,665,209.54	\$76,836.08	643	\$57,794,783.60	\$193,353.53

2021	575	\$19,468,288.61	\$111,207.08
2020	496	\$38,298,345.23	\$124,814.57
2019	521	\$51,764,648.14	\$211,354.24

* Values will be reflected on full permits.

Violation Report

New Code Cases		
Abandoned Vehicle on Property	2	
Bulk Waste at Curb	27	
Construction Work Without Permits	4	
Debris on Property	12	
Exterior Violations on House	1	
Heating equipment not installed properly	0	
Illegal Use of Occupancy	0	
Improper Signage	0	
Infestation	0	
Interior Housing Violations	0	
Public Works Violation	0	
Snow & Ice Removal - Sidewalk	0	
Tall Grass or Noxious Weeds	238	++
Trash Containers Improperly Stored	1	
Trash/Litter	0	
Unsanitary/Unsafe Conditions	0	
Vacant Building/Home	0	
Vehicle Parked on Grass	12	
Vision Obstruction in Roadway or Intersection	0	
Zoning Violations	1	
Total Violations / Total Service Fees Billed		298 \$1,550
Voluntary Compliance Rate for Tagged/Verbal		3/5 60%

+ Referred to another department

++ No Mow May Registration



MEMORANDUM

To: Plan Commission

From: Ryan Kernosky, Director of Community Development

Date: July 5, 2022

RE: **Monthly Director's Report**

Development Updates:

Great Northern Distilling: Project broke ground on June 17th. Underground plumbing is completed and the concrete floor is being poured. Expect the steel frame to begin going up this week.

Point Motel/Lokre Development: Underground plumbing is complete. 1st floor parking garage and commercial space is framed in and the elevator shaft is being completed.

Northside Yard (1017 Third St): Both buildings are occupiable with the exception of the commercial units on the first floor. Those will remain unoccupiable until a development occurs in those units. The third building should begin work in August.

Delta Dental Corporate Headquarters: This project is completed.

Doolittle Drive Duplex Development: One duplex remains on the north side of Doolittle Drive. Developer has not started the project on the south side of Doolittle Drive.

Igantowski Duplex Development (Georgia St N): Project has not started.

Convent Development: Interior demolition work is being complete and some interior framing work has commenced.

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

Marshfield Clinic Addition: This project is completed.

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: This project is complete.

Stevens Point Hyundai Dealership: Project has temporary occupancy.

GI Associates Clinic: Project has temporary occupancy.

Caribou Coffee Drive Thru: Exterior work is completed, interior work is commencing.

Tommy's Carwash: Site prep work has commenced.

Cousin's Subs: Site prep work has commenced.

Special Projects Updates:

Downtown Business Improvement District: Staff had been working on this project with the Downtown Business Alliance. Discussions are back in motion.

City Comprehensive Plan & Zoning Code Update: A formal update will be provided this summer.

Housing Taskforce: Taskforce has identified three main goals and will be presenting those in the fall for consideration.

Public Policy Updates:

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.

Other Updates:

Edgewater Manor: Request for bids for demolition and asbestos abatement have been issued. Those are due July 29th and will be sent to finance for consideration.