

## REPORT OF CITY PLAN COMMISSION

April 2, 2018 – 6:00 PM

Police Department – 933 Michigan Avenue, Stevens Point, WI 54481

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

ALSO PRESENT: Director Ostrowski, Associate Planner Kearns, City Attorney Beveridge, Alderperson Jennings, Alderperson Shorr, Alderperson Nebel, Alderperson Oberstadt, Alderperson Johnson, Alderperson McComb, Alderperson Phillips, Alderperson Morrow, Joe Bachman, Bill Schofield, Sandra Plaza, Rocky Shaw, Jeff Disher, William Levy, Marty Graff, Jim Eglr, Joel Pickus, Matt Rice, Jean Rice, Dan Rice, Jeff Rice, Vern Nystrom, Marc Buttera, Jim Laabs, Ward Wolff, Jarod Rachu, Richard Tafu, Robert Peterson, Pam Skaleski, and Ryan Bair.

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4. Public hearing and action on a request from Jeff Rice with Origin Family Homebuilders to rezone 525 Fourth Avenue (Parcel ID 281240830402401) from "R-3" Single and Two-Family Residence District to "PD" Planned Development District and site plan review.
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9. Request from Marc Buttera for site plan review of a development in East Park Commerce Center, zoned Planned Industrial Development, at an unaddressed parcel near the northeast intersection of Venture Drive and County Highway HH (Parcel ID 281230801340001).
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  13. Transfer of land, approximately 0.23 acres, on the southwest side of 2442 Sims Avenue (Parcel ID 281240833200105) from the City of Stevens Point to the Stevens Point Area School District at 2400 Main Street (Parcel ID 281240833200104).
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  19. Development department monthly report for March 2018 (to be completed after March 31, 2018).
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  21. Adjourn
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1. Roll call.

Mayor Wiza announced the City had declared a snow emergency that would stay in effect until 6:00 AM Wednesday morning and that street parking would be prohibited. However, the parking restriction would not be enforced around polling places on Tuesday. Additionally, an adjacent overflow room had been created due to a higher number of audience members expected, adding that the overflow room had been equipped with audio and video. He asked that individuals who were planning on speaking on later agenda items move into the overflow room to allow earlier agenda item speakers into the room if space became limited.

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

Discussion and possible action on the following:

2. Report of the March 5, 2018 meeting

**Motion by Commissioner Cooper to approve the report of the March 5, 2018 Plan Commission meeting; seconded by Commissioner Brush.**

**Motion carried 7-0.**

3. Public hearing and action on a request from Jeff Rice with Origin Family Homebuilders 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 institutional/government to residential at 525 Fourth Avenue (Parcel ID 281240830402401).

Director Ostrowski stated that agenda items 3, 4, and 5 were related. The first request would be to amend the Comprehensive Land Use Map, the second to rezone 525 Fourth Avenue to a Planned Development District and site plan review, and lastly, the third request would be for a final subdivision plat review. These items, he further stated, had been before the Plan Commission in February where they had been pulled from the agenda by the applicant. He briefly explained that the current occupant of the former Grant School property was looking to relocate to 933 Michigan Avenue, and that a residential project consisting of 10 twin homes on 20 zero-lot line lots was being proposed for the soon to be vacated 525 Fourth Avenue property. In order to allow flexibility for the development, the property was proposed to be zoned to Planned Development District and the current Comprehensive Plan to be amended to residential. Changes from the initial proposal included a site plan with staggered setbacks to break up the façade area, and a design with a rear detached garage to allow for a two-story option in addition to the developer's three-story option. The change to the future land use map for the property from institutional / government to residential would allow for consistency with the surrounding residential area, and the final plat would also be consistent with the original plat which had planned to support 16 lots and 16 buildings. Overall, with the requests coming in all at once, staff felt the Planned Development District was the best option in moving forward to achieve consistency throughout the neighborhood, and recommended approval of the requests.

Commissioner Brush asked if the developer had decided which design option to move forward with, to which Mayor Wiza stated that they would not be looking at design, but rather the Comprehensive Plan Amendment, rezoning, and final plat.

Director Ostrowski further explained that the requested deviations would be based on which options they decided to go with. For example, if they went with a two-story option, the building would need to be pushed closer to the street so they would need a front yard setback deviation, or if they went with a three-story option, they would need a height deviation as it would be over the allowed maximum height. The Director also recommend that whichever design option was chosen, that there be consistent builds on either side of the streets, meaning that if they did a three-story building on the south side, then all buildings on the south side would need to be three-stories.

Mayor Wiza noted that the original three-story option that had been proposed was just a few inches above the maximum height allowed, to which Director Ostrowski confirmed that it was 7 inches taller than what was currently allowed.

Commissioner Curlless noted a similar project in Green Bay where the developer placed the garage on the back end of the building so the main living area was on the ground level, as opposed to the second level in the developer's three-story option.

Mayor Wiza declared the public hearing open.

Sandra Plaza (525 Washington Ave) expressed concern over the three-story design option, the density it would create in a smaller area, potential water runoff concerns, lack of green space, and potential issues with overflow parking. While she was not opposed to the project, she was not for the current proposed build and density, and would have preferred to see a reduced plan of the development.

Ryan Bair (501 Fourth Ave) noted that he had cited concerns over traffic during previous public hearings and asked if there had been any discussion over possible four-way stops, one way streets, or any other items that would address increased traffic flow in the area. He added that his family was considering moving from their current home due to the development.

Mayor Wiza stated that he would address Mr. Bair's question after the public hearing.

Jeff Rice (117 Edgewood Rd, Custer), with Origin Family Homebuilders, explained the two different designs were a result of trying to address concerns they had heard from neighbors, experts, and their architects in that a three-story design may be too intense for the surrounding neighborhood. The new two-story layout would have a garage coming off the alley, allowing for the ground level to house the living space and be more consistent with the surrounding properties. He noted that the driver for the three-story design had been the preservation of green space. Lastly, he stated that the proposed density of the double homes were needed in order for them to make a profit from the development.

Mayor Wiza declared the public hearing closed.

Mayor Wiza, in regards to Mr. Bair's concerns, briefly explained that traffic counts or control were not performed until traffic existed. If control was warranted, they would move forward at that time.

Commissioner Hoppe suggested pushing the homes back from the main street in order to create a detached garage to allow for more greenspace in the front yard. He stated his preference for the two-story layout.

**Motion by Commissioner Curlless to approve the request from Jeff Rice with Origin Family Homebuilders 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 institutional/government to residential at 525 Fourth Avenue (Parcel ID 281240830402401); seconded by Commissioner Haines.**

**Motion carried 7-0.**

4. Public hearing and action on a request from Jeff Rice with Origin Family Homebuilders to rezone 525 Fourth Avenue (Parcel ID 281240830402401) from "R-3" Single and Two-Family Residence District to "PD" Planned Development District and site plan review.

Director Ostrowski briefly explained that the current request pertained to the rezoning of the property from R-3 Single and Two-Family Residence District to Planned Development District, as well as approving a general layout of the buildings and zoning deviations. Staff recommended the approval of either layout option with their corresponding deviations from zoning standards in exchange for a higher quality development, as well as indicating layout consistency based on the options chosen by the developer.

Mayor Wiza declared the public hearing open.

Mayor Wiza read a prepared statement by resident Jeremy Solin (4501 Nicolet Ave) in support of the development.

Mayor Wiza read a prepared statement by resident James Kosmalski (Fourth Ave) in support of the development.

Mayor Wiza declared the public hearing closed.

Commissioner Curless asked for clarification on what the vote for the request would encompass, to which Director Ostrowski stated that it would encompass the rezoning and the site plan review, adding that approving the request would essentially move them towards approving the 20 lot layout in the next agenda item.

Mayor Wiza noted that while they were separate requests, they were all connected.

Commissioner Curless expressed concern over the density of the project, adding that the proposed lots were too narrow, and he suggested an 8 building layout.

Mayor Wiza asked if the developer would be willing to answer additional commissioner questions, to which Mr. Rice found no issues.

Jeff Rice (117 Edgewood Rd, Custer) reiterated that the project would not be profitable for his company if they had less density and lots.

**Motion by Commissioner Haines to approve the request from Jeff Rice with Origin Family Homebuilders to rezone 525 Fourth Avenue (Parcel ID 281240830402401) from "R-3" Single and Two-Family Residence District to "PD" Planned Development District and site plan review with the following conditions:**

- 1. Staff shall have the authority to approve minor modifications to the approved plan.**

**seconded by Commissioner Hoppe.**

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

5. Request from Jeff Rice with Origin Family Homebuilders for a final subdivision plat review at 525 Fourth Avenue (Parcel ID 281240830402401).

Director Ostrowski noted that the final subdivision plat had not changed since before the preliminary plat. Staff recommended approval based on previous commission actions.

Mayor Wiza asked for comments from the audience.

Sandra Plaza (525 Washington Ave) agreed with statements made by Commissioner Curless in that the development was too dense. She asked that the contractor consider the layout for the development.

Pam Skaleski (640 Fourth Ave) thanked the developer for reconsidering the height of the buildings, but also felt that the lots were still too narrow for the buildings. She stated that there should be a covenant for the area.

Trevor Roark (601 Washington Ave), not representing any party or organization, and solely speaking as a resident, stated his support for the development and looked forward to the infill project. He briefly touched upon the negative impact of sprawl, and looked forward to having a more diverse housing stock and community, as well as mixed use developments among walkable and bikable neighborhoods.

Alderperson Oberstadt (District Four) noted that they had heard neighbors voice their frustrations over the development, but explained that often time people wanted different things, and that there were people who were interested in the type of development being proposed.

Commissioner Brush went over the review criteria for a planned development where the development itself should demonstrate a higher quality of site design, but noted that he saw nothing to suggest that was occurring on the proposed development.

Mayor Wiza stated that landscaping items would have been related to the last agenda vote, and the current request was in regards to the final plat review. Even so, the developer had been made aware of the concerns regarding a lack of natural elements.

Commissioner Curlless stated that while he supported the development as a whole, he still held concerns for the density of the layout for that residential area.

Commissioner Hoppe expressed similar sentiments in regards to wanting diversity among their neighborhoods with housing options and residents. He stated his support for the project.

Commissioner Brush stated his support for the development, hoping it would set a good example for future developments like it. He hoped to see the developer pay more attention to the natural elements of the project in addition to the buildings themselves.

**Motion by Commissioner Haines to approve the request from Jeff Rice with Origin Family Homebuilders for a final subdivision plat review at 525 Fourth Avenue (Parcel ID 281240830402401); seconded by Commissioner Cooper.**

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

6. Public hearing and action on a request from K/M Stevens Point, LLC. to rezone 111 Division Street North (Parcel ID 281240829140017 & 281240829140018) from "B-4" Commercial District to "PD" Planned Development District and site plan review.

Director Ostrowski stated that agenda items 6 and 7 were related. The proposed mixed use development on the old K-Mart site would consist of two, 4-story housing apartment buildings and a 16,000 square foot commercial strip center along Division. The K-Mart building would be demolished and replaced with the two apartment buildings for a total of 133 living units. He also noted that during the conceptual project review, they had looked at the overall site layout and access. The final proposal would be to have a curved layout of the buildings with Isadore Street going straight through with a roundabout in the middle of the development, with the center courtyard within the roundabout acting as an additional gathering and functional space. Car parking would be provided along the fronting retail center, as well as east and north of the development. And bike parking would also be made available on the site. He further noted that the mixed use of materials would also provide interesting architectural intrigue when viewing the development from the street, in addition to extensive landscaping design throughout the site. Staff hoped that the development would help to create a different environment for the students to enjoy as a second downtown area with it being so close to the university. Lastly, Director Ostrowski explained that rezoning the property to Planned Development District would allow for increased flexibility for the development in regards to giving the City assurances over how the project would develop. The development would also be consistent with the Comprehensive Plan which called the property to develop as commercial/office/multi-family, and a conditional use permit would be required for the apartment use as all multi-family in the City was a

conditional use. Staff recommended approval of the requests for the mixed use development, noting that it would help revitalize the area, especially given its prime location.

Aldersperson Kneebone, in regards to bike parking, suggested that it be covered and secured which in turn could encourage residents to not use vehicles.

Commissioner Hoppe asked whether there had been any discussion in extending Isadore Street, to which Mayor Wiza confirmed that there were no plans to do so, and that the street was private.

Mayor Wiza stated for clarification that the current request would encompass the rezoning to Planned Development District and site plan review.

Mayor Wiza declared the public hearing open.

Jim Laabs (1026 Second St N) asked what the width of the road would be between his commercial building at 101 Division St N and the new development, to which Mayor Wiza stated that his question would be addressed after the public hearing.

Trevor Roark (601 Washington) agreed with Aldersperson Kneebone in the importance of having bike shelters as it would reduce the need for parking and save the developer money.

Aldersperson Morrow (District Eleven) echoed similar sentiments for having covered bike parking. Overall he noted hearing nothing but good things, and looked forward to the development for both the students and community.

Joel Pickus (3330 Skokie Valley Rd, IL), architect for the project, explained that while it may not have shown clearly on the site layout, they were 100% going to include covered parking for the development. In regards to Mr. Laabs question, he stated that the lane was projected to be 15 feet wide, but seeing as they were still working on the concept, it was something they could still work on as they wanted to take surrounding retail concerns into consideration.

Mayor Wiza declared the public hearing closed.

Jim Laabs (1026 Second St N) asked what the width of the drive would be, to which Director Ostrowski stated 27 feet and 4 inches.

Jim Laabs (1026 Second St N) asked what the provisions for garbage would be for the new development, as he was interested in possibly having joint disposal, to which Mayor Wiza asked that the developer and Mr. Laabs discuss the matter privately.

Commissioner Cooper positively noted how the developer had taken comments from the preliminary review into consideration when further developing their plans and site layout.

**Motion by Commissioner Cooper to approve the request from K/M Stevens Point, LLC. to rezone 111 Division Street North (Parcel ID 281240829140017 & 281240829140018) from "B-4" Commercial District to "PD" Planned Development District and site plan review with the following conditions:**

- 1. Landscaping along Division Street and Maria Drive meeting the parking lot screening requirements shall be installed to screen the parking lots abutting the right-of-way and shall be maintained in perpetuity by the owner or agent for the owner. Landscaping shall be permitted to exist within the right-of-way, however the owner shall hold the City harmless**

in the event changes are made to the right-of-way that would require a change or removal of landscaping.

2. Curb or wheel stops shall exist where parking abuts landscaping or grass.
3. Staff shall have the authority to approve minor modifications to the approved plan.

seconded by Commissioner Curless.

**Motion carried 7-0.**

7. Public hearing and action on a request from K/M Stevens Point, LLC. for a conditional use permit to construct apartments at 111 Division Street North (Parcel ID 281240829140017 & 281240829140018).

Mayor Wiza briefly stated that the current request was related to the previous rezoning, with the current item requesting a conditional use for the actual construction of the apartment buildings at 111 Division Street North.

Mayor Wiza declared the public hearing open.

Mayor Wiza declared the public hearing closed.

**Motion by Alderperson Kneebone to approve the request from K/M Stevens Point, LLC. for a conditional use permit to construct apartments at 111 Division Street North (Parcel ID 281240829140017 & 281240829140018) with the following conditions:**

1. Water service shall be taken from the eastern most water main boarding the property.
2. A fire hydrant shall be installed internal to the site near the proposed roundabout, and within 150 feet of a connection to the buildings.
3. The applicant shall execute an access agreement in the event that the outlots develop under separate ownership.
4. The lots within the development shall be surveyed if ownership changes for portions of the property.
5. Refuse storage shall be constructed of masonry materials complementing the main building. A design shall be submitted by the applicant for review and approval by Community Development Department staff.
6. Landscaping along Division Street and Maria Drive meeting the parking lot screening requirements shall be installed to screen the parking lots abutting the right-of-way and shall be maintained in perpetuity by the owner or agent for the owner. Landscaping shall be permitted to exist within the right-of-way, however the owner shall hold the City harmless in the event changes are made to the right-of-way that would require a change or removal of landscaping.
7. Curb or wheel stops shall exist where parking abuts landscaping or grass.

8. **The driveway entrances and aprons shall be curbed.**
9. **Applicable building codes shall be met and applicable permits obtained.**
10. **Sidewalks shall be installed on the entirety of the property abutting the streets, meeting all applicable design requirements to be reviewed and approved by the Director of Public Works.**
11. **A stormwater plan shall be submitted for review and approval by the Utility Department and/or the Public Works Department.**
12. **The applicant shall pay the required park fee per unit to the City.**
13. **Minor modifications may be approved by staff.**
14. **The Use Permit shall expire within two years if construction has not commenced.**

**seconded by Commissioner Hoppe.**

**Motion carried 7-0.**

8. Public hearing and action on a request from Marc Buttera for a conditional use permit to operate a manufacturing, bottling, and distribution of alcoholic beverages (brewery) use at an unaddressed parcel near the northeast intersection of Venture Drive and County Highway HH (Parcel ID 281230801340001).

Director Ostrowski stated that agenda items 8 and 9 were related, in that the overall request would be for a conditional use permit to operate a manufacturing, bottling, and brewery near the northeast intersection of Venture Drive and County Highway HH. Due to the property being zoned Planned Industrial District, the project would require a site plan review and conditional use permit. The proposed brewery would be approximately 30,000 square feet and include a production area, bar/tavern area, and offices. Other site uses would include an outdoor patio, disc golf course, recreation fields, and agricultural fields. Director Ostrowski further reviewed proposed access, both permanent and temporary, landscaping design, and façade renderings. He noted that the site would act as a very unique destination for visitors, as well as become one of the main features for the entry point to the City's East Park Commerce Center. Staff recommended approval of both requests with conditions outlined in the staff report.

Mayor Wiza declared the public hearing open.

Mayor Wiza declared the public hearing closed.

Commissioner Hoppe asked whether the development would be allowed to have a restaurant, noting that there could be a good opportunity to do so with the destination type of development.

Director Ostrowski stated that they could have a restaurant.

Commissioner Curless asked whether they would be able to host bands, to which Mayor Wiza confirmed that they would.

**Motion by Commissioner Hoppe to approve the request from Marc Buttera for a conditional use permit to operate a manufacturing, bottling, and distribution of alcoholic beverages (brewery) use at an**

**unaddressed parcel near the northeast intersection of Venture Drive and County Highway HH (Parcel ID 281230801340001) with the following conditions:**

- 1. A hydrant shall be required to serve the building and placed onsite, within 150 feet of a connection.**
- 2. Landscaping shall be installed on the west side of the building to screen the parking stalls adjacent to the building.**
- 3. Bicycle parking and snow storage shall be identified on the plan.**
- 4. The exterior mechanical and utility equipment, along with refuse storage containers shall be screened. Screening materials shall complement the main materials on the building and shall be approved by the Community Development Department.**
- 5. Areas for vehicular access shall be hard surfaced on the property (i.e. eastern area of the site).**
- 6. Ingress/egress along County Highway HH shall be temporary in nature and shall be removed within 3 months after completion of the proposed north/south road directly east of the property.**
- 7. The future eastern access driveway shall be located further north, so as not interfere with the intersection of HH and the future road running north and south. See the attached concept utility plans. The final location shall be approved by staff.**
- 8. A lighting plan shall be submitted for any exterior lighting proposed, including for the patio area and baseball field, to be reviewed and approved by the Community Development Department.**

**seconded by Commissioner Haines.**

**Motion carried 7-0.**

9. Request from Marc Buttera for site plan review of a development in East Park Commerce Center, zoned Planned Industrial Development, at an unaddressed parcel near the northeast intersection of Venture Drive and County Highway HH (Parcel ID 281230801340001).

The summary for this request occurred under Agenda Item 8.

Mayor Wiza asked for comments from the audience.

Trevor Roark (601 Washington Ave) stated that while he was not against the actual project, he was against the location, noting that it added to the City's sprawl. He asked that locations for future developments be taken into more consideration.

Marc Buttera (1817 Main St) pointed to condition five of the conditional use permit regarding asphalt for truck access, adding that the uncertainty of the temporary access could pose a problem if they had to pave

and then remove a hard surfaced road at an additional cost. He asked whether it was possible to use gravel for the truck access until access was finalized. He also noted that they would have a restaurant feature.

Director Ostrowski stated that the conditional use permit had already been approved. However, he stated that Common Council could amend the permit regarding asphalt and gravel use. Staff saw no issue with allowing gravel on the east end on a temporary basis.

Mayor Wiza asked the City Attorney if they could make a recommendation to the Council to amend to allow gravel use, to which City Attorney Beveridge saw no concern with doing so.

Commissioner Brush suggested making a permanent solution, as gravel use would be very agreeable to an agriculture use on the north end of the development.

**Motion by Commissioner Brush to approve the site plan review of a development in East Park Commerce Center, zoned Planned Industrial Development, at an unaddressed parcel near the northeast intersection of Venture Drive and County Highway HH (Parcel ID 281230801340001), and to also make a recommendation to the Common council to amend Condition 5 of the Conditional Use Permit to allow gravel on a temporary basis.**

**seconded by Commissioner Hoppe.**

**Motion carried 7-0.**

10. Public hearing and action on a request from Disher Rentals LLC. to rezone 2220 Minnesota Avenue (Parcel ID 281240833302226 & 281240833302227) from "M-2" Heavy Industrial District to "M-1" Light Industrial District.

Director Ostrowski briefly explained that the current request was to rezone two parcels from M-2 Heavy Industrial District to M-1 Light Industrial to allow for reduced setbacks in order to construct mini-warehousing on the site. Staff saw no concern with the rezoning, noting that the rezoning would be consistent with the City's Comprehensive Plan, as well as act as a buffer between residences and industry type uses. While they would be allowing the proposed buildings to be closer to the street, the buildings would also screen the use from nearby properties. Staff recommended approval of both requests, the rezoning, and approval of the conditional use with conditions outlined in the staff report.

Mayor Wiza declared the public hearing open.

Mayor Wiza declared the public hearing closed.

Aldersperson Kneebone appreciated the additional landscaping elements for the proposed development, but noted potential concerns over additional lighting.

**Motion by Commissioner Haines to approve the request from Disher Rentals LLC. to rezone 2220 Minnesota Avenue (Parcel ID 281240833302226 & 281240833302227) from "M-2" Heavy Industrial District to "M-1" Light Industrial District; seconded by Commissioner Brush.**

**Motion carried 7-0.**

11. Public hearing and action on a request from Disher Rentals LLC. for a conditional use permit to utilize reduced street yard setbacks to construct mini-warehousing at 2220 Minnesota Avenue (Parcel ID 281240833302226 & 281240833302227).

The summary for this request occurred under Agenda Item 10.

Mayor Wiza declared the public hearing open.

Mayor Wiza declared the public hearing closed.

**Motion by Commissioner Cooper to approve the request from Disher Rentals LLC. for a conditional use permit to utilize reduced street yard setbacks to construct mini-warehousing at 2220 Minnesota Avenue (Parcel ID 281240833302226 & 281240833302227) with the following conditions:**

- 1. The applicant shall submit an updated landscaping plan which shall meet all applicable landscaping requirements, to be reviewed and approved by the Community Development Department.**
- 2. The applicant shall submit a lighting plan identifying exterior lighting and intensity, to be reviewed and approved by the Community Development Department.**
- 3. The applicant shall submit an updated site plan, identifying applicable dimensional standards, and parking requirements, to be reviewed and approved by the Community Development Department.**
- 4. The properties (parcels 281240833302226 & 281240833302227) shall be combined.**
- 5. The Gilkay Street ingress/egress be vacated immediately, with the start of the mini-warehousing use on the property.**
- 6. Landscaping shall be installed along both Gilkay Street and Dixon Street to break up the long plain facades. The landscaping shall meet the planting requirements for parking lots, with deviations allowed by the Zoning Administrator.**
- 7. Staff shall have the authority to approve minor amendments to the plans.**

**seconded by Alderperson Kneebone.**

**Motion carried 7-0.**

12. Public hearing and action on a request from the City of Stevens Point Redevelopment Authority for a conditional use permit to utilize the Traditional Neighborhood Development Overlay District standards for reduced setbacks to allow a home to be constructed at 101 Georgia Street (Parcel ID 281240830400103).

Mayor Wiza stated that the City had acquired 101 Georgia Street several months ago and the property had since been razed and was currently sitting as a vacant lot. He also noted that Director Ostrowski had stepped away from his role during the current Plan Commission item in order to represent the Redevelopment Authority for their request to utilize the TND District standards for reduced setbacks.

Associate Planner Kearns briefly explained that the intent of the Redevelopment Authority would be to release a Request for Proposals to develop the site by interested contractors. Building a home under the current zoning regulations would make development on the site very limited, so in order to entice developers and ensure contractors that a proper house could be constructed, the Redevelopment Authority was requesting reduced setbacks in order to allow for the lot's full potential. Several site layouts had been

provided by staff as examples of what was possible on the property. Staff noted that the reduced setbacks were consistent with the surrounding area and recommended approval with conditions as stated in the staff report.

Mayor Wiza declared the public hearing open.

Mayor Wiza declared the public hearing closed.

**Motion by Commissioner Curless to approve the request from the City of Stevens Point Redevelopment Authority for a conditional use permit to utilize the Traditional Neighborhood Development Overlay District standards for reduced setbacks to allow a home to be constructed at 101 Georgia Street (Parcel ID 281240830400103) with the following conditions:**

**1. The minimum setbacks shall be the following:**

Primary Structure	Garage (attached)	Accessory Building (detached)
<ul style="list-style-type: none"><li>• Front street yard - 12 feet</li><li>• Corner street side yard – 12 feet</li><li>• Interior side yard – 4 feet</li><li>• Rear yard – 15 feet</li></ul>	<ul style="list-style-type: none"><li>• Front street yard – 20 feet</li><li>• Corner street side yard – 12 feet, with no access to a public street</li><li>• Interior side yard – 4 feet</li><li>• Rear yard – 15 feet</li></ul>	<ul style="list-style-type: none"><li>• Street front setback – 20 feet</li><li>• Corner side yard – 12 feet, with no access to a public street</li><li>• Interior side yard – 1 foot</li><li>• Rear yard – 1 foot</li></ul>

**2. Only one driveway shall exist to serve the property.**

**3. All necessary building permits shall be obtained for the construction of structures on the property.**

**4. All other applicable ordinance requirements shall be met.**

**seconded by Commissioner Brush.**

**Motion carried 7-0.**

13. Transfer of land, approximately 0.23 acres, on the southwest side of 2442 Sims Avenue (Parcel ID 281240833200105) from the City of Stevens Point to the Stevens Point Area School District at 2400 Main Street (Parcel ID 281240833200104).

Mayor Wiza briefly explained that any transfer or sale of public land needed a recommendation from the Plan Commission to the Common Council. The property in question was currently being used by the school district even though it was owned by the City. The transferring of land would also assist in squaring off the parcel and would be part of the agreement with the Stevens Point Area School District for the Emerson School parcel being sold to the City.

Mayor Wiza asked for comments from the audience.

Aldersperson Morrow (District Eleven) asked if the City was performing snow maintenance on the area, to which Mayor Wiza could not confirm, and assumed that the school district may have been plowing it.

Director Ostrowski added that while the school district may have maintained it, the City held the right to use portions of it as the owner.

**Motion by Commissioner Haines to recommend the transfer of land, approximately 0.23 acres, on the southwest side of 2442 Sims Avenue (Parcel ID 281240833200105) from the City of Stevens Point to the Stevens Point Area School District at 2400 Main Street (Parcel ID 281240833200104); seconded by Commissioner Hoppe.**

**Motion carried 7-0.**

14. The sale of approximately three acres of City-owned land within the East Park Commerce Center at an unaddressed parcel (a portion of Parcel ID 281230801210004) on E.M. Coppins Drive, east of Week Street.

Director Ostrowski briefly explained that the City owned a seven acre parcel that was left over from when the purchase for Service Cold Storage had gone through. Seeing as the City no longer had further infrastructure needs for the property, the City was looking to sell the property for a future industrial type development within the East Park Commerce Center. A portion of the land was proposed to be sold to the prospective buyer for approximately \$20,000 per acre, but the final terms of sale would be reviewed by the Finance Committee and approved by Common Council, adding that the City would be keeping its utility easement on the western most portion of the site. Staff hoped to have the new user before the Plan Commission for a landscaping and site plan review the following month. As sales or transfer of land became more common, he noted that it may be worth looking into a blanket approval for the process. Staff recommended approval of the sale.

**Motion by Commissioner Hoppe to recommend the sale of approximately three acres of City-owned land within the East Park Commerce Center at an unaddressed parcel (a portion of Parcel ID 281230801210004) on E.M. Coppins Drive, east of Week Street; seconded by Alderperson Kneebone.**

**Motion carried 7-0.**

15. City of Stevens Point purchase of approximately three acres of land from Lands' End Inc. encompassing the eastern 100 feet of the parcel addressed 5700 Lands' End Way (Parcel ID 281230801230001).

Director Ostrowski explained that the City was looking to purchase approximately three acres of land from Lands' End for a potential installation of a roadway that would run north and south in the East Park Commerce Center. The potential roadway would connect E.M. Coppins Drive to the north with Highway HH to the south. He further explained that the roadway construction would allow for several properties in the park to be accessed to the east, in addition to being consistent with the park's concept map. While negotiations had not yet been finalized, staff noted that the roadway would be the most efficient course to take and recommended approval of the purchase of the property.

Commissioner Curless expressed concern over providing a recommendation or approval of a sale when they were not aware of the purchase price.

Mayor Wiza explained that the Plan Commission was not making decisions based on price or use, but on whether to sell or purchase properties at all, and in whether the sale would be beneficial for the City. The Common Council would ultimately decide on the price.

**Motion by Commissioner Curless to recommend that the City of Stevens Point purchase approximately three acres of land from Lands' End Inc. encompassing the eastern 100 feet of the parcel addressed 5700 Lands' End Way (Parcel ID 281230801230001); seconded by Commissioner Hoppe.**

**Motion carried 7-0.**

16. City of Stevens Point purchase of abandoned railroad right-of-way (approx. 1.66 miles) from Canadian National, spanning from the Village of Whiting to the City of Stevens Point.

Mayor Wiza briefly noted that the City purchasing abandoned railroad right-of-way was an opportunity for a Rail to Trails project. He reiterated that a recommendation to the Common Council would be required due to the sale or liquidation of public land.

Director Ostrowski explained that the City had been working with the Canadian National Railroad to purchase 1.66 miles of railroad right-of-way for the past two years. The area would encompass roughly 20-21 acres in size, and extend from Wood Street all the way to the Village of Whiting. The unique opportunity would allow for the City to achieve several Park Plan and Bike and Pedestrian Plan recommendations in creating a recreational corridor that would connect with the Green Circle Trail, adding that acquiring so much continuous land from a single user was very rare. Staff recommended approval of the acquisition, noting that it would be a great asset for not only the City, but adjacent municipalities.

Mayor Wiza asked for comments from the audience.

Aldersperson McComb (District Nine) expressed her excitement for the purchase, and urged the Plan Commission to make a positive recommendation to acquire the land.

**Motion by Aldersperson Kneebone to recommend that the City Stevens Point purchase abandoned railroad right-of-way (approx. 1.66 miles) from Canadian National, spanning from the Village of Whiting to the City of Stevens Point; seconded by Commissioner Haines.**

**Motion carried 7-0.**

17. Discussion on detachment of Portage County property (2.76 acres) from the City of Stevens Point to the Town of Hull, north of Canadian National railroad and west of Brilowski Road (Parcel ID 281230802100018), for the purpose of distributing property to adjacent landowners.

Director Ostrowski stated briefly that the agenda item was for discussion only. He went on to explain that Portage County was trying to cleanup unneeded land, with the one in question being a sliver of land on the edge of Stevens Point and the Town of Hull. The intent of the detachment would be to convey the parcel into pieces and combine those pieces with their adjacent property counter-part. While detachment was not something the City often entertained, it made sense to move forward with distributing the property to the adjacent landowners. He added that the detachment process would come at no cost to the City, and staff saw no real negatives with distributing the land. The overall area could hold a future discussion in trying to get the Town of Hull area into the City seeing as it was already completely surrounded by City property.

Commissioner Haines asked for clarification on where the land would be distributed to, to which it was explained that each parcel along that sliver would receive a portion of that property as if their current parcel lines were extended to the most southern boundary of the parcel sliver.

Commissioner Hoppe agreed that it made sense to move forward with the distribution of land, and asked what the plan was for the most eastern portion of the sliver by the current public right-of-way along Brilowski Road.

Director Ostrowski stated that the portion of land would become part of the public road right-of-way.

Commissioner Curless asked what would occur if some property owners didn't want the land.

Associate Planner Kearns stated that the Zoning Code would prohibit the creation of land locked parcels. If that was the case, he stated, the rejected parcel would most likely be split and each neighboring property owner would receive half of it.

Commissioner Brush noted that it would be in the landowner's best interest to accept the land in order to use it as an additional buffer between their property and the railroad.

Mayor Wiza asked for comments from the audience.

Aldersperson Jennings (District One) asked that the City consider the possibility of a multi-use path for that parcel prior to moving forward with detachment and distribution.

Director Ostrowski stated that they would look into the possibility of using it to cross towards the east.

Commissioner Curless asked if there was not already a bicycle crossing east of I-39, to which it was confirmed that there was, but it was south of the existing railroad tracks.

Aldersperson Kneebone echoed the importance of Aldersperson Jennings' comment in having a crossing east of I-39.

Director Ostrowski stated that they would look to see if there was enough area underneath the tracks to support a trail along the northern edge, and what other connections could be made for the crossing.

There was a general consensus that the detachment and distributing of land to adjacent landowners made sense in moving forward.

18. Request from Northern Construction Inc. for an access easement on the Jefferson Street right-of-way, northwest of the intersection of Schiller Drive and Jefferson Street.

Director Ostrowski explained that during the creation of the original subdivision plat for Northern Construction, they had identified and dedicated a strip of land that connected the Town of Hull and City of Stevens Point as a potential right-of-way for a future street to connect Jefferson Street with County Road R, or Brilowski Road. The plat had also indicated that the duplexes that were constructed on the site could use the dedicated strip for access back to Jefferson Street until such a time that the City would construct a proper street. Had they not allowed the access, it would have been very difficult to sell the homes as they wouldn't have had access to their properties. The overall intent of the easement would be to allow the lots to benefit from having access until such a time that the City would construct a street.

City Attorney Beveridge, in regards to the document, stated that there was wording within the document that would protect the City from being held liable or responsible for any risks in building a future roadway in regards to items such as cost or site issues.

Commissioner Haines asked why the developer was not building the road.

City Attorney Beveridge stated that the developer would be paving that area for the handful of resident driveways, but would only be used exclusively for those residences and not connect to a main road like Brilowski. If the time came that the City would need to build the roadway, the City would not be held liable for the costs accrued in removing the paved driveways.

**Motion by Commissioner Hoppe to recommend approval of the request from Northern Construction Inc. for an access easement on the Jefferson Street right-of-way, northwest of the intersection of Schiller Drive and Jefferson Street; seconded by Commissioner Brush.**

**Motion carried 7-0.**

19. Community Development department monthly report for March 2018 (to be completed after March 31, 2018).

Director Ostrowski summarized the monthly report, noting that 2018 was shaping up to be a very good year with a year to date value of over \$13 million, and many more new projects in queue. Most of the violations in March were due to snow and ice related concerns, and tagged code enforcement cases were at 100% compliance rate.

20. Director's Update.

Director Ostrowski stated that the next scheduled Comprehensive Plan and Zoning Code update meeting would occur on Monday, April 23, 2018 at 7:00 PM. He also briefly explained that staff had recently met with SEH for updates after experiencing transitioning staff members on their end.

21. Adjourn.

**Meeting adjourned at 8:06 PM**

## Attachments Pertaining to Item 4: Rezone 525 Fourth Ave

**Michael Ostrowski**

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**From:** Jeremy Solin <jjsolin@hotmail.com>  
**Sent:** Monday, April 2, 2018 1:12 PM  
**To:** Michael Ostrowski; Mike Wiza  
**Cc:** John Moe  
**Subject:** proposed development

Hi Mayor Wiza and Michael,

I hope you're doing well and enjoyed Easter.

I'm writing in support of the proposed plan by Origin Family Homebuilders to redevelop the block identified with 525 Fourth Avenue. I think this is exactly the type of development that Stevens Point needs. High density development like this within the city creates opportunities for strong neighborhoods, provides residents ready access to the core of downtown, increases property values and the tax base while reducing expensive sprawl and protecting outlying rural lands. We know from studies that people are seeking home ownership in the city, and this planned development is an opportunity to attract professionals to live in the city, providing many social, economic, and environmental benefits. And, this is a good, local, family-owned company who is proposing to do this work.

I'm not able to attend the meeting tonight. I'm hopeful this project gets the approvals it needs to move ahead.

Could you please forward my email to the other members of the Plan Commission?

Thank you.

Sincerely,  
Jeremy Solin  
4501 Nicolet Ave  
Stevens Point, WI

**Michael Ostrowski**

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**From:** Kosmalski James <James.Kosmalski@sentry.com>  
**Sent:** Monday, April 2, 2018 12:50 PM  
**To:** Michael Ostrowski  
**Cc:** Mike Wiza; John Moe  
**Subject:** Development on Stevens Point Northside

Good afternoon-

I just wanted to send my support in the development ideas that Origin Family Homebuilders have for the development on the north side of Stevens Point on 4<sup>th</sup> Ave. I have known this family for the past 18 years. I have viewed many of their homes they have built in the area and feel they are one of the best builders/designers in the area. With the location on 4<sup>th</sup> Ave so close to Pfiffner park, I truly feel the opportunity is there to attract young, millennials to this great city with town home living. Many people do not want a yard and all the maintenance that goes with it, but do want nice, updated living options, and do enjoy the outdoors and everything else Stevens Point downtown can offer.

I hope that this project can get the Green light because I know that if you give Origin Family Homebuilders the opportunity, they will turn this project into something great for the community.

Thank you

**James Kosmalski**  
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[sentry.com](http://sentry.com)

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