

REPORT OF CITY PLAN COMMISSION

June 4, 2018 – 6:00 PM

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

PRESENT: Mayor Wiza, Alderperson Kneebone, Commissioner Arntsen, Commissioner Cooper, Commissioner Haines, and Commissioner Rice.

ALSO PRESENT: Director Ostrowski, Associate Planner Kearns, City Attorney Beveridge, Alderperson Jennings, Alderperson Nebel, Alderperson Johnson, Alderperson McComb, Alderperson Phillips, Alderperson Morrow, Joe Bachman, Cory Rusch, Greg Ignatowski, Mike O’Meara, and Michael Bialas.

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1. Roll call.

Discussion and possible action on the following:

2. Report of the May 7 and 14, 2018 meetings.
3. Public Hearing and Action on a request from Igna Real Estate Investments LLC. for a conditional use permit amendment to amend the site plan for the construction of apartments at 201 Wilshire Boulevard North (Parcel ID 281240827230032).
4. Dedication of 1401 East Avenue (Parcel ID 281240832103401), formerly Emerson School, as a park
5. Amending the Official Street Map of the City of Stevens Point to rename Worth Court to Worth Drive, between E.M. Copps Drive and Clem’s Way.
6. Request from the Public Utilities Department for an easement to NET-LEC,LLC for the purpose of constructing utility improvements at 4400 Main Street (Parcel ID’s 281240834120001, 281240834120002, & 281240834120003).
7. City of Stevens Point acquisition of approximately 0.793 acres of land for the purpose of right-of-way at an unaddressed parcel east of Carrie Frost Drive and north of County Highway HH (Parcel ID 28123080130001).
8. Comprehensive Plan Update – Chapter 10: Intergovernmental Cooperation.
9. Community Development Department Monthly Report for May, 2018.
10. Director’s Update.
11. Adjourn.

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1. Roll call.

**Present: Wiza, Kneebone, Arntsen, Cooper, Haines, Rice**

**Excused: Hoppe**

Discussion and possible action on the following:

2. Report of the May 7 and 14, 2018 meetings.

**Motion by Commissioner Cooper to approve the reports of the May 7 and 14, 2018 Plan Commission meeting; seconded by Commissioner Haines.**

**Motion carried 6-0.**

3. Public Hearing and Action on a request from Igna Real Estate Investments LLC. for a conditional use permit amendment to amend the site plan for the construction of apartments at 201 Wilshire Boulevard North (Parcel ID 281240827230032)

Director Ostrowski briefly explained that 201 Wilshire Boulevard North had apartments recently constructed on its site, and at the time of the initial Conditional Use request, a neighbor at 3609 Stanley Street had requested additional screening along the eastern edge of the developed property. The request before them was now to amend the condition relating to the permanent fencing, further explaining that the applicant and neighbor had come to an agreement that the existing vegetation was adequate screening, and that installation of a fence may detract from the natural vegetation. After review, staff found the request to be appropriate and recommended approval of the amendment with the conditions set in the staff report.

Mayor Wiza clarified the process and order of a public hearing.

Commissioner Arntsen asked if there was any obligation for the applicant to maintain the vegetation if it happened to be on the neighbor's property, to which it was confirmed that they did not.

Commissioner Arntsen commented on the possibility of placing additional vegetation on the developed property that would run parallel to 3609 Stanley Street.

Commissioner Arntsen asked whether removing the old condition would also negate the vegetation requirement, to which Director Ostrowski confirmed that it would not, and that the applicant would still need to add landscaping to the site.

Commissioner Cooper recused himself from the agenda item.

Mayor Wiza declared the public hearing open.

Aldersperson Nebel (District Three) expressed concern with not requiring the additional fencing, noting that people could still walk through the properties as a shortcut. She also noted that as a rental, the owner could not be fully aware of potential issues. She also asked what the neighboring property at 3616 Doolittle Drive was used for, to which it was confirmed that it was another apartment complex owned by Igna Real Estate LLC. She spoke in favor of having the fencing condition remain.

Greg Ignatowski (7027 Oak Rd, Vesper), representing Igna Real Estate Investments LLC, confirmed that while the property was rented, he had personally walked the property line with the property owner, and that they both had concluded that installing a fence would damage too much of the existing vegetation.

Mayor Wiza declared the public hearing closed.

Commissioner Haines asked for clarification on the location of where the four additional trees would be installed per condition 6 of the staff report.

Director Ostrowski explained that the four trees would be placed on the street side of the property. However, if there were concerns with additional vegetation being removed, the Plan Commission could place a condition that would require a fence to be installed if vegetation was removed.

Commissioner Haines asked if there was any existing vegetation up to the property line, or if it had been removed on the developed property side, to which Director Ostrowski stated there was still slight vegetation on the site. Mr. Ignatowski also confirmed that there was existing vegetation on their apartment property.

Commissioner Arntsen asked whether the Plan Commission could make a decision based on the type of vegetation, such as native or invasive species, to which Director Ostrowski confirmed that species was a condition they could place.

Commissioner Arntsen, while agreeing that a physical fence was not needed, added that the property could benefit from a row of shrubs, or something similar, to act as a natural fence line and barrier that could prevent people from cutting through the property.

**Motion by Alderperson Kneebone to approve the request from Igna Real Estate Investments LLC. for a conditional use permit amendment to amend the site plan for the construction of apartments at 201 Wilshire Boulevard, specifically to amend condition 5 as follows and subject to the added condition below:**

1. Landscaping shall be installed adjacent to the proposed fences. Landscaping shall be extended into the full landscape areas to fully screen the parking lot on all sides.
2. Four trees shall be installed along the north property line. The trees shall meet the planting requirements outlined in the zoning ordinance.

**Other conditions shall be carried forward from the January 2017 conditional use permit approval.**

**seconded by Commissioner Rice.**

**Motion carried 5-0, with Commissioner Cooper abstaining.**

4. Dedication of 1401 East Avenue (Parcel ID 281240832103401), formerly Emerson School, as a park.

Mayor Wiza briefly explained that dedicating the site as a park had been in progress for many years, and per state statute, Plan Commission was required to make a recommendation to the Common Council for any item relating to public uses of buildings or property.

Mayor Wiza asked for comments from the audience.

Mike O'Meara (1809 Clark St), stating his support for the dedication, provided a brief history of the former school site, and noted that dedicating the site as a park would assure residents that the land would continue to be protected.

Alderperson Johnson (District 5) spoke in favor of the request, noting a positive resurgence of young families in the area and adding that District Three and the northern end of District Five did not have a park.

Michael Bialas (1825 Gilkey St) spoke in favor of the request and recounted his and his family's personal experience with the property.

Alderperson Nebel (District 3) spoke in favor of the request, reiterating that several local groups had been involved in the process, and that dedicating the park would help attract younger families.

Mayor Wiza commended the community for all their efforts regarding the former Emerson School site.

**Motion by Mayor Wiza to recommended approval of the dedication of 1401 East Avenue (Parcel ID 281240832103401), formerly Emerson School, as a park; seconded by Alderperson Kneebone.**

**Motion carried 6-0**

5. Amending the Official Street Map of the City of Stevens Point to rename Worth Court to Worth Drive, between E.M. Copps Drive and Clem's Way

Director Ostrowski briefly explained that with the extension of Worth Court to Clem's Way, and the removal of the cul-de-sac, the street no longer acted as a court. To make it more consistent with its use and surrounding streets, staff recommended that the street be properly renamed to Worth Drive prior to any businesses being developed along that street. The area had been a part of the Skyward development.

**Motion by Commissioner Cooper to approve amending the Official Street Map of the City of Stevens Point to rename Worth Court to Worth Drive, between E.M. Copps Drive and Clem’s Way; seconded by Commissioner Arntsen.**

**Motion carried 6-0.**

6. Request from the Public Utilities Department for an easement to NET-LEC, LLC for the purpose of constructing utility improvements at 4400 Main Street (Parcel ID’s 281240834120001, 281240834120002, & 281240834120003).

Director Ostrowski explained that the Public Utilities Department was requesting to provide an easement to NET-LEC, LLC for the purpose of installing fiber communication lines. The easement would allow the business to stay out of the road right-of-way, in addition to being beneficial to the Utilities Department in providing redundancy and a fiber connection to Well 4.

Commissioner Arntsen asked if there was an end date to the easement, to which it was explained that so long as the utilities remained, the easement would exist, in addition to the easement being transferred upon a sale.

**Motion by Commissioner Haines to approve the request from the Public Utilities Department for an easement to NET-LEC, LLC for the purpose of constructing utility improvements at 4400 Main Street (Parcel ID’s 281240834120001, 281240834120002, & 281240834120003) with the following conditions:**

1. **Staff shall have the authority to approve minor changes to the easement document and boundary.**

**seconded by Commissioner Arntsen.**

**Motion carried 6-0.**

7. City of Stevens Point acquisition of approximately 0.793 acres of land for the purpose of right-of-way at an unaddressed parcel east of Carrie Frost Drive and north of County Highway HH (Parcel ID 28123080130001).

Director Ostrowski explained that within the East Park Commerce Center, they were trying to install two backbone roads in order to reduce the egress and ingress points for County Road HH and County Road R. The request for this land would allow an internal connection to the park. This internal connection would allow access to businesses without needing to go out onto either of the two major county roads, thus reducing traffic impact. Staff recommended approval of the transfer of approximately .793 acres of land from the property owner to the City.

Commissioner Arntsen recused himself from the agenda item.

**Motion by Commissioner Haines to approve the City of Stevens Point acquisition of approximately 0.793 acres of land for the purpose of right-of-way at an unaddressed parcel east of Carrie Frost Drive and north of County Highway HH (Parcel ID 28123080130001) with the following conditions:**

1. **Staff shall have the authority to approve minor changes to the purchase agreement and certified survey map.**

**seconded by Alderperson Kneebone.**

**Motion carried 5-0, with Commissioner Arntsen abstaining.**

8. Comprehensive Plan Update – Chapter 10: Intergovernmental Cooperation.

Director Ostrowski stated that Chapter 10 dealt with intergovernmental cooperation, or items such as the protection of areas and borders, boundary agreements, annexation issues, planned growth towards the

east, and working with other agencies such as the university. While staff had already made several edits and comments regarding the chapter, they were looking for further direction and guidance, or initial comments, regarding on how to undertake intergovernmental agreements moving forward.

Commissioners had several comments, including, but not limited to:

- Laying the groundwork for positive and open communication with surrounding towns and the County.
- Village of Park Ridge missing from the chapter.
- Including a section for expenses and shared revenue on top of services.
- Using more active language rather than passive.
- The importance of a comprehensive transportation plan that would outline transportation options for peripheral cities, and how they could all be connected.

There was a brief discussion about a recent Town of Hull meeting where residents expressed concern over the City of Stevens Point attempting to land grab by offering connections to City sewers. Mayor Wiza briefly explained that connecting to City sewers was not about land grabbing, but about protecting the City's water supply. Alderperson Morrow (District Eleven) echoed that water contamination was a real issue, and connecting to City water would not only be beneficial for all involved, but would be a good selling point for new housing.

9. Community Development Department Monthly Report for May, 2018.

Director Ostrowski briefly stated that while the construction of the Water Department Utility Garage would not be taxable, they were continuing to trend significantly above 2017 numbers regarding total permits issued, valuation, and permit fees. They were also seeing a higher number of violations, especially regarding grass or weeds.

Mayor Wiza noted that even if the Water Department Utility Garage construction was not included in the total numbers, they were still exceeding last year's numbers.

10. Director's update.

Director Ostrowski stated that the end of the month Comprehensive Plan & Zoning Code Rewrite meeting would occur on June 25, 2018 at 7:00 PM. Additionally, after a general consensus, it was determined that July's Plan Commission Meeting would occur as planned on Monday, July 2<sup>nd</sup>, regardless of the holiday week.

11. Adjourn.

**Meeting adjourned at 6:45 PM**