



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:	March 4, 2024 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 848 6698 5452
			Passcode: 323732
			<u>By Computer:</u>
			https://us02web.zoom.us/j/84866985452?pwd=MDZtRVU3eWcvcC9KUmRJ
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on:

2. Report of the February 5, 2024 meeting of the City Plan Commission.
3. Public Hearing and action on a request from Jim Lundberg, representing La Clinica De Los Campesinos Inc., to rezone the property located at 2501 Main Street (Parcel ID 281240833202516) from the "R-5" Multiple Family II Residence District to the "B-4" Commercial District.
4. Public Hearing and action on a request from Taylor Placek, representing Russell Gymnastics LLC, to amend an adopted conceptual plan for the planned industrial development of the property located at 5717 E M Copps Drive (Parcel ID 281230801210007), consistent with Ch. 23.02(4)(h)(10).

PLEASE TAKE NOTICE that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling (715) 346-1567, during normal business hours.

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

5. A request from Taylor Placek, representing Russell Gymnastics LLC, for a site plan review to construct a building addition on the property located at 5717 E M Copps Drive (Parcel ID 281230801210007), consistent with Ch. 23.02(4)(h)(1).
6. A request from the City of Stevens Point to accept 0.113 acres of land located at 3300 Church Street (Parcel ID 281230804301201) from Portage County for right-of-way purposes.
7. A request from the City of Stevens Point to sell the property located at 4213 Simonis Street (Parcel ID 281240834200101).
8. A request from the City of Stevens Point to enter into a Utility Easement Agreement for the property located at 4312 Arbutus Lane (Parcel ID 020240834-02.05).
9. November 2023 - January 2024 Monthly Reports.

Closing Section:

10. Adjourn

REPORT OF CITY PLAN COMMISSION

February 5, 2024 – 6:00 PM
In-Person & Zoom Conference Call Meeting

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

ALSO PRESENT: Director Kernosky, Associate Planner/Zoning Administrator Kuhn, Neighborhood Planner Klesmith, Technician Mohr, Alderperson Broderick, Trevor Roark, Lynn Markham, Gary Hagen 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 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, 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.
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Opening Section:

1. Roll call.

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

Excused: Rice

Discussion and possible action on the following:

2. Report of the January 2, 2024 meeting of the City Plan Commission.

Motion by Commissioner Schuler to approve the report of January 2, 2024 meeting of the City Plan Commission; seconded by Commissioner Arntsen.

Motion carried 6-0.

Mayor Wiza explained Public Hearing rules.

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.

Staff provided a summary of the agenda item.

Mayor Wiza declared the public hearing open.

No comments were made.

Mayor Wiza declared the public hearing closed.

Motion by Commissioner Schuler to approve the 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; seconded by Commissioner Cooper.

Motion carried 6-0.

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.

Staff provided a summary of the agenda item.

Mayor Wiza declared the public hearing open.

No comments were made.

Mayor Wiza declared the public hearing closed.

Motion by Commissioner Beacom to approve the 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; seconded by Alderperson Kneebone.

5. 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.’

Staff provided a summary of related agenda items 5-8.

Mayor Wiza declared the public hearing open.

No comments were made.

Mayor Wiza declared the public hearing closed.

Motion by Commissioner Schuler 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.’; seconded by Commissioner Beacom.

Motion carried 6-0.

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.

Mayor Wiza declared the public hearing open.

Gary Hagen (1648 Main St) inquired on whether the razing or moving of the residence was being considered at the meeting, to which staff explained that it was not, and any subsequent action in doing either would involve administrative internal approvals and permit requirements.

Mayor Wiza declared the public hearing closed.

Motion by Commissioner Cooper to approve the 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; seconded by Commissioner Arntsen.

Motion carried 6-0.

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.

Mayor Wiza declared the public hearing open.

No comments were made.

Mayor Wiza declared the public hearing closed.

Motion by Alderperson Kneebone to approve the 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.; seconded by Commissioner Arntsen.

Motion carried 6-0.

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.

Mayor Wiza declared the public hearing open.

Gary Hagen (1648 Main St) agreed with the rezonings and asked what the future entailed, to which staff indicated that they could pass on the owner information to discuss further directly.

Mayor Wiza declared the public hearing closed.

Motion by Commissioner Arntsen to approve the 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; seconded by Commissioner Beacom

Motion carried 6-0.

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.

Staff provided a summary of the agenda item.

Mayor Wiza declared the public hearing open.

No comments were made.

Mayor Wiza declared the public hearing closed.

Motion by Commissioner Cooper to approve the 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; seconded by Commissioner Schuler.

Motion carried 6-0.

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.

Staff provided a summary of the agenda item.

Commissioner Arntsen stated his concerns for moving the use from Prohibited to Conditional, which was less restrictive.

Mayor Wiza declared the public hearing open.

Lynn Markham (302 Georgia St N), with a background in zoning education focused on water quality, provided testimony outlining concerns for moving prohibited uses to conditional, and discussed how City soils were susceptible to contamination. They also reviewed risks associated with expanding the uses.

Trevor Roark (601 Washington Ave) provided testimony opposing the request, citing protections to the groundwater.

Mayor Wiza declared the public hearing closed.

There was a back-and-forth discussion amongst staff and commissioners.

Motion by Mayor Wiza to postpone action and direct staff to further review the uses, and to look at drafting a list of mandatory conditions on chemical containment; seconded by Commissioner Arntsen.

Motion carried 6-0.

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.'

Staff provided a summary of the agenda item.

Mayor Wiza declared the public hearing open.

Lynn Markham (302 Georgia St N) noted seeing earlier reiterations and had no issue with the most current request.

Trevor Roark (601 Washington Ave) asked for clarification on what the definition of employee was, to which it was provided.

Mayor Wiza declared the public hearing closed.

Motion by Commissioner Schuler to approve the 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.'; seconded by Commissioner Cooper.

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

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.

Staff provided a summary of the agenda item.

Mayor Wiza asked for comments from the audience.

Trevor Roark (601 Washington) inquired on why so much right-of-way was needed, to which staff noted that 60-feet was the minimum, as more than just surface right-of-way needed to be considered, such as underground utilities.

Motion by Commissioner Schuler to 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; seconded by Commissioner Beacom.

Motion carried 6-0.

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.

Staff provided a summary of the agenda item.

Motion by Alderperson Kneebone to approve the 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.

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; seconded by Commissioner Beacom.

Motion carried 6-0.

14. Director's Report.

Director Kernosky provided relevant department and economic updates.

Motion by Commissioner Beacom to accept the report and place it on file; seconded by Alderperson Kneebone.

Motion carried 6-0.

Closing Section:

15. Adjourn.

Meeting adjourned at 7:27 PM.

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

Attachment relating to Agenda Item 10: Testimony

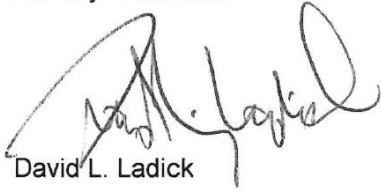
David L. Ladick
4517 Nicolet Ave
Stevens Point, WI 54481

February 01, 2024

Memo to: The City of Stevens Point Plan Commission

Please accept this memo as a letter of support for amending Chapter 23 of the Revised Municipal Code specifically Section I of the Zoning Ordinance to include Automobile, truck, agricultural implement and equipment, municipal, small engine and other vehicle repair of a commercial nature as a Conditional Use within the Groundwater Protection Overlay District B.

This will make the vacant land available much more attractive for development and add to the the City Tax Base.

A handwritten signature in black ink, appearing to read "David L. Ladick", is written over a faint, larger version of the same signature.

David L. Ladick

Administrative Staff Report

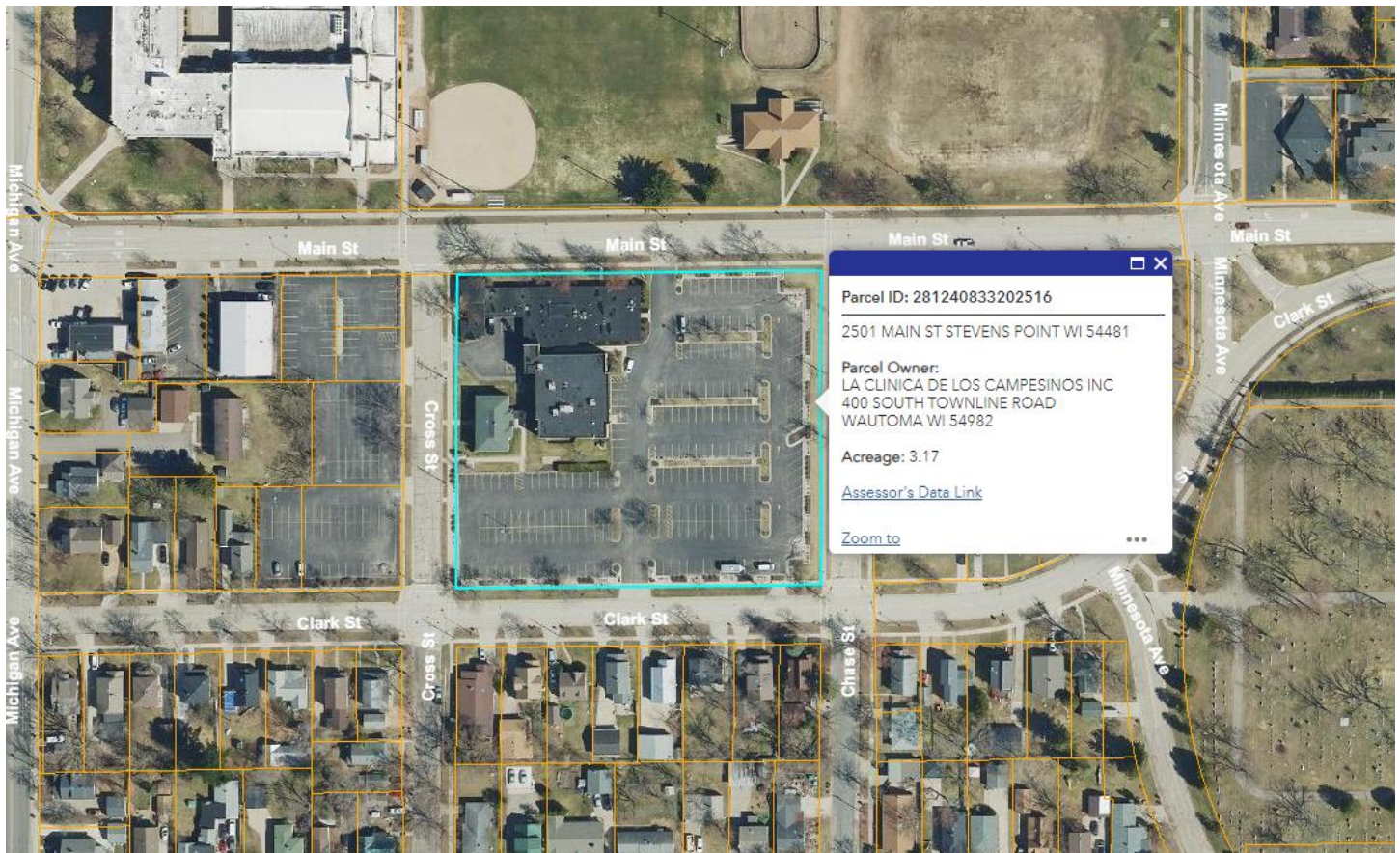
Rezone to “B-4” Commercial District
2501 Main Street
March 4, 2024



**Department of Community
Development**

Applicant(s): - Jim Lundberg, representing La Clinica De Los Campesinos Inc. Staff: - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281240833202516 Zone(s): “R-5” Multiple Family II Residence District Master Plan: - Commercial/Office/Multi-Family Council District: - District 2 Ald. Shorr Lot Information: - Frontage: 1,490 ft. - Depth: 345 ft. - Lot Size: 138,085 sq. ft. (3.17 ac.) Current Use: - Vacant (Former Clinic)	Request - Public Hearing and action on a request from Jim Lundberg, representing La Clinica De Los Campesinos Inc., to rezone the property located at 2501 Main Street (Parcel ID 281240833202516) from the “R-5” Multiple Family II Residence District to the “B-4” Commercial District. Attachment(s) - Application - Plans Findings of Fact - The owner of the subject property is requesting to construct a healthcare clinic on the property that will house Family Health La Clinica. - Services offered through Family Health La Clinica include primary health care, behavioral health, dental services and massage therapy. - The subject property is zoned “R-5” Multiple Family II Residential. Within the “R-5” District, the proposed medical services would be a prohibited use. - The applicant is requesting to rezone the subject property to the “B-4” Commercial District. Within the “B-4” District, the proposed land use would be permitted by right. - 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 2501 Main Street (Parcel ID 281240833202516) from the “R-5” Multiple Family II Residence District to the “B-4” Commercial District.
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Vicinity Map

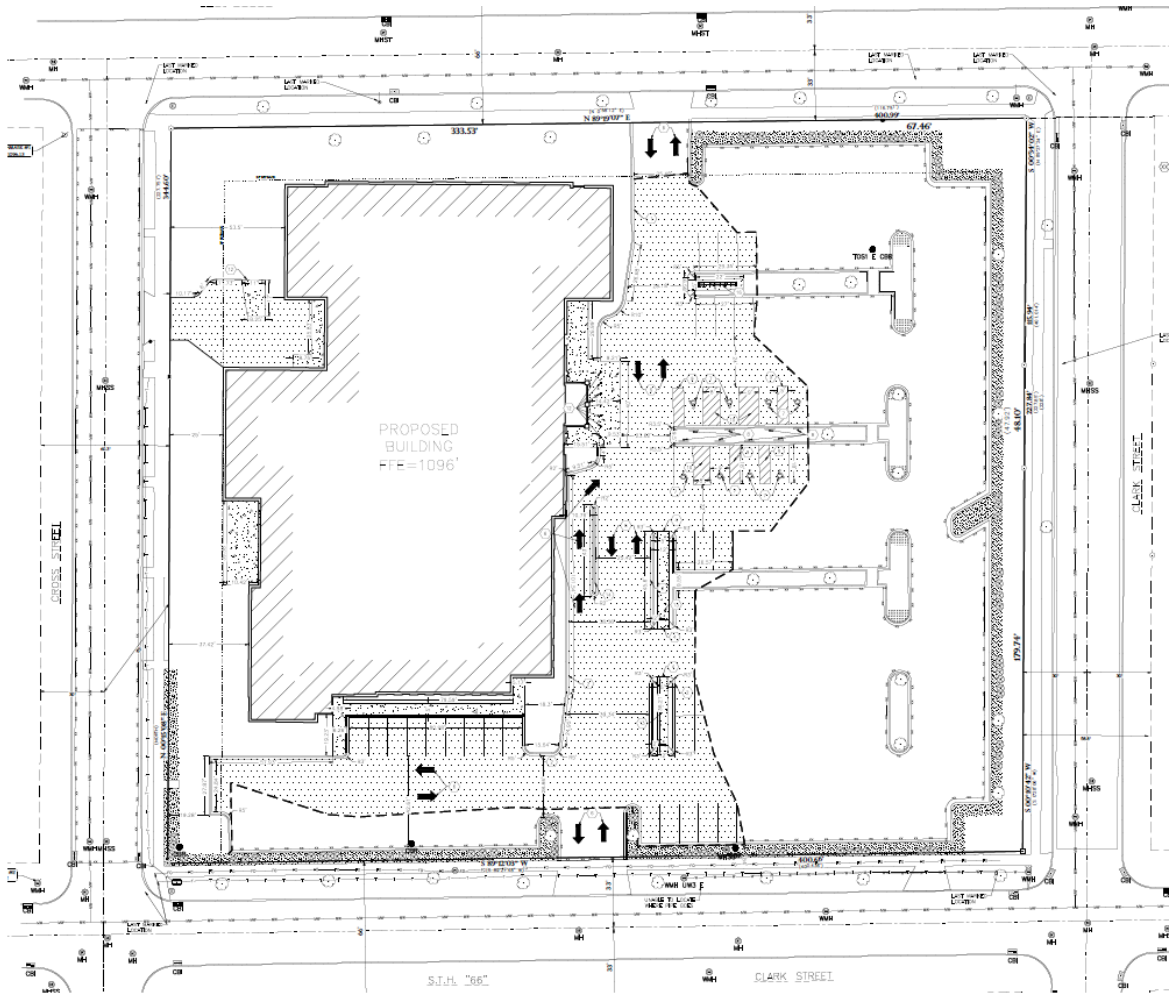


Background

Overview: The applicant is requesting to rezone the property located at 2501 Main Street from the “R-5” Multiple Family II Residence District to the “B-4” Commercial District. The purpose of this rezoning request is to facilitate the planned construction of a healthcare facility on the subject property named Family Health La Clinica. Services offered through Family Health La Clinica include primary health care, behavioral health, dental services and massage therapy. The subject property has historically been utilized as a community healthcare center. Starting earlier this year, the existing building on the property has undergone demolition to facilitate a new building to be constructed in its place.

The historic use of the subject property as a healthcare facility has been legal nonconforming as such a land use is prohibited within the “R-5” Multiple Family II Residence District. As healthcare operations have been halted for a period exceeding twelve consecutive months, the applicant is requesting to rezone the subject property to the “B-4” Commercial District. Within the “B-4” Commercial District, the proposed land use would be permitted by right.

The following outlines the review standards for this proposed rezoning request.



Proposed Site Plan

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 is over 138,000 square feet in size and 400 feet in width, exceeding minimum lot size (7,000 square feet) and lot width (80 feet) requirements. As mentioned earlier, the existing building on the subject property is currently being demolished. The proposed building will provide 25 feet of setback off of Cross Street, 27 feet of setback off of Main Street and over 61 feet of setback off of Clark Steet. With 25 feet being the minimum street setback for the “B-4” District, the proposed building would meet minimum setback requirements. Lastly, most of the existing parking lot will remain undisturbed. Based on the size of the proposed building, the applicant would provide the minimum number of parking spaces as required per the City’s Zoning Code.

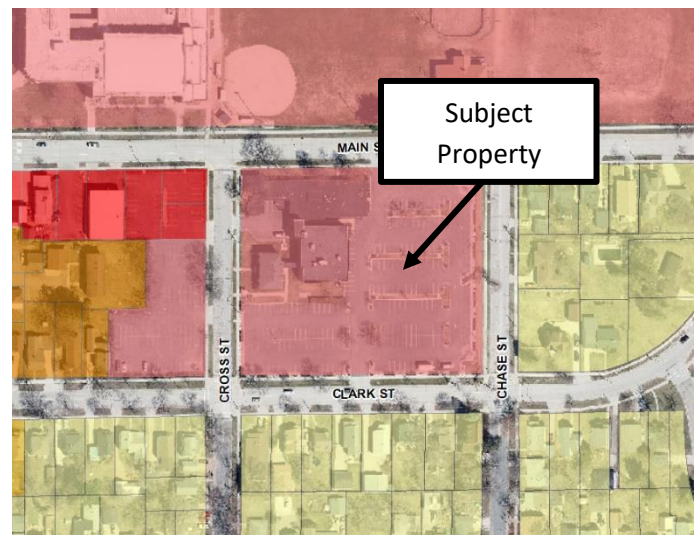
2. The change in zoning is consistent with the City’s Comprehensive Plan.

Analysis: The City’s Future Land Use Map identifies the subject property for commercial, office and multi-family residential land uses.

Findings: The proposed zoning change to the “B-4” Commercial District would be consistent with the City’s Comprehensive Plan. The intent of the “B-4” District is, in part, to provide service uses in areas of good accessibility along arterial streets. Given the location of the subject property along Main and Clark Street, staff believes that the proposed service use is comparable to other healthcare facilities under the same zoning designation (e.g., Marshfield Clinic).

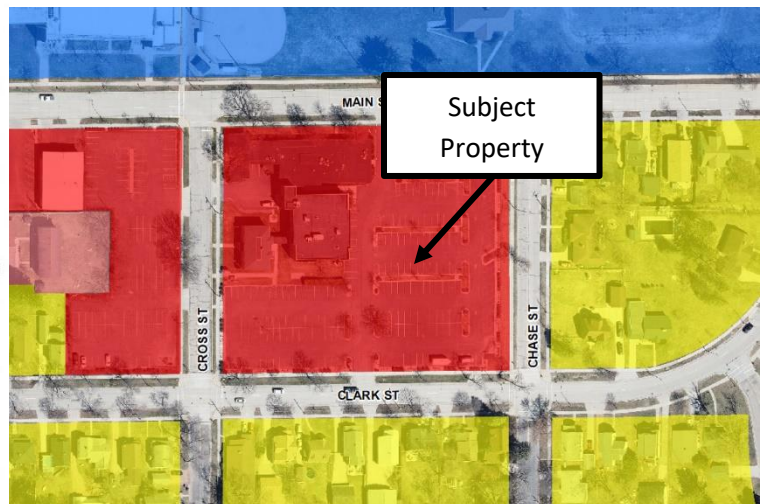
3. The change in zoning will not create adjacent incompatible uses.

Analysis: The subject property is adjacent to institutional uses to the north (zoned “R-5” Multiple Family II Residence District), commercial uses to the west and single-family residential uses to the west, south and east. The following provides the purpose statement of adjacent zoning classifications.



“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-5” Multiple Family II Residence District

This district is established to provide a mixed-use district of high density living that permits hi-rise housing and also allows a variety of non-residential office-type or professional service uses. It is intended that this district will generally be acceptable as a buffer use between lower density residential uses and commercial industrial uses, and in areas capable of handling higher traffic volumes and areas subject to higher land values than in lower density residential zones with such districts located 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 as the subject property is completely bounded by streets, along with planned landscape screening as part of site development, negative impacts on surrounding single-family residential uses should be mitigated. As such, staff recommends approval of the proposed rezoning.



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	Jim Lundberg	Contact Name	
Address	4941 Kirschking Ct	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	(715) 344-9999	Telephone	
Fax	(715) 344-9922	Fax	
Email	jiml@pobinc.com	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name	Tom Kaminski	Owner's Name	
Address	5709 Windy Drive Suite D	Address	
City, State, Zip	Stevens Point WI, 54481	City, State, Zip	
Telephone	(920) 787-9408	Telephone	
Fax		Fax	
Email	Tom.Kaminski@famhealth.org	Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
281-24-0833202515 - 281-24-0833202512	281-24-0833202515 - 281-24-0833202512	
Legal Description of Subject Property		
Being all of Parcel "A", Parcel "B" and Parcel "C" of Certified Survey Map NO. 556, all of lots 4 through 10 of Block 5 of Collin and Others addition and all of Lots 1 and 2 of Block 5 of Fay's and Spaulding's addition, also being a part of the Northeast 1/4 of the Northwest 1/4 and a part of the Southeast 1/4 of the Northwest 1/4 of section 33, Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin.		
Area of Subject Property (Acres/Sq Ft)		Area of Requested Rezoning (Acres/Sq Ft)
3.166		3.166
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property
Office of Physicians	Ministry Home care and Hospice Services	Dental, Pharmacy, Optical, General Clinic
Current Zone District		Proposed Zone District
R-5 Multiple Family Residential		B-2 Central Business Transition District

Reason for the zone change request			
To be within the permitted zoning use of the property as development begins.			
Land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)			
The land use for the development proposed is for a new family clinic with a drive-thru pharmacy. The clinic will be multi functional as there will be dental, optical, therapy offices, and general medical check ups. The design of the proposed development will remove the existing structure and part of the existing parking, then match with the existing grading of the remaining parking lot. The new addition will also maintain existing storm structures while placing a new catch basin for infiltration treatment using Contech catch basin.			
Current Zoning Surrounding Subject Property			
North:	R-5 Multiple Family II Residential	South:	Single Family Residential
East:	Commercial, Single and Two Family Residential	West:	Single Family Residential
Current Land Use Surrounding Subject Property			
North:	Junior Highschool	South:	Residential
East:	Auto Shop, Residential	West:	Residential
Is the proposed zoning map amendment consistent with the Comprehensive Plan? If so how?			
The proposed zoning map amendment is consistent with the comprehensive plan as the permitted uses from R-5 zoning district are also permitted within B-2 zoning district.			

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
	02/12/2024		2/12/2024



Point of Beginning

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

MEMORANDUM

TO: District 2 Alderman - David Schorr
FROM: Point of Beginning, Inc. (POB)
Gillian Egle, EIT
DATE: 02/12/2024
SUBJECT: Redevelopment – Family La Clinica

Dear Alderman David Schorr,

Point of Beginning is working with Sommerville and Family La Clinica to construct a new multi-purpose clinic. This will be constructed on the existing lot on Main St. between Cross St. and Chase St. across from Goerke Memorial Park. The construction will consist of removing the existing building and then matching in the grading within the existing parking lot. The new construction is proposed to begin in the spring of 2024. Attached is the proposed plan set for the clinic for your review. Please feel free to reach out if you have any questions or concerns.

Thank you,

Gillian Egle

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
7. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
8. PRIOR TO STARTING WORK, VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
9. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
10. PROVIDE PROPER BARRICADES, SIGNS, AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
11. SIDEWALK JOINTS SHALL BE INSTALLED AS INDICATED OR AS APPROVED BY THE CONSTRUCTION MANAGER.
12. ALL NEW CONCRETE PAVEMENT AND CURB ON ADJACENT STREET SHALL BE TIED IN ACCORDANCE WITH DETAILS 3.4.5 ON SHEET C6.0.
13. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED, FERTILIZED, AND CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

KEYNOTES:

- | | | |
|---|------------|--------------------------------|
| 1. THICKENED EDGE WALK | 4
C6.0 | 12. CONCRETE BOLLARD |
| 2. 6"x18" CONCRETE CURBING | 5
C6.0 | 13. CONCRETE WALKWAY |
| 3. CONCRETE DRIVE APRON | 10
C6.0 | 14. PHARMACY DRIVE-THRU MEDIAN |
| 4. SIDEWALK RAMP | 9
C6.0 | 15. CONCRETE DROP OFF AREA |
| 5. PARKING LOT STRIPING | 8
C6.0 | 16. BIKE RACK |
| 6. DIRECTIONAL ARROW | 7
C6.0 | |
| 7. HANDICAP PARKING STALL | 6
C6.0 | |
| 8. HANDICAP PARKING SIGN | 3
C6.0 | |
| 9. ADA ACCESS ROUTE | | |
| 10. ADA VAN ACCESSIBLE STALL | | |
| 11. DUMPSTER ENCLOSURE (12'x22' CONCRETE PAD) (SEE ARCHITECTURAL PLANS) | | |

PAVEMENT HATCH PATTERNS:

- | | |
|---------------------------------------|-----------|
| PROPOSED STANDARD ASPHALT PAVEMENT | 1
C6.0 |
| PROPOSED STANDARD CONCRETE PAVEMENT | 2
C6.0 |
| PROPOSED REINFORCED CONCRETE PAVEMENT | 3
C6.0 |
| PROPOSED GRADING EXTENT LINE | |

BENCHMARK:

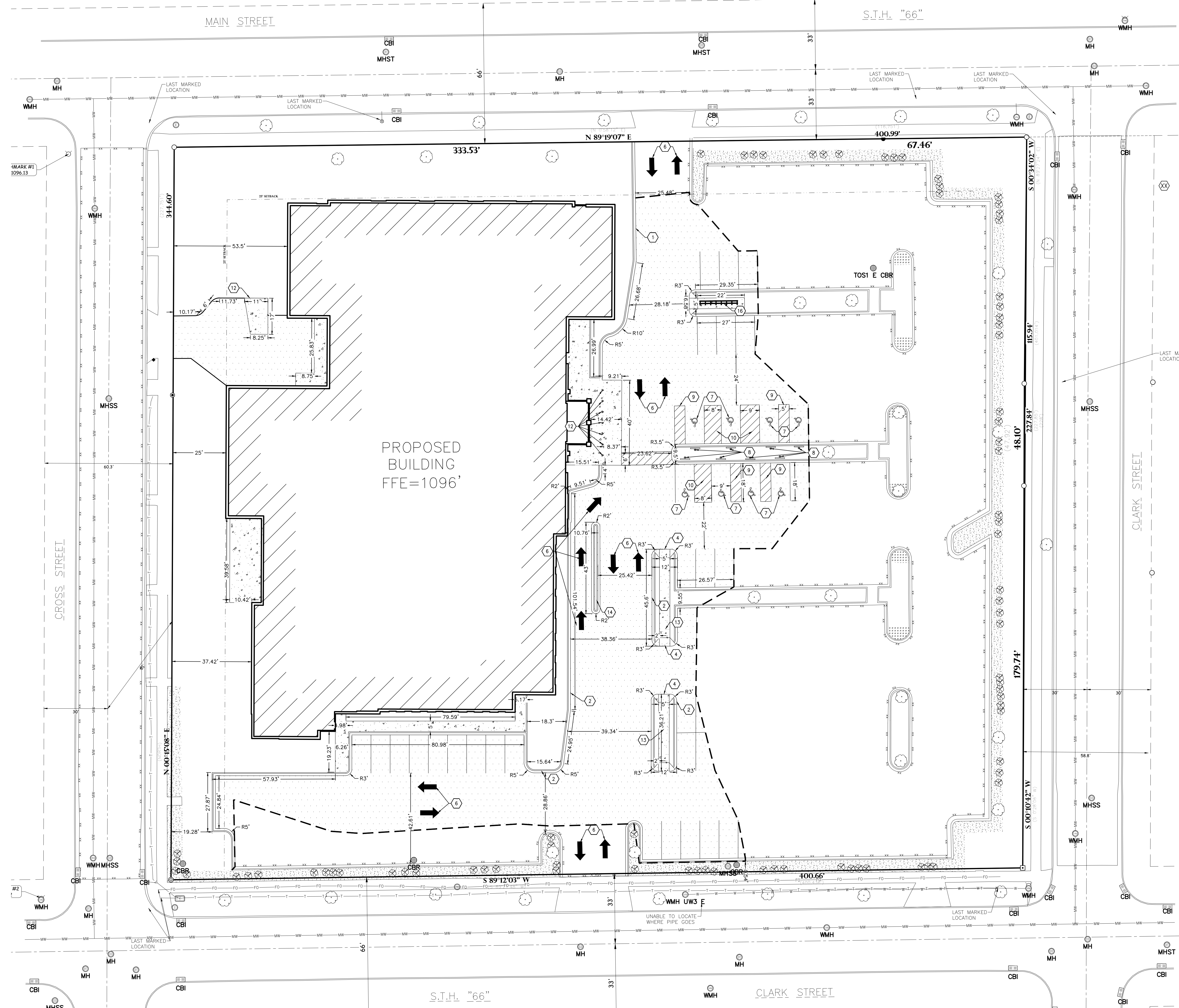
ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
BURY BOLT ON HYDRANT,
LOCATED AT THE SOUTHEAST CORNER OF THE
INTERSECTION OF MAIN STREET AND CROSS STREET.
ELEVATION = 1026.13

BENCHMARK #2
BURY BOLT ON HYDRANT,
LOCATED AT THE NORTHWEST CORNER OF THE
INTERSECTION OF CLARK STREET AND CROSS STREET.
ELEVATION = 1093.12

UTILITY DISCLAIMER:

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



PRELIMINARY















Administrative Staff Report

Amend Conceptual Plan & Site Plan Review

Russell Gymnastics

5717 E M Copps Drive

March 4, 2024



Department of Community
Development

Applicant(s): - Taylor Placek, representing Russell Gymnastics LLC Staff: - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281230801210007 Zone(s): "PID" Planned Industrial Development District Master Plan: - Business Park District Council District: - District 6 Ald. Plaisance Lot Information: - Frontage: 356 ft. - Depth: 247 ft. - Lot Size: 87,120 sq. ft. (2.00 ac.) Current Use: - Fitness Center	Request - Public Hearing and action on a request from Taylor Placek, representing Russell Gymnastics LLC, to amend an adopted conceptual plan for the planned industrial development of the property located at 5717 E M Copps Drive (Parcel ID 281230801210007), consistent with Ch. 23.02(4)(h)(10). - A request from Taylor Placek, representing Russell Gymnastics LLC, for a site plan review to construct a building addition on the property located at 5717 E M Copps Drive (Parcel ID 281230801210007), consistent with Ch. 23.02(4)(h)(1). Attachment(s) - Application - Plans Findings of Fact - Russell Gymnastics is requesting to construct a 2,400 square foot addition onto its building to house additional fitness and storage space. - The subject property is zoned "PID" Planned Industrial Development. - Within the "PID" District, new construction requires the approval of a conceptual plan and site plan review. These approvals were granted by the Common Council in May 2018. - The City's Zoning Code outlines scenarios where modifying an approved conceptual plan would require Plan Commission and Council approval. These scenarios include more than a 10% increase in gross floor area and a 10% reduction in approved setbacks. - As the proposed addition would represent more than a 10% increase in floor area, reapproval of the conceptual plan is required. - The Plan Commission and Common Council may attach conditions on both requests as necessary. Staff Recommendation Approve the request to amend an adopted conceptual plan for the planned industrial development of the property located at 5717 E M Copps Drive (Parcel ID 281230801210007). Approve the request for a site plan review to construct a building addition on the property located at 5717 E M Copps Drive (Parcel ID 281230801210007), subject to the following conditions:
--	--

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

Vicinity Map



Background

Overview: Russell Gymnastics is requesting to construct a 2,400 square foot addition onto its building to house additional fitness and storage space. This proposed addition would be located to the south of the building, with no additional parking spaces being proposed.

In 2018, Russell Gymnastics obtained approvals from the Common Council for the construction of its current facility. These approvals were needed as the property is zoned "PID" Planned Industrial Development. When new development is proposed on a lot zoned "PID" Planned Industrial Development, a minimum of two requests must be brought before the Common Council. The first request includes the adoption of a conceptual plan for the property. The scope of this conceptual plan review, as outlined below, is to ensure that the proposed development adheres to the desired physical development of the planned industrial area within East Park Commerce Center. The second request includes the approval of a site plan review.

Sec. 23.02(4)(h) "PID" Planned Industrial Development District

1) Components of a PID

A PID approval consists of two separate steps:

- a) Approval of a rezoning and concept plan, by the Common Council; and*
- b) The subsequent approval of a preliminary subdivision plat or site plan consistent with the PID concept plan by the Planning Commission.*

7) Review Criteria

The Common Council shall consider the following criteria in approving, approving with conditions, or denying a PID rezoning and concept plan:

- a) The proposed PID is consistent with the pertinent elements of the City of Stevens Point Comprehensive Plan and any other adopted plans;*
- b) The proposed development meets the requirements of this zoning ordinance or is granted a specific deviation by the Common Council;*
- c) The proposed PID will reinforce the existing or planned character of the area;*
- d) The site is appropriate for the uses and site design allowed in the proposed PID concept plan;*
- e) The PID demonstrates a higher quality of site design that is more sensitive to the surrounding lands, both built and natural, than is possible under other available zoning districts;*
- f) Public facilities and services including but not limited to schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities are adequate and will not be detrimentally impacted by the development or uses in the proposed PID; and*
- g) The PID will not substantially or permanently injure the appropriate use of adjacent properties.*

For existing developments, the City's Zoning Code provides scenarios where additions can be approved administratively versus needing Common Council approval. Said scenarios are found below.

Sec. 23.02(4)(h) "PID" Planned Industrial Development District

10) Modification of Adopted Concept Plan

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

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

The existing structure on the property has a gross floor area of 12,000 square feet. As the proposed addition would add 2,400 square feet in floor area, it would represent a 20% increase in floor area and would require reapprovals of the conceptual plan. Likewise, per Sec. 23.02(4)(h)(1) a site plan review would be required as part of this conceptual plan reapproval. The following outlines the standards of review for each request.



Proposed Site Plan

Standards of Review – Amend Conceptual Plan

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

Analysis: The subject property is identified as 'Business Park District' per the City's Comprehensive Plan.

Findings: The City’s Comprehensive Plan identifies the ‘Business Park District’ as providing for “industrial, commercial and residential development in a “campus” like setting.” Staff believes that the proposed development is consistent with the Comprehensive Plan. The intent behind a Planning Industrial Development Zoning District is to allow for industrial projects that demonstrate a higher quality of site design that is more sensitive to the surrounding land uses, both built and natural, than is possible under other available zoning

districts. While Russell Gymnastics is not inherently as industrious as neighboring companies (e.g., Lineage Logistics), the proposed addition would match the existing architectural style of the building to

lend itself to have an aesthetic that is similar to a campus-style industrial campus within East Park Commerce Center.

2. The proposed development meets the requirements of this zoning ordinance or is granted a specific deviation by the Common Council.

Analysis: As part of a conceptual plan review, applicants are allowed to ask for deviations from certain provisions of the City's Zoning Code in exchange for a higher-quality site design. The applicant is not requesting any deviations as the proposed addition meets applicable Zoning Code requirements.

Findings: This standard is met.

3. The proposed PID will reinforce the existing or planned character of the area.

Analysis: The proposed addition will utilize the same exterior building materials as what Russell Gymnastics is currently using.

Findings: Given the size of the proposed addition, staff believes that it will not negatively detract from the built environment on the property and within East Park Commerce Center.

4. The site is appropriate for the uses and site design allowed in the proposed PID concept plan.

Analysis: Russell Gymnastics is a permitted land use within the "M-2" Heavy Industrial Zoning District.



Findings: This standard is met.

5. **The PID demonstrates a higher quality of site design that is more sensitive to the surrounding lands, both built and natural, than is possible under other available zoning districts.**

Analysis: While Russell Gymnastics is smaller in building footprint than adjacent industrial buildings, the exterior building material, parking lot configuration and natural landscaping is comparable with other buildings located in the East Park Commerce Center that is subject to this same provision. By retaining a significant amount of trees of the subject property, for example, adds a safeguard to address the slight increase in noise and traffic generation that may be generated from the proposed addition.

Findings: This standard is met.

6. **Public facilities and services including but not limited to schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities are adequate and will not be detrimentally impacted by the development or uses in the proposed PID.**

Analysis: An existing swale is located near the south lot line and is of sufficient size to handle the increase in impervious surfacing that will be provided on the property. Utilities are already connected to Russell Gymnastics of an appropriate size to handle the proposed addition. Given the size of the addition, staff does not believe that a significant increase in traffic will occur to impact the longevity of adjacent roads.

Findings: This standard is met.

7. **The PID will not substantially or permanently injure the appropriate use of adjacent properties.**

Analysis: Adjacent properties are also located within the “PID” Planned Industrial Development District. Staff believes that the site design ensures that the use of the property will not negatively impact adjacent properties.

Findings: This standard is met.

Standards of Review – Site Plan Review

1. Setbacks.

Analysis: The subject property is required to have a minimum 20-foot setback off of the west and south lot line.

Findings: 22’ 2” of setback is provided off of the west lot line, while 26’ 2” of setback is provided off of the south lot line. Minimum setback requirements are met.

2. Parking.

Analysis: One parking stall is required per 600 square feet of floor area. 19 parking stalls are provided.

Findings: The proposed addition would meet the minimum number of parking spaces required on the property.

3. Density.

Analysis: Within the “PID” District, permitted land uses are required to be located on a lot of at least ½ acre in size. The subject property is two acres in size.

Findings: The proposed use will still maintain minimum density restrictions for the subject property.

4. Traffic Generation and Internal Traffic Flow.

Analysis: The subject property abuts one street – E M Copps Drive.

Findings: Staff believes that the proposed addition would not incur a significant increase in traffic generation along E M Copps Drive. As only two additional parking stalls would normally be required for this size of a building addition, staff believes that this standard is met. With the parking lot aisle being 24 feet in width, it exceeds the minimum 22-foot width requirement for two-way traffic flow. This, along with the turnaround near the south lot line, should ensure safe traffic flow within the property.

5. Utilities.

Analysis: Utilities exist within the E M Copps Drive Right-of-Way to support the proposed addition. As mentioned earlier, a swale is located near the south lot line to support stormwater containment on the property.

Findings: This standard is met.



APPLICATION FOR A PLANNED DEVELOPMENT OR PLANNED INDUSTRIAL DEVELOPMENT

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications (if any)				Assigned Case Manager			
Pre-Application Conference Date				Planned Development	☐	Planned Industrial Development	☐

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☐)	
Applicant Name	Cole Myhra	Contact Name	
Address	N216 State Highway 55	Address	
City, State, Zip	Kaukana, WI, 54130	City, State, Zip	
Telephone	920-766-5795	Telephone	
Fax		Fax	
Email	cmyhra@kellerbuilds.com	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name	Russell Gymnastics LLC	Owner's Name	
Address	5717 E M COPPS DR	Address	
City, State, Zip	Stevens Point, WI, 54482	City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

Development Name	Russell Gymnastics		Former Development Name (if any)	N/A	
Area of Subject Property (Acres/Sq Ft)	2.00 Acres/ 87,120sq ft		Proposed Number of Lots	N/A	
Project Address:	5717 E M COPPS DR		Planned Development	☐	Planned Industrial Development ☐
Parcel 1 – Assessor's Parcel ID Number		Parcel 2 – Assessor's Parcel ID Number (if needed)		Parcel 3 – Assessor's Parcel ID Number (if needed)	
281-23-0801210007		N/A		N/A	
Number of Residential Units Proposed		Proposed Gross Residential Density		Commercial Space Proposed Sq. Ft.	
N/A		N/A			
Source of Utilities: Public			Streets Created or Extended as part of Subdivision? If Yes What Types?		
Water	Yes	Sewer	Yes	N/A	
List all uses that will occur as part of the proposed Planned development or Planned Industrial Development below. (Use additional pages if necessary)					
This will be an expansion to an existing building that will maintain its current use as a gymnastics facility.					

Describe proposed project and details about the uses listed above. Include the time schedule (if any) for development. (Use additional pages if necessary)	
The proposed project is an addition to the existing Gymnastics facility that is on site. It will continue to operate in the same capacity as it does now.	
Expressly identify any and all requested deviations from the zoning code. (Use additional pages if necessary)	
The proposed project is within the PID district and needs an amendment to the plan in order to approve the conceptual site plan.	
If a Planned Industrial Development, identify any and all measures that will be taken to mitigate negative impacts both and to protect the environment and surrounding property. (Use additional pages if necessary)	
There will be no stormwater flow changes to this property or any impacts that get close to the surrounding properties. This is a small addition to the South end of the existing building.	
Describe why none of the districts available in the zoning code will allow the project proposed. (Use additional pages if necessary)	
N/A	
Describe how the project demonstrates innovative development techniques and a higher quality of development not achievable under the standards of the zoning code. (Use additional pages if necessary)	
This is an addition to the existing structure and will match all of the build quality and materials used on the existing structure.	
Current Zoning Surrounding Subject Property	
North:	ROW/PID
South:	M2 Heavy Industrial
East:	PID - Planned Industrial Development
West:	M2- Heavy Industrial
Current Land Use Surrounding Subject Property	
North:	ROW
South:	Casual Apparel Store (Lands End)
East:	Vacant
West:	Vacant

EXHIBITS (MAJOR SUBDIVISION)

Owner Information Sheet	☐	Additional Exhibits If Any (List):
Letter to District Alderperson	☐	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	☐	
Detailed list of requested deviations	☐	
Site Plan (designating primary, side, and service street frontages)	☒	
Elevations Shown on grading plan	☒	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	☒	
Open Space Plan if Cluster Subdivision N/A	☐	
Street Plan with Cross-sections N/A	☐	
Utility Plan N/A	☐	

Landscape Plan (including any equivalent alternative landscaping requests)	☐	
Stormwater Plan	☐	
Design plans for any and all proposed buildings	☐	

CERTIFICATION AND SIGNATURE

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

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	1/18/24	DocuSigned by: Debra Russell 45CA475F0088499...	1/18/2024



City of Stevens Point
Community Development Department

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

APPLICATION FOR A SITE PLAN REVIEW

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

ADMINISTRATIVE SUMMARY (Staff Use Only)

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

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☐)	
Applicant Name	Cole Myhra	Contact Name	
Address	N216 State Highway 55	Address	
City, State, Zip	Kaukana, WI, 54130	City, State, Zip	
Telephone	920-766-5795	Telephone	
Fax		Fax	
Email	cmyhra@kellerbuilds.com	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name	Russell Gymnastics LLC - Dave & Debbie Russell	Owner's Name	
Address	5717 E M COPPS DR	Address	
City, State, Zip	Stevens Point, WI, 54482	City, State, Zip	
Telephone	(715) 252-9134	Telephone	
Fax		Fax	
Email	deb@russellgymnastics.com	Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
281-23-0801210007		
Legal Description of Subject Property		
Lot 1 of CSM 11102-51-82 for Russell Gymnastics		
Area of Subject Property (Acres/Sq Ft)		
2.00 ACRES 87,126.30 SQFT		
Current Zoning District(s)		
M2 Heavy Industrial, PID Planned Industrial Development		

Designated Future Land Use Category	Current Use of Property	Proposed Use of Property
M2 Heavy Industrial	Gymnastics Facility	Gymnastics Facility
Describe land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)		
Current land use will continue to be applicable, this is just a small addition onto the South side of the existing building. Land use will continue to be a gymnastics facility.		
Current Zoning Surrounding Subject Property		
North:	ROW/PID	South: M2 Heavy Industrial
East:	PID - Planned Industrial Development	West: M2- Heavy Industrial
Current Land Use Surrounding Subject Property		
North:	ROW	South: Casual Apparel Store (Lands End)
East:	Vacant	West: Vacant

EXHIBITS

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

CERTIFICATION AND SIGNATURE

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

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	1/18/24	DocuSigned by: Debra Russell 45CA475F0088499...	1/18/2024

From: [Placek, Taylor](#)
To: [District 6](#)
Cc: [Myhra, Cole \(Keller Inc.\)](#); [Meisel, Colin](#); [Adam Kuhn](#)
Subject: Russell Gymnastics 5717 E M Copps Dr - Addition Project Notification
Date: Monday, February 12, 2024 10:26:16 AM
Attachments: [image645365.png](#)
[image144489.png](#)
[image855657.png](#)
[image140734.png](#)
[image250005.png](#)
[image836915.png](#)

Good morning,

This email is to notify you that we are proposing to construct an addition to the existing 12,098 Sq/ft building (Russell Gymnastics) at 5717 E M Copps Dr. The proposed addition will be 2,400 Sq/ft, there will be no significant grade changes and no additions/modifications to the existing parking will be necessary. There will be an addition of a 10 ft x 29.5 ft concrete apron that will tie into the existing parking lot, this is to provide access to an overhead door.

Let me know if you have any questions or concerns.

Thank you!

Taylor S. Placek

Reality Capture / Design Engineer



 TPlacek@ruekert-mielke.com
 ruekertmielke.com



Learn how our employee owners “make community possible” at R/M! [Watch Video](#)

RUSSELL GYMNASTICS EXPANSION
CITY OF STEVENS POINT
PORTAGE COUNTY
WISCONSIN

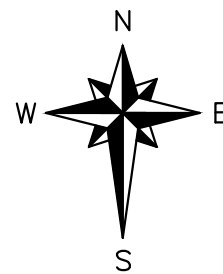


Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES N216 State Road 55 P.O. Box 520 Kaukauna, WI 54130 Phone (920)766-5795 1-800-236-2534 Fax (920)766-5004	MADISON 3308 Nursery Drive Middleton, WI 53562 Phone (608)445-2245
MILWAUKEE W204 N11509 Goldendale Rd Germantown, WI 53022 Phone (262)250-9710 1-800-236-2534 Fax (262)250-9740	WAUSAU 5605 Lilac Ave Wausau, WI 54401 Phone (715)849-3141 Fax (715)849-3181

www.kellerbuilds.com



LOCATION MAP IS NOT TO SCALE

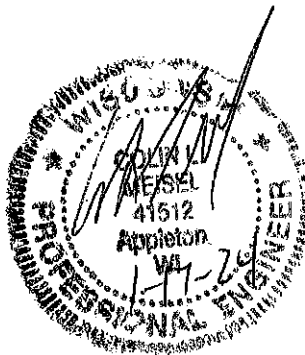
SHEET INDEX

SHEET NO.	DESCRIPTION
C1.0	COVER SHEET
C2.0	GENERAL NOTES
C3.0	EXISTING CONDITIONS
C4.0	SITE PLAN
C5.0	GRADING AND EROSION CONTROL PLAN
C6.0	CONSTRUCTION DETAILS

OWNER:
RUSSELL GYMNASTICS LLC
5717 E M COPPS DR
STEVENS POINT, WI 54482

ENGINEER:
RUEKERT-MIELKE INC.
1400 LOMBARDI AVE, GREEN BAY, WI

R & M PROJECT #8341-10154
PROJECT MANAGER: COLIN MEISEL, PE
PHONE: (920) 876-6382



Ruekert • Mielke
Waukesha • Kenosha • Madison
Global Water Center • Fox Valley
www.ruekertmielke.com

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PROPOSED FOR:

RUSSELL GYMNASTICS EXPANSION

STEVENS POINT, WISCONSIN

5717 E M COPPS DR

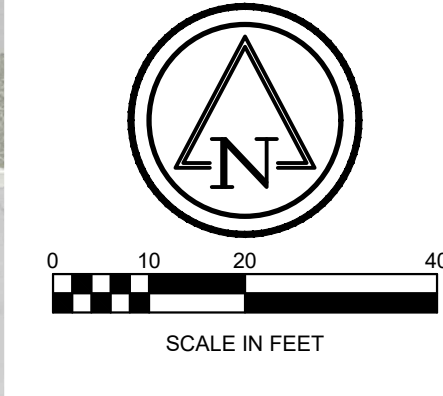
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REVISIONS

PROJECT MANAGER: C. Myhra
DESIGNER: C. MEISEL
DRAWN BY: T. Placek
EXPEDITOR: J. Hartzheim
SUPERVISOR: V. Valinskas
PRELIMINARY NO: -----
CONTRACT NO: 83133
DATE: 01/17/2024
SHEET: C1.0

COVER SHEET C1.0

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Fax (920)766-5004

MILWAUKEE
W204 N11509
Goldendale Rd
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Phone (262)250-9710
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MADISON
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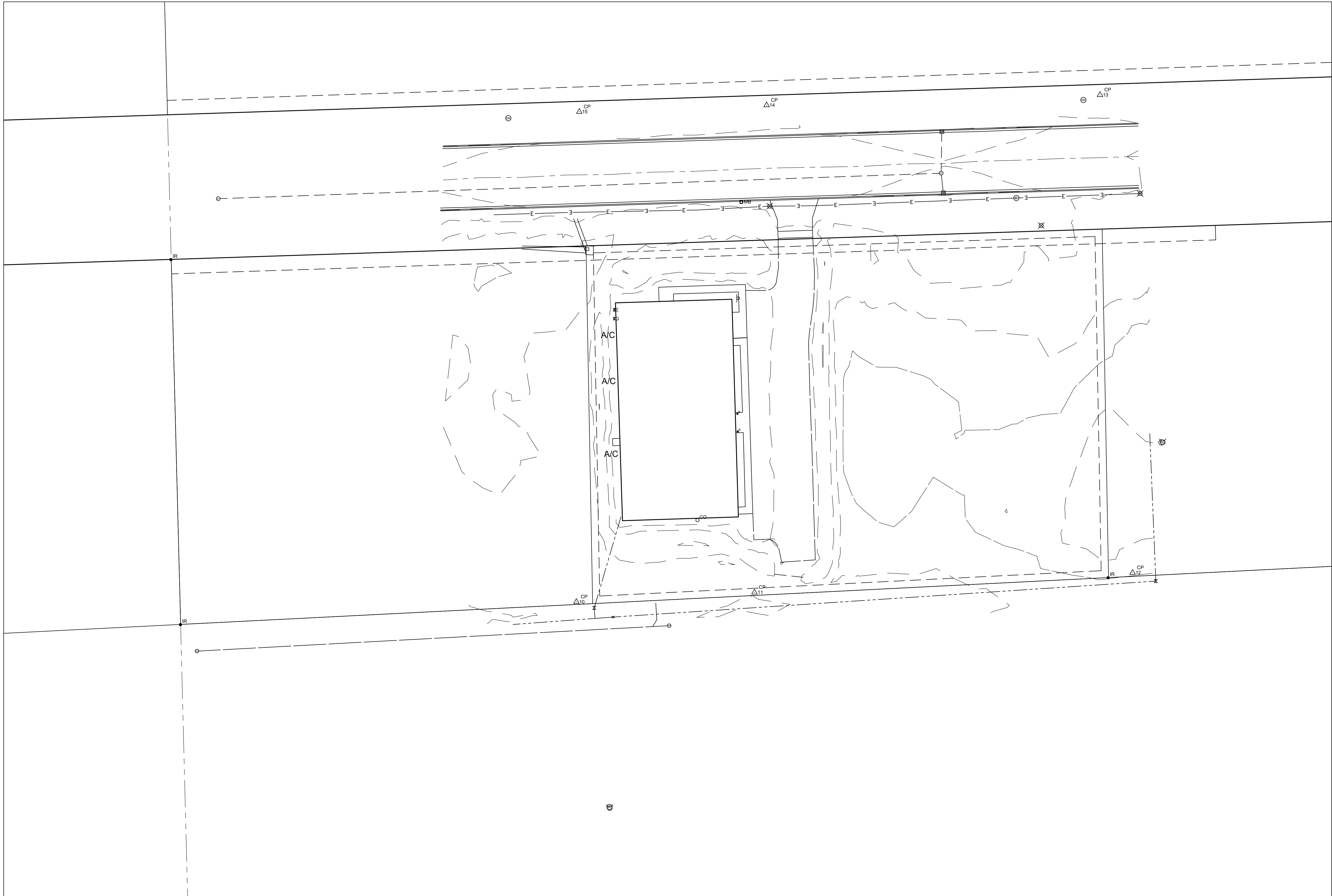
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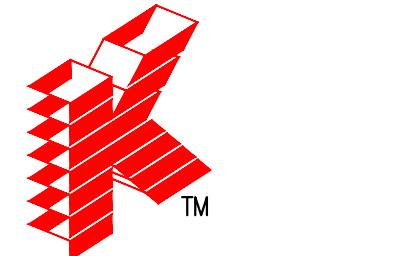
SHEET: C3.0

Point Table				
Point #	Raw Description	Elevation	Northing	Easting
11	CP 11 /IR WITH CAP	1108.089	197570.0540	184382.3260
10	CP 10 /IR WITH CAP	1108.284	197563.5410	184259.2640
12	CP 12 /IR WITH CAP	1109.938	197583.6980	184643.6670
13	CP 13 /M&B 1'S OF NORTH EDGE OF PATH	1108.187	197913.9850	184621.1240
14	CP 14 /M&B 1'S OF NORTH EDGE OF PATH	1108.282	197906.8670	184390.7150
15	CP 15 /M&B 1'S OF NORTH EDGE OF PATH	1108.207	197902.2970	184261.2680



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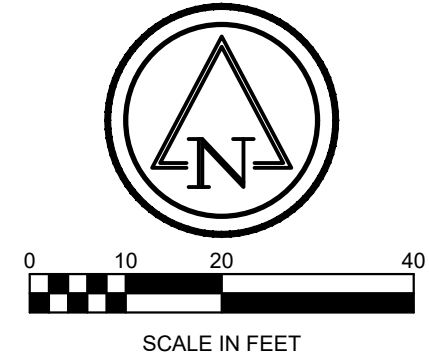
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SHEET: C1.0

COVER SHEET

"ISSUED FOR CONSTRUCTION"



- LEGEND**
- PROPOSED BUILDING
 - PROPOSED STANDARD HMA ASPHALT
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED CONCRETE SIDEWALK

PROJECT INFORMATION	
ZONING	PID - PLANNED INDUSTRIAL DEV.
LOT AREA	2.00 AC
EXISTING IMPERVIOUS	0.52 AC
PROPOSED IMPERVIOUS	0.57 AC
LAND DISTURBANCE	0.11 AC
STANDARD PARKING STALLS	17
VAN ASSESSABLE PARKING STALLS	1
TOTAL PARKING STALLS	18
GREEN SPACE	1.43 AC
PROPOSED GYM ADDITION	
PARKING REQUIREMENTS: 1 SPACE/600SQ.FT OF OFFICE SPACE; PLUS 1 SPACE/4000 SQFT OF GROSS FLOOR AREA= TOTAL PARKING NEEDED IS 4	



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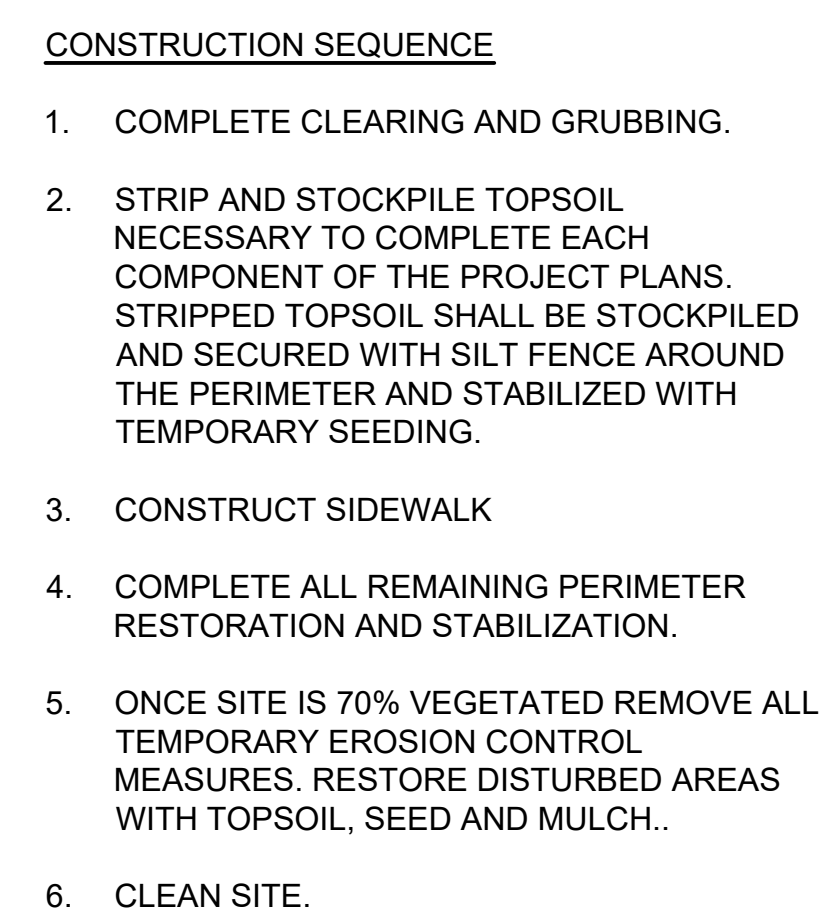
DATE:	01/17/2024
SHEET:	C4.0

SITE PLAN

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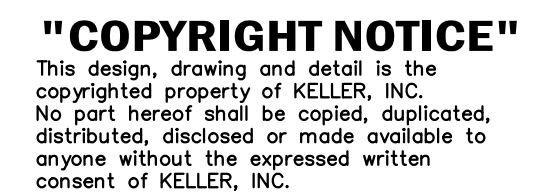
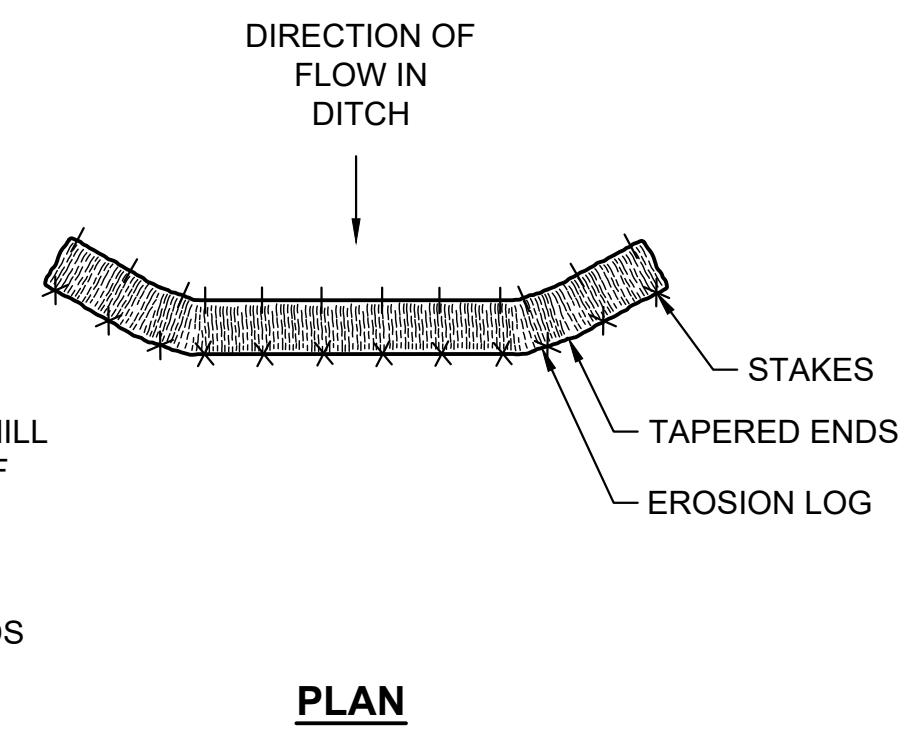
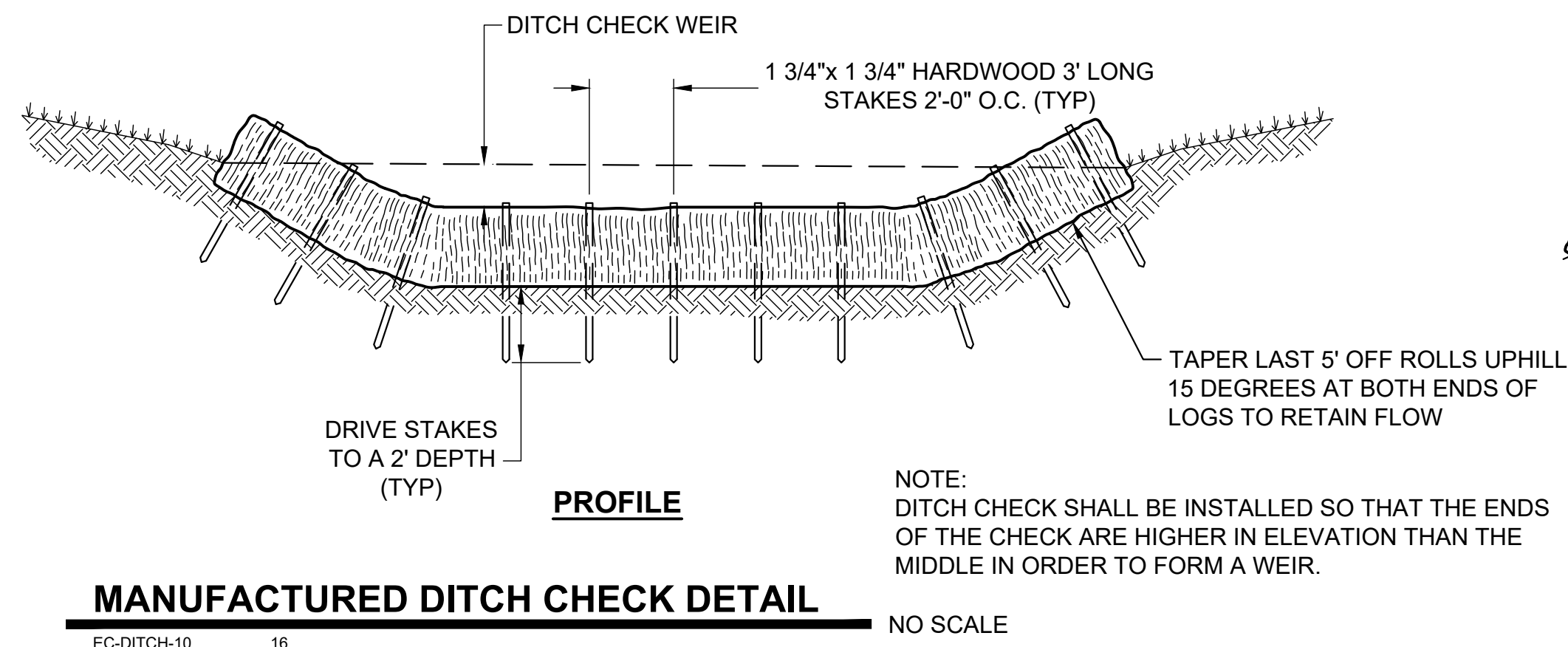
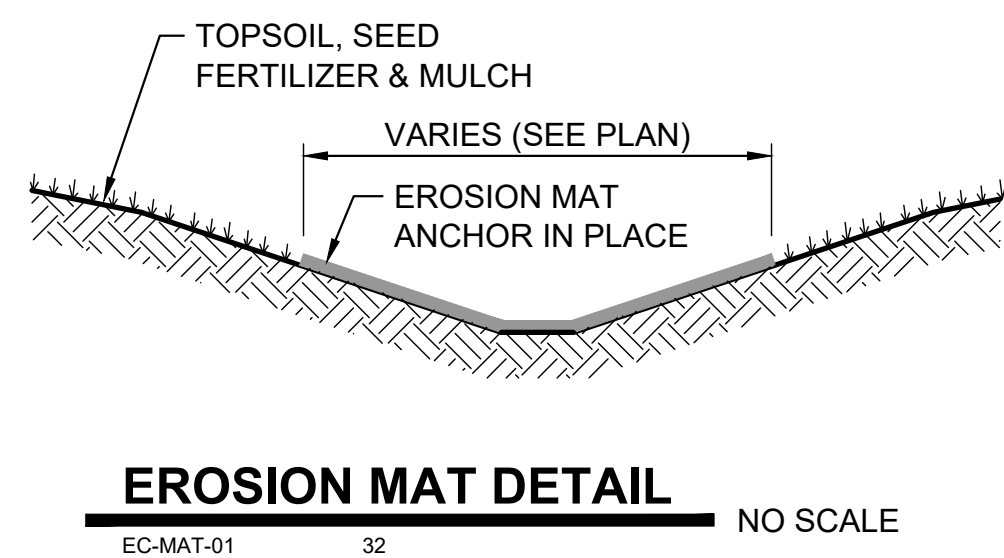


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CONTRACT NO:	
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	650

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"ISSUED FOR CONSTRUCTION"

Page 45 of 63



MEMORANDUM

To: Plan Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

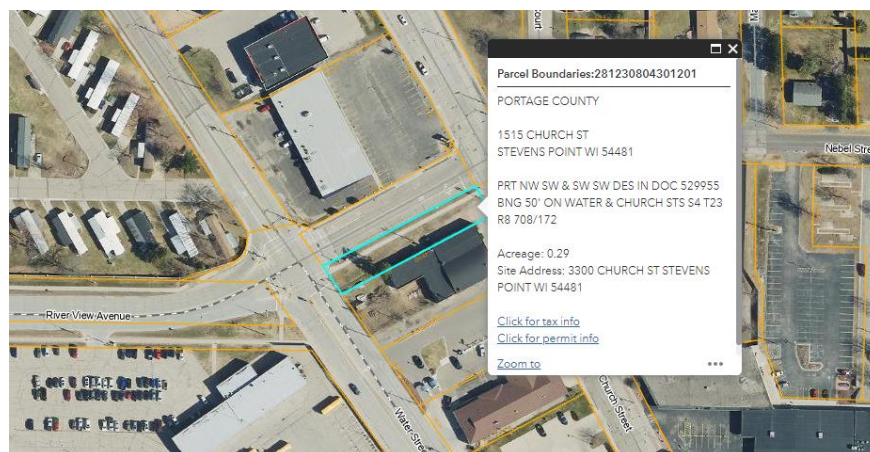
Date: March 4, 2024

RE: **A request to accept 0.113 acres of land located at 3300 Church Street**

Background: City Public Works staff have been working with the Portage County Highway Department regarding the possible acceptance of a portion of 3300 Church Street. As shown within the attached, the Portage County Board of Supervisors approved selling 7,774 square feet of the subject property to the adjacent lot to the south (i.e., 3308 Church Street) and 4,920 square feet of the subject property to the City. The 4,920 square feet of land under consideration contains road infrastructure and already is described for right-of-way purposes per previously recorded road plats.

Pursuant to §66.23(5), the Plan Commission needs to provide a recommendation to the Common Council on the possible acceptance of this land.

Staff Recommendation: Public Works staff recommends approval.



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

RESOLUTION NO. 212-2022-2024

TO THE HONORABLE CHAIRMAN AND MEMBERS OF THE PORTAGE COUNTY BOARD OF SUPERVISORS:

RE: APPROVING AND AUTHORIZING THE SALE OF COUNTY OWNED PROPERTY AND DEDICATING ROAD RIGHT OF WAY IN THE CITY OF STEVENS POINT

WHEREAS, Portage County obtained ownership of approximately 0.291 acres of real property in the City of Stevens Point in 1997 as part of the CTH HH roadway expansion project; and

WHEREAS, the parcel includes 0.113 acres of land held for highway purposes along the City of Stevens Point's Nebel Street and 0.178 acres of land not necessary for highway purposes; and

WHEREAS, the Portage County Highway Committee received a Vacant Land Offer to Purchase approximately 0.178 acres of this property from the adjacent landowner, Robert and Sharon LaBlanc, as set forth in the attached contract summary form; and

WHEREAS, Wis. Stats. § 83.08(4) authorizes the County Board to sell county property when such property is no longer necessary for the county's use for highway purposes; and

WHEREAS, the sale of this property is in the public interest for economic development and increased property tax base purposes; and

WHEREAS, the dedication of the road right-of-way to the City of Stevens Point is necessary as the land abuts the City's Nebel Street and clarifies future right-of-way maintenance responsibilities.

FISCAL NOTE: No appropriations or funds are necessary for this resolution.

NOW, THEREFORE, BE IT RESOLVED that the Portage County Board of Supervisors hereby approves and authorizes the sale of property to Robert and Sharon LaBlanc, as set forth herein and in the attached contract summary form.

BE IT FURTHER RESOLVED that the Portage County Board of Supervisors hereby authorizes the road right-of-way dedication for the parcel abutting Nebel Street as described in the attachment.

BE IT FURTHER RESOLVED that the Portage County Board of Supervisors hereby authorizes the County Executive, Officials, and Staff to execute all necessary documents to sell this property and dedicate the road right-of-way to the City of Stevens Point.

SUBMITTED THIS 20th DAY OF FEBRUARY 2024

RESPECTFULLY SUBMITTED
PORTAGE COUNTY HIGHWAY COMMITTEE

Date: February 12, 2024

AYE
Matt Jacowski (Chair)

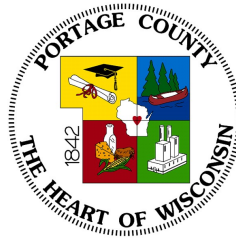
AYE
Dave Ladick (Vice Chair)

EXCUSED
Stan Potocki

AYE
Steve Cieslewicz

AYE
Scott Soik

Portage County
Highway Department



800 Plover Road
Plover, WI 54467

Nathan Check, PE
Commissioner

Phone: 715-345-5355
Fax: 715-345-5356

Date: February 7, 2024

To: Highway Committee

From: Nathan Check, P.E.

Subject: Discussion and Possible Action on Resolution Approving and Authorizing the Sale of County Owned Property and Dedicating Road Right-of-Way in the City of Stevens Point, Nebel Street

Background:

The excess property along Nebel Street has been discussed at the November and December 2023 Highway Committee meetings. At the December meeting, the Committee approved the sale of the property to the Robert and Sharon LaBlanc at a purchase price of \$5,000.

Analysis:

The LaBlanc's did not wish to purchase any portion of the area held for highway purposes so staff worked with the City of Stevens Point to draft legal descriptions for the land to be purchased as well as the portion that is used for highway purposes which will be dedicated to the City of Stevens Point. Additional survey is not needed as the original road plat provided for a separate description of the land used for highway purposes.

This approach would put a majority of the parcel back on the tax roll while also divesting of the County's maintenance responsibility in the roadway portion.

Fiscal Impact:

If the parcel was to be retained by the County, the ongoing mowing and winter sidewalk maintenance will vary year-to-year dependent on weather. While it may not be a significant cost, it is a cost to the County Highway budget for maintenance along a City street. Every mobilization and mowing/plowing would be in the \$200 to \$400 range.

Conversely, the sale of the property will result in \$5,000 of revenue which is to be deposited in the county highway fund per statute. The dedication of the road right-of-way to the City will also clarify and future maintenance responsibilities and remove the County from those responsibilities.

Recommendation:

Staff recommends that the Committee approve the attached resolution which approves the land sale to the LaBlanc's and dedicates the road right-of-way to the City of Stevens Point.

Attachments: Resolution
Contract Summary Form

County Engineer – Lucas Meddaugh
County Patrol Manager – Kory Kukuczka State Patrol Manager – David Johnson
Parts Room / Shop Manager – Corey Giese Assistant Patrol Manager – Bob Lang
Finance Office Supervisor – Stacy Zerby Financial Associate III – Kristen Hancock

NEBEL STREET RIGHT OF WAY
LEGAL DESCRIPTION
PIN. 281-2308-04-3012-01

That part of the Northwest Quarter of the Southwest Quarter of Section 4, Township 23 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin described as follows:

Commencing at the southwest corner of Section 4; thence South 88 degrees 36 minutes 45 seconds East along the south line of said Section 4 a distance of 986.72 feet; thence North 01 degree 23 minutes 15 seconds East 1,302.95 feet to the northwest corner of Lot 1 of Portage County Certified Survey Map Number 1-101 and the northeasterly right of way line of Water Street and County Road HH; thence North 34 degrees 57 minutes 55 seconds West along said northeasterly right of way line 31.07 feet to the southeasterly right of way line of Nebel Street and the **point of beginning**; thence continuing North 34 degrees 57 minutes 55 seconds West along the northwesterly extension of said northeasterly right of way line of Water Street and County Road HH 19.33 feet; thence North 62 degrees 14 minutes 48 seconds East 257.10 feet to the northwesterly extension of the southwesterly right of way line of Church Street; thence South 27 degrees 39 minutes 01 second East along said northwesterly extension 32.55 feet to said southeasterly right of way line of Nebel Street; thence North 71 degrees 02 minutes 45 seconds West along said southeasterly right of way line 19.17 feet; thence continuing South 62 degrees 06 minutes 35 seconds West along said southeasterly right of way line 241.47 feet to the **point of beginning** and there terminating.

Said parcel contains 4,920 square feet (0.113 acres).



TO: City Plan Commission

FROM: Ryan Kernosky, Director of Community Development

DATE: March 4, 2024

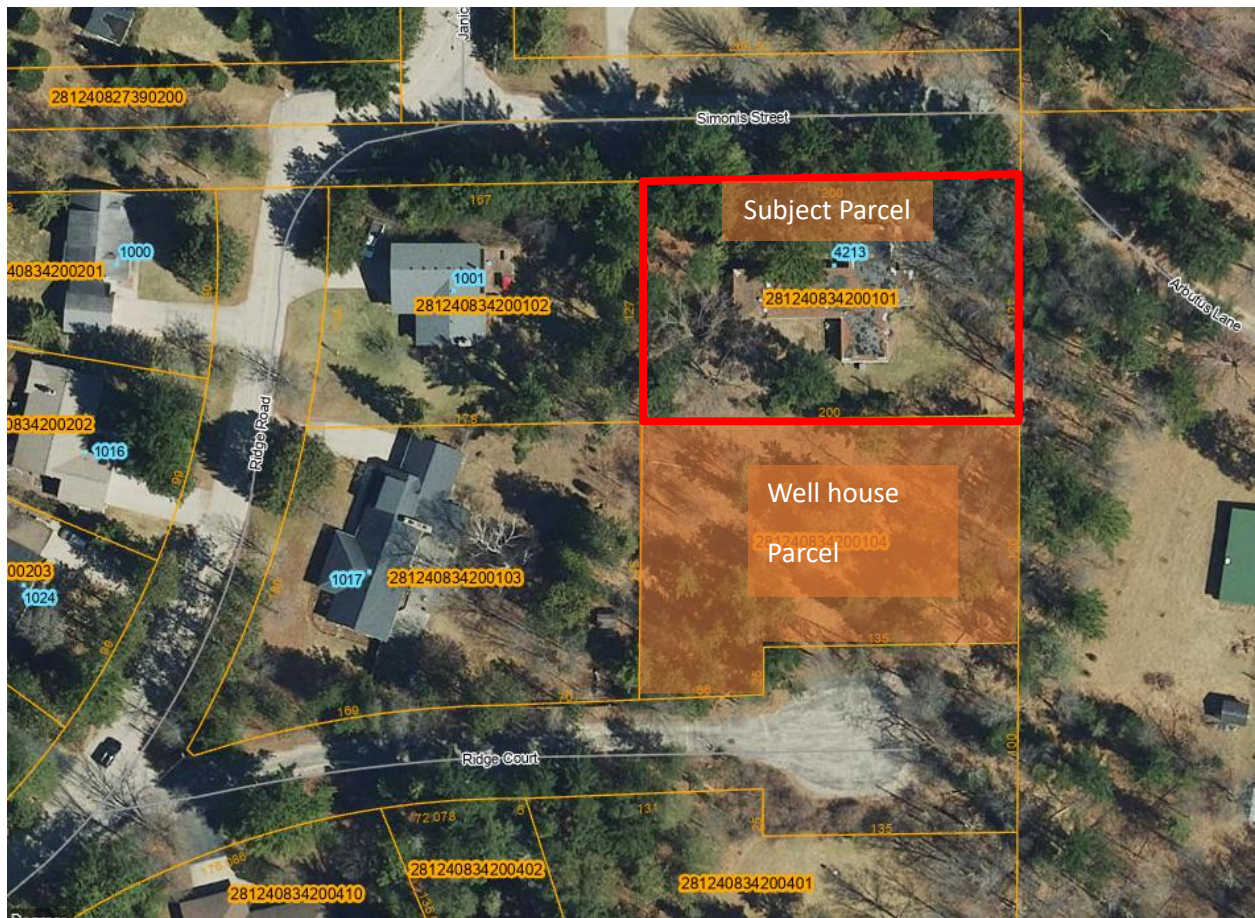
RE: **Request from the City of Stevens Point to sell 4213 Simonis Street (PID 281240834200101)**

Commissioners –

Pursuant to §66.23(5) Wis. Stats. the City Planning Commission needs to provide a recommendation to the Common Council on the disposition of 4213 Simonis Street (PID 281240834200101). As the Commission may recall, the City acquired the subject parcel and the adjacent vacant parcel as part of a larger acquisition for the construction of a new municipal water well house on the vacant parcel. There is no need to retain ownership of the subject parcel once the well house is constructed.

As such, we are requesting to sell the property. It is likely that we will list it with a realtor and place it on the open market.

Staff recommends approval as presented.





TO: City Plan Commission

FROM: Ryan Kernosky, Director of Community Development

DATE: March 4, 2024

RE: **Utility Easement Agreement Across Parcel 020240834-02.05**

Commissioners –

The City's Utility Department has been working with the property owner of parcel 0202408334-02.05 for a utility easement to install a water main from the proposed Well #12 wellhouse (end of Ridge Court) to the Water Treatment Facility located adjacent to Main Street. A visual is below:



Consistent with [§62.23\(5\)](#) this matter is before the Commission for review.
Staff Recommends APPROVAL as presented.

“City of Wonderful Water”

UTILITY EASEMENT AGREEMENT

Document Number

Document Name

This Utility Easement Agreement (this “**Easement Agreement**”) is made and entered into by and between DAVID J. KOSOBUCKI and DEBORAH R. KOSOBUCKI, husband and wife (collectively referred to herein as “**Grantor**”) and CITY OF STEVENS POINT, a Wisconsin municipal corporation (“**Grantee**”).

WHEREAS, Grantor is the fee title owner of certain real property located in the Town of Hull, Portage County, State of Wisconsin, as more particularly described on **Exhibit A**, attached hereto and incorporated herein (the “**Property**”); and

WHEREAS, Grantee has requested that Grantor grant a perpetual utility easement over the east one hundred fifty (150) feet of the Property (the “**Easement Area**”) and a temporary construction easement further described below, subject to the terms and conditions described herein.

Recording Area

Name and Return Address

**Attorney Keith J. Pilger
Anderson O’Brien, LLP
1257 Main Street
Stevens Point, WI 54481**

020240834-02.05

Parcel Identification Number (PIN)

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. **Grant of Easement.** Grantor grants to Grantee a perpetual non-exclusive easement on, over, under and across that portion of the Property located within the Easement Area (the “**Easement**”) to construct, reconstruct, maintain, operate, replace, and remove buried water pipelines and other related fixtures, equipment, and appurtenances that may from time to time be required, with the right of ingress and egress for the purpose of this grant, over that portion of the Property located within the Easement Area. Grantee agree that all improvements shall be located below grade.

2. **Temporary Construction Easement.** During the period of construction or installation of improvements within the Property, Grantee shall have a temporary construction easement over those portions of the Property located within one hundred (100) feet of the Easement Area for the purpose of transporting equipment and materials in connection with the construction or installation of improvements within the Easement Area. The temporary construction easement shall expire upon the completion of the installation of Grantee’s facilities described in Section 1 above.

3. **Maintenance and Restoration.** Grantee, at Grantee’s sole expense, shall have the right to remove from the Easement Area any structure, trees, shrubbery, or other obstruction which reasonably interferes with Grantee’s enjoyment of the Easement rights granted herein. Grantee, at Grantee’s sole expense, shall promptly restore the surface disturbed by any construction, maintenance, or other activities within the Easement Area to its condition before the disturbance and shall remove all debris, spoils and equipment resulting from or used in connection with Grantee’s activities within the Easement Area. All work performed by Grantee within the Easement Area shall be performed in a proper workmanlike manner.

4. Grantee's Obligations. In consideration for the easements and other rights granted by Grantor to Grantee, as more particularly described herein, Grantee agrees to improve Grantor's existing driveway located on the Property by adding asphalt pavement, at Grantee's sole expense. The area to be paved by Grantee pursuant to this Section 4 will start at the end of the current asphalt pavement at the end of Simonis Street over what is commonly referred to as "Arbutus Lane" and continuing to the north end of the current asphalt paved driveway serving Grantee's adjacent property directly to the south of the Property. Grantee agrees to complete the foregoing improvements no later than twelve (12) months following the completion of the installation of Grantee's facilities described in Section 1 above.

5. Indemnification. To the extent permitted by law, Grantee shall indemnify Grantor from and against all loss, costs (including reasonable attorney fees), injury, death, or damage to persons or property that at any time following the date of this Easement Agreement may be suffered or sustained by any person or entity in connection with Grantee's activities conducted on the Property, regardless of the cause of the injury, except to the extent caused by the gross negligence or misconduct of Grantor or Grantor's agents or employees.

6. Consistent Uses Allowed. Grantor reserves the right to use the Easement Area for purposes that will not interfere with Grantee's full enjoyment of the easement rights granted in this Easement Agreement. Provided however, Grantor agrees not to construct any permanent structure over or within the Easement Area but Grantor may install landscaping (excluding trees), blacktop, or similar improvements within the Easement Area.

7. Covenants Run with Land. All terms and conditions in this Easement Agreement, including the benefits and burdens, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by Grantor and Grantee and their respective successors and assigns. The party named as Grantor in this Easement Agreement and any successor or assign to Grantor as fee simple owner of the Property shall cease to have any liability under this Easement Agreement with respect to facts or circumstances arising after the party has transferred its fee simple interest in the Property.

8. Non-Use. Non-use or limited use of the easement rights granted in this Easement Agreement shall not prevent the benefiting party from later use of the easement rights to the fullest extent authorized in this Easement Agreement.

9. Entire Agreement. This Easement Agreement shall be construed and enforced in accordance with the laws of the State of Wisconsin and sets forth the entire understanding of the parties and may not be changed except by a written document executed and acknowledged by all parties to this Easement Agreement and duly recorded in the office of the Register of Deeds of Portage County, Wisconsin.

10. Notices. All notices to either party to this Easement Agreement shall be delivered in person or sent by certified mail, postage prepaid, return receipt requested, to the other party at that party's last known address. If the other party's address is not known to the party desiring to send a notice, the party sending the notice may use the address to which the other party's property tax bills are sent. Either party may change its address for notice by providing written notice to the other party.

11. Invalidity. If any term or condition of this Easement Agreement, or the application of this Easement Agreement to any person or circumstance, shall be deemed invalid or unenforceable, the remainder of this Easement Agreement, or the application of the term or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term and condition shall be valid and enforceable to the fullest extent permitted by law.

12. Waiver. No delay or omission by any party in exercising any right or power arising out of any default under any of the terms or conditions of this Easement Agreement shall be construed to be a waiver of the right or power. A waiver by a party of any of the obligations of the other party shall not be construed to be a waiver of any breach of any other terms or conditions of this Easement Agreement.

13. Enforcement. Enforcement of this Easement Agreement may be by proceedings at law or in equity against any person or persons violating or attempting or threatening to violate any term or condition in this Easement Agreement, either to restrain or prevent the violation or to obtain any other relief. If a suit is brought to enforce this Easement Agreement, the prevailing party shall be entitled to recover its costs, including reasonable attorney fees, from the nonprevailing party.

14. No Public Dedication. Nothing in this Easement Agreement shall be deemed a gift or dedication of any portion of the Easement granted under this Easement Agreement to the general public or for any public purpose whatsoever.

15. Grantee's Right to Purchase the Property. In addition to the easements described herein, Grantor has agreed to grant Grantee the right to purchase the Property and Grantor's adjacent real estate, as more particularly described in that certain Right of First Refusal Agreement between the parties executed simultaneously with this Easement Agreement.

(Signature Pages Attached)

By signing below, the undersigned have agreed to the terms and conditions of this Easement Agreement.

GRANTOR:

David J. Kosobucki

Date:_____

Deborah R. Kosobucki

Date:_____

STATE OF WISCONSIN)
) ss.
PORTAGE COUNTY)

Personally came before me on this ____ day of February, 2024, the above-named David J. Kosobucki and Deborah R. Kosobucki to me known to be the person who executed the foregoing instrument and acknowledged the same.

SEAL

*

Notary Public, State of Wisconsin
My commission:_____

GRANTEE:

CITY OF STEVENS POINT

By: _____

Its: _____

Date: _____

STATE OF WISCONSIN)
) ss.
_____ COUNTY)

Personally came before me on this _____ day of February, 2024, the above-named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

SEAL

*

Notary Public, State of Wisconsin

My commission: _____

CONSENT OF MORTGAGEE

The undersigned, being the hold of a mortgage against the Property, consents to the grant of the easement and temporary construction easement set forth above and agrees that its interest in the Property is subject to the easements granted herein.

[NAME OF MORTGAGE HOLDER]

By:_____

Its: _____

Date:_____

STATE OF WISCONSIN)
) ss.
_____ COUNTY)

Personally came before me on this _____ day of February, 2024, the above-named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

SEAL

*

Notary Public, State of Wisconsin
My commission:_____

THIS INSTRUMENT DRAFTED BY:
Attorney Keith J. Pilger
Anderson O'Brien, LLP
1257 Main Street, P.O. Box 228
Stevens Point, WI 54481

Exhibit A
(Legal Description of Property)

The Northwest Quarter of the Northeast Quarter of Section 34, Township 24 North, Range 8 East, Town of Hull, Portage County, Wisconsin, EXCEPT part conveyed to Nick C. Zurawski as recorded in Book 172 of Deeds, page 96, EXCEPT part conveyed to the City of Stevens Point as recorded in Book 222 of Deeds, page 56, FURTHER EXCEPT part conveyed to State of Wisconsin as recorded in Volume 274 of Records, page 271, AND FURTHER EXCEPT part conveyed to the City of Stevens Point as recorded in Volume 750 of Micro-Records, page 59, as Document No. 533673.

Community Development Report, November 2023

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees	
Single Family	N/A				
Two-Family	N/A				
Multi-Family	N/A				
Commercial/Industrial	2	Business Incubator #1 5180 Coye Dr	\$80,000.00	\$987.60	
	1	123 Storage (Phase 4) 5017 Heffron St	\$41,012.00	\$500.00	
	1	Marshfield Clinic Maintenance Building 4100 Highway 66	\$141,500.00	\$700.00	
Additions or Alterations	# of Permits	Declared Valuation		Fees	
Residential	68	\$606,455.63		\$4,639.15	
Commercial	34	\$1,301,660.89		\$8,540.21	
Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
106	\$2,170,628.52	\$15,366.96	1431	\$66,035,131.39	\$298,907.15

2022	1529	\$96,989,861.62	\$376,726.55
2021	1436	\$45,353,681.89	\$236,635.17
2020	1384	\$153,926,648.73	\$359,614.57

Violation Report

Abandoned Vehicle on Property	12
Bulk Waste at Curb Early	34
Commercial Building Violation	1
Construction Work Without Permits	4
Debris on Property	24
Exterior Violations on House	27
Illegal Pets or Livestock	2
Infestation	1
Interior Housing Violations	1
Native Lawn Plan	4 ++
Potholes	+
Property Encumbrance	
Public Works Violation	1 +
Snow & Ice Removal - Sidewalk	
Tall Grass or Noxious Weeds	
Trash Containers Improperly Stored	17
Vacant Building/Home	
Vehicle Parked on Grass	41
Vision Obstruction in Roadway or Intersection	
Zoning Violations	2
Total Violations / Total Service Fees Billed	171 \$2,400
Voluntary Compliance Rate for Tagged/Verbal	48/54 88%

+ Referred to another department

++ Perpetual

Community Development Report, December 2023

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees
Single Family	1	2501 Nebel St, Lot #601	\$40,534.00	\$683.00
Two-Family	N/A			
Multi-Family	N/A			
Commercial/Industrial	1	Marshfield Clinic Maintenance Building (PLB) 4100 Highway 66	\$4,000.00	\$200.00
	1	Business Incubator #2 5182 Coyle Dr	\$79,000.00	\$937.60

Additions or Alterations	# of Permits	Declared Valuation	Fees
Residential	60	\$291,001.86	\$3,621.00
Commercial	20	\$601,608.78	\$3,769.01

Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
83	\$1,016,144.64	\$9,210.61	1514	\$67,051,276.03	\$308,117.76

2022	1624	\$98,389,093.79	\$389,443.51
2021	1527	\$46,034,305.79	\$244,017.77
2020	1473	\$154,757,857.19	\$368,925.30

Violation Report

Abandoned Vehicle on Property	2
Bulk Waste at Curb Early	12
Commercial Building Violation	
Construction Work Without Permits	
Debris on Property	11
Exterior Violations on House	6
Illegal Pets or Livestock	2
Infestation	
Interior Housing Violations	
Native Lawn Plan	++
Potholes	+
Property Encumbrance	
Public Works Violation	+
Snow & Ice Removal - Sidewalk	28
Tall Grass or Noxious Weeds	
Trash Containers Improperly Stored	10
Vacant Building/Home	
Vehicle Parked on Grass	11
Vision Obstruction in Roadway or Intersection	
Zoning Violations	

Total Violations / Total Service Fees Billed	82	\$2,600
Voluntary Compliance Rate for Tagged/Verbal	16/21	76%

+ Referred to another department

++ Perpetual

Community Development Report, January 2024

Construction Report

New Construction	# of Permits	Location	Declared Valuation		Fees
Single Family	1	1430 Torun Rd #318	\$73,000.00		\$683.00
	1	1430 Torun Rd #320	\$73,000.00		\$683.00
	1	1430 Torun Rd #331	\$73,000.00		\$683.00
Two-Family	N/A				
Multi-Family	N/A				
Commercial/Industrial	1	Marshfield Clinic Maintenance Building (HVAC) 4100 Highway 66	\$6,000.00		\$275.00
	1	South Point Plaza II (HVAC) 2001 Patch St	\$6,300.00		\$275.00
Additions or Alterations	# of Permits	Declared Valuation			Fees
Residential	70	\$601,781.96			\$6,183.45
Commercial	30	\$6,799,012.17			\$41,833.54
					*
Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
105	\$7,632,094.13	\$50,615.99	105	\$7,632,094.13	\$50,615.99
			2023	87	\$2,531,467.76
			2022	101	\$932,141.33
			2021	95	\$4,098,464.00
					\$15,921.44

* Includes Sentry remodel of the 4th floor = \$5,992,466 (Building only. Remaining TBD)

Violation Report

Abandoned Vehicle on Property	1
Bulk Waste at Curb Early	7
Commercial Building Violation	
Construction Work Without Permits	
Debris on Property	12
Exterior Violations on House	
Illegal Pets or Livestock	
Infestation	1
Interior Housing Violations	2
Native Lawn Plan	2 ++
Potholes	+
Property Encumbrance	
Public Works Violation	8 +
Snow & Ice Removal - Sidewalk	88
Tall Grass or Noxious Weeds	
Trash Containers Improperly Stored	
Vacant Building/Home	
Vehicle Parked on Grass	8
Vision Obstruction in Roadway or Intersection	
Zoning Violations	
Total Violations / Total Service Fees Billed	129 \$5,350
Voluntary Compliance Rate for Tagged/Verbal	7/7 100%

+ Referred to another department

++ Perpetual