

## REPORT OF CITY PLAN COMMISSION

Monday, November 5, 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: Economic Development Specialist Kyle Kearns, Alderperson Beveridge, Alderperson Suomi, Alderperson M. Stroik, Alderperson Trzebiatowski, Alderperson R. Stroik, Alderperson Phillips, Assessor Siebers, Deputy Comptroller Freeberg, Mary Patoka, Mike Olson, Matthew Brown, Bill Seno, Amber Garbe, Josh Garbe, Joe Wanta, Kathy Kaniecki, Judy Alvarez, Victor Alvarez, Gregg Karr, Patrick Taylor, Eugene Johnson, Jeff Piatino, Bevin Piantion, Steve Mattson, James Travis, Joe Fox, Fred Jaworski, Mary Lou Jaworski, Kathleen Weisbrod, John Weisbrod, Don Dobesty, Jen Dobesty, Larry Weiser, Sarah Wallace, Connie Roselius, Corrine Formella, Beatrice Danielski, Laura Venturino, Lisa Yolitz, Keith Yolitz, Lucille Kellerman, Richard Kellerman, Chris Woytasik, Kathy Speckmann, Gary Plahmer, Perry Cook, Cory Woytasik, Earl Bork, Betty Bork, Baral, Kathy Breseman, William Breseman, Connie Hetzer, Alan Hetzer, Pam Slagowski, Lucille Scott, Andrew Scott, John Johnson, Suzanne Johnson, Bryan Deegan, Harrison Batzler, Brent Turney, Hal Young, Audrey Young, Lex Bursteen, Bill Clarkson, Jack Pelton, Sally Chevalier, Kathy Bean, Sandra Wendland, Allan Wendland, Ann Yudchitz, Nate Wetzal, Carolyn Sommer, Rich Sommer, Tom McCarrier, Sue Chapman, Carol McCarrier, Kathleen Retzki, Grace Mitchell, John Rock, Rachel Leach, Kimberly Nowak, Michael Nowak, Annette Bernsteen, Mary Ann Powell, John Powell, Tom Jakusz, Karen Jakusz, Robert Mitchell, Janet Blaha, Jerry Hild, Michelle Konkol, Ed Bohanski, Pat Bohanski, Mark Konkol, Mary Ann Laszewski, Cathy Dugan, Reid Rocheleau, David Brandt, and Lois Precourt.

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3. Request from Team Schierl Companies, to dedicate approximately 0.02 acres of land to the City of Stevens Point for the purpose of street right-of-way on the northeast corner of the Highway 10 East and Badger Avenue intersection and within parcel **2408-36-1100-01**.
4. Request from Bill Seno, Seno Companies Inc., for a conditional use permit for the purposes of constructing two townhouse apartment complexes consisting of 10 two-bedroom units and 10 three-bedroom units located along Doolittle Drive. **Parcel ID's 2408-27-2301-09, 2408-27-2301-10 and 2408-27-2301-11**.
5. Request from Bill Seno, Seno Companies Inc., to rezone the property bounded by Regent Street, Saint Paul Street, Dearborn Avenue, and Jordan Lane (**Parcel ID 2408-28-4001-06**), from "R-2" Single Family Residential District to "R-4" Multiple Family I Residence District.
6. Request from Bill Seno, Seno Companies Inc., for a conditional use permit for the purposes of constructing two cottage-style apartment complexes consisting of 8 two-bedroom units and 8 three-bedroom units at the property bounded by Regent Street, Saint Paul Street, Dearborn Avenue, and Jordan Lane (**Parcel ID 2408-28-4001-06**).
7. Request from Bill Seno, Seno Companies Inc., for a conditional use permit for the purposes of constructing two cottage-style apartment complexes consisting of 14 two-bedroom units

located south of Regent Street, between Sommers Street and Saint Paul Street (**Parcel ID's 2408-28-4002-12, 2408-28-4002-11, 2408-28-4002-13, and 2408-28-4002-21**).

8. Discussion and review of the Zoning Code Rewrite template of which will eventually replace the existing Zoning Code. The following sections are proposed for review:
    - Changes to Article 5: Suburban Context Areas
    - Article 6: Urban Context Areas
    - Article 7: Center Context Areas
    - Article 8: Special Context AreasNo action will be taken at this time.
  9. Adjourn.
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1. Reports of the September 24 and October 1, 2012 Plan Commission meetings.

Economic Development Specialist Kyle Kearns pointed out some typographical errors in the minutes of the September 24, 2012 and recommended corrections.

**Motion by Commissioner Patton to approve the report of the September 24 and October 1, 2012 meetings; seconded by Alderperson Moore. Motion carried 7-0.**

2. Request from David Ray, representing the property owners, to remove the right of first refusal language on the Land Contract by and between the City of Stevens Point and John Patrick Hedquist and Susan Joy Clausen-Hedquist at **3447 Minnesota Avenue (Parcel ID 2308-04-4010-06)**.

Economic Development Specialist Kyle Kearns stated that this language was placed on the property in the mid 1980's because of it being adjacent to Koziczkowski Park. After speaking with the Director of Parks it was found that the City has no intention of expanding the park and the Director would be recommending the language removal to the Park Board. The land owners fear that the right of first refusal language may hinder their ability to market the property. Staff recommends approving the request to remove the right of first refusal covenant/condition.

Commissioner Patton asked what the current zoning was, to which Mr. Kearns stated R-2 Single Family.

Commissioner Curless stated that if the city ever did want to expand that would be a nice option to have for the city. Furthermore, he does not see it affecting the marketability. Mayor Halverson stated that this request is from the property owners, the Parks Department and Director Schrader have no plans for acquisition, so there was no opposition of lifting those rights. Mayor Halverson continued that it is a right of first refusal, so if we refuse to buy it, there should be no deterrent to any possible purchase of the property.

Attorney David Ray, First Law Group, stated that he was contacted by the Hedquists and was asked to contact the city with respect to the right of first refusal that was contained in a land contract that was signed by them when the home was purchased in 1985. The property is not actively marketed at this time, but if and when they ever do have a buyer for the property, since the city has not ever talked to them about the possibility of using their property as part of the park in the future, the request was made.

**Motion by Commissioner Patton to approve the removal of the right of first refusal language on the land contract by and between the City of Stevens Point and John Patrick Hedquist and Susan Joy Clausen-Hedquist at 3447 Minnesota Avenue seconded by Commissioner Haines. Motion carried 7-0.**

3. Request from Team Schierl Companies, to dedicate approximately 0.02 acres of land to the City of Stevens Point for the purpose of street right-of-way on the northeast corner of the Highway 10 East and Badger Avenue intersection and within parcel **2408-36-1100-01**.

Economic Development Specialist Kyle Kearns stated Team Schierl Companies is proposing to dedicate a small, 0.02 acre, piece of land for use of right-of-way. The land is described as outlot 2 on the Certified Survey Map and exists on the northeast corner of the intersection of Highway 10 East and Badger Avenue and would be maintained by the city along Badger Avenue. Curb exists within the dedicated land to accommodate the adjacent right-of-ways.

**Motion by Commissioner Patton to approve dedication of approximately 0.02 acres of land to the City of Stevens Point for the purpose of street right-of-way on the northeast corner of Highway 10 East and Badger Avenue intersection and within parcel 2408-36-1100-01; seconded by Commissioner Cooper.**

Aldersperson Trzebiatowski asked about the extension of Windy Drive and the sole user of the property being the gas station with the dedication of the land to the city, is that when the land is finished, or are we going to be responsible for installing pavement curb and gutter, to which Mayor Halverson clarified that this was just a small corner of the property at Badger and Highway 10 East, not to the north by Windy Drive.

**Motion carried 7-0.**

4. Request from Bill Seno, Seno Companies Inc., for a conditional use permit for the purposes of constructing two townhouse apartment complexes consisting of 10 two-bedroom units and 10 three-bedroom units located along Doolittle Drive. **Parcel ID's 2408-27-2301-09, 2408-27-2301-10 and 2408-27-2301-11**).

Economic Development Specialist Kyle Kearns stated this property is already zoned "R-4" Multi-Family and Mr. Seno is proposing to construct 10 two-bedroom units and 10 three-bedroom units in two townhouse style apartment complexes on three vacant parcels along Doolittle Drive. Units will include furnished kitchens, full bathrooms, and enclosed garages. Bedrooms will primarily exist on the second floor, with the third bedroom existing above the garages. Two-bedroom and three-bedroom units will be disbursed uniformly within each building. Staff would recommend approval with the following conditions:

- Additional vegetative landscaping, to match the proposed landscaping, shall be installed extending from the north façade of building 1 to both driveways, meeting the parking lot screening requirement.

- Additional vegetative landscaping, to match the proposed landscaping shall also be installed in the rear of the property near the proposed shed to meet the parking lot screening requirements.
- Vegetative landscaping shall be installed along the south side of the southernmost building.
- The maximum number of units shall be 20, with a maximum number of 50 beds.
- The dumpster enclosure shall be constructed out of finished wood or masonry materials (except for unfinished concrete block).
- A lighting plan shall be submitted for review and approval by staff. The lighting shall not negatively impact the adjacent properties.
- Snow shall be removed from the site, or stored in a location that it will not negatively impact adjacent properties.
- A stormwater plan will need to be reviewed and approved by the Department of Public Works.
- A minimum of 25% of the façade shall be covered with masonry or decorative brick. EIFS may be considered to satisfy this requirement.
- A site plan identifying hydrants and fire connections shall be submitted to be reviewed and approved by the fire chief to ensure adequate access and measures are in place to provide fire protection.

Commissioner Haines clarified the zoning to currently be “R-4” Multi-Family.

Commissioner Patton asked what types of rentals this property would be, to which Mayor Halverson stated Mr. Seno could explain that best.

Bill Seno stated there will be two points of ingress and egress. They do meet the required parking setback requirements as well as being able to put much of it behind the front building so what would be seen driving by is the townhouse façade. He continued by saying that they will work with a civil engineer to plan the storm retention and also try to create a nice play area at the back of the south building. Mr. Seno explained the “low income” housing with specifics being that the rents on Doolittle will be \$645-\$680 for the two-bedroom units and \$720-735 for the three-bedroom units and will be available for people making up to a certain income level. He stated that this is not a section 8 property, but rent is set and the tenants must pay or they just cannot afford to live there. The income limits would be based 50-60% of Portage Counties median income which varies based on the number of people in the household. Mr. Seno stated he prefers the term moderate income verses low income. He continued to state that the Doolittle apartments would have a 1,270 square foot floor area for the two-bedrooms and 1,610 square foot floor area for the three-bedroom apartments which would all have attached garages. Mr. Seno stated the whole effort is to start out building quality housing with things that people want, then use the federal tax credits subsidy to make the rents for the quality housing affordable for moderate income people.

Commissioner Curless asked how these apartments would differ from the ones to the east, to which Mr. Seno stated he is familiar with them from a market study, but does not have the information with him tonight. Commissioner Patton asked if the income levels were the same or higher, to which Mr. Seno stated he believed the ones to the east are market rate. Commission Curless asked who owned the ones to the east, to which Mayor Halverson stated Doolittle Land LLC, and stated that they are rented at generally market rate and did not think there were any section 42 properties in that area.

Commissioner Patton asked who would be operating the apartments, to which Mr. Seno stated CAP Services would manage and run the complexes. His company works with identifying the sites and seeking the approvals and guaranteeing construction but once they are built, CAP takes over and manages them.

Mike Olson, CAP Services, stated that they have currently 18 of these types of projects, mainly in Waupaca, Wood, and Adams County. He explained the process; CAP Services applies for the financing and once they are awarded the tax credits they will then go and find an investor who will buy the tax credits for a negotiated amount and that is what puts the influx of cash into the project and then they will not have to borrow as much and keep the rents down. From there, the investor will own the majority percentage of the LLC and CAP will own the remaining part. CAP Services will have all the guarantees that they will be constructed the way the plans are written, and all the guarantees to the investors that it has the cash flow and that it stays in compliance with every rule including the tax credit rules and city ordinances as well as conditional uses. Mr. Olson continued to state that in 15 years the investor will exhaust the tax credits, so in the following years CAP Services will have the right of first refusal to purchase the property which is their intention with every property, and will remain through their mission to be moderate income housing and stay local.

Commissioner Patton asked if there was any property like this in town, to which Mr. Olson replied no not like this one. Commissioner Patton stated he is concerned for what happens 15 years if it is run down and then there are no improvements due to CAP Services not having the funds to invest or buy the properties.

Mike Olson, CAP Services, stated that the property would have to stay in the tax credit program for 30 years; it is just that the investor has the opportunity to get out in 15 years. These properties are set up on the front end with a replacement reserve account for any major capital improvements such as new roofs that is capitalized up front and then added to that account every year. At the time of the investor being ready to sell, the property is then purchased by CAP for the existing debt. So essentially the property is financed at the existing debt and will continue to operate as it has been. Mr. Olson also stated that as far as the property being run down, you will just have to trust their track record. They have been doing tax credit properties since 2003 and every one of them are in good condition.

Commissioner Haines verified that there is an account specifically set of for maintenance of the property, to which Mr. Olson stated yes. She then asked if all the units capped at the income level or if some are available for market rate and have you ever done some that are mixed, to which Mr. Olson stated all are tax credit units and yes they have done mixed ones in the past. Commissioner Haines continued to ask why this one was not done as a mixed property, to which Mr. Olson stated it comes down to numbers in terms of what it costs to operate the project and what would be needed for rents. He continued saying that tax credits are very competitive and the more low to moderate income units you have within a development the more credits and equity is received, allowing you to borrow less and keep the rents stable.

Aldersperson Moore asked how much of the rent is subsidized by CAP Services, to which Mr. Olson stated none; the tenants are required to pay the full amount. Commissioner Patton asked if they are subsidized by anyone, to which Mr. Olson stated no, unless someone would get a voucher from the county, but it is not project based. Commissioner Haines asked if people who would like to live

in these apartments apply to CAP services do they have to show their income level, to which Mr. Olson stated yes they have to apply and then verify every income source and prove that they can afford to live in these apartments. He continued stating that they are like any other landlord that does credit checks and background checks as well. Commissioner Haines then asked if students could live there, to which Mr. Olson stated that full time students cannot apply to live in this project, unless they are living with their parents who live there, it is an IRS rule.

Commissioner O'Donnell asked what the vacancy rates were for the other projects, to which Mr. Olson answered their occupancy rates are right around 99%.

Commissioner Curless confirmed that within 15 years CAP services will own the project if they so choose, to which Mr. Olson stated yes, Commissioner Curless then asked if they plan on keeping it, or if they could resell if they wanted to. Mr. Olson responded stating that yes the plan is for CAP to purchase, but they could sell if they wanted to, but the buyer would have to stay within the tax credit rules for 30 years.

Commissioner Patton asked what to say to the people who are concerned with the general traffic and noise increase in the area around single family residences. Mr. Olson stated that Doolittle is zoned for the multifamily, and parking is sufficient for the area, the best answer is that they run the complexes well and if there are issues to call CAP and they will be addressed and handled.

Commissioner Cooper asked where is the nearest tax credit property to Stevens Point, to which Mr. Olson stated in Wisconsin Rapids by the mall which has 17 units with the same building style as Regent Street, also in Waupaca with the cottage style that is planned on Regent Street and townhouse style like they want to put on Doolittle.

Alderman Trzebiatowski asked about the concern for devaluation of surrounding properties and if these properties were going to be tax exempt.

Assessor Siebers stated that in looking at the neighborhood on Doolittle, it is an apartment street, it is zoned for multifamily, and what it appears is that the developer wants to bring all three properties together. Furthermore, he stated that he does not see a devaluation occurring with any single family residences as a result of this project. With his understanding these are a section 42 properties and he is not allowed to assess the value of the tax credits, just the private money that is put into the property only.

Keith Yolitz, 308 Sommer Street, asked if CAP Services is a State, County, or City organization, or who and what level of government would be maintaining the property.

Mary Patoka CAP Services stated that they are a private non-profit organization govern by a board of directors including members in Portage County. Their mission is to bring about an increase in the ability of low income people to become self-sufficient. Ms. Patoka stated that they may help small businesses get started, they may help businesses get growing with loan funds, they help people with training to be able to compete for better jobs, and put effort into developing affordable housing so people have a decent place to live. Partnering with Mr. Seno is to bring safe, decent, and affordable housing to the community. She continued to state that they do currently have a number of tax credit projects that have been developed, and over 700 rental units which may include single family dwellings in Stevens Point. Ms. Patoka explained that they have a property management staff

including maintenance crews and have contracts with local contractors for snow removal, landscaping, and maintenance. She stated that CAP is the go to on these projects and takes pride in making well taken care of, quality projects. They have an obligation to the tax credit investors, and if they are doing a poor job with keeping occupancy rate low, that puts a lot of things into jeopardy. Ms. Patoka stated that if you do ask any of their tenants, they would say that they are responsive and do a good job. Furthermore, they are constantly looking at the maintenance and appearance of the property and use the replacement reserves to do that before it gets to a point of being too late.

Mayor Halverson asked what's CAP Services' stance on the future ownership of the properties. Mary Patoka stated that the board of directors agrees that affordable housing is part of their mission and they look at the properties in the long term and want to maintain them as affordable housing units during the 30 year period. It does not absolve them of their responsibility to their mission to continue to do that work. CAP does expect to retain them for as long as they can be expected to be viable, so the board has not said anything, but does want to make as much as possible safe and decent housing available for the families that might not otherwise be able to afford it.

Commissioner Patton asked with all the units they currently have, why you would want the controversy of placing multifamily housing in an area where there will be an issue. Mary Patoka stated part is the mission of the organization, to compete for the finances to make these projects work, as well as looking at census tracts that will help them get the money. She continued stating that they had to look at where they could get the money and score well in the competition for the tax credits; she stated that they are not trying to be controversial, but they are trying to be good neighbors. Ms. Patoka stated that they are not trying to sneak anything past people or ignore that a change in the neighborhood might create some concerns, but at the same time CAP feels they are doing it for the right reasons and people should have access to affordable safe and stable housing.

Larry Weiser, 616 Sunset Blvd, asked if there are any demographic priorities for the potential residents and what criteria will you use to select the persons qualified to live there.

Mary Patoka, CAP Services, stated that on Doolittle the apartments will be two and three bedroom townhouses so they are anticipating more family housing and on Regent Street they will be marketing to seniors as well. She stated the criteria comes back to the screening process including income, credit checks, background checks, which is all monitored by WHEDA regularly to make sure they are compliant with the tax credit code.

Lois Precourt, 3217 Regent Street, asked Mr. Seno if the neighborhood meeting on October 25 regarding the Regent Street development had some type of relationship with the project on Doolittle. Mr. Seno stated that Doolittle does stand alone from the development on Regent Street, but depending on what happens tonight, that may be reconsidered. He continued that if one part of Regent Street does get the conditional use permit, and the other does not get re-zoning, then they may combine the two developments into one.

Aldersperson Beveridge stated that due to his mother being on the board of directors for CAP Services, he will be recusing himself from any votes or discussions on this project.

Kathy Kaniecki, 145 Wilshire Blvd N, asked if there would be a privacy fence and had concern for increased crime, traffic, noise, and lack of privacy from the additional persons living in the area. She

also pointed out that an increase in income and rent does not make a difference in the quality of person that would reside there, but she is more at ease that a background check will be done, and that it will not be student housing.

Andrew Scott, 324 Sommers St, asked why the other housing projects were in outlying areas and the Stevens Point one is an infill project; has a project ever been done in an infill, single family residential area.

Bill Seno stated that most of the towns that they have developed in are smaller and with the locations that were available they may have been at the edge or outside of town, but were still on the main bus routes and close to the pharmacies and grocery stores. They prefer to be on central city sites near these amenities.

Reid Rocheleau asked what is going on with buying the tax credits, and asked for a postponement of these agenda items until more information is available. He also questioned how this would help the community, again suggesting to pause and listen to the people.

Josh Garbe, 324 Indiana Ave N, asked that if the property is assessed on private money, then how are the taxes paid when it is a private party investor and then how would the taxes be paid when CAP Services takes over and most of their properties are tax exempt.

Assessor Siebers stated that the Mayor had asked him specific questions as to what the total assessment is going to be on the projects, and he is unable to predict what the exact assessment would be because he does not know what the tax credits are and by state law are not an assessable item. He can only assess the private money that is put into a project. He further stated that we do have section 42 housing in Stevens Point on Prentice Street and if someone is interested in the assessment on those properties, they can contact his office. Mayor Halverson pointed out that if the ownership goes to tax exempt, then they won't be paying any taxes, to which Assessor Siebers stated is correct.

Kimberly Nowak, Sommers St, stated that she has a concern for the increase in traffic and trying to keep the kids safe in the area.

Commissioner Cooper asked if Mr. Olson or Ms. Patoka can speak to tenant rules, codes of conduct, and policing of the residents and as to what is expected of the tenants for these kinds of properties. Mayor Halverson also asked for them to walk through what the background check includes and if there is a criminal history are they excluded.

Mike Olson, CAP Services, stated that with the application they first verify income to make sure they don't make too much and do an analysis to see if they would be able to afford the rent. They also do a credit check and make sure they are credit worthy, but if someone has a credit score that is low do to medical, that is taken into consideration. Continuing, Mr. Olson stated they do a criminal background check, and any fraud, domestic abuse, or drug violations are not allowed housing and are immediately denied. With code of conduct for tenants, there is a comprehensive tenant handbook with rules and then with any lease violations or rule violations would be started with a five day notice and eviction. Commissioner Cooper asked what a substandard credit score would be, to which Mr. Olson stated he does not have the figures with him, but can provide them.

Aldersperson Moore asked with a nonprofit where does the rent money go, to which Mr. Olson stated to pay the debt, utilities, up keeps, and staffing that takes care of the property as well, basically the investor and the banker make sure they have enough money to cover the debt by 15% and once they pay all the bills there is a debt ratio of 1.15 and at the end of the day there is not much money after that. It is not a big cash flowing business, but all the money is sunk back into the property.

Commissioner Haines asked who would invest in these types of projects, to which Mr. Olson stated companies, banks, insurance companies, and big corporations that are looking to get a federal tax credit.

Commissioner Curless asked that in 15 years when CAP owns the property will they be tax exempt, to which Mr. Olson stated in year 16 when CAP buys the property they could apply for tax exempt status and probably get it. In Wisconsin Rapids, CAP does own a 35 unit subsidized property that is on the tax rolls because the property can afford to pay it. So with all 18 of the tax credit properties set up on 30 year proformas to pay their bills and real estate taxes, the intent is to continue to pay the section 42 property taxes on that property. Mr. Olson did explain that a lot of the single family properties that CAP does own in Stevens Point are off the tax roll, because they just don't have the cash flow to pay the taxes. Commissioner Curless asked about the properties on West River Drive if they were tax exempt, to which Mr. Olson stated that is commercial and some of it is on the tax roll.

Commissioner O'Donnell asked for Mr. Olson to speak in regards to the impact on the existing properties in the neighborhood, to which he replied with the experience from the other municipalities there has not been any property devaluation and they have not done anything like this in Stevens Point. Mr. Olson continued, stating that out of 700 units, there have been very minimal issues. If they thought there was a concern for safety, they would not do the projects and are building the properties for their mission; to provide quality and affordable housing.

Commissioner O'Donnell asked for clarification that CAP is about half way through the original tax credit properties, to which Mr. Olson stated yes.

**Motion by Commissioner Patton to deny the request for a conditional use permit for the purposes of constructing two townhouse apartment complexes consisting of 10 two-bedroom units and 10 three-bedroom units located along Doolittle Drive; seconded by Aldersperson Moore. Motion carried 5-2, with Mayor Halverson and Commissioner Haines voting in the negative.**

5. Request from Bill Seno, Seno Companies Inc., to rezone the property bounded by Regent Street, Saint Paul Street, Dearborn Avenue, and Jordan Lane (**Parcel ID 2408-28-4001-06**), from "R-2" Single Family Residential District to "R-4" Multiple Family I Residence District.

Economic Development Specialist Kyle Kearns stated that this is just the rezoning item, with the property currently being zoned "R-2" Single Family to the proposed rezoning of "R-4" Multiple Family. The lot fully meets the minimum lot requirements for the R-4 district of density and width. The density would be 16 units at 40 bedrooms equaling 69,600 square feet. The property encompasses 126,750 square feet meeting the density requirements. The request in the rezoning is somewhat consistent with the comprehensive plan with sections in our plan relating specifically to this type of housing and how it needs to exist. When taking in consideration the use of the site, the layout, the transition from the single family residential homes to the south with the more dense

residential homes to the north, this fits within the rezoning principal and a large portion of wooded lot will remain as a buffer between the uses to the south. Staff reserves recommendation for the plan commission upon hearing public input. Provided to the commission would be a handout with the conclusions and summary of the public housing study that was done on August 14, 2012 and provided to the Community Development Authority. Mr. Kearns then quoted the American Marketing Services recommendations "There is a potential need for additional affordable rental housing in Stevens Point. There currently appears to be unmet demand in Stevens Point for affordable rental housing targeted to families, seniors, and special needs populations. Given the continued population and household growth forecast for the city in the coming years, the need among all three groups is also only likely to increase in the future, to varying degrees." The CDA does not have the funds to construct, or manage any additional public housing developments; therefore, private developments must be promoted to accommodate the deficiency identified in the housing study.

William Schmidt, stated we are talking about the trust we have in our city government, when you have a zoning area that is single family, in our trust we believe that you will maintain that single family status. He asked the commissioners to consider if this zoning and housing development were to be put in across or next to your residence.

Mary Ann, Laszewski 1209 Wisconsin Street, stated it is important to remember that this is an issue about protection provided by zoning. She continued that residents in this area moved in with the understanding that it would remain single family zoning. She feels that down zoning would be improper and unfair to the residents in the area, and that 15 homes could be easily plotted on this land. She feels that this zoning and housing development would not be a benefit to the area and that there are market rate apartments that are available for less rent with more space and this should be denied.

Andy Scott, 324 Sommers Street, feels that the proposed development of apartments off of Regent Street is not appropriate for the existing neighborhood, he pointed out that there is already a mixed use development adjacent to the proposed development. He is against the rezoning and development due to increased traffic and safety concerns. Mr. Scott asked the commissioners to deny the proposal due to the large foot print of the development that would change the characteristic of the neighborhood.

Cathy Dugan, 615 Sommers Street, feels that there is a need for affordable housing, but not in this area, due to a concern for safety due to traffic. Ms. Dugan also expressed concerns for lack of privacy in the building design, loss of woods and green space, and that this type of development is not on the comprehensive plan land use maps. She feels that low income housing would best fit into the community in scattered areas rather than one large development.

Amber Garbe, 325 Indiana Ave. N., pointed out the importance of maintaining the cities long term plan. She felt that the reliability of the study was questionable with a very narrow data set, and should not be used in consideration of this development. She urged denial of the rezoning and the development project.

Lois Precourt, 3217 Regent Street, stated that she appreciated Mr. Seno's neighborhood meeting and the information that was conveyed at that time. She pointed out that when asking the Mayor why this neighborhood, Mayor Halverson had stated it was a good fit, but she does not feel so with

the predominately single family housing that is currently there. Ms. Precourt stated that we are not the other communities, and she is against this project.

Josh Garbe, 324 Indiana Ave. N., he views the rezoning as classic spot zoning and the area currently does have a good buffer. He is against the rezoning to multiple families, and does feel that the area that is currently zoned multiple family in that area should be rezoned back to single family.

Rich Sommer, 4224 Janick Circle, stated he is against the rezoning, and feels it does not make sense. He stated he has apartments near the proposed development that include heat, water, internet and cable for the same rent as the proposed moderate income apartments and feels that private market housing is doing a good job meeting the needs of the low to moderate income demand and feels it is wrong for this area.

Jeff Piantino, 3508 Jordan Lane, stated he is concerned for the increase of traffic and concern for safety in the neighborhood which included the increase from when Copps Grocery store came in and asked for the commission to consider the future of the neighborhood and the safety of the neighborhood.

Lucy Scott, 324 Sommers Street, does not feel the rezoning of the area and development meets the definition of zoning and is not a harmonious match with this area and expressed a concern for the safety due to increased traffic and asked the commission to not approve this project.

Steve Mattson, 3300 Jordan Lane, stated he is against the rezoning and the development and that walking around the neighborhood this morning, he is amazed at the citizen interest and involvement.

John Weisbrod, 3609 Simonis Street, stated that there is a great opportunity cost, the cost of rezoning is to give up the potential for possible single family residences and that opportunity cost is tremendous.

Lex Bernstein, 900 Frontenac Ave., feels that zoning is to prevent new developments from harming existing residences and in his opinion the rezoning of this area is preferential in treatment and there is no return to the residents that live in this area and it cannot be justified. He is concerned that the land was not marketed as single family housing. He feels this development is questionable and that the city must preserve the character of the community.

Kathleen Weisbrod, 3609 Simonis Street, is against the rezoning. She feels that to change zoning this way is like pulling the rug out and is not fair to the current single family owners.

David Brandt, 3001 Lampman Drive, stated that the development is creating competition for the current landlords. He stated that property like this could be used for affordable land for someone to start a family in the City of Stevens Point and keep UWSP graduates in our community.

John Johnson, 432 Indiana Ave, stated that he sees the city losing lots of single family home opportunities. He asked for clarification as to if sidewalks would or would not be built. He does have concern for the closeness of the driveways and the safety concerns as well as storm water drainage being a current issue and would continue to be. He is against the project.

Commissioner Patton pointed out that he had supported multiple family apartment complexes in the past, and they currently have a family leaving the neighborhood due to the traffic and noise. Furthermore, residents in his area are concerned for the resale property values as well as the values of the development strain on the school in that area if this project does pass.

**Motion by Commissioner Patton to deny the request to rezone the property bounded by Regent Street, Saint Paul Street, Dearborn Avenue, and Jordan Lane from “R-2” Single Family Residential District to “R-4” Multiple Family I Residence District; seconded by Mayor Halverson. Motion carried 7-0.**

6. Request from Bill Seno, Seno Companies Inc., for a conditional use permit for the purposes of constructing two cottage-style apartment complexes consisting of 8 two-bedroom units and 8 three-bedroom units at the property bounded by Regent Street, Saint Paul Street, Dearborn Avenue, and Jordan Lane (**Parcel ID 2408-28-4001-06**).

**Motion by Alderperson Moore to deny the request for a conditional use permit for the purposes of constructing two cottage-style apartment complexes consisting of 8 two-bedroom units and 8 three-bedroom units at the property bounded by Regent Street, Saint Paul Street, Dearborn Avenue, and Jordan Lane; seconded by Commissioner Patton. Motion carried 7-0.**

7. Request from Bill Seno, Seno Companies Inc., for a conditional use permit for the purposes of constructing two cottage-style apartment complexes consisting of 14 two-bedroom units located south of Regent Street, between Sommers Street and Saint Paul Street (**Parcel ID's 2408-28-4002-12, 2408-28-4002-11, 2408-28-4002-13, and 2408-28-4002-21**).

**Motion by Alderperson Moore to deny the request for a conditional use permit for the purposes of constructing two cottage-style apartment complexes consisting of 14 two-bedroom units located south of Regent Street, between Sommers Street and Saint Paul Street; seconded by Commissioner Cooper. Motion carried 7-0.**

8. Discussion and review of the Zoning Code Rewrite template of which will eventually replace the existing Zoning Code. The following sections are proposed for review:
  - Changes to Article 5: Suburban Context Areas
  - Article 6: Urban Context Areas
  - Article 7: Center Context Areas
  - Article 8: Special Context Areas

Mayor Halverson explained that due to the length of the current meeting the Zoning Re-write discussion will not continue and, that the commissioners would be polled as to whether to continue with the special Zoning Re-write meetings, or to create a subcommittee to continue with the Zoning Re-write.

9. Adjourn.

**Meeting Adjourned at 8:21 PM.**