

REPORT OF CITY PLAN COMMISSION

Monday, December 3, 2012 – 6:00 PM
Lincoln Center – 1519 Water Street

PRESENT: Mayor Andrew Halverson, Alderperson Jerry Moore, Commissioner Tony Patton, Commissioner Anna Haines, Commissioner Sarah O'Donnell, Commissioner Garry Curless, and Commissioner David Cooper.

ALSO PRESENT: Community Development Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, Alderperson Beveridge, Alderperson Suomi, Alderperson M. Stroik, Alderperson R. Stroik, Alderperson Phillips, Brandi Makuski, Matthew Brown, Brian Kowalski, Aaron Thompson, Cherilyn Mays, Sarah Droher, Matt Zangl, Jared Wehner, Clair Goetsch, Jason Glisczynski, Alex Weiland, Alex Weber, Mitchell Patoka, Toni Donaldson, William Herian, Tyler Betry, Shane Marit, Kristin Conway, Lisa Pett, Gary Tanko, Rick Zahn, Jay Brasl, Susan Placzek, Carle Chase, Gary Oudenhoven, Carl Rasmussen, Joe Blonigen, Krista Olson, Richard Finley, Ridge Liebzeit, Dan Gilbert, Bev Clayton, Bailey Bushman, Mary Ann Laszewski, Fred Pionek, Ken Lepak, Samual Odin, Rob Konkol, Joe Senn, and Carrie Freeberg.

INDEX:

1. Report of the November 5, 2012 Plan Commission meeting.
2. Request from the City of Stevens Point to designate lands used for airport purposes as airport related property, and approval of related certify survey map. **Parcel ID's 2408-14-3300-01, 2408-14-4300-01, 2408-22-4522-03, 2408-22-4526-01, 2408-22-4526-02, 2408-23-2000-01, 2408-23-2000-02, 2408-23-2004-02, 2408-23-2200-01, 2408-23-4000-04, and 2408-23-4000-05.**
3. Request from Sentry World Golf Course - Sentry Insurance, for a conditional use permit for the purposes of dredging, constructing improvements, installing new irrigation, and renovating their golf course at **601 N Michigan Avenue (Parcel ID 2408-21-3100-02).**
4. Request from the McDill Inland Lake Protection and Rehabilitation District, for a conditional use permit to dredge portions of McDill Pond. **Parcel IDs 2308-04-4001-17, 2308-04-4004-21, 2308-04-4004-22, 2308-04-4004-23, 2308-04-4015-14, 2308-04-4020-01, and an unnumbered parcel.**
5. Request from Ken Lepak, for a conditional use permit to dredge portions of McDill Pond. **Parcel ID 2308-04-4015-15.**
6. Conditional use permit renewals for the following:
 - a. **801 Francis Street (Parcel ID 2308-05-1012-26)** - Fred's Towing: Conditional use permit to operate a car and truck wrecking facility.
 - b. **2124 Rice Street (Parcel ID 2308-04-2006-03)** - Players' Lounge: Conditional use permit to operate a tavern.
7. Request from Jason Glisczynski of Players' Lounge for a conditional use permit amendment to allow for a permanent liquor license premise extension to the indoor sports area at **2124 Rice Street (Parcel ID 2308-04-2006-03).**
8. Request from Jason Glisczynski of Players' Lounge for a conditional use permit amendment to allow for a temporary premise extension to the indoor sports area for events on December 31, 2012, January 26, 2013, March 2, 2013, and July 20, 2013 at **2124 Rice Street (Parcel ID 2308-04-2006-03).**
9. Request from Bushman Electric Crane and Sign, representing Len Dudas, for a sign variance to allow a second freestanding sign to exceed the 16 foot height requirement in the B-4 District at **3333 Main Street (Parcel ID 2408-33-1019-30).**

10. Request from Bushman Electric Crane and Sign, representing the YMCA, for a sign variance to allow wall signs exceeding the 32 square foot requirement allowed in the R-5 District at **1000 Division Street (Parcel ID 2408-32-1002-01)**.
 11. Amending Chapter 23 (Zoning Code) of the Revised Municipal Code to allow for the infilling of building space on a property, through the conditional use process, where the current building setback is not in conformance (create Section 23.02(1)(b)(3)(h)).
 12. Amending Chapter 23 (Zoning Code) of the Revised Municipal Code to change non-conforming premises to non-conforming uses, and related references (Section 23.01(17)).
 13. Amending Chapter 23 (Zoning Code) of the Revised Municipal Code to create Section 23.02(4)(h) relating to standards and requirements for Planned Industrial Development Districts.
 14. Presentation and discussion on several land use concepts from UWSP Students enrolled in NR 488/688, Land Use Plan Implementation, for the former Lullabye Site, **1017 Third Street (Parcel ID 2408-32-2003-01)**.
 15. Adjourn.
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1. Report of the November 5, 2012 Plan Commission meeting.

Motion Alderperson Moore to approve the report of the November 5, 2012 meeting; seconded by Commissioner Haines. Motion carried 7-0.

2. Request from the City of Stevens Point to designate lands used for airport purposes as airport related property, and approval of related certify survey map. **Parcel ID's 2408-14-3300-01, 2408-14-4300-01, 2408-22-4522-03, 2408-22-4526-01, 2408-22-4526-02, 2408-23-2000-01, 2408-23-2000-02, 2408-23-2004-02, 2408-23-2200-01, 2408-23-4000-04, and 2408-23-4000-05.**

Motion by Mayor Halverson to approve the City of Stevens Point to designate lands used for airport purposes as airport related property, and approval of related certify survey map; seconded by Alderperson Moore.

Commissioner Patton asked what are the designated lands, to which Director Ostrowski stated in order to receive federal grant assurances, we need to specifically designate those lands specifically for airport purposes and it comes to the Plan Commission because it places restriction on the land for those purposes.

Motion carried 7-0.

3. Request from Sentry World Golf Course - Sentry Insurance, for a conditional use permit for the purposes of dredging, constructing improvements, installing new irrigation, and renovating their golf course at **601 N Michigan Avenue (Parcel ID 2408-21-3100-02)**.

Director Ostrowski stated Sentry Insurance is requesting a conditional use permit to renovate and perform improvements to Sentry's golf course at 601 Michigan Avenue including the following:

- Shifting tees or green complexes on four holes
- Installing new irrigation system

- Performing fairway bunker renovations
- Renovating parts of the cart path
- Dredging portions of the lakes and creeks
- Plant and relocate/removing trees, grass and flowers
- Expanding the putting and short game practice areas
- Performing minor improvements on holes
- Installing new golf cart practice hole parking areas

Director Ostrowski continued stating that the reason this is before the commission is because the area is zoned Conservancy and that a golf course is a conditional use in the zoning district. Staff would recommend approval.

Motion by Alderperson Moore to approve Sentry World Golf Course - Sentry Insurance, for a conditional use permit for the purposes of dredging, constructing improvements, installing new irrigation, and renovating their golf course at 601 N Michigan Avenue (Parcel ID 2408-21-3100-02) with the following conditions:

- **All necessary permits and approvals must be obtained prior to the project start, including approval from the WDNR.**
- **A final storm water management / drainage plan shall be submitted to be approved by the Engineering Department and Director of Public Works.**
- **Any structures placed on the property shall meet setback requirements.**
- **Minor improvements or modifications to the conditional use permit can be approved by staff.**

seconded by Mayor Halverson.

Commissioner Curless asked, regarding the map, if the hole designated as four is actually hole number two, to which Mayor Halverson stated yes.

Rick Zahn Rettler Corporation stated yes that is correct, and they are working with both the Department of Natural Resources and Fish and Wildlife service for all the state and federal permits. A stormwater management plan has also been submitted to Alex Saunders the City Engineer.

Motion carried 7-0.

4. Request from the McDill Inland Lake Protection and Rehabilitation District, for a conditional use permit to dredge portions of McDill Pond. **Parcel IDs 2308-04-4001-17, 2308-04-4004-21, 2308-04-4004-22, 2308-04-4004-23, 2308-04-4015-14, 2308-04-4020-01, and an unnumbered parcel.**

Motion by Mayor Halverson to approve the request from the McDill Inland Lake Protection and Rehabilitation District, for a conditional use permit to dredge portions of McDill Pond with the following conditions:

- **Applicants shall determine and take the necessary precautions for the protection against Blastomycosis.**
- **Applicants must receive approval from all other regulating agencies (Wisconsin DNR and FEMA).**
- **Applicants must receive approval from the City Parks Department and Public Works Department.**
- **Written permission must be granted by property owners of property being dredged.**
- **Spoils dredged shall not be disposed of within the floodplain or a Hydraulic and Hydrologic analysis must be submitted / reviewed by City Staff.**
- **Additional areas may be approved by staff.**
- **A zoning permit must be obtained from the City Community Development Department.**

Seconded by Alderperson Moore. Motion carried 7-0.

5. **Request from Ken Lepak, for a conditional use permit to dredge portions of McDill Pond. Parcel ID 2308-04-4015-15.**

Commissioner Haines asked about the fill remaining on site, to which Director Ostrowski stated the fill would be placed on the embankment but out of the floodplain. If you place fill in a floodplain then a Hydraulic study would have to be done. Commissioner Haines then asked about erosion control, to which Economic Development Specialist Kyle Kearns stated that in the winter they will deposit it, and in the spring spread it on both lots.

Commissioner Curless asked where the majority of the fill would be taken from.

Ken Lepak, 3016 Channel Drive, stated that the dredging would occur just past the center of the channel to the shore by his property, where he would be removing the silt and sand. Furthermore, he stated that the Aldo Leopold Society asked for just the silt to be removed along the opposite side as well.

Commissioner Curless pointed out the blastomycosis condition and asked if the city had any concerns for that. Mayor Halverson stated not from the city's prospective, but from the excavation, or the permit holder perspective, they would want to take precautions. Commissioner Curless continued stating that it had been a serious problem in the past, but after speaking with a vet who stated they have not had any cases of blastomycosis since the water drawdown it is not of great concern. He also stated that the sooner the dirt was spread in the cold weather the better it would be.

Mr. Lepak pointed out that the blastomycosis is associated with the muck and wood together while wet, and where he is doing his dredge there is very little of that. He will still take necessary precautions.

Commissioner Patton asked what is the time frame for people to get a dredging request submitted, to which Director Ostrowski stated that within the staff report a condition was to allow additional areas to be approved by staff.

Commissioner Curless asked if it was the Lake District that was paying for the dredging, to which Mr. Lepak stated yes.

Krista Olson, 3317 Della Street, stated that the Lake District appreciates and commends Mr. Lepak for his actions and opening of the channel to be navigable by kayak and small boats. She continued stating that this is all the dredging projects that they plan on doing as the Lake District.

Motion by Mayor Halverson to approve the request from Ken Lepak, for a conditional use permit to dredge portions of McDill Pond with the following conditions:

- **Applicants shall determine and take the necessary precautions for the protection against Blastomycosis**
- **Applicants must receive approval from all other regulation agencies (e.g. Wisconsin DNR and FEMA)**
- **Applicants must receive approval from the City Parks Department and Public Works Department.**
- **Written permission must be granted by property owners of property being dredged.**
- **Spoils dredged shall not be disposed within the floodplain or a Hydraulic and Hydrologic analysis must be submitted / reviewed by City Staff**
- **Additional areas may be approved by staff**
- **A zoning permit must be obtained from the City Community Development Department.**

Seconded by Commissioner Cooper. Motion carried 7-0.

6. Conditional use permit renewals for the following:
 - a. **801 Francis Street (Parcel ID 2308-05-1012-26)** - Fred's Towing: Conditional use permit to operate a car and truck wrecking facility.
 - b. **2124 Rice Street (Parcel ID 2308-04-2006-03)** - Players' Lounge: Conditional use permit to operate a tavern.

Director Ostrowski stated that these are renewals and with the Players's Lounge, the commission wanted to a six month review. Within that time period there have been no complaints and two incident reports from the police, which were only two calls generated by the owner. With Fred's towing, they are meeting all conditions and we have received no complaints. Staff recommends approval of Players' Lounge to be extended to the standard tavern renewal of June 30, 2014 and Fred's Towing to December 31, 2016.

Motion by Commissioner Patton to approve the request for a conditional use permit renewal for 801 Francis Street (Parcel ID 2308-05-1012-26)- Fred's Towing an; seconded by Commissioner Curless. Motion carried 7-0.

7. Request from Jason Glisczynski of Players' Lounge for a conditional use permit amendment to allow for a permanent liquor license premise extension to the indoor sports area at **2124 Rice Street (Parcel ID 2308-04-2006-03)**.

Director Ostrowski stated the current conditional use only allows for a liquor premise area limited to the tavern area and Mr. Gliszynski is asking for that to be extended to the sports area for times other than league play. Staff does not see any issues with it from a conditional use standpoint, and thinks that the only thing would be the separation of minors, but that would be up to Public Protection Committee, with that, staff would recommend approval of the premise extension to the internal sports area.

Motion by Mayor Halverson to approve the request for a conditional use permit amendment to allow for a permanent liquor license premise extension to the indoor sports with the following conditions:

- **The building must be modified with materials specifically designed to muffle or contain noise/music inside the building.**
- **Screening in the form of berms shall be installed on the Rice St. and Cleveland Ave. sides of the lot.**
- **Entrances shall be arranged in a manner that patrons under the age of 21 will not be admitted to the bar area.**
- **The hours of operation shall be limited to the following:**
 - **Live band concerts held on the premises shall be limited to an 11 PM ending of the music performance.**
 - **DJ or band activity shall cease at 10 PM on Sunday through Thursday, and 11 PM on Friday and Saturday nights.**
 - **The tavern/lounge shall have hours of operation from 11:00 AM to 2:00 AM on Monday – Friday (or legally allowed hours, whichever is earlier) and 11:00 AM to 2:30 AM on Saturday – Sunday (or legally allowed hours, whichever is earlier).**
- **The business must be operated in a manner that music heard from outside the building does not unreasonably disturb the peace and enjoyment of the residential neighborhood.**
- **The business must be operated in a manner that patrons must be prevented from congregating outdoors in a manner that would unreasonably disturb the peace and enjoyment of the residential neighborhood.**
- **The doors shall be kept closed so that noise does not unreasonably disturb the peace and enjoyment of the residential neighborhood.**
- **The exterior of the building, including the tavern expansion, shall be improved as shown on the attached plans.**
- **The building plan layout as presented on the attachment is approved and shall not be modified without city approval.**
- **It is the intent of the City to require completion of the exterior portions of the project by the end of April, 2009. However, given that exterior work may be difficult to complete by the end of April due to poor weather conditions, the Inspection Department is given the discretion to allow the business to operate the tavern as provided above with an extension of time to complete the exterior portion of the project as shown on the attached drawings until June 30, 2009.**
- **A complete site plan/landscaping plan be submitted to the Community Development Department by February 22, 2010 that would include that the 5 planting areas be enhanced and redesigned with raised mulch beds with increased plantings of year round foliage, and a new raised mulch bed be installed across the entire entry south driveway with plantings to match the requirements for the other planting areas.**

- Dumpsters be screened with fencing that matches the building color.
- Paint, or other materials, on the south side of the building to replace the area currently painted blue and wrap around the building to the north (not to include the area above the blue) with consistency in the gray colors of the building to be approved by the Community Development Department.
- Year round foliage on the south side of the building.
- Close the south driveway closest to the building and curb it off at the owners expense.
- Remove the hvac units along the south elevation.
- Repair the deck and paint the rusty doors and posts on the south elevation.
- All events shall be monitored by Player's Lounge staff, along with parking.
- Any garbage or trash shall be removed from the property within 24 hours of the event.
- Alcohol shall not be consumed outside of the allowable premise area.
- This Conditional Use Permit shall expire June 31, 2014.

seconded by Commissioner Haines.

Commissioner Patton asked about the doors by the sports area and would they be blocked off or locked to prevent the possibility people wandering out on that side of the building or of underage persons entering.

Jason Glisczynski Players' Lounge stated that all the exits on the sports complex side of the building are locked from the exterior and are used for emergency exits only.

Motion carried 7-0.

8. Request from Jason Glisczynski of Players' Lounge for a conditional use permit amendment to allow for a temporary premise extension to the indoor sports area for events on December 31, 2012, January 26, 2013, March 2, 2013, and July 20, 2013 at **2124 Rice Street (Parcel ID 2308-04-2006-03)**.

Director Ostrowski stated that this request is before the commission in case the council denies the extension to the sports area in the prior agenda item so he is still able to carry out these events without coming back for another approval.

Motion by Commissioner Patton to approve the conditional use permit amendment to allow temporary events on December 31, 2012, January 26, 2013, March 2, 2013, and July 20, 2013 with the following conditions:

- Previous conditions still remain.
- Event shall be monitored by staff, along with parking.
- Any garbage or trash shall be removed from the property within 24 hours of the event.
- Alcohol shall not be consumed outside of the allowable premise area.
- DJ or band activity shall cease at 11:00 PM.

seconded by Commissioner O'Donnell. Motion carried 7-0.

9. Request from Bushman Electric Crane and Sign, representing Len Dudas, for a sign variance to allow a second freestanding sign to exceed the 16 foot height requirement in the B-4 District at **3333 Main Street (Parcel ID 2408-33-1019-30)**.

Director Ostrowski stated that this request is on the old Hot n' Now property. The request is to allow an illuminated cabinet sign onto and above an existing pole and changeable copy sign. The bottom of the changeable copy sign is proposed to be at a height of eight feet where as the total height of the sign will be 20 feet. City sign code allows freestanding signs up to 20 feet in height and 150 square feet in area, however, as this property shares the same use as the adjacent lot and is under the same ownership, it is considered as one zoning lot. Therefore the sign is considered a second freestanding sign and must meet the sign code requirements for the district. A second freestanding sign is allowed on the property at a height of 16 feet and maximum size of 100 square feet. Len Dudas Motors currently has a non-conforming freestanding sign on the property that exceeds height and size requirements. If approved, this request would allow a second non-conforming sign on the property. In reviewing, there is no hardship or unique property characteristics that would warrant the proposed variance. Therefore, staff would recommend denying the request for a variance to exceed the height requirement.

Commissioner Patton asked what the height to the top of the pole is where the old sign used to be, to which Economic Development Specialist Kyle Kearns stated 20 feet.

Mayor Halverson asked for clarification that the company is reusing the existing pole, and then would the existing service sign with the arrow be removed.

Bailey Bushman, Bushman Signs, stated that is correct. Mayor Halverson asked if it could be dropped to conform to the ordinance, to which Ms. Bushman stated yes but there would only be a four foot clearance. Mayor then asked about the possibility of removing the reader board as an option. Ms. Bushman stated that it is used for advertising at the property and if the variance is denied then they will have to redesign the proposed sign which currently meets the GM. Ms. Bushman stated that the owner feels this is an exception due to this location as a second lot and adjacent property that was purchased for expansion.

Mayor Halverson asked Director Ostrowski if the property is one contiguous parcel, and if the distance of frontage is already taken into account, to which Director Ostrowski stated, this can be looked at as a second freestanding sign on the property because both of those properties are considered one zoning lot for which operate out of the same building. Therefore, it is considered one zoning lot, and would be required to meet the second freestanding sign requirements. He continued to state that there are instances where if they had a separate business on that lot or separate building and want to consider that a separate lot and business entirely, they could have another 20 foot sign.

Commissioner Haines asked where the other sign was, to which Director Ostrowski stated near the building. Alderperson Moore asked if the top of the pole was at 20 feet and would the sign be two-sided or only facing east, to which Director Ostrowski stated the pole is 20 feet and the sign would be two-sided.

Motion by Commissioner Patton to approve the request from Bushman Electric Crane and Sign, representing Len Dudas, for a sign variance to allow a second freestanding sign to exceed the 16 foot height requirement; seconded by Commissioner Cooper.

Commissioner Curless asked for explanation of the proposed sign, to which Bailey Bushman responded that the sign would be placed directly above the existing reader board for a total of 20

feet, but not on top of the existing pole, and if they wanted to use the existing pole with a compliance height of 16 feet, the reader board would be four feet lower for people to be able to mess with.

Director Ostrowski cautioned the Plan Commission that if this variance is approved, they should state what unique property characteristics or hardship exists because, it opens the door for future requests. He added, we have denied other similar requests to exceed height requirements in the past.

Commissioner Haines stated she would prefer to see the sign shrunk to the size it should be.

Aldersperson Moore asked if General Motors provides for a smaller sign than the eight foot by eight foot presented, to which Bailey Bushman answered there is a six foot by six foot option, however then it would be narrower and it would not look as clean and would look added on. Aldersperson Moore stated he would rather see a sign where their standards could meet our standards.

Mayor Halverson stated one of the difficulties we find ourselves in is this isn't a true variance from the law, but an exception from an ordinance that is very clear and uniform throughout the urban area and Plover. If we say yes to this sign, how could we say no to the previous request from the owner for the request of the other non conforming sign in the past? Either we have a Uniform Sign Code and adhere to, or we will not have one.

Commissioner Curless pointed out that just prior to his appointment to the commission Team Scheirl Company wanted a sign variance which was denied, so if we approve this and the Team Scheirl Company comes back next month we would have to approve that as well.

Commissioner Patton asked if we had a business awhile back that the sign was an upgrade to a non-conforming sign, to which Director Ostrowski stated it was the SAVE-A-LOT sign and the difference there was that there were two non-conforming freestanding signs in existence. Under our sign ordinance if you do any modifications then both signs must come into conformity. That request was for a sign that would bring one of the signs into conformity, but the ordinance stated the other one had to be conforming as well, which was not part of the request.

Commissioner Haines clarified that with Hilltop we allowed them to go higher due to the visibility obstruction from the building and setback issues. Mayor Halverson added there were some real property characteristics there with highline set back, lost portions of land to the DOT for the acquisition of the right of way and if they were to reposition it on a different portion of the property, they would have lost significant parking.

Commissioner Patton withdrew his motion.

Commissioner Curless asked if the existing large sign is non-conforming, to which Director Ostrowski stated yes.

Motion by Mayor Halverson to deny the request from Bushman Electric Crane and Sign, representing Len Dudas, for a sign variance to allow a second freestanding sign to exceed the 16 foot height requirement; seconded by Aldersperson Moore. Motion carried 7-0.

10. Request from Bushman Electric Crane and Sign, representing the YMCA, for a sign variance to allow wall signs exceeding the 32 square foot requirement allowed in the R-5 District at **1000 Division Street (Parcel ID 2408-32-1002-01)**.

Director Ostrowski stated that this is a unique request in that the property is zoned R-5 with a more of a commercial type use within the residential district.

In reviewing this request, the size of the property, the location of the building on the property, and the size of the building itself does create a uniqueness with this request. Staff would recommend approval of the request to allow up to the requested amount of signage, but require the sign to be in channel letter type sign, as opposed to the proposed white cabinet signs. A channel letter type sign will not only be more fitting into this area in term of design, but reduce the potential of illumination that the sign lighting projects. In addition, having the white cabinet signs may create a washout of the YMCA lettering or logos when viewed from a distance, which is one of the reasons why staff is supporting a larger sign for this request.

Mayor Halverson pointed out that the new sign was to be placed in the same place as the old sign. Director Ostrowski added that the old sign that was recently removed was nearly the same square footage as the new proposed sign.

Commissioner Curless asked if the new sign would be the one that faces Franklin Street, to which Mayor Halverson stated yes.

Motion by Commissioner Haines to approve the request from Bushman Electric Crane and Sign, representing the YMCA, for a sign variance to allow 72.56 square feet of wall signage with the condition that the wall sign(s) be channel letter type sign(s); seconded by Commissioner Curless. Motion carried 7-0.

11. Amending Chapter 23 (Zoning Code) of the Revised Municipal Code to allow for the infilling of building space on a property, through the conditional use process, where the current building setback is not in conformance (create Section 23.02(1)(b)(3)(h)).

Director Ostrowski stated that we have received a request from a business that is looking to do an addition to the building, but the current setback is not met from the street. This request is for a U-shape type building and the business is looking to infill in that space, but our current zoning code would not allow infill as it would expand a non-conforming structure. In looking at the request, we can handle the infilling on a case by case basis through the conditional use process. In doing this amendment we will then have to amend the non-conforming structure ordinance, which is the next agenda item.

Motion by Mayor Halverson to approve the amending Chapter 23 (Zoning Code) of the Revised Municipal Code to allow for the infilling of building space on a property, through the conditional use process, where the current building setback is not in conformance (create Section 23.02(1)(b)(3)(h)); seconded by Commissioner Alderperson Moore.

Commissioner Curless asked if the infilling addition would align with the existing structure, to which Director Ostrowski stated that the infill would bring the building flush with the other parts and would not extend beyond the existing non-conforming structure.

Commissioner Haines confirmed that requests would be brought before the Plan Commission, to which Mayor Halverson stated yes through the conditional use process, and Director Ostrowski stated that this would be approved through the residential district so it would go through all the other districts as well.

Motion carried 7-0.

12. Amending Chapter 23 (Zoning Code) of the Revised Municipal Code to change non-conforming premises to non-conforming uses, and related references (Section 23.01(17)).

Motion by Alderperson Moore to approve amending Chapter 23 (Zoning Code) of the Revised Municipal Code to change non-conforming premises to non-conforming uses, and related references (Section 23.01(17)).; seconded by Mayor Halverson. Motion carried 7-0.

13. Amending Chapter 23 (Zoning Code) of the Revised Municipal Code to create Section 23.02(4)(h) relating to standards and requirements for Planned Industrial Development Districts.

Director Ostrowski stated this is in relation to East Park Commerce Center and that we create a Planned Development Industrial District to regulate the development that would go on in that park. This is similar to Planned Development District, however it does allow industrial type uses. Through this process it would be approval of the rezoning of the property and they would have to present a concept plan that would have to be reviewed by the Plan Commission.

Commissioner Haines asked if this is an additional district, to which Director Ostrowski stated yes, furthermore adding that if an area would be rezoned to Planned Industrial Development, concept plans of developments within the district would be presented to the plan commission.

Motion by Mayor Halverson to approve amending Chapter 23 (Zoning Code) of the Revised Municipal Code to create Section 23.02(4)(h) relating to standards and requirements for Planned Industrial Development Districts.; seconded by Commissioner Patton. Motion carried 7-0.

14. Presentation and discussion on several land use concepts from UWSP Students enrolled in NR 488/688, Land Use Plan Implementation, for the former Lullabye Site, **1017 Third Street (Parcel ID 2408-32-2003-01).**

UWSP students presented potential development options for the former Lullabye Furniture lot.

15. Adjourn.

Meeting Adjourned at 7:07 PM.