

REPORT OF CITY PLAN COMMISSION
April 6, 2015 – 6:00 PM
Lincoln Center – 1519 Water Street

PRESENT: Mayor Gary Wescott, 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 Beveridge, Director Joel Lemke, Alderperson Wiza, Alderperson Mary Stroik, Alderperson Slowinski, Alderperson Trzebiatowski, Alderperson Randy Stroik, Alderperson Phillips, MyKayla Hilgart, Nate Enwald, Mary Kneebone, Mark Mauternach, Galen Mauternach, Corrine Formella, Arthur Zagrzebski, Janet Asplin, Tom Wood, Norman Strojny, John Strojny, Andrew Delforge, Yvonne Stroik, Norbert Stroik, Bob Woehr, Rey Vega, Karen Fadner, Susan Hansen, Bill Wallner, Tari Wallner, Fritz Schierl, Cathy Dugan, David Pray, Joan Enright, Bob Enright, Mike Kubley, Sue Kubley, Jerry Fahrner, and Meryl Nelson.

INDEX:

1. Report of the March 2, 2015 Plan Commission meeting.
 2. **Public Hearing** - Request from Central Wisconsin Habitat for Humanity for a conditional use permit for the purposes of constructing a residence using the "R-TND" Traditional Neighborhood Development Overlay District reduced setback requirements at **225 West Cornell Avenue (Parcel ID 2408-31-1012-02)**.
 3. Action on the above.
 4. **Public Hearing** - Request from Premier Real Estate for a conditional use permit amendment to construct an approximate 300 square foot office building at **3901-41 Doolittle Drive (Parcel ID 2408-27-2300-30)**.
 5. Action on the above.
 6. **Public Hearing** - Request from Twenty Second Street LLC for a conditional use permit amendment to construct an approximate 6,400 square foot airplane hangar at **the City of Stevens Point Municipal Airport / Mattson Field, 4401-4501 Highway 66 (Parcel ID 2408-23-2300-01)**.
 7. Action on the above.
 8. **Public Hearing** - Request from the City of Stevens Point for a conditional use permit amendment to add additional conditions to the gas station use to protect the groundwater supply within Groundwater (Wellhead) Protection Overlay District B at **1201 Badger Avenue (Parcel ID 2408-36-1200-01)**.
 9. Action on the above.
 10. **Public Hearing** - Request from the Rettler Corporation for a subdivision plat amendment of Carol's Lane Subdivision, located on the southwest corner of the intersection at **Carol's Lane and Mary's Drive (Parcel ID's 2408-35-3000-19 to 2408-35-3000-27)**.
 11. Action on the above.
 12. Adjourn.
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1. Report of the March 2, 2015 Plan Commission meeting.

Motion by Alderperson Moore to approve the report of the March 2, 2015 Plan Commission; seconded by Commissioner Patton. Motion carried 7-0.

2. **Public Hearing** - Request from Central Wisconsin Habitat for Humanity for a conditional use permit for the purposes of constructing a residence using the "R-TND" Traditional Neighborhood Development Overlay District reduced setback requirements at **225 West Cornell Avenue (Parcel ID 2408-31-1012-02)**.

Director Ostrowski explained that the request from Habitat for Humanity is for a reduced front, street yard setback from 25 feet to 12 feet. Staff has reviewed the request and found that it meets the standards of review. Furthermore, it is consistent with other properties in the vicinity. Staff would recommend approval with the conditions outlined in the staff report.

Commissioner Patton pointed out that West Cornell is a quiet street.

Commissioner Curless asked if traffic flow was one way on that block to which Director Ostrowski stated it was.

Mayor Wescott declared the public hearing open.

Bob Woehr, 727 Second Street, representing Habitat for Humanity, emphasized the staff report findings that all the conditions have been met for a conditional use permit.

Randy Stroik, 433 West Trillium Court, stated he is not opposed to the reduced setback, but wanted the Commission to know that the area by the ballpark and community gardens can get congested during baseball season. Furthermore, he stated any city plans to move West Cornell over to accommodate the ball field, may be jeopardized.

Bob Woehr, 727 Second Street, explained that Habitat for Humanity is aware of the congestion in the area, and preferred to place the house closer to the street to give the family a larger, safer back yard for the children to play.

Mayor Wescott declared the public hearing closed.

3. Action on the above.

Motion by Commissioner Cooper to approve the request from Central Wisconsin Habitat for Humanity for a conditional use permit for the purposes of constructing a residence using the "R-TND" Traditional Neighborhood Development Overlay District reduced setback requirements at 225 West Cornell Avenue (Parcel ID 2408-31-1012-02) with the following conditions:

- **The minimum street yard setback shall be 12 feet.**
- **Uncovered steps which are necessary for access to the home may be located in all yards within the required setbacks. A covered porch or deck does not constitute steps.**
- **All necessary building permits shall be obtained for the proposed work.**
- **All other applicable ordinance requirements shall be met.**
- **Staff shall have the right to make minor modifications to the plans.**

seconded by Commissioner Haines. Motion carried 7-0.

4. **Public Hearing** - Request from Premier Real Estate for a conditional use permit amendment to construct an approximate 300 square foot office building at **3901-41 Doolittle Drive (Parcel ID 2408-27-2300-30)**.

Director Ostrowski explained the request is for a 300 square foot office building in the southern end of the property. Because there is a change to the original site plan, they are required to get a conditional use permit amendment. Staff recommends approval of this amendment with conditions listed in the staff report.

Mayor Wescott declared the public hearing open.

Tom Wood, 2718 N. Main St, Appleton, WI, identified that the building would be 14 feet by 22 feet and be used primarily for office space relating to the multi-family use. Currently, a rental unit is being used for office purposes, but the owners would like to free up that space and use it for a tenant.

Mayor Wescott declared the public hearing closed.

5. Action on the above.

Motion by Commissioner Curless to approve the request from Premier Real Estate for a conditional use permit amendment to construct an approximate 300 square foot office building at 3901-41 Doolittle Drive (Parcel ID 2408-27-2300-30) with the following conditions:

- **At least 25% of the façade of the building shall be covered with masonry or decorative stone or block.**
- **At least one plant for each 30 inches of building facing the street/internal parking lot shall be planted. The size of the plants shall be a minimum of 18 inches at the time of planting.**
- **All necessary building permits shall be obtained for the proposed work.**
- **All other applicable ordinance requirements shall be met.**
- **Staff shall have the right to make minor modifications to the plans.**

seconded by Alderperson Moore. Motion carried 7-0.

6. **Public Hearing** - Request from Twenty Second Street LLC for a conditional use permit amendment to construct an approximate 6,400 square foot airplane hangar at **the City of Stevens Point Municipal Airport / Mattson Field, 4401-4501 Highway 66 (Parcel ID 2408-23-2300-01).**

Director Ostrowski explained that the proposed private hangar is approximately 6,400 square feet. Since the airport is a conditional use within the R-2 Single Family Residential District, the conditional use permit must be amended to allow the construction.

Commissioner Patton asked if the office area by the maintenance hangar will be removed to which Director Ostrowski stated yes. Commissioner Patton also asked if there would be enough room for emergency vehicles to get through and if water retention by the solar hangar will be an issue. Director Lemke explained that the hangar would be parallel with the driveway as it would continue inwards from Highway 66, and the swale for the hangar would be on the roadside, not causing an issue.

Mayor Wescott declared the public hearing open.

Mike Wiza, 717 Franklin Street, questioned if the proximity to the solar hangar would cause interference, to which Director Ostrowski not that he is aware.

Mayor Wescott declared the public hearing closed.

7. Action on the above.

Motion by Commissioner Patton to approve the request from Twenty Second Street LLC for a conditional use permit amendment to construct an approximate 6,400 square foot airplane hangar at the City of Stevens Point Municipal Airport / Mattson Field, 4401-4501 Highway 66 (Parcel ID 2408-23-2300-01) with the following conditions:

- **All applicable building permits shall be obtained.**
- **Approvals and or permits from the FAA and any other agencies shall be obtained.**

seconded by Commissioner Haines. Motion carried 7-0.

8. **Public Hearing** - Request from the City of Stevens Point for a conditional use permit amendment to add additional conditions to the gas station use to protect the groundwater supply within Groundwater (Wellhead) Protection Overlay District B at **1201 Badger Avenue (Parcel ID 2408-36-1200-01)**.

Director Ostrowski explained that back in 2012 the Commission and Council approved a Conditional Use Permit for "The Store" gas station at 1201 Badger Avenue which is in the B-5 Highway Commercial Zoning District and Zone B of the Wellhead Protection area. Due to a spill that occurred either during construction or after the station opened, the city would like to place two additional conditions on the Conditional Use Permit, as well as modifying the expiration date.

Commissioner Curless asked if the spill occurred on the service or during construction, to which Director Ostrowski stated it had not been determined.

Mayor Wescott declared the public hearing open.

Bill Schierl, 2201 Madison Street, explained that the spill was an isolated event which occurred during construction. The spill is in the process of being cleaned up.

Mary Kneebone, 5718 Sandpiper Drive, stated she was opposed to the gas station use originally, and also suggested that Town of Hull be notified of all spills.

Andrew Delforge, 4081 N. 20th Avenue, Wausau, WI, stated he is working with the Schierl Company regarding the spill. He explained the spill study discovered that the leak occurred during construction, and since, there has been an installation of a recovery well. He also identified the leak as less than five gallons, contained within the confines of the property.

Bob Enright, 5753 Algoma Street, wanted to re-emphasize that the Town of Hull should be notified if there is a spill, as well as supplying protections for Hull residents.

Mayor Wescott declared the public hearing closed.

9. Action on the above.

Mayor Wescott explained that there have been continuous conversations with Town of Hull Chairman Holdridge regarding this event. Commissioner Patton asked if a courtesy call would be placed to which Mayor Wescott stated they have already added them to the check list of calls for persons and agencies notified.

Motion by Mayor Wescott to approve the request from the City of Stevens Point for a conditional use permit amendment to add additional conditions to the gas station use to protect the groundwater supply within Groundwater (Wellhead) Protection Overlay District B at 1201 Badger Avenue (Parcel ID 2408-36-1200-01) of the following:

- **Any spills, releases, leaks, or discharges shall be remediated by the owner, at the owner's expense, to a "non-detect" level. If a "non-detect" level is not reasonably and financially achievable, then any spills, releases, leaks, or discharges shall be remediated to a level agreed to by a groundwater professional representing the City that poses no risk to the groundwater supply.**
- **Any known spills, releases, leaks, or discharges shall be reported to the Director of Utilities and Transportation within twenty four (24) hours of detection.**
- **The conditional use permit shall expire April 30, 2016, and may be renewed by staff for subsequent one year approvals if all conditions are met.**

seconded by Commissioner Patton. Motion carried 7-0.

10. **Public Hearing** - Request from the Rettler Corporation for a subdivision plat amendment of Carol's Lane Subdivision, located on the southwest corner of the intersection at **Carol's Lane and Mary's Drive (Parcel ID's 2408-35-3000-19 to 2408-35-3000-27)**.

Director Ostrowski explained that the final plat was approved for ten (10) lots, and now the owner wants to split to make 18 lots in order to sell duplexes as zero lot line homes. One of the original lots had already been split with a CSM and that is why it is not a 20-lot subdivision. Staff recommends approval of this request as no significant changes to the original development plan have occurred.

Commissioner Curless asked for clarification that the request is truly for zero lot line homes, and not condo properties, to which Director Ostrowski confirmed.

Commissioner Haines asked how big the proposed lots would be and if they would be big enough for construction of a single family home or duplex. Director Ostrowski clarified that the proposed lots do not meet the lot requirements for single family homes. If a single family home was to be constructed, lots would have to be combined.

Mayor Wescott summarized that the request was just for lot spits, to which Director Ostrowski confirmed.

Mayor Wescott declared the public hearing open.

Mayor Wescott declared the public hearing closed.

11. Action on the above.

Motion by Alderperson Moore to approve the request from the Rettler Corporation for a subdivision plat amendment of Carol's Lane Subdivision, located on the southwest corner of the intersection at Carol's Lane and Mary's Drive (Parcel ID's 2408-35-3000-19 to 2408-35-3000-27); seconded by Commissioner Curless. Motion carried 7-0.

12. Adjourn.

Meeting Adjourned at 6:35pm.