

REPORT OF CITY PLAN COMMISSION
August 3, 2015 – 6:00 PM
Lincoln Center – 1519 Water Street

PRESENT: Mayor Wiza, Alderperson Kneebone, Commissioner Bob Brush, Commissioner Daniel Hoppe, Commissioner Garry Curless, and Commissioner Dave Cooper.

EXCUSED: Commissioner Anna Haines

ALSO PRESENT: Community Development Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, City Attorney Andrew Beveridge, Comptroller/Treasurer Corey Ladick, Alderperson Doxtator, Alderperson Mrozek, Alderperson McComb, Alderperson Phillips, Alderperson Morrow, Nate Enwald, Brandi Makuski, Barb Jacob, Dan Bowers, Jeff Schuler, Andrew Green, Jackson Case, Thomas Roltgen, Gil Kvatek, Lynette Kvatek, Nancy Saunders, Dawn Hoppa, Gary Hoppa, Barb Berndt, Linda Regalia, Brent Regalia, Bruce Kuhr, Elizabeth Anderson, Kenneth Anderson, Bob Fisch, Neil Prendergast, Jenny Kawski, Fred Hopfensperger, Char Hopfensperger, Sari Lesk, Bill Pritchard, Richard Judy, Molly Dulak, John Pearson, and Wei Huang.

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1. Roll call.

Discussion and possible action on the following:

2. Report of the July 6, 2015 Plan Commission meeting.
 3. **Public Hearing** - Request from Andrew Green, representing DBGreen LLC., for a conditional use permit to construct and permit a multiple family use on the second floor at 1055 Main Street (Parcel ID 2408-32-2026-11).
 4. Action on the above.
 5. **Public Hearing** - Request from William Pritchard to rezone approximately 20 acres between West River Drive and West Zinda Drive (Parcel ID's 2408-31-4012-11 through 2408-31-4012-26, 2408-31-4012-32, and 2408-31-4012-41) from "R-2" Single Family Residence District to "R-3" Single and Two-Family Residence District.
 6. Action on the above.
 7. Request from the City of Stevens Point to construct a shelter and restroom facility in Mead Park (Parcel ID 2408-31-1014-01).
 8. Presentation of the Portage County Bicycle and Pedestrian Plan. *No action is required; action to adopt the plan will occur at a future Plan Commission meeting.*
 9. Adjourn.
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1. Roll Call.

Present: Wiza, Kneebone, Brush, Hoppe, Curless, Cooper

Discussion and possible action on the following:

2. Report of the July 6, 2015 Plan Commission meeting.

Motion by Commissioner Cooper to approve the report of the July 6, 2015 Plan Commission meeting; seconded by Commissioner Curless. Motion carried 6-0.

3. **Public Hearing** - Request from Andrew Green, representing DBGreen LLC., for a conditional use permit to construct and permit a multiple family use on the second floor at 1055 Main Street (Parcel ID 2408-32-2026-11).

Director Ostrowski explained the request is for a multi-family use for the second floor at 1055 Main Street, the former Jim Laabs music store. The property is zoned B-3 Central Business District and a multiple family use is a conditional use in all zoning districts. The applicant's proposal is to renovate the entire second floor into three residential units, a one bedroom, a two bedroom, and a three bedroom. In addition, the proposal shows office space on the second floor facing Main Street, and the first floor to be renovated for commercial. Staff recommends approval with the following conditions:

- A maximum of three multiple family units shall exist.
- Fencing or parapet wall shall surround the rooftop patio at an appropriate height to prevent a falling hazard.
- Any outdoor refuse storage or mechanical equipment shall be fully enclosed with an enclosure to be approved by staff.
- The applicant must secure a multi-family license prior to occupying the units.
- All building codes shall be met prior to issuance of occupancy license.
- Any exterior improvements must be reviewed and approved by the Historic Preservation / Design Review Commission (windows, doors, patio area, lighting, etc.).

Mayor Wiza declared the public hearing open. No one came forward to speak. Mayor Wiza declared the public hearing closed.

4. Action on the above.

Commissioner Curless asked if there was parking provided, to which Director Ostrowski stated parking is not required to be provided in the downtown area. Commissioner Curless stated his support for the project.

Motion by Commissioner Curless to approve the request from Andrew Green, representing DBGreen LLC., for a conditional use permit to construct and permit a multiple family use on the second floor at 1055 Main Street (Parcel ID 2408-32-2026-11) with the following conditions:

- **A maximum of three multiple family units shall exist.**
- **Fencing or parapet wall shall surround the rooftop patio at an appropriate height to prevent a falling hazard.**
- **Any outdoor refuse storage or mechanical equipment shall be fully enclosed with an enclosure to be approved by staff.**
- **The applicant must secure a multi-family license prior to occupying the units.**

- **All building codes shall be met prior to issuance of occupancy license.**
- **Any exterior improvements must be reviewed and approved by the Historic Preservation / Design Review Commission (windows, doors, patio area, lighting, etc.).**

seconded by Commissioner Hoppe. Motion carried 6-0

5. **Public Hearing** - Request from William Pritchard to rezone approximately 20 acres between West River Drive and West Zinda Drive (Parcel ID's 2408-31-4012-11 through 2408-31-4012-26, 2408-31-4012-32, and 2408-31-4012-41) from "R-2" Single Family Residence District to "R-3" Single and Two-Family Residence District.

Director Ostrowski explained that the request is to rezone approximately 20 acres of land between West River Drive and West Zinda Drive, a portion of which was platted in 1998. Currently, Mr. Pritchard can already construct homes in this area, but he is asking for a change in zoning from R-2 Single Family to R-3 Single and Two Family to give him the flexibility to also construct twin homes in this area. Wetlands are identified on some of the land, but if the property is re-platted, there will be a requirement to update the wetland delineation. Currently zoning around the property is light industrial to the north and single family to the east, west, and south. Staff has reviewed the request and have determined that it meets the standards of review, and therefore, would recommend approval.

Commissioner Curless asked that regardless of rezoning, would the developer have to maintain the effluent easement. Furthermore, he questioned a rectangular parcel on the map and property for the Green Circle Trail. Director Ostrowski answered that the easement would need to be maintained, the bike trail lands are already dedicated, and the rectangular parcel is currently a private driveway.

Aldersperson Kneebone asked, since the land is already platted as single family, if they were allowed to rezone the property, would it have to be re-platted, to which Director Ostrowski stated it depends on the lot size as some of the lots are small and would only be able to be developed as single family.

Mayor Wiza declared the public hearing open.

Gil Kvatek, 216 West Pleasant Street, is against the rezoning. He stated that the map looks big, but the area really is not. He feels that the side-by-side duplexes are not built to the same standard as a single family home, and are not well maintained, and that two family housing would change the dynamic of the entire neighborhood.

Tom Roltgen, 208 West Pleasant Street, is against the rezoning due to it causing a drop in property values, homes becoming vacant, and the safety of the pedestrian traffic in the area.

Elizabeth Anderson, 1817 West Zinda Drive, stated she is also concerned for a decrease in property values, the wetlands, duplex maintenance, and the Green Circle Trail. She is against the rezoning.

Nancy Saunders, 1901 West River Drive, is against the rezoning and is concerned for the wildlife in the area.

Kenneth Anderson, 1817 West Zinda Drive, supports single family zoning only to keep the neighborhood feel, and does have a concern of the water runoff and how the rest of the land will be developed.

Fred Hopfensperger, 1924 West River Drive, loves his neighborhood, but is concerned that with having \$400,000 homes in the area, adding duplexes will decrease the value of the homes.

Wei Huang, 1801 West Zinda Drive, he pointed out that Aster Court is not a dedicated road, but it is a driveway over private property.

Cathy Dugan, 615 Sommers Street, feels the quality of life in the neighborhood, the green space, wetlands, and wildlife will be degraded with the rezoning. She pointed out other concerns including increases in volume of traffic, and water runoff/retention. She is against the rezoning.

John Pearson, 400 West Mapleridge Drive, is concerned with the water runoff, traffic control, and that if rental properties were allowed, the integrity of the neighborhood would suffer.

Alderperson McComb stated this area is in her district, and that the increase in traffic near the railroad track is a cause for concern. She said it should be kept as single family.

Herb Wiebel, 1941 West River Drive, said with this scale of development the water flow will be an issue, and utilities will be expensive to install due to rock in the area.

Mayor Wiza declared the public hearing closed.

6. Action on the above.

Director Ostrowski clarified that water drainage must remain on the property no matter what the zoning.

Commissioner Curless asked if the un-platted lands are wetlands, to which Director Ostrowski stated there is a significant amount of wetlands on the property, but if re-platted they would have to be delineated and identified. Commissioner Curless then went on to point out that the parcels along the railroad would be hard to sell as single family, and maybe the re-plat could address that difficulty.

Commissioner Hoppe asked to have the property re-platted in order to have a better grasp on the request, to which Director Ostrowski stated the concern with platting before the zoning is that the zoning would set the lot sizes and the R-3 would change some of the lot sizes, but not all of them.

Mayor Wiza explained that if the plat is rezoned, and then re-platted, the amended plat is required to come before the Plan Commission. Director Ostrowski clarified that the developer can plat up to four lots by certified survey map, but anything over that in a five year period is required to come before the commission and submitted to the state.

Commissioner Brush asked what the maximum amount of buildable lots is right now with the current zoning, and what the maximum number of buildable lots is if it is rezoned. Director Ostrowski stated it would depend on how it is platted, the road, and shrinking some lot sizes.

Mayor Wiza pointed out that even if left single family he could make it denser with sixty feet being the minimum lot width. All of these lots as platted are significantly larger than what the minimum would be for single family.

Commissioner Curless asked if it is left the way it is, where do additional platted lots have access from right-of-way. Director Ostrowski stated access would have to come off of the lot off of West Zinda Drive, which is owned by Mr. Pritchard.

Commissioner Brush stated with the many different configurations for this area, it is hard for him to imagine the advantages of rezoning to single and two family. He explained that the neighborhood has an established value, and does not think that we should try to violate that with the rezoning.

Commissioner Cooper asked to have the developer, Mr. Pritchard, explain the difference between a twin home and a duplex.

Bill Pritchard, 5456 Cardinal Drive, pointed out that there is land currently dedicated to the Green Circle Trail, the water runoff and rock have never been an issue, and the wetlands are actually intermittent streams. He also stated that a lot of the lots are narrow and would not allow for twin homes, but he does want the flexibility to construct them if the lots are big enough. Mr. Pritchard explained that twin homes

share a common wall, but are two legally separate parcels, where duplexes are one parcel with two living units. It is not his intent to distract from the neighborhood or to have rental properties.

Commissioner Curless asked how many of the lots could be twin homes as of now if the zoning was changed. Director Ostrowski answered stating that only about two or three lots.

Mr. Pritchard continued stating he does not want to build a subdivision of twin homes, but with the cost of installing utilities, he just wants the flexibility to reduce his risk.

Commissioner Curless clarified that there are only three lots set up to be twin homes currently, to which Director Ostrowski stated yes, and if more than five lots were created within five years, then the subdivision would have to be re-platted.

Aldersperson Kneebone asked Mr. Pritchard what the ultimate density would be of the subdivision, to which he answered, that would depend on the economy over the next five years.

Commissioner Brush asked what the buildable area is, and if all of the subdivision is to use the single entrance, it would not be big enough. Director Ostrowski stated the buildable area would be determined by the road, and the wetland delineation. Mr. Pritchard added when the private entrance was installed, it was built to city specifications for a future road way. He stated the Army Corp of Engineers would delineate the wetlands, but in his mind approximately 6-8 more lots are buildable.

Tom Roltgen, 208 West Pleasant St, pointed out that due to supply and demand, the property values will go down. He also pointed out that back in 1998 when the subdivision was originally platted, before the Highway HH Bridge, he asked for this to be tabled.

Kenneth Anderson, 1817 West Zinda Drive, is concerned allowing the rezoning to two-family residential and stated in the future that opens the properties up to duplexes.

Motion by Commissioner Cooper to approve the request from William Pritchard to rezone approximately 20 acres between West River Drive and West Zinda Drive (Parcel ID's 2408-31-4012-11 through 2408-31-4012-26, 2408-31-4012-32, and 2408-31-4012-41) from "R-2" Single Family Residence District to "R-3" Single and Two-Family Residence District; seconded by Mayor Wiza.

Aldersperson Kneebone pointed out that just because we can do something doesn't mean we should. She is not satisfied that the wetlands will not be affected by any number of lots, and is not comfortable in approving this until she knows where the wetlands are. Mayor Wiza asked if it would be different if the single family homes were constructed there, to which Aldersperson Kneebone stated she would still be concerned about runoff and were the lots are going to be.

Mayor Wiza clarified what we are considering tonight is the rezoning since at this time they can build single family homes there now.

Roll call: Yeas- Wiza, Hoppe, Cooper

Nays- Kneebone, Brush, Curless

Motion tied 3-3.

7. Request from the City of Stevens Point to construct a shelter and restroom facility in Mead Park (Parcel ID 2408-31-1014-01).

Mayor Wiza explained this project is a partnership between the Stevens Point School District and the City to remove the existing shelter, have a new slab poured and then have SPASH students construct the new shelter.

Motion by Commissioner Cooper to approve the request from the City of Stevens Point to construct a shelter and restroom facility in Mead Park (Parcel ID 2408-31-1014-01) with the staff conditions; seconded by Commissioner Curless.

Cathy Dugan, 615 Sommers Street, felt this was a good plan, but also was unsure of the size as the park seems to be over developed already.

Mayor Wiza stated that the shelter would be the same or smaller in size than the old shelter. Director Ostrowski added the new structure would be 30 feet by 60 feet.

Motion carried 6-0.

8. Presentation of the Portage County Bicycle and Pedestrian Plan. *No action is required; action to adopt the plan will occur at a future Plan Commission meeting.*

Jeff Schuler, Portage County Planning and Zoning, spoke regarding the Portage County Bicycle and Pedestrian Plan that has been developed. He stated this plan is for the commission to start a conversation as to what they want and don't want in current and future development as well as how to integrate the Bike and Pedestrian Plan into the Comprehensive Plan.

Commissioner Brush stated as he observes the community development, this will be a possible advisor to our future planning and work in the bike/pedestrian plans into areas of the city.

Mayor Wiza pointed out this is a good framework to start with from a planning point of view.

Commissioner Curless asked if we could show where the city boundaries will be in the next 10 years, to which Mayor Wiza stated we cannot specifically, but there are current boundaries and planned potential expansions. Director Ostrowski stated in 2006 there was an extra territorial boundary set up with likely uses. We have a planning document that gives us a 20 year horizon for future growth, mainly to the east.

Aldersperson Kneebone commented on climate change for green energy and reduced carbon foot prints. We have to keep in mind this bike/pedestrian access and traffic for our future.

Jeff Schuler added you don't need to be comprehensive plan experts, but work with the concept of planning and taking an educated guess of what is needed now and what will be needed in the future, whether that be for infill or boundary expansion.

Commissioner Curless asked if we have worked with the Town of Hull and Stockton, to which Mayor Wiza stated yes the conversations are already being had.

9. Adjourn.

Meeting adjourned at 7:37 PM.