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 Beacom
- Commissioner Cooper
- Commissioner Rice
- Commissioner Schuler

AGENDA

CITY PLAN COMMISSION

Date and Time:	February 5, 2024 6:00 PM	**Location:**	Community Room 933 Michigan Avenue, Stevens Point, WI OR Zoom Teleconferencing Meeting ID: 837 2607 7127 Passcode: 409079 By Computer: https://us02web.zoom.us/j/83726077127?pwd=Z1I5Ym5acFBoQ3RwUDNkQyt By Phone: +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on:

2. Report of the January 2, 2024 meeting of the City Plan Commission.
3. Public Hearing and action on a request from Patrick Johnson, representing Rydell Management Company, to rezone the property located at 3609 Stanley Street (Parcel ID 281240827230020) from the “R-2” Single Family Residence District to the “B-4” Commercial District.
4. Public Hearing and action on a request from Samantha Pech to rezone the property located at 3324 Jefferson Street (Parcel ID 281240833101713) from the “R-2” Single-Family Residence District to the “B-1” Neighborhood Business District.
5. Public Hearing and action on a request from William Schierl, representing Claflin House,

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.

LLC, to amend the City of Stevens Point Comprehensive Plan Future Land Use Map for the purpose of amending the future land use designation of the property located at 1665 Main Street (Parcel ID 281240832102001) from 'Multi-Family Residential' to 'Residential.'

6. Public Hearing and action on a request from William Schierl, representing Claflin House, LLC, to rezone the property located at 1665 Main Street (Parcel ID 281240832102001) from the "R-4" Multiple Family I Residence District to the "R-3" Single- and Two-Family Residence District.

7. Public Hearing and action on a request from William Schierl, representing IBEX 1641 Main Street, LLC, to rezone the property located at 1641 Main Street (Parcel ID 281240832102003) from the "R-4" Multiple Family I Residence District to the "R-3" Single- and Two-Family Residence District.

8. Public Hearing and action on a request from William Schierl, representing IBEX 1649 Main Street, LLC, to rezone the property located at 1649 Main Street (Parcel ID 281240832102002) from the "R-4" Multiple Family I Residence District to the "R-3" Single- and Two-Family Residence District.

9. Public Hearing and action on a request from the City of Stevens Point to amend Section 23.04(2), Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point. Said amendment transfers maximum size restrictions for attached garages and accessory structures from the Stevens Point Building Code to the Stevens Point Zoning Code.

10. Public Hearing and action on a request from the City of Stevens Point to amend Section 23.02(4)(e), Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point. Said amendment outlines conditional and prohibited uses within the Groundwater Protection Overlay District Zone B.

11. Public Hearing and action on a request from the City of Stevens Point to amend Section 23.04(2), Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point. Said request amends the definition for the term 'home occupation/professional office.'

12. A request from the City of Stevens Point to acquire 620 square feet of land located at 1017 Maria Drive (Parcel ID 281240829300335) for right-of-way purposes.

13. A request from the City of Stevens Point to annex the property located at 5498 Golla Road (Parcel ID 020240826-13.05), an unaddressed parcel bounded by Golla Road (Parcel ID 020240826-13.10), an unaddressed parcel bounded by Golla Road and Regent Street (Parcel ID 020240826-14.03), an unaddressed parcel bounded by Golla Road and Regent Street (Parcel ID 020240826-13.07), an unaddressed parcel bounded by Regent Street and Brilowski Road (Parcel ID 020240826-13.09), and adjacent Regent Street, Golla Road and Brilowski Road Right-of-Way from the Town of Hull to the City of Stevens Point.

14. Director's Report.

Closing Section:

15. Adjourn

REPORT OF CITY PLAN COMMISSION

January 2, 2024 – 6:00 PM
In-Person & Zoom Conference Call Meeting

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

ALSO PRESENT: Director Kernosky, Associate Planner/Zoning Administrator Kuhn, Neighborhood Planner Klesmith, Technician Mohr, Alderperson Keymer, Alderperson Fishler, Adam Dykman, Bill Varga, Sue Varga, Mark Lepinski, Mark Czech, Dave Wilz, Deb Czech, Audrey Roberts, 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 December 4, 2023 meeting of the City Plan Commission.
3. Public Hearing and action on a request from the City of Stevens Point to apply a permanent zoning designation of "R-3" Single- and Two-Family Residential for the property located at 5595 Regent Street (Parcel ID 281240826400401), consistent with Ch.23.01(13)(b)(8).
4. A request from Danielle Zellner, representing Valley Communities Credit Union, for a sign variance to install a freestanding sign on the property located at 2940 Church Street (Parcel ID 281230805101425), consistent with Ch. 25.14.

Closing Section:

5. Adjourn.

Opening Section:

1. Roll call.

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

Discussion and possible action on the following:

2. Report of the December 4, 2023 meeting of the City Plan Commission.

   Motion by Commissioner Cooper to approve the report of December 4, 2023 meeting of the City Plan Commission; seconded by Commissioner Arntsen.

   Motion carried 7-0.

3. Public Hearing and action on a request from the City of Stevens Point to apply a permanent zoning designation of "R-3" Single- and Two-Family Residential for the property located at 5595 Regent Street (Parcel ID 281240826400401), consistent with Ch.23.01(13)(b)(8).

   Associate Planner/Zoning Administrator Kuhn provided a summary of the request to apply permanent zoning designation to the stated parcel. After review, staff recommended approval as presented.

   Commissioners had the following comments:

   - Clarification requested to what the different colors and hash marks represented on the future land use map, to which staff expanded on.

- Comment made that there was a need for affordable housing, and even single-family homes were out of reach for new homebuyers.

Mayor Wiza declared the public hearing open.

Dave Wilz (1909 Mary's Dr), Town of Hull elected Chairperson, provided testimony opposing the request, and noted concerns for lack of transparency and the City's moves in purchasing and annexing Town of Hull land. A lower zoning classification was suggested.

Kurt Literski (5615 Regent St) provided testimony opposing the request and noted concerns for lack of transparency about future higher density development. There was a back-and-forth discussion about what options a new owner would have in splitting or developing the parcel.

Audrey Roberts (511 Leonard St) provided testimony opposing the request and noted concern for introducing higher density development in a quiet and safe single-family neighborhood.

Sue Varga (601 Leonard St) provided testimony opposing the request, noting concern for higher density development. Clarification was requested for what the proposed zoning would allow in terms of types of housing. Staff provided clarification.

Deb Czech (5616 Regent St) requested further clarification on the zoning. There was a back-and-forth discussion about what could occur on the stated lot if rezoned, and what options a new owner would have to further develop the stated parcel.

Staff reiterated that there was no intention to split or develop the stated parcel, only to assign a permanent zoning classification prior to selling the lot on the open market. They added that there was intention to develop a subdivision to the north in the coming years, which were currently planned to be single-family or zero-lot line homes.

Mayor Wiza declared the public hearing closed.

Motion by Commissioner Cooper to approve the request from the City of Stevens Point to apply a permanent zoning designation of "R-3" Single- and Two-Family Residential for the property located at 5595 Regent Street (Parcel ID 281240826400401), consistent with Ch.23.01(13)(b)(8); seconded by commissioner Beacom.

Further clarification was requested as to what constituted zero lot line housing, and what could be the highest density development possible for the stated lot if rezoned to an R-3 designation. There was a back-and-forth discussion on what a potential lot split could look like, minimum setback requirements, minimum building requirements, and potential development pathways in the form of formal requests and public hearings.

There was a back-and-forth discussion on why staff had recommended an R-3 designation, to which staff explained they did so for the sake of continuity, but also to provide a future owner with the most flexibility.

Commissioner Arntsen moved to amend the motion for permanent zoning designation from "R-3" to "R-2". Due to a lack of a second, the amendment failed.

Original motion carried 7-0.

4. A request from Danielle Zellner, representing Valley Communities Credit Union, for a sign variance to install a freestanding sign on the property located at 2940 Church Street (Parcel ID 281230805101425), consistent with Ch. 25.14.

   Associate Planner/Zoning Administrator Kuhn provided a summary of the request for a sign variance to install a freestanding sign on the stated property. The proposed sign would be 14 feet tall and 60.75 sq.ft., surpassing the maximum zoning requirements. After review, staff recommended approval with conditions outlined in the staff report.

   Commissioners had the following comments:

- Inquiry as to the max sign height in the district, to which staff noted 20 feet.
- Noted that while there was more restrictive zoning for the smaller stretch shown, they didn't feel that the standards for a variance had been met.

Motion by Commissioner Cooper to approve a request from Danielle Zellner, representing Valley Communities Credit Union, for a sign variance to install a freestanding sign on the property located at 2940 Church Street (Parcel ID 281230805101425), consistent with Ch. 25.14 with the following;

1. **The proposed sign shall not contain any sequential flashing messaging.**
2. **A sign permit shall be obtained prior to sign installation.**
3. **Staff shall have the ability to approve minor amendments to the proposed sign.**

seconded by Alderperson Kneebone.

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

Closing Section:

5. Adjourn.

Meeting adjourned at 6:41 PM.

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

Administrative Staff Report

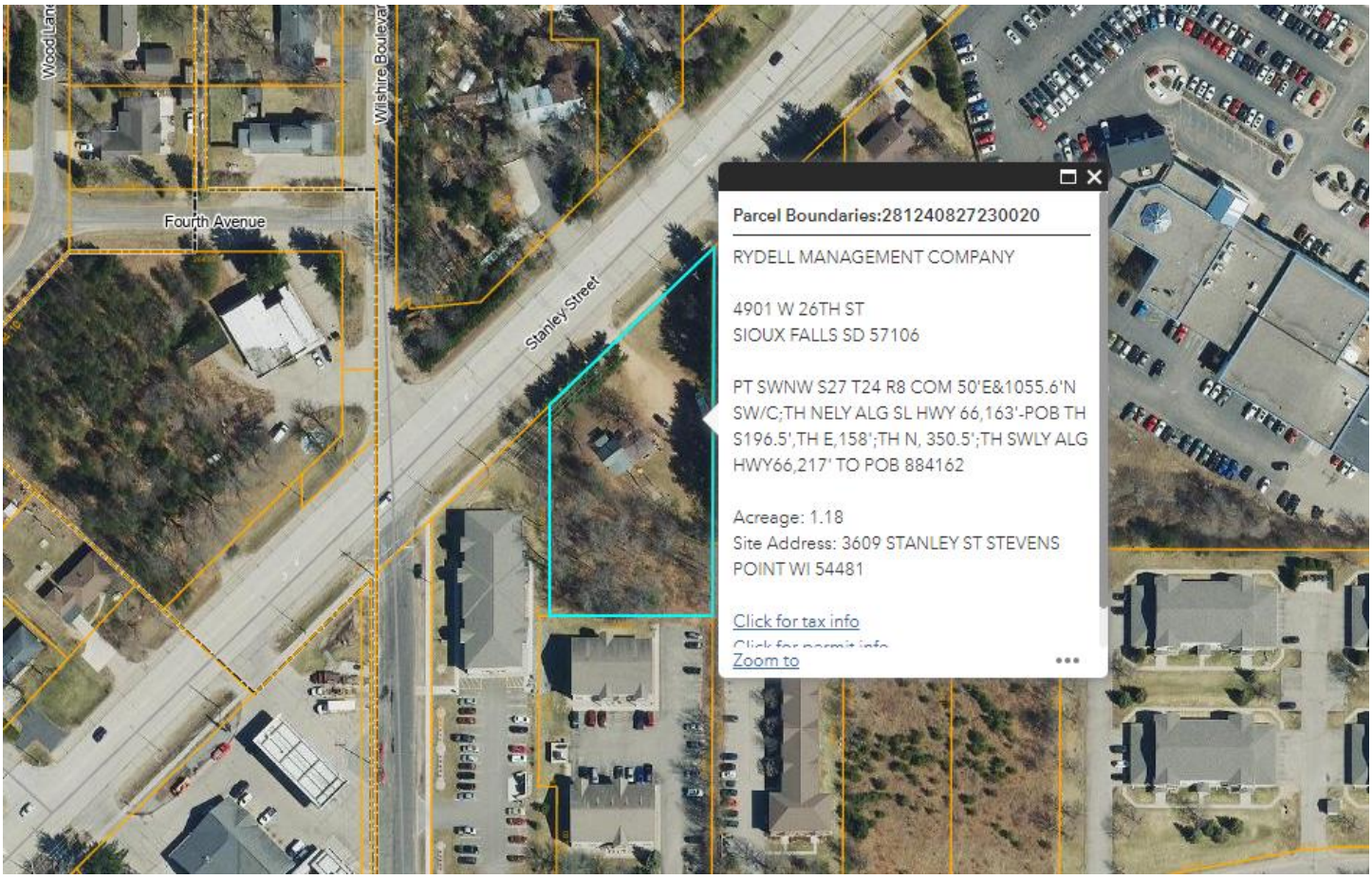
Rezone to "B-4" Commercial District

3609 Stanley Street
February 5, 2024

Department of Community Development

Applicant(s): • Patrick Johnson, representing Rydell Management Company **Staff:** • Adam Kuhn, Associate Planner akuhn@stevenspoint.com **Parcel Number(s):** • 281240827230020 **Zone(s):** • "R-2" Single-Family Residential **Master Plan:** • Commercial/Office/High-Density Residential **Council District:** • District 8 | Ald. Shuda **Lot Information:** • Frontage: 220 ft. • Depth: 199 ft. • Lot Size: 44,285 sq. ft. (1.02 ac.) **Current Use:** • Undeveloped (Former Single-Family Residence)	**Request** 1. Public Hearing and action on a request from Patrick Johnson, representing Rydell Management Company, to rezone the property located at 3609 Stanley Street (Parcel ID 281240827230020) from the "R-2" Single Family Residence District to the "B-4" Commercial District. **Attachment(s)** 1. Application 2. Plans **Findings of Fact** 1. The subject property has traditionally been utilized as a single-family residence. 2. In 2021, the subject property was sold to the Rydell Management Company to facilitate future growth of automobile sales at the Stevens Point Auto Center and Hyundai dealerships. 3. A single-family residence that was once located on the subject property has been razed. 4. The applicant is proposing to rezone the subject property to the "B-4" Commercial District to allow for the storage of vehicles associated with the vehicle sales establishment located at 3707 Stanley Street. No vehicle sales or service will be conducted on the subject property. 5. All rezoning requests must be approved by the City Plan Commission and the Common Council. **Staff Recommendation** Approve the request to rezone the property located at 3609 Stanley Street (Parcel ID 281240827230020) from the "R-2" Single Family Residence District to the "B-4" Commercial District.

Vicinity Map



Background

Overview: The applicant is requesting to rezone the subject property from the "R-2" Single-Family Residence District to the "B-4" District. The subject property, traditionally utilized for single-family residential purposes, is now vacant due to the razing of a single-family residence last year. In 2021, the subject property was purchased by the Rydell Management Company, who owns the Stevens Point Auto Center and Stevens Point Hyundai. Both automotive uses are located to the east of the subject property (i.e., 3707 Stanley Street).

The Stevens Point Auto Center has been experiencing an increase in sales and, as such, is determining ways to increase storage area for new and used vehicles available for purchase. The applicant has identified the subject property as an area for vehicle storage. As the subject property is zoned "R-2" Single-Family Residential, vehicle storage associated with a vehicle sales establishment would be a prohibited use within the "R-2" District. Therefore, the applicant is requesting to rezone the subject property to the "B-4" District to allow for vehicle storage uses by right.

Standards of Review – Rezone

1. **Minimum performance standards are met with the proposed district.**

   Analysis: Performance standards for the "B-4" Commercial District are identified below:

USE	LOT AREA AND DENSITY	LOT WIDTH	HEIGHT OF STRUCTURE	SIDE YARD	STREET SETBACK	REAR YARD	PARKING	AREA OF STRUCTURE
Permitted Uses	2650 sq.ft. Lot area per ground floor unit plus additional 50 sq.ft. Per bedroom. 870 sq.ft. Lot area per above ground floor unit plus an additional 50 sq.ft. Per bedroom 770 sq. Ft. lot area per unit above 2nd floor having a balcony plus an additional 50 sq.ft. Per bedroom. Dwellings shall have a minimum lot area of 8,000 sq.ft.	60 ft.. - 80 ft. For corner lots	35 ft. - 125 ft. if fire prevention system approved by Fire Dept.	0 5 ft. If any side yard is provided and 5 ft. if abuts residence district	25 ft. In cases where a property is abutted by two or more public rights-of-ways, one frontage shall be permitted to be reduced to 15 feet, or 10 feet via a conditional use permit.	10 ft. Plus additional 3 ft. For each story or fraction above 2 stories	Per 23.01(14)	0
All other permitted uses	7,000 sq.ft. Lot area							
Conditional Uses	As set by the Plan Commission and City Council							

Findings: The subject property, over 44,000 square feet in size, meets the minimum 7,000 square foot lot size requirement to allow a vehicle storage use on the property. Having 168 feet of lot width, the subject property likewise meets the minimum lot width requirement (i.e., 60 feet) for the "B-4" District. As the single-family home on the property was razed last year, the above setback requirements would not apply. Lastly, please note that vehicle storage on the property would meet the minimum requirements for off-site parking as identified within Section 23.01(17)(h)(2) of the City's Zoning Code.

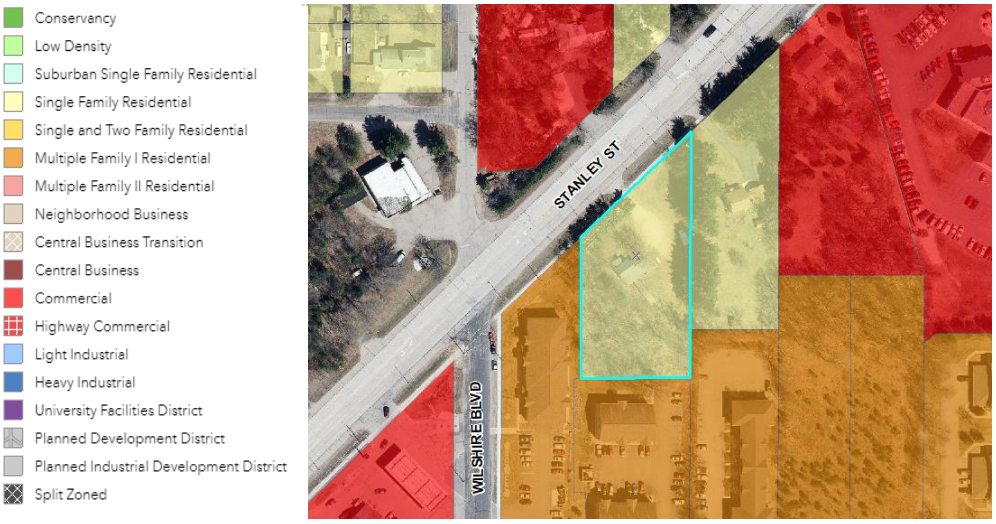
Based on the findings above, staff believes that minimum performance standards of the "B-4" Commercial District are met.

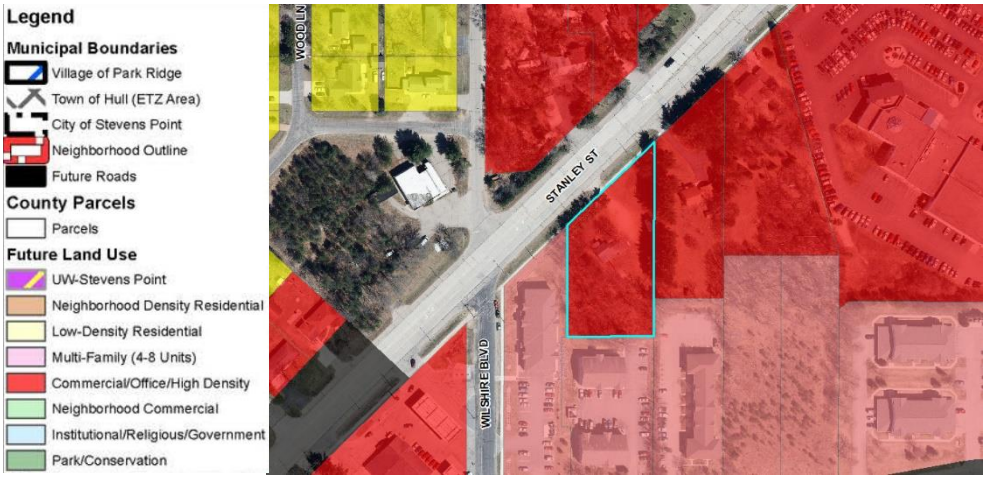
2. The change in zoning is consistent with the City's Comprehensive Plan.

Analysis: The City's Future Land Use Map identifies the subject property for commercial, office and high-density residential land uses. The City's Comprehensive Plan identifies this future land use category as being "designed to allow for a large variety of future land uses typically found in traditional commercial corridors."

Findings: The proposed zoning change of the subject property to the "B-4" Commercial District would be consistent with the City's Comprehensive Plan. The planned use of the subject property for vehicle storage accessory to a nearby vehicle sales/service establishment would be consistent with land uses of higher intensity that are commonly found along collector and arterial streets like Stanley Street.

3. **The change in zoning will not create adjacent incompatible uses.**





Analysis: The subject property borders multi-family residential land uses to the west and south, along with single-family residential uses to the east and north. Please note that the property directly to the east (i.e., 3627 Stanley Street) is also owned by the Rydell Management Company as part of a strategic acquisition a couple of years ago.

"R-2" Single Family Residential District

This district is intended to provide population density and used primarily for single family living, which is expected to accommodate the numerous residential developments already at the density of the R-2 District. This district also should accommodate housing not on City sewer.

"R-4" Multiple Family I Residence District

This 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.

"B-4" Commercial District

This district is established to provide for retail, commercial, office, service and apartment uses in areas of good accessibility along arterial streets consistent with the City's Comprehensive Plan. This district is primarily intended to accommodate general commercial uses requiring on-site parking and arterial access.

Findings: Given the intent of the above district and surrounding uses, a rezoning to the "B-4" Commercial District does not interfere with the existing land uses and future land use planning of the area. Staff believes

that the proposed rezoning further meets the intended land use for this corridor of Stanley Street – that of a higher-intensity land use that provides more autocentric commercial uses near Interstate 39.

City of Stevens Point
Community Development Department

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

APPLICATION FOR A ZONING MAP AMENDMENT - REZONING

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		**Date Submitted**		**Fee Required**	300.00	**Fee Paid**	300.00
Associated Applications if Any				**Assigned Case Manager**	AK - # 14824992S		
Pre-Application Conference Date					PAID 12/21/23		

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☐)	
Applicant Name	Stevens Point Auto Center LLC	**Contact Name**	Patrick Johnson
Address	3733 Stanley St	**Address**	
City, State, Zip	Stevens Point, WI 54481	**City, State, Zip**	
Telephone	715-344-4100	**Telephone**	
Fax	715-344-4980	**Fax**	
Email		**Email**	patrick@stevenspointautocenter.com

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name	Rydell Management Company	**Owner's Name**	
Address	4901 W 26th St	**Address**	
City, State, Zip	Sioux Falls, SD 57106	**City, State, Zip**	
Telephone	952-240-0428	**Telephone**	
Fax	715-344-4980	**Fax**	
Email	patrick@stevenspointautocenter.com	**Email**	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]

Parcel 1	Parcel 2	Parcel 3
2408.27.2300.20		

Legal Description of Subject Property

PT SWNW S27 T24 R8 COM 50'E&1055.6'N SW/C;TH NELY ALG SL HWY 66,163'-POB TH S196.5',TH E,158';TH N, 350.5';TH SWLY ALG HWY66,217' TO POB 884162

Physical Address: 3609 Stanley Street

Area of Subject Property (Acres/Sq Ft)	Area of Requested Rezoning (Acres/Sq Ft)
1.180 acres	1.180 acres

Designated Future Land Use Category	Current Use of Property	Proposed Use of Property
Residential	Residential	Expand Dealership Lot

Current Zone District	Proposed Zone District
R2 - Single Family Residential	B4 - Commercial District

Reason for the zone change request
Dealership is growing and needs more space.

Land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)
We purchased this land with an unoccupied single-family residential housing unit on it. We donated the house to the City of Stevens Point for SWAT Team demolition training. It is now an empty lot. Our Dealership is growing and we would like to use the property to expand our dealership lot in February, 2024.

Current Zoning Surrounding Subject Property			
North:	Partial B4 , Partial R2	South:	R4 - Multi Family Residential
East:	R2 - Single Family Residential	West:	R4 - Multi Family Residential

Current Land Use Surrounding Subject Property			
North:	Partial Business Closed , Partial Residential	South:	Apartment Complex
East:	Residential	West:	Apartment Complex

Is the proposed zoning map amendment consistent with the Comprehensive Plan? If so how?
If the Comprehensive Plan is to help businesses in the area grow, then yes, it is consistent.

EXHIBITS

Owner Information Sheet	☐	Additional Exhibits If Any:
Letter to District Alderperson	☒	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	☐	

CERTIFICATION AND SIGNATURE

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

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	12-21-23		12.21.23

Lisa Schuh

From: Lisa Schuh
Sent: Thursday, December 21, 2023 10:15 AM
To: 'district8@stevenspoint.com'; 'akuhn@stevenspoint.com'
Cc: Patrick Johnson
Subject: Application for Re-zoning

Good morning.

Later today we plan to bring in an *Application for a Zoning Map Amendment – Rezoning*.
Property Address: 3609 Stanley Street

We purchased the land with an unoccupied single-family home on it. We donated the house to the City of Stevens Point for SWAT Team demolition training. It is now an empty lot. Our dealership is growing, and we would like to use the property to expand our dealership lot in February 2024. We are requesting to have it rezoned from R2 to B4.

Thank you for your time and attention to this matter.

Lisa M. Schuh, CPA, CMA, CFM, CGMA
Controller
3733 Stanley Street, Stevens Point, WI 54481
Office (715) 295-1131

STEVENS POINT AUTO CENTER | Ford Go Further | HYUNDAI | Volkswagen

Sales (715) 200-8460 | Service (715) 230-3455 | Parts (715) 344-4100

Administrative Staff Report

Rezone to "B-1" Neighborhood Business District

3324 Jefferson Street
February 5, 2024

Department of Community Development

Applicant(s):

- Samantha Pech

Staff:

- Adam Kuhn, Associate Planner
  akuhn@stevenspoint.com

Parcel Number(s):

- 281240833101713

Zone(s):

- "R-2" Single-Family Residential

Master Plan:

- Commercial/Office/Multi-Family

Council District:

- District 7 | Ald. Kneebone

Lot Information:

- Frontage: 238 ft.
- Depth: 163 ft.
- Lot Size: 12,225 sq. ft. (0.28 ac.)

Current Use:

- Vacant (Former Restaurant)

Request

1. Public Hearing and action on a request from Samantha Pech to rezone the property located at 3324 Jefferson Street (Parcel ID 281240833101713) from the "R-2" Single-Family Residence District to the "B-1" Neighborhood Business District.

Attachment(s)

1. Application
2. Plans

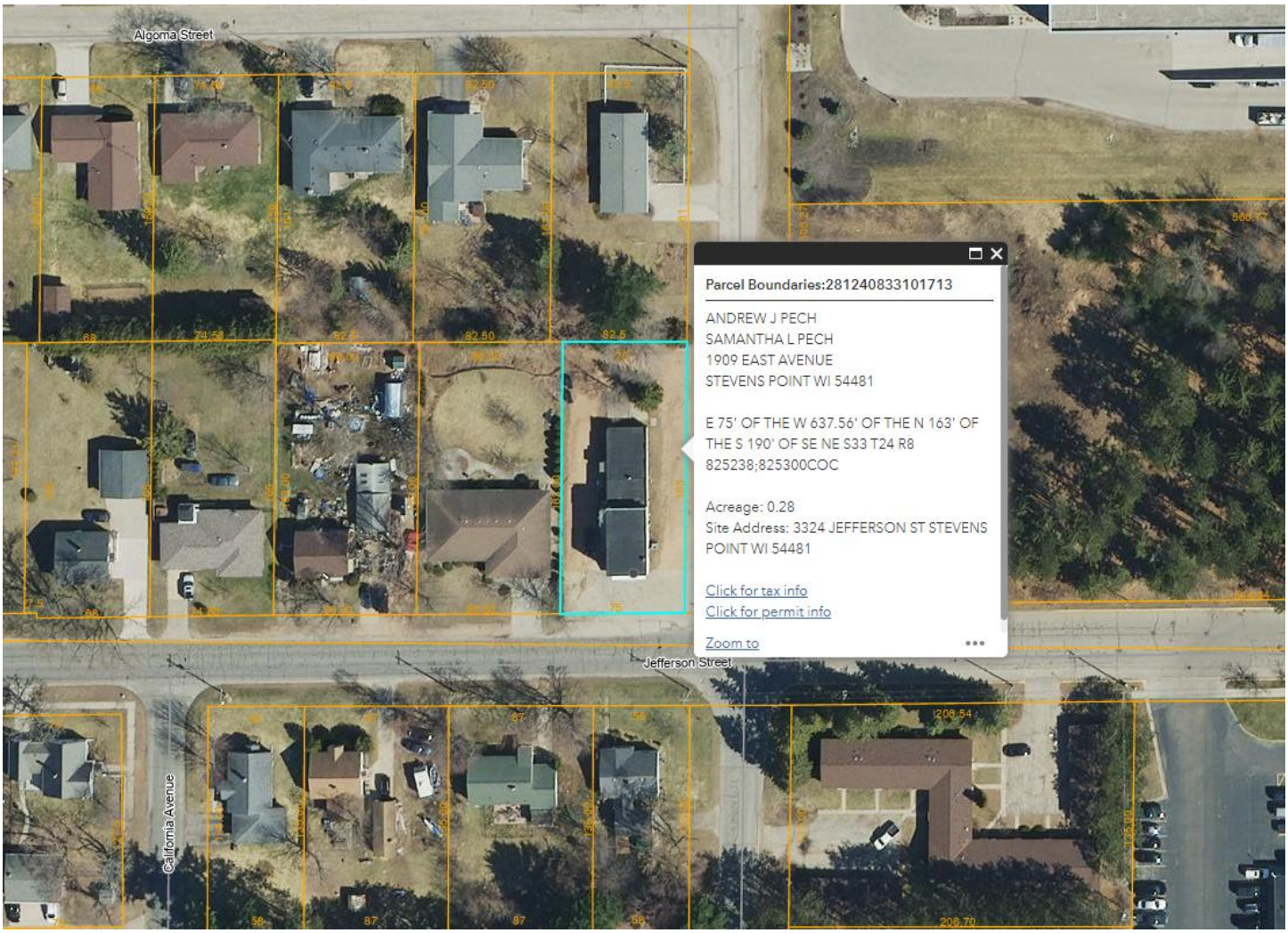
Findings of Fact

1. The subject property has historically been utilized as a restaurant on the first floor and a one-unit residence on the second floor.
2. Restaurants are a prohibited use within the "R-2" Single-Family Residence District. As the subject property is zoned "R-2" Single-Family Residential, the restaurant use has historically been characterized as a legal nonconforming use.
3. The restaurant use has been vacated for a period exceeding twelve consecutive months. Consistent with Section 23.01(20) of the City's Zoning Code, this legal nonconforming use status has been lost.
4. The applicant, as part of a future sale of the subject property, is seeking to rezone the subject property to the "B-1" Neighborhood Business District to provide flexibility for a future small-scale commercial operation on the site.
5. All rezoning requests must be approved by the City Plan Commission and the Common Council.

Staff Recommendation

Approve the request to rezone the property located at 3324 Jefferson Street (Parcel ID 281240833101713) from the "R-2" Single-Family Residence District to the "B-1" Neighborhood Business District.

Vicinity Map



Background

Overview: The applicant is requesting to rezone the property located at 3324 Jefferson Street from the "R-2" Single-Family Residence District to the "B-1" Neighborhood Business District. The Watchman's Gone, a former restaurant that has historically occupied the lower level of the building located on the subject property, has been permanently closed for over one year. A one-unit residence occupies the second level of the building.

The subject property has historically been zoned "R-2" Single-Family Residential. According to the City's Zoning Code, restaurants are classified as a prohibited use within the "R-2" District. As such, the former restaurant use of the property has been operating under a legal nonconforming use designation. Consistent with Section 23.01(20) of the City's Zoning Code, nonconforming uses are permitted to continue so long as that use is not halted for a period exceeding twelve consecutive months. If a legal nonconforming use is halted for over one year, as was the case for The Watchman's Gone, that nonconforming use is prohibited to resume.

Sec. 23.01(20) Nonconforming Premises.

Existing Nonconforming Uses. A nonconforming use existing at the time of the adoption or amendment of this ordinance may be continued, but no use on such premises shall be enlarged, increased, extended,

reconstructed, resumed, substituted, or altered unless the nonconformity is changed to conforming except as follows:

1) *If a nonconforming use is discontinued for a period of less than 12 months, the previous use may be resumed.*

The applicant, as part of a future sale of the subject property, is seeking to rezone the subject property to the "B-1" Neighborhood Business District to provide flexibility for a future small-scale commercial operation on the site. The following outlines the review standards for this proposed rezoning request.

Standards of Review – Rezone

1. **Minimum performance standards are met with the proposed district.**

Analysis: Performance standards for the "B-1" Neighborhood Business District are identified below:

USE	LOT AREA AND DENSITY	LOT WIDTH	HEIGHT OF STRUCTURE	SIDE YARD	STREET SETBACK	REAR YARD	PARKING	AREA OF STRUCTURE
Permitted Uses	2650 sq.ft. Lot area per ground floor unit plus an additional 50 sq.ft. Per bedroom; 770 sq. Ft. lot area/unit above 2nd floor having balcony plus an additional 50 sq.ft. Per bedroom Dwelling s shall have a minimum lot area of 8,000 sq. ft.	60 ft., 80 ft. For corner lots	35 ft.	10 ft. On each side	20 ft.	20 ft.	Per 23.01(14)	0
All other permited uses	8,000 sq.ft.							
Cond. Uses	As set by the Plan Commission and City Council.							

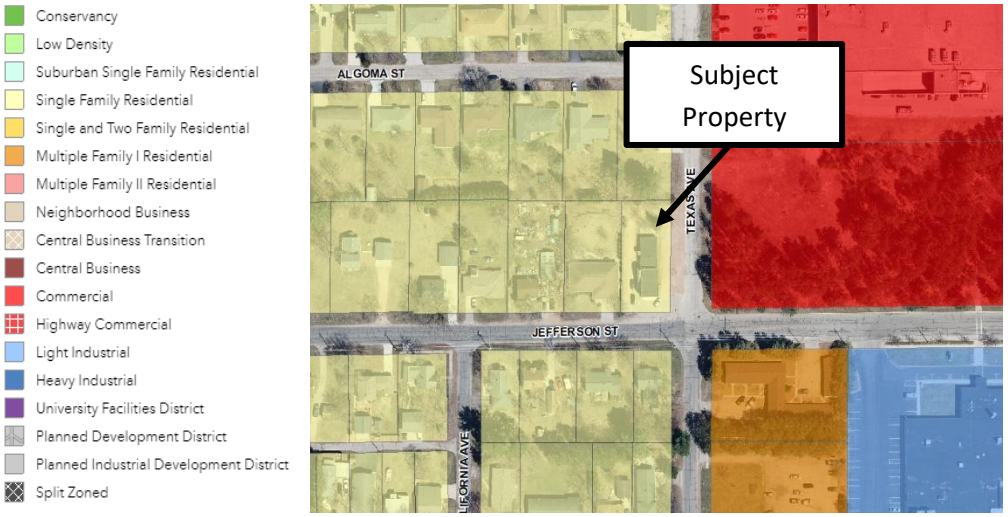
Findings: The subject property is 12,225 sq ft in size. With a commercial use on the first floor and a one-unit residence on the second floor, a minimum 3,520 sq ft of lot size would be required and meets density restrictions of the "B-1" District. The subject property would not meet the minimum 80-foot lot width requirement for corner lots (75 feet provided), however the "R-2" District any commercial zoning district that would be applicable for the subject property has the same 80-foot requirement (i.e., the "B-1" and "B-4" Districts). The structure on the subject property meets the minimum 20-foot setback off of both Jefferson Street

and Texas Avenue, along with the minimum side and rear yard setback (23 feet and 52 feet, respectively). Off-street parking is designated to the south and east of the building. Please note that this parking is classified as legal nonconforming – a review of a future commercial use on the property will also consist of a parking lot review to ensure an appropriate number of off-street parking spaces are provided.

2. **The change in zoning is consistent with the City's Comprehensive Plan.**

Analysis: The City's Future Land Use Map identifies the subject property for commercial, office and multi-family residential land uses. The City's Comprehensive Plan identifies commercial uses as "small-scale neighborhood and large-scale regional retail and service establishments (i.e. standalone buildings and strip centers, etc.)."

Findings: The proposed zoning change of the subject property to the "B-1" Neighborhood Business District would be consistent with the City's Comprehensive Plan. The proposed rezoning is to accommodate a future commercial land use on the first floor of the building. Given the small footprint of the building, staff believes that a potential commercial use is comparable to other small-scale service establishments found within existing residential neighborhoods (e.g., Point After Pub & Grill, Morey's Bar, etc.).



3. **The change in zoning will not create adjacent incompatible uses.**

Analysis: The subject property borders single-family residential uses to the north, south and west. An apartment complex is located to the southeast of the subject property, while undeveloped land (zoned "B-4" Commercial) is located to the east.

"R-2" Single Family Residential District

This district is intended to provide population density and used primarily for single family living, which is expected to accommodate the numerous residential developments already at the density of the R-2 District. This district also should accommodate housing not on City sewer.

"R-4" Multiple Family I Residence District

This 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.

"B-4" Commercial District

This district is established to provide for retail, commercial, office, service and apartment uses in areas of good accessibility along arterial streets consistent with the City's Comprehensive Plan. This district is primarily intended to accommodate general commercial uses requiring on-site parking and arterial access.

Findings: Given the intent of the above district and surrounding uses, a rezoning to the "B-1" Neighborhood Business District does not interfere with the existing land uses and future land use planning of the area. Staff believes that the proposed zoning district provides an adequate buffer between the low-intensity residential uses to the west with the higher-intensity land uses located to the east (i.e., Metro Market, Worzalla and the adjacent apartment complex).

City of Stevens Point
Community Development Department

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

APPLICATION FOR A ZONING MAP AMENDMENT - REZONING

(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							

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ■)	
Applicant Name	Samantha Pech	**Contact Name**	
Address	1909 East Ave.	**Address**	
City, State, Zip	Stevens Point, WI 54481	**City, State, Zip**	
Telephone	715-540-0554	**Telephone**	
Fax		**Fax**	
Email	aseqpech@gmail.com	**Email**	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? ■)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name		**Owner's Name**	Andrew Pech
Address		**Address**	1909 East Ave.
City, State, Zip		**City, State, Zip**	Stevens Point, WI 54481
Telephone		**Telephone**	715-204-8479
Fax		**Fax**	
Email		**Email**	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]

Parcel 1	Parcel 2	Parcel 3
2408.33.1017.13		

Legal Description of Subject Property

E 75' OF THE W 637.56' OF THE N 163' OF THE S 109' OF SE NE S33 T24 R8 825238;825300COC

Area of Subject Property (Acres/Sq Ft)	Area of Requested Rezoning (Acres/Sq Ft)
0.281	0.281

Designated Future Land Use Category	Current Use of Property	Proposed Use of Property
	Restaurant (1st floor)/2-bed apartment (2nd floor)	Restaurant or retail space

Current Zone District	Proposed Zone District
"R-2" Single-Family Residential District	"B-1" Neighborhood Business District

Reason for the zone change request
The property is not zone to be used by right. It has been grandfathered in for over 30 years as a restaurant and I am submitting this to rezone the property for the correct use, matching it to the City's Future Planning Map.

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

Current Zoning Surrounding Subject Property			
North:		South:	
East:		West:	

Current Land Use Surrounding Subject Property			
North:		South:	
East:		West:	

Is the proposed zoning map amendment consistent with the Comprehensive Plan? If so how?
E 75' OF THE W 637.56' OF THE N 163' OF THE S 109' OF SE NE S33 T24 R8 825238;825300COC

EXHIBITS

Owner Information Sheet	☐	Additional Exhibits If Any:
Letter to District Alderperson	☐	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	☐	

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
Samantha Pech	1-12-20	Samantha Pech	1-12-24

1/12/24

Mary Kneebone
7th District Alderperson

Samantha Pech
199 East Ave
Stevens Point, WI 54481
715-540-0554

RE: Rezoning Application Submitted for 3324 Jefferson St. Stevens Point, WI 54481

Hello Mary,

I hope you are doing well. I applied to rezone my property located at 3324 Jefferson St. Stevens Point, WI 54481, formerly The Watchman's Gone Restaurant. Currently the property is zoned **"R-2" Single-Family Residence District** and it has been grandfathered in and running as a restaurant for over 30 years.

My application asks for the property to be rezoned as **"B-1" Neighborhood Business District**, which was recommended based on the size of the property by Adam Kuhn, Associate Planner/Zoning Administrator with the City of Stevens Point. This will allow any future occupant to run the first floor as a commercial space or restaurant by right, and this aligns with the zoning on the City's Future Planning Map. I do not have any planned improvement requests.

This letter is to inform you that my application was submitted today to the Economic Development Department with the City of Stevens Point and by doing so, my request should be made at the next Plan Commission meeting for review.

If you have any questions, please feel free to contact me at 715-540-0554 or email aseqpech@gmail.com.

Thank you,
Samantha Pech

Administrative Staff Report

Future Land Use Map Amendment & Rezone

1641, 1649 & 1665 Main Street
February 5, 2024

Department of Community Development

Applicant(s): • William Schierl **Staff:** • Adam Kuhn, Associate Planner akuhn@stevenspoint.com **Parcel Number(s):** • 281240832102001 • 281240832102003 • 281240832102002 **Zone(s):** • "R-4" Multiple-Family I Residential **Master Plan:** • Multi-Family Residential (1665 Main Street) • Residential (1641 & 1649 Main Street) **Council District:** • District 1 | Ald. Christianson	**Request** 1. Public Hearing and action on a request from William Schierl, representing Claflin House, LLC, to amend the City of Stevens Point Comprehensive Plan Future Land Use Map for the purpose of amending the future land use designation of the property located at 1665 Main Street (Parcel ID 281240832102001) from 'Multi-Family Residential' to 'Residential.' 2. Public Hearing and action on a request from William Schierl, representing Claflin House, LLC, to rezone the property located at 1665 Main Street (Parcel ID 281240832102001) from the "R-4" Multiple Family I Residence District to the "R-3" Single- and Two-Family Residence District. 3. Public Hearing and action on a request from William Schierl, representing IBEX 1641 Main Street, LLC, to rezone the property located at 1641 Main Street (Parcel ID 281240832102003) from the "R-4" Multiple Family I Residence District to the "R-3" Single- and Two-Family Residence District. 4. Public Hearing and action on a request from William Schierl, representing IBEX 1649 Main Street, LLC, to rezone the property located at 1649 Main Street (Parcel ID 281240832102002) from the "R-4" Multiple Family I Residence District to the "R-3" Single- and Two-Family Residence District. **Attachment(s)** **1.** Application **2.** Plans **Findings of Fact** 1. The applicant is requesting to rezone the properties located at 1641, 1649 & 1665 Main Street from the "R-4" Multiple-Family I Residence District to the "R-3" Single- and Two-Family Residence District. 2. The aforementioned rezoning requests are part of a master plan to solidify single- and two-family land uses within this city block. 3. Should the rezoning requests be approved, the applicant is planning to either raze or relocate the residences located at 1641 & 1649 Main Street prior to combining both parcels. The duplex located at 1656 Main Street (also owned by the applicant) would be relocated to this combined parcel.

4. 1665 Main Street is currently being utilized as a non-owner-occupied tourist rooming house. The applicant is intending to stop this use should the rezoning request be approved.
5. 1641 & 1649 Main Street have a future land use designation of 'Residential' (i.e., allowing single- and two-family residential land uses) per the City's Comprehensive Plan. 1665 Main Street has a 'Multi-Family Residential' future land use designation. In order for the 1665 Main Street parcel to be rezoned to the "R-3" District, amending the Future Land Use Map to have a 'Residential' designation for the property is required.
6. Future Land Use Map Amendments and rezoning requests shall be reviewed and approved by the City Plan Commission and Common Council.

Staff Recommendation

Approve the request to amend the City of Stevens Point Comprehensive Plan Future Land Use Map for the purpose of amending the future land use designation of the property located at 1665 Main Street (Parcel ID 281240832102001) from 'Multi-Family Residential' to 'Residential.'

Approve the request to rezone the property located at 1665 Main Street (Parcel ID 281240832102001) from the "R-4" Multiple Family I Residence District to the "R-3" Single- and Two-Family Residence District.

Approve the request to rezone the property located at 1641 Main Street (Parcel ID 281240832102003) from the "R-4" Multiple Family I Residence District to the "R-3" Single- and Two-Family Residence District.

Approve the request to rezone the property located at 1649 Main Street (Parcel ID 281240832102002) from the "R-4" Multiple Family I Residence District to the "R-3" Single- and Two-Family Residence District.

Vicinity Map

Background

Overview: The applicant is requesting to rezone the properties located at 1641, 1649 & 1665 Main Street from the "R-4" Multiple-Family I Residence District to the "R-3" Single- and Two-Family Residence District. These rezoning requests are part of a master plan by the applicant to solidify single- and two-family land uses within this city block. If the rezoning requests be approved, the applicant is planning to either raze or relocate the residences located at 1641 & 1649 Main Street prior to combining both parcels. The duplex located at 1656 Main Street (also owned by the applicant) would be relocated to this combined parcel. Please see the image below for a graphical representation of the applicant's intentions. 1665 Main Street is currently being utilized as a non-owner-occupied tourist rooming house. The applicant is intending to stop this use should the rezoning request be approved (as required by the City's Zoning Code).

1641 & 1649 Main Street have a future land use designation of 'Residential' (i.e., allowing single- and two-family residential land uses) per the City's Comprehensive Plan. 1665 Main Street has a 'Multi-Family Residential' future land use designation. In order for the 1665 Main Street parcel to be rezoned to the "R-3" Single- and Two-Family Residence District, amending the Future Land Use Map to have a 'Residential' designation for the property is required.

The following provides an overview of each request.

Standards of Review – Future Land Use Map Amendment (1665 Main Street)

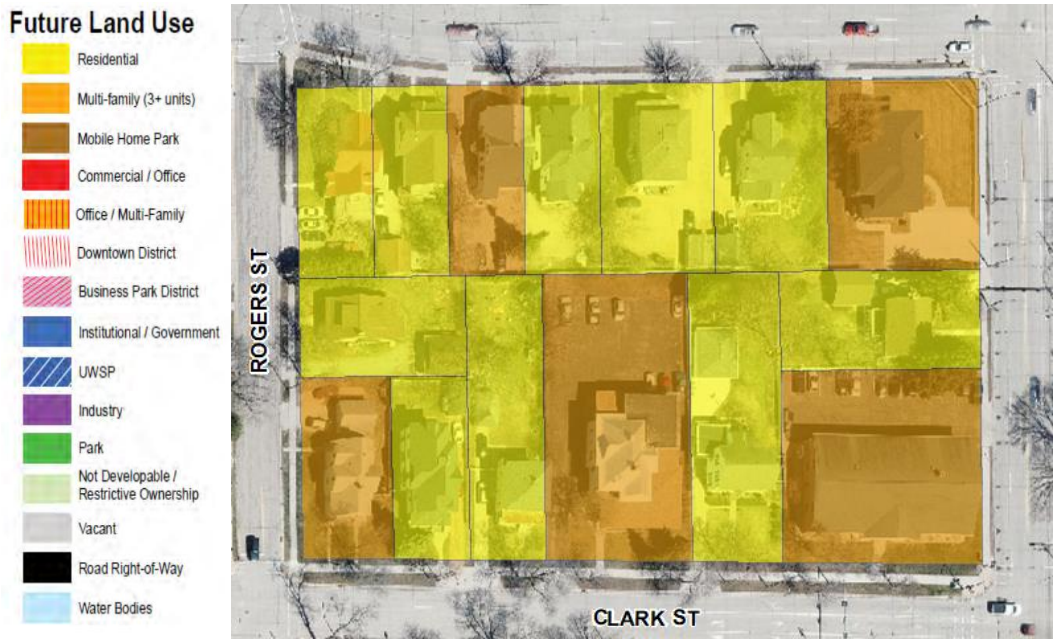
1. **Internal Consistency. Amendments shall be made so as to preserve the internal consistency of the entire Comprehensive Plan.**

   Analysis: The subject property is designated as 'Multi-Family Residential' on the City's Future Land Use Map.

   Findings: Although the future land use plan is an integral component of the City's Comprehensive Plan, other components of the Comprehensive Plan need to be taken into consideration. By amending the Future Land Use Map, it allows for the careful enhancement of residential neighborhoods based on today's needs and, in this instance, to align with nonconforming uses. The subject property has historically been utilized as a rooming house until it was converted into a short-term rental a few years ago. At 12,158 sq ft in lot size, the subject property fails to meet the minimum lot size requirement based on the previous occupancy of the property. Due to this nonconforming status, the City's Future Land Use Map retained the 'Multi-Family Residential' designation for the subject property even though most of this block has a 'Residential' designation (i.e., allowing only single- and two-family land uses). As the applicant is looking to make the use of the property be legal conforming (i.e., a

single-family use within the "R-3" Single- and Two-Family Residence District), staff does not believe that there is a need to retain this multi-family residential designation.

2. **Granting Special Privileges or Placing Limitations Not Permitted. No amendment to change the Future Land Use Map shall contain special privileges or rights or any conditions, limitations, or requirements not applicable to all other lands in the district.**



Analysis: Please see the above comment regarding the planned single-family use of the subject property meeting minimum lot size requirements for the "R-3" District.

Findings: The amendment is consistent with the surrounding land uses. Most parcels within this block have a 'Residential' designation, even though a scattering of parcels to the west and south still have a multi-family residential land use (e.g., 1625 and 1632 Main Street). As outlined below, the proposed future land use of the property is compatible with how the City's Comprehensive Plan defines residential uses, and staff believes that amending the Future Land Use Map in this instance would further support the goal of minimizing land use conflicts on the periphery of the Downtown.

Section 8.4: Land Use Goals, Objectives and Policies

Goal A: Provide a balance of land uses to serve existing and future residents of the City, as well as non-residents, that allows for a strong economy and maintains the high quality of life that Stevens Point residents currently enjoy.

Objective A1 Minimize conflicts between adjacent land uses. Encourage re-development and new development that is consistent and compatible with surrounding

areas in buildable vacant areas of the City and areas that may be annexed to the City.

Section 8.6 Future Land Use Categories

Single-Family – one-unit structures, one building per parcel.

3. **The amendment shall not create an adverse impact on adjacent land/land uses.**

   Analysis: The subject parcel abuts single- and two-family residential land uses.

   Findings: The subject property is consistent with the size and development pattern of neighboring single-family and two-family lots. Staff believes that the requested Future Land Use Map amendment would not create an adverse impact on adjacent land uses.

Direction	Zoning	Use	Future Land Use Designation
North	"R-4" Multiple-Family I Residential	Single- and Two-Family Residential	Residential
South	"R-3" Single- and Two-Family Residential	Single- and Two-Family Residential	Residential
East	"R-3" Single- and Two-Family Residential	Single- and Two-Family Residential	Residential
West	"R-4" Multiple-Family I Residential	Single- and Two-Family Residential	Residential

4. **The amendment shall not create an adverse impact on public facilities and services.**

   Analysis: No additional services are required. In theory, the demand for services for this property should decrease due to a lower land use intensity that is proposed.

   Findings: This standard is met.

Standards of Review – Rezone (1665 Main Street)

1. **Minimum performance standards are met with the proposed district.**

   Analysis: Performance standards for the "R-3" Single- and Two-Family Residence District are identified below:

USE	LOT AREA AND DENSITY	LOT WIDTH	HEIGHT OF STRUCTURE	SIDE YARD	STREET SETBACK	REAR YARD	PARKING	AREA OF STRUCTURE	MIN. BLDG. WIDTH
Permitted Uses Single Family Dwellings Two Family Dwellings Zero Lot Line - Common wall	1 family/lot 1 unit/lot, provided lot is 5,000 sq. ft. 2 attached units per lot provided lot is 10,000 sq. ft. 1 family/lot 1 unit/lot provided lot is 5,000 sq. ft.	45 ft.	Not over 35 ft. Nor over 2 ½ stories	Minimum of 7 ½' on each side for buildings not over 2 ½ stories	25 ft. On corner lots with 50' of frontage and less, street setback 25' and 20'	Not less than 20% of lot depth, but not less than 15 ft. And need not exceed 30 ft.	Per 23.01(14)`	900 sq. Ft.	18 ft.
All other permitted uses	5,000 sq. Ft.		35 ft.	15 ft.		30 ft.		0	
Conditional Uses: Single Family Zero Lot Line Dwellings	1 family/lot 1 unit/lot provided lot is 5,000 sq. ft.	45 ft	Not over 35 ft. Nor over 2 ½ stories	Per. 23.02(e)4.a.		Not less than 20% of lot depth, but not less than 15 ft. And need not exceed 30 ft.			
All other conditional uses	As set by Plan Commission and City Council								

Findings: The subject property is over 12,000 square feet in size and exceeds the minimum 5,000 square feet that is required to have a single-family residential use on the subject property. At over 97 feet in lot width, the subject property also exceeds the minimum 45-foot lot width requirement shown below. Approximately 15 feet of street setback is provided off of Main Street and 42 feet off of Division Street. While the 25-foot street setback requirement off of Main Street is not met, please note that this property is located within the "R-TND" Traditional Neighborhood Overlay District. Within this Overlay District, 12 feet of street setback is required and is met. Side and rear yard setback requirements (7' 6'' and 25' respectively) are met on the property.

2. The change in zoning is consistent with the City's Comprehensive Plan.

Analysis: The City's Future Land Use Map identifies the subject property for multi-family residential land uses. Please see the above section regarding the proposed amendment to the City's Future Land Use Map.

Findings: This standard is met provided that the above amendment to the Comprehensive Plan is approved.

3. The change in zoning will not create adjacent incompatible uses.

Analysis: The subject property borders single- and two-family residential uses to the north, east, south and west. Adjacent lots are zoned either "R-3" Single- and Two-Family Residential or "R-4" Multiple-Family I Residential.

"R-3" Single- and Two-Family Residence District

This district is established to provide for both single family residences and two family residences intended particularly to act as a transition district between lower intensity uses such as permitted in "C", "R-1" and "R-2" districts and higher intensity districts, consistent with the City's Comprehensive Plan. This district is intended to be provided for all lands where sewer and water is or will be required.

"R-4" Multiple Family I Residence District

This 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: Given the intent of the above district and surrounding uses, a rezoning to the "R-3" Single- and Two-Family Residence District does not interfere with the existing land uses and future land use planning of the area. Staff believes that the proposed zoning district better serves this city block as being a transition between high-intensity residential uses to the west with low-intensity residential uses to the east.

Standards of Review – Rezone (1641 Main Street)

1. **Minimum performance standards are met with the proposed district.**

   Analysis: Performance standards for the "R-3" Single- and Two-Family Residence District are identified on page 7.

   Findings: The subject property is 9,375 square feet in size. As mentioned earlier, this parcel is proposed to be combined the 1649 Main Street parcel. With the duplex located at 1656 Main Street proposed to be relocated to this combined parcel (18,750 square feet), it will exceed the minimum 10,000 square foot requirement. Approximately 12 feet of street setback is provided off of Main Street. Please note that this property is located within the "R-TND" Traditional Neighborhood Overlay District. Within this Overlay District, 12 feet of street setback is required and is met. Side and rear yard setback requirements (7' 6'' and 25' respectively) are met on the property.

2. **The change in zoning is consistent with the City's Comprehensive Plan.**

   Analysis: The City's Future Land Use Map identifies the subject property for single- and two-family residential uses. As a duplex is planned to be located on this property, the planned land use is consistent with the City's Comprehensive Plan.

   Findings: This standard is met.

3. **The change in zoning will not create adjacent incompatible uses.**

Analysis: The subject property borders single- and two-family residential uses to the north, east, south and west. Adjacent lots are zoned either "R-3" Single- and Two-Family Residential or "R-4" Multiple-Family I Residential.

> ***"R-3" Single- and Two-Family Residence District***
>
> *This district is established to provide for both single family residences and two family residences intended particularly to act as a transition district between lower intensity uses such as permitted in "C", "R-1" and "R-2" districts and higher intensity districts, consistent with the City's Comprehensive Plan. This district is intended to be provided for all lands where sewer and water is or will be required.*
>
> ***"R-4" Multiple Family I Residence District***
>
> *This 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: Given the intent of the above district and surrounding uses, a rezoning to the "R-3" Single- and Two-Family Residence District does not interfere with the existing land uses and future land use planning of the area. Staff believes that the proposed zoning district better serves this city block as being a transition between high-intensity residential uses to the west with low-intensity residential uses to the east.

Standards of Review – Rezone (1649 Main Street)

1. **Minimum performance standards are met with the proposed district.**

Analysis: Performance standards for the "R-3" Single- and Two-Family Residence District are identified on page 7.

Findings: The subject property is 9,375 square feet in size. As mentioned earlier, this parcel is proposed to be combined the 1641 Main Street parcel. With the duplex located at 1656 Main Street proposed to be relocated to this combined parcel (18,750 square feet), it will exceed the minimum 10,000 square foot requirement. Approximately 12 feet of street setback is provided off of Main Street. Please note that this property is located within the "R-TND" Traditional Neighborhood Overlay District. Within this Overlay District, 12 feet of street setback is required and is met. Side and rear yard setback requirements (7' 6'' and 25' respectively) are met on the property.

2. **The change in zoning is consistent with the City's Comprehensive Plan.**

Analysis: The City's Future Land Use Map identifies the subject property for single- and two-family residential uses. As a duplex is planned to be located on this property, the planned land use is consistent with the City's Comprehensive Plan.

Findings: This standard is met.

3. The change in zoning will not create adjacent incompatible uses.

Analysis: The subject property borders single- and two-family residential uses to the north, east, south and west. Adjacent lots are zoned either “R-3” Single- and Two-Family Residential or “R-4” Multiple-Family I Residential.

> ***“R-3” Single- and Two-Family Residence District***
>
> *This district is established to provide for both single family residences and two family residences intended particularly to act as a transition district between lower intensity uses such as permitted in "C", "R-1" and "R-2" districts and higher intensity districts, consistent with the City's Comprehensive Plan. This district is intended to be provided for all lands where sewer and water is or will be required.*
>
> ***“R-4” Multiple Family I Residence District***
>
> *This 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: Given the intent of the above district and surrounding uses, a rezoning to the “R-3” Single- and Two-Family Residence District does not interfere with the existing land uses and future land use planning of the area. Staff believes that the proposed zoning district better serves this city block as being a transition between high-intensity residential uses to the west with low-intensity residential uses to the east.

City of Stevens Point
Community Development Department

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

APPLICATION FOR AN ORDINANCE / CODE AMENDMENT

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications if Any				Assigned Case Manager			
Pre-Application Conference Date				Ordinance Chapter / Section			

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☐)	
Applicant Name	Claflin House, LLC	Contact Name	William Schierl
Address	1665 Main Street	Address	109 County Rd E S
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	Stevens Point, WI 54481
Telephone	NA	Telephone	715 345-5033
Fax		Fax	
Email	NA	Email	bills@teamschierl.com

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	

ORDINANCE AMENDMENT SUMMARY

Describe the requested ordinance amendment change
Would like to request the change of use from R4 to R3.

Describe the reason for the requested change in the ordinance
The property has been renovated to be a single family home rather than multi-family and beleive it is a better zoning for the corrider going forward.

How is the proposed ordinance amendment consistent with the comprehensive plan?	Does the proposed ordinance amendment represent a new policy or revision of existing policy?
The Comprehensive Plan will be adjusted to meet this change in zoning.	Yes, I beleive so.

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
Willh. G. Smith	12-22-23	Willh. G. Smith	12-22-23

City of Stevens Point
Community Development Department

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

APPLICATION FOR A ZONING MAP AMENDMENT - REZONING

(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							

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☐)	
Applicant Name	Claflin House, LLC	Contact Name	William Schierl
Address	1665 Main Street	Address	109 County Rd E S
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	Stevens Point, WI 54481
Telephone	NA	Telephone	715 345-5033
Fax		Fax	
Email	NA	Email	bills@teamschierl.com

OWNERSHIP INFORMATION

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

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3

Legal Description of Subject Property

L1 CSM#10814-49-94 BNG LOTS 1 & 2 BLK 14 SMITH BRIGGS & PHILLIPS ADD ACCESS RIGHTS-419/403-4 .28A 816599 W/STIP 832189RES 872492;872493

Area of Subject Property (Acres/Sq Ft)	Area of Requested Rezoning (Acres/Sq Ft)
.28 Acres	.28 Acres

Designated Future Land Use Category	Current Use of Property	Proposed Use of Property
R3	Short Term Rental - Multi Family	Single Family

Current Zone District	Proposed Zone District
R4	R3

Reason for the zone change request
We are looking to better match this properties zoning with the larger neighborhood and to avoid the possibility of future multi-family housing beyond a duplex.

Land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)
Sale of property to a Single Family.

Current Zoning Surrounding Subject Property			
North:	R4	South:	R3
East:	R3	West:	R4
Current Land Use Surrounding Subject Property			
North:	R4	South:	R3
East:	R3	West:	R4 - Planning to be R3

Is the proposed zoning map amendment consistent with the Comprehensive Plan? If so how?

EXHIBITS

Owner Information Sheet	☐	Additional Exhibits If Any:
Letter to District Alderperson	☐	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	☐	

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
[signature]	12-22-23	[signature]	12-22-23

City of Stevens Point
Community Development Department

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

APPLICATION FOR A ZONING MAP AMENDMENT - REZONING

(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							

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☐)	
Applicant Name	Ibex 1641 Main Street, LLC	Contact Name	William Schierl
Address	1641 Main Street	Address	109 County Rd E S
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	Stevens Point, WI 54481
Telephone	NA	Telephone	715 345-5033
Fax		Fax	
Email	NA	Email	bills@teamschierl.com

OWNERSHIP INFORMATION

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

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3

Legal Description of Subject Property

W 1/2 LOT 4 & ALL LOT 5 BLK 14 SMITH BRIGGS & PHILLIPS ADD BNG PRT NWNE S32 T24 R8 ACCESS RTS- 419/890-91 846958;872495

Area of Subject Property (Acres/Sq Ft)	Area of Requested Rezoning (Acres/Sq Ft)
.21 Acres	.21 Acres

Designated Future Land Use Category	Current Use of Property	Proposed Use of Property
	Short Term Rental - Multi Family	Single Family

Current Zone District	Proposed Zone District
R4	R3

Reason for the zone change request
We are looking to better match this properties zoning with the larger neighborhood and to avoid the possibility of future multi-family housing beyond a duplex.

Land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)
Sale of property to a Single Family.

Current Zoning Surrounding Subject Property			
North:	R4	South:	R3
East:	R3	West:	R4
Current Land Use Surrounding Subject Property			
North:	R4	South:	R3
East:	R4 - Will be moved to R3	West:	R4

Is the proposed zoning map amendment consistent with the Comprehensive Plan? If so how?
Yes, to move this corrider to reflect a strong residential area of the community rather than commercial multi-family.

EXHIBITS

Owner Information Sheet	☐	Additional Exhibits If Any:
Letter to District Alderperson	☐	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	☐	

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
Willa G Sh	12-22-23	Willa G Sh	12-22-23

City of Stevens Point
Community Development Department

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

APPLICATION FOR A ZONING MAP AMENDMENT - REZONING

(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							

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☐)	
Applicant Name	Ibex 1649 Main Street, LLC	Contact Name	William Schierl
Address	1649 Main Street	Address	109 County Rd E S
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	Stevens Point, WI 54481
Telephone	NA	Telephone	715 345-5033
Fax		Fax	
Email	NA	Email	bills@teamschierl.com

OWNERSHIP INFORMATION

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

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3

Legal Description of Subject Property

LOT 3 & E1/2 LOT 4 BLK 14 SMITH BRIGGS & PHILLIPS ADD BNG PRT NW NE S32 T24 R8 ACCESS RTS- 419/183 846957;875492;872494

Area of Subject Property (Acres/Sq Ft)	Area of Requested Rezoning (Acres/Sq Ft)
.21 Acres	.21 Acres

Designated Future Land Use Category	Current Use of Property	Proposed Use of Property
	Short Term Rental - Multi Family	Single Family

Current Zone District	Proposed Zone District
R4	R3

Reason for the zone change request
We are looking to better match this properties zoning with the larger neighborhood and to avoid the possibility of future multi-family housing beyond a duplex.

Land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)
Sale of property to a Single Family.

Current Zoning Surrounding Subject Property			
North:	R4	South:	R3
East:	R3	West:	R4
Current Land Use Surrounding Subject Property			
North:	R4	South:	R3
East:	R4 - Will be moved to R3	West:	R4 - Will be moved to R3

Is the proposed zoning map amendment consistent with the Comprehensive Plan? If so how?
Yes, the corridor is planned to be more residential rather than commerical multi-family.

EXHIBITS

Owner Information Sheet	☐	Additional Exhibits If Any:
Letter to District Alderperson	☐	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	☐	

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
Will G Sh-P	12-22-23	Will G Sh-P	12-22-23

December 20, 2023

Alderperson Christianson
District #1

RE: CHANGE OF ZONING REQUEST FOR 1641 MAIN, 1649 MAIN, 1665 MAIN

Dear Alder Christianson,

I submit this letter as form of notice that I am requesting that the City, following a conversation with Mr. Kuhn, allow the change of zoning on the identified properties from R4 to R3. This change will match the surrounding neighborhood properties and improve the housing stock into the future.

Please call or email if you have any questions.

Sincerely,

William Schierl
Member
Claflin House, LLC
Ibex 1641 Main Street, LLC
Ibex 1649 Main Street, LLC

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594

Department of Community Development
Adam Kuhn
Associate Planner
Zoning Administrator
Ph: (715) 346-1567
Fax: (715) 346-1498

MEMORANDUM

To: Plan Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: February 5, 2024

RE: Ordinance Amendment – Maximum Size Restrictions for Attached and Detached Garages

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Background: For years, the City has been regulating the size of accessory buildings that are permitted for single- and two-family residential lots. For attached garages, one attached garage is permitted per lot at a size not to exceed 1,200 square feet. Additionally, an unlimited number of detached accessory structures (i.e., sheds, carports, detached garages, pergolas, etc.) are permitted so long as the cumulative size of all structures does not exceed 900 square feet. Setback and height restrictions also apply and are currently governed by the City's Zoning Code.

Currently, the above size regulations are governed by the Stevens Point Building Code. As City staff are currently working on minor updates to the Building Code, I believe that now is an appropriate time to transfer these regulations to the Zoning Code. As other project elements are already regulated by the Zoning Code (i.e., setbacks, height, separation from principal structure, environmental considerations, etc.), staff believes that transferring these ordinance provisions are appropriate.

Please note that the size restrictions currently in place (900 and 1,200 square feet) are not proposed to change with this ordinance amendment request. Rather, one slight change is recommended. Currently, property owners seeking a variance from the 900 square foot rule are required to obtain a variance from the City's Zoning Board of Appeals. If a property owner is seeking a variance to construct a larger attached garage (i.e., more than 1,200 square feet), it would be up to the Common Council to consider the variance request. I believe that there should be uniformity in what committee reviews a variance from these standards. As such, the attached

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amendment would seek to have variance requests for both attached and detached accessory structures to be considered by the City's Zoning Board of Appeals.

If you have any questions, please do not hesitate to contact me.

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

[Chapter 23 of the Revised Municipal Code – Zoning Ordinance – Accessory Building Definition]

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

SECTION I: That Section 23.04(2), Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point, shall be amended to transfer maximum size restrictions for attached garages and accessory structures from the Stevens Point Building Code to the Stevens Point Zoning Code as follows:

Sec. 23.04: Definitions and Rules

2) Definitions.

ACCESSORY BUILDING OR USE is a building, use, or activity which is conducted or located on the premises or immediately across the street from the principal use served, clearly incidental to, subordinate in purpose to, and clearly operated and maintained solely for the comfort, convenience, necessity, or benefit of the occupant, employee, customer, or visitor of or to the principal use. The accessory use may not be located on a parcel where the principal use is not permitted. Any accessory use which is not on the site of, or is across the street from, the principal use must be reviewed and approved by the Common Council.

The sum of all detached private garages or accessory structures for single- and two-family residential land uses shall not total more than 900 square feet in footprint area per zoning lot. In addition, one open-sided accessory building of up to 170 square feet is allowed. An open-sided building is defined as a structure with no more than one side enclosed by a wall or other materials.

One attached garage shall be allowed per single- and two-family residence at a size not to exceed 1,200 square feet.

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

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated: February 5, 2024
Adopted: February 19, 2024

Drafted by: Adam Kuhn
Return to: City Clerk

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594

Department of Community Development
Adam Kuhn
Associate Planner
Zoning Administrator
Ph: (715) 346-1567
Fax: (715) 346-1498

MEMORANDUM

To: Plan Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: February 5, 2024

RE: Ordinance Amendment – Groundwater Protection Overlay District B

Background: In January of 2022, the Common Council approved amendments to the City's Zoning Code as it relates to uses allowed within the City's Groundwater Protection Overlay Districts. In coordination with surrounding municipalities, the purpose of having a wellhead protection ordinance is to institute land use regulations and restrictions to protect our municipal water supply, along with water supplies of the Villages of Whiting, Plover and adjacent townships. Please see attached the locations of the City's three groundwater protection districts – located exclusively on the City's east side.

The attached ordinance amendment request seeks to transfer vehicle repair uses, printing businesses and duplicating businesses from being a prohibited land use within the Groundwater Protection Overlay District Zone B to being a conditional use. Over the last two years, there have been a number of existing businesses inquiring about potential expansion opportunities, only to be prevented from doing so because they now fall in an area where such a use is prohibited. Likewise, prospective businesses have been in contact with City staff about new construction in this area, only to be prevented from doing so.

In consultation with Public Utilities Director Lemke, he is comfortable with having these uses be conditional to approval by the City's Common Council instead of being prohibited outright. Of the current businesses that are currently considered legal nonconforming (e.g., Stevens Point Automotive Center, Stevens Point Hyundai, Spectra Print, etc.), no concerns as it relates to groundwater quality has arisen due to requirements placed by the Utilities Department at the time of construction. Likewise,

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City staff have been in communication with the Village of Whiting about this amendment as the purpose for this Overlay District is, in part, to protect their groundwater supply. The Village did not express concerns with the request.

With the added protection that would take place during the conditional use review and project review by the Public Utilities Department, staff believes that the proposed amendment is appropriate.

If you have any questions, please do not hesitate to contact me.

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

[Chapter 23 of the Revised Municipal Code – Zoning Ordinance – Groundwater Protection Overlay District]

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

SECTION I: That Section 23.02(4)(3), Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point, shall be amended to reflect conditional and prohibited uses within the Groundwater Protection Overlay District B as follows:

e) Groundwater Protection Overlay District

3) Groundwater Protection Overlay District B

d) Conditional Uses

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

1) Fertilizer storage and use associated with retail sales outlets
2) Cemeteries
3) Salt and deicing storage, including sand/salt combinations
4) Recycling facilities
5) Bus or Truck Terminals
6) Commercial uses which do not require municipal sanitary sewer or POWTS including, but not limited to, mini warehousing.
7) Gas Stations
8) **Printing and duplicating businesses**

9) Automobile, truck, agricultural implement and equipment, municipal, small engine and other vehicle repair of a commercial nature

e) Prohibited Uses

The following uses are prohibited uses within Groundwater Protection Overlay District B except as provided in Chapter 23.02(4)(e)(3)(b) and 23.02(4)(e)(3)(d). These uses are prohibited based on the high probability that activities routinely associated with these uses (storage, use, and handling of potential pollutants) will cause groundwater contamination.

1) Any unsewered commercial, manufacturing and/or industrial use
2) Any commercial, manufacturing, or industrial use where hazardous chemicals are an integral part of such use including but not limited to:

    a) Bulk fertilizer and/or pesticide facilities
    b) Dry cleaning businesses
    c) Electroplating facilities
    d) Exterminating businesses
    e) Paint and coating manufacturing
    ~~f) Printing and duplicating businesses~~
    g) Radioactive or toxic materials storage and waste facilities

3) Asphalt and concrete products manufacturing
~~4) Automobile, truck, agricultural implement and equipment, municipal, small engine and other vehicle repair of a commercial nature~~
5) Junk yards or auto salvage yards
6) Landfills or waste disposal facilities
7) Nonmetallic mining
8) Septage and/or sewage sludge spreading
9) Slaughterhouses
10) Animal confinement facilities
11) Spray wastewater facilities
12) Wastewater treatment or disposal facilities that are commercial, industrial, or municipal

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

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated: February 5, 2024
Adopted: February 19, 2024

Drafted by: Adam Kuhn
Return to: City Clerk

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

JORDAN RD
CTY TKY
HY 66
CTY TKJ
Well #11
Well #10
Well #8
Well #6
Well #7
Well #9
DIVISION ST N
DIVISION ST
STANLEY ST
CLARK ST
MAIN ST
PARK RIDGE DR
Well #4
MAIN ST
CTY TK JN
CTY TK J
10
CTY TK J
CTY TK J
CHURCH ST
Whiting Well #6
Whiting Well #5
CTY TK HH
Whiting Well #2
MCDILL AVE
Whiting Well #1
POST RD
I39
CTY TK HH
CTY TKJ
Plover Well #1
Plover Well #2
LOVER RD
I39
CTY TK B
Plover Well #3

Groundwater Protection Districts

- Proposed Zone A
- Proposed Zone B
- Proposed Zone C
- Municipal Well

Municipal Boundary

- Incorporated Municipalities

0 0.4 0.8 1.6 Miles

12/6/2021 - BMI

From: Joel Lemke
To: Adam Kuhn
Subject: FW: Wellhead Changes
Date: Thursday, February 1, 2024 10:22:39 AM

From: Joel Lemke
Sent: Thursday, February 1, 2024 10:19 AM
To: Jacob Wilcox <jwilcox@villageofwhiting.com>
Subject: RE: Wellhead Changes

Perfect, thanks!
Joel

From: Jacob Wilcox <jwilcox@villageofwhiting.com>
Sent: Thursday, February 1, 2024 9:22 AM
To: Joel Lemke <jlemke@stevenspoint.com>
Subject: RE: Wellhead Changes

Good morning Joel,

Thanks for keeping me "in the loop" with this. Everything in the proposed amendment seems reasonable to me. I plan to inform my Utilities Committee of the amendment at their meeting on Tuesday just so they are aware of what is taking place.

Thanks,

Jake Wilcox
Director of Public Works & Utilities
Village of Whiting
715-340-7582
jwilcox@villageofwhiting.com

From: Joel Lemke <jlemke@stevenspoint.com>
Sent: Tuesday, January 30, 2024 8:44 AM
To: Jacob Wilcox <jwilcox@villageofwhiting.com>
Subject: FW: Wellhead Changes

Hey Jake,

Here is the document that we talked about a little.

I'll call to make sure you know it's there since it looks like they want to discuss it next week.

Joel

From: Adam Kuhn <akuhn@stevenspoint.com>
Sent: Monday, January 29, 2024 10:54 AM
To: Joel Lemke <jlemke@stevenspoint.com>
Cc: Ryan Kernosky <rkernosky@stevenspoint.com>
Subject: Wellhead Changes

Hi Joel –

Attached are the wellhead changes that we talked about a few weeks ago. Please let me know if you/Whiting have any concerns prior to this being on the agenda for next week.

Best,

Adam Kuhn, AICP
Associate Planner/Zoning Administrator
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481
akuhn@stevenspoint.com
(o) 715-342-4158

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594

Department of Community Development
Adam Kuhn
Associate Planner
Zoning Administrator
Ph: (715) 346-1567
Fax: (715) 346-1498

MEMORANDUM

To: Plan Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: February 5, 2024

RE: Ordinance Amendment – Home Occupations

Background: For the last year, the Commission spent time discussing potential amendments to the Zoning Code's definition of the term 'home occupation.' Since the current iteration of the City's Zoning Code was adopted in 1979, the following regulations have applied for operating a home-based business:

> *HOME OCCUPATION/PROFESSIONAL OFFICE - is any occupation or profession carried on by a member of the immediate family residing on the premises provided that such occupation is incidental to the use of the premises for residential purposes and does not affect any substantial change in the external arrangement of the building or in the character of the neighborhood; no substantial amount of stock in trade is kept of commodities sold; no more than one person beyond the immediate family may be employed in said home occupation. A professional person may use his residence for consultation, emergency treatment, or performance of religious profession. Home occupations are not permitted which involve the presence of any kind of animal, rodent, or aquatic life on the premises as an essential part of such home occupation.*

Administering the above home occupation definition does come with challenges. Terms used within the definition, such as 'incidental' and 'substantial,' provides a degree of subjectivity that makes it challenging to uniformly apply it given the wide degree of home-based businesses that exist. Truth be told, I have had prospective home-based businesses choose not to operate within city limits due to how subjective

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the City's ordinance is, and the fear that future City staff could administer the ordinance differently.

In discussing ways to amend this definition, several factors were considered and were discussed over the last month. Such factors include:

1. Reduce the level of subjectivity by providing more objective standards.
2. As other ordinance provisions within the City's Revised Municipal Code govern some of the concerns that residents have with such a use (e.g., excessive noise, traffic generation, etc.), the attached resolution leverages existing ordinances to address these concerns. For example, the City's Noise Ordinance is referenced within the resolution.
3. Apply targeted revisions to the City's current home occupation definition to encourage small-business start-ups. For example, the current definition allows no more than one employee who is not a permanent resident of the property in question to be employed in a home-based business. Under the proposed resolution, that number increases to two.

As this was raised during the last discussion, I would like to remind the Commission that the proposed resolution, if adopted, would apply only to new home-based businesses that are established after the adoption date. Existing businesses would not be subject to these provisions if the size and scope of business operations did not change. Likewise, professional offices would not be subject to the regulations within the resolution.

The attached resolution is for your consideration. If you have any questions, please do not hesitate to contact me.

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

[Chapter 23 of the Revised Municipal Code – Zoning Ordinance – Home Occupation Definition]

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

SECTION I: That Section 23.04(2), Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point, shall be amended as it relates to defining the term 'home occupation' as follows:

Sec. 23.04: Definitions and Rules

2) Definitions.

~~HOME OCCUPATION/PROFESSIONAL OFFICE - is any occupation or profession carried on by a member of the immediate family residing on the premises provided that such occupation is incidental to the use of the premises for residential purposes and does not affect any substantial change in the external arrangement of the building or in the character of the neighborhood; no substantial amount of stock in trade is kept of commodities sold; no more than one person beyond the immediate family may be employed in said home occupation. A professional person may use his residence for consultation, emergency treatment, or performance of religious profession. Home occupations are not permitted which involve the presence of any kind of animal, rodent, or aquatic life on the premises as an essential part of such home occupation.~~

HOME OCCUPATION – is any business or commercial activity that is conducted within a dwelling unit. The purpose of this section is to strike a balance between fostering small-scale businesses and the residential character of areas not zoned commercial in a manner that is:

1) **Accessory and subordinate to the primary residential use of the property;**
2) **Conducted in a manner that is compatible with the residential premises; and**
3) **Not detrimental to the residential character, appearance and livability of surrounding properties within which such uses and activities are conducted.**

For residential dwellings located in commercial and industrial zoning districts, the provisions of this definition shall apply only to the extent that such occupations or businesses are accessory uses and are not a principal or conditional use that may be allowed in those zoning districts.

General requirements. All home occupations shall comply with all of the following requirements:

1) **Prohibited home occupations. The following uses are prohibited as part of a home occupation:**

    a) **Any occupation involving the purchase and resale, exchange, production, refinement, packaging or handling of explosives, or hazardous materials or substances, as defined pursuant to the Comprehensive Environmental Response Compensation and Liability Act.**
    b) **Adult stores**
    c) **Dance or night clubs**
    d) **The service, repair, or painting of any motorized vehicle including, but not limited to, motor vehicles, trailers, boats, personal watercraft, recreation vehicles and snowmobiles**
    e) **Automobile sales, excluding the sale of the residents' personal vehicle(s)**
    f) **Pet boarding exceeding three animals on the premises at any one time**
    g) **Automotive towing and wrecking services**
    h) **For dwellings located within the Groundwater Protection Zones A, B and C, no use listed as 'prohibited' within their respective groundwater protection zone is allowed as a home occupation.**

2) **The owner or proprietor of a home occupation shall reside in the dwelling from which the home occupation is being conducted.**
3) **No more than two employees who do not permanently reside in the dwelling from which the home occupation is being conducted may**

be employed in said home occupation. For the purpose of this section, 'employee' shall refer to a person for whom the property where the home occupation is taking place is their place of work.

4) **Signage is permitted on the property in accordance with Chapter 25, Sign Ordinance of the City of Stevens Point.**
5) **The residential dwelling shall remain in character and appearance that is typical and customary for dwellings located in the zoning district within which the home occupation is located. Alterations that make the dwelling, building and/or site appear or function similar to a commercial operation are prohibited.**
6) **Exterior entryways that are created solely for conducting a home occupation are permitted along the interior side and rear elevation of the residence. This provision shall not apply for the construction of an accessory commercial unit.**
7) **There shall be no exterior storage of materials to operate a home occupation that is visible from a public right-of-way. Machinery and trailers permitted for lawful operation upon a public road, as defined within Section 21.03, shall be exempt from this provision.**
8) **The home occupation shall not result in a public nuisance as defined in Chapter 21.15(1) of the City of Stevens Point Revised Municipal Code. Examples of a public nuisance include, but are not limited to, noise, smoke, dust, odor, heat, glare or electronic disturbance.**
9) **There shall be no commodities sold or services rendered that require regular receipt and delivery of merchandise, goods or equipment by other than passenger motor vehicle, the United States Mail Service, UPS, FedEx and similar delivery services. Deliveries by hydraulic lift gate vehicles shall be limited to twice monthly. The use of a semi-trailer for a home occupation is prohibited.**
10) **The home occupation shall not involve the storage of more than two commercial vehicles on the property for the delivery of materials to or from the premises. For the purpose of this Section, a commercial vehicle shall be defined as a vehicle not exceeding 2.5 tons in capacity.**
11) **No more than four visitors on the premises for the sole purpose of the home occupation shall be permitted. This provision shall not apply for in-home day care uses.**

Approvals. A permit shall not be required to conduct a home occupation. Property owners requesting a zoning verification statement that the home occupation conducted on the property meets the provisions of this Section may receive one from the Zoning Administrator.

Appeals. An applicant may request waiving of one or more, or a portion thereof, of the requirements of this section. The special request, requiring a Class II Public Hearing, may be reviewed by the Plan Commission and Common Council. In reviewing the request, the Common Council shall

use the conditional use standards found within this Ordinance to determine compliance.

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

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated: February 5, 2024
Adopted: February 19, 2024

Drafted by: Adam Kuhn
Return to: City Clerk

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594

Department of Community Development
Redevelopment Authority
Director Ryan J. Kernosky, MPA
Ph: (715) 346-1567
Fax: (715) 346-1498

TO: City Plan Commission

FROM: Ryan Kernosky, Director of Community Development

DATE: February 5, 2024

RE: Acquisition of 612 sf Strip for Third Avenue Right of Way

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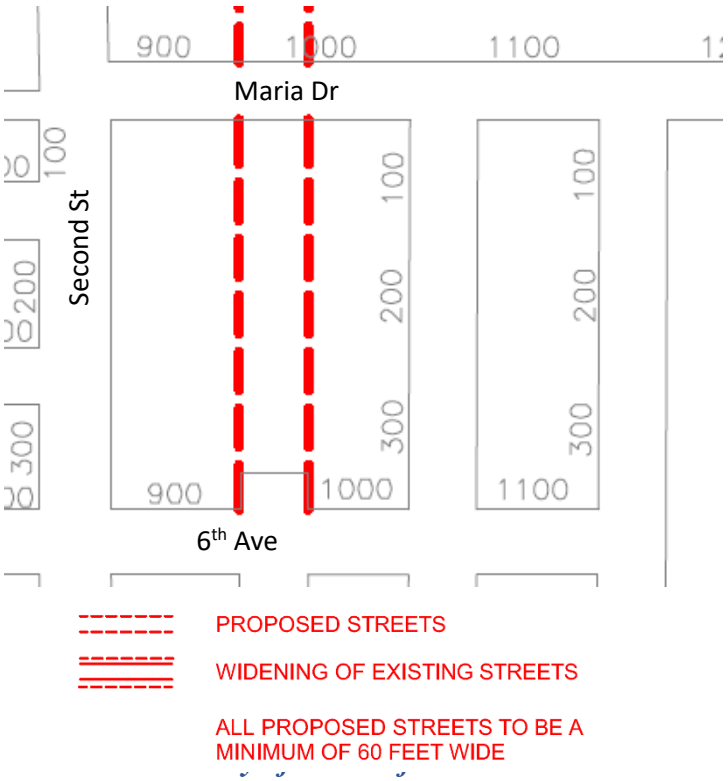
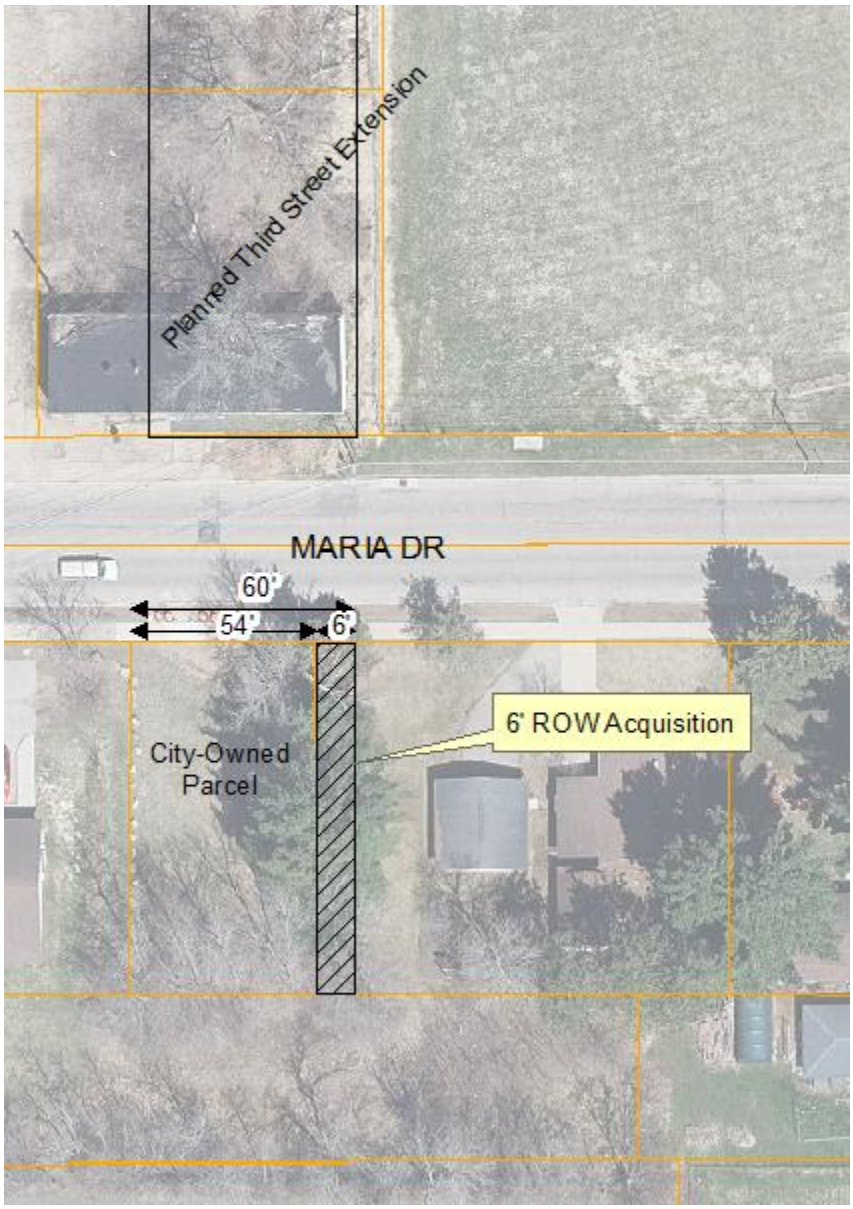
Commissioners –

As part of the Maria Drive reconstruction project planned for 2024, City staff has been working to ensure that we are implementing our future road map and to plan for future road construction projects. As you may be aware, the extension of Third Street from Sixth Avenue to Maria Drive has been part of the Official Street Map for several years. The existing City-owned parcel is 54' in width, the City's desire is to have a minimum 60' width for Right of Way. As such, we have negotiated a purchase of ~612 sq ft of land east of the existing City-owned parcel with the adjacent property owner.

1 Future Street Map



Consistent with §62.23(5) this matter is before the Plan Commission for recommendation to the Common Council. A visual detail is included below:



Staff Recommendation: Staff recommends APPROVAL of the proposed acquisition as presented.

DOCUMENT NO.

QUIT-CLAIM DEED

THIS INDENTURE, made by **Gregory J. Marsicek, Jr. and Lauren N. Marsicek**, husband and wife as survivorship marital property, Grantor, hereby Quit-Claim to the **CITY OF STEVENS POINT**, a Wisconsin Municipal Corporation, Grantee, the following tract of land in Portage County, State of Wisconsin:

Part of Tax Parcel No. 281-2408-29-3003-35

A parcel of land being part of the Northeast Quarter of the Southwest Quarter of Section 29, Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin described as follows:

Commencing at the west quarter corner of Section 29; thence North 89 degrees 44 minutes 39 seconds East along the north line of the Southwest Quarter of said Section 29 a distance of 1,556.40 feet; thence South 00 degrees 15 minutes 21 seconds East 30.71 feet to the south right of way line of Maria Drive and the **point of beginning**; thence North 89 degrees 46 minutes 21 seconds East along said south right of way line 6.12 feet; thence South 00 degrees 10 minutes 46 seconds West 102.04 feet to the south line of lands recorded with the Portage County Register of Deeds as Document Number 868253; thence South 89 degrees 49 minutes 18 seconds West along said south line 6.03 feet to the southwest corner of said lands; thence North 00 degrees 07 minutes 44 seconds East along the west line of said lands to the **point of beginning** and there terminating. Said parcel of land contains 620 square feet (0.014 acres).

NAME AND RETURN ADDRESS
Kari A. Yenter, Clerk
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481

_ 281-2408-29-3003-35____
PARCEL IDENTIFICATION NUMBER

Subject to restrictions, covenants and easements of record.

This real estate transaction is exempt from fee pursuant to Wis. Stats. 77.25(2r).

This (is or is not) homestead property.

Dated this _____ day of January, 2024.

_____(SEAL)
Gregory J. Marsicek, Jr.

_____(SEAL)
Lauren N. Marsicek

AUTHENTICATION

Signature(s)_____
_____
authenticated this _____ day of January, 2024.

_____
ANDREW LOGAN BEVERIDGE
Member, State Bar of Wisconsin

THIS INSTRUMENT WAS DRAFTED BY
Andrew Logan Beveridge, City Attorney
1515 Strongs Avenue
Stevens Point, WI 54481
(715) 346-1556

ACKNOWLEDGMENT

State of Wisconsin)
)ss
County of Portage)

Personally came before me this _____ day of January, 2024, the above named **Gregory J. Marsicek, Jr. and Lauren N. Marsicek** to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____
BECKY KALATA
Notary Public, Portage County, Wisconsin
My commission Expires _____.

Legal Description

Subject to restrictions, covenants and easements of record.

LEGAL DESCRIPTION

A parcel of land being part of the Northeast Quarter of the Southwest Quarter of Section 29, Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin described as follows:

Commencing at the west quarter corner of Section 29; thence North 89 degrees 44 minutes 39 seconds East along the north line of the Southwest Quarter of said Section 29 a distance of 1,556.40 feet; thence South 00 degrees 15 minutes 21 seconds East 30.71 feet to the south right of way line of Maria Drive and the **point of beginning**; thence North 89 degrees 46 minutes 21 seconds East along said south right of way line 6.12 feet; thence South 00 degrees 10 minutes 46 seconds West 102.04 feet to the south line of lands recorded with the Portage County Register of Deeds as Document Number 868253; thence South 89 degrees 49 minutes 18 seconds West along said south line 6.03 feet to the southwest corner of said lands; thence North 00 degrees 07 minutes 44 seconds East along the west line of said lands to the **point of beginning** and there terminating.

Said parcel of land contains 620 square feet (0.014 acres).

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594

Department of Community Development
Redevelopment Authority
Director Ryan J. Kernosky, MPA
Ph: (715) 346-1567
Fax: (715) 346-1498

TO: City Plan Commission

FROM: Ryan Kernosky, Director of Community Development

DATE: February 5, 2024

RE: Request from the City of Stevens Point to annex PID 020240826-13.05, 020240826-14.03, 020240826-13.10, 020240826-13.07, 020240826-13.09 consistent with Wis. Stats. 66.0223

Commissioners –

The City acquired 5595 Regent Street in January 2023 for the purposes of facilitating annexation of the planned future subdivision along Brilowski Road and Golla Road. As you are aware, the City has acquired several parcels in the Brilowski Road/Golla Road area to assist in the creation of a subdivision. As part of the subdivision development, annexation is a critical component of utility extensions and protection of municipal wellheads as the area develops.

There are several types of annexations allowed through Wis. Stats. They are:

- Annexation by Unanimous Approval
- Annexation by One-Half Approval
- Annexation by Referendum
- Annexation by City or Village Initiated Referendum
- Annexation of Town Islands
- Annexation of Territory Owned by a City or Village

The City owns all the parcel subject to the annexation request, which allows us to pursue a simplified annexation process through Wis. Stats. 66.0223. The more common way of annexation is through Unanimous Approval (Wis. Stats. 66.0217(2), which requires a petition from the property owners, contiguity to the municipality, and WI-DOA concurrence (which requires the Township and the annexing municipality to review as well). The Annexation of Territory Owned by a City only requires an ordinance approval, and *does not* require contiguity to the annexing municipality. It also does not require any DOA concurrence.

Enclosed in this memorandum is the ordinance annexing the subject parcel and a map to provide a visual for the annexation. Staff is preparing for the development of the subdivision, and annexation is the first step.

AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF STEVENS POINT

Right of way and property at 5498 Golla Road (PID. 020-2408-26-13.05), and right of way and unaddressed parcels along Golla Road, Regent Street, and Brilowski Road (PID.'s 020-2408-26-13.10, 020-2408-26-14.03, 020-2408-26-13.07, and 020-2408-26-13.09)

Return to:
City of Stevens Point
City Clerk
1515 Strongs Avenue
Stevens Point, WI 54481

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

SECTION 1: Territory Annexed. Pursuant to Wis. Stat. §66.0223(1) the following described territory shall be detached from the Town of Hull, Portage County, Wisconsin and is annexed to the City of Stevens Point, Portage County, Wisconsin:

The land description is attached hereto as Exhibit 'A' and a scale Annexation Map is attached hereto as Exhibit 'B' and shall become a part of this ordinance.

SECTION II: Effect of Annexation. From and after the date of this ordinance, the territory described in Section I shall be a part of the City of Stevens Point for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the City of Stevens Point and school district.

SECTION III: Zoning Classification. All such land being annexed to the City of Stevens Point shall be temporarily designated "RLD" Residential Low Density District for zoning purposes. Permanent zoning shall be approved by the Common Council of the City of Stevens Point.

SECTION IV: State Legislative, County Supervisory, and City Aldermanic District Designation. The territory described in Section 1 lying in the **Town of Hull** shall remain a part of the 24th State Senate District, remain a part of the 71st State Assembly District, shall become a part of the 10th County Board Supervisory District, become a part of the 7th Aldermanic District, and shall become a part of the 20th Ward of the City of Stevens Point subject to the ordinances, rules and regulations of the City, County, and State governing districts.

SECTION V: Population. The population of the annexed territory is zero (0).

SECTION VI: Severability. If any provision of this ordinance is invalid or unconstitutional or if the application of this ordinance to any person or

circumstance is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect any provisions or application of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

SECTION VII: Tax Payment. Pursuant to Wis. Stat. §66.0217 (14) the City of Stevens Point shall pay annually to the Town of Hull for a period of five years, an amount equal to the amount of property taxes that the Town levied for municipal purposes on the annexed territory, as shown by the tax roll under Wis. Stat. §70.65, in the year in which the annexation is final.

SECTION VIII: Review. The annexation of City-owned property is not subject to review by the Department of Administration pursuant to Wis. Stat. §66.0223.

SECTION IX: Effective Date. This ordinance shall take effect upon passage and publication as provided by law.

APPROVED: _____
Mike Wiza, Mayor

ATTEST: _____
Kari Yenter, City Clerk

Dated: February 1, 2024

Adopted: February 19, 2024

Published: February 23, 2024

This instrument drafted by:
Pat Fuehrer
Engineering Division
City of Stevens Point

EXHIBIT ‘A’

ANNEXATION LEGAL DESCRIPTION

All of Lots 1 and 2 of Portage County Certified Survey Map Number 4939-17-194 & 194A and all of Lots 1, 3, and Outlot 1 of Portage County Certified Survey Map Number 011720 located in the Northwest Quarter of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter, and that part of the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 26, and that part of the Northwest Quarter of the Southwest Quarter of Section 25, Township 24 North, Range 8 East, Town of Hull, Portage County, Wisconsin, more particularly described as follows:

Commencing at the southeast corner of Section 26; thence North 00 degrees 13 minutes 39 seconds West along the east line of the Southeast Quarter of Section 26 a distance of 1,354.26 feet to the easterly extension of the north right of way line of Regent Street and the **point of beginning of this annexation**; thence North 89 degrees 32 minutes 36 seconds East 38.86 feet to the southwest corner of Lot 35 of Eastwood Subdivision and the northeast corner of Regent Street and Brilowski Road; thence North 00 degrees 00 minutes 22 seconds West along the east right of way line of Brilowski Road 149.79 feet to the easterly extension of the south line of Lot 2 of said Portage County Certified Survey Map Number 011720; thence South 89 degrees 51 minutes 11 seconds West along said easterly extension 66.00 feet to the southeast corner of said Lot 2 and the west right of way line of said Brilowski Road; thence South 89 degrees 51 minutes 11 seconds West along the south line of said Lot 2 a distance of 632.15 feet to the southwest corner thereof; thence North 00 degrees 00 minutes 22 seconds West along the west line of said Lot 2 a distance of 461.17 feet to the northwest corner thereof and the south right of way line of Golla Road; thence South 89 degrees 57 minutes 13 seconds East along said south right of way line 491.84 feet; thence continuing North 89 degrees 55 minutes 39 seconds East along said south right of way line 0.33 feet to the southerly extension of the west line of Lot 3 of Portage County Certified Survey Map Number 4939-17-194 & 194A; thence North 00 degrees 18 minutes 08 seconds West along said southerly extension 66.00 feet to the southwest corner of said Lot 3 and the north right of way line of said Golla Road; thence North 00 degrees 18 minutes 08 seconds West along the west line of said Lot 3 a distance of 281.66 feet to the northwest corner thereof; thence North 89 degrees 51 minutes 34 seconds East along the north line of said Lot 3 a distance of 141.69 feet to the northeast corner thereof and the west right of way line of said Brilowski Road; thence North 89 degrees 51 minutes 34 seconds East along the easterly extension of said north line 66.00 feet to the east right of way line of said Brilowski Road; thence North 00 degrees 03 minutes 23 seconds West along said east right of way line 330.45 feet to the northwest corner of Outlot 2 of said Eastwood Subdivision; thence South 89 degrees 51 minutes 11 seconds West along the westerly extension of the north line of said Outlot 2 a distance of 43.47 feet to the east quarter corner of Section 26; thence South 89 degrees 57 minutes 47 seconds West along the easterly extension of the north line of said Lot 2 of Portage County Certified Survey Map Number 4939-17-194 & 194A a distance of 22.53 feet to the northeast corner of said Lot 2 and the west right of way line of said Brilowski Road; thence South 89 degrees 57 minutes 47 seconds West along the north line of said Lot 2 a distance of 1,617.29 feet to the northwest corner thereof and the east right of way line of Maple Bluff Road; thence South 00 degrees 32 minutes 46 seconds East along the west line of said Lot 2 a distance of 911.51 feet to the southwest corner thereof and said north right of way line of Golla Road; thence South 00 degrees 22

minutes 10 seconds East along the southerly extension of said west line 68.06 feet to the northwest corner of Lot 1 of said Portage County Certified Survey Map Number 4939-17-194 & 194A and the south right of way line of said Golla Road; thence South 00 degrees 22 minutes 12 seconds East along the west line of said Lot 1 a distance of 310.82 feet to the southwest corner thereof and the north right of way line of said Regent Street; thence South 00 degrees 22 minutes 12 seconds East along the southerly extension of said west line 66.00 feet to the south right of way line of said Regent Street; thence North 89 degrees 55 minutes 04 seconds East along said south right of way line 21.95 feet to the southwest corner of North Maple Bluff Court and Regent Street; thence continuing North 89 degrees 55 minutes 04 seconds East along the easterly extension of said south right of way line 66.00 feet to the southeast corner thereof; thence continuing North 89 degrees 55 minutes 04 seconds East along said south right of way line 243.45 feet to the northeast corner of Lot 54 of the Third Addition to Maple Bluff Subdivision and the northwest corner of Lot 15 of the Second Addition to August Firkus Subdivision; thence continuing North 89 degrees 51 minutes 11 seconds East along said south right of way line 129.81 feet to the southwest corner of Evelyn Court and Regent Street; thence continuing North 89 degrees 51 minutes 11 seconds East along the easterly extension of said south right of way line 66.00 feet to the southeast corner thereof; thence continuing South 89 degrees 51 minutes 11 seconds East along said south right of way line 126.98 feet to the northeast corner of Lot 14 of said Second Addition to August Firkus Subdivision and the west line of Lot 1 of the First Addition to August Firkus Subdivision; thence North 00 degrees 14 minutes 21 seconds West along said west line 3.00 feet to the Northwest corner thereof; thence continuing North 89 degrees 51 minutes 11 seconds East along said south right of way line 126.98 feet to the southwest corner of Joe Street and Regent Street; thence continuing North 89 degrees 51 minutes 11 seconds East along the easterly extension of said south right of way line 66.00 feet to the southeast corner thereof; thence continuing North 89 degrees 51 minutes 11 seconds East along said south right of way line 126.94 feet to the northeast corner of Lot 8 of said First Addition to August Firkus Subdivision and the northwest corner of Lot 7 of August Firkus Subdivision; thence continuing North 89 degrees 51 minutes 11 seconds East along said south right of way line 169.92 feet to the southwest corner of Leonard Street and Regent Street; thence continuing North 89 degrees 51 minutes 11 seconds East along the easterly extension of said south right of way line 60.00 feet to the southeast thereof; thence continuing North 89 degrees 51 minutes 11 seconds East along said south right of way line 198.50 feet to the northeast corner of Lot 11A of Portage County Certified Survey Map Number 1192-4-250; thence North 00 degrees 13 minutes 52 seconds West along the northerly extension of the east line of said Lot 11A a distance of 63.00 feet to said north right of way line of Regent Street; thence North 89 degrees 51 minutes 11 seconds East along said north right of way line 203.97 feet to the southeast corner of Lot 3 of said Portage County Certified Survey Map Number 011720 and the northwest corner of Regent Street and Brilowski Road; thence continuing North 89 degrees 51 minutes 11 seconds East along the easterly extension of said north right of way line 27.14 feet to the **point of beginning** and there terminating.

Said annexation contains 42.697 acres.

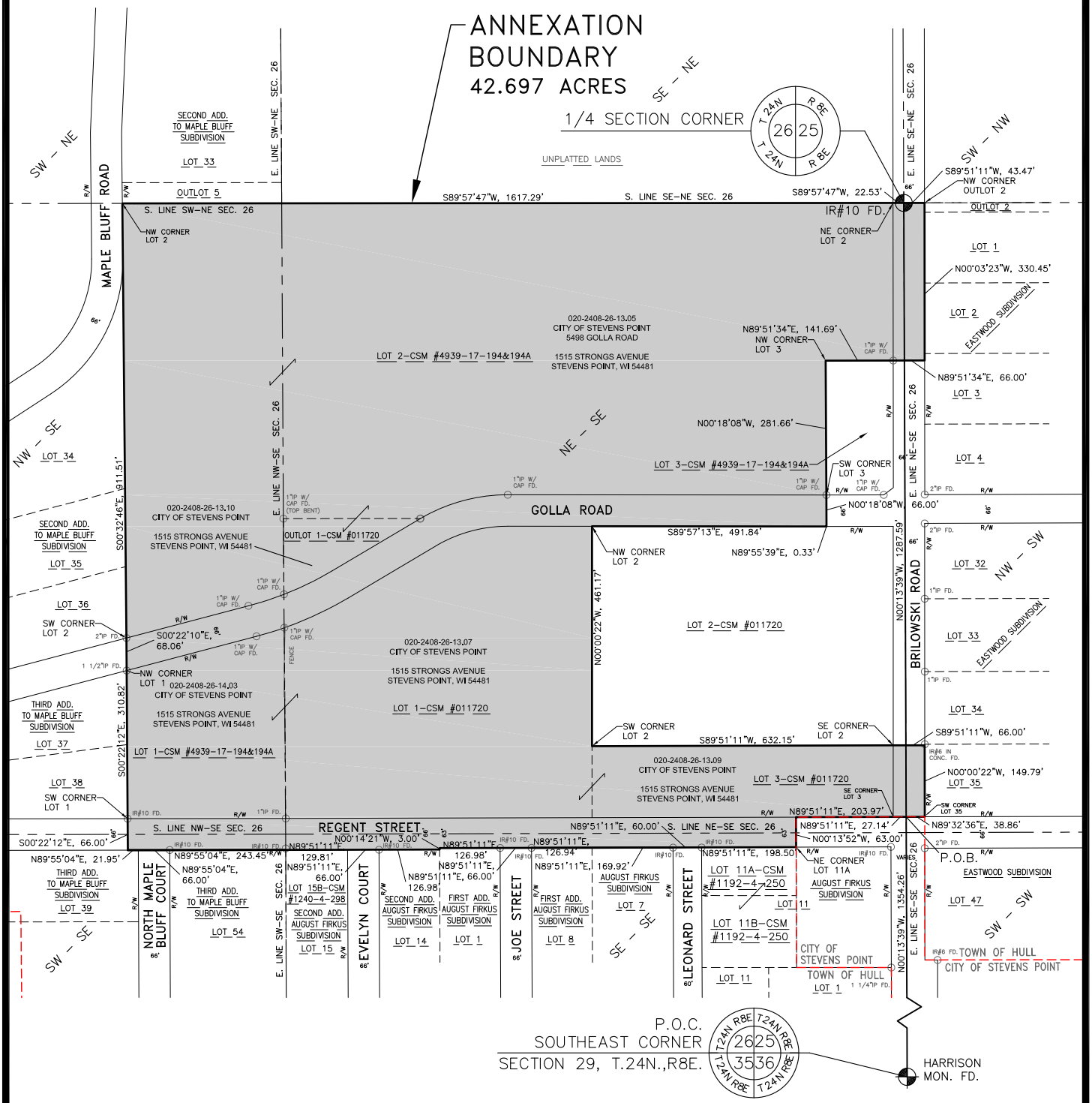
EXHIBIT 'B'

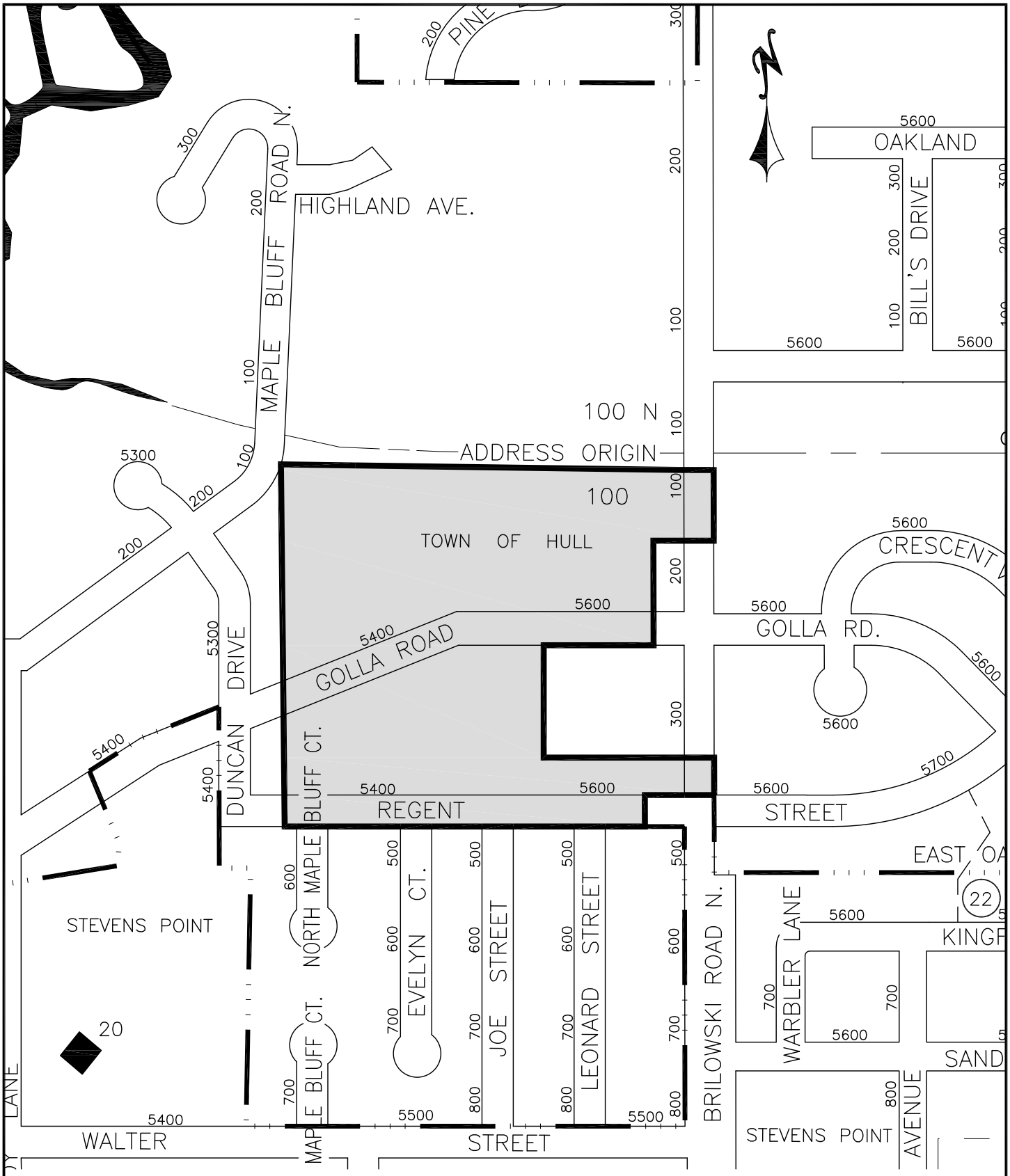
ANNEXATION MAP

BASIS FOR BEARING

THE BEARINGS HEREIN ARE REFERENCE TO WISCONSIN COUNTY COORDINATE SYSTEM–PORTAGE COUNTY–NAD 83. THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 26 BEARS N00°13'39"W.

0' 150' 300'
1"=300'





THIS ANNEXATION

UNADDRESSED PARCELS INCLUDING 5498 GOLLA ROAD