



AGENDA

CITY PLAN COMMISSION

Members

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

Date and Time:	January 4, 2021 6:00 PM	Location:	Via Zoom Teleconferencing: By computer: https://us02web.zoom.us/j/85103199251?pwd=bG!1WWlyc0JjZU5WTXVsazd mVk8zd09 Meeting ID: 851 0319 9251 Passcode: 021185 By Phone: +1 312 626 6799 US (Chicago) Meeting ID: 851 0319 9251 Passcode: 021185
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1. Roll Call

Discussion and Possible Action on the Following:

2. Report of the December 7, 2020 meeting of the City Plan Commission
3. Public Hearing and action on a request from Dan St. Pierre for a conditional use permit to construct a generator and transformer unit at 2217 Rice Street (Parcel ID 281230804201003) for McKinley Elementary School, consistent with Ch. 23.02(1)(b)(3)(f) and Ch. 23.02(1)(d)(4).
4. Public Hearing and action on a request from the City of Stevens Point to amend the City of Stevens Point Comprehensive Plan Future Land Use Map for the purposes of amending the future land use designation from Multi-Family to Park at 2000 River View Avenue (Parcel ID 281230805410003).

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

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

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

5. Public Hearing and action on a request from the City of Stevens Point to rezone 2000 River View Avenue (Parcel ID 281230805410003) from "R-4" Multiple Family I Residential to "C" Conservancy.
6. Public Hearing and action on a request from the City of Stevens Point to amend the Official Street Map of the City of Stevens Point to remove future planned streets to be located within 2000 River View Avenue (Parcel ID 281230805410003).
7. Public Hearing and action on a request from the City of Stevens Point for a conditional use permit to construct an open air shelter, parking lot and other improvements consistent with Ch. 23.02(1)(a)(3) at 2000 River View Avenue (Parcel ID 281230805410003).
8. Review and Consideration of 2019 Housing Affordability Report
9. December 2020 Monthly Report
10. Director's Report
11. Adjourn

REPORT OF CITY PLAN COMMISSION

December 7, 2020 – 6:00 PM
Zoom Conference Call Meeting

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

ALSO PRESENT: Director Kernosky, Associate Planner/Zoning Administrator Kuhn, City Attorney Beveridge, Alderperson Nebel, Alderperson Slowinski, Alderperson Morrow, Charles Glodowski, and unidentified audience members via Virtual Zoom Meeting.

INDEX:

1. Roll call.

Discussion and possible action on the following:

2. Report of the November 16, 2020 Special City Plan Commission meeting
 3. Public Hearing and action on a request from Mark Erwin for a conditional use permit to construct multiple storage buildings consistent with Ch. 23.01(13)(f) and 23.02(4)(e)(3.4)(1) at an unaddressed lot on Heffron Street (Parcel ID 281230802230112).
 4. Public Hearing and action on a request from Jeff Disher, representing Disher Properties LLC, to rezone the property at 4912 County Road HH (Parcel ID 281230803400213) from “B-1” Neighborhood Business to “B-4” Commercial.
 5. Public Hearing and action on a request from Jeff Disher, representing Disher Properties LLC, for a conditional use permit to construct an office addition consistent with Ch. 23.01(13)(f) and Ch. 23.02(2)(d)(3)(i) at 4912 County Road HH (Parcel ID 281230803400213).
 6. Public Hearing and action on a request from William Yudchitz for a conditional use permit to construct a storage facility consistent with Ch. 23.01(13)(f) at 1309 Dubai Avenue (Parcel ID 28124020200009).
 7. Request from Holy Spirit Parish for a sign variance to construct a second freestanding sign at 838 Fremont Street (Parcel ID 281240828300801).
 8. Request from the City of Stevens Point to purchase 17.35 acres in East Park Commerce Center (PID 281230801120001).
 9. Request from the City of Stevens Point to sell 15.6 acres of land in East Park Commerce Center (PID 281230801120001).
 10. Request from Lineage Logistics for a Site Plan Review to construct a processing plant, freezer, office, and loading dock addition to an existing cold-storage facility at 5700 EM Copps Drive.
 11. Request from the City of Stevens Point & Lineage Logistics for the dedication of a Sanitary Sewer easement adjacent to the EM Copps Drive Right of Way (PID 281230801120003)
 12. October & November 2020 Monthly Reports
 13. Director's Report
 14. Adjourn
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1. Roll call.

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

Discussion and possible action on the following:

2. Report of the November 16, 2020 Special City Plan Commission meeting

Motion by Commissioner Cooper to approve the report of the November 16, 2020 Plan Commission meeting; seconded by Commissioner Hoppe.

Motion carried 7-0.

3. Public Hearing and action on a request from Mark Erwin for a conditional use permit to construct multiple storage buildings consistent with Ch. 23.01(13)(f) and 23.02(4)(e)(3.4)(1) at an unaddressed lot on Heffron Street (Parcel ID 281230802230112).

Associate Planner/Zoning Administrator Kuhn reviewed the request to construct four self-service storage buildings at the unaddressed lot. The development would include a total of 49 units, be broken into four phases, and was expected to be completed within 3-5 years. He reviewed the proposed concept plan, phase overview, and recommended approval

Mayor Wiza declared the public hearing open.

Charles Glodowski (5276 Howard Ave) adjacent land owner, inquired on whether the applicant planned on asphalt or gravel use, and what would be in place to shield neighbors from an influx of persons coming to and from the rental units.

Alder Slowinski (District Six), alder for the district, stated that he supported the request so long as light pollution was contained, and if all wellhead protections requirements had been met. He had not heard of concerns from constituents.

Mayor Wiza read a prepared statement by the applicants Mark and Bobbie Erwin who could not attend due to schedule conflicts.

Mayor Wiza declared the public hearing closed.

Commissioner Arntsen stated concern with stormwater management based on the amount of proposed impervious surface.

Associate Planner/Zoning Administrator Kuhn stated that the site would be paved with asphalt. As part of the conditions, a buffer would be required between the development and residents in the form of perimeter landscaping. Regarding stormwater concerns, staff was working with Utilities to make sure facilities were adequate for management.

Commissioner Arntsen noted continued wellhead protection concerns, stating that it wasn't just a quantity issue, but a quality issue. He asked that these items be considered during staff review.

Mayor Wiza stated confidence in the Water Department to assure the submitted plans met requirements, but also asked that Commissioner Arntsen contact the department considering his expertise in the hopes of dispelling concerns.

Alderperson Kneebone, while not concerned with the current request, noted an overarching question on what the City was doing to protect areas that should perhaps not be developed at all.

Commissioner Haines stated that a map of the area would have been helpful as the unaddressed parcel could not be located.

Mayor Wiza confirmed that maps would be included for all unaddressed parcels in the future.

There was a brief discussion for the location of surrounding wellhead protection areas of Plover and Whiting, to which staff confirmed that the area in question was within the City of Stevens Point. Staff would connect with the Water Department to request and distribute maps of the wellhead protection zones to all commissioners.

Alderperson Kneebone asked that there be enough vegetative barrier for the property owners to the south, with Commissioner Arntsen asking that staff consider the type of vegetation in the wellhead carefully.

Mayor Wiza confirmed that the City's forester would be involved in making sure vegetation used would be appropriate for the wellhead protection area.

Motion by Commissioner Arntsen to approve the request from Mark Erwin for a conditional use permit to construct multiple storage buildings consistent with Ch. 23.01(13)(f) and 23.02(4)(e)(3.4)(1) at an unaddressed lot on Heffron Street (Parcel ID 281230802230112) with the following:

1. **The applicant shall submit a stormwater plan, subject to the review and approval by Utilities Department staff.**
2. **The applicant shall install landscaping along southern perimeter of the property, subject to the review and approval by Community Development staff meeting applicable landscaping requirements.**
3. **The applicant shall obtain an erosion control permit through the Utilities Department prior to any soil grading occurring on the property, meeting applicable erosion control guidelines.**
4. **The applicant shall obtain a right-of-way permit through the Public Works Department prior to installing the driveway, meeting applicable design requirements.**
5. **A curb stop shall exist for the required parking stall as it directly abuts a proposed storage building.**
6. **The applicant shall meet applicable parking stall requirements, subject to the review and approval of Community Development staff meeting Zoning Code standards.**
7. **Proposed signage shall meeting applicable Sign Code regulations, subject to the review and approval of Community Development staff.**
8. **Staff shall have the authority to approve minor changes to the site plan.**
9. **All applicable building permits shall be applied for an obtained prior to commencement of construction.**

seconded by Commissioner Haines.

Motion carried 7-0.

4. Public Hearing and action on a request from Jeff Disher, representing Disher Properties LLC, to rezone the property at 4912 County Road HH (Parcel ID 281230803400213) from "B-1" Neighborhood Business to "B-4" Commercial.

Associate Planner/Zoning Administrator Kuhn reviewed the request to construct a 1,200 square foot office addition onto an existing office and storage building. Due to the legal non-conforming use, any major alteration would require the property to meet present Zoning Code standards. Since Electrical Contracting offices were neither permitted of conditional within the B-1 District, the request had come forward for a rezoning to B-4 Commercial, in which the use was permitted.

Mayor Wiza declared the public hearing open.

Alderperson Nebel (District Three) stated concerns with potential corner traffic issues to the amount of uses and buildings already on the property, to which staff confirmed that all clear view requirements would still need to be met.

Mayor Wiza declared the public hearing closed.

Motion by Commissioner Hoppe to approve the request from Jeff Disher, representing Disher Properties LLC, to rezone the property at 4912 County Road HH (Parcel ID 281230803400213) from “B-1” Neighborhood Business to “B-4” Commercial; seconded by Alderperson Kneebone.

Motion carried 7-0.

5. Public Hearing and action on a request from Jeff Disher, representing Disher Properties LLC, for a conditional use permit to construct an office addition consistent with Ch. 23.01(13)(f) and Ch. 23.02(2)(d)(3)(i) at 4912 County Road HH (Parcel ID 281230803400213).

Associate Planner/Zoning Administrator Kuhn reiterated that since a legal non-conforming status of the office use was also proposed, a conditional use permit was required to allow more than one principal use on one lot.

Mayor Wiza declared the public hearing open.

Mayor Wiza declared the public hearing closed.

Commissioner Hoppe inquired on any additional parking stall installation, to which staff confirmed that while there were existing stalls, the addition would trigger additional stalls subject to review. Staff would continue to work with the applicant to make sure standards were being met.

Motion by Commissioner Hoppe to approve the request from Jeff Disher, representing Disher Properties LLC, for a conditional use permit to construct an office addition consistent with Ch. 23.01(13)(f) and Ch. 23.02(2)(d)(3)(i) at 4912 County Road HH (Parcel ID 281230803400213) with the following:

1. **The applicant shall provide eleven parking stalls, meeting applicable parking stall design and ADA parking requirements. Such parking stalls shall be subject to the review and approval of Community Development staff.**
2. **The applicant shall submit a stormwater management plan, subject to the review and approval by Utilities Department staff meeting applicable stormwater management codes.**
3. **The applicant shall submit a landscaping plan, subject to the review and approval by Community Development staff meeting applicable Zoning Code guidelines.**
4. **The applicant shall submit and receive approvals for any future additions or alterations to the property, consistent with City Zoning Code requirements.**
5. **Staff shall have the ability to approve minor changes to the site plan.**
6. **All applicable building and erosion control permits shall be applied for and obtained prior to commencement of construction.**

seconded by Commissioner Cooper

Motion carried 7-0.

6. Public Hearing and action on a request from William Yudchitz for a conditional use permit to construct a storage facility consistent with Ch. 23.01(13)(f) at 1309 Dubai Avenue (Parcel ID 28124020200009).

Associate Planner/Zoning Administrator Kuhn reviewed the request to construct a 2,120 square foot storage facility intended to be utilized for retail. He reviewed the site plan, which included three existing buildings, two of which were utilized for storage and warehouse purposes, and another for office use. Due to having more than one principal building or use, the lot required a conditional use permit.

Commissioner Arntsen inquired on whether there were concerns from the Fire Department due to the number of buildings already on the property when the nearest fire hydrant was so far.

There was a brief discussion in which it was explained that the City had mutual aid by surrounding municipalities for fire emergency, and that their equipment could address a fire. However, any additional fire suppression would be required if additional buildings were pursued. While there were long term plans to bring water connections down DuBay Avenue, the plan was several years off. The Fire Department was supportive of the request with the conditions outlined in the staff report.

Mayor Wiza opened the public hearing.

Alderperson Morrow (District Eleven), alder for the area, confirmed that they had spoken with the applicant about the project. He had heard no additional concerns from local constituents and urged approval of the request.

Director Kernosky read a prepared statement by Richard Lila, on behalf of Gladys Lila, into the record, citing property line disputes between them and the applicant.

Staff explained that property line disputes were considered a civil matter and did not impact the Conditional Use Permit request.

Mayor Wiza declared the public hearing closed.

Motion by Commissioner Cooper to approve the request from William Yudchitz for a conditional use permit to construct a storage facility consistent with Ch. 23.01(13)(f) at 1309 Dubay Avenue (Parcel ID 28124020200009) with the following:

1. **The applicant shall submit a stormwater management plan to determine if proposed and existing stormwater retention areas can support the proposed building and if additional stormwater techniques are required, subject to the review and approval of the Utilities Department meeting applicable stormwater management codes.**
2. **The applicant shall enter into agreement or memorandum of understanding that no additional buildings shall be constructed on the property without the extension of fire protection (hydrants) or proper fire suppression system being installed consistent with Fire Department and Community Development Department approval.**
3. **Staff shall have the authority to approve minor changes to the site plan.**
4. **The applicant shall obtain an erosion control permit.**
5. **The applicant shall obtain a right-of-way permit for the proposed driveway, subject to the review and approval of Public Works and Community Development Department staff meeting applicable right-of-way and Zoning Code standards.**
6. **All applicable building permits shall be applied for and obtained prior to commencement of construction.**

seconded by Commissioner Haines

Motion carried 7-0.

7. Request from Holy Spirit Parish for a sign variance to construct a second freestanding sign at 838 Fremont Street (Parcel ID 281240828300801).

Associate Planner/Zoning Administrator Kuhn reviewed the request for a sign variance to install an approximately five-foot tall, 20 square feet freestanding sign at 838 Fremont Street. A maximum of one freestanding sign was allowed in the R-2 District, thus the request. Staff reviewed sign renderings, location of existing and proposed signage, and recommended approval with conditions outlined in the staff report.

Mayor Wiza asked for comments from the audience.

Alderperson Nebel agreed in granting the variance as not doing so could pose a practical difficulty or unnecessary hardship.

Motion by Alderperson Kneebone to approve the request from Holy Spirit Parish for a sign variance to construct a second freestanding sign at 838 Fremont Street (Parcel ID 281240828300801) with the following:

1. The brightness of said color display shall be reduced during dusk-to-dawn hours to reduce any obstructions to commuters, subject to the review and approval of Community Development staff.
2. The freestanding sign shall be set back at least five feet from the property line.
3. The freestanding sign shall be set back at least ten feet from the parking lot entrance/exit to meet clearview requirements.
4. The sign shall conform to all other applicable requirements within the sign ordinance.
5. Applicable building permits shall be obtained.
6. Minor modifications to the proposed sign may be approved by staff.

seconded by Commissioner Hoppe

Motion carried 7-0.

8. Request from the City of Stevens Point to purchase 17.35 acres in East Park Commerce Center (PID 281230801120001).

Mayor Wiza explained that the next following items and requests were all related.

Director Kernosky provided the following summarized details:

1. Working with Lineage Logistics for another rapid expansion, or Phase Six. Part of that process would be to acquire land in East Park Commerce Center, the sale of land to Lineage, a Site Plan Review, and an easement approval.
 - a. Phases 1-3 were previously completed.
 - b. Phase 4 was completed in the summer.
 - c. Phase 5 was currently under construction
 - d. Phase 6 would be a 263,070 square foot addition to the existing facility and contain freezer space and packaging processing plant, office space, and additional dock areas.
2. Reviewed conditions of approval for each request, confirmed that they had met all requirements, and recommended approval with conditions.
3. Noted that the proposed expansion was expected to be their final expansion eastward due to the future planned rail spur.

Mayor Wiza commended Lineage Logistics success and dedication to the City.

Mayor Wiza asked for comments from the audience.

Alderperson Nebel (District Three) expressed concern over additional financial assistance to the applicant for additional expansions, to which staff noted that there would be no assistance with the sale of land, and any additional assistance for expansions would fall under the purview of the Finance Committee. The requests for construction were separate.

Motion by Commissioner Hoppe to approve the request from the City of Stevens Point to purchase 17.35 acres in East Park Commerce Center (PID 281230801120001); seconded by Commissioner Haines

Motion carried 7-0.

9. Request from the City of Stevens Point to sell 15.6 acres of land in East Park Commerce Center (PID 281230801120001).

Mayor Wiza reiterated that any land acquisition or disposition needed Plan Commission approval.

Mayor Wiza asked for comments from the audience.

Alderperson Nebel (District Three) expressed continued concern for the purchase of property only to resell it to Lineage for a loss.

Staff confirmed that the funds would come from the TID District, but all costs had been previously negotiated through the East Park Commerce Center. The return to the tax payer would come in the form of property taxes and community benefits.

Motion by Commissioner Cooper to approve the request from the City of Stevens Point to sell 15.6 acres of land in East Park Commerce Center (PID 281230801120001); seconded by Alderperson Kneebone

Motion carried 7-0.

10. Request from Lineage Logistics for a Site Plan Review to construct a processing plant, freezer, office, and loading dock addition to an existing cold-storage facility at 5700 EM Copps Drive.

Mayor Wiza reiterated that the property was located within the Planned Industrial Development District, which required a Site Plan Review.

Commissioner Hoppe asked for confirmation that this request was related to the stormwater and additional landscaping conditions, to which that was confirmed accurate.

Motion by Commissioner Hoppe to approve the request from Lineage Logistics for a Site Plan Review to construct a processing plant, freezer, office, and loading dock addition to an existing cold-storage facility at 5700 EM Copps Drive with the following:

1. Lineage Logistics shall acquire the land for the proposed expansion. If the land is not acquired, or if the applicant fails to perform the improvements outlined within this staff report within 12 months of approval, this approval shall be void.
2. A landscaping plan shall be submitted to be reviewed and approved by the community development department. The landscaping plan shall include and identify an extension of the existing landscaping in relation to the proposed addition. The landscaping plan should incorporate and continue previous requirements to the extent applicable with the project which include:
 - a. Landscaping and screening shall be installed to screen additional new parking within 6 months of the completion of any addition or expansion.
 - b. The southern trailer parking area shall be screened with a decorative fence of at least 6 feet tall or a berm (minimum of 6 feet) with landscaping.
 - c. Additional landscape screening, to be approved by staff, shall be installed along the southern and western property lines, as well as along the sides of the parking areas.
 - d. Street trees shall be installed along the street at a rate of 1 per every 75 lineal feet.
 - e. Landscaping shall be irrigated and maintained in perpetuity.
 - f. Stormwater detention areas shall be maintained.
3. The applicant shall provide a fire sprinkler plan, subject to the review and approval of the Fire Marshal meeting applicable fire code standards.
4. The applicant shall provide a fire hydrant plan, subject to the review and approval of the Fire Marshal meeting applicable fire code standards.

5. A sampling manhole shall be constructed near the EM Copps Drive Right of Way for wastewater sampling of the packaging processing plant, subject to the review and approval of Utilities Department staff meeting applicable wastewater standards.
6. The applicant shall enter into a revocable occupancy easement agreement to allow stormwater management facilities to be located in the E M Copps Drive Right-of-Way.
7. Proposed driveways shall be separated by a distance not less than 150' measured centerline to centerline of the proposed driveways, subject to the review of Public Works and Community Development staff meeting applicable Zoning Code and right-of-way standards.
8. Occupancy standards shall be met for the proposed packaging processing plan, subject to the review and administration of the Building Inspections Division of the Community Development Department meeting applicable Commercial Building Code requirements.
9. Minimum standards of the proposed parking lots, including ADA parking stalls, proper landscaping, and others, shall be provided meeting applicable design standards subject to the review and approval of Community Development staff.
10. Staff shall have the authority to approve minor changes to the site plan.

seconded by Commissioner Arntsen.

Motion carried 7-0.

11. Request from the City of Stevens Point & Lineage Logistics for the dedication of a Sanitary Sewer easement adjacent to the EM Copps Drive Right of Way (PID 281230801120003)

Mayor Wiza reiterated that the public easement required Plan Commission and Common Council approval.

Mayor asked for comments from the audience.

Aldersperson Nebel (District Three) inquired on the expansion of the road that had already occurred for Phase 4 and 5, to which Director Kernosky clarified that at the time of recording the Certified Survey Map in 2019, it stated that they were to enter into an easement for construction of deep sewer. Since the recording of that easement had never occurred, staff was working with Lineage to complete that requirement now.

Aldersperson Nebel (District Three) asked if Lineage would be paying for the installation of the deep sewer, to which Director Kernosky stated that the extensions would be paid through the TID, but Lineage was indirectly paying for them.

Aldersperson Nebel (District Three) expressed concern that Lineage was not directly paying for these extensions instead of it coming through the TID.

Mayor Wiza understood the Aldersperson's concern and added that incentives provided would never exceeded the capacity of the City to collect revenue to maintain that infrastructure. He further confirmed that the additional increment generated would go back into paying for any extensions installed and perpetual maintenance of those expansions.

Motion by Aldersperson Kneebone to approve the request from the City of Stevens Point & Lineage Logistics for the dedication of a Sanitary Sewer easement adjacent to the EM Copps Drive Right of Way (PID 281230801120003); seconded by Commissioner Cooper

Motion carried 7-0.

12. October & November 2020 Monthly Reports

Director Kernosky briefly explained that end of year valuation had continued to increase year after year, highlighting the issuance of the North Side Yard project for 23 million, for a year-to-date of approximately 153 million.

Mayor Wiza commended Community Development staff for their efforts.

Motion by Commissioner Hoppe to approve the October & November 2020 Monthly Reports and place them on file; seconded by Commissioner Arntsen.

Motion carried 7-0.

13. Director's Report

Director Kernosky summarized updates from his memorandum, which had been included in the Agenda Packet:

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

Mayor Wiza asked for an update on the Belke property, to which the Director confirmed that the house had been razed, and staff continued to work with the developer for a 2021 project groundbreaking. Mayor Wiza also added that there were several groups that worked on salvaging as much as they could from the house that had been razed.

Aldersperson Nebel (District Three) asked when the Traditional Neighborhood Overlay Code Amendment had been completed and adopted, and if a copy could be provided. Director Kernosky confirmed that approval had occurred in the past month, and a copy would be provided.

Motion by Mayor Wiza to approve the December 2020 Director's Report and place it on file; seconded by Commissioner Arntsen.

Motion carried 7-0.

14. Adjourn.

Meeting adjourned at 7:26 PM.

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

Attachment relating to agenda Item 3: Mark Erwin Conditional Use Permit

From: erwinsrentals@charter.net [mailto:erwinsrentals@charter.net]
Sent: Sunday, December 6, 2020 12:05 PM
To: Adam Kuhn <akuhn@stevenspoint.com>; Ryan Kernosky <rkernosky@stevenspoint.com>
Cc: 'merwin5054@aol.com' <merwin5054@aol.com>
Subject: Statement for Monday Plan Commission Meeting

Ryan and Adam,

Unfortunately, due to work schedules, we will not be able to join you for the meeting on Monday, December 7.
The following is the requested statement:

Regarding the proposed project, we look forward to continuing to work with your office to ensure all is in order.
Thanks to Adam Kuhn and Eric Southworth for taking the time to meet with us 2 weeks ago at the land to walk through and talk through the project development.

We have completed multiple successful building development projects within the city in the past and are familiar with the process to bring projects to a favorable end to fit into the city's development plan.

Thank you for your time,
Mark and Bobbie Erwin

Attachment relating to agenda Item 6: William Yudchitz Conditional Use Permit

From: ralila@charter.net [mailto:ralila@charter.net]
Sent: Monday, December 7, 2020 3:26 PM
To: Adam Kuhn <akuhn@stevenspoint.com>
Subject: Update RE: Public Hearing 1309 Dubay Ave

Adam,

Just wanted to update you before tonight's meeting about my family's efforts to verify the possible property line controversy at 1309 Dubay Ave. An inquiry to the Register of Deeds was unsuccessful. We now have a request in to the Clerk of Courts, but that may take as long as 10 days.

My brother, John Lila, has spoken to Mr. Yudchitz and he seems open to an amicable settlement based upon our findings. We'll be in touch with Mr. Yudchitz when we get further information from the Clerk of Courts.

Richard Lila

From: ralila@charter.net
To: "akuhn@stevenspoint.com"
Cc:
Sent: Thursday December 3 2020 5:55:17PM
Subject: Public Hearing 1309 Dubay Ave

Adam,

This email is a followup to our conversation on Dec 3rd about a Plan Commission hearing scheduled for Dec 7, 2020 about the William Yudchitz property at 1309 Dubay Ave Stevens Point.

I am writing on behalf of my mother, Gladys Lila, for which I am the POA. Our concern stems from the newly placed property boundary stakes between her property and the property of Mr. Yudchitz. My parents went to court in the early 70's over that boundary and won their case in court. At that time the adjacent property was owned by a Mr. Zuenoff. The newly placed property boundary stakes appear to put the contested property back to Mr. Yudchitz, and we wish to dispute the location of those stakes.

Thank you.

Richard Lila
W8795 Niblick Rd
Beaver Dam WI 53916
920 887 1652

Administrative Staff Report

Conditional Use Permit

Construct Building Improvements at McKinley Elementary

2217 Rice Street
January 4, 2021

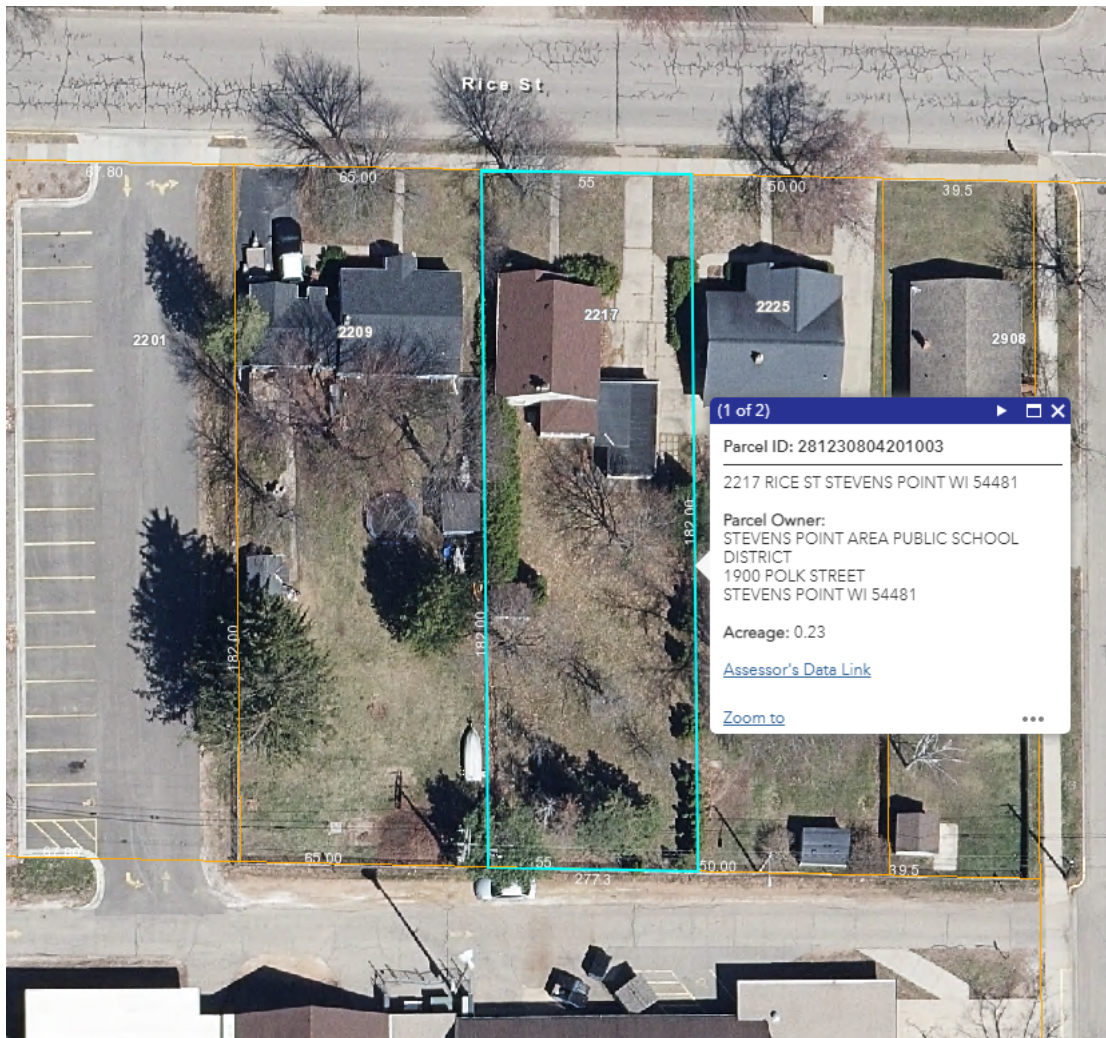


Department of Community Development

Applicant(s): - Dan St. Pierre, representing Stevens Point Area School District Staff: - Ryan Kernosky, Director rkernosky@stevenspoint.com - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281230804201003 Zone(s): "R-2" Single Family Residence District Master Plan: - Residential Council District: - District 10 Ald. Fishler Lot Information: - Frontage: 55 ft. - Depth: 182 ft. - Lot Size: 10,010 sq. ft. (0.230 ac.) Current Use: - Residential Applicable Regulations: 23.02(1)(b)(3)(f) 23.02(1)(d)(4)	Request - Public Hearing and action on a request from Dan St. Pierre for a conditional use permit to construct generator and transformer units at 2217 Rice Street (Parcel ID 281230804201003) for McKinley Elementary School, consistent with Ch. 23.02(1)(b)(3)(f) and Ch. 23.02(1)(d)(4). Attachment(s) - Application - Plans Findings of Fact - The applicant is proposing to construct an emergency generator and transformer unit at a lot adjacent to McKinley Elementary School. - The proposal is part of a multi-phase plan to provide both interior and exterior remodels to the school, such as remodeling the kitchen area and providing upgrades to the cooling and lighting systems. - To support planned improvements to McKinley Elementary School, replacing the existing undersized emergency generator and transformer is necessary. - Public and parochial elementary schools, and accessory uses tied to such schools, are a conditional use within the R-2 District. - The proposed units are required to maintain a 15' setback from the rear yard property line. - The Plan Commission and Common Council may establish setback requirements for schools less than the overlying district requirements. - The Plan Commission and Common Council can attach conditions onto the approval if necessary. Staff Recommendation Approve the conditional use permit to construct an emergency generator and transformer unit at 2217 Rice Street for school-related purposes, subject to the following conditions: - The proposed fencing shall meet applicable fencing standards, subject to the review and approval of Community Development staff meeting applicable Zoning and Building Code requirements. - The alleyway between the proposed improvements and the school
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- shall remain free of any obstructions to preserve fire/EMS access.
3. A rear yard setback of 7' 5" shall exist. Any modifications to this modified setback requirement may require Common Council approval.
 4. Staff shall have the authority to approve minor changes to the site plan.
 5. All applicable building permits shall be applied for and obtained prior to commencement of construction.

Vicinity Map



Background

The applicant, Dan St. Pierre, is proposing to construct an emergency generator and transformer at 2217 Rice Street. The owner of the subject property, the Stevens Point Area School District, is intending to use the proposed generator and transformer to meet current and future electrical demands at McKinley Elementary School.

The purpose of the proposed improvements are twofold. First, a new generator and transformer is proposed so that it meets current electrical code requirements. Second, the School District is proposing these improvements to support future renovations and remodels planned for McKinley Elementary School. Such improvements include the following: remodeling the kitchen and serving areas, remodel kindergarten, special education, band and art rooms, upgrading the

cooling system, LED lighting upgrades, ADA improvements and other technological improvements. In order to support the expected electrical demands of the aforementioned planned improvements, having an upgraded generator and transformer is required.

Public and parochial elementary schools are a conditional use within the “R-2” Single Family Residential District. Therefore, any improvements made or uses proposed to accommodate school-related functions require a conditional use permit. As stated before, the generator and transformer is proposed to be located in the rear of an adjacent single-family residential property that is owned by the School District. Due to space constraints at McKinley Elementary (in part due to planned future construction on the property), along with abiding by applicable electrical code clearance requirements, placing the transformer and generator at the adjacent lot is preferred. While the front yard and side yard setback requirements are met for the generator and transformer location, the rear yard setback is not met. The proposed improvements are set back approximately 7’ 5” from the rear yard property line, while a minimum 15’ setback is required within the “R-2” District. Although rear yard setback requirements are not met, the City’s Zoning Code allows the Plan Commission and Common Council to establish modified setback requirements for schools that are less than the overlying zoning district requirement. Given that appropriate screening is proposed, meeting Zoning Code standards, staff is in support of the modified rear yard setback requirement.

The two aforementioned conditions requiring conditional use approval are outlined below:

Ch. 23.02(1)(b)(3)(f)

(f) Public and parochial elementary schools

Ch. 23.02(1)(d)(4)

Minimum performance standards for the “R-2” Single Family District:

The Common Council may establish setback requirements for schools or churches or Community or Senior Centers, less than the overlying district requirement but not less than 10 feet street setback. The Common Council may establish the setback based upon functional design of the proposed building setback of neighboring properties, impact on neighborhood open space, future road requirements, alternative structural designs, building facade, public input, as well as other factors. The school and church setback is carried forward to higher zoning districts.

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

1. Setbacks.

The following are setback requirements in the “R-2” Single Family Residential District—25’ front yard setback, 20’ total side yard setback and a 15’ rear yard setback. The generator and transformer location significantly surpasses the 25’ front yard setback. Among the side yard setbacks, a 34’ 6” setback is provided for western side yard and an 11’ setback for the eastern side yard. While a 20’ total side yard is required, one side yard must provide a minimum of 8’ in setback. Given that an 11’ setback is proposed, all side yard setback requirements are met. Lastly, a minimum 15’ rear yard setback is required, with the applicant proposing a setback of 7’ 5”. As stated before, the Plan Commission and Common Council can approve setback requirements less than what is minimally required for the overlying zoning district.

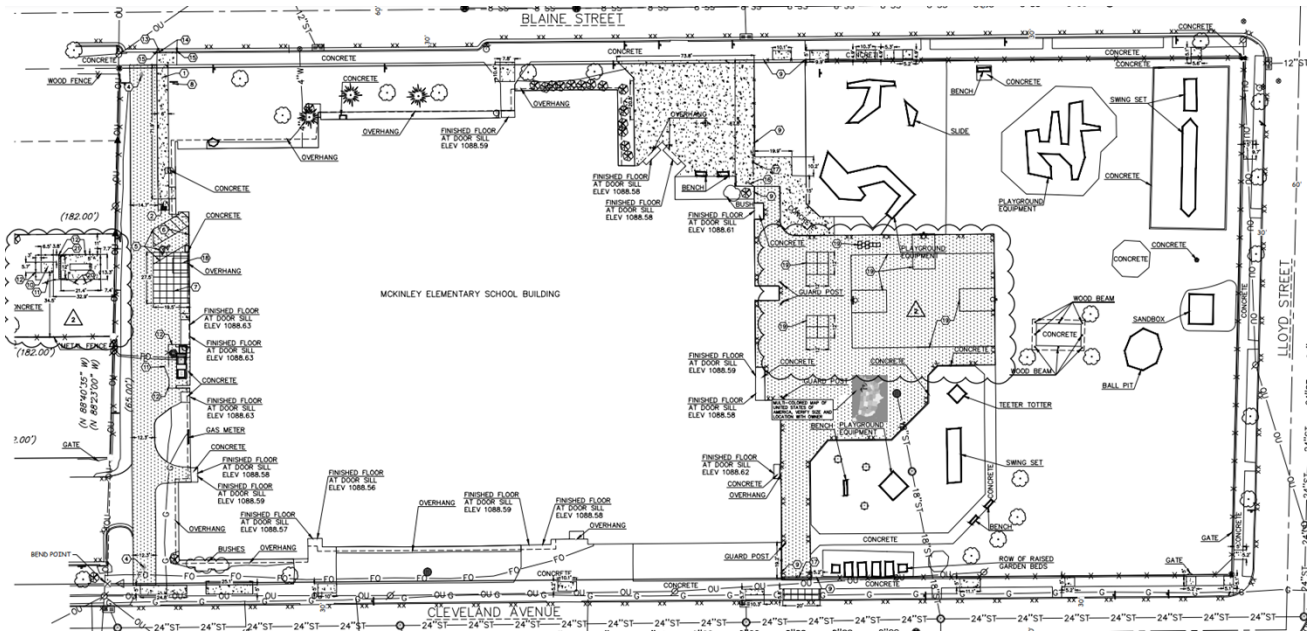
2. Concrete Pad and Separation Wall.

The generator and transformer is proposed to be placed on a pad lined with existing dense graded base course and 8” of concrete. A 12” x 16” window under the generator is also planned to allow for access to utilities.

Lastly, a separation wall is proposed to separate the transformer from the generator. The wall will be approximately 4' in height and meets applicable electrical code requirements.

3. Screening Requirements.

According to the City's Zoning Code, "support facilities...shall be completely screened with trees, shrubs, fences or other decorative materials planted to a minimum width of five feet so as to be obscured from view from adjacent properties and from the street." The applicant is proposing to have the transformer and generator enclosed in an 8' high fence with privacy slats. Given that the fence is proposed within the rear of the property, along with there being no rear access into the subject property, an 8' high fence is allowed. All other fencing



guidelines will have to be met as part of a building permit application review.

Standards of Review – Conditional Use

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

Analysis: The 10,010 sq ft subject property currently holds a 1,293 sq ft single-family residence. The proposed location of the generator and transformer is at the rear of the property.

Findings: The applicant is proposing to construct a generator and transformer to accommodate planned future improvements at McKinley Elementary School. While schools are generally a more intense use than other allowed uses on properties zoned for single-family use, staff does not believe the proposed conditional use permit would be detrimental to, or endanger the public health, safety, morals, comfort or general welfare in part due to the nature of the proposed use. Schools are commonly located within residential neighborhoods here in the city. As such, various zoning-related factors are considered when any proposal is reviewed by the City (e.g., traffic, setbacks, screening, etc.). While the generator and transformer is proposed to be located on a property owned by the School District, it must still adhere to applicable requirements unique to single-family properties. For example, any installation of school support facilities, regardless of if it is located on or adjacent to the school's property, must provide adequate screening to better hide the use of these facilities. Given that increased regulatory review exists for support facilities, staff believes that the applicant's proposal meets the aforementioned standard.

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

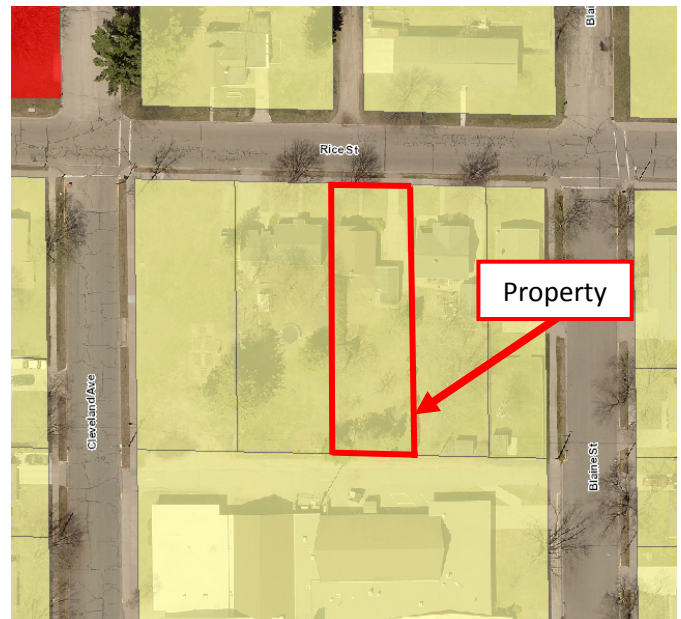
Analysis: As mentioned earlier in this staff report, the purpose of a new generator and transformer is to support planned future improvements at McKinley Elementary School. Single-family uses exist both east and west of the subject property, with McKinley Elementary School located directly to the south.

Findings: The applicant will be required to obtain proper permits for the placement of the generator and transformer, along with the placement of the fence enclosure. Additionally, the size of the proposed generator and transformer would have a lesser impact due to its adjacency the McKinley Elementary School and its size relative to the property overall (10,010 sq ft).

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

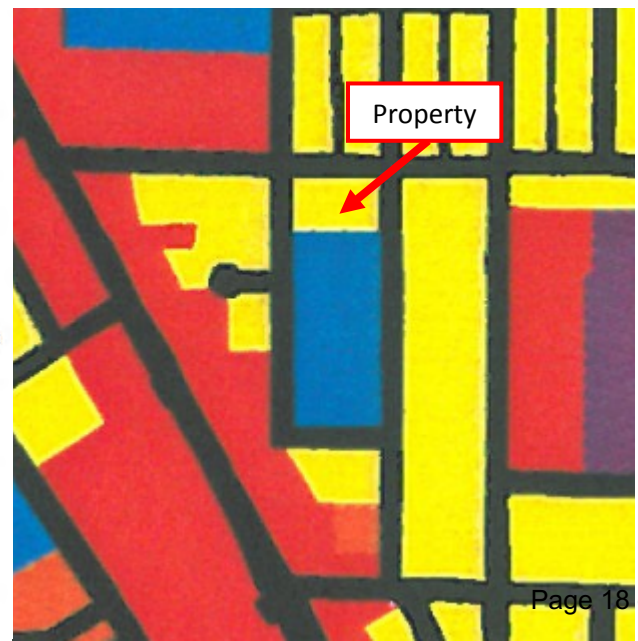
Analysis: The respective area is in an established and developed area of the City and McKinley Elementary School has been in operation for several years.

Findings: See standards one and two above. The subject property adjoins properties to the north, east and west that are designated for residential use within the City's Comprehensive Plan Future Land Use Map. The property to



the south, McKinley Elementary School, is designated for institutional/government use. Within the City's Zoning Map, all properties directly abutting the subject property is zoned "R-2" Single-Family Residential. As stated before, it is common occurrence in the city that schools are located within residential neighborhoods. Therefore, given that most adjoining parcels are zoned for residential use, staff does not believe that adjoining residential uses will not be negatively impacted by the proposal. While adjoining parcels are all for single family use, appropriate screening is required to provide an appropriate buffer between adjoining uses. As a result, the proposal should not impede

Future Land Use



the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

4. **The exterior architectural appeal and function plan of any proposed structure will not be in variance with either the exterior architectural appeal and function plan, and scale of the structures already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district so as to result in a substantial or undue adverse effect on the neighborhood.**

Analysis: The exterior composition of the proposed generator and transformer is comparable to other support facilities in the City. The function plan will be met as the generator and transformer will need to adhere to current electrical code guidelines.

Findings: This standard is met.

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

Analysis: Adequate utility infrastructure currently supports the subject property and McKinley Elementary School. The proposal does include electrical and plumbing work to occur that connects the generator and transformer with the school. While existing utility infrastructure can support additional improvements, the electrical and plumbing plan shall be reviewed and approved by the Community Development Department meeting applicable electrical and plumbing guidelines. This review will take place prior to any permits being issued.

Access to the property is off of Rice Street. With the generator and transformer being located in the rear of the property, access also exists via an alleyway between the adjacent single-family homes and McKinley Elementary School. In order to preserve access to the generator and transformer in the event of fire-related situations, access within the alleyway shall remain unobstructed. Lastly, given the small footprint of the generator and transformer, adequate drainage exists.

Findings: This standard is met.

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

Analysis: The respective area is in an established area of the City with vehicular and pedestrian access via Rice Street and the adjacent alleyway separating the subject property and McKinley Elementary School. Given that access to the generator and transformer is likely minimal—as compared to structures or other building improvements—and will occur primarily for general maintenance of these improvements, access is sufficient.

Findings: As stated before, a congregation of vehicular or pedestrian travel to the proposed generator and transformer is very unlikely. Thereby, ingress/egress locations presented should keep traffic congestion to a minimum.

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

Analysis: The City's 2005 Comprehensive Plan Future Land Use Map has identified this property for residential use. As stated earlier in this staff report, the subject property is zoned as "R-2" Single Family Residential District. According to the City's Zoning Code, the "R-2" District "is established to provide the population density and used primarily for single family living, which is expected to accommodate the numerous residential developments already at the density of this district, and this district would accommodate other housing not on City sewer."

Findings: The proposed transformer and generator unit meets the intent of the “R-2” District. While the proposed improvement does not relate to a residential use, public and private schools are commonly located on properties zoned “R-2” Single Family Residential District. Second, given the screening required as part of the proposed improvements, staff believes that a sufficient buffer exists between the residential uses surrounding McKinley Elementary School. As stated previously, the School District owns the subject property. Finally, the additional regulations in place (e.g., electrical, screening, etc.) ensures that enough safeguards are in place to prevent any detrimental impacts to surrounding properties.

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

Analysis: The conditional use permit is asking to place a generator and transformer using modified rear yard setback requirements.

Findings: The regulations of the “R-2” District are met for the proposed improvements provided the conditional use permit is allowed. Please refer to the site details above in the “background” section and the attached plans.

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

Analysis: N/A

Findings: N/A

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

Analysis: N/A

Findings: N/A

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

Analysis: Vehicular and pedestrian access is off of Rice Street and an alleyway separating McKinley Elementary School and the subject property.

Findings: This standard is met.

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

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

Analysis: The property currently exists with utilities serving both the single-family home and McKinley Elementary School. As mentioned earlier, utility extensions can occur to accommodate the linkage of the

generator and transformer with the school. Lastly, the alleyway shall be removed of any obstructions to ensure emergency access can occur to the proposed generator and transformer.

Findings: This standard is met provided that electrical plans meet applicable electrical code requirements.

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

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

Analysis: 8' tall privacy fencing is proposed to enclose the generator and transformer. Given the height and location of the proposed fencing, staff believes that appropriate screening from neighboring residences occur. Other applicable fencing guidelines shall be adhered to and are listed as a condition to this conditional use permit approval.

Findings: This standard is met.

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

Analysis: Minimal lighting is expected to permeate off of the generator and transformer. Given that screening is required for mechanical equipment, any additional lighting produced is not expected to impact the surrounding neighborhood.

Findings: This standard is met.

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

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

Findings: The use should not create excessive noise.

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

Analysis: N/A

Findings: N/A

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

Photos







APPLICATION FOR A CONDITIONAL USE PERMIT

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

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

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☐)	
Applicant Name	Stevens Point Area Public School District (SPAPSD)	Contact Name	Dan St. Pierre
Address	1900 Polk St.	Address	4941 Kirschling Ct.
City, State, Zip	Stevens Point, WI, 54481	City, State, Zip	Stevens Point, WI, 54481
Telephone	715-345-5456	Telephone	715-498-0764
Fax		Fax	
Email		Email	Dans@pobinc.com

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name	Don Keck (B&G Director)	Owner's Name	
Address	1900 Polk St.	Address	
City, State, Zip	Stevens Point, WI, 54481	City, State, Zip	
Telephone	715-345-5433	Telephone	
Fax		Fax	
Email	dkeck@pointschools.net	Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
2217 Rice St. Stevens Point, WI 54481 (281-23-0804201003)		
Legal Description of Subject Property		
SW NW, SECT. 4, T23N, R8E		
Designated Future Land Use Category		Current Use of Property
School		Single Family Residential
Explain the land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)		
Due to remodels at McKinley Elementary there was a need to replace the existing undersized emergency generator and transformer. The existing generator and transformer cannot be replaced in the existing locations due to new electrical code clearance requirements. Therefore, we propose to place these on the other side of a service drive, on the above mention parcel. The new generator and transformer will be place on a concrete pad and enclosed in a 8' fence with privacy slats for security and aesthetic reasons.		

How will the proposed development reinforce the existing or planned character of the neighborhood? (Use additional pages if necessary)			
McKinley Elementary is a large part of the community and the remodels that are proposed will only help the School District continue to provide a high level of service to the community.			
Outline steps that will be taken to reduce any negative impacts on adjacent property. (Use additional pages if necessary)			
Wisconsin DNR Best Management Practices (BMP'S) will be implemented.			
Current Zoning Surrounding Subject Property			
North:	R2	South:	R2
East:	R2	West:	R2
Current Land Use Surrounding Subject Property			
North:	Single Family Residential	South:	School
East:	Single Family Residential	West:	Single Family Residential

EXHIBITS

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

CERTIFICATION AND SIGNATURE

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

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

12-01-2020

Keely Fishler
Tenth District Alderperson
Stevens Point, WI 54481

Dear Alderperson Fishler,

We are the construction management company hired by the Stevens Point School District to implement building updates at McKinley Elementary School. The purpose of this letter is to notify you that we will be submitting to the City of Stevens Point for a Conditional Use Permit (CUP) for the addition of a new emergency generator and transformer at McKinley Elementary, for Plan Commission's consideration.

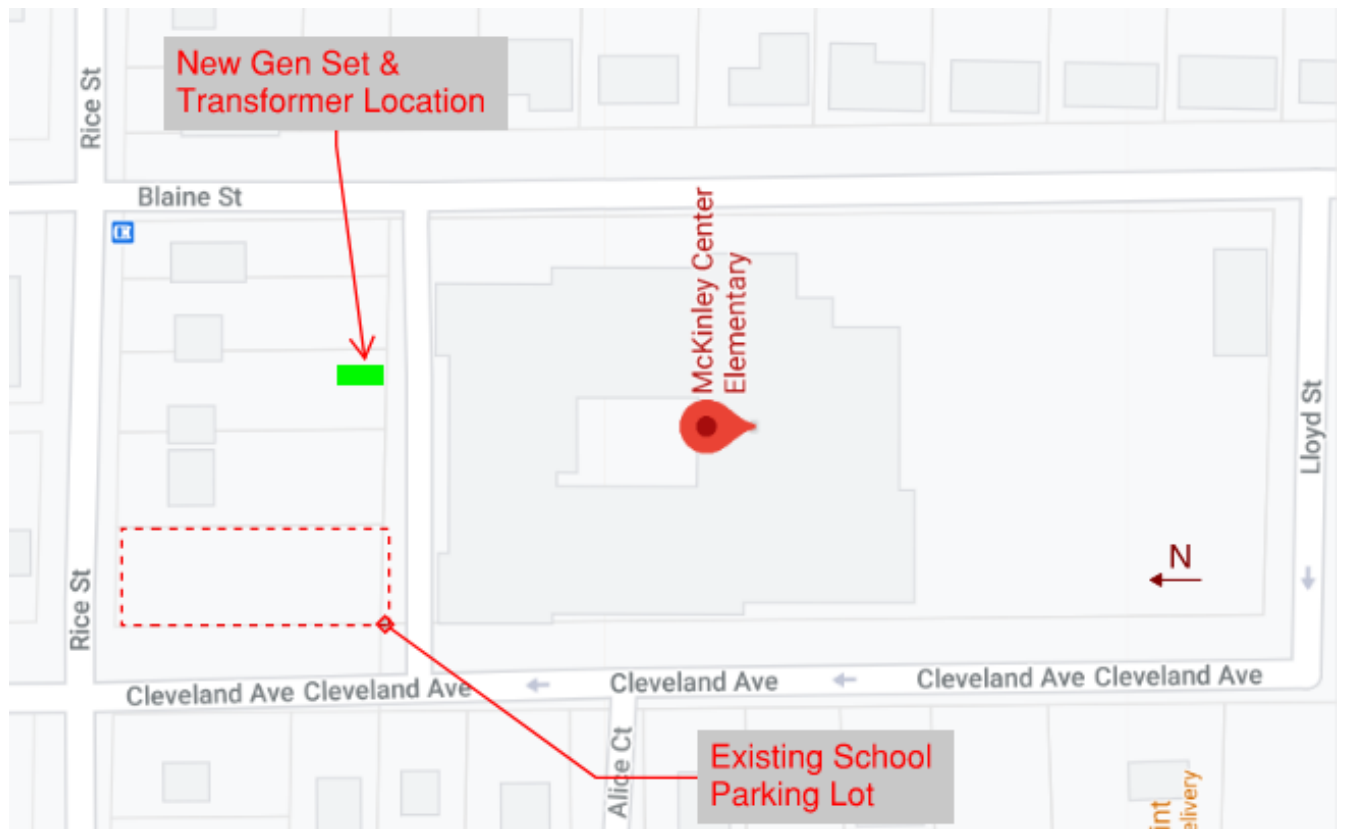
A brief summary of the updates we plan to implement include a remodel to the kitchen and serving area, kindergarten rooms, special education rooms, and band/art room. Additionally, upgrades to the cooling system, LED lighting upgrades, and several small remodels within the existing building for technology and ADA improvements.

This project has no additions, only the major remodels outlined in paragraph above. However, these remodels force us to replace the existing undersized emergency generator and transformer. The existing generator and transformer cannot be replaced in the existing locations due to new electrical code clearance requirements. Therefore, we propose to place these on the other side of a service drive, on the parcel recently purchased by the District at 2217 Rice St. The new generator and transformer will be placed on a concrete pad and enclosed in a fence with privacy slats for security and aesthetic reasons. We will meet all of the side yard setbacks required by the city and the rear yard setback will only affect the school's property.

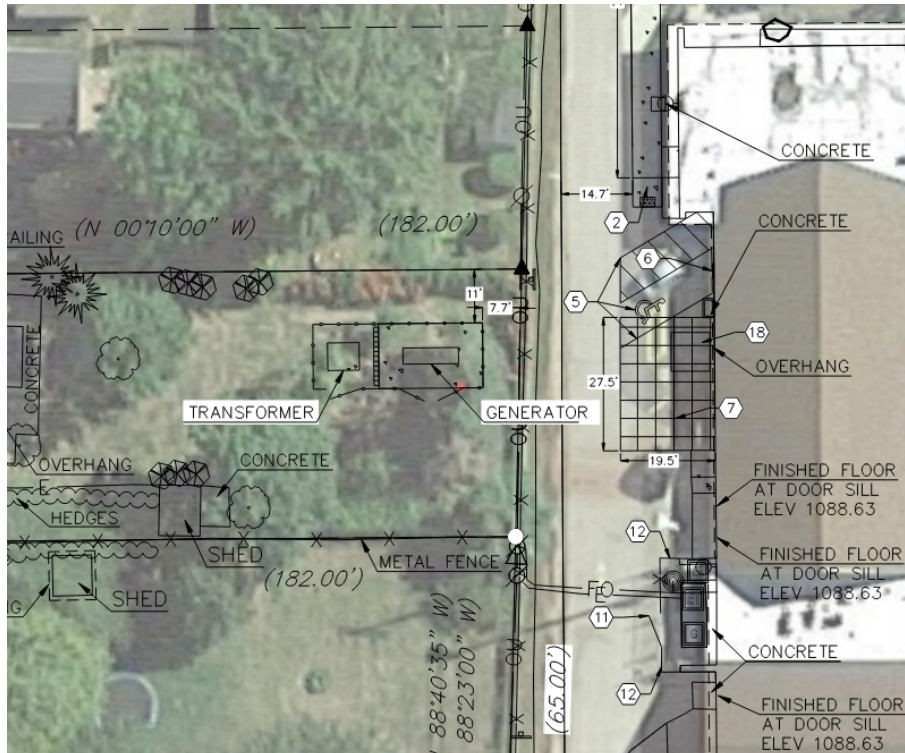
The design and engineering of the project is complete, and contractors will be selected soon. Construction is planned to begin May 2021 and continue through August 2021. Let us know if you have any questions or comments. In the meantime, below is some plan view of the new emergency generator and transformer locations on the proposed parcel.

Thank you,

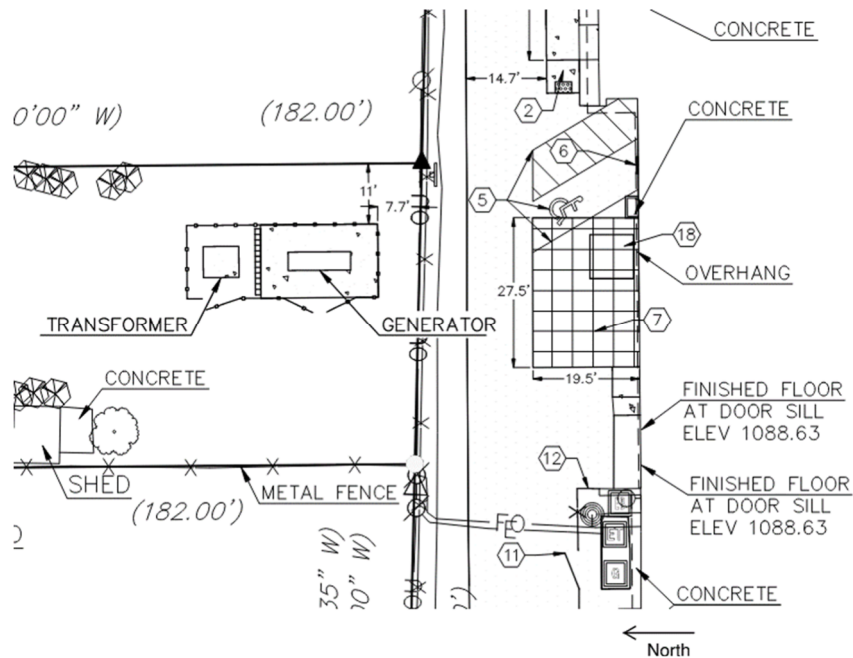
Hans Noel
Development Engineer
Nexus Solutions
608-609-5540



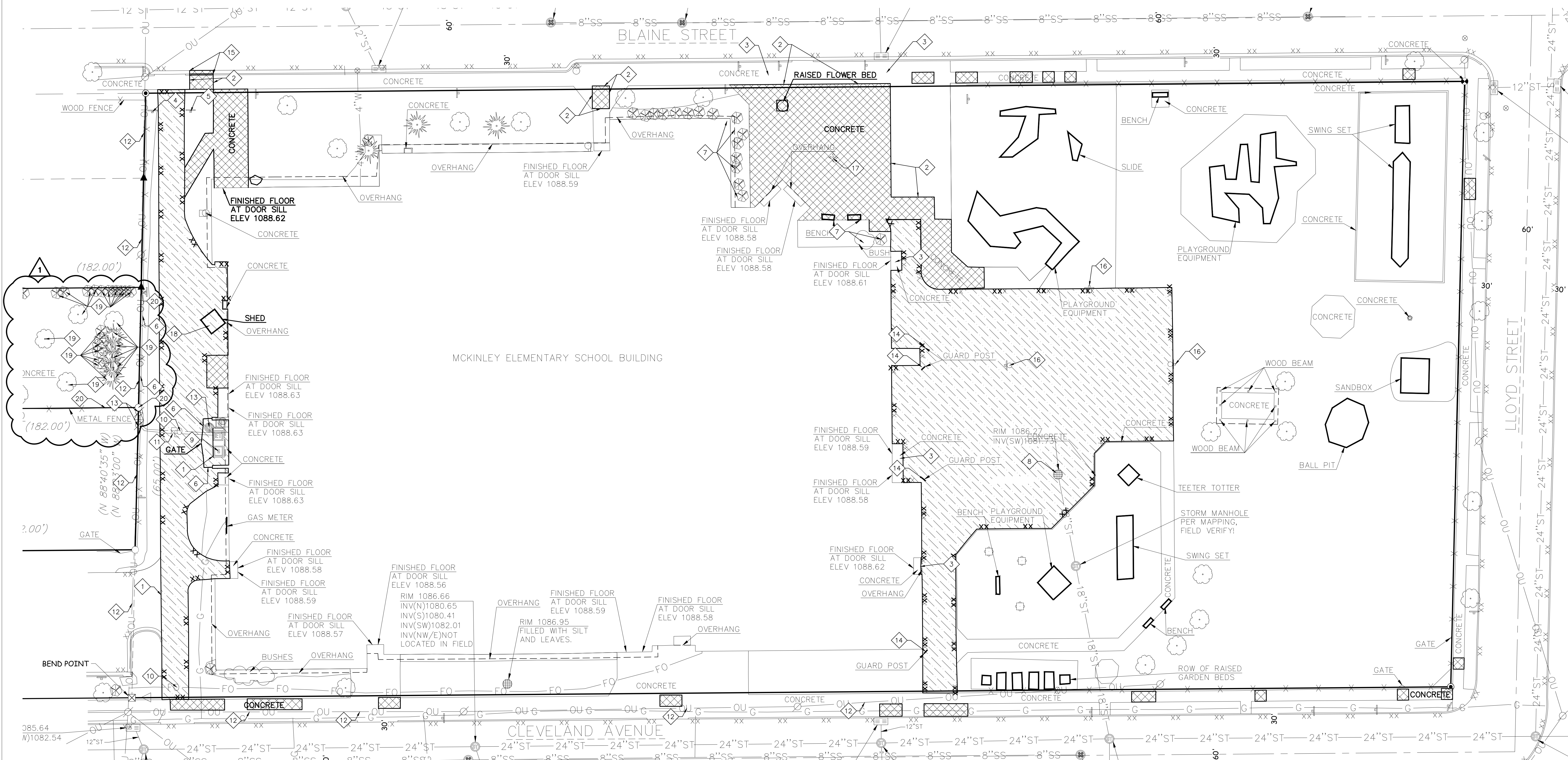
Plan View – School with Adjacent North Lots



**Proposed New Emergency Generator and Transformer Layout
Overlaid with Background Buildings and Landscaping**



**Proposed New Emergency Generator and
Transformer Layout**



GENERAL NOTES:

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

KEYNOTES:

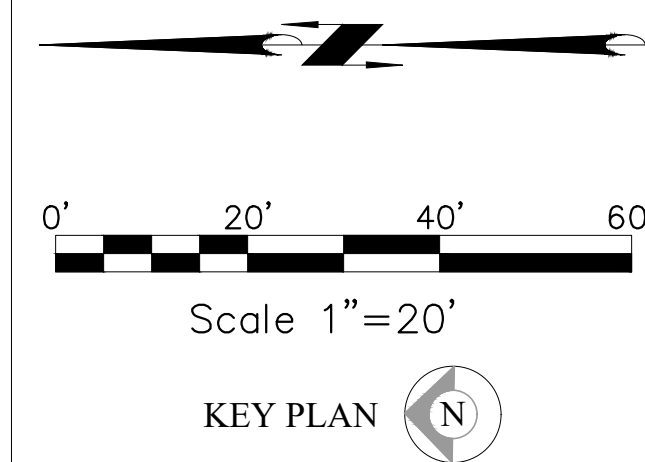
- | | |
|---|---|
| 1 SAWCUT EXISTING BITUMINOUS PAVEMENT | 11 MAINTAIN EXISTING ELECTRICAL LINE |
| 2 SAWCUT EXISTING CONCRETE WALK | 12 MAINTAIN EXISTING OVERHEAD POWER |
| 3 MAINTAIN EXISTING CONCRETE WALK | 13 MAINTAIN EXISTING UTILITY POLE |
| 4 MAINTAIN EXISTING SIGN | 14 MAINTAIN GUARD POST |
| 5 REMOVE/SALVAGE EXISTING SIGN | 15 SAWCUT EXISTING CURB AND GUTTER |
| 6 REMOVE EXISTING FENCE | 16 MAINTAIN EXISTING BASKETBALL GOAL POST |
| 7 MAINTAIN EXISTING LANDSCAPING | 17 MAINTAIN EXISTING FLAG POLE |
| 8 MAINTAIN EXISTING STORM SEWER STRUCTURE | 18 SALVAGE AND REINSTALL SHED |
| 9 MAINTAIN GENERATOR/ELECTRICAL AREA | 19 CLEAR/GRUB TREE/SHRUB |
| 10 MAINTAIN EXISTING FIBER OPTIC LINE | 20 MAINTAIN EXISTING FENCE |

DEMOLITION HATCH PATTERNS:

- | | |
|--------------------|--|
| BITUMINOUS REMOVAL | |
| CONCRETE REMOVAL | |

UTILITY DISCLAIMER

THE LOCATIONS, DEPTHS, 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. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, AND 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. POB MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON. PRIOR TO CONSTRUCTION, IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY LOCATIONS, DEPTHS, SIZES AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES WITHIN THE CONSTRUCTION LIMITS AND SHALL BRING FORWARD, IN WRITING TO THE ENGINEER OF RECORD, ALL DISCREPANCIES THAT DO NOT ALIGN WITH THE EXISTING CONDITIONS AS SHOWN HEREON.



STEVENS POINT AREA PUBLIC SCHOOL DISTRICT
MCKINLEY ELEMENTARY SCHOOL
BUILDING IMPROVEMENTS
BID PACK #15
2926 BLAINE STREET
STEVENS POINT, WI 54481

Date	Revision Description
11-3-2020	Addendum #1
11-13-2020	Addendum #2

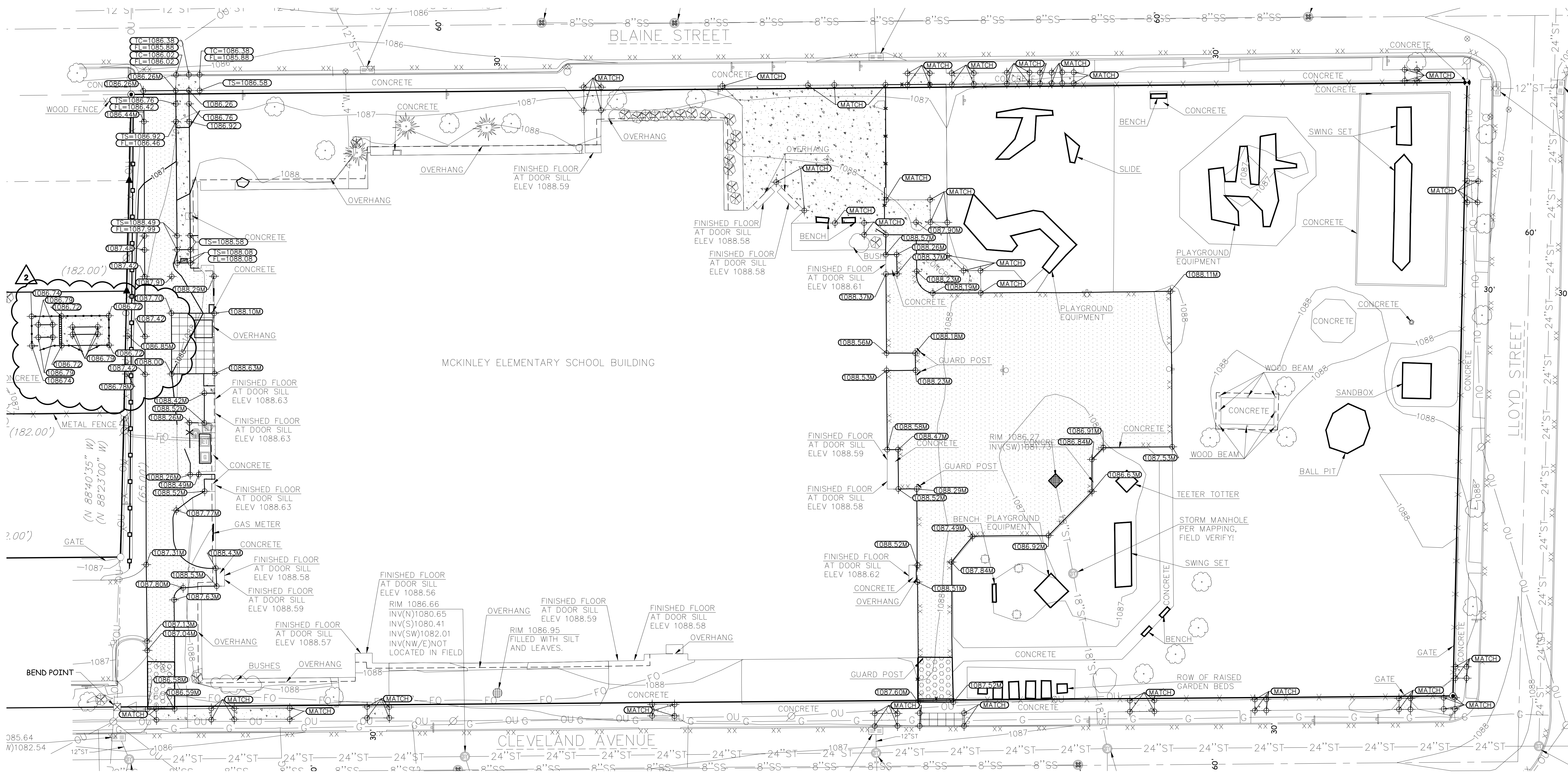
CONSTRUCTION DRAWINGS

DATE	08-21-2020	PROJECT #	W41-PM3-494
DRAWN BY	LAM	CHECKED BY	DTS

DRAWING TITLE
DEMOLITION PLAN
DRAWING NUMBER
C001
© Nexus Solutions, LLC

STEVENS POINT AREA PUBLIC SCHOOL DISTRICT
MCKINLEY ELEMENTARY SCHOOL
BUILDING IMPROVEMENTS
BID PACK #15

2926 BLAINE STREET
STEVENS POINT, WI 54481



GRADING LEGEND:

EXISTING CONTOUR	712
PROPOSED CONTOUR	712
PROPOSED SPOT ELEVATION	692.72
PROPOSED TOP OF CURB ELEVATION	1088.53
PROPOSED FLOW LINE ELEVATION	1088.53
PROPOSED TOP OF SIDEWALK ELEVATION	1088.53
PROPOSED MATCH ELEVATION (CONTRACTOR TO VERIFY)	692.05

EROSION CONTROL LEGEND:

EXISTING CONTOUR	888
PROPOSED CONTOUR	888
PROPOSED SILT FENCE	11 C301
PROPOSED INLET PROTECTION	10 C301
ROCK CONSTRUCTION ENTRANCE	14 C301

EROSION CONTROL SEQUENCING

1. INSTALL PERIMETER EROSION CONTROL.
2. BEGIN DEMOLITION
3. BEGIN ROUGH GRADING AND UTILITY INSTALLATION
4. DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
5. TEMPORARY STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
6. FINAL STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING ACTIVITIES CEASE AND FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE.
7. IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 1088.63 EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00.
3. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
4. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES AND THE DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
5. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
7. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
8. EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
9. THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
10. GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.
11. NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
12. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
13. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
14. CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50' FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
15. OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
16. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT IS LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
17. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
18. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
19. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
20. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
21. SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE. FILTER BARS OR SCREENING SHALL BE USED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 TO PREVENT SEDIMENT DISCHARGE TO THE MAXIMUM EXTENT PRACTICABLE.
22. IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOW OR FROZEN GROUND.
23. SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
24. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WDNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.

UTILITY DISCLAIMER

THE LOCATIONS, DEPTHS, 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. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, AND 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. POB MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON. PRIOR TO CONSTRUCTION, IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY LOCATIONS, DEPTHS, SIZES AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES WITHIN THE CONSTRUCTION LIMITS AND SHALL BRING FORWARD, IN WRITING TO THE ENGINEER OF RECORD, ALL DISCREPANCIES THAT DO NOT ALIGN WITH THE EXISTING CONDITIONS AS SHOWN HEREON.

CONSTRUCTION DRAWINGS

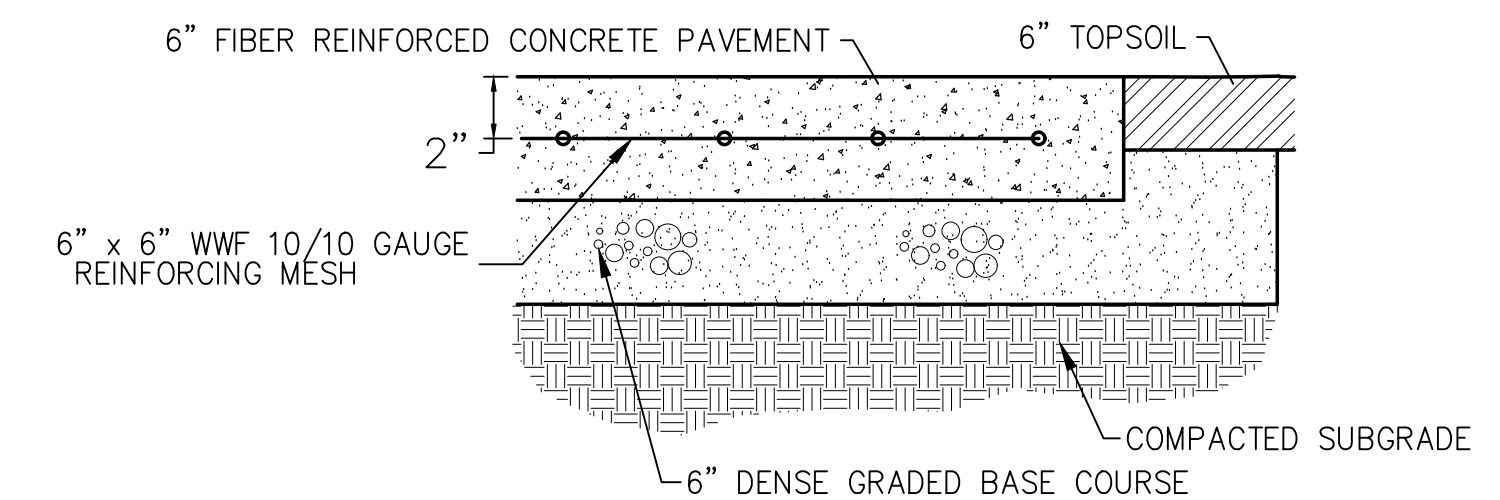
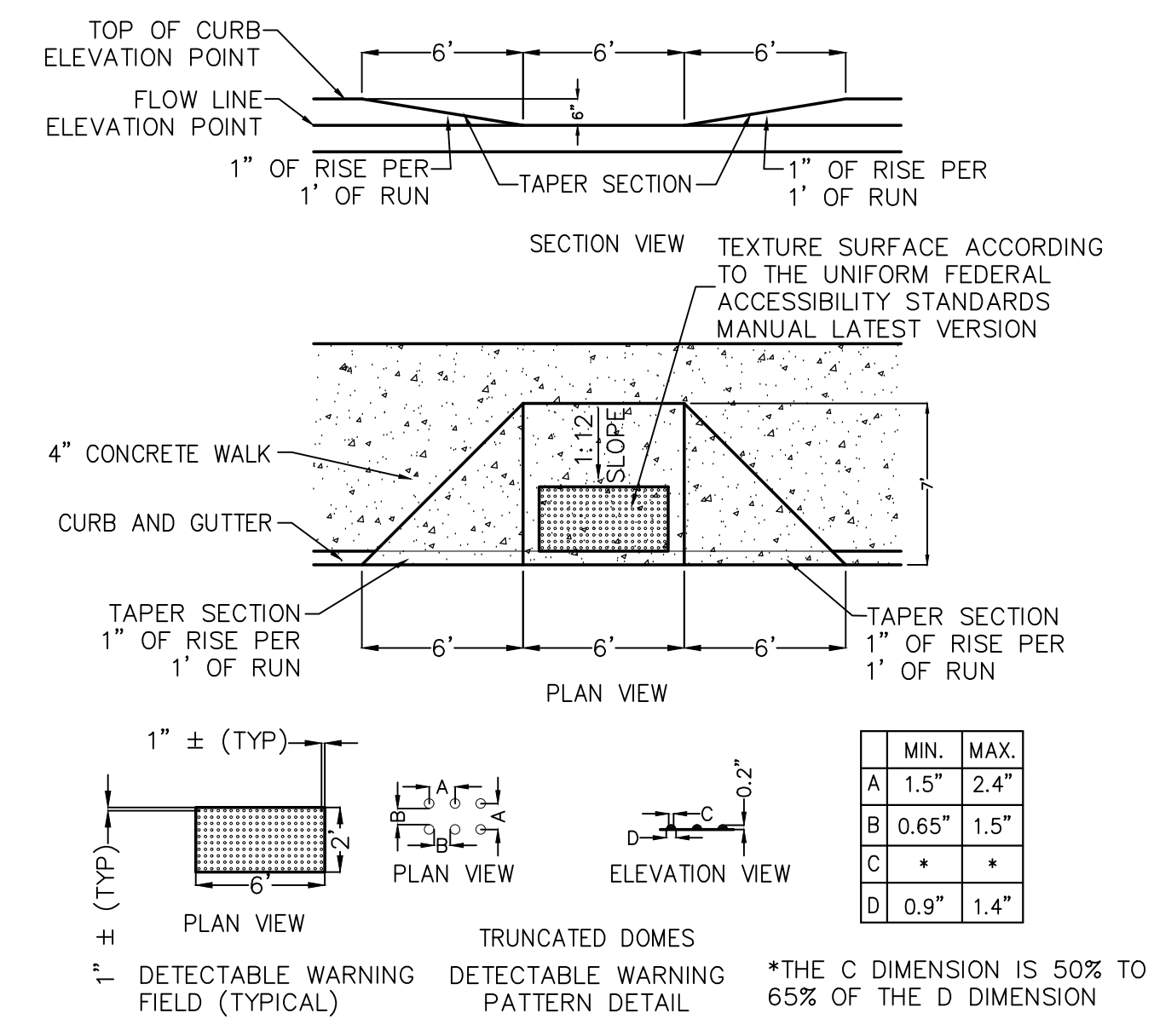
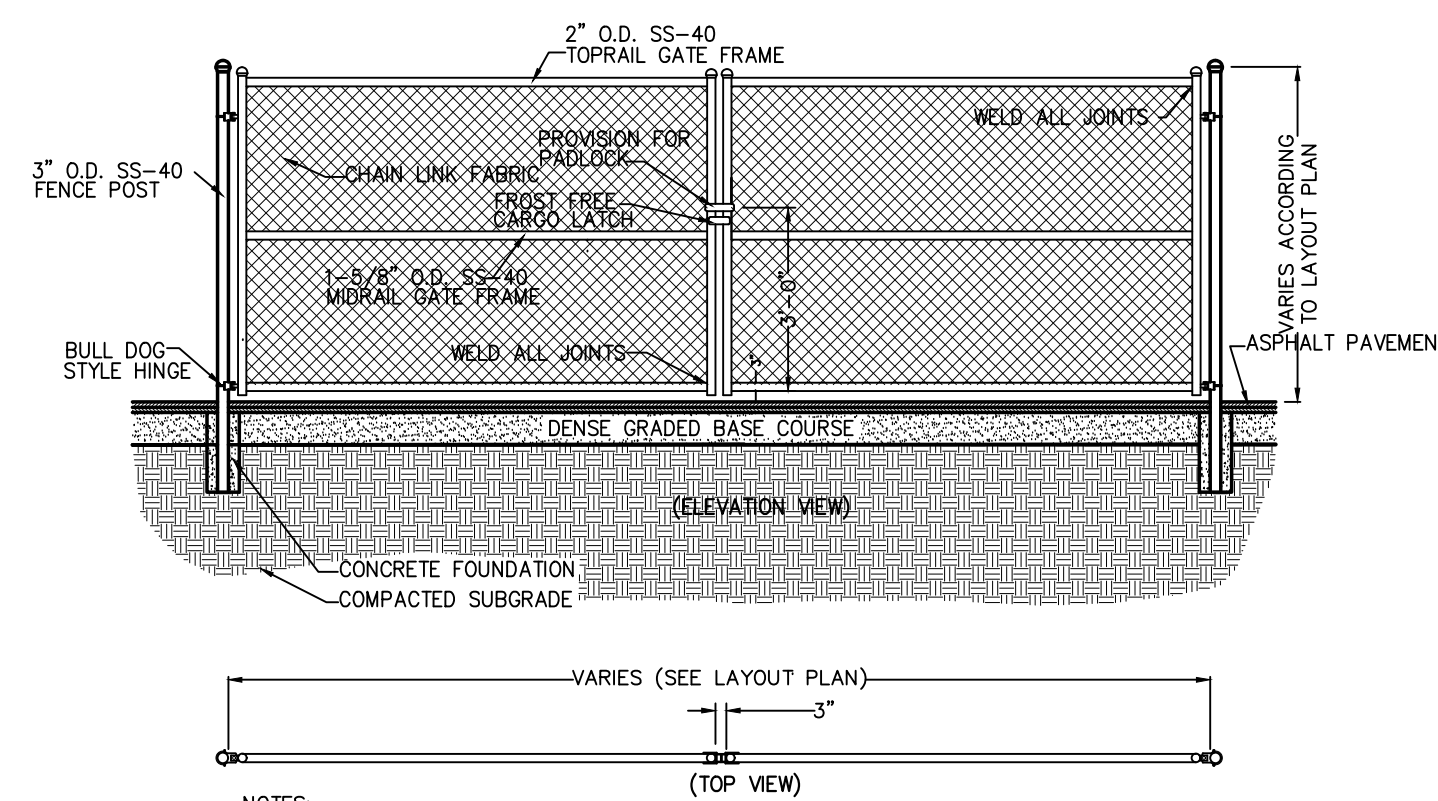
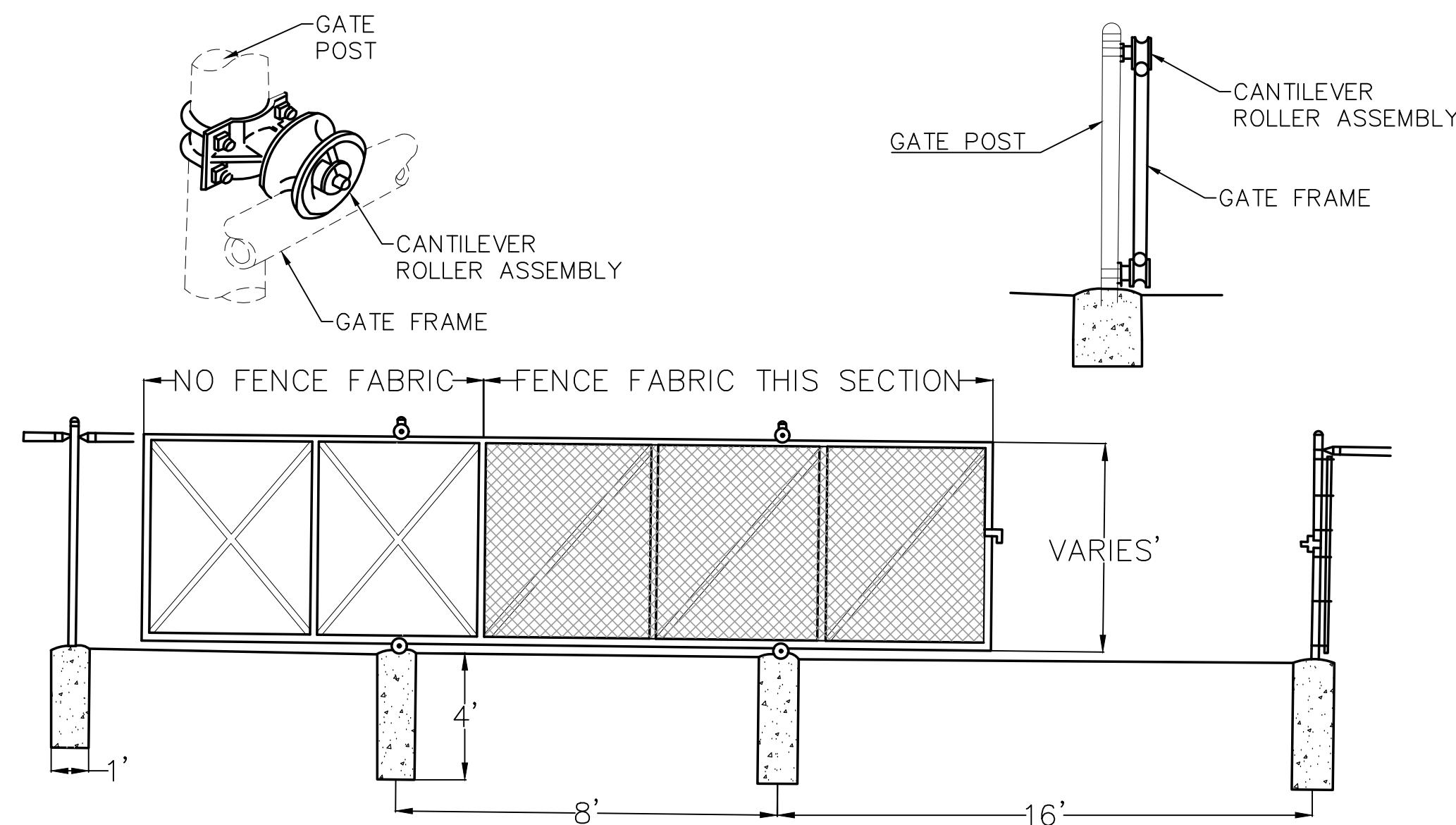
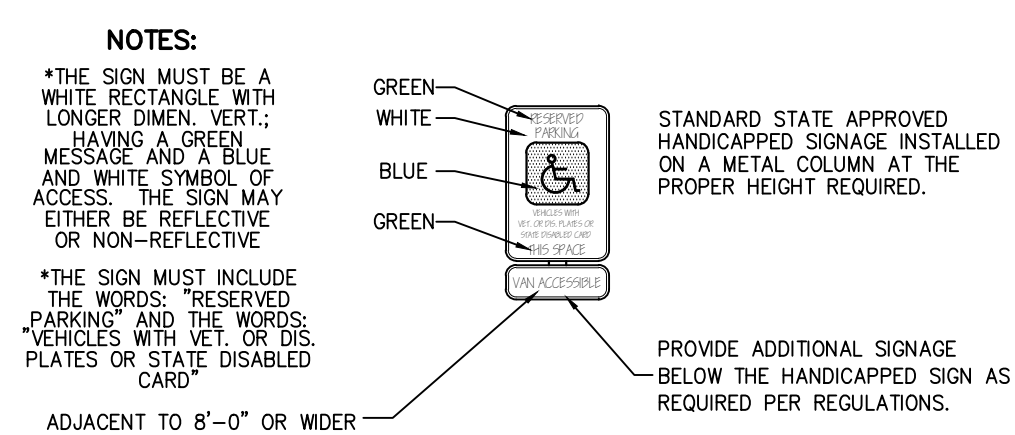
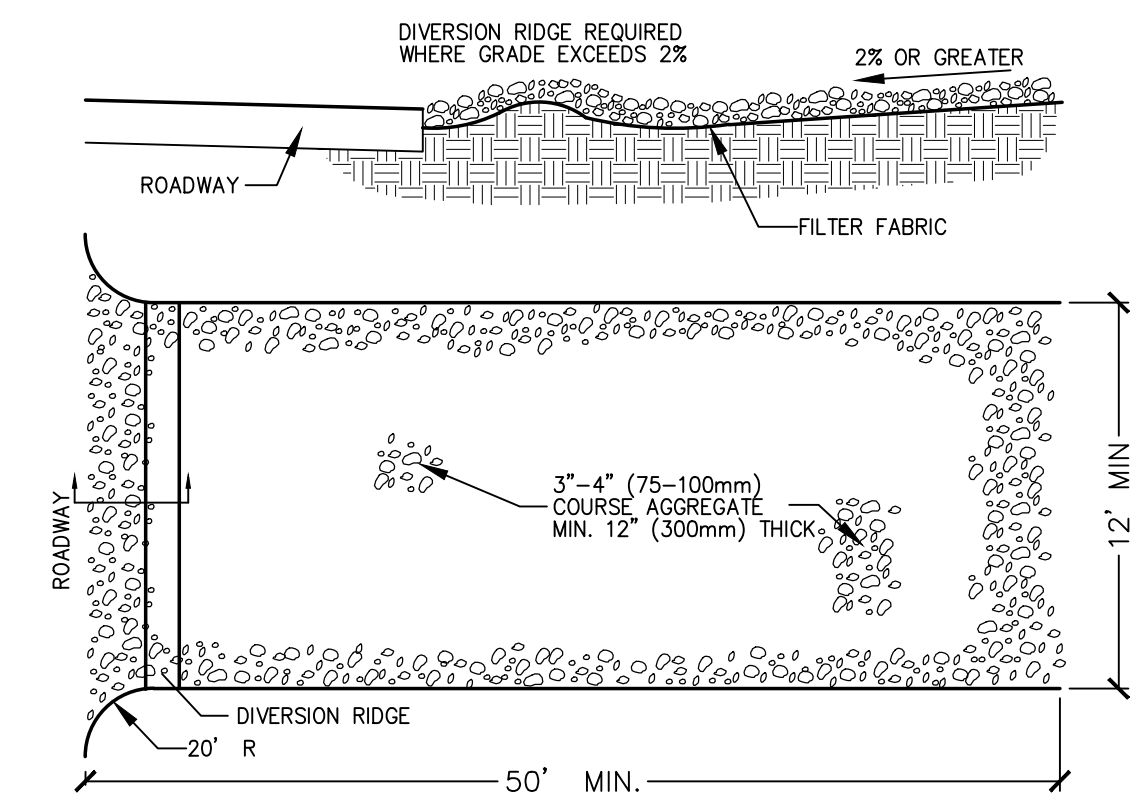
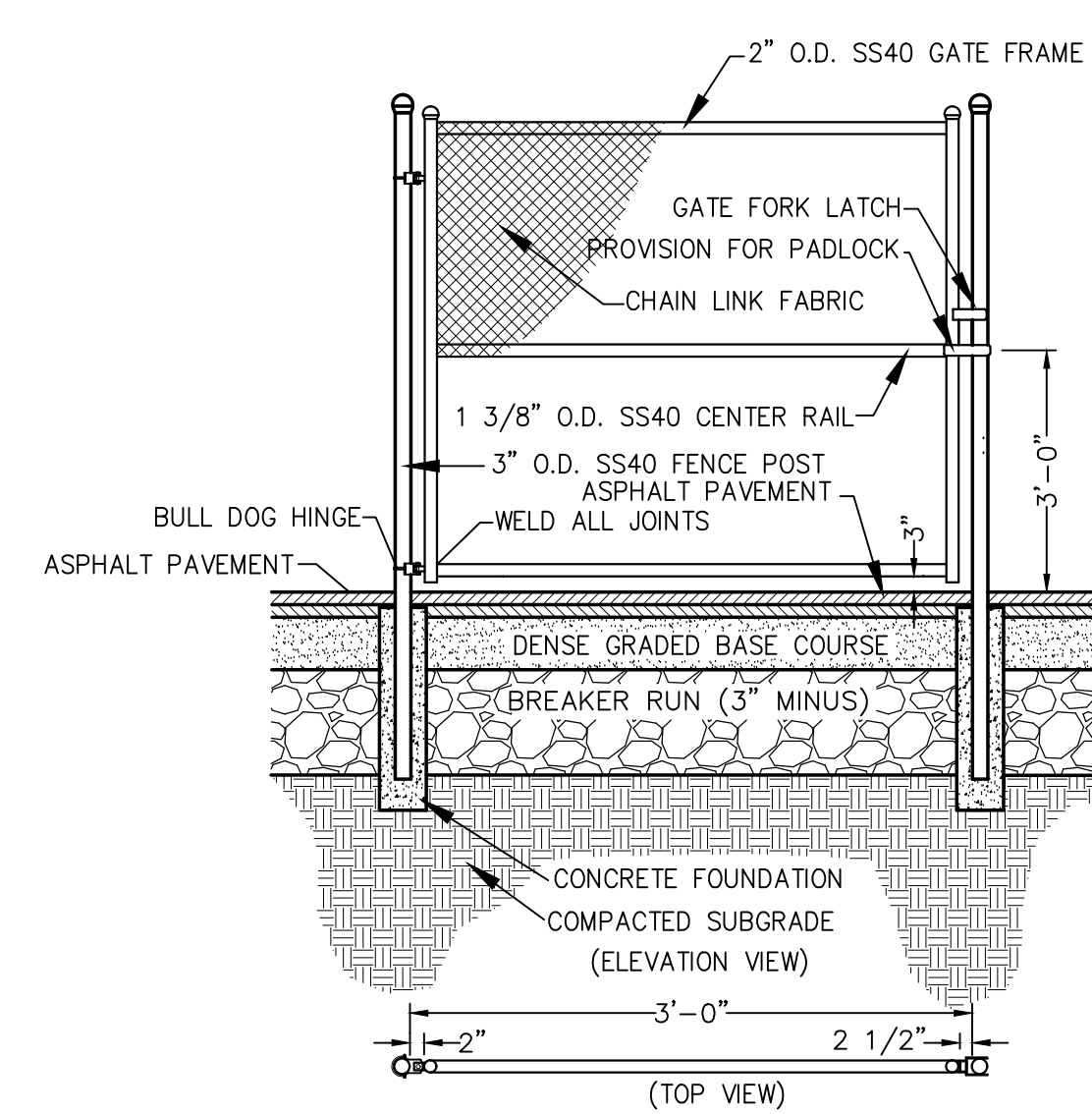
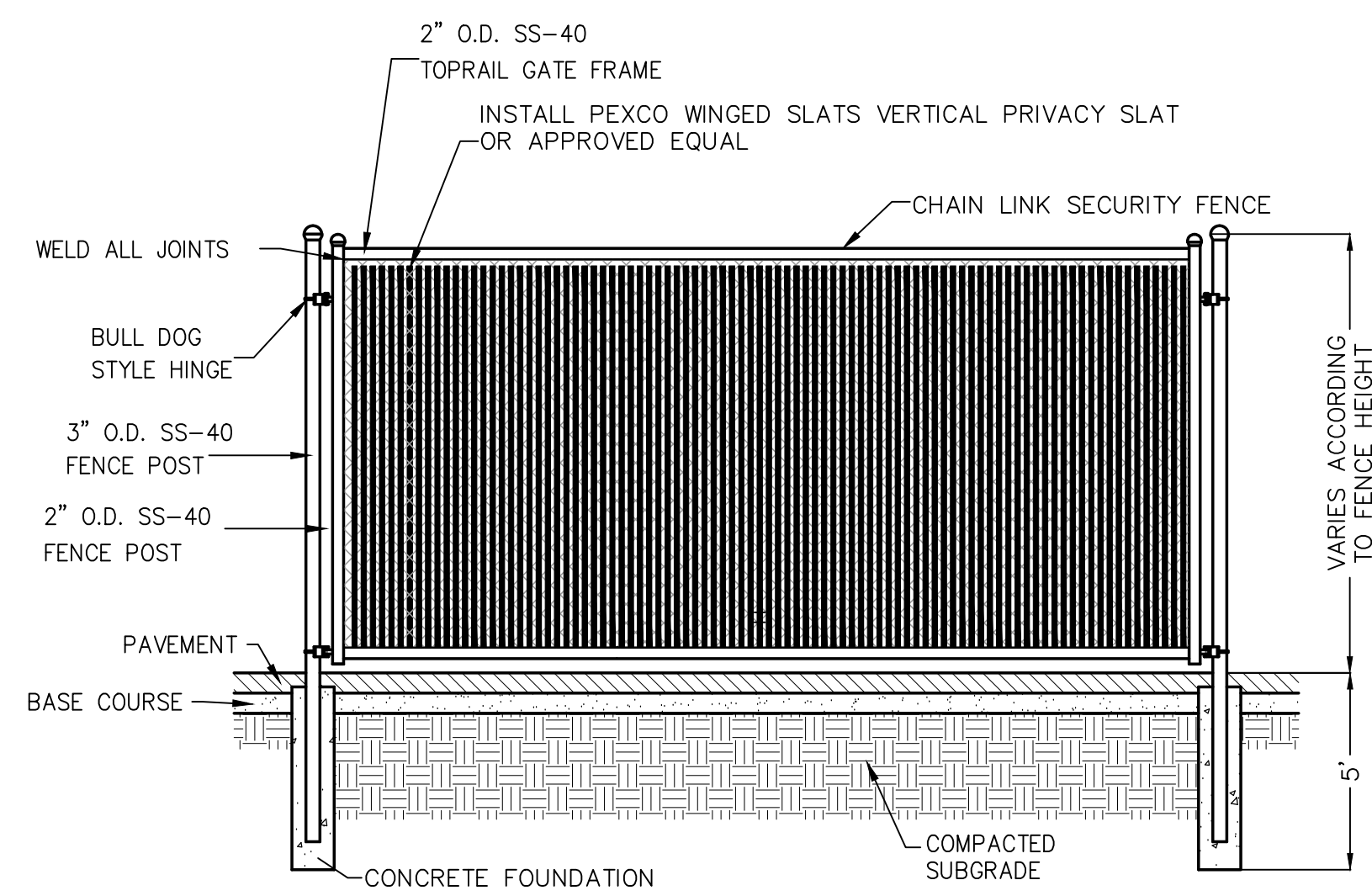
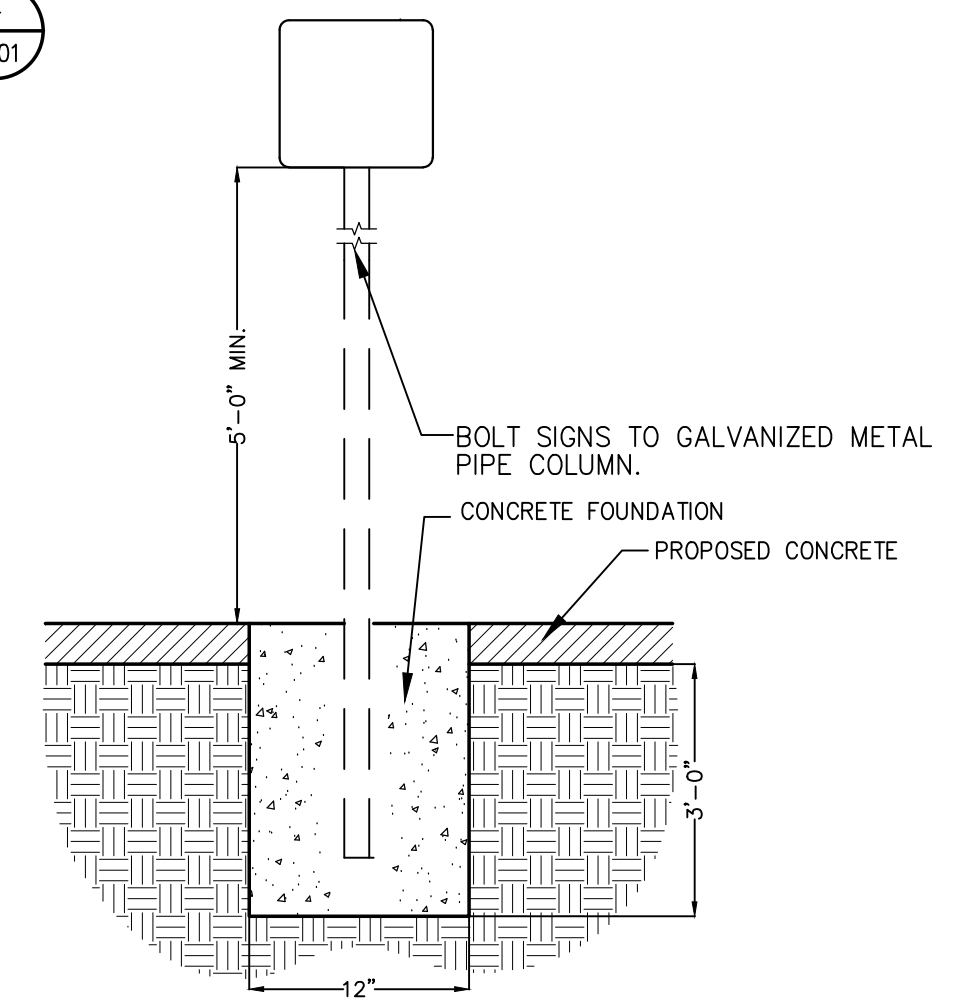
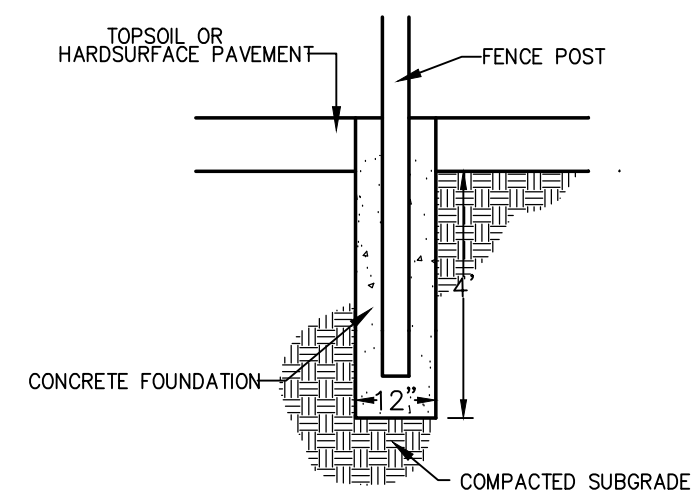
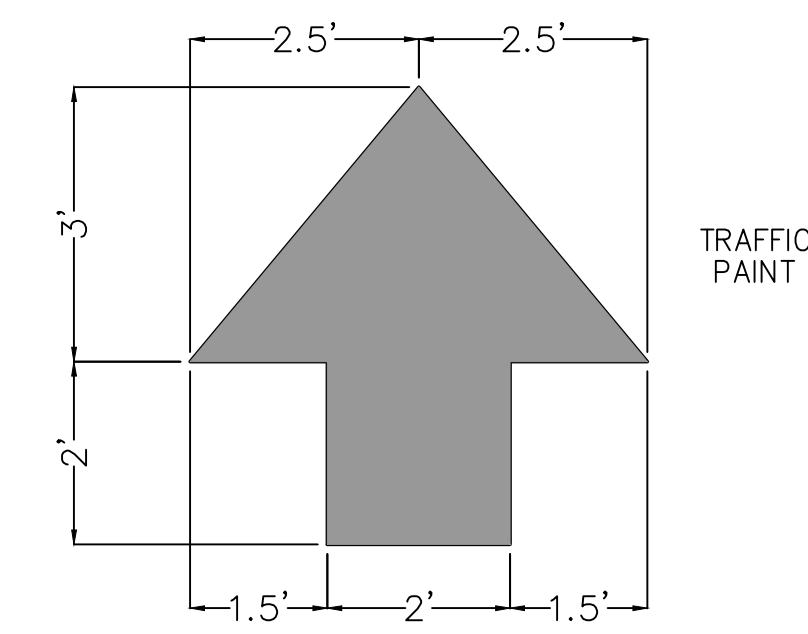
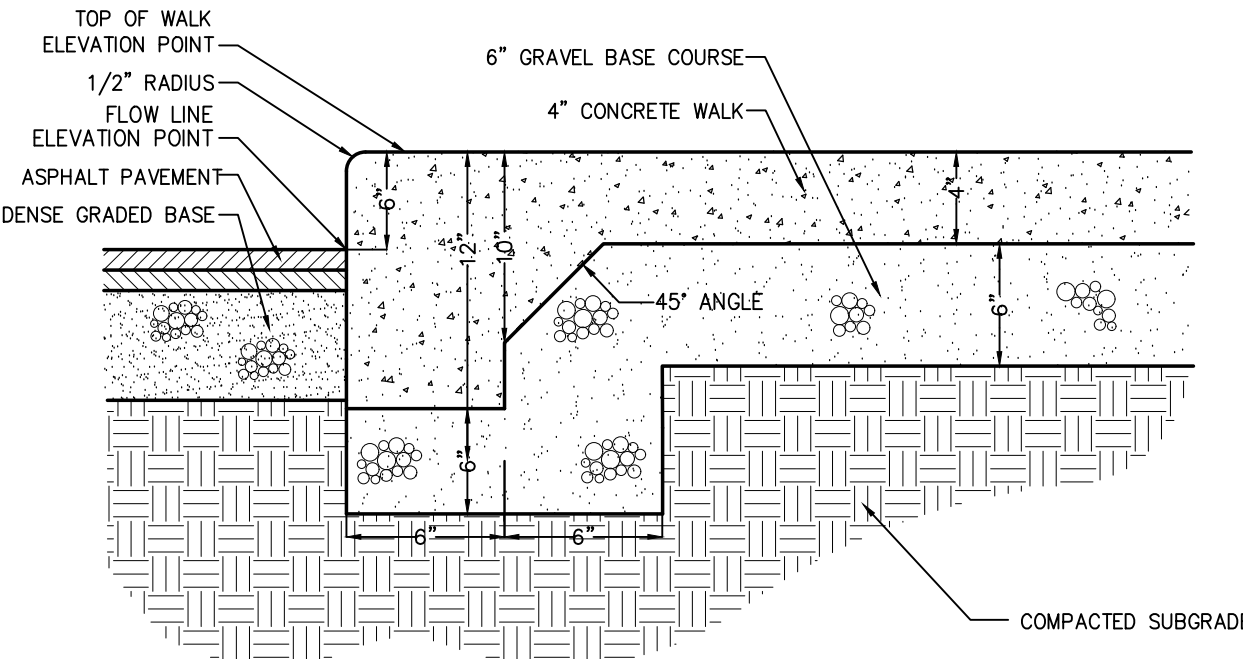
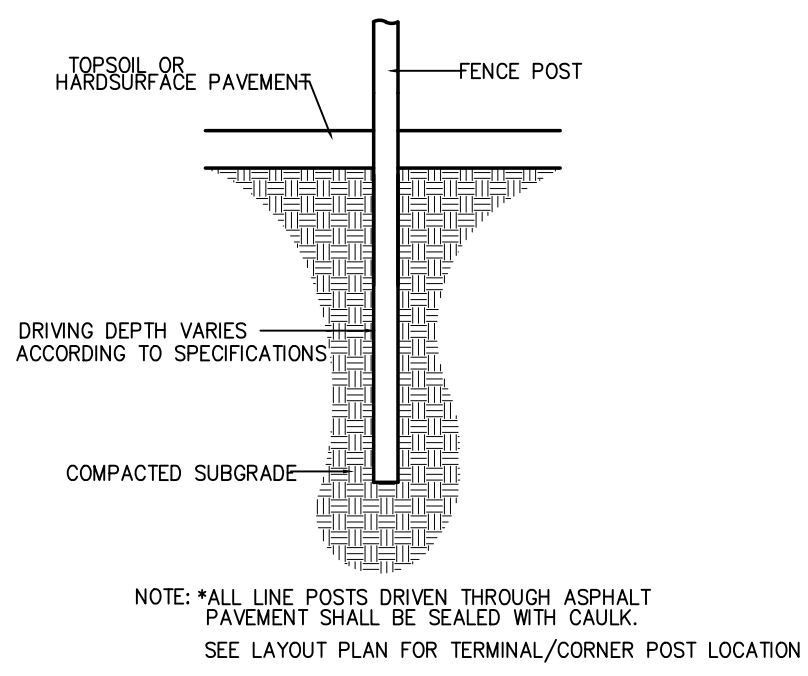
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DRAWN BY	LAM	CHECKED BY	DT5

DRAWING TITLE
GRADING / EROSION CONTROL PLAN

DRAWING NUMBER

C201

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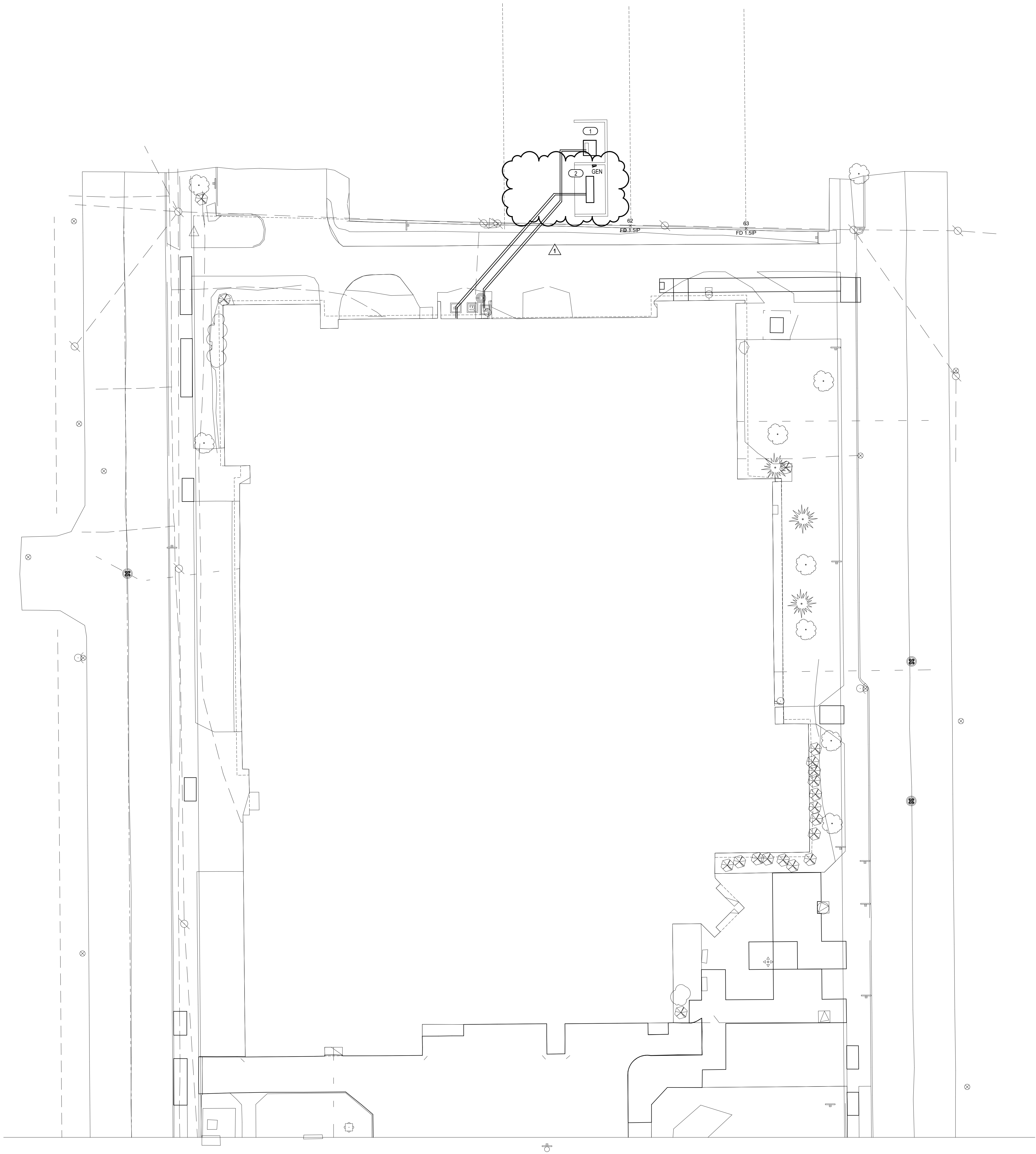
DRAWING TITLE

DETAILS

RAWING NUMBER

C301

Nexus Solutions, LLC



GENERAL NOTES

1. COORDINATE TRANSFORMER REPLACEMENT WORK SEQUENCE WITH UTILITY AND OWNER. WORK THAT REQUIRES DISRUPTION TO BUILDING SERVICE SHALL ONLY BE PERFORMED DURING OFF HOURS/DAYS. NO DISRUPTIONS ARE ALLOWED WHILE BUILDING IS OCCUPIED. SERVICE ENTRANCE WORK MUST BE COMPLETED PRIOR TO SCHOOL SUMMER BREAK.

2. CONDUIT DEPTH BELOW ALLYWAY SHALL BE NOT LESS THAN 24". CONDUIT SHALL BE LISTED FOR DIRECT BURIAL.

KEYED NOTES

1. NEW TRANSFORMER LOCATION. COORDINATE EXISTING TRANSFORMER ACCESS. CONDUIT RE-ROUTING AND EXTENSION TO NEW LOCATION WITH UTILITY. COORDINATE BUILDING SHUTDOWN TIMING WITH OWNER. VERIFY EXISTING UNDERSLAB CONDUIT ENTRY INTO BUILDING FOR RE-USE. ASSUM (4) 4" CONDUIT ARE AVAILABLE. 1600A TOTAL CONDUCTOR AMPACITY WILL BE REQUIRED. SEE Riser Diagram for Feeder Sizes.

2. LOCATE PANEL "GEN" ON BLOCK SEPERATION WALL. PROVIDE GENERATOR REMOTE STOP PUSH BUTTON NEXT TO PANEL. SEE RISER DIAGRAM FOR CONDUIT SIZES. PROVIDE ADDITIONAL (2) 1" CONDUIT BELOW GRADE FROM ATS AS REQUIRED FOR CONTROL CONDUCTORS AND CABLING.

1 PARTIAL ELECTRICAL SITE PLAN
1" = 20'-0"



STEVENS POINT AREA PUBLIC SCHOOL DISTRICT
McKINLEY ELEMENTARY SCHOOL
BUILDING IMPROVEMENTS
BID PACK #15
2926 BLAINE STREET
STEVENS POINT, WI 54481

Date	Revision Description
10-22-2020	[BID DOCUMENTS]
11-03-2020	Addendum #1
11-13-2020	Addendum #2

CONSTRUCTION DRAWINGS

DATE	08-21-2020	PROJECT #	18066-12
DRAWN BY	JLW	CHECKED BY	CJS

DRAWING TITLE
ELECTRICAL SITE PLAN

DRAWING NUMBER
E101

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From: noreply@civicplus.com
To: [Adam Kuhn](#)
Subject: Online Form Submittal: Contact the Assoc. Planner / Zoning Admin.
Date: Monday, December 28, 2020 8:54:02 PM

Contact the Assoc. Planner / Zoning Admin.

First and Last Name:	Dorothy Schultz
Street Address:	2225 Rice St
City	Stevens Point (change City, State, and/or Zip as needed)
State:	WI
Zip:	54481
Phone Number:	715-344-8217
Email Address:	ta91397@yahoo.com

Please enter your questions or comments below:

My name is Dorothy Schultz along with my husband, Jerome, and I'm writing to strongly object to the conditional use permit to construct generator and transformer units at 2217 Rice Street, Stevens Point, for McKinley School. We live at 2225 Rice Street which is adjacent to this project. We have lived here for 53 years, paid our taxes and maintained and improved our property all through this time. We have never been informed prior to this letter we received on December 24, 2020, with the hearing scheduled on January 4, 2021, which period includes two major holidays, as to what this project entails, or how it will impact us personally as far as noise or inconvenience or especially impact our property values as well as change our residential neighborhood. This would be very important to us as sometime in the future our property will likely come up for sale as both my husband and I are now elderly. I know the school has been interested in getting ownership of properties at this end of the block facing Rice Street for many years as it would suit their needs. However, encroaching on it piece by piece would not be in the best interest of the homeowners or create a desire of cooperation to work with the school system. So we are hoping you would reconsider this proposed conditional use permit because at this point it just seems it is being pushed on us. We would like to be contacted by phone as soon as possible for more details on the plan as we do not have a computer. Thank you for your time and consideration. We look forward to hearing from you prior to any deadlines you may have for the meeting.

Email not displaying correctly? [View it in your browser.](#)

Administrative Staff Report

Comprehensive Plan Future Land Use Amendment, Rezoning Request & Official Street Map Amendment

Groholski Park
2000 River View Avenue

January 4, 2021



Department of Community Development

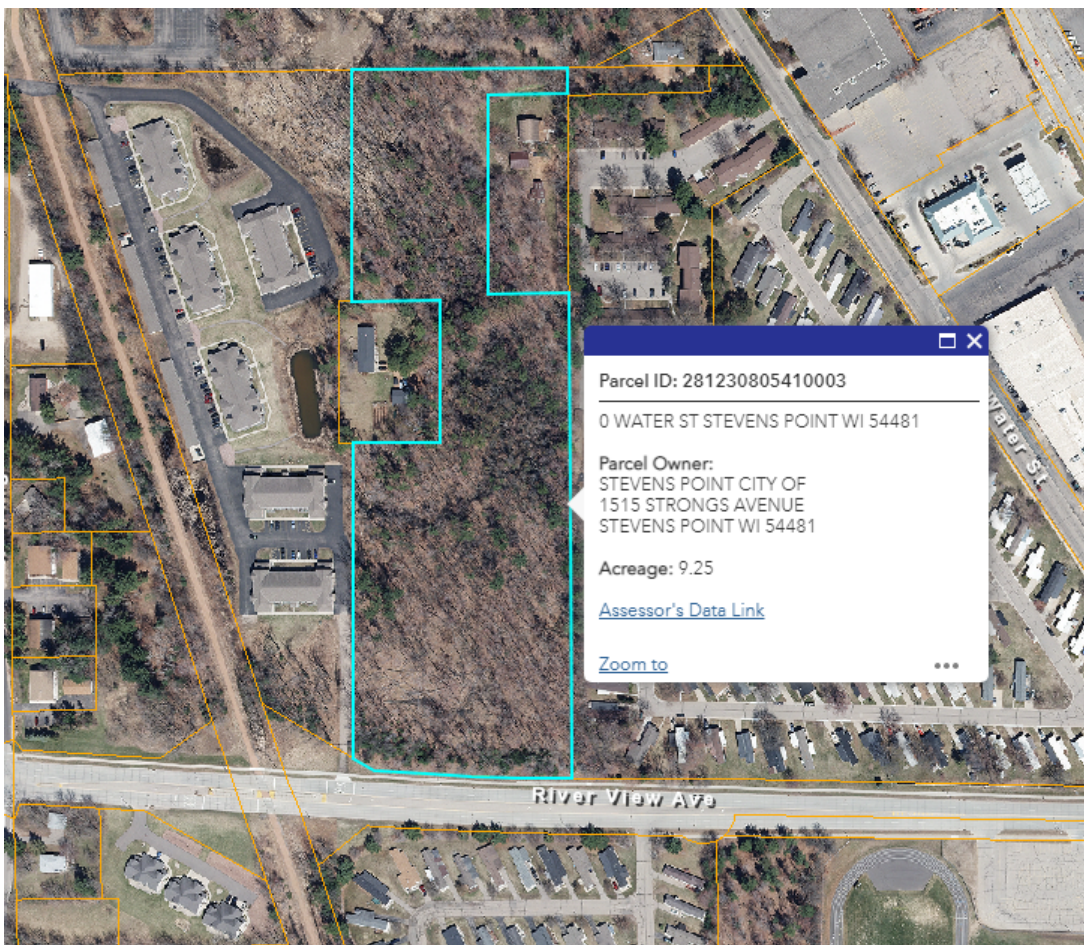
Applicant(s): - City of Stevens Point Staff: - Ryan Kernosky, Director rkernosky@stevenspoint.com - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281230805410003 Zone(s): "R-4" Multiple Family I Residential District Master Plan: - Multi-Family Residential Council District: - District 10 Ald. Fishler Lot Information: - Frontage: 416 ft. - Depth: 1,328 ft. - Lot Size: 402,864 sq. ft. (9.248 ac.) Current Use: - Vacant Applicable Regulations: 23.02 (1)(f) 23.02(1)(a)	Request - Public Hearing and action on a request from the City of Stevens Point to amend the City of Stevens Point Comprehensive Plan Future Land Use Map for the purposes of amending the future land use designation from Multi-Family to Park at 2000 River View Avenue (Parcel ID 281230805410003). - Public Hearing and action on a request from the City of Stevens Point to rezone 2000 River View Avenue (Parcel ID 281230805410003) from "R-4" Multiple Family I Residential to "C" Conservancy. - Public Hearing and action on a request from the City of Stevens Point to amend the Official Street Map of the City of Stevens Point to remove two future streets planned to be located within 2000 River View Avenue (Parcel ID 281230805410003). Attachment(s) - Application - Plans Findings of Fact - A proposal to construct park and recreation facilities is being proposed on the property. - Improvements include the construction of a 256 sq ft open air shelter, a parking area to accommodate 26 parking stalls, and a network of trails and boardwalks connecting River View Avenue to the Portage County Health Care Center. - The 2005 City Comprehensive Plan Future Land Use Map identifies this property as "Multi-Family (3+ Units)." In order for the property to be utilized as a park consistent with the Future Land Use Map, an amendment from "Multi-Family (3+Units)" to "Park" is required to properly facilitate the proposed land use and proposed zoning. - The property is currently zoned "R-4" Multiple Family I Residential. - Wetlands and other environmentally-sensitive lands exist within the property. In order to better match the proposed use with existing conditions on the property, a rezoning to "C" Conservancy is most applicable. - Components of the Groholski Park Master Plan are to be discussed more thoroughly in the conditional use permit review and consideration. - Two future streets are proposed to run through Groholski Park. Any amendment of the City's Official Street Map requires the review of the Plan Commission.
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8. The Plan Commission and Common Council can attach conditions to the approval if necessary.

Staff Recommendation

1. Approve the future land use designation of 2000 River View Avenue from "Multi-Family (3+ Units)" to "Park" within the City's Comprehensive Plan.
2. Approve the rezoning request for 2000 River View Avenue from "R-4" Multiple Family I Residential to "C" Conservancy.
3. Approve the Official Street Map Amendment to remove Allowance Road and an unnamed street running north-south as future planned streets.

Vicinity Map



Background

Overview: The City of Stevens Point is proposing to establish park and recreational facilities at an undeveloped parcel on River View Avenue. On November 16, 2020, the Plan Commission reviewed a request from the City to a.) approve the donation of the subject property contingent on the Common Council's approval of the donation agreement, and b.) approve the master plan for the proposed Groholski Park contingent on the Common Council's approval of the donation agreement. The Common Council approved the donation agreement on November 16, 2020.

The subject property is located in an identified gap within the City's ten-minute walk to a park campaign. The campaign is part of the City's Comprehensive Outdoor Recreation Plan that was adopted by the City's Park Commission and Common Council. The Groholski Park Master Plan includes the following proposed improvements: the construction of a 256 sq ft open air shelter, a parking area to accommodate 26 parking stalls, and a network of trails and boardwalks connecting River View Avenue to the Portage County Health Care Center. Boardwalks are included as part of the design scheme due to the prevalence of wetlands in the northern half of the property. A park sign is also proposed along the parking lot entrance to the park. In order to construct a sign, a permit application shall be completed that is subject to the review and approval of Community Development staff meeting applicable City Sign Code regulations.

Comprehensive Plan Amendment: In order for the proposed improvements to occur, the City's Comprehensive Plan Future Land Use Map would need to be amended from "Multi-Family (3+Units)" to "Park." Community Development staff have reviewed this request with Section 9.3(B) of the City's Comprehensive Plan to ensure amendment consistency with the approved City Comprehensive Plan. The aforementioned section outlines the plan amendment procedures for the 2005 Comprehensive Plan. Those considerations are outlined throughout this document.

At the time the 2005 Comprehensive Plan was created, the subject property was undeveloped. As discussed during the November 16, 2020 meeting of the Plan Commission, one component of the donation agreement was that the subject property was to be utilized only for park and recreation purposes. Due to the current undeveloped nature of the property, along with the minimal amount of disturbance proposed as part of the Groholski Park Master Plan, staff believes that an amendment to the City Comprehensive Plan will have a minimal impact on surrounding neighborhoods.

Rezoning from R-4 to C: The existing zoning of the subject property is "R-4" Multiple Family I Residential. The "R-4" District was 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." The proposed zoning, "C" Conservancy District, is a zoning district whose intent is to "provide protection to environmentally-sensitive lands such as flood plains, wetlands, shorelands, well fields, airport fringe lands and fringe lands remote from City services and access. The district is also intended to be applied as a means of regulating the timing and direction of land development in accordance with the City's Comprehensive Plan." As outlined before, a significant amount of wetland areas exist within the northern half of the property. In order to better protect these environmentally-sensitive lands, a rezoning to "C" Conservancy would be most appropriate.

Section 8.4, Goal F:

Environmental Protection. The City enjoys a diverse natural environment. It is a goal of the City to preserve these assets and to prevent harm to public resources through **zoning, acquisition [and] implementation of the Stevens Point Park Plan**, and development regulations. Resources include the aquifer City residents rely on for drinking water, surface waters of the Plover and Wisconsin Rivers, Moses Creek, **wetlands**, floodplains, and forested areas.

Official Street Map Amendment: The City's Official Street Map has identified two future streets to be located within the subject property. Allowance Road is a proposed east-west road connecting Whiting Avenue and Water Street. An unnamed future planned street is also proposed to connect Allowance Road with River View Avenue.

The proposed use of the subject property would be at odds with the City's Official Street Map. Due to the locations of proposed recreational trails and boardwalks, including two streets into the mix would pose additional concerns regarding safety, traffic flow and the impact on nearby neighborhoods. Therefore, staff believes that amending the City's Official Street Map would be consistent with the Transportation Element of the City's Comprehensive Plan.

Section 3.5 Goals C & D:

Goal C: Increase or maintain connectivity of the roadwork network.

Objective C2: Ensure linkages between major activity areas within abutting developments.

Policy C2.1: **Discourage roadways from becoming barriers to movement.**

Policy C2.6: **Draft and adopt an Official Street Map which established appropriate street connections to adequately serve future Stevens Point development.**

Goal D: Balance the road needs of through-traffic commuters with the needs of the adjacent neighborhoods to minimize disturbance and adverse impacts on neighborhoods.

Objective D1: **Modify road design standards using context sensitive design to address the impacts on the neighborhood.**

Other Considerations: The subject property abuts two residential properties that do not have direct access onto a street frontage. Both residential properties are in an access easement agreement that allows for the use of a private driveway off of Water Street to gain access to their respective properties. While the easternmost private residence (1.27 acres in size) does not need to enter the subject property to gain access to their property, the westernmost property (1.15 acres in size) does. Upon review of the easement agreement by the City Attorney, the determination was made that agreement language does not restrict the City's ability to construct recreational trails and have it intersect the private driveway. As such, the location of the private driveway had been considered, among other factors, when the City Parks Department was determining the location of these trails and boardwalks.

Lastly, a sign promoting Groholski Park is anticipated to be located near one of the parking lot entrances. While specifics on the sign are not concluded (e.g., size, height, illuminated/non-illuminated, etc.), the City is aware that a sign permit is to be sought before the park sign is erected. A sign permit application is to be reviewed by Community Development staff meeting applicable City Sign Code standards.

Comprehensive Plan Amendment Review Standards

Section 9.3(B)(4) [pages 181-183] of the City's 2005 Comprehensive Plan outlines the standards and considerations for plan amendments within the Future Land Use Map.

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 (3+ Units)" 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 plan need to be taken into consideration. By amending the Future Land Use Map to allow for park and recreational uses, it's allows for both resource protection and aesthetic beauty. For example, the Mission of the Stevens Point Forestry Division is "to enhance the economic, aesthetic, and environmental

benefits of public green space in the urban environment through proper planning and maintenance of trees and other landscape plans.” Upon determining the location of the trail and boardwalk network, the City’s Parks Department took special emphasis on ensuring the least amount of trees would be tore down as a result. Therefore, not only does Groholski Park better fulfill the City’s ten-minute to a park campaign, but it fulfills the mission and goals of the City’s Comprehensive Outdoor Recreation Plan and numerous City divisions.

The following goals of the City’s Comprehensive Plan are outlined below. Staff believes that the proposed future land use amendment is appropriate and consistent with the internal workings of the Comprehensive Plan.

Chapter 4 – Utilities and Community Facilities Element

Recreational and Open Space Goal B – To strive for a park and outdoor recreation system which satisfies the basic outdoor recreation and open space needs of City residents, area residents and visitors in an economical and environmentally sensitive fashion.

Objective F – To provide neighborhood parks in accordance with adopted standards, and work to minimize the effect of conflicting uses of recreational lands.

Objective G – To prepare detailed development plans for each park and recreation facility in the City that will reduce the conflicting uses of recreational lands and surface waters, and improve the physical condition of recreational areas and support facilities.

Objective I – To acquire parklands in advance of development.

Objective J – To develop “natural” parks and open space corridors that provide recreation opportunities, protect wildlife habitats and preserve wetlands and river corridors.

Chapter 5 – Agricultural, Natural and Cultural Resources Element

Goal 1 – Identify, manage, preserve and protect natural resources throughout Stevens Point and adjacent unincorporated land.

Objective 1.2 – Recognize the value of conserving environmentally significant natural lands and all water areas because of their irreplaceable qualities and their priceless contributions to the “quality of life” for City residents. Included in this is recognition of the following basic values: maintaining wildlife habitat, open space recreation, environmental education, environmental health, clean air, clean water, fishing and swimming, and maintenance of the City’s existing natural and aesthetic setting.

Policy 1.2b – Conservancy Zoning – Maintain and strengthen if necessary the protective provisions of the City’s Conservancy Zoning District. Add and/or maintain Conservancy zoning on all conservancy-type lands having significant development limitations due to natural conditions and also on other appropriate public, private and institutional lands intended for open space and natural resource purposes.

Chapter 8 – Land Use Element

Goal F - Environmental Protection. The City enjoys a diverse natural environment. It is a goal of the City to preserve these assets and to prevent harm to public resources through zoning, acquisition, implementation of the Stevens Point Park Plan, and development regulations. Resources include the

aquifer City residents rely upon for drinking water, surface waters of the Plover and Wisconsin Rivers, Moses Creek, wetlands, floodplains, and forested areas.

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: The proposed amendment from “Multi-Family (3+ Units)” to “Park” provides a land use that has not historically been allowed on the subject property. The proposed amendment provides the pathway for the repurposing of the undeveloped parcel for park and recreational use, and not as a multi-family future land use.

Findings: The amendment is consistent with the surrounding land uses. The historic use of the property has been, arguably, more park and recreation based due to the undeveloped nature of it. The current future land use is more restrictive for parks and recreational uses, and is defined as below:

Section 8.6(B)(H): This category includes publically owned land used for passive or active recreation.

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

Analysis: The property exists on the fringe of both residential and institutional uses. Multi-family residential uses are located to the west of the subject property, while two mobile home parks are located east and south of the subject property. Two institutional uses exist nearby—the Portage County Health Care Center to the north and Benjamin Franklin Junior High School to the southeast. While on the fringe of two land uses, the development pattern surrounding the subject property is similar. The multi-family, mobile home and institutional properties have a significantly large lot area, lot depth and access to adjoining street frontages. Similarly, the subject property has a large lot size (402,864 sq ft), lot depth (1,328 ft) and street frontage (416 ft). The subject property is proposed to be developed into park land.

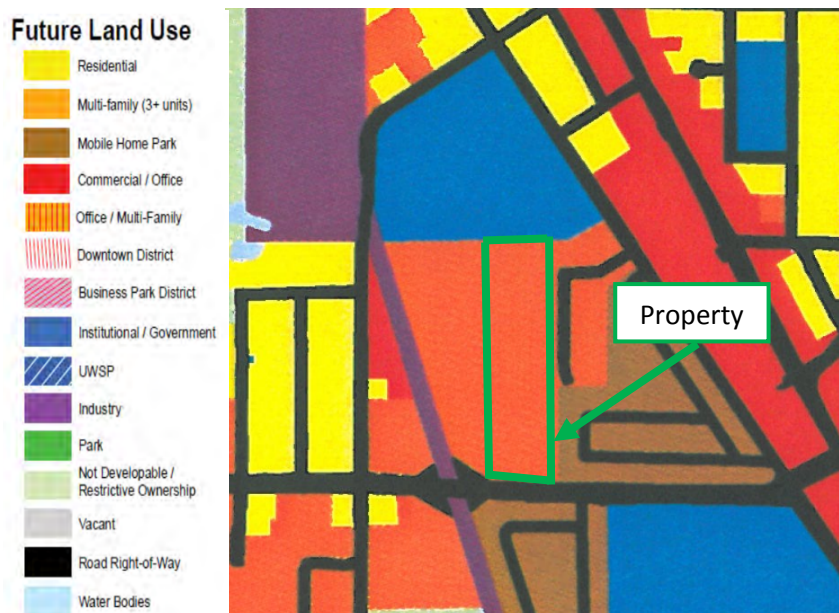
Findings: The property is consistent with the size and development pattern of neighboring lots. As outlined above, the historic use of this property has been one of an undeveloped status. A change in the subject property to a park future land use category would be more appropriate for the site given its location and adjacent uses. As such, the proximity of institutional and residential uses would not pose an adverse impact on adjacent lands and land uses. In fact, due to the large cluster of residential uses nearby, having a neighborhood park (which one does not exist) would be complementary in nature and fulfill several goals within the City’s Comprehensive Plan.

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

Analysis: Utilities exist within the River View Avenue Right-of-Way to serve the proposed development. Given the low intensity of the proposed use, minimal public facility connections are needed. For example, connections would be needed to service both the open air shelter and the proposed sign should lighting/illumination be necessary.

Findings: The proposed amendment should not create an adverse impact on public facilities and services. Given the previous and proposed land intensity to take place on the property, the proposed land improvements are unlikely to require significant public facility resources to operate and maintain.

Below is a future land use map of the general area to provide additional guidance to the Commissioners when considering the proposed amendment:



The table below outlines the surrounding zoning and existing land uses:

Direction	Zoning	Use	Future Land Use Designation
North	"R-2" Single Family Residential	Health Center	Institutional/Government
South	"M-1" Light Industrial	Mobile Home Park	Mobile Home Park
East	"R-4" Multiple Family I Residential	Apartments	Multi-Family Residential
	"M-1" Light Industrial	Mobile Home Park	Mobile Home Park
West	"R-4" Multiple Family I Residential	Apartments Single-Family Residential	Multi-Family Residential

While taking into consideration the above findings, staff has concluded that the amendment is within the public interest. Allowing for park and recreational uses on the Future Land Use Map is a fitting designation as it is complementary with nearby classifications and uses. Furthermore, the current land use designation of multi-family residential was likely placed on the property due to the proximity of other multi-family residential uses and due to its undeveloped nature. It is logical that the subject property would be developed into a neighborhood park due to there being no nearby parks to accommodate a large resident pool. Upon review, staff has identified that the above criteria has been met and would recommend changing the future land use designation of 2000 River View Avenue from Multi-Family Residential to Park within the City's Comprehensive Plan.

Standards of Review - Rezoning

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

Analysis: Performance standards within the "C" Conservancy District are identified below:

USE	LOT AREA AND DENSITY	LOT WIDTH	HEIGHT OF STRUCTURE	SIDE YARD	STREET SETBACK	REAR YARD	PARKING	AREA OF STRUCTURE
All permitted uses	8,000 sq. ft.	0	40 ft.	30 ft.	50 ft.	50 ft.	Per 23.01(14)	0
Conditional uses	As set by the Plan Commission and City Council							

Findings: The subject parcel is 9.248 acres (402,864 sq ft) in size and 410 ft in width, meeting minimum lot area and lot width requirements. As stated earlier, the subject property is undeveloped and no structures exist. Therefore, all setback requirements and structure size requirements are met. Lastly, with no parking locations currently existing on the property, parking standards as indicated in the City Zoning Code do not apply.

As indicated in the Groholski Park Master Plan, a 16' x 16' open air shelter is proposed to be constructed. While the exact height of the structure is not determined, it will not exceed the 40' maximum height requirement. The location of the structure, while not exactly determined, is approximately 175-200 feet from the River View Avenue Right-of-Way and 125-150 feet from the side yard property line. Therefore, setback requirements would be met with the proposed structure on the property. Lastly, a parking lot is proposed along River View Avenue that holds approximately 26 parking stalls. All applicable zoning standards are met with the proposed parking area (e.g., number of parking stalls offered, setbacks, spacing of parking lot entrances, etc.). Further information on the proposed improvements will be presented in the staff report relating to the conditional use permit request.

Based on the findings above, both the existing and proposed conditions on the property meet the minimum performance standards of the "C" Conservancy District.

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

Analysis: The City's 2005 Comprehensive Plan Future Land Use Map identifies this property for multi-family residential use. As stated earlier, a request has been made by the City to amend the Future Land Use Map to designate the subject property to "Park." There are two reasons why the proposed zoning is consistent with a future land use designation for park use. First, as described below, residential uses of higher density surround the subject property. With the location of two mobile home parks and multiple apartment complexes, allowing park-related uses would better serve the Parks Department ten-minute walk to a park campaign. Second, the closest park to the area, Kozickowski Park, is roughly 3,150 feet away from the subject property. By adding a neighborhood park in the area that does not have a designated City park, it would better fulfill the goals of park and recreation uses defined within the City Comprehensive Plan.

Findings: Given the adjacency of residential land uses of higher intensity and the proximity of other City parks and conservation areas, staff does not have concerns about the proposed zoning change and believes it is consistent with the City's Comprehensive Plan provided the future land use amendment occurs. Lastly, as discussed earlier, wetland areas exist primarily in the upper-half of the subject property. Due to environmentally-sensitive areas occurring on the property, a zoning change to conservancy would directly address the intent of the Conservancy District—to "provide protection to environmentally-sensitive lands such

as flood plains, wetlands, shorelands, well fields, airport fringe lands and fringe lands remote from City services and access.” Therefore, staff believes this standard is met.



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

Analysis: Properties north of the subject property are zoned “R-2” Single Family Residential. Properties south of the subject property are zoned “M-1” Light Industrial. Properties east of the subject property are zoned “R-4” Multiple Family I Residential and “M-1” Light Industrial. Lastly, properties to the west of the subject property are zoned “R-4” Multiple Family I Residential.

“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 Residential District

This district is intended 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.

“M-1” Light Industrial

This district is intended to provide for those manufacturing or other industrial uses having the least obnoxious nuisance affects and having a lower intensity of activity as compared with permitted uses of the “M-2” Heavy Industrial District. It is intended that the "M-1" District be located as a buffer between heavy manufacturing uses and commercial or higher density residential uses or at other locations all consistent with the use planning principles, industrial location standards, and the City Comprehensive Plan and policies.

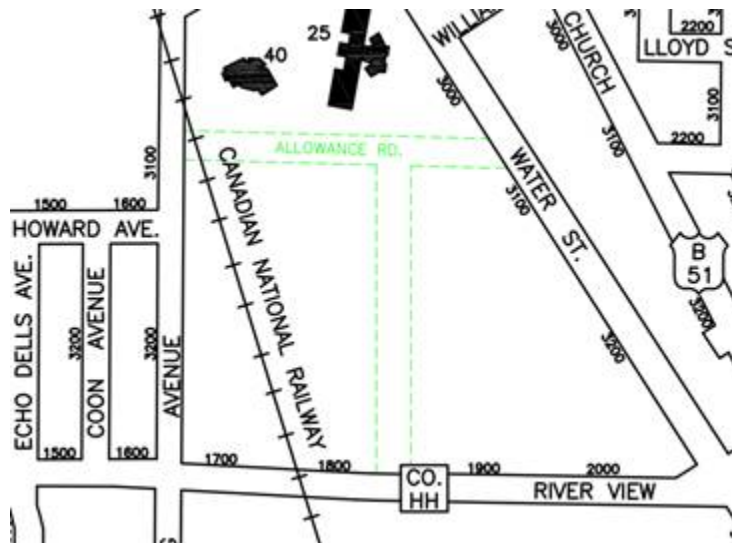
Findings: Given the intent of the above district, surrounding uses, lots and other land use features, a rezoning to “C” Conservancy does not interfere with the existing land uses and future land use planning of the area.

Standards of Review – Official Street Map Amendment

Section 3.5 [pages 59-62] of the City’s 2005 Comprehensive Plan outlines the creation of adoption of “an Official Street Map which establishes appropriate street connections and extensions to adequately serve future Stevens Point development.” As the City’s Official Street Map is a policy of the Comprehensive Plan to be implemented, any amendment or revision thereof would be subject to the standards and considerations for plan amendments as outlined in Section 9.3(B)(4) [pages 181-183] of the City’s Comprehensive Plan. Such standards and considerations are outlined below.

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

Analysis: The City’s Official Street map designates two future streets to run through the subject property. Allowance Road, a street running east-west, is to connect Whiting Avenue with Water Street. The street is to be located near the northern property line of the subject property, directly adjacent to the Portage County Health Care Center. Second, an unnamed street running is currently planned to connect Allowance Road with River



View Avenue. Please see the image below for further details.

Findings: Although the Official Street Map is one of the most important pieces in outlining where future planned streets are to be located, other factors within the Comprehensive Plan need to be taken into consideration. By amending the Official Street Map to allow for the Groholski Park Master Plan to come into fruition undisturbed, it’s providing additional recreation and open space opportunities for an area underserved by existing park land. As such, the Master Plan is not only fulfilling the goals, objectives and policies of Chapter Five of the City’s Comprehensive Plan, but it is also adhering to more specific goals outlined in the City’s Comprehensive Outdoor Recreation Plan.

As shown above, Allowance Road is proposed to cross a rail spur as part of the Canadian National Railway. According to Goal F of the City's Comprehensive Plan, a goal of the City is to "minimize the negative impacts of the railroad through the City." One objective outlines to fulfill the aforementioned goal is to minimize railroad crossings when possible to improve traffic flow. With a rail spur proposed to cross Allowance Road near its intersection with Whiting Avenue, the possibility exists for traffic back-up especially for commuters seeking to connect on to Water Street. Therefore, the removal of Allowance Road as a planned street is likely to preserve connectivity within this area due to potential negative impacts of the railroad being uninhibited.

Lastly, the subject property includes areas of environmental sensitivity (i.e., wetlands). The proposed development has taken this into consideration by placing boardwalks instead of trails within wetland areas. Should the two future planned streets become reality, it is likely that existing wetlands are to be impacted with road construction. Therefore, the removal of these two streets are likely to preserve environmental characteristics of the property—consequential given the property's proposed rezoning to "C" Conservancy.

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 previous discussion regarding the proposed amendment to the Future Land Use Map. The proposed amendment to the Official Street Map provides the pathway to construct trails and boardwalks unhindered with the least possible impact on environmentally-sensitive areas.

Findings: The amendment is consistent with the Transportation Element of the City's Comprehensive Plan. According to the transportation vision statement, "streets are designed and maintained to create a sense of place for residential and commercial neighborhoods and for the City. The use of parks, tree-lined boulevards, neighborhood signs or statutes, and the location of parking lots to the rear or sides of buildings all add to the positive visual experience of the community." While the two planned streets are likely to increase connectivity to the region, constructing said streets by means of eliminating a planned park would be contrary to the overall mission of the Transportation Element of the Comprehensive Plan. Therefore, staff believes that by eliminating two future planned streets from the Official Street Map, neither are special privileges granted nor limitations placed.

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

Analysis: The planned streets are to exist along both residential and institutional uses, with residential uses to the south, east and west, and institutional uses to the north. As existing streets occur along the periphery of these residential and institutional uses (i.e., Water Street, River View Avenue and Whiting Avenue), the development pattern would likely be impacted to varying degrees should these two planned streets be constructed. For example, the placement of the unnamed future street is likely to require property acquisition of not only the subject property, but potentially single-family residential properties located nearby. Likewise, the placement of Allowance Road would require land from the subject property and the Portage County Health Care Center. By removing these two streets from the Official Street Map, any adverse impacts are likely to be mitigated if not consistent with present conditions.

Findings: As outlined above, the placement of two streets are likely to require significant costs for not only pouring asphalt, but also land acquisition and the construction of utilities. Therefore, the removal of these planned streets are likely to not change conditions beyond what currently exists. Lastly, due to the close

proximity of other streets in the area, the removal of these planned streets is not likely to hinder connectivity in the region.

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

Analysis: Utilities currently exist within the right-of-ways of neighboring streets. With only one structure being proposed on the property, any utility connections needed are likely to occur using existing utilities off of River View Avenue. As such, any potential utilities planned in coordination with the two planned streets are not required for the Groholski Park Master Plan to be implemented. Likewise, existing utilities on adjoining streets have the potential to support the development/expansion of nearby uses.

Findings: The proposed amendment should not create an adverse impact on public facilities and serves. Given existing public infrastructure surrounding the subject property, the removal of two planned streets are not likely to hinder potential future public facility needs.

When taking into consideration the above findings, staff has concluded that amending the City's Official Street Map is within the public interest. Removing two planned streets within the region is fitting and does not result in any negative consequences to nearby classifications and uses. Furthermore, the two planned streets were likely planned by means of improving connectivity in the region. Even though higher density residential uses exist near the subject property, existing uses and the planned use for the subject property would not require these two streets to be constructed. Upon review, staff has identified that the above criteria has been met and would recommend amending the City's Official Street map to remove Allowance Road and an unnamed north-south street.

Photos







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	City of Stevens Point - Parks, Recreation, Forestry	Contact Name	Dan Kremer
Address	2442 Sims Avenue	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	715-346-1531	Telephone	
Fax		Fax	
Email	dkremer@stevenspoint.com	Email	

OWNERSHIP INFORMATION

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

ORDINANCE AMENDMENT SUMMARY

Describe the requested ordinance amendment change	
This ordinance amendment change being sought is to have the multifamily changed to park land use.	
Describe the reason for the requested change in the ordinance	
The Parks Department took ownership of this parcel by way of a donation agreement and trustees deed transfer which required the City to seek rezoning of the parcel and the parcel to be used as John S. Groholski Park.	
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 current comprehensive plan does not list this property as future park. A comprehensive plan amendment is necessary in the future.	Revision

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



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	City of Stevens Point (Parks, Recreation, Forestry Dept.)	Contact Name	Dan Kremer, Director of Parks, Recreation, Forestry
Address	2442 Sims Avenue	Address	
City, State, Zip	Stevens Point, WI, 54481	City, State, Zip	
Telephone	715-346-1531	Telephone	
Fax		Fax	
Email	dkremer@stevenspoint.com	Email	

OWNERSHIP INFORMATION

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

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
2000 River View Avenue		
Legal Description of Subject Property		
E 2/3 NESE S5T23R8 LYG ELY RR ROW EX E16RD RES N 3 RDS FOR JT RDWY;EX PRT SOLD-219/399&299/291;EX 704/18 FOR HWY;SUBJ ROW- 235/106;ESMT-736575 869259		
Area of Subject Property (Acres/Sq Ft)		Area of Requested Rezoning (Acres/Sq Ft)
9.25 acres		9.25 acres
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property
City Park	Undeveloped Woods and Wetland Lot	City Park
Current Zone District		Proposed Zone District

Reason for the zone change request			
The current zoning was placed on the property prior to the parcel being donated to the City for exclusive park use. The City entered into an agreement stating the City would seek rezoning of the property to conservancy after ownership transfer. The conservancy zoning is consistent with the planned green space and trail park development and will also support the preservation of the wetland on the north side of the property.			
Land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)			
Attached to this application is a visual aid of planned park development. The overall planned improvements include an asphalt parking lot, green space, gravel trails, boardwalks and open air shelter. Only the 1st phase is planned for development in the next 5 years. Those improvements will be creation of the loop access drive, gravel parking area with 12 parking spaces, green space and 1/3 mile trail loop.			
Current Zoning Surrounding Subject Property			
North:	R2-Single Family Residential	South:	M1 - Light Industrial
East:	Split Zoned - Multiple Family, Residential, Light Industrial	West:	R4 - Multiple Family/Residential
Current Land Use Surrounding Subject Property			
North:	Health Care Center	South:	Multiple Family Residential/School
East:	Multiple Family Residential	West:	Multiple Family Residential
Is the proposed zoning map amendment consistent with the Comprehensive Plan? If so how?			
No. The zoning amendment would not be consistent with the Comprehensive Plan as this parcel was not included as a future park in the Comprehensive Plan. This property became park by way of the donation agreement and donation by Judy Groholski			

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



APPLICATION FOR A CONDITIONAL USE PERMIT

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

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

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☒)	
Applicant Name	City of Stevens Point - Parks, Recreation, Forestry	Contact Name	Dan Kremer
Address	2442 Sims Avenue	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	715-346-1531	Telephone	
Fax		Fax	
Email	dkremer@stevenspoint.com	Email	

OWNERSHIP INFORMATION

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

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
2000 River View Avenue		
Legal Description of Subject Property		
E 2/3 NESE S5T23R8 LYG ELY RR ROW EX E16RD RES N 3 RDS FOR JT RDWY;EX PRT SOLD-219/399&299/291;EX 704/18 FOR HWY;SUBJ ROW- 235/106;ESMT-736575 869259		
Designated Future Land Use Category		Current Use of Property
Conservancy - Park		Multifamily - Not Developed Woodlot and Wetland
Explain the land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)		
Attached to this application is a visual aid of planned park development. The overall planned improvements include an asphalt parking parking lot, green space, gravel trails, boardwalks and open air shelter. Only the 1st phase is planned for development in the next 5 years. Those improvements will be creation of the loop access drive, gravel parking area with 12 parking spaces, green space and 1/3 mile trail loop.		

How will the proposed development reinforce the existing or planned character of the neighborhood? (Use additional pages if necessary)

The Park Development will provide a neighborhood park for a diverse neighborhood consisting of several different multifamily dwellings and properties within a 10-minute walk of the park. This space will provide green space and recreational opportunities which is currently not present in this corridor of the City.

Additionally, the park development will preserve the wetland, tree and natural habitat which exists on this 9.25 acre parcel.

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

Parks have been proven to improve adjacent properties, increasing resale value and offering new recreation and public property access which didn't exist before. All developments of the parcel will allow input and feedback from the community and adjacent property owners.

Current Zoning Surrounding Subject Property			
North:	R2 - Single Family	South:	M1 Light Industrial
East:	Split Zoned - Multiple Family, Residential, Light Industrial	West:	R4 - Multiple Family/Residential
Current Land Use Surrounding Subject Property			
North:	Health Care Center	South:	Multiple Family Residential/School
East:	Multiple Family Residential	West:	Multiple Family Residential

EXHIBITS

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

CERTIFICATION AND SIGNATURE

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

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

City of Stevens Point
2442 Sims Avenue
Stevens Point, WI 54481-3594



December 11, 2020

Keely Fishler
10th District Alderperson
City of Stevens Point
3301 Echo Dells Avenue, Unit C
Stevens Point, WI 54481

Alder Fishler:

The Stevens Point Parks, Recreation and Forestry Department are requesting, by way of this letter and its attachments, a rezoning of the John S. Groholski Park parcel from R4 – Multiple Family to Conservancy. The rezoning is requested because the City entered into an agreement as part of the land donation which stated the City would seek rezoning of the property to conservancy zoning following the ownership transfer. The previous owner of the property was desirous of preserving the wetland and wooded features of the property and preventing future development aside from the master park plan.

It is the hope of the City Parks, Recreation and Forestry Department that this request will be considered at the January 4, 2021 meeting of the Plan Commission. I will attend that meeting to take any questions the Commission may have.

Thank you for your time and consideration, please contact me with any questions that you have.

Dan Kremer
Director of Parks, Recreation and Forestry
715-346-1536
dkremer@stevenspoint.com



JOHN S GROHOLSKI PARK MASTER PLAN ■ MASTER PLAN
RIVER VIEW AVE, STEVENS POINT, WI 54481

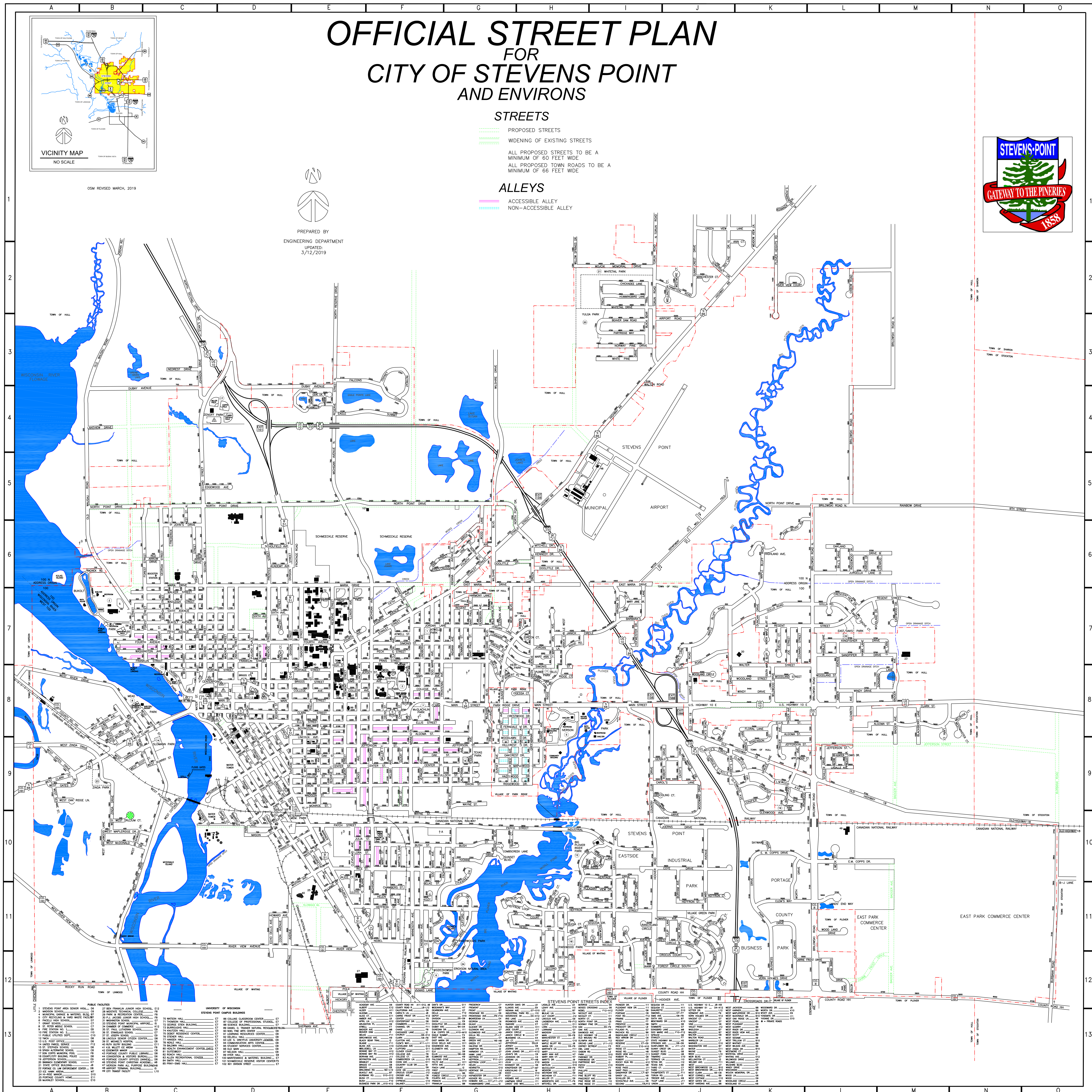
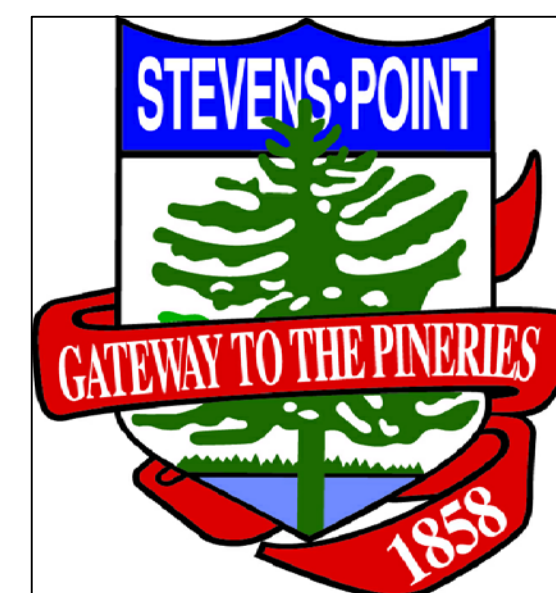


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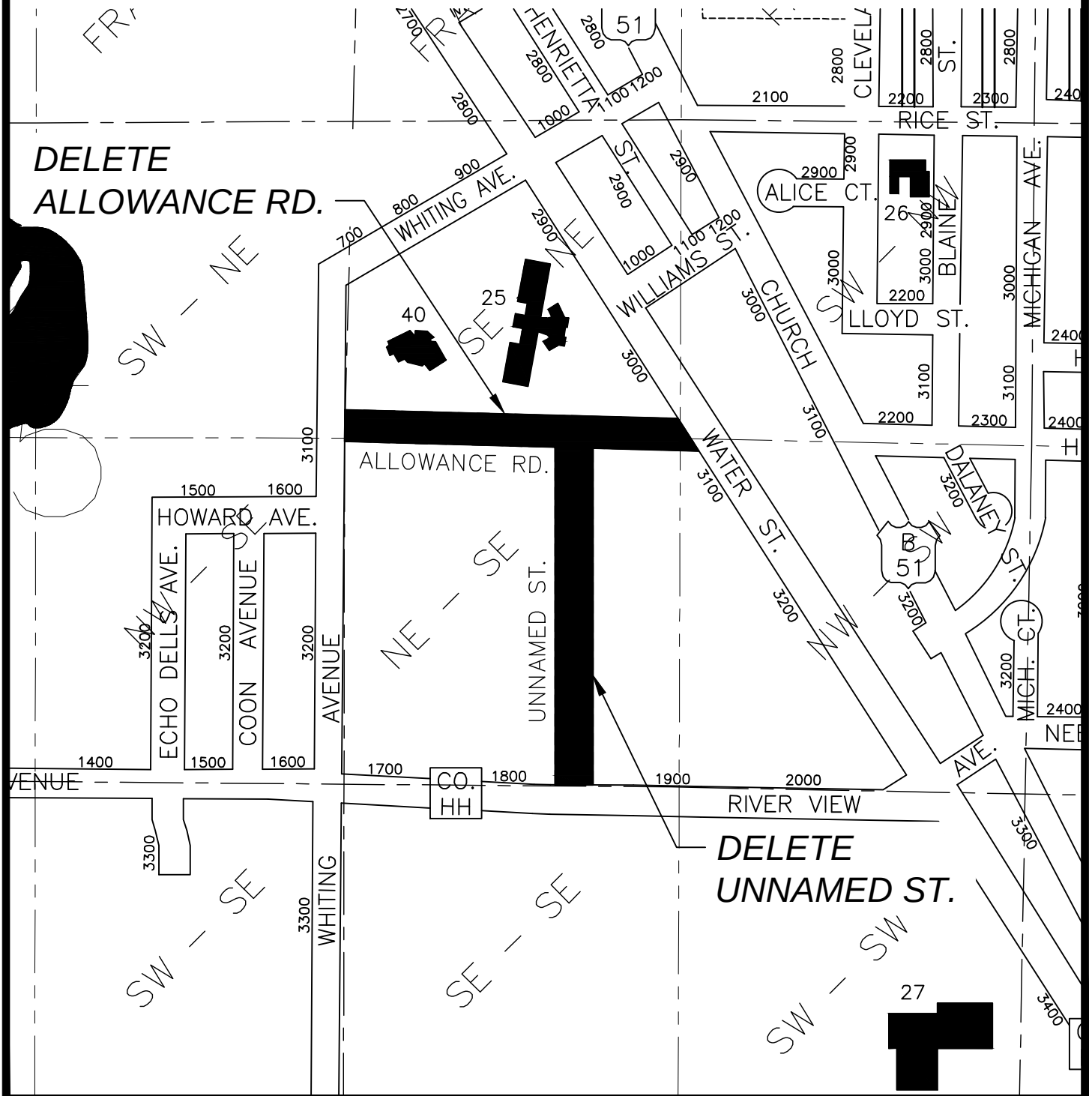
A vicinity map of the project area, which is highlighted in yellow. The map shows the town of Tipton at the center, surrounded by other towns including Excelsior, Garden, Lawrence, Wall, Ridge, and Ridgeville. Major roads are indicated by numbered markers (1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100). The map also shows the location of the project area relative to the town of Tipton and the surrounding roads. The map is labeled "VICINITY MAP" and "NO SCALE".

 ACCESSIBLE ALLEY
 NON-ACCESSIBLE ALLEY

PREPARED BY
ENGINEERING DEPARTMENT
UPDATED:
3/12/2019



OFFICIAL STREET MAP AMENDMENT EXHIBIT 'A'



Administrative Staff Report

Conditional Use Permit

Groholski Park
2000 River View Avenue
January 4, 2021

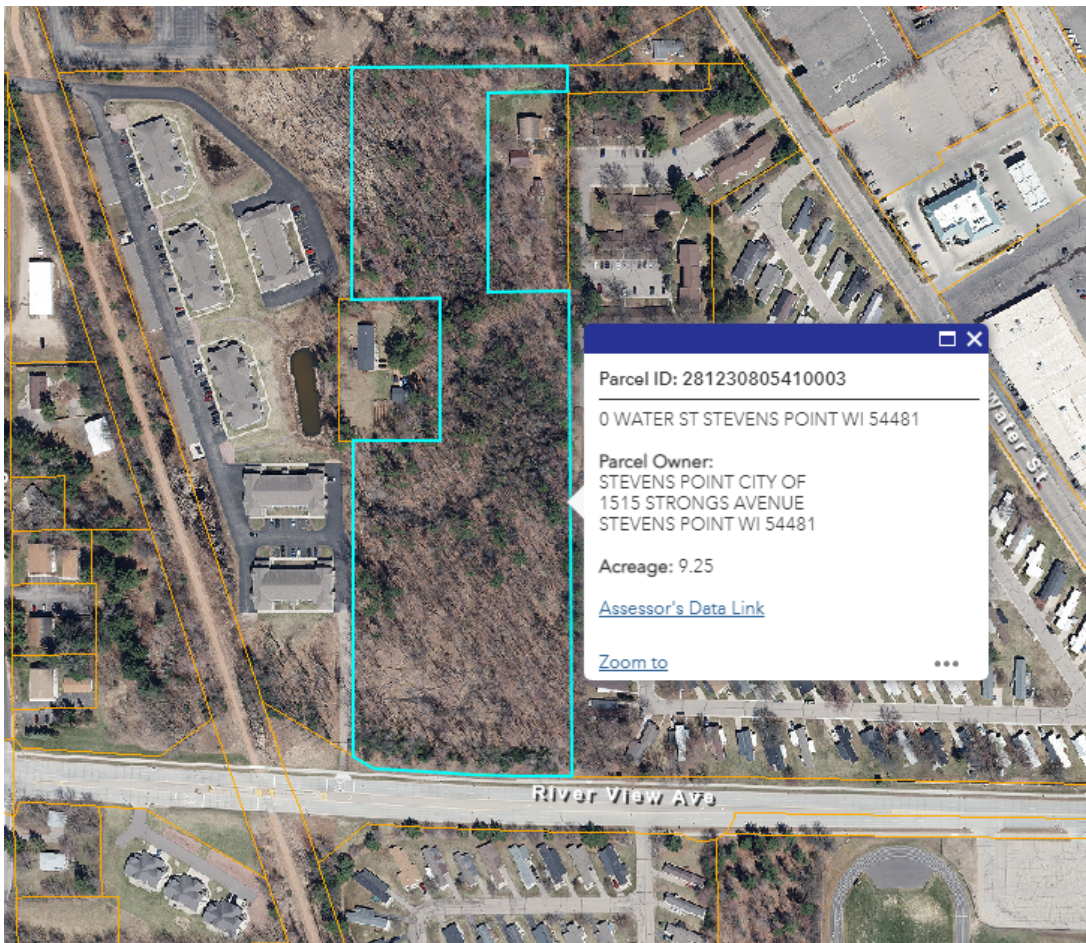


Department of Community Development

Applicant(s): - City of Stevens Point Staff: - Ryan Kernosky, Director rkernosky@stevenspoint.com - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281230805410003 Zone(s): "R-4" Multiple Family I Residential District Master Plan: - Multi-Family Residential Council District: - District 10 Ald. Fishler Lot Information: - Frontage: 416 ft. - Depth: 1,328 ft. - Lot Size: 402,864 sq. ft. (9.248 ac.) Current Use: - Vacant Applicable Regulations: 23.02 (1)(a)(3)	Request - Public Hearing and action on a request from the City of Stevens Point for a conditional use permit to construct an open air shelter, parking lot and other improvements consistent with Ch. 23.02(1)(a)(3) at 2000 River View Avenue (Parcel ID 281230805410003). Attachment(s) - Application - Plans Findings of Fact - The applicant is proposing to construct an open air shelter, parking lot, trail and boardwalk network, and other improvements on an undeveloped lot at 2000 River View Avenue. - The open air shelter will be approximately 256 sq ft in size and is situated adjacent to a parking lot. - A parking lot is proposed that will accommodate 26 parking stalls, including two that are handicap accessible. - The trail network is proposed to be made out of 8' wide crushed granite. - Alternate trail and boardwalk connections are designed but are not included in the final trail layout at this time. - The subject property is currently zoned "R-4" Multiple Family I Residential. However, a rezoning request predating this action item calls for the property to be rezoned to "C" Conservancy. - Bicycling and hiking trails are a permitted use within the Conservancy District. - Parking lots and new structures are a conditional use within the Conservancy District, thus requiring the review and approval of the Plan Commission and Common Council. - The Plan Commission and Common Council may attach additional conditions to this request as necessary. Staff Recommendation Approve the conditional use permit to construct an open air shelter and parking lot at 2000 River View Avenue, subject to the following conditions: - The two parking lot entrances shall be separated by a distance not less than 150 feet. - Trees proposed to be planted at the southern end of the parking lot
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- shall be spaced a minimum of 50 feet and a maximum of 75 feet.
3. The applicant shall obtain a building permit for the proposed freestanding sign prior to construction, subject to the review and approval of Community Development staff meeting applicable Sign Code regulations.
 4. Proposed trails and boardwalks shall be wide enough to support any fire/EMS rescue operations.
 5. The applicant shall meet applicable parking stall requirements, subject to the review and approval of Community Development staff meeting applicable Zoning Code standards.
 6. Staff shall have the authority to approve minor changes to the site plan.
 7. All applicable building permits shall be applied for and obtained prior to commencement of construction.

Vicinity Map



Background

The City of Stevens Point is proposing to establish park and recreational facilities at an undeveloped parcel on River View Avenue. On November 16, 2020, the Plan Commission reviewed a request from the City to a.) approve the donation of the subject property contingent on the Common Council's approval of the donation agreement, and b.) approve the

master plan for the proposed Groholski Park contingent on the Common Council’s approval of the donation agreement. The Common Council approved the donation agreement on November 16, 2020.

The subject property is located in an identified gap within the City’s ten-minute walk to a park campaign. The campaign is part of the City’s Comprehensive Outdoor Recreation Plan that was adopted by the City’s Park Commission and Common Council. The Groholski Park Master Plan includes the following proposed improvements: the construction of a 256 sq ft open air shelter, a parking area to accommodate 26 parking stalls, and a network of trails and boardwalks connecting River View Avenue to the Portage County Health Care Center. Boardwalks are included as part of the design scheme due to the prevalence of wetlands in the northern half of the property. A park sign is also proposed along the parking lot entrance to the park. In order to construct a sign, a permit application shall be completed that is subject to the review and approval of Community Development staff meeting applicable City Sign Code regulations.

The construction of bicycling and hiking trails are a permitted use within the “C” Conservancy District. However, the construction of parking lots and new structures are a conditional use within the “C” Conservancy District, thus requiring the review and approval of the Plan Commission and Common Council. Therefore, the purpose of this conditional use request is to construct a 256 sq ft open air shelter and a 26-stall parking lot. The two aforementioned requests are described in the following section:

Ch. 23.02(1)(a)(3)

(3) Conditional Uses.

- (a) Open space leisure, instructional, or recreational activities requiring disruption of natural conditions including the placement of structures or devices not natural to the area.*
- (j) Parking lots accessory to a permitted use.*

As part of the implementation plan for Groholski Park, additional action items are required that is subject to the review and approval of the Plan Commission and Common Council. These items include the following: amend the City’s Comprehensive Plan Future Land Use Map to designate the future use of the property from “Multi-Family” to “Park,” rezone the subject property to “C” Conservancy and amend the City’s Official Street Map to remove two planned streets located within and around the subject property. Please see the previous staff report for further information on the three aforementioned requests.

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

1. Setbacks.

The following are the setback requirements in the “C” Conservancy District—50’ street yard setback, 30’ side yard setback and 50’ rear yard setback. The location of the open air shelter, while not exactly determined, is approximately 175-200 feet from the River View Avenue Right-of-Way and 125-150 feet from the side yard property line. Therefore, setback requirements would be met with the proposed structure on the property.

2. Parking.

There are no predetermined parking ratios for park and open space uses—minimum parking requirements are determined by the Plan Commission and Common Council. As shown on the site plan submittal, 26 parking stalls are proposed in the parking area. Given that an open air shelter is included as part of the site plan, along with the size of the parcel and length of the trail network, staff believes that the quantity of parking stalls provided are met.

Included with the 26 parking stalls are two handicap accessible stalls. Based on the number of stalls provided, a minimum of one handicap accessible stall is required. Please note that said stall must be van accessible and meet appropriate parking stall design.

3. Landscaping.

The plan submittal includes the placement of trees located along the perimeter of the parking lot. Should trees be planted, it shall be spaced a minimum of 50 feet and a maximum of 75 feet. Elsewhere, existing trees on the property are to be used to have the property resemble a park and recreational space.

4. Building Height.

While the size of the open air shelter is determined, the approximate height of the shelter is not final. However, since the maximum height structures can be in the Conservancy District is 40 feet, staff can assure that said structure will not exceed the maximum height allowed.

5. Access and Internal Traffic Flow.

Two points of access into the parking lot are proposed, both off of River View Avenue. Per Zoning Code requirements, the distance between the two parking lot entrances must be a minimum of 150 feet. Entrance to the trail network will be located off of two locations within the parking lot. Future plans are to also extend the trail network northward to ultimately connect to the Portage County Health Care Center. Given the low density of use park and recreation uses have, staff believes that access and internal traffic flow is sufficient as presented.

6. Signage.

A park sign is also proposed along the parking lot entrance to the park. In order to construct a sign, a permit application shall be completed that is subject to the review and approval of Community Development



staff meeting applicable City Sign Code regulations.

7. Private Driveway.

The subject property abuts two residential properties that do not have direct access onto a street frontage. Both residential properties are in an access easement agreement that allows for the use of a private driveway off of Water Street to gain access to their respective properties. While the easternmost private residence (1.27 acres in size) does not need to enter the subject property to gain access to their property, the westernmost property (1.15 acres in size) does. Upon review of the easement agreement by the City Attorney, the determination was made that agreement language does not restrict the City's ability to construct recreational trails and have it intersect the private driveway. As such, the location of the private driveway had been considered, among other factors, when the City Parks Department was determining the location of these trails and boardwalks.

Standards of Review – Conditional Use

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

Analysis: The lot is currently vacant. The proposal includes constructing an open air shelter, a parking lot and a network of trails and boardwalks.

Findings: With a trail system being considered a low intensity use, staff does not believe that the proposed conditional use permit will be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare. First, a plethora of parks and conservation areas exist throughout the City. While conservation areas are unlikely to have much vehicular and foot traffic, many City parks are similar or greater in intensity as the proposed park. Second, as part of the property contains environmentally-sensitive areas, additional protocols have been taken by the Parks Department to ensure that improvements made to the property take existing environmental conditions into account. Lastly, Groholski Park is to be well maintained by Parks Department employees, thus reducing the likelihood of any negative characteristics to occur. Therefore, staff believes that the applicant's proposal meets the aforementioned standard.

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

Analysis: As mentioned earlier, a mix of residential and institutional uses exist within the near vicinity of the property. Additionally, as the neighborhood does not have a nearby park and contains high-density residential uses, staff believes that having a park located at the subject property would be an added benefit to nearby residents.

Findings: The proposed use will have a similar intensity of other parks in the City. Even though the size of Groholski

Future Land Use



Park is significantly larger than most neighborhood parks in the City, more intense park and recreational uses (i.e., open air shelter and trail network) exist to match the use intensities of other parks. Lastly, with the open air shelter being only 256 sq ft in size, it is likely to be complementary to the trail system and not significantly alter neighboring property values.

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

Analysis: The respective area is in an established and developed area of the City and has been vacant for years.

Findings: See standards one and two above. All adjoining parcels are zoned for either residential or industrial use. Similarly, all parcels are designated for either higher density residential, institutional uses or for mobile home parks. Given that the parcel is located in a defined residential area that supports a higher density, staff believes that adjoining residential uses will not be negatively impacted by the proposed development. While adjoining parcels to the east and west have a lower intensity of residential uses, existing landscaping on the property is sufficient to provide an appropriate buffer between adjoining single-family residential and park uses. As a result, the proposal should not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

4. **The exterior architectural appeal and function plan of any proposed structure will not be in variance with either the exterior architectural appeal and function plan, and scale of the structures already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district so as to result in a substantial or undue adverse effect on the neighborhood.**

Analysis: The exterior architectural composition of the proposed open air shelter is to be complementary to shelters located at other City parks. Given that the roof features of the structure is similar to accessory structures on residential lots, staff believes that the architectural appeal and function plan of the open air shelter is permissible.

Findings: This standard is met.

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

Analysis: Utility infrastructure exists along the River View Avenue Right-of-Way. Given that the open air shelter is the only structure proposed on the subject property, minimal utility infrastructure is required to support the intended use. Please note that this is common for most park and recreation use. As a goal of Groholski Park is to preserve environmentally-sensitive areas by installing trails and boardwalks, improvements that require an expansive array of utility infrastructure to support it is few and far between. Lastly, as mentioned before, a minimum of 150' in distance is needed between the two parking lot entrances. Given that vehicular traffic will occur only within the parking lot area, access roads leading to the remainder of the property is not needed.

Findings: This standard is met.

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

Analysis: The respective area is in an established area of the City with appropriate vehicular access on and to River View Avenue. Two ingress/egress locations are proposed off of River View Avenue. As stated before, the

City's Zoning Code requires a minimum of 150' of spacing between the two ingress/egress locations. Besides entering into the parking lot, the ingress locations do not lead to any other points within the subject property.

Findings: As mentioned earlier, the applicant meets the requirement of having at least one driveway based on the property's street frontage. Given the low traffic volume expected on the site, staff believes access in and out of the site is appropriate. Additionally, the fact that River View Avenue is a four-lane road reduces the likelihood of any traffic spillage from Groholski Park to River View Avenue.

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

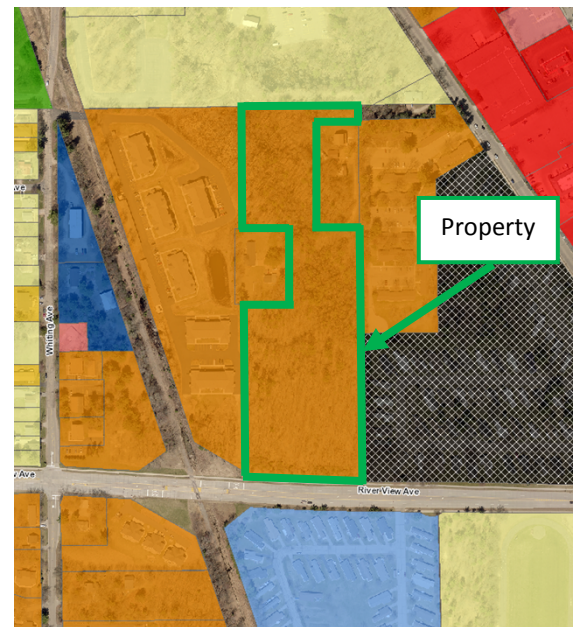
Analysis: The City's 2005 Comprehensive Plan Future Land Use Map has identified this property from multi-family use. Please be advised that a previous action item seeks to amend the future land use designation of this property from multi-family residential use to park use. As stated earlier, a rezoning request to rezone the subject property from "R-4" Multiple Family I Residential to "C" Conservancy is also being considered by the Plan Commission and Common Council. According to the City's Zoning Code, the Conservancy District is established "to provide protection to environmentally-sensitive lands such as flood plains, wetlands, shorelands, well fields, airport fringe lands and fringe lands remote from City services and access. The district is also intended to be applied as a means of regulating the timing and direction of land development in accordance with the City's Comprehensive Plan."

Findings: The proposed use meets the intent of the "C" District as it is considered a park and recreation use that is partly intended to protect environmentally-sensitive areas of the subject property. Second, given that the proposal meets the intended use of

the City's Zoning Map and Future Land Use Map, should the rezoning and Comprehensive Plan amendment be approved, staff believes that the proposed use provides a needed recreational area for neighboring residential uses. Finally, as mentioned earlier, existing trees and vegetation will assist in ensuring that an appropriate buffer exists between Groholski Park and surrounding residential and institutional uses.

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

Analysis: The conditional use permit is asking to a.) construct an open air shelter on the property, and b.) construct a parking lot whose purpose is accessory to the construction of the trail and boardwalk network.



Findings: The regulations within the “C” Conservancy District are met provided that the conditions applied to this report are met and the conditional use permit is allowed. Please refer to the site details above in the “background” section and the attached plans.

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

Analysis: N/A

Findings: N/A

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

Analysis: N/A

Findings: N/A

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

Analysis: Vehicular and pedestrian access is off of River View Avenue.

Findings: This standard is met.

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

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

Analysis: While the property is undeveloped, neighboring utility infrastructure exists that can support expanded operations. Please note that as the use of this property is for park and recreational uses, utility needs are expected to be minimal.

Findings: While sewer and water connections are not needed for the intended use, sewer and water mains exist below River View Avenue.

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

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

Analysis: No mechanical equipment is proposed to be located on the site.

Findings: This standard is met.

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

Analysis: No lighting is proposed within and around the parking lot and open air shelter. Given the use occurring on the property, it is unsurprising that lighting is not offered.

Findings: This standard is met.

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

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

Findings: The use should not create excessive noise.

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

Analysis: N/A

Findings: N/A

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

Photos







MEMORANDUM

To: Plan Commission

From: Ryan Kernosky, Director of Community Development 

Date: January 4, 2021

RE: **Housing Affordability Report**

As required by Wis. Stats. 66.10013, enclosed the Plan Commission will find the "Housing Affordability Report" for permit year 2019, approval year 2021. This is the second year that the State has required the City to complete this report and Commissioners may recall that MSA Consulting worked on our report last year. This year, City staff opted to write the report in house.

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

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

www.stevenspoint.com

Open Records Information: 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.

Housing Affordability Report



REPORT YEAR 2021, PERMIT YEAR 2019

Department of Community Development
Authored by: Ryan Kernosky, Director



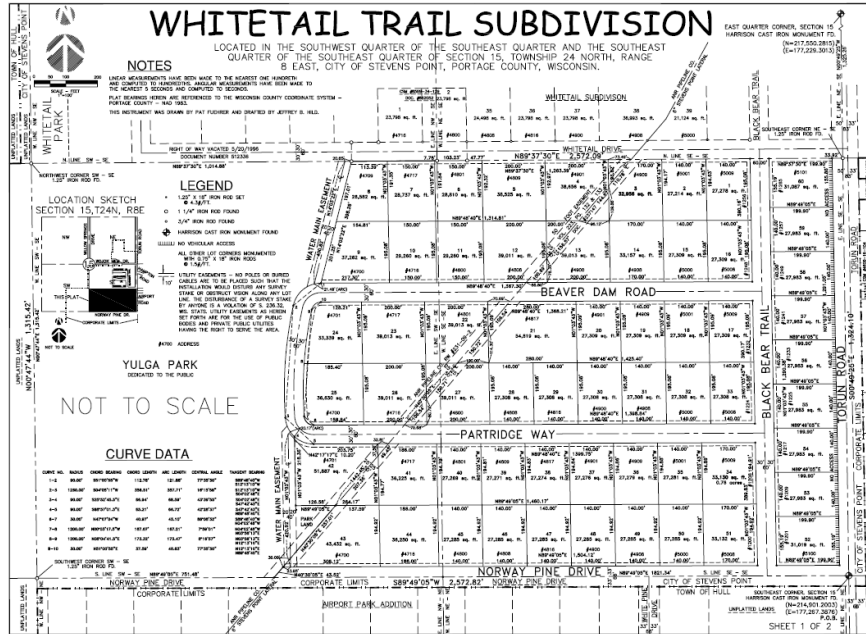
Department of
Community Development

Introduction

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

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

Additionally, this Housing Affordability Report will analyze the progress toward goals contained in the Housing Element Chapter of the City’s 2005 Comprehensive Plan. This 2021 Housing Affordability Report is written to analyze the 2019 permit year, and complies with all requirements contained within §66.10013 of Wis. Stats.



Process & Data

As a result of requirements of §66.10013, this report was compiled utilizing permit year 2019. This includes platting, development, and other permit data required to comply with the January 1, 2021 posting deadline outlined in 2017 Act 243. As of the posting of this report (fall/winter 2020), no Community Development-based fee adjustments or fee schedule amendments have occurred for Fiscal Year 2019. Zoning, assessment, land dedication, and ordinance data are valid and current as of the posting of this report.

Additionally, as required by 2017 Act 243, this report is posted to the City's website (<https://stevenspoint.com/197/Community-Development>) for the public to view. All members of the City's Plan Commission and Common Council will receive a copy for approval of this report as well.

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



Housing Demand & Affordability

Population

Over the last ten years (2010-2020), Portage County has had a 2.36% increase in population. The same time period, the City of Stevens Point and the Village of Whiting saw a slight decrease in population (-1.68% and -2.67%, respectively), while the Village of Plover saw a significant increase in population (11.24%). The urban area of Portage County (widely considered the City of Stevens Point and the Villages of Plover and Whiting), make up 57.81% of the total County population. This percentage has stayed stagnant over the last decade.

As the County seat, Stevens Point has a traditional development pattern, mixed with some suburban residential development. The City's existing housing stock similar in nature to other older communities that have experience population growth. The City has roughly 5,638 homes, of which 45% were constructed before 1950, 6% were constructed prior to 1900, and 11% were constructed after 2000. Home construction has been cyclical in Stevens Point. Single-family home construction reached its peak in the 1960s during which 13% of the City's current stock was built. In the 1980's, only 3% of the City's current housing stock was constructed (note: Town of Hull and Village of Plover saw significant single-family housing development during this time). In the 1990's, the City's housing development increased as correlated to the development of the more suburban parts of the City. As of now, single-family construction from 2010- 2015 in Stevens Point accounts for 2% of its total housing stock, meaning a moment of waning in single-family housing development within the City. 54% of the City's housing stock are detached single-unit structures, wherein one residential unit is on

one tax parcel. 95% of all homeowners in the City live in single-unit structures. Due to the significant University of Wisconsin-Stevens Point and Mid-State Technical College student populations, the City does have a disproportionate percentage of City households occupied by renters (49%). For the last several years, this number has remained nearly the same, but there has been a slight decline, from 51% to 49%.

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

In 2013 the Wisconsin Department of Administration (DOA) provided population estimates for the year 2040 based on the 2010 Census and other data provided to the State. The DOA estimates indicated a population of 30,150 persons by 2040. These estimates translate to 12,369 households with an average household size of 2.13 persons per household. There are some concerns over the accuracy of this population projection as the 2019 DOA estimate for the City is 1,671 individuals behind the original 2020 projection.

Growth Trends & Focus Areas of the Community

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

redevelopment and reinvestment, you will see that the City’s building permits on alterations is higher than other municipalities that are hyper-focused on suburban development and subdivisions.

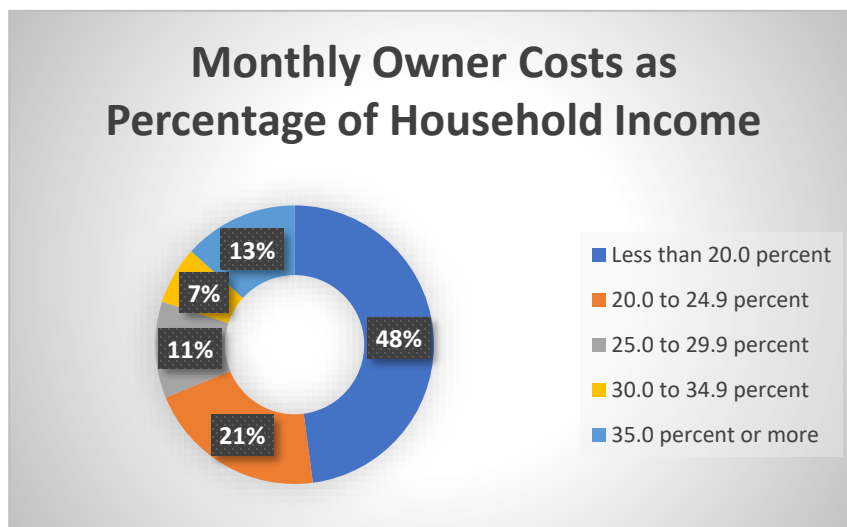
Housing Affordability

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

Owner-Occupied Housing

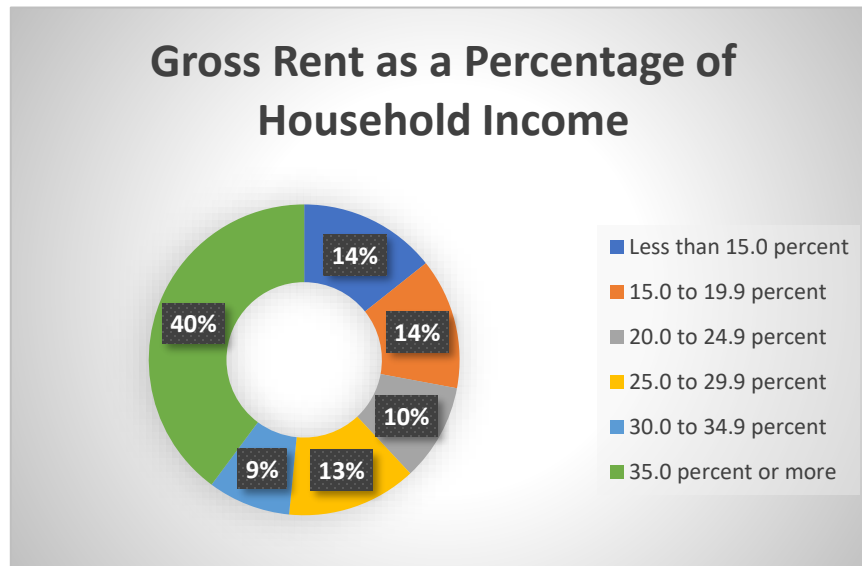
In order for us to dive further into the housing affordability component of this, we need to better understand the data in which we are pulling this information from. When identifying “Monthly Owner Costs” it should be known that this includes the sum of payments for mortgages, deeds of trust, contracts to purchase, or other similar debts on the property. It also includes real estate taxes, proper insurances, and utilities.

According to the U.S. Census 2018 American Community Survey, there are 10,337 occupied housing units within the City. Of those, 5,194 (50.25%) are owner-occupied. Additionally, of the 5,194 owner-occupied units, 3,417 (65.8%) have a mortgage or mortgage-equivalent. Of those with a mortgage or mortgage-equivalent, roughly 683 households (20%) spend more than 30% of their household income on Monthly Owner Costs. Below is a percentage breakdown of the percentage of household income spent on Monthly Owner Costs.



Non-Owner-Occupied Housing (Renters)

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



Although this state-mandated report is well intended and affords municipalities the opportunity to review our internal fee structures and identify ways to reduce the cost of developing housing within the City, thereby reducing the cost shift from the developer to the new home owner. It would be deceiving if the author of this report would fail to point out the irony between §66.10013, §66.10014, and §66.1015. §66.1015 of the Wis. Stats. outlining limitations (read: prohibiting) on a municipality’s ability to enact inclusionary zoning. With a focus on §66.1015(3) specifically reading:

(3) Inclusionary zoning prohibited.

(a) In this subsection:

1. “Inclusionary zoning” means a zoning ordinance, as defined in s. [66.10015 \(1\)\(e\)](#), regulation, or policy that prescribes that a certain number or percentage of new or existing residential dwelling units in a land development be made available for rent or sale to an individual or family with a family income at or below a certain percentage of the median income.

2. “Median income” has the meaning given in s. [234.49 \(1\) \(g\)](#).

(b) No city, village, town, or county may enact, impose, or enforce an inclusionary zoning requirement.

Sadly, the irony between requiring that municipalities to write this report annually and identify ways in which to reduce our impact fees and time of approval of a new subdivision by 20 percent under the guise of ‘Housing Affordability’ while prohibiting local governments’ ability to require that new housing developments have *some* type of affordable housing. Arguably, one of the best ways to address local housing shortages is to allow the local municipality to regulate development of *some* affordable housing when working through a new development, not by solely relying on the market to drive this component.

Although the first round of reporting was required for permit year 2018, municipalities should be able to request some type of state-wide audit of this Housing Affordability Report to identify whether or not the reduction in impact fees and building permit fees actually impacted the final costs passed along to the new home buyers or whether or not the reduction in said fees was not passed along.

Housing Goals in the Comprehensive Plan

The City’s most recently adopted Comprehensive Plan was approved in 2005. An update has been under consideration since at least 2015 with final approval sometime in 2021, if able. The plan currently under development focuses on strengthening our neighborhoods, improving the housing stock, and furthering housing policy that promotes affordability, availability, and accessibility of units. Each of those development goals include specific policy items as outlined below:

Goal 1 - Strengthen Neighborhoods

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

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

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

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

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

Goal 2 - Improve the City's aesthetic image.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Goal 6 - Strengthen the City's financial stability.

Policy 56 - Eliminate minimum parking requirements.

Policy 57 - Increase density allowances for properties.

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

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

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

Goal 11 - Manage growth.

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

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

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

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

Goal 13 - Communicate and collaborate with adjacent jurisdictions.

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

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

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

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

Meeting the Housing Goals of the Comprehensive Plan

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

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

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

Residential Activity & Fees Collected

Consistent with §66.10013(2)(a) and (b) of the Housing Affordability Report requirements, in 2019 the City approved the following plats, permits, and maps for residential development:

Table 1: Residential Activity, 2019

Fees Collected - 2019	Projects	Total Fees	Avg. Fee per Project	Avg. Project Cost
New Single Family Residential	13	\$14,563.60	\$2,865.67	\$351,138.33
New Duplex(s)	0	-	-	-
New Multi-Family	0	-	-	-
Addition	7	\$1,313.72	\$187.67	\$26,071.43
Alteration	316	\$23,500.58	\$74.37	\$5,459.85
Demolition	14	\$1,025	\$73.21	\$5,240.71
New (Deck, Driveway, etc.)	133	\$8,288.60	\$62.32	\$4,404.13
Replacements	572	\$32,937.04	\$57.58	\$4,123.04
Unclassified	0	-	-	-
TOTAL	1,055	\$81,628.54		

Table 2: Residential Units Created, 2019

Type	Residential Units Created
Subdivision Plat	9
Certified Survey Maps	
Condo Plats	0
Single-Family Permits	13
Two-Family Permits	0
Multifamily Permits	0

Table 3: Residential Permits, 2019

Type	Residential Permits
Subdivision Plats	1
Certified Survey Maps	
Condo Plats	0
New Unit Building Permits	11
Alteration Permits	316
Addition Permits	7

Permits issued and units created in 2019 represent all residential activity in the City. Consistent with previous years, there is significantly more activity with alterations and additions as opposed to creation of new units of housing. This also indicates that homeowners within the City of Stevens Point are working to maintain their properties, and could also be considered that property owners within the City are living within their financial means. This provides for a more resilient community during economic uncertainties.

Of note in meeting affordability and upkeep/maintenance goals that improve the condition of existing housing stock, it is worth reiterating that 99% of all permits were issued for additions and alterations. Considering the general homeownership affordability in the City, as well as the number and percentage of improvement-related fees, owners appear to be spending significant amounts of capital in increasing the condition of homes.

For new construction, the average new home project cost for single-family residential in 2019 was nearly \$351,000 per unit. This is up nearly \$90,000 from the 2018 report. This indicates that while there is a small market for new construction, these homes are targeted to higher-income households. This is consistent with the known gap in housing availability, and higher-priced new construction lifts pressure and burden on lower-cost housing options for lower income households - especially under consideration of stagnant or slightly decreasing housing demand in the City.

Financial Impact of Fees on Development

City fees for new development are modeled below to illustrate impact on a hypothetical subdivision. For purposes of this illustration, these fees demonstrate cost for a development of 30 single family units and 16 duplex units, all 3-bedroom units. Size of units is assumed to be 2,500 sqft. for single-family units and 1,500 sqft. for duplex units. On a per-unit basis, the average estimated City fee is \$1,515.96.

Fee	Amount	Unit	QTY	Total
Park Improvement Fees and Fee in Lieu of Land - Single family	\$300.00	dwelling unit	30	\$9,000.00
Park Improvement Fees and Fee in Lieu of Land - Duplex	\$250.00	dwelling unit	16	\$4,000.00
New Residential Building Plan Review (1 and 2 family)	\$0.02	SF (min \$40)	99,000	\$1,980.00
New Residential Electrical Review	\$0.01	SF (min \$40)	99,000	\$990.00

New Residential HVAC Review	\$0.01	SF (min \$40)	99,000	\$990.00
New Residential Plumbing Review	\$0.01	SF (min \$40)	99,000	\$990.00
New Residential Zoning Review	\$0.02	SF (min \$200)	99,000	\$1,980.00
New Residential Building Inspection	\$0.10	SF (min \$200)	99,000	\$9,900.00
New Residential Electrical Inspection	\$0.10	SF (min \$200)	99,000	\$9,900.00
New Residential HVAC Inspection	\$0.10	SF (min \$200)	99,000	\$9,900.00
New Residential Plumbing Inspection	\$0.10	SF (min \$200)	99,000	\$9,900.00
New Residential Zoning Inspection	\$0.06	SF (min \$200)	99,000	\$5,940.00
Wisconsin Uniform Building Permit Seal	\$43.00	building permit	38	\$1,634.00
Temporary Electric Permit	\$50.00	Each Structure	38	\$1,900.00
Preliminary Plat	\$300.00	Application	1	\$300.00
Preliminary Plat	\$10.00	Lot	37	\$370.00
Final Plat	\$50.00	Application	1	\$50.00
Total				\$1,515.74/unit
				\$69,724.00

Analysis of Development Regulations

Regulation

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

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

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

Costs of improvements and dedications are funded through unit sales and rent revenue, and are generally passed on to consumers which impacts affordability of development in the City. However, in 2018 the lack of new unit development is reflective of the need for rehabilitation and redevelopment across many districts. Generally, the City's land use regulations are not considered overly burdensome to the development of housing within the community.

Land Costs

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

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

Undeveloped Parcels Permitted for Residential Use

Per §66.10013(2)(c) and (d) of the Housing Affordability Report, a list and map of (c) undeveloped parcels in the municipality that are zoned for residential development and (d) a list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant site and sites that have potential for redevelopment, and description of the zoning requirements and availability of public facilities and services for each property. This section includes a list and map of all parcels identified.

PIN	Land Value	Imp	Tot Value	Address	Future Land Use	Designation	Zoning
281230803340207	700	0	700	0 FELTZ AVE	Residential		R1
281230803340208	300	0	300	0 FELTZ AVE	Residential		R1
281230805400116	1500	0	1500	3332 WHITING AVE	Multiple Family		R4
281230804301421	9500	0	9500	0 CHURCH ST	Area District		B4
281230803310709	27400	0	27400	0 OAK AVE	Residential		R1
281230805420407	13900	0	13900	1616 RIVER VIEW AVE	Residential		R2
281230805420408	13800	0	13800	0 WHITING AVE	Residential		R2
281230804300413	21900	0	21900	0 NEBEL ST	Residential		R2
281230805420402	20600	0	20600	0 COON AVE	Residential		R3
281230804400418	9600	0	9600		Restrictive Development		R2
281230805420621	20700	0	20700	0 COON AVE	Residential		R2
281230804300314	21900	0	21900	0 MARTHA'S LN	Residential		R2
281230804400419	8300	0	8300		Restrictive Development		R2
281230802300125	29400	0	29400	0 CLOVER CT	Residential		R1
281230805420808	7200	0	7200	0 WHITING AVE	Residential		R2
281230804300533	19200	0	19200	0 MARY ST	Residential		R2
281230805420707	13800	0	13800	0 COON AVE	Residential		R2
281230805420811	13800	0	13800	0 WHITING AVE	Residential		R2
281230805420708	13800	0	13800	0 ECHO DELLS AVE	Residential		R3
281230804300720	16900	0	16900	0 DALANEY ST	Residential		R2
281230805420702	13800	0	13800		Residential		R3
281230804400509	22800	0	22800	0 CHANNEL DR	Residential		R2
281230805420109	22200	0	22200	0 HOWARD AVE	Residential		R3
281230803200103	29600	0	29600	0 HEFFRON ST	Residential		R1
281230803130057	33800	0	33800	0 HEFFRON ST	Residential		R1
281230804101214	1000	0	1000	0 DAN'S DR	Vacant		R2
281230803130021	40400	0	40400	3000 PARKWAY DR	Residential		R1

281230804200802	10000	0	10000	0 WILLIAMS ST	Area District	R2
281230803200110	86800	0	86800	0 ISLAND VIEW CT	Residential	R1
281230803200123	7400	0	7400		Restrictive Development	R1
281230806100005	1200	0	1200	0 WEST RIVER DR	Residential	RLD
281230805101419	8400	0	8400	0 HENRIETTA ST	Area District	R5
281230804202211	13400	0	13400	0 MARY ST	Residential	R2
281230804202406	24500	0	24500	2827 MARTHA'S LN	Residential	R2
281230804202108	11400	0	11400	0 MICHIGAN AVE	Residential	R2
281230806100112	48700	0	48700	0 WEST RIVER DR	Residential	R2
281230804201116	13000	0	13000	0 CLEVELAND AVE	Residential	R2
281230804202125	10200	0	10200	0 MARY ST	Residential	R2
281230804202504	12200	0	12200	0 MINNESOTA AVE	Residential	R3
281230804202503	22800	0	22800	0 MINNESOTA AVE	Residential	R3
281230806100403	14000	0	14000	0 WEST MCDONALD DR	Residential	R2
281230806100511	17100	0	17100	0 WEST MCDONALD DR	Residential	R2
281230806100512	5400	0	5400	0 WEST BRENTWOOD DR	Residential	R2
281230806100517	10400	0	10400	0 WEST BIRCHWOOD LN	Residential	R2
281230806100518	10400	0	10400	0 WEST MCDONALD DR	Residential	R2
281230806100519	10400	0	10400	0 WEST MCDONALD DR	Residential	R2
281230806100520	10400	0	10400	0 WEST MCDONALD DR	Residential	R2
281230806100521	10400	0	10400	0 WEST MCDONALD DR	Residential	R2
281230806100303	7400	0	7400	0 WEST BIRCHWOOD LN	Residential	R2
281230806100603	11600	0	11600	0 WEST BRENTWOOD DR	Residential	R2
281230805100212	15400	0	15400	1332 MATILDA ST	Area District	B4
281230805100703	2800	0	2800	0 MASON ST	Residential	R3
281230806100602	14000	0	14000	0 WEST MAPLERIDGE DR	Residential	R2
281230804200106	24300	0	24300	2600 MINNESOTA AVE	Residential	R2
281230806100306	23200	0	23200	0 WEST BIRCHWOOD LN	Residential	R2
281230806100304	20000	0	20000	0 WEST MAPLERIDGE DR	Residential	R2
281230806100101	104000	0	10400 0	0 WEST RIVER DR	Residential	R2
281230804200403	4700	0	4700	0 BLAINE ST	Residential	R2
281230805200004	6300	0	6300	0 BLISS AVE	Institutional	R3
281230805100222	50200	0	50200	2001 PATCH ST	Area District	B4
281240832300907	7200	0	7200	0 TAMARAC ST	Residential	R3
281240833301217	7400	0	7400	2124 PATCH ST	Commercial	B1
281240832300303	2200	0	2200	0 CYPRESS ST	Institutional	R3
281240832300403	11800	0	11800	0 CYPRESS ST	Institutional	R3
281240831401424	12900	0	12900	0 WEST PLEASANT ST	Residential	R2
281240832402313	12400	0	12400	0 WATER ST	Commercial	B4
281240832402307	10800	0	10800	2157 PRAIRIE ST	Residential	R3
281240832403616	1300	0	1300	0 EAST AVE	Residential	R3
281240831401223	2500	0	2500	0 WEST PLEASANT CT	Residential	R2

281240832403521	9300	0	9300	2313 DIVISION ST	Commercial	B3
281240831401506	33000	0	33000	0 WEST PLEASANT ST	Residential	R2
281240831401226	2400	0	2400	0 WEST PLEASANT CT	Residential	R2
281240831401222	2300	0	2300	0 WEST PLEASANT CT	Residential	R2
281240831401221	2200	0	2200	0 WEST PLEASANT CT	Residential	R2
281240831401220	1700	0	1700	0 WEST PLEASANT CT	Residential	R2
281240831401507	7600	0	7600	0 WEST RIVER DR	Industrial	R2
281240831401219	1800	0	1800	0 WEST PLEASANT CT	Residential	R2
281240831300623	1700	0	1700	0 WEST CLARK ST	Restrictive Development	R2
281240831300622	12900	0	12900	0 WEST CLARK ST	Restrictive Development	R2
281240831401212	2600	0	2600	0 WEST PLEASANT CT	Residential	R2
281240831401213	2500	0	2500	0 WEST PLEASANT CT	Residential	R2
281240831401214	2400	0	2400	0 WEST PLEASANT CT	Residential	R2
281240831401218	3000	0	3000	0 WEST PLEASANT CT	Residential	R2
281240831401217	2200	0	2200	0 WEST PLEASANT CT	Residential	R2
281240831401215	2500	0	2500	0 WEST PLEASANT CT	Residential	R2
281240833302102	17500	0	17500	0 DIXON ST	Residential	R2
281240831300504	4700	0	4700	0 WEST CLARK ST	Residential	R2
281240835300044	19200	0	19200	5301 CAROL'S LN	Residential	R3
281240835300045	19200	0	19200	5303 CAROL'S LN	Residential	R3
281240835300046	19200	0	19200	5309 CAROL'S LN	Residential	R3
281240835300047	19200	0	19200	5311 CAROL'S LN	Residential	R3
281240835300048	19200	0	19200	5317 CAROL'S LN	Residential	R3
281240835300049	19200	0	19200	5319 CAROL'S LN	Residential	R3
281240831300508	24500	0	24500	0 WEST CLARK ST	Residential	R2
281240831300209	2700	0	2700	0 WEST GATES DR	Restrictive Development	R2
281240833300907	14900	0	14900	0 McCULLOCH ST	Residential	R3
281240833302417	11800	0	11800	0 DIXON ST	Multiple Family	R2
281240836320102	100	0	100	OLD HIGHWAY 18 RD STEVENS POINT WI 54482	Mixed Use	R1
281240832300218	3800	0	3800	924 WISCONSIN ST	Residential	R4
281240835400511	50400	0	50400	0 ELMWOOD AVE STEVENS POINT WI 54482	Residential	R1
281240832300224	11300	0	11300	1740 WATER ST	Institutional	R4
281240832300226	13500	0	13500	1732 WATER ST	Institutional	R4
281240832300227	13500	0	13500	1724 WATER ST	Institutional	R4
281240832300230	2100	0	2100	0 WATER ST	Mixed Use	R4
281240831400407	13400	0	13400	0 WEST KARNER ST	Residential	R2
281240831400207	9900	0	9900	0 WEST PEARL ST	Residential	R3
281240831400424	6400	0	6400	0 WEST PEARL ST	Residential	R2
281240831400405	13400	0	13400	0 WEST KARNER ST	Residential	R2
281240831400206	9800	0	9800	0 WEST PEARL ST	Residential	R3
281240832300236	11900	0	11900	1552 WATER ST	Mixed Use	R4
281240832300237	11300	0	11300	1544 WATER ST	Mixed Use	R4

281240833300344	15400	0	15400	0 MILLER CT	Residential	R2
281240832400921	12600	0	12600	0 STRONGS AVE	Commercial	R3
281240833400415	14300	0	14300	0 OAK ST	Residential	R2
281240831100505	2400	0	2400	0 COUNTY ROAD HH	Residential	R2
281240833400402	14300	0	14300	0 JEFFERSON ST	Residential	R2
281240833400307	14300	0	14300	0 JEFFERSON ST	Residential	R2
281240836320146	13800	0	13800	0 JEFFERSON ST STEVENS POINT WI 54482	Residential	R3
281240833101949	287600	0	287600	0 JEFFERSON ST	Commercial	B4
281240831100307	8900	0	8900	0 WEST HARDING AVE	Residential	R2
281240831100306	8900	0	8900	549 WEST HARDING AVE	Residential	R2
281240833202226	1200	0	1200	0 MICHIGAN AVE	Residential	R2
281240831100705	6300	0	6300	0 WEST CORNELL AVE	Residential	R2
281240831101212	53700	0	53700	208 WEST CLARK ST	Mixed Use	B4
281240831101005	9800	0	9800	0 WEST PEARL ST	Residential	R2
281240831100817	8700	0	8700	0 WEST CORNELL AVE	Residential	R2
281240833100808	2800	0	2800	0 ELLIS ST	Residential	R2
281240831100910	6400	0	6400	0 WEST HARDING AVE	Residential	R2
281240831100802	8700	0	8700	0 WEST HARDING AVE	Residential	R2
281240833202901	5900	0	5900	0 MINNESOTA AVE	Residential	R2
281240832201705	9900	0	9900	0 CLARK ST	Area District	B3
281240832201819	10700	0	10700	0 THIRD ST	Area District	B3
281240833202512	14800	0	14800	2624 CLARK ST	Commercial	R5
281240832201820	12400	0	12400	0 THIRD ST	Area District	B3
281240832201821	11800	0	11800	0 THIRD ST	Area District	B3
281240832202707	18800	0	18800	1323 STRONGS AVE	Area District	B3
281240835240004	225600	0	225600	0 US HIGHWAY 10 EAST STEVENS POINT WI 54482	Area District	B5
281240836120002	140500	0	140500	BADGER AVE STEVENS POINT WI 54482	Area District	B5
281240829303107	10400	0	10400	0 SECOND ST	Commercial	B1
281240833100305	18200	0	18200	0 LINDBERGH AVE	Residential	R2
281240836220042	133000	0	133000	0 BADGER AVE STEVENS POINT WI 54482	Area District	B5
281240827300918	24300	0	24300	0 SUNSET BLVD	Residential	R2
281240829304407	13200	0	13200	0 FRANKLIN ST	Residential	R3
281240825340115	34600	0	34600	0 SANDPIPER DR STEVENS POINT WI 54482	Residential	R3
281240829400818	11300	0	11300	0 PRENTICE ST	Residential	R3
281240827300805	25700	0	25700	0 SIMONIS ST	Residential	R2
281240829401040	17400	0	17400	0 PRENTICE ST	Residential	R3
281240830400921	2700	0	2700	0 FOURTH AVE	Residential	R3
281240830401915	12200	0	12200	0 FOURTH AVE	Residential	R3
281240830402504	1600	0	1600		Residential	R3
281240827440007	34000	0	34000	0 HOFMEISTER DR	Residential	RLD
281240828301206	4100	0	4100	0 ILLINOIS AVE	Residential	R2

281240829304810	700	0	700	0 FIFTH AVE	Residential	R3
281240829301913	13100	0	13100	0 FIFTH AVE	Residential	R3
281240828402113	21600	0	21600	3416 JORDAN LN	Residential	R2
281240828400607	22800	0	22800	0 LINDBERGH AVE	Residential	R2
281240827300424	26400	0	26400	0 SUNSET BLVD	Residential	R3
281240829303608	6200	0	6200	0 SECOND ST	Residential	R3
281240829400624	17500	0	17500	0 PRENTICE ST	Residential	R3
281240829300132	4700	0	4700	0 UNION ST	Residential	R3
281240827440005	21600	0	21600	0 BARBARA'S LN	Residential	RLD
281240829300220	13100	0	13100	0 SIXTH AVE	Residential	R3
281240829300714	12200	0	12200	0 WEST ST	Residential	R3
281240830401511	1900	0	1900	0 WADLEIGH ST	Residential	R3
281240828402012	29100	0	29100	2928 STANLEY ST	Area District	RLD
281240828401915	2700	0	2700	0 STANLEY ST	Residential	R4
281240830400203	5400	0	5400	0 WALKER ST	Residential	R3
281240829240019	27500	0	27500	932 MARIA DR	Multiple Family	B4
281240830100249	1000	0	1000	0 MARIA DR	Residential	R2
281240830100243	19300	0	19300	0 FOREST N ST	Residential	R3
281240828100105	30700	0	30700	0 INDIANA N AVE	Residential	R2
281240829230024	2700	0	2700	0 SECOND N ST	Residential	R2
281240828100023	20800	0	20800	0 FOURTH AVE	Residential	R2
281240827230102	6200	0	6200	0 EAST MARIA DR	Multiple Family	R4
281240830100220	19700	0	19700	0 GEORGIA ST NORTH	Residential	R2
281240830100135	19100	0	19100	0 GEORGIA ST NORTH	Residential	R2
281240829240028	3900	0	3900	0 SECOND N ST	Residential	R4
281240828100727	27000	0	27000	0 MOSES XING	Residential	PD
281240828100717	24000	0	24000	0 VINE ST	Residential	PD
281240828100716	29700	0	29700	0 VINE ST	Residential	PD
281240828100910	40300	0	40300	0 VINE ST	Residential	PD
281240829130022	286000	0	28600 0	1616 ACADEMY AVE	Area District	B4
281240830100238	19900	0	19900	0 GEORGIA ST NORTH	Residential	R2
281240828100005	20500	0	20500	0 FOURTH AVE	Residential	R2
281240828100906	46800	0	46800	VINE ST	Residential	PD
281240828100905	47300	0	47300	VINE ST	Residential	PD
281240829140013	133600	0	13360 0	0 DIVISION N ST	Area District	B4
281240828100702	37100	0	37100	0 INDIANA N AVE	Residential	PD
281240828100115	2900	0	2900	0 STANLEY ST	Residential	R2
281240828100408	19000	0	19000		Residential	R2
281240827240104	60800	0	60800	245 GREEN N AVE	Commercial	B4
281240829220004	146700	0	14670 0	0 FREDERICK N ST	Residential	R4
281240830100137	19500	0	19500	317 GEORGIA ST NORTH	Multiple Family	R2
281240830100138	19500	0	19500	0 GEORGIA ST NORTH	Multiple Family	R2

281240830100139	19500	0	19500	0 GEORGIA ST NORTH	Multiple Family	R2
281240829120013	244400	0	24440 0	348 DIVISION N ST	Area District	B4
281240829220033	15400	0	15400	0 WEST N ST	Residential	R3
281240829220032	15400	0	15400	424 WEST N ST	Residential	R3
281240830100131	19800	0	19800	0 GEORGIA ST NORTH	Multiple Family	R4
281240830100132	21700	0	21700	0 NORTH POINT DR	Multiple Family	R4
281240829220030	15400	0	15400	0 NORTH POINT DR	Residential	R3
281240827200224	3900	0	3900	0 NORTH POINT DR	Residential	R2
281240820340043	31400	0	31400	0 SECOND N ST	Residential	B1
281240821330002	29300	0	29300	0 MICHIGAN AVE	Right of Way	B4
281240824330010	3400	0	3400	BRILOWSKI N RD STEVENS POINT WI 54482	Residential	RLD
281240822340016	37000	0	37000	0 STATE HIGHWAY 66 STEVENS POINT WI 54482	Commercial	B4
281240819400301	65100	0	65100	0 OLD WAUSAU RD	Restrictive Development	R2
281240820320013	18600	0	18600	0 SECOND N ST	Residential	B4
281240820310008	70100	0	70100	0 SECOND N ST	Restrictive Development	B4
281240821200108	20600	0	20600	EAGLE SUMMIT STEVENS POINT WI 54482	Multiple Family	R1
281240821200107	19100	0	19100	EAGLE SUMMIT STEVENS POINT WI 54482	Multiple Family	R5
281240821200133	85400	0	85400	EAGLE SUMMIT STEVENS POINT WI 54482	Multiple Family	R5
281240821200109	19100	0	19100	EAGLE SUMMIT STEVENS POINT WI 54482	Multiple Family	R1
281240821200102	93900	0	93900	EAGLE SUMMIT STEVENS POINT WI 54482	Multiple Family	R5
281240821200316	38100	0	38100	EAGLE SUMMIT STEVENS POINT WI 54482	Residential	R1
281240820140151	33800	0	33800	0 RESERVE ST NORTH STEVENS POINT WI 54482	Multiple Family	B4
281240821200347	46200	0	46200	1109 RESERVE ST NORTH STEVENS POINT WI 54482	Residential	R1
281240820140150	33800	0	33800	0 RESERVE ST NORTH STEVENS POINT WI 54482	Multiple Family	B4
281240821200124	38500	0	38500	0 FALCONS COVE STEVENS POINT WI 54482	Residential	R1
281240821200123	40100	0	40100	0 FALCONS COVE STEVENS POINT WI 54482	Residential	R1
281240821200401	26200	0	26200	2309 OSPREY RETREAT STEVENS POINT WI 54482	Residential	R1
281240821200407	34400	0	34400	2408 OSPREY RETREAT STEVENS POINT WI 54482	Residential	R1
281240821200410	43800	0	43800	2316 OSPREY RETREAT STEVENS POINT WI 54482	Residential	R1
281240821200409	37900	0	37900	2324 OSPREY RETREAT STEVENS POINT WI 54482	Residential	R1
281240814430003	11000	0	11000	0 PLOVER HEIGHTS RD STEVENS POINT WI 54482	Institutional	RLD
281240813330001	25100	0	25100	0 BRILOWSKI RD STEVENS POINT WI 54482	Institutional	Split Zoned
281240814300112	31800	0	31800	0 SUNNY CREST DR STEVENS POINT WI 54482	Residential	RLD
281240814300210	40400	0	40400	0 HAMPTON RD STEVENS POINT WI 54482	Residential	RLD
281240814300212	40500	0	40500	0 SUNNY CREST DR STEVENS POINT WI 54482	Residential	RLD
281240814300106	40300	0	40300	0 SUNNY CREST DR STEVENS POINT WI 54482	Residential	RLD
281230803330120	92000	0	92000	0 BONNIE BAY RD	Residential	R1
281230803330123	1300	0	1300	0 BONNIE BAY RD	Residential	R1
281230805400154	1100	0	1100	0 WHITING AVE	Multiple Family	R4
281230803330105	41600	0	41600	0 BONNIE BAY RD	Residential	R1

281230803330128	10800	0	10800		Restrictive Development	R1
281230805430043	101400	0	101400	0 RIVER VIEW AVE	Multiple Family	R4
281230802300704	27100	0	27100	0 CROCUS CT	Residential	R1
281230805420304	32900	0	32900	0 ECHO DELLS AVE	Residential	R3
281230805420523	22400	0	22400	0 COON AVE	Residential	R3
281230805410022	35800	0	35800	0 WHITING AVE	Multiple Family	R4
281230805420522	22400	0	22400	0 COON AVE	Residential	R3
281230804300729	93800	0	93800	3297 CHURCH ST	Area District	B4
281230805420620	26700	0	26700	0 WHITING AVE	Residential	R2
281230803320011	64700	0	64700	0 NEBEL ST	Residential	R2
281230802300604	25300	0	25300	0 HOOVER RD	Residential	R1
281230804300306	21900	0	21900	0 WELSBY AVE	Residential	R2
281230805420622	28700	0	28700	0 COON AVE	Residential	R2
281230803310503	27300	0	27300	0 FELTZ AVE	Residential	R2
281230802300610	6600	0	6600	0 TULIP LN	Residential	R1
281230803310509	33900	0	33900	0 OAK AVE	Residential	R1
281230803320058	195500	0	195500	0 NEBEL ST	Restrictive Development	Split Zoned
281230804300704	5900	0	5900	0 CHURCH ST	Area District	B4
281230803400124	45400	0	45400	0 HEFFRON ST	Residential	R1
281230804300701	12400	0	12400	0 HEFFRON ST	Residential	R2
281230802300102	6000	0	6000	0 HOWARD AVE	Restrictive Development	R1
281230805410003	50600	0	50600	0 WATER ST	Multiple Family	R4
281230804100536	22000	0	22000	0 HEFFRON ST	Residential	R2
281230803200126	43100	0	43100	0 FELTZ AVE	Residential	R1
281230804200835	30600	0	30600	0 WATER ST	Area District	R4
281230804200821	30600	0	30600	0 CHURCH ST	Area District	B4
281230803200124	9000	0	9000		Restrictive Development	R1
281230803230009	67300	0	67300	0 HEFFRON ST	Residential	R2
281230803200125	5900	0	5900		Restrictive Development	R1
281230803230008	74000	0	74000	0 HEFFRON ST	Residential	R2
281230803140063	35300	0	35300	0 DUNEGAN DR	Residential	R1
281230803130024	37100	0	37100	0 PLEASANT VIEW DR	Residential	R1
281230803200105	41400	0	41400	0 OAK AVE	Residential	R1
281230805101316	15800	0	15800	0 HENRIETTA ST	Residential	R2
281230805101317	17900	0	17900	0 HENRIETTA ST	Residential	R2
281230803140066	38400	0	38400	0 DUNEGAN DR	Residential	R1
281230804202004	10900	0	10900	0 RICE ST	Residential	R2
281230804100921	15900	0	15900	0 FRONTENAC AVE	Residential	R4
281230804202321	9400	0	9400	0 RICE ST	Residential	R4
281230805101612	12500	0	12500	2878 CHURCH ST	Area District	B4
281230804101643	100	0	100		Vacant	R1

281230805101216	6600	0	6600	0 WATER ST	Residential	R2
281230803220072	25800	0	25800	0 SUNSET BLVD	Residential	R2
281230805101811	14600	0	14600	2725 WATER ST	Industrial	R5
281230805101602	5900	0	5900	0 MATILDA ST	Area District	R2
281230804100803	31600	0	31600	0 SOO MARIE AVE	Residential	R3
281230805100714	2100	0	2100	0 PRAIRIE ST	Residential	R3
281230805101701	21800	0	21800	1333 MATILDA ST	Area District	R2
281230804200330	1500	0	1500	0 BUSH ST	Residential	R2
281230805100213	20300	0	20300	2530 WARNER ST	Area District	B4
281230805200022	6900	0	6900	0 MASON ST	Residential	R3
281230805200005	1200	0	1200	0 BLISS AVE	Institutional	R3
281230805200009	8400	0	8400	517 BLISS AVE	Institutional	R3
281230804100204	12700	0	12700	2501 MINNESOTA AVE	Commercial	R5
281240831401103	71300	0	71300	0 WEST RIVER DR	Residential	R2
281240835401317	33300	0	33300	0 GLENWOOD AVE STEVENS POINT WI 54482	Residential	R1
281240831401240	200	0	200	0 WEST ZINDA DR	Residential	R2
281240831401232	17500	0	17500	0 WEST ZINDA DR	Residential	R2
281240831401427	3000	0	3000	0 WEST PLEASANT ST	Residential	R2
281240832403523	7400	0	7400	2324 CHURCH ST	Multiple Family	B3
281240831401225	4000	0	4000	0 WEST PLEASANT CT	Residential	R2
281240831300613	5400	0	5400	0 WEST SESAME ST	Residential	R2
281240832402508	17000	0	17000	2157 ELK ST	Residential	R3
281240831401211	4000	0	4000	0 WEST PLEASANT CT	Residential	R2
281240831300624	13400	0	13400	0 WEST CLARK ST	Restrictive Development	Split Zoned
281240831401241	64400	0	64400	WEST ZINDA DR	Residential	R2
281240831401216	1800	0	1800	0 WEST PLEASANT CT	Residential	R2
281240833302323	3000	0	3000	0 WELSBY AVE	Residential	R2
281240832300219	6900	0	6900	0 WATER ST	Residential	R4
281240831300218	3100	0	3100	0 WEST CLARK ST	Restrictive Development	R2
281240832300229	10800	0	10800	1708 WATER ST	Mixed Use	R4
281240833401138	17400	0	17400	0 CENTER ST	Residential	R2
281240836320105	102900	0	10290 0	0 SCHILLER DR STEVENS POINT WI 54482	Residential	R3
281240832300234	16000	0	16000	1560 WATER ST	Mixed Use	R4
281240833300103	14100	0	14100	0 JEFFERSON ST	Residential	R2
281240831100409	10500	0	10500	0 WEST WILSON AVE	Residential	R2
281240833101721	18200	0	18200	JEFFERSON ST	Residential	R2
281240831100724	11600	0	11600	0 WEST WILSON AVE	Residential	R2
281240831101326	357100	0	35710 0	133 WEST CLARK ST	Mixed Use	B2
281240833101924	2600	0	2600	0 ALGOMA ST	Residential	R2
281240832202051	58800	0	58800	0 WATER ST	Area District	B3
281240833101904	40400	0	40400	3213 MAIN ST	Commercial	B4

281240833203011	2300	0	2300	2724 CLARK ST	Residential	R2
281240832201822	11300	0	11300	0 THIRD ST	Area District	B3
281240832202708	45000	0	45000	1329 STRONGS AVE	Area District	B3
281240836240002	599800	0	599800	5707 US HIGHWAY 10 EAST STEVENS POINT WI 54482	Area District	B5
281240832202963	8100	0	8100	0 THIRD CT	Area District	B3
281240832101609	24200	0	24200	0 CENTERPOINT DR	Area District	R5
281240834200305	32300	0	32300	0 GREEN AVE	Residential	R2
281240835120147	31300	0	31300	5416 WINDY DR STEVENS POINT WI 54482	Residential	R3
281240832200910	190900	0	190900	1111 CROSBY AVE	Area District	B3
281240836220025	244800	0	244800	0 WOODLAND ST STEVENS POINT WI 54482	Area District	B5
281240836220045	100	0	100	0 BADGER AVE STEVENS POINT WI 54482	Area District	B5
281240829304413	17600	0	17600	917 UNION ST	Residential	R3
281240829401306	16400	0	16400	0 DIVISION ST	Campus District	R3
281240829303203	15400	0	15400	0 WASHINGTON AVE	Commercial	R3
281240827301912	5400	0	5400	0 RIDGE RD	Restrictive Development	R2
281240828301316	16600	0	16600	0 FOURTH AVE	Residential	R2
281240830400714	400	0	400	0 FIFTH AVE	Residential	R3
281240829304809	700	0	700	0 MEADOW ST	Residential	R3
281240829400627	30600	0	30600	0 PULASKI PL	Residential	R3
281240829304818	12200	0	12200	0 UNION ST	Residential	R3
281240827300423	25500	0	25500	332 SUNSET BLVD	Residential	R3
281240828400426	100	0	100	0 JORDAN LN	Residential	R2
281240828400713	19200	0	19200	0 MINNESOTA AVE	Area District	R2
281240829303711	13100	0	13100	0 MEADOW ST	Residential	R3
281240828402102	24900	0	24900	409 SAINT PAUL ST	Residential	R2
281240829303614	1600	0	1600	0 THIRD ST	Residential	R3
281240827300420	30600	0	30600	400 GREEN AVE	Residential	R3
281240827300507	113500	0	113500	0 WEIR BLVD	Residential	R2
281240829302214	16600	0	16600	0 FIRST ST	Residential	R3
281240829300340	23600	0	23600	0 SECOND ST	Residential	R3
281240830400207	4400	0	4400	0 WALKER ST	Residential	R3
281240827302104	200	0	200	0 EAST MARIA DR	Residential	R2
281240829240021	3600	0	3600	0 MARIA DR	Multiple Family	R4
281240830100309	11000	0	11000	0 FOREST N ST	Residential	R2
281240828100731	29800	0	29800	0 MOSES XING	Residential	PD
281240828100726	31800	0	31800	0 MOSES XING	Residential	PD
281240827230109	52500	0	52500	0 DOOLITTLE DR	Multiple Family	R4
281240827230110	52600	0	52600	0 DOOLITTLE DR	Multiple Family	R4
281240827230111	52700	0	52700	0 DOOLITTLE DR	Multiple Family	R4
281240830100234	5600	0	5600	0 GEORGIA ST NORTH	Residential	R2
281240828100734	29800	0	29800	0 VINE ST	Residential	PD

281240828100732	29200	0	29200	0 VINE ST	Residential	PD
281240828100730	30500	0	30500	0 VINE ST	Residential	PD
281240828100909	41600	0	41600	VINE ST	Residential	PD
281240828100908	45700	0	45700	0 VINE ST	Residential	PD
281240830100237	19300	0	19300	0 FOREST N ST	Residential	R2
281240827230028	69400	0	69400	0 DOOLITTLE DR	Multiple Family	R4
281240827230027	69600	0	69600	0 DOOLITTLE DR	Multiple Family	R4
281240830100406	20600	0	20600	0 OLD WAUSAU RD	Residential	R3
281240829130024	378800	0	37880 0	1617 SCHOLFIELD AVE	Area District	B4
281240828100409	19800	0	19800	0 INDIANA N AVE	Residential	R2
281240829240033	237600	0	23760 0	0 MARIA DR	Mixed Use	R2
281240828100312	22500	0	22500	0 FOURTH AVE	Residential	R2
281240830100316	10200	0	10200	0 FOREST N ST	Residential	R2
281240830100202	49300	0	49300	0 GEORGIA ST NORTH	Residential	R2
281240830100142	19800	0	19800	0 GEORGIA ST NORTH	Multiple Family	R4
281240830100140	12400	0	12400	0 GEORGIA ST NORTH	Multiple Family	R4
281240829220047	12700	0	12700	0 NORTH POINT DR	Residential	R3
281240827200223	28400	0	28400	0 NORTH POINT DR	Residential	R2
281240820330013	15100	0	15100	0 SECOND N ST	Residential	B4
281240820330014	14800	0	14800	0 SECOND N ST	Residential	B4
281240820330007	8900	0	8900	0 NORTH POINT DR	Residential	R2
281240824330012	4400	0	4400	0 BRILOWSKI RD STEVENS POINT WI 54482	Residential	RLD
281240824330013	11400	0	11400	0 BRILOWSKI RD STEVENS POINT WI 54482	Residential	RLD
281240820340053	44600	0	44600	0 SECOND N ST	Residential	Split Zoned
281240822340015	144100	0	14410 0	0 STATE HIGHWAY 66 STEVENS POINT WI 54482	Commercial	B4
281240819400401	61000	0	61000	0 FREDERICK N ST	Restrictive Development	R2
281240820330023	34500	0	34500	0 SECOND N ST	Residential	R2
281240820340001	86800	0	86800	0 SECOND N ST	Residential	Split Zoned
281240820430003	341000	0	34100 0	0 DIVISION N ST	Campus District	B4
281240824330007	10200	0	10200	0 BRILOWSKI N RD STEVENS POINT WI 54482	Residential	RLD
281240824330011	8900	0	8900	0 BRILOWSKI RD STEVENS POINT WI 54482	Residential	RLD
281240824330003	5600	0	5600	0 BRILOWSKI N RD STEVENS POINT WI 54482	Residential	RLD
281240820320008	54600	0	54600	0 SECOND N ST	Residential	R2
281240820420001	27800	0	27800	0 DIVISION ST	Restrictive Development	B4
281240820320001	98200	0	98200	0 SECOND N ST	Residential	R2
281240824320001	3300	0	3300	0 BRILOWSKI N RD STEVENS POINT WI 54482	Agriculture	RLD
281240820410004	109100	0	10910 0	0 RESERVE ST NORTH	Multiple Family	B4
281240820110001	144900	0	14490 0	0 DUBAY AVE	Multiple Family	PD
281240821220006	87700	0	87700	0 RESERVE ST STEVENS POINT WI 54482	Residential	RLD
281240814300114	31700	0	31700	0 AIRPORT RD STEVENS POINT WI 54482	Residential	RLD

281240813320016	45800	0	45800	0 OXBOW RD STEVENS POINT WI 54482	Residential	RLD
281240814300211	40500	0	40500	0 SUNNY CREST DR STEVENS POINT WI 54482	Residential	RLD
281240814300204	40300	0	40300	0 TORUN RD STEVENS POINT WI 54482	Residential	RLD
281230805400146	7800	0	7800	0 WHITING AVE	Multiple Family	R4
281230805400147	7800	0	7800	0 WHITING AVE	Multiple Family	R4
281240820330040	21500	0	21500	640 SECOND N ST	Multiple Family	B4
281240820140137	15900	0	15900	1917 BLUEBELL LN STEVENS POINT WI 54482	Multiple Family	PD
281240820140138	15900	0	15900	1919 BLUEBELL LN STEVENS POINT WI 54482	Multiple Family	PD
281240820140139	15900	0	15900	1925 BLUEBELL LN STEVENS POINT WI 54482	Multiple Family	PD
281240820140140	15900	0	15900	1927 BLUEBELL LN STEVENS POINT WI 54482	Multiple Family	PD
281240820140141	15900	0	15900	1933 BLUEBELL LN STEVENS POINT WI 54482	Multiple Family	PD
281240820140142	15900	0	15900	1935 BLUEBELL LN STEVENS POINT WI 54482	Multiple Family	PD
281240828100519	29100	0	29100	0 VINE ST	Residential	R2
281230802301119	31800	0	31800	0 COUNTY ROAD HH	Mixed Use	R1
281230801300001	414060 0	0	41406 00	5640 CARRIE FROST DR STEVENS POINT WI 54482	Commercial	B4
281230803200121	153100	0	15310 0	0 ISLAND VIEW CT	Residential	R1
281240836220053	622300	0	62230 0	0 SONGBIRD LN STEVENS POINT WI 54482	Area District	B5
281230805440023	24900	0	24900		Multiple Family	R4
281240830402428	6100	0	6100		Residential	PD
281240830402427	6100	0	6100		Residential	PD
281240830402426	6100	0	6100		Residential	PD
281240830402425	6100	0	6100		Residential	PD
281240830402424	6100	0	6100		Residential	PD
281240830402423	6100	0	6100		Residential	PD
281240830402422	6100	0	6100		Residential	PD
281240830402421	5200	0	5200		Residential	PD
281240830402420	5200	0	5200		Residential	PD
281240830402417	6400	0	6400		Residential	PD
281240830402416	6300	0	6300		Residential	PD
281240830402413	6300	0	6300		Residential	PD
281240830402412	6300	0	6300		Residential	PD
281240830402411	6100	0	6100		Residential	PD
281240830402410	6100	0	6100		Residential	PD
281230804200605	51600	0	51600	0 RICE ST	Area District	B4
281240830100265	18500	0	18500		Residential	R2
281240830402429	6100	0	6100		Residential	PD
281240827300508	600	0	600	0 WILSHIRE BLVD	Residential	R3

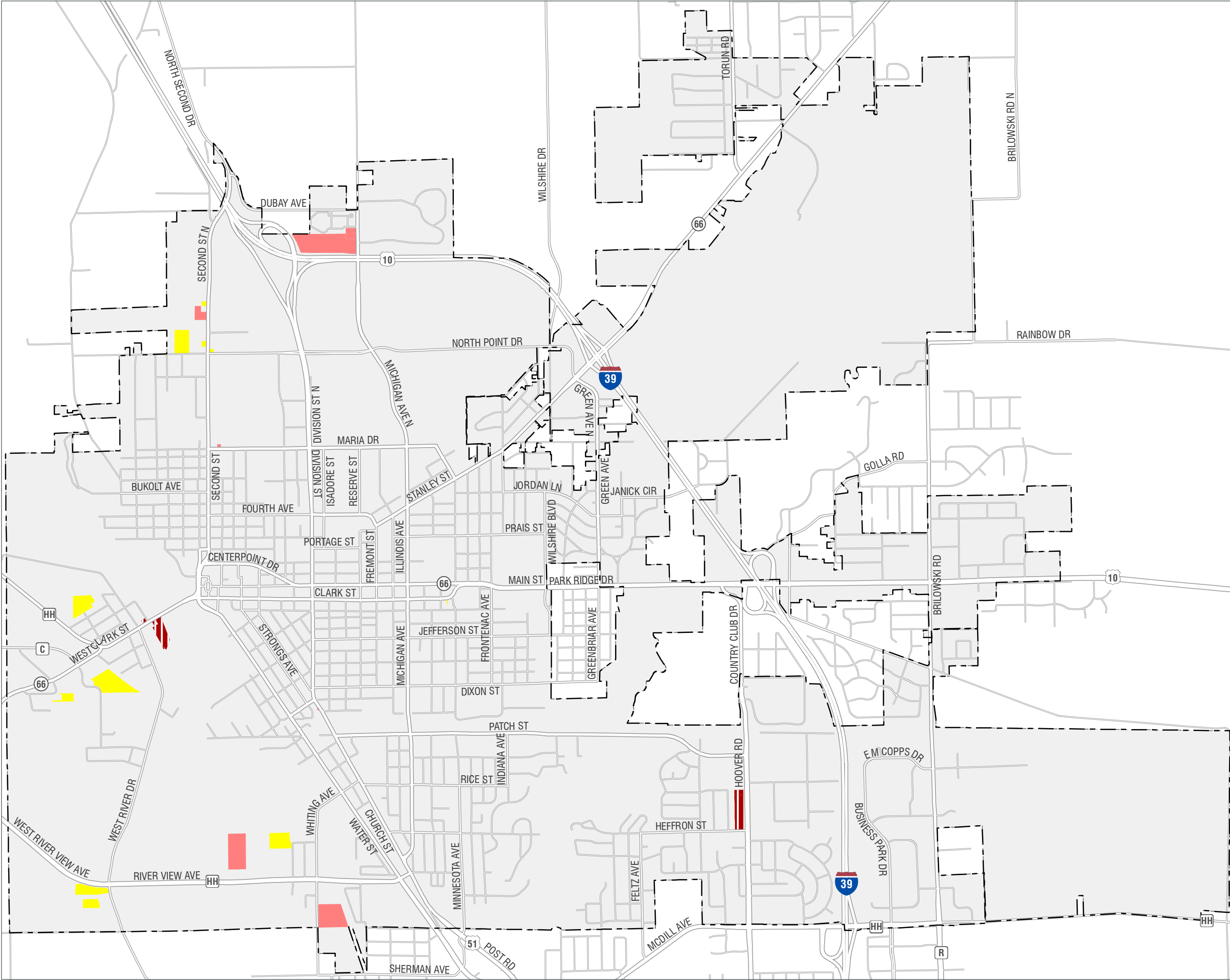
Areas of Interest for Residential Housing Development

Stevens Point
Portage County, WI

 City of Stevens Point

Future Land Use

-  Mixed Use (4)
-  Multiple Family (8)
-  Residential (22)



Data Sources:
Parcels: Portage County (2019)
Zoning: Stevens Point (Jan 8th, 2019)

Zoned Res Undev Parcels only shown if zoned RLD, R1, R2, R3, R4, R5, PD, B1, B2, B3, B4, or B5 and the improved parcel value is zero.

Suitable for Development Parcels only shown if NOT zoned RLD, R1, R2, R3, R4, R5, PD, B1, B2, B3, B4, or B5, the improved value is zero and the future land use is classified as MixedUse, MobileHomePark, Multiple Family, or Residential



Areas of Interest for Residential Housing Development

Stevens Point
Portage County, WI

 City of Stevens Point

Zoning

-  RLD (21)
-  R1 (42)
-  R2 (157)
-  R3 (73)
-  R4 (35)
-  R5 (8)
-  B1 (3)
-  B2 (1)
-  B3 (12)
-  B4 (33)
-  B5 (7)
-  PD (37)
-  Split Zoned (5)

Data Sources:
Parcels: Portage County (2019)
Zoning: Stevens Point (Jan 8th, 2019)

Zoned Res Undev Parcels only shown if zoned RLD, R1, R2, R3, R4, R5, PD, B1, B2, B3, B4, or B5 and the improved parcel value is zero.

Suitable for Development Parcels only shown if NOT zoned RLD, R1, R2, R3, R4, R5, PD, B1, B2, B3, B4, or B5, the improved value is zero and the future land use is classified as MisedUse, MobileHomePark, Multiple Family, or Residential



Zoning regulations for development within the City of Stevens Point are regulated within [Chapter 23](#) of the Revised Municipal Code.

Subdivision regulation for development within the City of Stevens Point are regulated within [Chapter 20](#) of the Revised Municipal Code.

Plan Review and Building Permit Fees for development within the City of Stevens Point are outlined in the [Fee Schedule](#) of the Community Development Department.

Developers and Builders are strongly advised to reach out to [Community Development Staff](#) before making offers to purchase on any land for residential development.

This regulatory document was reviewed by the City Plan Commission on January 4, 2021 and reviewed by the Common Council of the City of Stevens Point on January 18, 2021. It was published on the City's website prior to the January 31, 2021 deadline.



MEMORANDUM

To: Plan Commission

From: Community Development

Date: January 4, 2021

RE: Monthly Report

The month will not close for permitting prior to publication of the agenda, thus the monthly report will be provided at the meeting and be included as an attachment to the meeting minutes.



MEMORANDUM

To: Plan Commission

From: Ryan Kernosky, Director of Community Development

Date: January 4, 2021

RE: **Director's Report**

Development Updates:

Northside Yard (1017 Third St): This project is under construction. Some 'upward' movement should be visible in the coming weeks.

Berkshire Senior Housing (1443 Water Street): Project is moving along well with few delays. Staff has received several inquiries from possible tenants seeking information on the project. More at <https://www.berkshire-stevenspoint.com/>

The Reserve Student Housing (1800 Maria Drive): Project is completed. <https://thereservestudentliving.com/>

Sentry Insurance Boutique Hotel: Interior and exterior work is still being performed. This project is coming along exceptionally well.

Delta Dental Corporate Headquarters: Footing/foundation work continues. Steel framing is under construction. This project is coming along exceptionally well.

Lineage Logistics: Phase 4 is completed, Phase 5 has started construction.

Wanta Live/Work: Belke House has been demolished. The Belke Lumber Building, adjacent small engine repair shop, and various out buildings have been identified to come down this winter. Developer is still working through financing for the project, but has a few leases lined up.

Doolittle Drive Duplex Development: Under Construction.

Convent Development: Application for WHEDA Tax-Credits was submitted, likely will hear award this spring.

Fox Theatre: Demo permit has been issued for interior demo and for the removal of the marquee.

Special Projects Updates:

Targeted Area Master Plan – Downtown: City staff has worked with Vandewalle on an alternative plan to the WPS Superfund site. While the plan has been completed for a few months, we've been hopeful that we are going to be able to present the information in-person. Additionally, staff has provided the amended plan to Verso for their review of compliance with FIRC regulations. Since it is likely that we will not be having any in-person meetings anytime soon, staff is working to set up a joint meeting via Zoom for consideration.

Tax Incremental Finance Districts 11, 12, 13: All proper documentation has been submitted to the WI-DOR for review. No other updates at this time.

Strategic Planning: The City's Strategic Planning Core Team and the consultant continue to work on the makings of this document. Preliminary interviews and stakeholder meetings have occurred.

Downtown Business Improvement District: Staff had been working on this project with the Downtown Business Alliance. A BID planning committee has been put together and we are working through the process of creating an operation/implementation plan.

Housing Affordability Report: For consideration at tonight's meeting.

City Comprehensive Plan & Zoning Code Update: The City's Comprehensive Plan is complete, but unadopted. City staff has asked Portage County Planning & Zoning to review the document for consistency. Once the City's Strategic Plan is completed, staff will work to compare the City's Comprehensive Plan with the City's Strategic Plan to ensure that those two documents are working together before final adoption. Once those two documents are finalized, staff will begin working on the Zoning Code Update to codify the recommendations made in the aforementioned planning documents.

Public Policy Updates:

Accessory Dwelling Unit Code Amendment: Staff has been slowly working on this project over the last few months. We will likely have a document for consideration/discussion in a Fall/Winter 2020 Plan Commission meeting.

Principal Structure Housing Size Minimums: Staff has researched what other communities have as housing minimums in similar zoning codes. We will likely have a document for consideration/discussion in a Fall/Winter 2020 Plan Commission meeting.

Traditional Neighborhood Overlay Code Amendment: Completed and adopted.

Economic Development Updates:

2021 Construction Numbers: State-wide it appears that 2021 construction will be significantly down from 2019/2020. Almost all of the slow-down indicates this is due to the COVID pandemic and the uncertainties of the future of the economy.