

REPORT OF CITY PLAN COMMISSION

November 6, 2017 – 6:00 PM

Lincoln Center, Multi-Purpose Room – 1519 Water Street, Stevens Point, WI 54481

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

ALSO PRESENT: Director Ostrowski, Associate Planner Kearns, City Attorney Beveridge, Comptroller / Treasurer Ladick, City Assessor Shepro, Alderperson Jennings, Alderperson Nebel, Alderperson Oberstadt, Alderperson Johnson, Alderperson Dugan, Alderperson McComb, Alderperson Phillips, Alderperson Morrow, Brandi Makuski, Mark Ilten, Jim Haferman, Brian Bridges, Mary Ann Laszewski, Michelle Rice, Brody Rice, Les Dobbe, Trevor Roark, Joel Pickus, Terry Vandergate, Karen Vandergate, Nathan Kosewski, Robert Jean, Travis Haines, Gene Schulfer, Eric Orsbon, Martin Graff, and Brandy Graff.

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INDEX:

1. Roll call.

Discussion and possible action on the following:

2. Report of the October 2, 2017 meeting.

3. Request from Service Cold Storage, LLC for a site plan review of an expansion to the existing cold storage warehouse facility located within the Planned Industrial Development Zoning District at 5700 E.M. Cops Drive (Parcel ID: 281230801210006).

4. Request from Terry & Karen Vandergate for the purpose of annexing 1225 Torun Road (County Parcel ID: 020240814-11.28) from the Town of Hull to the City of Stevens Point.

5. Request from the City of 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 for the following nine properties to a designation of Downtown District:

- a. 0 Smith Street (Parcel ID: 281240832100513) designated as Multi-Family (3+ Units)
- b. 0 Main Street (Parcel ID: 281240832100511) designated as Multi-Family (3+ Units)
- c. 1416 Main Street (Parcel ID: 281240832100512) designated as Multi-Family (3+ Units)
- d. 0 Centerpoint Drive (Parcel ID: 281240832101611) designated as Not Developable / Restrictive Ownership
- e. 0 Main Street (Parcel ID: 281240832100605) designated as Residential (one & two-family)
- f. 1417 Main Street (Parcel ID: 281240832100604) designated as Residential (one & two-family)
- g. 1501 Main Street (Parcel ID: 281240832100603) designated as Residential (one & two-family)
- h. 1517 Main Street (Parcel ID: 281240832100602) designated as Multi-Family (3+ Units)
- i. 1525 Main Street (Parcel ID: 281240832100601) designated as Commercial / Office

6. **Public Hearing and Action** on a request from The City of Stevens Point to rezone eight properties on the fringe of downtown from R-5 Multiple – Family II Residence District to B-2 Central Business Transition District: 0 Smith Street: 0 Smith Street (Parcel ID: 281240832100513), 0 Main Street (Parcel ID: 281240832100511), 1416 Main Street (Parcel ID: 281240832100512), 0 Centerpoint Drive (Parcel ID: 281240832101611), 0 Main Street (Parcel ID: 281240832100605), 1417 Main Street (Parcel ID: 281240832100604), 1501 Main Street (Parcel ID: 281240832100603), 1517 Main Street (Parcel ID: 281240832100602).

7. **Public Hearing and Action** on a request from Brody Designs to rezone 1525 Main Street (Parcel ID: 281240832100601) from R-5 Multiple – Family II Residence District to B-2 Central Business Transition District.
  8. 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 at 2045 Portage Street (Parcel ID: 281240832104201).
  9. **Public Hearing and Action** on a request from the University of Wisconsin Stevens Point to rezone 2045 Portage Street (Parcel ID: 281240832104201) from R-3 Single and Two-Family Residence District to U-1 University Facilities District.
  10. Request from the University of Wisconsin-Stevens Point for a site plan review to expand Parking Lot R at 2045 Portage Street (Parcel ID: 281240832104201).
  11. Request from Marty Graff for a conceptual project review of a mixed use development at 111 Division Street North (Parcel ID: 281240829140017) and the adjacent property to the north (Parcel ID: 281240829140018).
  12. **Public Hearing and Action** on a request from Cardinal Capital Management for a conditional use permit amendment to construct a community building and perform other property improvement activities at 2601 Indiana Avenue (Parcel ID: 281230804100113).
  13. Request from the City of Stevens Point to purchase three properties: 1466 Water Street (Parcel ID: 281240832201931), 0 Water Street (Parcel ID: 281240832201912), and 924 Arlington Place (Parcel ID: 281240832201911) for the preservation of property for a future city hall.
  14. Community Development department monthly report for September & October, 2017
  15. Director’s Update
  16. Adjourn
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1. Roll call.

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

Discussion and possible action on the following:

2. Report of the October 2, 2017 meeting.

**Motion by Commissioner Cooper to approve the report of the October 2, 2017 Plan Commission meeting; seconded by Commissioner Brush.**

**Motion carried 7-0.**

3. Request from Service Cold Storage, LLC for a site plan review of an expansion to the existing cold storage warehouse facility located within the Planned Industrial Development Zoning District at 5700 E.M. Cops Drive (Parcel ID: 281230801210006).

Director Ostrowski briefly explained the third addition requested by Service Cold Storage which would total 169,000 square feet. This new addition, which would be built to match the existing facility on the east end, would add 27 loading docks and 32 staging semi-truck stalls. Seeing as the site was zoned PID, or Planned

Industrial Development, it required site plan review which would also cover landscaping and elevations. The review for the proposed addition, he further explained, was fairly simple in that it met and fit with the existing facility architectural elements, parking layout, and staging area. While addition would bring them close to the existing property line, they would remain within their existing parcel, noting that Service Cold Storage had the potential to continue moving towards the east with new additions with additional land. Lastly, he explained that they were considering a more sustainable landscaping design rather than a continuous manicured lawn as they continued to move further east. Approval was recommended with conditions outlined in the staff report.

Commissioner Brush asked whether the existing water retention area was sufficient to handle the addition of more impervious surface, to which it was confirmed that it was adequate.

Les Dobbe (5700 E.M Copps) President and CEO of Service Cold Storage, added that the water retention area exceeded capacity requirements by the DNR. Additionally, there would be no new access points to the site with the addition which would aid in allowing them to keep their security measures in place throughout the infrastructure. He also explained that the City had no additional investment on the property as they had adequate sewer and water for the site, but inquired as to the possibility of continuing with a fire suppression system in the new addition. While the state did not require it, they had included it to meet City code, and asked whether that could possibly be reconsidered. Lastly, in regards to landscaping, he detailed how they were interested in using a nature scape or community garden area rather than having manicured lawn.

**Motion by Commissioner Curless to approve the request from Service Cold Storage, LLC for a site plan review of an expansion to the existing cold storage warehouse facility located within the Planned Industrial Development Zoning District at 5700 E.M. Copps Drive (Parcel ID: 281230801210006) with the following conditions:**

- 1. Landscaping and screening shall be installed to screen additional new parking within 6 months of the completion of any addition or expansion.**
- 2. The southern trailer parking area shall be screened with a decorative fence of at least 6 feet tall or a berm (minimum of 6 feet) with landscaping.**
- 3. Additional landscape screening, to be approved by staff, shall be installed along the southern and western property lines, as well as along the sides of the parking areas.**
- 4. Street trees shall be installed along the street at a rate of 1 per every 75 lineal feet.**
- 5. Landscaping shall be irrigated and maintained in perpetuity.**
- 6. Stormwater detention areas shall be maintained.**
- 7. Staff would have the ability to approve an alternative natural landscaping plan.**

**seconded by Commissioner Curless.**

**Motion carried 7-0.**

- 12. Public Hearing and Action** on a request from Cardinal Capital Management for a conditional use permit amendment to construct a community building and perform other property improvement activities at 2601 Indiana Avenue (Parcel ID: 281230804100113).

Mayor Wiza moved Item 12 to this point in the agenda due to the applicant's time constraints, to which there were no objections.

Director Ostrowski briefly explained that the request was before them due to the site being multi-family in nature, and any multi-family was a conditional use within every single City zoning district. He further explained that the new community building would take access of Indiana Avenue, and that additional improvements would be made to the parking lot, signage, exterior of the existing buildings, as well as updates to the interior units. The interior layouts and occupancy would remain the same. Lastly, he noted that due to the apartment buildings being constructed prior to the City having certain standards under the conditional use, the existing buildings would not be required to have the minimum masonry component on the exterior. However, they would be placing the minimum 25% masonry component as a condition for the community building due to it being new construction. Overall staff saw no concerns with the request and recommended approval with conditions outlined in the staff report.

Mayor Wiza declared the public hearing open.

Mayor Wiza declared the public hearing closed.

Aldersperson Kneebone noted that since the exterior of the existing buildings were being renovated with two types of siding, the new community building may look out of place or not match the existing buildings if the 25% masonry requirement was placed as a condition. She asked whether it would be an issue if they removed the condition in order to keep with a continuous appearance throughout the site.

It was confirmed that it was in the purview of the commission to request that all buildings stay uniform.

**Motion by Aldersperson Kneebone to approve the request from request from Cardinal Capital Management for a conditional use permit amendment to construct a community building and perform other property improvement activities at 2601 Indiana Avenue (Parcel ID: 281230804100113) with the following conditions:**

- 1. Applicable building codes shall be met and applicable permits obtained.**
- 2. The maximum number of units shall be 40 with a maximum number of 80 bedrooms.**
- 3. The new community building may be exempt from the minimum 25% masonry exterior façade requirement if the siding matches the existing buildings, and that the materials are reviewed and approved by the Community Development Department.**
- 4. The applicant shall submit a landscaping plan identifying existing landscaping and proposed landscaping meeting the applicable landscaping requirements, to be reviewed and approved by the Community Development Department.**
- 5. Landscaping shall be provided along Indiana Avenue in front of the new community building meeting applicable requirements.**
- 6. Bicycle parking shall be installed at a rate meeting the applicable requirements outlined in the zoning ordinance.**
- 7. Snow shall be removed from the site, or stored in a location that it will not negatively impact parking, vehicular circulation, or adjacent properties.**

8. **New refuse enclosures shall be constructed of materials that complement the main materials used on the main building. The applicant shall submit details regarding the refuse storage to be reviewed and approved by the Community Development Department.**

9. **Minor modifications may be approved by staff.**

**seconded by Commissioner Curless.**

**Motion carried 7-0.**

4. Request from Terry & Karen Vandergate for the purpose of annexing 1225 Torun Road (County Parcel ID: 020240814-11.28) from the Town of Hull to the City of Stevens Point.

Director Ostrowski explained that the request was for a direct, continuous, and unanimous annexation, noting that utilities already existed and extended up to the mobile home park on Torun Road. This being the case, the property owners would be able to hook up to City sewer and water upon annexation, adding that it would also initially be zoned as Residential Low Density while they took time to appropriately examine the area for a future permanent zoning. Lastly, he stated that the City was looking at possible boundary adjustment agreements with the Town of Hull, and that they were looking at continuing further conversations later in the year regarding which areas they would like to preserve as town and which areas should be brought forward for City annexation. Staff saw no concerns with the request and recommended approval.

Commissioner Brush asked how far water and sewer extended in that area, to which it was confirmed that utilities ran up to the mobile home park on Torun Road.

Mayor Wiza asked whether the Town of Hull was aware of the request, and if they had provided their consideration.

Associate Planner Kearns explained that the City and Town of Hull had received a questionnaire from the State, both had completed and returned them, and that they were not waiting for a response, adding that Common Council would not be able to take action on the request until a recommendation by the State had been received.

**Motion by Commissioner Haines to approve the request from Terry & Karen Vandergate for the purpose of annexing 1225 Torun Road (County Parcel ID: 020240814-11.28) from the Town of Hull to the City of Stevens Point; seconded by Commissioner Hoppe.**

**Motion carried 7-0.**

5. Request from the City of 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 for the following nine properties to a designation of Downtown District:
- a. 0 Smith Street (Parcel ID: 281240832100513) designated as Multi-Family (3+ Units)
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  - d. 0 Centerpoint Drive (Parcel ID: 281240832101611) designated as Not Developable / Restrictive Ownership
  - e. 0 Main Street (Parcel ID: 281240832100605) designated as Residential (one & two-family)

- f. 1417 Main Street (Parcel ID: 281240832100604) designated as Residential (one & two-family)
- g. 1501 Main Street (Parcel ID: 281240832100603) designated as Residential (one & two-family)
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Director Ostrowski noted that Agenda Items 5, 6, and 7 were related, and if there were no issue, he would speak to all of them. He explained that an individual was interested in purchasing 1525 Main Street, an office building on the corner of Main Street and Rogers Street, for potential light retail use. That property was currently zoned R-5 which would allow for certain office uses to take place, but not retail. The general area, he further explained, was zoned Multi-family II, R-5. Single family was allowed in the district as a conditional use, as well as smaller office type uses and multi-family. Staff had revisited the area and thought it would be a more appropriate use of having it be a transitional area coming from the downtown. When looking at the future land use map, the map essentially designated the areas as being the existing land designations. However, if looking into the future, the area would likely transition to a more intense use other than just standard residential type uses. Currently, most of the properties were used as either offices or rentals, with one single family property. In summary, 1525 Main Street would need to be zoned appropriately to a commercial type zoning district. In order for that rezoning to take place, the future land use map would need to identify the area as commercial or office use. However, with staff taking a look at it from a broader perspective, they found it was more appropriate to have the area consistent in having a similar type land use designation and zoning classification of B-2 Central Business Transition District. This B-2 district was created to specifically be used on the border of the downtown area between the downtown and more residential type neighborhoods surrounding it. He further explained that in issuing the requests, they had contacted all the property owners and identified the changes they were wanting to do. The requests had been set up so that if the overarching properties were denied the rezoning, the third request by the original applicant could still be considered on a singular basis, but that would start getting into spot zoning. Staff recommended approval of all three requests, stating that from a long term comprehensive approach, the change in future designation and ultimately to B-2 zoning classification would be the more advantageous route to take so the properties remain consistent.

Commissioner Brush asked whether the area being discussed came under the purview of the historic preservation district, to which it was confirmed that it did, and that the district ended at the intersection of Main Street and Rogers Street.

Commissioner Curless asked if there was just only one single family residential property.

Director Ostrowski confirmed that the only single family use was located at 1501 Main Street, adding that the use could continue as such under a conditional use, which it was already under its current zoning. What would change under the B-2 classification, he explained, would be setback requirements and parking standards in which the setbacks would be reduced and on-site parking wouldn't be required. Regardless of the potential advantages of the B-2 zoning classification, he understood why people may be hesitant if they were residential as they may end up having a more intense use beside them.

Mayor Wiza asked that all discussion from the commission be directed towards agenda item five, which was to amend the City of Stevens Point Comprehensive Plan future land use map.

**Motion by Commissioner Haines to approve the request from the City of 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 for the following nine properties to a designation of Downtown District:**

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seconded by Commissioner Hoppe.

**Motion carried 7-0.**

6. **Public Hearing and Action** on a request from The City of Stevens Point to rezone eight properties on the fringe of downtown from R-5 Multiple – Family II Residence District to B-2 Central Business Transition District: 0 Smith Street: 0 Smith Street (Parcel ID: 281240832100513), 0 Main Street (Parcel ID: 281240832100511), 1416 Main Street (Parcel ID: 281240832100512), 0 Centerpoint Drive (Parcel ID: 281240832101611), 0 Main Street (Parcel ID: 281240832100605), 1417 Main Street (Parcel ID: 281240832100604), 1501 Main Street (Parcel ID: 281240832100603), 1517 Main Street (Parcel ID: 281240832100602).

The summary for this request occurred under agenda item five.

Mayor Wiza declared the public hearing open.

Robert Jean (1501 Main St), owner and resident of the only remaining single family home within the listed properties, stated opposition to the rezoning request. He cited concerns with increased traffic congestion, noise, parking issues, and the possibility of the types of businesses, such as taverns, that could be placed next to his residence. He also stated that his property was listed on the National Register for Historic Places, and asked what would occur to the immediate historic area if zoning requirements were changed, and if the historic district would supersede the new zoning district. He asked that the request be amended to not include his residence in the rezoning.

Alderperson Nebel (Third District) also stated her opposition to the rezoning, citing concerns with how the area could be changed dramatically with the types of buildings and uses that would be allowed under the new zoning, especially when signage requirements would be changed, and there would be no required parking for businesses.

Brody Rice (3058 Village Park Dr, Plover), owner of Brody Designs in Plover, stated that he and his wife were looking to relocate their higher end businesses to Stevens Point at 1525 Main Street. They didn't expect there to be any issues with causing higher traffic concerns, adding that they would not be making any alterations to the exterior of the building or signage.

Mark Ilten (1525 Main St), co-owner with Jim Haferman of the Haferman & Ilten law office, stated their approval of the request, stating that they had been the occupants of the building since 1995. He explained that their building was the only truly commercial looking property in that immediate area, and that they had preserved the character of the building out of self-interest and local historic requirements. He noted that regulations for the historic district would most likely overlay the entire district that would prevent dramatic changes to the characteristics of the area. He added that while they had an invested interest in selling the

property to Mr. and Mrs. Rice, he felt that they would do an admiral job in maintaining the character of the property.

Mayor Wiza declared the public hearing closed.

Mayor Wiza reiterated the reasoning for the three separate requests, adding that while staff had recommended rezoning all eight properties to be more conducive to what the future land use would be, the Commissioners had the option to rezone the one property that had requested it. He further explained that the uses currently existing would not be prohibited if they were to be rezoned. Additionally, the Historic Preservation / Design Review Commission would still have full authority superseding just about everything else in the district. While the potentially for allowing additional uses would be there, there were no immediate plans for any other changes in the district.

Commissioner Hoppe asked how many parking stalls there were at 1525 Main Street.

Director Ostrowski stated that there was a small parking lot south of the building and estimated 10 stalls. Were they to add a retail component to the R-5 District, it would still not be enough parking stalls to allow the retail use at 1525 Main Street, which is why they had to look at amending the individual property. He reiterated that there were a number of checks for the area to prevent it from being turned into a large commercial strip. Given the historic district designation and smaller lot sizes, it would already prohibit several uses from relocating into that building and area. Additionally, some of the residential structures would be difficult to convert to commercial uses due to code requirements, and some of the more noxious uses or more intense uses would likely be considered a conditional use, at which time that request would come before the Plan Commission. Parking was also stated as a concern, and he explained that while the new zoning would remove on-site parking requirements, there was plenty of on street parking to accommodate the potential retail use, in addition to the parking behind the building. Lastly, he stated that the B-2 zoning district was created for the particular purpose of acting as a buffer or transition between the downtown and residential areas, and he didn't expect the area to be changed dramatically due to the rezoning.

Commissioner Haines noted that they could look at rezoning 1501 Main Street and 1517 Main Street in the future, to which Director Ostrowski explained that staff was trying to look at a comprehensive approach to the rezoning without creating further inconsistencies. He understand frustration with the single family use, but while staff had recommended to rezone all of them, he confirmed that the commissioners could move forward with a motion to exclude properties.

**Motion by Commissioner Haines to approve the request from the City of Stevens Point to rezone six properties on the fringe of downtown from R-5 Multiple – Family II Residence District to B-2 Central Business Transition District: 0 Smith Street (Parcel ID: 281240832100513), 0 Main Street (Parcel ID: 281240832100511), 1416 Main Street (Parcel ID: 281240832100512), 0 Centerpoint Drive (Parcel ID: 281240832101611), 0 Main Street (Parcel ID: 281240832100605), 1417 Main Street (Parcel ID: 281240832100604); seconded by Commissioner Brush.**

**Motion failed 3-4, with Mayor Wiza, Alderperson Kneebone, Commissioner Cooper, and Commissioner Hoppe voting in the negative.**

Alderperson Kneebone noted that they could be setting themselves up for issues with inconsistency in the future in regards to the Comprehensive Plan and Zoning Code, adding that there were enough reasons to keep the buildings the way they were and that they didn't have to worry about large changes happening quickly.

Commissioner Haines stated that they yet didn't know what they were doing since they were still in the middle of the Comprehensive Plan and Zoning Code rewrite, so consistency didn't seem necessary at the present time, adding that they could fix it in the future as well.

Commissioner Hoppe agreed with keeping with consistency for the rezoning, adding that additional checks from the historic district were there.

Commissioner Brush asked what the zoning is to the west to these plots being discussed, to which Director Ostrowski confirmed that the west was zoned Downtown District, with the properties being discussed wanting to be zoned to B-2 Central Business Transition District to act as a buffer between the Downtown District and residential properties to the east.

**Motion by Commissioner Hoppe to approve the request from The City of Stevens Point to rezone eight properties on the fringe of downtown from R-5 Multiple – Family II Residence District to B-2 Central Business Transition District: 0 Smith Street (Parcel ID: 281240832100513), 0 Main Street (Parcel ID: 281240832100511), 1416 Main Street (Parcel ID: 281240832100512), 0 Centerpoint Drive (Parcel ID: 281240832101611), 0 Main Street (Parcel ID: 281240832100605), 1417 Main Street (Parcel ID: 281240832100604), 1501 Main Street (Parcel ID: 281240832100603), 1517 Main Street (Parcel ID: 281240832100602); seconded by Alderperson Kneebone.**

**Roll Call:**

**Yeas: Wiza, Kneebone, Brush, Cooper, Hoppe**

**Nays: Curless, Haines**

**Motion carried 5-2.**

Commissioner Brush noted that his vote was in error, as he meant to approve Item 7, but deny the request for Item 6.

- 7. Public Hearing and Action** on a request from Brody Designs to rezone 1525 Main Street (Parcel ID: 281240832100601) from R-5 Multiple – Family II Residence District to B-2 Central Business Transition District.

The summary for this request occurred under agenda item five.

Mayor Wiza declared the public hearing open.

Alderperson Jennings (First District) spoke in favor of the request, citing that it would be a good, higher end contribution to the Downtown, adding that individuals parking could lessen when compared to previous uses of the building.

Robert Jean (1501 Main St) disagreed with Alderperson Jennings' comment, stating that retail would require more parking than a law office.

Mayor Wiza declared the public hearing closed.

Commissioner Curless stated, in his opinion, that when a property was rezoned, people had to hope for the best but assume the worst as there was no guarantee that the property would remain retail and not turn into another use.

Commissioner Haines commented that the rezoning of the one property didn't seem to be much of an issue as they had already voted to rezone the eight other properties.

**Motion by Commissioner Cooper to approve the request from Brody Designs to rezone 1525 Main Street (Parcel ID: 281240832100601) from R-5 Multiple – Family II Residence District to B-2 Central Business Transition District; seconded by Mayor Wiza**

**Motion carried 6-1, with Commissioner Curless voting in the negative.**

8. 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 at 2045 Portage Street (Parcel ID: 281240832104201).

Director Ostrowski noted that agenda items 8, 9, and 10 were related, and if there was no issue, he would speak to the Comprehensive Plan amendment, rezoning, and site plan review for the University. He expanded on the request, noting that the recently purchased property in question was on the corner of Portage Street and Reserve Street. The University wanted to expand parking to fill in the corner of the existing parking lot in order to make the area consistent. However, in order for this to occur, the area first had to be designated and identified to the University District within the future land use map from the R-3 District, and then subsequently property rezoned to U1-University district. If the rezoning was approved, they would then look at a site plan approval for the parking lot area being added in order to match the standards for the existing parking lot.

Staff recommended approval for all three items, adding that staff would look in the future to designate the rest of the areas that were already parking lots to the University within the Comprehensive Plan future land use map.

Mayor Wiza requested comments from the audience.

Aldersperson Nebel (Third District) expressed concerns with the request, noting that the University often used the reasoning of keeping with consistency with surrounding land use to justify changing the zoning code, as well as expanding their boundary like they had along Briggs Street. Even so, they had yet to see an updated Master Plan from the University. She asked that the City first receive a timeline update on when they could expect a revised plan before approving any rezoning requests. Additionally, she asked that parcels not be rezoned piece by piece, especially when they were doing so to put in more and cheaper parking.

Trevor Roark (601 Washington Ave) stated his opposition to the request. He stated that an oversupply of free and cheap parking had caused induced demand on the campus and throughout the City, and also caused more people to drive to their destination whereas they should encourage walking and biking if residing nearby. The amount of parking also increased congestion, decreased land value and property tax revenue, and led to less green and people space, as well as caused more infrastructure liability for City and University. He inquired as to why there was an increase in parking supply when enrollment had decreased or why costs were being spent on parking lot expansions when staff and faculty were being laid off. He lastly noted a lack of outdoor gathering areas and recommended denying the request for the parking lot expansion.

Aldersperson Jennings (First District) noted agreement with Mr. Roark's statement.

Carl Rasmussen (1848 Maria Dr), Campus Planner, asked for clarification on how the items were being presented as there had been comments made outside of amending the future land use map.

Mayor Wiza confirmed that they would handle each item separately, and that some of the comments should not have occurred during the current agenda item.

**Motion by Commissioner Haines 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 at 2045 Portage Street (Parcel ID: 281240832104201); seconded by Commissioner Cooper.**

**Motion carried 7-0.**

9. **Public Hearing and Action** on a request from the University of Wisconsin Stevens Point to rezone 2045 Portage Street (Parcel ID: 281240832104201) from R-3 Single and Two-Family Residence District to U-1 University Facilities District.

The summary for this request occurred under Agenda Item 8.

Mayor Wiza declared the public hearing open.

Trevor Roark (601 Washington Ave) clarified that his earlier statement was in reference to the current request for the expansion of Parking Lot R, not for the rezoning from R-3 Single and Two-Family Residence District to U-1 University Facilities District. He apologized for reading his statement under the improper item, and asked that his statement be applied to the current request.

Mayor Wiza declared the public hearing closed.

Commissioner Haines asked for clarification on what could occur if they did not rezone the parcel to U1-University Facility District, to which Director Ostrowski stated that the University's options would be limited to the uses and regulations within the R-3 District.

Mayor Wiza stated that he understood concerns presented, but noted that the property in question was the last remaining corner in that area. He also agreed with the need to see an updated Master Plan from the University, but noted that a copy of the existing plan could be provided to those who didn't currently have a copy.

**Motion by Commissioner Curless to approve the request from the University of Wisconsin Stevens Point to rezone 2045 Portage Street (Parcel ID: 281240832104201) from R-3 Single and Two-Family Residence District to U-1 University Facilities District; seconded by Alderperson Kneebone.**

**Motion carried 7-0.**

10. Request from the University of Wisconsin-Stevens Point for a site plan review to expand Parking Lot R at 2045 Portage Street (Parcel ID: 281240832104201).

The summary for this request occurred under Agenda Item 8.

Mayor Wiza noted that landscaping would be similar to the existing parking lot.

Aldersperson Johnson (Fifth District) agreed with Mr. Roark's and Alder Nebel's concerns in not knowing the University's future plans, adding that the City should probably demand an answer through a new Master Plan. She noted that people seemed to be parking just fine within the existing spaces.

Mayor Wiza stated that he would contact the University for an update for the timeline on the updated Master Plan.

Aldersperson Dugan (Eighth District) agreed with the importance of having a view to the future, noting that the parking lots were supposed to be placeholders for buildings. She urged discussion for parking ramps.

Carl Rasmussen (1848 Maria Dr) noted that the site plan for the extension was straight forward. In regards to the Master Plan, the existing plan did show the current area of discussion being parking. He also confirmed that they did have plans to convert parking lots into buildings, as was the case with the new Biology Building where Parking Lot X's 340 spaces had already been repurposed. The new building, he added, could have had parking around it but they had decided to keep it as a green space. Additionally, parking was not free, nor was it state funded. Parking was solely supported by users through meters and ticketing. He lastly stated that the Director of Parking Services was in attendance and could speak further on parking issues on campus.

Brian Bridges (1925 Maria Dr), Interim Police Chief and Director of Parking, stated that they were woefully short with fall parking as they had frequent complaints about not finding parking that they paid for, and on average, were 100 spots short daily. The new parking lot extension would be used for handicapped parking in order to provide better access to the sidewalks around the University.

Aldersperson Oberstadt (Fourth District), a former student and current employee of the University, agreed with previous concerns from alders in needing to protect surrounding neighborhoods, but added that having a residential property in the proposed extension area did not make sense as it was surrounded by the University.

Mayor Wiza noted that they were starting to get off topic and asked to keep discussion related to the site plan review.

Trevor Roark (601 Washington Ave) stated that the University was overselling their parking permits, to which Mayor Wiza asked that discussion be related to the site plan review. This could include layout of the parking lot or landscaping.

Commissioner Haines understood people's frustrations with the University as they did tend to have a perimeter of parking around the campus. She also agreed that the Master Plan needed an update as it was 10 years old. However, in regards to the particular property being discussed, she saw the parking lot extension as being an appropriate use for that corner. She noted that an outdoor gathering or sitting area would be underused.

**Motion by Commissioner Brush to approve the request from the University of Wisconsin-Stevens Point for a site plan review to expand Parking Lot R at 2045 Portage Street (Parcel ID: 281240832104201) 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. Staff shall have the ability to approve minor modifications to the site plan.**

**seconded by Commissioner Haines.**

**Motion carried 7-0.**

11. Request from Marty Graff for a conceptual project review of a mixed use development at 111 Division Street North (Parcel ID: 281240829140017) and the adjacent property to the north (Parcel ID: 281240829140018).

Director Ostrowski briefly introduced the conceptual project for the K-Mart area and parking lot where developers were looking for initial feedback for their multi-family student housing development with a commercial strip fronting Division Street. He explained that conceptual project reviews occurred to save money, time, and resources by putting forward plans or ideas earlier in order to make changes and incorporate ideas or suggestions, with Mayor Wiza adding that they were trying to get alders and commissioners involved early in the process.

Marty Graff, owner of the K-Mart site, explained that they planned to build a student housing development as they saw a need for student specific housing with amenities within walking distance to campus. He hoped to support the current students, as well as encourage growth in the university. He opened the concept to questions, and added that Joel Pickus, the architect, and Eric Orsbon, future management of day to day operations, were also in attendance.

Mayor Wiza stated that the concept was exciting as the project covered several things that alders had been pursuing such as the creation of student housing which could result in the conversion of house rentals back into single family homes, and the redevelopment itself would act as infill on an underutilized lot.

Commissioner Hoppe noted the opening in the middle of both site plan schemes and asked if it was meant to be a courtyard between buildings.

Joel Pickus, architect, noted that the plans were very conceptual at the current time, but they did see the center area as a community space that could be used to gather or meet up.

Commissioner Hoppe asked how many retail units they were planning to have, to which Marty Graff noted that there were several factors in deciding the number of units, but estimated from five to 10 tenants. However, he didn't dismiss the possibility of one tenant based on the size of the retailer.

Commissioner Haines commented on her preference of the Overall Site Plan Scheme One as it extended Isadore Street into the development and kept access to Division Street. Additionally, she liked that most of the parking was placed behind the buildings.

Director Ostrowski agreed in keeping Isadore Street open to the whole development as it would serve the area well and could assist in creating a downtown atmosphere outside of the actual downtown area. In regards to bringing retail buildings closer to the street, he explained that there were significant grade differentiations between the street and parking lot area as Division Street was set a lot higher, but added that the retail component could take on many different shapes. Division Street, he stated, was one of the most sought after areas, but the issue was that there weren't enough larger lots for developments, with many of the lots being smaller and odd shaped parcels. The conceptual project brought forth would better utilize the site.

Commissioner Brush also noted his excitement for the proposal and preference for Overall Site Plan Scheme 1. Scheme 1, he explained, kept access towards the university which would make it easier for students. Additionally, he positively noted the solar orientation of the buildings as each window would get sun at some point in the day.

Commissioner Curless noted the similar to The Windsor with the retail being sent towards the front along the main road.

Commissioner Cooper also noted his preference for Overall Site Plan 1 due to access layout, but added that he would like to see the City work with the developers in extending the road towards the north, or towards McDonalds and the neighboring shopping area.

Aldersperson Kneebone noted the lack of bike parking or secured covered parking, to which Joel Pickus stated that items such as bike parking and pedestrian wayfinding had to be vetted intensely, but that they were completely onboard with those concepts.

Mayor Wiza asked for comments from the audience.

Aldersperson Morrow (Eleventh District) noted his excitement for the development on an already blighted site. He had concerns that the property would go bankrupt and sit vacant for many years, but now they had an opportunity to have a development start immediately after the retailer closed. He inquired to the range of rents that would be charged.

Marty Graff explained that they were still running the numbers and doing a bit of studying in terms of rent configuration based on unit and bedroom counts. However, he estimated between \$600-700 a month for the furnished units, adding that the rents would include all utilities and that studio apartments would be priced higher.

Aldersperson Jennings (First District) noted her excitement for this development and the continued redevelopment of the overall TIF District 5. In regards to the site plan, she suggested a mixed-use, possibly two-story, retail development as close to Division Street as possible. While the developers had noted directing the buildings to students, she noted the possibility of also opening it up to a higher end base for the overall community such as working professionals and seniors due to its location and proximity to other amenities and recreation.

Aldersperson Dugan (Eighth District) also stated her content with the Overall Site Plan Scheme 1, and with the aesthetic of the proposed buildings. She too preferred the possibility of a mixed-use tenant base and parking set behind the retail buildings. She asked on an interior green space for residents to gather.

Aldersperson Johnson (Fifth District) stated her excitement for the project and support for the general comments. Her preference was also for a community type use, rather than just students, and strongly supported bringing the retail buildings close to the street to keep a certain type of aesthetic along Division Street.

Aldersperson Nebel (Third District) thanked the developers for their pleasing concept. She mirrored approval for a mixed-use tenant base, noting Sentry being built down the street. She inquired on more green space around and along the retail areas.

Travis Haines (1317 College Ct), with Candlewood Management, agreed with Aldersperson Jennings in having a mixed use tenant base, noting the Housing Study's emphasis on a need for different types of housing within the community. As for retail parking, he stated that he didn't mind parking in the front as he preferred not to be looking at the back of buildings or having to walk around them to get to the entrance.

Mary Ann Laszewski (1209 Wisconsin St) explained that a similar student housing development had gone in across the street at the intersection of Isadore Street and Maria Drive, but that they seemed to have a

perpetual for rent sign on the building year round. She also emphasized the Housing Study's need for alternate housing.

Commissioner Hoppe asked if other projects the developers had worked on in the Midwest in terms of management could be listed, to which Joel Pickus and Eric Orsbon listed several with UW-Madison, UW-Milwaukee, UW-Fond du Lac, UW-Fox Valley, and Green Bay.

Eric Orsbon expanded on their management, noting that their properties acted similar to housing on campus in that they created a sense of community and employed resident assistants, property managers, programmers, had study rooms and fitness centers, and many other amenities. If they did a mixed use tenant base, he stated, they would most likely separate students and nonstudents by building.

Aldersperson McComb (Ninth District) also expressed her content with the project. She inquired in whether the building would be pet friendly, similar to one of the locations they managed already. She also noted that the floorplan between the 4-bedroom and 2-bedrooms differed in that the 4-bedroom floorplan had a common living space, but the 2-bedroom was setup more like a dorm room, prompting the question if whether a single person could afford the 2-bedroom and use the second bedroom as their own living space, adding that perhaps additional configurations or arrangements could be thought of.

Aldersperson Dugan (Eighth District) reminded those in attendance that one of their goals was to renovate some of the older housing stock which could be done by creating attractive and affordable housing near campus for students.

Mary Ann Laszewski (1209 Wisconsin St) noted that comments made kept referencing drawing student tenants from occupied housing, but expressed concern that with every apartment they filled, it meant creating a vacancy issue for current rental landowners.

Commissioner Brush requested that they consider adding solar panels to the roofs as the campus and City were known for green or environmentally friendly.

Marty Graff thanked those in attendance for their thoughts and ideas, adding that they would be incorporated as they moved forward.

No action was taken on this agenda item.

13. Request from the City of Stevens Point to purchase three properties: 1466 Water Street (Parcel ID: 281240832201931), 0 Water Street (Parcel ID: 281240832201912), and 924 Arlington Place (Parcel ID: 281240832201911) for the preservation of property for a future city hall.

Director Ostrowski explained that the request was before them last month, but had been postponed in order to have additional time to review the proposal. While nothing had really changed in regards to the request, some additional information had been added such as the potential Offer to Purchase and the County's layout information for City Hall by Venture Architects. Ultimately, he explained, the intent would be to purchase the three properties in order to construct a two-story, 20,000 square feet City Hall building with potential parking. He reiterated that the request was to purchase the properties only, and not to approve the building of the new City Hall. He further explained that there were multiple different sites that they had looked into before deciding on which to pursue. Some of which included areas in the downtown such as the Chase Bank, the Lullabye site, the Belke block, the WPS site across from the park, and the overflow parking lot across from the Lincoln Center. Director Ostrowski stated that the proximity of the three properties to the County's potential new Government Center, as well as neighboring another City

property, Edgewater Manor, was a factor in selecting the location. Additionally, there had been previous concerns in taking waterfront property off the tax roll, but he explained that while not directly in front of the river, the three properties had posed challenges in the past when attempting to be sold since it was adjacent to the mill and other industrial type uses. Lastly, he explained that if the City continued to grow, there would be potential for expansion, and they didn't want to be confined to a space where they could not do so.

Mayor Wiza asked if there were comments from the audience, to which there were none.

Commissioner Brush noted his appreciation with the additional information that was provided.

Commissioner Hoppe also expressed appreciation for the additional month provided to review the request. He was pleased with the possibility of the request providing the community with connections to City Hall in regards to the river and Green Circle Trail.

Mayor Wiza made a brief statement in which he noted that spending nothing was not an option, and after looking at all the options and information presented by the County's architect and Space Needs Group, the Common Council had voted to build new in the downtown area, adding that the proximity of being near the County would help provide better, convenient services to all residents. Lastly, he stated that any taxes taken off the tax roll would be more than made up by the rent that would be collected from existing tenants if they somehow decided not to build there. He was in favor of the purchase.

Director Ostrowski expanded on the existing tenants, explaining that they currently paid about \$6,000 a month, or \$71,000 a year, for 4,867 square feet of leased space. The total purchase price for all three properties would be \$425,000, with the tenant paying for costs for improvements of about \$90,000 through increased lease payments. He reiterated that for what could be lost in tax revenue, it would be more than made up in lease revenue for the City as they would continue to lease the building at 1466 Water Street.

Mayor Wiza noted that the County Board would be discussing their options at their Thursday meeting at 5PM. The meeting would take place within the County Board room.

**Motion by Commissioner Brush to approve the request from the City of Stevens Point to purchase three properties: 1466 Water Street (Parcel ID: 281240832201931), 0 Water Street (Parcel ID: 281240832201912), and 924 Arlington Place (Parcel ID: 281240832201911) for the preservation of property for a future city hall; seconded by Commissioner Hoppe.**

**Motion carried 7-0.**

14. Community Development department monthly report for September & October, 2017.

Director Ostrowski explained that due to software not calculating values correctly, the September report had been postponed from last month. Both the September and October Monthly Reports had now been handed out. In terms of value, September had seen a little over \$4 million, so they were still trending fairly well for 2017. October had seen the issuance of several Sentry related permits and several new additions to other commercial projects. This brought the monthly value in October to over \$73 million, for a total of approximately \$103 million in value for year to date, adding that the average year was about \$25 million.

Mayor Wiza also stressed the significance of the year to date valuation of \$103 million and commended City Staff, Alderpersons, and Commissioners, adding that the value was not just as a result of one developer, but rather over 900 individual projects within the City.

Director Ostrowski pointed out the significance of the tagging system within Code Enforcement, stating that 18 out of the 18 properties that had been tagged for violations had complied within 24 hours. While they didn't collect service fees for the corrections, it gave residents the opportunity to correct the violation before an order was issued. This meant that the violation was corrected within 24-48 hours rather than a potential seven days, and if ultimately looking for compliance, this meant that the system was a success.

15. Director's Update.

Director Ostrowski noted that they were continuing to work towards another meeting at the end of the month for the Comprehensive Plan and Zoning rewrite. As such, he asked that any additional comments be brought back to him in order to incorporate them into the rewrite.

Commissioner Curless asked what date the next meeting would take place, to which there was a consensus for a 6:30PM on Monday, November 27<sup>th</sup>.

16. Adjourn.

**Meeting adjourned at 8:15 PM**