

REPORT OF CITY PLAN COMMISSION

November 5, 2018 – 6:00 PM

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

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

ALSO PRESENT: Director Ostrowski, Comptroller/Treasurer Ladick, Associate Planner Kearns, City Attorney Beveridge, Alderperson Jennings, Alderperson Nebel, Alderperson Johnson, Alderperson McComb, Alderperson Phillips, Alderperson Morrow, Brandi Makuski, John Mallick, Kristine Mallick, Sig Strautmanis, Mary Ann Laszewski, Chris Shulfer, Liane Shulfer, Scott Dimler, Bob Moodie, Skyler Gunderson, Joshua Buttenis, Jason Bienker, Cynthia Selig, Mike Leischna, Tim Schertz, Trevor Roark, Mildred Neville, Brian Sweeney, Richard Sommer, Douglas Bitson, and Clancy Cramer.

INDEX:

1. Roll call.

Discussion and possible action on the following:

2. Report of the October 1, 2018 meeting
3. Request from the Public Utilities Department for an easement to Wisconsin Public Service Corporation for the purpose of constructing electric underground utilities at the Stevens Point Municipal Airport, 4501 Highway 66 (Parcel ID 281240823230001) for the purposes of providing service to a new hangar
4. Request from John & Kristine Mallick for the purpose of annexing 3313 and 3319 East Maria Drive (County Parcel ID: 020240828-13.04) from the Town of Hull to the City of Stevens Point
5. Request from John & Kristine Mallick to operate an accessory use where no principal use exists on an unaddressed parcel south of 3313 and 3319 East Maria Drive (County Parcel ID: 020240828-13.09)
6. Public Hearing and Action on a request from Cohen-Esrey Development Group, LLC to rezone 1504 Water Street (Parcel ID 281240832300201) and 1512 Water Street (Parcel ID 281240832300240) from M-1 Light Industrial District to B-2 Central Business Transition District
7. Public Hearing and Action on a request from Cohen-Esrey Development Group, LLC for a conditional use permit to construct an apartment complex at 1504 Water Street (Parcel ID 281240832300201) and 1512 Water Street (Parcel ID 281240832300240)
8. Public Hearing and Action on a request from General Capital Acquisitions, LLC for a conditional use permit to construct an apartment complex at 1443 Water Street (Parcel ID's 281240832202044, 281240832202010, and 281240832202043), and 1447 Water Street (Parcel ID 281240832202011)
9. The sale/transfer of City-owned land (municipal parking lot 1-A) located at 1443 Water Street (Parcel ID's 281240832202044, 281240832202010, & 281240832202043)
10. Request from the City of Stevens Point to amend and modify the Reciprocal Easement Agreement by and between the City of Stevens Point, Stevens Point Area School District, and Clark Place Enterprises, LLC. regarding 1443 Water Street (Parcel ID 281240832202044 and 281240832202010), 1009 Clark Street (Parcel ID 281240832202004), 1025 Clark Street (Parcel ID 281240832202003), and unaddressed parcel on Third Street (Parcel ID 281240832202006)

11. Transfer of three properties: 916 Centerpoint Drive (Parcel ID 281240832200408 and 281240832200419) and an unaddressed property north of Centerpoint Drive along Third Street (Parcel ID 281240832200413) from the City of Stevens Point to the Redevelopment Authority of the City of Stevens Point
 12. Request from the Redevelopment Authority of the City of Stevens Point to sell 101 Georgia Street (281240830400103)
 13. Public Hearing and Action on a request from the City of Stevens Point to amend Chapter 23 of the Zoning Ordinance, specifically Section 23.01(14) pertaining to driveway and parking requirements
 14. Request from Wisconsin Public Service Corporation for an easement to install utilities at an unaddressed property bounded by Strongs Avenue, Third Street, Main Street and Centerpoint Drive, owned by the Redevelopment Authority of the City of Stevens Point (Parcel ID 281240832202968)
 15. Community Development Department Monthly Report for October, 2018
 16. Director's Update.
 17. Adjourn.
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1. Roll call.

Present: Wiza, Kneebone, Arntsen, Rice, Cooper

Discussion and possible action on the following:

2. Report of the October 1, 2018 meeting

Motion by Commissioner Cooper to approve the report of the October 1, 2018 Plan Commission meeting; seconded by Commissioner Arntsen.

Motion carried 5-0.

3. Request from the Public Utilities Department for an easement to Wisconsin Public Service Corporation for the purpose of constructing electric underground utilities at the Stevens Point Municipal Airport, 4501 Highway 66 (Parcel ID 281240823230001) for the purposes of providing service to a new hangar

Director Ostrowski explained that the Public Utilities department was looking to provide an easement to Wisconsin Public Service for the purpose of providing electric service to the new hangar for the airport. Based on their findings, staff found no concerns and recommended approval of granting the easement.

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

Motion by Commissioner Cooper to approve from the Public Utilities Department for an easement to Wisconsin Public Service Corporation for the purpose of constructing electric underground utilities at the Stevens Point Municipal Airport, 4501 Highway 66 (Parcel ID 281240823230001) for the purposes of providing service to a new hangar with the following conditions:

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

seconded by Alderperson Kneebone

Motion carried 5-0.

4. Request from John & Kristine Mallick for the purpose of annexing 3313 and 3319 East Maria Drive (County Parcel ID: 020240828-13.04) from the Town of Hull to the City of Stevens Point

Director Ostrowski summarized the unanimous annexation request of the properties stated, noting that one of the parcels contained two primary structures, with the second containing only an accessory structure. The intent would be to install sanitary service to the homes, and then split the lots prior to a sale. If the applicant decided to retain the lot with the accessory structure, Common Council would need to grant approval as no primary structure currently existed on the parcel. Due to properties being zoned Residential Low Density upon annexation, a rezoning request would be coming before the commission the following month in order to be in line with the City's Comprehensive Plan. In conclusion, staff recommended approval of the annexation request, noting that the state had also seen the request as a public benefit.

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

Motion by Mayor Wiza to approve the request from John & Kristine Mallick for the purpose of annexing 3313 and 3319 East Maria Drive (County Parcel ID: 020240828-13.04) from the Town of Hull to the City of Stevens Point; seconded by Commissioner Cooper.

Motion carried 5-0.

5. Request from John & Kristine Mallick to operate an accessory use where no principal use exists on an unaddressed parcel south of 3313 and 3319 East Maria Drive (County Parcel ID: 020240828-13.09)

Director Ostrowski explained that the request was related to the annexation, and the applicants, who lived a block south of the accessory use parcel, intended to continue utilizing the site for accessory structure storage. Seeing as no principal use existed, they required approval to continue utilizing it as such. Staff found that the accessory use would be appropriate due to the close proximity of their main residence, and the surrounding mixed use character of the neighborhood. Therefore, staff recommended approving the accessory use on the property. Commissioners had the following comments:

1. Inquiry as to whether there were any alternative options, to which it was explained that the parcel with two principal structures could be split, then have one of them tied to the accessory.
2. Inquiry as to whether a principal residence would be built on the south accessory lot, to which it was confirmed that they could build a new residence without needing to split or combine any parcels.
3. Clarification that the accessory structure parcel would be used by the applicant's main residence to the south, to which it was confirmed correct.
4. Inquiry as to the limitations of uses on the accessory parcel, to which it was explained that depending on the zoning established after the annexation, limitations would be based on the Zoning Code. Therefore, it was important to consider which zoning classification to assign.

Motion by Alderperson Kneebone to approve the request from John & Kristine Mallick to operate an accessory use where no principal use exists on an unaddressed parcel south of 3313 and 3319 East Maria Drive (County Parcel ID: 020240828-13.09); seconded by Commissioner Rice.

Motion carried 5-0.

6. Public Hearing and Action on a request from Cohen-Esrey Development Group, LLC to rezone 1504 Water Street (Parcel ID 281240832300201) and 1512 Water Street (Parcel ID 281240832300240) from M-1 Light Industrial District to B-2 Central Business Transition District

Mayor Wiza asked if the matters the Plan Commission was charged with could be summarized, to which Director Ostrowski summarized the Standards of Review, and the process in which they were used in reviewing a request.

Mayor Wiza read a prepared letter by Mallery & Zimmerman, S.C., legal counsel representing Mr. William Soik, owner of the properties stated. The letter detailed that the property owner did not have any objections to the rezoning request.

Director Ostrowski explained that the applicant had requested to construct a 49 unit, 4-story apartment building. As such, a rezoning from M-1 Light Industrial to B-2 Central Business Transition District was proposed, in addition to a second request for the overall multi-family Conditional Use Permit that would be presented in the following agenda item. He further explained that even if the development did not proceed, staff's recommendation for approving the rezoning would remain unchanged, as the rezoning would be more consistent with the City's Comprehensive Plan, in addition to providing a better transition to the southern residential areas and other surrounding properties.

Mayor Wiza declared the public hearing open.

Mildred Neville (1709 Jefferson St) questioned whether a public hearing could be held, stating that that the public hearing had been noticed prior to the application being signed and completed.

Attorney Beveridge briefly explained that the application did not trigger the ability for the Plan Commission to notice a public hearing, but rather the importance laid with if the public hearing was noticed in a timely matter, to which it had been.

Mayor Wiza stated that they would move forward under the premise that the application was filled appropriately, but if Attorney Beveridge were to find a technicality, they would hold another Public Hearing at the next available meeting.

Brian Sweeney (Stillwater, MN), with Cohen-Esrey Development Group, introduced himself and the company's development history. He briefly summarized the proposed mixed-income, workforce housing development, and made himself available for questioning. He was open to suggestions and feedback.

Cynthia Selig (1528 Water St) stated her support for the project. She also requested clarification on the proposed zoning, and asked that a 12-foot barrier be placed between her property and the development, to which Mayor Wiza asked that she discuss the barrier with the developer.

Aldersperson Morrow (District Eleven) stated his support for the development, citing the need for nice housing near the Aging and Disability Resource Center and the Downtown.

Aldersperson McComb (District Nine) stated her support for the development, citing the need for housing and increased density.

Aldersperson Nebel (District Three) stated her support for the development, citing the need for more housing options like workforce rentals.

Mayor Wiza declared the public hearing closed.

Motion by Aldersperson Kneebone to approve the request from Cohen-Esrey Development Group, LLC to rezone 1504 Water Street (Parcel ID 281240832300201) and 1512 Water Street (Parcel ID 281240832300240) from M-1 Light Industrial District to B-2 Central Business Transition District; seconded by Commissioner Arntsen.

Motion carried 5-0,

7. Public Hearing and Action on a request from Cohen-Esrey Development Group, LLC for a conditional use permit to construct an apartment complex at 1504 Water Street (Parcel ID 281240832300201) and 1512 Water Street (Parcel ID 281240832300240)

Director Ostrowski summarized that request to construct a 49 unit, 4-story apartment building on the existing Soik Plumbing property, which would vacate with the development. The multi-family building would consist of 24 one-bedroom units, 15 two-bedroom units, and 10 three-bedroom units, and 34 parking stalls. After review, staff found that the use would not be detrimental to the public, but more so increase economic activity and increase density in an area where housing was critical. He noted that a more detailed site plan and landscaping plan would need to be provided, and a light intensity plan submitted, as well as requiring an 8-foot fence between the development and single family home to the south. Therefore, staff recommended approval with the conditions outlined in the staff report. Commissioners made the following comments:

1. Requested clarification on parking requirements, to which it was noted that the proposed zoning district did not require parking, and it was up to the developer.
2. Inquiry as to whether bike parking had been considered, to which it was stated that bicycle parking would be required per zoning requirements.
3. Inquiry as to the timeline of finalized plan and design specifics. The normal request approval process was detailed, noting that approval conditions allowed staff the flexibility to approve finalized plans prior to permit issuance so long as they met the standards of review and zoning ordinance requirements. The process was not uncommon, and the public hearing was noticed correctly and appropriately.

Mayor Wiza declared the public hearing open.

Mary Ann Laszewski (1209 Wisconsin St) stated concerns for the development, citing a short timeline for noticing the development, unfinished review standards such as incomplete plans, and inadequate regular and handicapped parking. While she was glad that there had been no mention of TIF funds, she asked for clarification if there would be any City funds used for the development, and what specific amenities would be available to residents. She suggested that the request be delayed another month.

Aldersperson Jennings (District One) thanked staff for their efforts and stated her support for the development, noting a need for more multi-use and multi-income developments.

Richard Sommer (4224 Janick Cir) asked if the developer would be requesting local subsidy.

Trevor Roark (601 Washington Ave), noting that he was not representing any group or commission, stated his support for the development, noting a positive increase in density. He asked that the bicycle parking be integrated to the street and overall design of the development, and if perhaps the developer could discuss a contract on shared parking with the City rather than adding more vehicle parking. He lastly noted that there was no exterior gathering area for residents or the public.

Mayor Wiza declared the public hearing closed.

Motion by Aldersperson Kneebone to approve the request from Cohen-Esrey Development Group, LLC for a conditional use permit to construct an apartment complex at 1504 Water Street (Parcel ID 281240832300201) and 1512 Water Street (Parcel ID 281240832300240) with the following conditions;

1. **The applicant shall provide an updated site plan meeting all applicable zoning code requirements, to be reviewed by the Community Development Department.**
2. **The applicant shall provide a landscaping plan meeting all applicable zoning code requirements, to be reviewed by the Community Development Department.**
3. **The applicant shall provide a light intensity plan, to be reviewed by the Community Development Department.**

4. The applicant shall install an 8 foot tall opaque fence on the south end of the property to provide a buffer between the neighboring residences.
5. The lots shall be combined prior to the start of construction.
6. 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.
7. Curb or wheel stops shall exist where parking abuts landscaping or grass.
8. One plant for each 30 inches of building facing the street shall be planted. The size of the plants shall be a minimum of 18 inches at the time of planting. The planting may be relocated to other portions of the site.
9. The driveway entrance and aprons shall be curbed.
10. Applicable building codes shall be met and applicable permits obtained.
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 Conditional Use Permit shall expire within two years if construction has not commenced.
15. Staff shall have the ability to make minor changes to the plans.

seconded by Commissioner Arntsen.

Motion carried 5-0.

8. Public Hearing and Action on a request from General Capital Acquisitions, LLC for a conditional use permit to construct an apartment complex at 1443 Water Street (Parcel ID's 281240832202044, 281240832202010, and 281240832202043), and 1447 Water Street (Parcel ID 281240832202011)

Mayor Wiza read an email drafted by Chris and Liane Schulfer, owners of R & J Angel Point Properties LLC and 1447 Water Street. The email granted permission to General Capital Group to discuss approvals related to the apartment building proposal.

Director Ostrowski summarized the multi-family Conditional Use request to construct an 88 unit, 5-story, mixed-use building on the properties stated. The property would consist of 70 one-bedroom units and 18 two-bedroom units, for the purpose of independent and active senior living for individuals 55 and older. After review, staff found that the development of the currently underutilized properties would further spur economic activity, as well as being consistent with the City's Comprehensive Plan to develop as part of the Downtown District. The development would also require Historic Preservation Design Review. Staff recommended approval of the request with conditions outlined in the staff report. Commissioners made the following comments:

1. Inquiry as to whether the development would have an eating establishment or cafeteria, to which it was noted that while it would not affect the Conditional Use, the developer was available to answer further.
2. Requested further clarification of available amenities.

Mayor Wiza declared the public hearing open.

Sig Strautmanis (Fox River, WI), with General Capital Acquisitions, LLC, introduced himself and provided a brief history of the company's history and developments. Expected amenities could include items such as a leasing office, business center, fitness center, and a public gathering area. Since the development was intended for independent senior living, they did not intend to have food offerings on site, and wished to promote visitation of local businesses. He briefly discussed the status of their financing, funding, and timeline of possible property retention and building construction.

Mary Ann Laszewski (1209 Wisconsin St) stated concern for the development, citing confusion and worry among Edgewater residents that the development would cause them to lose their current living situation. She also stated that the submitted plans were incomplete and inadequate, and noted concern with the age restriction. She requested more information on renting costs, utilities, unit square footage, and possible parking fees.

Mayor Wiza stated that there were no plans to tear down Edgewater.

Chris Shulfer (2220 Ok Bluff Cir, Plover), owner of 1447 Water Street, stated their support for the demolition and development of the property, stating that the apartment would be a modern and sleek enhancement to the Downtown area.

Douglas Bitson (1450 Water St) inquired on whether the developer, once the parking lot was acquired, would continue snow maintenance and have enforced overnight parking. He noted concern for a lack of visitor and handicapped parking.

Aldersperson McComb (District Nine) stated her support for the development. She asked whether the developer would consider a commercial use, such as a convenience store, on the lower level, and whether the rents would be affordable.

Richard Sommer (4224 Janick Cir) asked if the developer would be requesting local subsidy.

Aldersperson Jennings (District 1) thanked the developer for his efforts and stated her support for the development, noting the need for active senior living. She urged the commission to approve the request.

Trevor Roark (601 Washington Ave), noting that he was not representing any group or commission, stated his support for the development as it increased density with a semi mixed-use. He positively noted the street side plaza and roof top patio. He questioned whether they could further reduce parking and promote walkability as Stevens Point was overbuilt with parking, and whether the nearby bus stop could be covered.

Aldersperson Nebel (District Three) stated her concern with parking being inadequate, especially when the uncovered parking area would be utilized by tenants, the alternative school, and public defense offices.

Scott Dimler (4223 Heffron St), representing the Lutheran Church, stated that the developer had assured them that they would be working with them in meeting parking needs. He supported the project.

Mayor Wiza declared the public hearing closed.

Mayor Wiza stated that parking ordinances and requirements would still be enforced, and that there were no plans to kick residents out of, or raze, Edgewater, and that the development was an alternative. He asked that the developer come forward to answer questions regarding rent and square footage.

Sig Strautmanis (Fox River, WI), with General Capital Acquisitions, LLC, confirmed that it would be affordable housing, with ranges between 30-80% of the area median income (AMI). If looking at a one-bedroom unit, it could range from approximately \$379-900 a month, and up to \$1,100 for a two-bedroom unit. A market study would need to be conducted for final numbers. In terms of square footage, a one-bedroom could range from 700-750 square feet, with a two-bedroom ranging from 950-1,100 square feet, noting that unit plans were still being finalized.

Motion by Commissioner Arntsen to approve the request from General Capital Acquisitions, LLC for a conditional use permit to construct an apartment complex at 1443 Water Street (Parcel ID's 281240832202044, 281240832202010, and 281240832202043), and 1447 Water Street (Parcel ID 281240832202011) with the following conditions;

1. A minimum of 25% of the façade shall be covered with masonry or decorative block.
2. The parcels shall be combined into one prior to the construction of the project.
3. 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.
4. The applicant shall provide an updated site plan meeting all applicable zoning code requirements, to be reviewed by the Community Development Department.
5. The applicant shall provide a landscaping plan meeting all applicable zoning code requirements, to be reviewed by the Community Development Department.
6. One plant for each 30 inches of building facing the street shall be planted. The size of the plants shall be a minimum of 18 inches at the time of planting. The planting may be relocated to other portions of the site.
7. The applicant shall provide a light intensity plan, to be reviewed by the Community Development Department.
8. The driveway entrances and aprons shall be curbed.
9. Applicable building codes shall be met and applicable permits obtained.
10. A stormwater plan shall be submitted for review and approval by the Public Utilities Department and/or the Public Works Department.
11. The applicant shall pay the required park fee per unit to the City.
12. The Historic Preservation / Design Review Commission shall have the authority to require changes to the project.
13. Minor modifications to the project may be approved by staff.
14. The Conditional Use Permit shall expire within two years if construction has not commenced.

seconded by Commissioner Rice.

Motion carried 5-0.

9. The sale/transfer of City-owned land (municipal parking lot 1-A) located at 1443 Water Street (Parcel ID's 281240832202044, 281240832202010, & 281240832202043)

Director Ostrowski explained that with the development proposed for parking Lot 1-A, the city would need approval to sell or transfer the land to the developer. The three City owned properties as stated would be sold or transferred for the development. Staff recommended approving the sale of land, noting that additional details would be available at the Finance Committee and Common Council.

Mayor Wiza asked for comments from the audience.

Clancy Cramer (2027 Lincoln Ave) asked what options tenants living above the proposed Ruby development would have seeing as no overnight parking was allowed in the parking lot across the street along Second, and that they currently rented spaces in Lot 1-A.

Director Ostrowski explained that they would be looking at the current parking standards for the lot to the west, south of Ruby, over the next couple of months due to the proposed development.

Motion by Commissioner Arntsen to approve the sale/transfer of City-owned land (municipal parking lot 1-A) located at 1443 Water Street (Parcel ID's 281240832202044, 281240832202010, & 281240832202043); seconded by Alderperson Kneebone.

Motion carried 5-0.

10. Request from the City of Stevens Point to amend and modify the Reciprocal Easement Agreement by and between the City of Stevens Point, Stevens Point Area School District, and Clark Place Enterprises, LLC. regarding 1443 Water Street (Parcel ID 281240832202044 and 281240832202010), 1009 Clark Street (Parcel ID 281240832202004), 1025 Clark Street (Parcel ID 281240832202003), and unaddressed parcel on Third Street (Parcel ID 281240832202006)

Director Ostrowski explained that the City was a party to a Reciprocal Easement Agreement by and between the City of Stevens Point, Stevens Point Area School District, and Clark Place Enterprises, LLC to use the joint parking lot. In regards to the proposed development, parking lot 1-A would no longer be a municipal public parking lot. Therefore, the easement agreement would need to be amended to remove the City as a party to the agreement. The developer would then work with the appropriate parties in regards to terms and maintenance. While approval from the Plan Commission may not have been needed, staff recommended approval to amend the agreement and remove the City as a party.

Motion by Alderperson Kneebone to approve amending and modifying the Reciprocal Easement Agreement by and between the City of Stevens Point, Stevens Point Area School District, and Clark Place Enterprises, LLC. regarding 1443 Water Street (Parcel ID 281240832202044 and 281240832202010), 1009 Clark Street (Parcel ID 281240832202004), 1025 Clark Street (Parcel ID 281240832202003), and unaddressed parcel on Third Street (Parcel ID 281240832202006); seconded by Commissioner Arntsen.

Motion carried 5-0.

11. Transfer of three properties: 916 Centerpoint Drive (Parcel ID 281240832200408 and 281240832200419) and an unaddressed property north of Centerpoint Drive along Third Street (Parcel ID 281240832200413) from the City of Stevens Point to the Redevelopment Authority of the City of Stevens Point

Mayor Wiza briefly explained that staff was looking to clean up the block in regards to ownership, noting that some parcels were owned by the City, while others were owned by the Redevelopment Authority.

Director Ostrowski outlined the parcels in question, adding that having common ownership would be beneficial as both the block in question, and the Lullabye property, were potential redevelopment blocks, and common ownership would assist in moving forward with developments.

Motion by Commissioner Cooper to approve the transfer of three properties: 916 Centerpoint Drive (Parcel ID 281240832200408 and 281240832200419) and an unaddressed property north of Centerpoint

Drive along Third Street (Parcel ID 281240832200413) from the City of Stevens Point to the Redevelopment Authority of the City of Stevens Point; seconded by Commissioner Arntsen.

Motioned carried 5-0.

12. Request from the Redevelopment Authority of the City of Stevens Point to sell 101 Georgia Street (281240830400103)

Director Ostrowski briefly summarized the request, noting that the Redevelopment Authority had acquired the property the previous year and razed the residence. The intention would be to sell the vacant parcel for potential development of a new single family home. While offer details were still pending, any selling of property required Plan Commission approval, adding that even if the potential sell did not go through, at least staff would have the recommendation on file. Staff recommended approval of selling the property.

Motion by Mayor Wiza to approve the request from the Redevelopment Authority of the City of Stevens Point to sell 101 Georgia Street (281240830400103); seconded by Commissioner Arntsen.

Motion carried 5-0.

13. Public Hearing and Action on a request from the City of Stevens Point to amend Chapter 23 of the Zoning Ordinance, specifically Section 23.01(14) pertaining to driveway and parking requirements

Associate Planner Kearns explained that issues were coming forward in regards to creating commercial parking lots in residential areas due to driveway and parking requirements pertaining to rooming houses, many of which had originally been single family, owner-occupied homes. Due to these homes needing to meet commercial parking lot standards, conversion back to single family use could be deterred and also prevent owners from maintaining or beautifying their parking areas due to increased costs. He summarized potential draft changes in regards to parking stall design, screening and setback requirements, definition clarification of reconstruction versus improvement, and potentially allowing turnarounds. Commissioners had the following comments:

1. Clarification requested on reconstruction of gravel driveways, and if edging was still required, to which it was explained that it depended on the scope of work being performed.
2. Stated that asphalt and gravel were not all too different, but also noted a preference for not allowing asphalt in large rooming house areas which could turn into commercial lots.
3. Support for turnarounds, definition of restoration and improvements, and allowing gravel.
4. Suggestion to allow car stops rather than asphalt spaces to identify parking spaces, noting that they didn't want to discourage conversion back into a single family use.
5. Preference to use percentage of lot for parking spaces allowed, rather than a flat parking space count.

Mayor Wiza asked for comments from the audience.

Aldersperson Nebel (District Three) stated concern for removing parking stall and stop requirements, noting that expansion could occur without them. She was further concerned with making changes too quickly, adding that the overall problem had already gotten too big.

Aldersperson Jennings (District One) stated that there should be more concern with creating more impervious surfaces in the City, noting that the addition of the surfaces could solidify rooming house uses and deter conversion to single family homes. She stated that pavement or asphalt should not be considered an improvement.

Mary Ann Laszewski (1209 Wisconsin St) noted that she was under the impression that original rooming house licenses could not expand parking, and that their parking limit had been set based on how many vehicles could have been parked in the driveway at the time.

Associate Planner Kearns suggested that they should perhaps call out what ultimate goals the City wanted to see for certain areas and uses and work from there. However, he still asked for clarification to be made on reconstruction versus improvements, and in allowing turnarounds.

Motion by Mayor Wiza to approve the request from the City of Stevens Point to amend Chapter 23 of the Zoning Ordinance, specifically Section 23.01(14) pertaining to driveway and parking requirements with the following:

23.01(14)(a)(3)

3) Driveways for Residential Uses

a) v) On arterial streets only, a turnaround area (8 feet by 10 feet, 80 square feet maximum) may be located in a front yard, but not in front of the primary dwelling. The turnaround area must be contiguous to the driveway.

j) Reconstruction of nonconforming driveways.

Should a driveway be nonconforming due to dimensional standards, construction materials, or other purpose, said driveway shall nonetheless be permitted to be reconstructed; however, regulations within this ordinance shall be met where possible. For example, if a gravel driveway is being reconstructed and graded, it shall conform the applicable gravel standards. Additionally, as an example, if a driveway does not meet the side yard setback, but it can be met during reconstruction, setbacks shall then be met.

Patching, milling, resurfacing (overlay – using same material), seal coating, and striping shall not constitute a reconstruction, and can be performed on existing conforming and nonconforming driveways.

seconded by Commissioner Cooper

Motion carried 5-0.

14. Request from Wisconsin Public Service Corporation for an easement to install utilities at an unaddressed property bounded by Strongs Avenue, Third Street, Main Street and Centerpoint Drive, owned by the Redevelopment Authority of the City of Stevens Point (Parcel ID 281240832202968)

Director Ostrowski explained that Wisconsin Public Service was requesting an easement to install utilities for Wildcard. While there was an existing easement in the vicinity, it was not large enough, therefore additional services were required. Staff stated that in an event of any additional expansions, utilities would need to be removed at the expense of the requesting party, rather than the RA itself. Based on these findings, staff recommended approving the request.

Motion by Commissioner Arntsen to approve the request from Wisconsin Public Service Corporation for an easement to install utilities at an unaddressed property bounded by Strongs Avenue, Third Street, Main Street and Centerpoint Drive, owned by the Redevelopment Authority of the City of Stevens Point (Parcel ID 281240832202968) with the following conditions;

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

seconded by Alderperson Kneebone

Motion carried 5-0.

15. Community Development Department Monthly Report for October, 2018

Director Ostrowski briefly reviewed the monthly report and explained that while they had begun to fall short in value in comparison to the previous year, the number of issued permits had increased significantly, especially for the month of October. Code enforcement numbers in regards to the pink slip program were remaining consistent at 80% compliance. A new code enforcement initiative would also be forthcoming.

Director Ostrowski provided updates on the following:

1. Zoning Code/Comprehensive Plan meeting scheduled for November 26, 2018 to review;
 - a. Comprehensive Plan – Complete Draft
 - b. Chapter 7 – Land Development Code

16. Director's update.

Director's update occurred under Agenda Item 15.

17. Adjourn.

Meeting adjourned at 8:09 PM.

Attachment pertaining to Agenda Item 6: Cohen-Esrey Development Group Request

MALLERY & ZIMMERMAN, S.C.

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November 1, 2018

Stevens Point
Plan Commission
1515 Strongs Avenue
Stevens Point, WI 54481

RE: William E. Soik & WES Properties, LLC

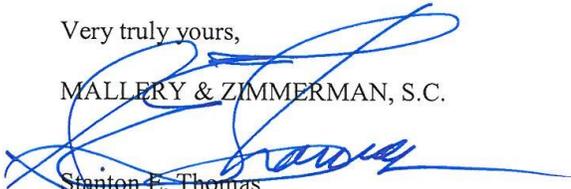
Dear Plan Commission:

My clients, William E. Soik and WES Properties, LLC have made a decision to not object to the change of zoning requested by the buyer, Cohen-Esrey Development Group, LLC. Accordingly, this letter amends that specific section in my prior 2 letters regarding the buyers request for zoning changes.

Questions, advise.

Very truly yours,

MALLERY & ZIMMERMAN, S.C.


Stanton E. Thomas
A Member of the Firm
SET:wlh

cc: William E. Soik
Brian Sweeney
Attorney Nicholas Burkhart

Attachment pertaining to Agenda Item 8: General Capital Acquisitions, LLC Request

From: [Chris Shulfer](#)
To: [Sig Strautmanis](#); [Josh Hafron](#); [Frank Pitsoulakis](#)
Cc: mjl@lauterbach-legal.com; [Liane Shulfer](#)
Subject: RE: Owner Permission to Obtain Municipal Approvals
Date: Friday, November 2, 2018 9:46:59 AM

Chris & Liane Shulfer, owners of R & J Angel Point Properties LLC, grant permission to General Capital Group to discuss approvals for our property located at 1447 Water Street, which would be included in GCG proposal for an apartment building.

Thank you.

Chris & Liane Shulfer
R & J Angel Point Properties, LLC.

From: Sig Strautmanis <sig@generalcapitalgroup.com>
Sent: Thursday, November 1, 2018 2:58 PM
To: Josh Hafron <joshua@generalcapitalgroup.com>; Frank Pitsoulakis <FPitsoulakis@reinhartlaw.com>
Cc: mjl@lauterbach-legal.com; Chris Shulfer <Chris.Shulfer@shulfers.com>; Liane Shulfer <Liane.Shulfer@shulfers.com>
Subject: Owner Permission to Obtain Municipal Approvals
Importance: High

Chris and Liane:

Can you please confirm, via a response to this e-mail, that General Capital Acquisitions, LLC has your permission to request approvals for our project, which includes your property as part of the parcel assemblage?

We are requesting approval of a Conditional Use Permit to allow multi-family in the B-3 zoning district and design review from the Historic Preservation/Design Review Commission.

These approvals will be contingent on our deal moving ahead and will in no way bind, limit or otherwise impact your existing use.

We will be presenting our proposal at two meetings next week and would like to submit an e-mail from you by the end of the day Friday (11/2) for the City to place on file.

THANKS very much!

sig

Sig Strautmanis
General Capital Group
6938 N. Santa Monica Blvd
Fox Point, WI 53217