

REPORT OF CITY PLAN COMMISSION

February 3, 2014 – 6:00 PM
Lincoln Center – 1519 Water Street

PRESENT: Mayor Andrew Halverson, Alderperson Jerry Moore, Commissioner Tony Patton, Commissioner Anna Haines, Commissioner Daniel Hoppe, Commissioner Garry Curless, and Commissioner Dave Cooper.

ALSO PRESENT: Community Development Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, City Attorney Andrew Beveridge, Comptroller Treasurer Corey Ladick, Alderperson Joanne Suomi, Alderperson Jeremy Slowinski, Alderperson Randy Stroik, Alderperson Mike Phillips, Ron Zimmerman, Chris Jones, Barb Jacob, Nate Enwald, Bailey Bushman, Cathy Dugan, Scott Hanz, Joan Curless, and James Jakusz.

INDEX:

1. Report of the January 9, 2014 Plan Commission meeting.
2. Request from Bailey Bushman, representing the property owner, for a sign variance to construct a projecting sign within the required setback at **2833 Stanley Street (Parcel ID 2408-28-4007-18)**.
3. Request from Jim Jakusz, for the purpose of annexing approximately 2.23 acres of land addressed as **1901 Brilowski Road (County Parcel ID 020-24-0836-10.15)** from the Town of Hull to the City of Stevens Point.
4. Establishing a permanent zoning classification of "R-3" Single and Two Family Residence District for **1901 Brilowski Road (County Parcel ID 020-24-0836-10.15)** (Jim Jakusz annexation request).
5. Request from the City of Stevens Point (Water Department), to purchase an approximate 38-acre parcel of land, located north of the city limits in the Town of Hull, **County Parcel IDs 020-24-0822-07.02 and 020-24-0822-08.02** (Hyland property) for the protection of the well fields.
6. Request from the City of Stevens Point (Water Department) to transfer the land located north of the city limits in the Town of Hull, **County Parcel IDs 020-24-0822-07.02 and 020-24-0822-08.02** (Hyland property) to Schmeckle Reserve (UWSP).
7. Determination of use for vacant City-owned property existing between **Illinois Avenue and Michigan Avenue north of Prais Street (Parcel ID 2408-28-3014-25)**.
8. Determination of use for vacant City-owned property existing **northeast of 1447 Water Street (Parcel ID 2408-32-2020-43)**.
9. Adjourn.

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1. Report of the January 9, 2014 Plan Commission meeting.

Motion by Commissioner Patton to approve the report of the January 9, 2014 meeting; seconded by Alderperson Moore. Motion carried 7-0.

2. Request from Bailey Bushman, representing the property owner, for a sign variance to construct a projecting sign within the required setback at **2833 Stanley Street (Parcel ID 2408-28-4007-18)**.

Director Ostrowski explained the request is for an approximately 18 square foot projecting sign off of the north building façade. The sign would extend approximately 7 feet. This parcel is unique in that to the east there is a building connected on a separate property that sticks out in front of this building.

Motion by Mayor Halverson to approve the request for a sign variance to construct a projecting sign within the required setback at 2833 Stanley Street (Parcel ID 2408-28-4007-18) with the following conditions:

- **A sign setback of at least 24 inches (two feet) shall be maintained.**
- **The sign shall not exceed 18 square feet.**
- **The sign and mounting equipment shall not project more than 7 feet from the building façade.**
- **All electrical wiring shall be hidden from view.**

seconded by Commissioner Patton. Motion carried 7-0.

3. Request from Jim Jakusz, for the purpose of annexing approximately 2.23 acres of land addressed as **1901 Brilowski Road (County Parcel ID 020-24-0836-10.15)** from the Town of Hull to the City of Stevens Point.

Director Ostrowski explained the owner has made the request and has a signed petition for annexation by the tenant as well, which would classify the request as annexation by unanimous approval. Furthermore, the property is approximately two acres directly connected to the city. This property is one of the parcels that connects a significant portion of land to the Town of Hull to the west. The annexation would extend and maintain a 10-foot wide and approximately 1,000-foot long umbilical cord to the east; connecting to the rest of the Town of Hull. Lastly, the annexation request meets the requirements within our code for a direct unanimous annexation. If the annexation is approved, the property will come into the city zoned as “RLD” Residential Low Density. The owner has requested a permanent zoning of “R-3” Single and Two Family Residence District.

Commissioner Haines asked if the land connecting the Heritage Estates would be maintained, and how big the lots were proposed to be. Mayor Halverson answered yes there would still be the connection with the other Town of Hull subdivision, but in the future there will have to be conversations with the township regarding a boundary adjustment agreement, as wells and septic systems start to deteriorate. The proposed lots would be ¾ to 1 acre lots.

Motion by Mayor Halverson to approve the annexation request from Jim Jakusz of approximately 2.23 acres of land addressed as 1901 Brilowski Road (Count Parcel ID 020-24-0836-10.15) from the Town of Hull to the City of Stevens Point; seconded by Commissioner Curless. Motion carried 7-0.

4. Establishing a permanent zoning classification of "R-3" Single and Two Family Residence District for **1901 Brilowski Road (County Parcel ID 020-24-0836-10.15)** (Jim Jakusz annexation request).

Director Ostrowski stated the applicant has requested that the property be rezoned to “R-3” Single and Two Family Residence District. There is R-3 zoning next to this property along Jefferson Street where zero lot line homes exist. Directly south exists "R-1" Suburban Single Family Residential, however just south of that, along Brilowski Road exists R-3 zoning. Director Ostrowski continue stating that given this property borders a four lane highway, and commercial zoning exists north, it would provide a good buffer to the single family zoning which is to the east in the Hunter Oaks Subdivision. This zoning is consistent with our comprehensive plan which calls for this area to remain residential.

Commissioner Curless asked if Jefferson would be extended to Brilowski, and if it would line up with the existing street. Director Ostrowski stated Jefferson Street would line up, and at some point could connect. However, that is where the 10-foot umbilical cord with the Town of Hull exists. He then asked how many lots would be in this annexation to which Director Ostrowski stated six zero lot line properties and the seventh being the existing single family home at 1901 Brilowski. Commissioner Curless then explained that it would

be nice to keep single family homes along Schiller Drive with zero lot line properties beginning at the intersection of Schiller Drive and Jefferson Street on the property in question.

Commissioner Cooper asked where the driveways for the homes would be, to which Director Ostrowski stated along Schiller Drive.

Scott Hanz, 1817 Schiller Drive, asked that there be at least two - single family homes on Schiller instead of the zero lot line homes and asked if there were any lot or building layouts available for public viewing.

Mayor Halverson stated the lot and building layouts would be required during the plat approval process after the zoning is determined. He continued stating an option pursuable by the commission is to postpone the rezoning, but annex the property as "RLD" residential low density, allowing staff time to work with the applicant on lot uses and size due to the concern pertaining to the well-being of the surrounding single family homes. After which, the rezoning request could be brought back to the commission for review.

Motion by Mayor Halverson to postpone action on establishing a permanent zoning classification of "R-3" Single and Two Family Residence District for 1901 Brilowski Road (County Parcel ID 020-24-0836-10.15), to allow the appropriate staff to work with the applicant, specifically relating to lot uses and layout based on plan commission concerns of well-being for surrounding single family homes; seconded by Commissioner Cooper. Motion carried 7-0.

5. Request from the City of Stevens Point (Water Department), to purchase an approximate 38-acre parcel of land, located north of the city limits in the Town of Hull, **County Parcel IDs 020-24-0822-07.02 and 020-24-0822-08.02** (Hyland property) for the protection of the well fields.

Director Ostrowski stated the city is interested in purchasing this 38 acre property northwest of the airport for the purpose of protecting the well fields. This purchase would be funded by a grant as well as monies from the Green Circle Trail. Furthermore, Director Ostrowski described that the next agenda item is a request is to transfer the land to the University and Schmeeckle Reserve. The reasoning for the acquisition is to protect the municipal well fields, preserve wetland habitat within the Moses Creek watershed, and in the future to expand the Green Circle Trail.

Commissioner Hoppe asked if the Green Circle Trail would help pay the cost of purchasing the property, to which Director Ostrowski answered yes and Mayor Halverson pointed out the breakdown of expenses in the staff report. He then asked what would happen to the new redone board walk that was put in a few years ago, to which Mayor Halverson stated eventually it would likely be re-routed, but there still is a small piece of land that would obstruct the trail from going across this property currently. Commissioner Haines asked if this was the property just north, to which Mayor Halverson clarified to the north and east of the Hyland property.

Ron Zimmerman, Director of Schmeeckle Reserve, stated there is a protocol for the university through the Board of Regents to acquire or accept land which has not been done yet, but with prior precedent in working with the city he thinks this would be something desirable for the university. The Green Circle boardwalk which is in question will still be used even if the trail is re-routed as it does lead to the parking area and will continue to be maintained. He added the Green Circle Trail will match the city in the purchase of the property, the University will not be involved in the purchase, but once the protocol is met, and the property is accepted, they will then assume the costs of maintaining the property.

Motion by Mayor Halverson to approve the purchase of an approximate 38-acre parcel of land, located north of the city limits in the Town of Hull, County Parcel IDs 020-24-0822-07.02 and 020-24-0822-08.02 (Hyland property) for the protection of the well fields, and the transfer of this land to Schmeeckle Reserve (UWSP); seconded by Commissioner Haines. Motion carried 7-0.

6. Request from the City of Stevens Point (Water Department) to transfer the land located north of the city limits in the Town of Hull, **County Parcel IDs 020-24-0822-07.02 and 020-24-0822-08.02** (Hyland property) to Schmeeckle Reserve (UWSP).

Motion by Mayor Halverson to approve the purchase of an approximate 38-acre parcel of land, located north of the city limits in the Town of Hull, County Parcel IDs 020-24-0822-07.02 and 020-24-0822-08.02 (Hyland property) for the protection of the well fields, and the transfer of this land to Schmeeckle Reserve (UWSP); seconded by Commissioner Haines. Motion carried 7-0.

7. Determination of use for vacant City-owned property existing between **Illinois Avenue and Michigan Avenue north of Prais Street (Parcel ID 2408-28-3014-25).**

Director Ostrowski explained he had been contacted by some property owners regarding acquiring some of this property. In looking back at the history of the property, it was a tax deeded parcel from the county to the city which would likely have been designated to be an alley. Furthermore, in looking at the subdivision plat, most of the land appears to have come from the east side. Director Ostrowski then recommended that approaching the land owners along the east side boarding Michigan Avenue should be the next step. This is a useless property for the city, it is landlocked, the city has no intention of putting an alley or roadway through it, there are no utilities on this property, and it isn't right-of-way, so it cannot just be vacated and given to the owners, as they would have to accept it.

Aldersperson Moore clarified this has come to the attention of staff because landowners have requested it, to which Director Ostrowski confirmed.

Commissioner Haines asked for the property's width and would the city sell the land, or gift it to the property owners. Director Ostrowski stated the property is approximately 20 feet wide, Mayor Halverson added the property would be gifted to the land owners. Director Ostrowski added the boarding property owners are already possibly using the land. From the photo you can see there is a shed on 816 Michigan.

Aldersperson Moore asked if the property owner does not want it, then what do we do. Director Ostrowski stated then the City's keeps it, but we can also ask the owners along the west side as well. Other objects, fences, and sheds may exist on the property, which will have to be analyzed. Aldersperson Moore confirmed the property owners to the east along Michigan Avenue would be asked first, to which Director Ostrowski stated yes as it would straighten up the boundary and that is where the land came from.

Motion by Aldersperson Moore to approach the land owners bordering the city owned property between Illinois Avenue and Michigan Avenue north of Prais Street (Parcel ID 2408-28-3014-25) to identify the desire or interest to accept the land; seconded by Commissioner Haines. Motion carried 7-0

8. Determination of use for vacant City-owned property existing **northeast of 1447 Water Street (Parcel ID 2408-32-2020-43).**

Director Ostrowski explained the property at 1447 Water Street is for sale and a potentially interested buyer was looking to rent it as a multi-family dwelling. At this time the lot size is not big enough to permit multi-family, so the buyer approached the city in regards to potentially purchasing the lot just to the north and combining parcels. Due to the property being adjacent to a city parking lot, and currently used for snow storage, he recommended the City keep the lot.

Commissioner Patton asked if we were able to grant an exception to the lot size regarding the request for multi-family use, to which Director Ostrowski stated it would have to go before the Board of Zoning Appeals. Furthermore, the comprehensive plan calls for this area to be a business district.

Motion by Commissioner Curless to keep the vacant city-owned property existing northeast of 1447 Water Street (Parcel ID 2408-32-2020-43); seconded by Alderperson Moore. Motion carried 7-0.

9. Adjourn.

Meeting Adjourned 6:24 PM.