

REPORT OF CITY PLAN COMMISSION

September 6, 2016 – 6:00 PM

Lincoln Center, Multipurpose Room – 1519 Water Street, Stevens Point, WI 54481

PRESENT: Mayor Wiza, Alderperson Kneebone, Commissioner Brush, Commissioner Haines, Commissioner Hoppe, Commissioner Curless, and Commissioner Cooper.

ALSO PRESENT: Director Ostrowski, Associate Planner Kearns, City Attorney Beveridge, Alderperson Shorr, Alderperson Johnson, Alderperson Dugan, Alderperson McComb, Alderperson Phillips, Alderperson Morrow, Nate Enwald, Tori Jennings, Trevor Roark, Chris Doubek, Aaron Cool, Carolyn Cool, Bruce Olson, Andrea Olson, Cheryl Langrek, Charles Stanley, Mary Ann Powell, Anne Brunner, Richard Spreda, Michael Pecore, Carl Rasmussen, and Brandi Makuski.

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1. Roll call.

**Present: Wiza, Kneebone, Haines, Bush, Curless, Cooper, Hoppe**

Discussion and possible action on the following:

2. Report of the August 1, 2016 Plan Commission meeting.

**Motion by Commissioner Cooper to approve the report of August 1, 2016 Plan Commission meeting; seconded by Commissioner Curless.**

3. **Public Hearing** – Request from the University of Wisconsin Stevens Point to amend the City of Stevens Point Comprehensive Plan future land use map (Map 8.3) for the purposes of amending the future land use designation from Residential to UWSP for 2116 Fourth Avenue (Parcel ID 2408-28-3006-32), 2124 Fourth Avenue (Parcel ID 2408-28-3006-28), and 2200 Fourth Avenue (Parcel ID 2408-28-3006-25).

Director Ostrowski explained that this would be a three part request from the university: a comprehensive plan amendment, a rezoning request, and the site plan review of the parking lot. He went on to explain that their overall request was for the expansion of Parking Lot T just north of Fourth Avenue and behind the Newman Center. He stated that they were looking to create an entrance off Fourth Avenue and Reserve Street, with the future land map use identifying the property as residential. He explained that the university had also identified it as part of their growth potential in their master plan in 2007, one year after the plan commission and council had adopted the City's comprehensive plan. In regards to the comprehensive plan, he stated that they had reviewed it, making sure it was in the public interest, and that it had remained consistent with the comprehensive plan. He recommended approval to amend the comprehensive plan future land use map, but noted that they may want to go through this area very specifically during the comprehensive plan update in order to find out where the future growth of the university will start and stop.

Commissioner Brush asked if all three requests were being considered, to which Mayor Wiza clarified that the three would be separate requests, with each one having a public hearing.

Mayor Wiza declared the public hearing open.

Aldersperson Dugan (Eighth District) asked if she could speak about the three requests generally instead of just the first request.

Mayor Wiza referred the question from Aldersperson Dugan to speak generally on all three requests at one public hearing to City Attorney Beveridge.

City Attorney Beveridge stated that she was free to speak on any matter within the public hearing.

Aldersperson Cathy Dugan (Eighth District) stated that while she understood the university's future land use plan which included moving into that area, she was still concerned about several items. Her first concern was with the demolition of houses rather than moving, adding that it was more ecofriendly than razing, or at a minimum that materials from the razed home should be sold. Another concern was encroachment into a long established residential neighborhood. Lastly, she cited concern over the continuation of paving land and urged the need to go up with a parking structure, noting her appreciation in the greenspace they were keeping as a buffer.

Aldersperson David Shorr (Second District) addressed several concerns, the first being the measurement of traffic on Reserve Street and Fourth Avenue, and if it was possible to have all the new driveways go one way, even if on a trial basis. The suggestion of having human directors to assist drivers getting in and out of Lot T during events was also made, as well as the installation of lighting on the front end of construction to aid concerns about security at night. He had noted that the buffer details seemed good, especially with the efforts to keep the large maple tree.

Trevor Roark (601 Washington Ave) stated that he was not speaking for or against the request, but only wished to know how much property tax revenue would be lost by turning the properties into a parking lot.

Mayor Wiza stated the university already owned the properties, so there would be a 0% loss, to which Mr. Roark asked what the amount was prior to ownership. Mayor Wiza stated that while they didn't know, that information could most likely be provided.

Mayor Wiza declared the public hearing closed.

#### 4. Action on the above.

Commissioner Hoppe stressed the importance of establishing firm boundaries within the comprehensive plan to prevent encroachment into the neighborhood as he was concerned about future movement east and asked how they would address that.

Director Ostrowski explained that the university's master plan had been adopted via resolution prior to the city's comprehensive plan and that it had identified the uses they were going to have as well as the general locations of buildings and boundaries, also adding that the university was a large component of the community in terms of an economic, land use, and educational base. He explained that they needed to look twenty years out when dealing with the comprehensive plan instead of what the existing land use was today, noting building locations or parking needs that may need to be met within the next ten to twenty years. Lastly, he stated the need for continued conversations with the university about their future growth potential, as well as the need to work with them as they update their master plan.

Commissioner Hoppe confirmed for clarification that the university would be submitting plans where they would like to see their boundary lines, to which Mayor Wiza stated they already had some plans.

Commissioner Hoppe asked if they would just digest it, to which Director Ostrowski stated that they would work with it. He also reminded the council that as the city's plan, they would adopt it via ordinance with general parameters, and that every land use decision would have to be consistent with the document.

Mayor Wiza added that things did change, and that they would be brought back in time to see if they were still their goals, as they were looking to do the most good for the most people over a long period of time.

Commissioner Curless stated that he wasn't sure more traffic would be there, as they had already removed 300 stalls from Lot X.

Mayor Wiza stated that a reason for the request was because stalls were eliminated from campus and rather than pushing them out into the community, they were trying to add stalls.

Commissioner Curless reaffirmed that he didn't think traffic would be much greater.

Director Ostrowski stated that some of the concern came with having an ingress/egress point off Fourth Avenue and how congested it gets during the school day during class changes. However, he also added that having an entrance off Fourth Avenue would make it easier during events to enter and exit onto Illinois Avenue. Lastly, he noted it would have to be a larger initiative to try and direct people during events.

Commissioner Curless stated that Lot X had an ingress/egress off of Illinois Avenue and that it never really had any problems.

Mayor Wiza stated that he liked Alderperson Shorr's idea of initially having people directing traffic.

**Motion by Commissioner Hoppe to approve the request from the University of Wisconsin Stevens Point to amend the City of Stevens Point Comprehensive Plan future land use map (Map 8.3) for the purposes of amending the future land use designation from Residential to UWSP for 2116 Fourth Avenue (Parcel ID 2408-28-3006-32), 2124 Fourth Avenue (Parcel ID 2408-28-3006-28), and 2200 Fourth Avenue (Parcel ID 2408-28-3006-25); seconded by Commissioner Haines.**

**Motion carried 7-0.**

5. **Public Hearing** – Request from the University of Wisconsin Stevens Point to rezone 2116 Fourth Avenue (Parcel ID 2408-28-3006-32), 2124 Fourth Avenue (Parcel ID 2408-28-3006-28), and 2200 Fourth Avenue (Parcel ID 2408-28-3006-25) from R-2 Single Family Residence District to U-1 University Facilities District.

Director Ostrowski summarized that the second request related to the rezoning of the property since it needed to have a proper zoning district of University -U1 in order for a parking lot to occur on the three parcels. He explained that the surrounding areas to the north, south, and west were already university property, with the east boundary coming into residential homes. He noted that a strong percentage of those residential homes were considered to be owner occupied. He went on to

recommend approval, stating that there would be a normal site plan review for the parking lot following this item.

Commissioner Haines asked whether the three homes the university owned were rentals or empty, to which Director Ostrowski stated that one house was gone and the remaining two were rentals.

Mayor Wiza declared the public hearing opened.

Aldersperson Shaun Morrow (Eleventh District) asked if the university's plan included eventually buying the rest of the houses on that same side of the block

Aldersperson Cathy Dugan (Eighth District) urged members of the council to place pressure on the university to start budgeting for a parking structure instead of taking more houses.

Mayor Wiza declared the public hearing closed.

6. Action on the above.

**Motion by Aldersperson Kneebone to approve the request from the University of Wisconsin Stevens Point to rezone 2116 Fourth Avenue (Parcel ID 2408-28-3006-32), 2124 Fourth Avenue (Parcel ID 2408-28-3006-28), and 2200 Fourth Avenue (Parcel ID 2408-28-3006-25) from R-2 Single Family Residence District to U-1 University Facilities District; seconded by Commissioner Curless.**

**Motion carried 7-0.**

7. Request from the University of Wisconsin Stevens for a site plan review to expand Parking Lot T at 2116 Fourth Avenue (Parcel ID 2408-28-3006-32), 2124 Fourth Avenue (Parcel ID 2408-28-3006-28), and 2200 Fourth Avenue (Parcel ID 2408-28-3006-25).

Director Ostrowski summarized the final request for a site plan review and parking lot expansion at the existing Lot T within the university owned parcels. He explained that there were three properties in question that they were looking at for the expansion, adding that one of the homes was already demolished and briefly explaining that the university had attempted to sell that home. The three lots combined totaled approximately a half acre in size and the timeline for construction was 2018. The lot would have two additional ingress/egress points, one off Fourth Avenue and the second on Reserve Street in addition to the one currently on Illinois Avenue. In addition, there would be 24 stalls added for a total of 131 stalls which would be hourly metered via kiosk, landscaping and screening, and dark sky compliant LED lightning. He also explained that the science building that was currently being constructed had taken out Lot X which had contained 350-360 stalls, triggering the additional need for stalls on campus. He stated that with the expansion of Lot T, there had been Lot Y south of the fire station which had added about 70 stalls. Staff would recommend approval with the conditions outlined in the staff report.

Commissioner Curless asked whether the owners lived at 2208 Fourth Avenue or if it was a rental property, to which he received confirmation that it was owner occupied.

Commissioner Haines stated her appreciation for a parking structure and noted that it was an ongoing discussion and very expensive to build, to which Mayor Wiza stated it cost about \$25,000 per stall.

Commissioner Haines also noted that while she appreciated the need for it, she was also aware of the system's budget, to which Mayor Wiza stated that he would like to see community partnerships in a structure.

Commissioner Haines stated her appreciation for the ingress/egress being as far away from the existing residences as possible and the additional entrance on Reserve Street.

Mayor Wiza stated that they had been taking comments from the community and trying to come up with something that addressed the majority of concerns.

Commissioner Haines stated her appreciation for the landscaping.

Aldersperson Mary McComb (Ninth District) stated concern over having three entrances and exits from the one parking lot, adding that it was a disaster waiting to happen, especially with the intersections.

Carl Rasmussen (UWSP-1848 Maria Dr) stated that he would be addressing questions and concerns as they were brought up. In reference to Aldersperson Dugan's question on demolition versus moving he summarized the process that the university took in order to attempt to sell the homes, but they had no interested buyers. He added that they had surplus sales where they tried to scavenge what could be sold. In reference to the parking structure, he explained that the university had looked into it after a comprehensive study of the campus had been done in 2013, but that they had been met with concern from surrounding neighbors, as well as the cost of a non-self-funded 13 million dollar project. He noted that while they seemed to have addressed long term parking, hourly parking was in demand, especially after the loss of 340 parking stalls with the approval of the science building. During that time properties started to come up for sale, but he noted that they did not use condemnation authority to buy them as they had approached the owners only when they were ready to sell, noting that they could only buy the properties for the fair market value. Mr. Rasmussen mentioned that once the parcels became available, the economics of a parking garage seemed to go by the wayside. Together with Lot R expanding by 100 spaces, Lot Y by 75 spaces, and with Lot T with 25 spaces, they came close to what they had lost with the loss of Lot X, and felt that those surface lots could meet their needs for the foreseeable future.

Carl Rasmussen (UWSP-1848 Maria Dr) went on to address the traffic management concerns brought up by Aldersperson Shorr, confirming that the intersection of Illinois Avenue and Stanley Street was a challenge as it was near a university and hospital, and stated that they could get some relief by rerouting traffic to the south. He also noted that while he did not have the authority to direct traffic, it was something they would definitely consider as they moved forward. He went on to explain that their intent was to definitely save the maple tree and that they had taken steps to have more than the minimum setbacks, and to have a landscaped, screened area between the lot and residential area. Lastly to Aldersperson Shorr's concern on lightning, he noted that it usually went last in construction and that the lot would most likely be done within 90 days.

Carl Rasmussen (UWSP-1848 Maria Dr) addressed the question of ownership, stating that they had just gained ownership of the parcel on the far east in August. He expanded by explaining that one property had been a rental since 2009, the property near the Newman Center was now used as a staging area for construction, and the third was rented. In reference to buying the rest of the homes on that street, he stated that they would have to go through a formal master planning process, and they could not unilaterally change a boundary without the Board of Regents approving it. He explained the boundary was meant as a communication device to the host community so there

would be a formal notice when boundaries changed. Lastly, he mentioned that while they had looked into that area, there were no immediate plans to continue purchasing along that street as it was predominantly owner occupied.

Mayor Wiza added that the university's comprehensive plan was available online.

Carl Rasmussen (UWSP-1848 Maria Dr) addressed the traffic concern, stating that the two way traffic was no different than what came off Fourth Avenue at the intersection, especially since there had been a drop in traffic that would have gone to Lot X. He also explained that they had been in communication with the city for over a year before moving forward, and along the way they had hired a consultant to do a traffic analysis at the request of the Department of Public Works. Mr. Rasmussen explained that the study had been presented to the city and that it had looked at different driveway intersections, had applied standard traffic modeling, looked at different times of day, traffic loads, scenarios, and disabilities, and had come to the conclusion that it would work. He added that additional signage could be another option, as well as having the driveways work as a system in relieving each other. He added that every metered parking stall was full on campus, but Lot T had 100 out of its 110 stalls free, stating that there was no reason for the lot to be empty on the first day of class, reaffirming the need for access to the lot and stating that the new driveways would have meter utilization go up. Lastly, Mr. Rasmussen mentioned that it would set them up well for athletic and other large events in the quad.

Commissioner Brush asked whether there was any data within the consultant's report on the pedestrian traffic across the sidewalk on Reserve Street. He expressed concern over the large number of students living in the dorms that would come down Reserve Street to continue into the academic core in front of the Newman Center.

Carl Rasmussen (UWSP-1848 Maria Dr) stated that while they were concerned about the traffic on Reserve Street, they would have been more concerned if it was only on Reserve Street. He noted that the intersections were always taken over by students during class changes and that it would be a balance and learning situation on to avoid it during those times. Lastly, he added that having one driveway and not the other would become a problem.

Aldersperson Kneebone stated her opposition to having two more exits and entrances when adding only 24 stalls, stating that the Fourth Street entrance was at a bad curb and a traffic situation, especially when the turnover would not be great.

Aldersperson Cathy Dugan (Eighth District) thanked Mr. Rasmussen for his clarification on the issues and reaffirmed her position on a parking structure.

**Motion by Commissioner Cooper to approve the request from the University of Wisconsin Stevens for a site plan review to expand Parking Lot T at 2116 Fourth Avenue (Parcel ID 2408-28-3006-32), 2124 Fourth Avenue (Parcel ID 2408-28-3006-28), and 2200 Fourth Avenue (Parcel ID 2408-28-3006-25) with the following conditions:**

- 1. A detailed site plan shall be submitted for review and approval by the Community Development Department identifying dimensions, setbacks, and other pertinent requirements.**
- 2. Perimeter landscaping shall be at a minimum 5 feet wide, and a fence and landscaping shall be installed within the east side landscaping perimeter.**

3. **A detailed landscaping plan shall be submitted for review and approval by the Community Development Department, identifying landscape species and locations.**
4. **Stormwater and drainage shall be reviewed and approved by appropriate City staff and all requirements shall be met as per Chapter 31 of the Revised Municipal Code.**
5. **Staff shall have the ability to approve minor modifications to the site plan.**

seconded by Commissioner Haines.

**Motion by Commissioner Brush to amend the request to allow only the Fourth Avenue entrance and exit, removing the Reserve Street entrance and exit.**

**Motion to amend failed due to a lack of a second.**

**Motion carried 5-2, with, Alderperson Kneebone and Commissioner Brush voting in the negative.**

8. **Public Hearing** – Request from Andrea Olson for a conditional use permit to utilize Traditional Neighborhood Overlay District standards for reduced setbacks to construct a home at 400 Franklin Street (Parcel ID 2408-30-4021-07).

Director Ostrowski summarized the request from Andrea Olson for a conditional use permit to utilize Traditional Neighborhood Overlay District standards for reduced setbacks to construct a home at 400 Franklin Street. He explained that there was an overlay district within the zoning code that would allow for reduced setbacks for properties within older urban areas as many of them were developed with lesser setbacks and smaller lot sizes. To allow for additions, porches, or new construction, they had allowed for reduced setbacks to make sure they were in conformance with the neighborhood. He explained that the existing home on the northeast corner of Franklin Street and Forest Street was attempted to be rehabbed and remodeled, but structural issues led to the decision to demolish the home and rebuild on the existing lot. He went on to explain that due to the property being vacant for one year, it had lost its duplex status and could now only be used as a single family home. After review, the proposed home would have the ingress/egress on Forest Street, the size of the structure would be approximately 2,840 square feet, and the setbacks would be consistent or a little greater than the traditional setback standards. Mr. Ostrowski stated that the reduced setbacks were appropriate for the yard, noting that their only concern was that the structure seemed fairly large for the lot, and that it resembled a two family home even though it would be used as a single family per the definition in the zoning ordinance.

Commissioner Haines asked if it was a single family home, noting that it looked like a duplex with a garage in the middle.

Director Ostrowski stated that the intent was for a single family home on the lot.

Commissioner Curless stated that he had been informed by the applicant that they were planning on having their in-laws live at the residence, and he asked whether they could use it as a duplex further down the road.

Director Ostrowski agreed that there would have to be a larger discussion for accessory dwelling units or mother-in-law suites as they went through the comprehensive plan. He also added that the

zoning code was from 1979 and was not consistent with what the inner core of the city was and potentially not consistent with what they wanted to see in the future and expansion of the city's boundaries.

Commissioner Curless asked if her plans were acceptable with the city, to which Director Ostrowski and Mayor Wiza confirmed that it was.

Mayor Wiza opened the public hearing.

Andrea Olson (410 Franklin St) explained that when they had initially purchased the home, the garage had been on the back of the 400 Franklin property, but had come down due to it being structurally unsound. She explained that the setback difference between the existing home and the old garage was versus where the new home with the attached garage would be was a one foot difference. She also added that that existing home was closer to the road than the one they were requesting with the overall footprint and size of the house was staying the same. Ms. Olson went on to reference surrounding homes that were closer to the lot line and larger in size than 400 Franklin. She noted that they were incorporating green space both on the ground level and rooftop. She stated that they were trying to stress an eco-friendly build and saw it as a great example of someone being invested into the community.

Mayor Wiza stated his concern for the generic rendering, to which Ms. Olson confirmed that the final would have more character.

Aldersperson Cathy Dugan (Eighth District) expressed her appreciation for the builders and the type of buildings they constructed, noting that they were eco-friendly and contemporary. She also stated that a larger discussion for the council and plan commission would be to discuss the benefits and disadvantages of wanting more density, but also providing a balance with green space. Lastly, she stated that there were other communities that wouldn't permit over a certain percentage of impervious construction while the rest remained open to storm water.

Mayor Wiza closed the public hearing.

9. Action on the above.

**Motion by Commissioner Haines to approve the request from Andrea Olson for a conditional use permit to utilize Traditional Neighborhood Overlay District standards for reduced setbacks to construct a home at 400 Franklin Street (Parcel ID 2408-30-4021-07) with the following conditions:**

1. **The driveway shall be no wider than 20 feet.**
2. **All necessary building permits shall be obtained for the proposed work.**
3. **All other applicable ordinance requirements shall be met.**
4. **Staff shall have the right to make minor modifications to the plans.**

**seconded by Commissioner Curless.**

**Motion carried 7-0.**

10. **Public Hearing** – Request from the City of Stevens Point to rezone two parcels north of Main Street and between Michigan Avenue and Minnesota Avenue (Parcel ID's 2408-33-2001-05 & 2408-33-

2001-04) where the following addresses are present; 2442 Main Street, 941 Michigan Avenue, 1000 Minnesota Avenue, 1100 Minnesota Avenue, 933 Michigan Avenue, and 2400 Main Street from "R-2" Single Family Residence District to "R-5" Multiple Family II Residence District.

Director Ostrowski explained that the property was known as the Goerke Park complex with PJ Jacobs Junior High, or the former Mid-State Technical College building. He explained that the city had decided to look into leasing the former Mid-State facility at 933 Michigan Avenue, but in order to lease it to a non-intuitional type use, such as an office user, the property would have to be rezoned to allow for that certain type of use to occur on the property. He added that the least intensive zoning classification that would allow for professional office users would be R-5 multi-family, noting that they did not want to rezone the property too intensely as it could lead to other uses in the future. The other property that was being included in the rezoning was PJ Jacobs Junior High in order to make it a consistent zoning classification for the entire area. He stated that when looking to rezone a property, it needs to be looked at as if it was a vacant piece of property. He noted however, that the ownership structure between the Goerke complex and PJ Jacobs, any change to either the school or park system would have to come back for a conditional use permit or a site plan review by the plan commission and common council. He explained that while there were no current users identified for that building, rezoning would provide the flexibility to allow office type users to occur without having to line up the office type users first and then come back and look for a rezoning when a timeline could be important. Lastly, he added that the city would have to approve any user and lease via plan commission and common council.

Mayor Wiza stated that he wanted to give some background, stating that they had received a request from the university for that area, but that the council had determined that it was not conducive to the neighborhood and park. He further explained that the most important thing was maintaining control over the evening parking for events at the Willett Ice Arena and Goerke Park, noting that while they could put an institutional use in the building now, it would generate 700 or more people in there at any time. The Mayor stated that they were feeling out the market for a use that would work for the area, and an office type use came to mind as they generally operated between 8:00AM-5:00PM. They were not looking at selling the property, mentioning that it was currently vacant.

Mayor Wiza declared the public hearing open.

Mary Ann Powell (2333 Prais St) expressed concern over the possibility of additional traffic, and asked what the new zoning would allow and if someone could decide to start putting up a big apartment house.

Mayor Wiza stated that the city owned the property and had no plans on selling, to which Ms. Powell asked whether it was a possibility as an R-5 multi-family zone.

Mayor Wiza stated that while it was possible, it was very unlikely and that it would have to go through a series of approvals from the city.

Mary Ann Powell (2333 Prais St) reaffirmed her concern about traffic on Michigan, to which Mayor Wiza stated that the amount of traffic on Michigan has been reduced since the departure of Mid-State.

Mary Ann Powell (2333 Prais St) asked if it was the best use for it was an office building, adding that changing it to R-5 in order to rent it didn't seem like a very good reason.

Mayor Wiza stressed his hesitance in engaging in conversation within a public hearing as it was open in order for people to speak their mind, not answer questions.

Michael Pecore (907 Minnesota) expressed his concern with the R-5 designation, stating that it could be a five-story building and thought it was being categorized improperly, adding that it should be another designation.

Aldersperson David Shorr (Second District) expressed his support for the leasing of old Mid-State and the efforts to keep a modest about of coming and going, as well as thanking the Director in working with him to minimize confusion about the request. However, he added that the rezoning be restricted to the parcel that is needed and associated with the old Mid-State building.

Aldersperson Cathy Dugan (Eighth District) agreed with Aldersperson Shorr's position in rezoning just the Mid-State building to allow a possible office use, as well as the city's future land use within the comprehensive plan that would have the area zoned as Institutional/Governmental. She added that rezoning the whole thing did not make much sense, and encouraged council to rezone it to Institutional/Governmental in order to protect the park and schools in that area.

Charles Stanley (900 Minnesota Ave) stated his opposition to the R-5 zoning as it would allow apartment buildings which was out of character for the neighborhood, adding that there could be another way to zone the Mid-State building.

Mary Ann Powell (2333 Prais St) asked if there was nothing between R-3 and R-5, stating that the letter had said it was the least intensive classification.

Mayor Wiza clarified that it was the least intensive use for what the council's vision was for the building, to which Ms. Powell asked if they could be given an idea of what an R-5 multiple family residence would allow. Mayor Wiza stated that it would be discussed out of the public hearing.

Mayor Wiza declared the public hearing closed.

#### 11. Action on the above.

Director Ostrowski clarified that none of the residences towards the north were slated to be rezoned, and that only the Goerke complex and the PJ Jacobs property were being proposed to be rezoned.

Commissioner Haines added that while there had been a suggestion to rezone only Mid-State, it was actually one big parcel.

Director Ostrowski confirmed that it was one parcel of land, noting that the former Mid-State building was owned by the city and there had not been a need for a separate parcel. He stated that while he had heard a lot of comments about apartment complexes, he said that multi-family would be conditional use within this district, and that the request would have to come before the plan commission and common council who would then review it on its merits, and whether it made sense for that particular neighborhood. He noted that the property was owned and controlled by the city, except PJ Jacobs, and that the uses on the site would be kept in the best interest of the surrounding residences. He stated there was no intent in putting up apartment buildings on the site or any of the surrounding sites, and the intent in rezoning the entire area was to allow office type users for the former Mid-State building.

He reaffirmed the need to look at it as a vacant piece of property, noting that zoning a small piece of property within a larger area would most likely be the wrong step to take from a planning perspective because it would start getting into spot zoning. As an example, he explained that if PJ Jacobs were to be demolished, they could build a single family home on that corner due to its current zoning, and that would likely not be the best use given the intensity of that intersection. He went on to further explain that an R-5 zoning classification would provide a buffer of intensity to the heavier B-4 commercial areas by the intersection before fading out into single or two family residences.

Commissioner Cooper added that they wouldn't go commercial because it would allow for things like an auto shop.

Director Ostrowski added that they would get into uses that they would have no review authority over. While he agreed that an institutional type zoning would be appropriate, it's not something that is currently in the zoning code, but will propose when looking into the zoning code rewrite. He also explained that a future land map use was solely for land use, not zoning designation, adding that a property could be slated for institutional or government use but be zoned differently, whether residential or commercial.

Mayor Wiza reaffirmed that there were no plans whatsoever to put up housing, but also explained that the current zoning would allow for that use. He explained that while the city could sell off the property and build single family homes, it was very unlikely. He reassured everyone that they were trying to find a use that would be complementary to the area while protecting the parking, the use, the neighborhood, and the park-like atmosphere, adding that placing anything in there that would harm those uses would most likely never make it through council. Lastly, he said that while things could happen, the likelihood of those things happening were very slim and the only thing they were trying to do now was to find a least intensive use instead of spending \$30,000-35,000 dollars a year keeping it empty.

**Motion by Commissioner Cooper to approve the request from the City of Stevens Point to rezone two parcels north of Main Street and between Michigan Avenue and Minnesota Avenue (Parcel ID's 2408-33-2001-05 & 2408-33-2001-04) where the following addresses are present; 2442 Main Street, 941 Michigan Avenue, 1000 Minnesota Avenue, 1100 Minnesota Avenue, 933 Michigan Avenue, and 2400 Main Street from "R-2" Single Family Residence District to "R-5" Multiple Family II Residence District; seconded by Alderperson Kneebone.**

**Motion carried 7-0.**

12. Community Development Department Monthly Report for August 2016. *Report will be provided after August 31, 2016.*

Mayor Wiza reported that there had been 5 million dollars of growth in August, keeping them on track for a record setting year.

Director Ostrowski reported that they had exceeded 2015 total values by July and that they were seeing a lot of growth with commercial and a number of residential homes. He added that the Redevelopment Authority had initiated a request for proposals to do a housing study for the city, stating that they had received 4 proposals. He explained that there had been some concerns in the lack of housing within the community, specifically for individuals wanting to relocate to the city, and

that the housing study would assist in future recommendations on what specific types of housing they should look into.

Commissioner Curless asked how many vacant lots were available in the city, to which Director Ostrowski stated that they were currently doing the analysis for that information, but that most of the growth could incur as infill from people potentially selling double lots.

Commissioner Brush asked if the current demand for housing would require different types of housing other than single family homes.

Director Ostrowski stated he would like to see a diversified housing stock since single family developments, further adding that low density single family homes didn't always pay for themselves as the services the lot required outweighed the cost of taxes paid.

Commissioner Hoppe commented that students were starting to pay attention to the decisions and processes the city made, to which Mayor Wiza affirmed that the city was currently in a good place.

Director Ostrowski reported that they had received the first comprehensive plan chapter back which would be coming forward for review and discussion at a special meeting.

Aldersperson Cathy Dugan (Eighth District) stated that they didn't have to choose between condos, apartments, or single family homes on large lots as there were single family homes that were going up on small lots.

13. Director's Update (*informational purposes only*).

Mayor Wiza reported that the City of Stevens Point had just received a \$390,141 WisDOT Transportation Alternative Program Project Grant to fund a community-wide project that would create about 13 miles of safe bicycling and pedestrian routes through the city's core areas. He also stated that the city would be committed to fronting 20% of the project, with the planning phase beginning in 2017 and construction in 2019. He commended the efforts of the council, and the Bicycle and Pedestrian Advisory Committee for working diligently in compiling it, as well as mentioning that listening to the people and trying to incorporate everybody's ideas was contributing positively to the record growth and vibe of the city.

14. Adjourn.

**Meeting adjourned at 8:00 PM.**