

REPORT OF CITY PLAN COMMISSION

January 7, 2019 – 6:00 PM

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

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

ALSO PRESENT: Director Ostrowski, Associate Planner Kearns, City Attorney Beveridge, Alderperson Jennings, Alderperson Shorr, Alderperson Johnson, Alderperson Dugan, Alderperson McComb, Alderperson Phillips, Alderperson Morrow, Frank Jurgella, Jim Buchholz, Ross Rettler, Collin Konopacki, Darrin Krzanowski, Pam Skaleski, Cristine Hoffman, Earvin Johnson, Brandon Schulz, Trevor Roark, Mary Ann Laszewski, Shelly Stein, Matt Carlson, Loren Roth, Kendra Schiefelbein, Rachel Siebers, Robert Good, Karl Weyers, Richard Imp, Brent Dahlstrom.

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1. Roll call.

Discussion and possible action on the following:

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3. 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 parking lot and driveway surfacing for specific uses and zoning districts
4. Public hearing and action on a request from Ross Rettler, representing the University of Wisconsin - Stevens Point, for a conditional use permit to construct a restroom facility and pavilion, and expand the parking lot near the Schmeckle Reserve Visitor Center at 2419 North Point Drive (Parcel ID's 281240828200005, 281240828220006, & 281240828210001)
5. Public hearing and action on a request from Frank Jurgella for a conditional use permit to expand a tavern at 925 Second Street (Parcel ID's 281240829303108 & 281240829303107)
6. Public hearing and action on a request from Provident Nutraceuticals for a conditional use permit to construct an addition to their facility within the wellhead protection overlay district at 3017 Business Park Drive (Parcel ID 281230802100107 & 281230802100303) and 5500 Clem's Way (Parcel ID 281230802100105)
7. Request from Slingshot Architecture for a conceptual project review of a development located at 1017 Third Street (Parcel ID 281240832200301)
8. Public hearing and action on a request from Darren Krzanowski, representing Collin Konopacki, for an extraterritorial subdivision plat review for a new subdivision (Hidden Brook) located at 1108 Woodview Drive, Town of Hull (County Parcel ID 020240817-08)
9. Public hearing and action on a request from the City of Stevens Point to amend Chapter 20 of the Subdivision Ordinance, pertaining to the maximum number of parcels allowed to be created via Certified Survey Map for commercial, multi-family, or industrial zoned properties
10. Parklet Ordinance (discussion only)
11. Community Development Department Monthly Report for December, 2018

12. Director's Update.

13. Adjourn.

1. Roll call.

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

Discussion and possible action on the following:

2. Report of the December 3, 2018 meeting

Motion by Commissioner Cooper to approve the report of the December 3, 2018 Plan Commission meeting; seconded by Commissioner Haines.

Motion carried 7-0.

3. 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 parking lot and driveway surfacing for specific uses and zoning districts

Director Ostrowski explained that the request would be to amend the zoning code which required hard-surfacing for driveways and parking lots, noting that it had recently been amended to permit gravel for residential driveways. They were now looking to do a similar amendment for unique conservancy, commercial, and industrial uses. For example, by permitting gravel rather than requiring hard-surfacing, conservancy zoned areas, such as parks, would benefit due to a lessened impact on its natural resources. Additionally, the burden of requiring hard-surfacing would be reduced for the university, cemeteries, and other large industrial buildings which occupied a great deal of land. Staff recommended approval of the amendment per changes outlined in the staff report.

Mayor Wiza declared the public hearing open.

Aldersperson Nebel (District Three) stated her support for the amendment, noting that the requirements and constraints with gravel application would help reduce gravel run-off into streets.

Aldersperson McComb (District Nine) stated her support for the amendment, noting that allowing gravel use would be better for the ground water supply, as well as provide cost savings.

Shelly Stein (2300A College Ave), studying Sand and Land Management, seconded support for the item due to the environmental benefits of using pervious surfaces.

Frank Jurgella (527 Granite Ridge) stated his support for the amendment, noting that it would provide cost savings for businesses looking to expand as blacktop was expensive.

Mayor Wiza declared the public hearing closed.

Aldersperson Kneebone asked for clarification if they would still be required to follow the edging requirements, to which staff confirmed that they would still need to meet the construction standards.

Motion by Commissioner Haines to approve the request from City of Stevens Point to amend Chapter 23 of the Zoning Ordinance, specifically Section 23.01(14) pertaining to parking lot and driveway surfacing for specific uses and zoning districts with the following:

23.01(14)(e)(2)(h) Surfacing

i. Surfacing Required

Except as provided below, where parking facilities or any other vehicular use area are provided, they shall be surfaced with asphalt bituminous, concrete or dustless material approved by the Administrator, and shall be maintained in a smooth, well-graded condition.

- ii. Pervious Parking Surfaces
 - a. All parking spaces may be surfaced with pervious parking surface that is engineered for parking or driveways.
 - b. Where an existing tree is adjacent to parking; paver bricks or other pervious surface shall be used within the dripline of the tree. No parking shall be located closer than five feet from the trunk of an existing tree.
 - c. Where provided, pervious parking surfaces shall be maintained in a sound, well-graded condition.
- iii. The Administrator shall have the authority to approve alterations in parking lot and driveway surfacing, such as gravel, for the following or similar type uses: parks, cemeteries, schools, universities, and industrial/manufacturing uses, as well as accessory uses to the uses previously listed. The surface alteration shall be permitted to begin beyond 10 feet into the property (10 foot setback); with the setback and right-of-way areas being surfaced with asphalt bituminous, concrete or dustless material approved by the Administrator.

Would also need to meet the construction standards (e.g. containment)

23.01(14)(i) Site Access

- 1. General Standards
 - a. All buildings shall be located on a site abutting a public or private street.
 - b. Unless otherwise approved by the City Engineer, all liner buildings must take vehicular access from within the site.
 - c. Unless otherwise approved by the Administrator, all apartment, mixed use, and non-residential sites abutting an arterial street must provide a shared access easement with a minimum paving width of 22 feet when abutting another apartment, mixed use, or non-residential property.
 - d. No vehicle or obstacle may block driveways intended for use as a fire lane, or cross-access easement.
 - e. All driveways shall be surfaced with asphalt bituminous, concrete or other material indicated within this Zoning Code, and shall be maintained in a smooth, well-graded condition, unless otherwise specified in this ordinance.

seconded by Commissioner Arntsen

Motion carried 7-0.

- 4. Public hearing and action on a request from Ross Rettler, representing the University of Wisconsin - Stevens Point, for a conditional use permit to construct a restroom facility and pavilion, and expand the parking lot near the Schmeeckle Reserve Visitor Center at 2419 North Point Drive (Parcel ID's 281240828200005, 281240828220006, & 281240828210001)

Director Ostrowski explained that the request would be to construct restrooms and a pavilions near the existing Schmeeckle Reserve Visitor Center, as well as to expand their parking lot with gravel, adding that

the project would be a candidate for the ordinance amendment they just approved. He reviewed the project renderings, floorplans, and materials to be used prior to recommending approval with conditions from the staff report.

Commissioner Arntsen asked if the indicated wetlands had been delineated, to which Mayor Wiza confirmed that they had, and encouraged the public to visit the Schmeckle Reserve Visitor Center.

Mayor Wiza declared the public hearing open.

Mayor Wiza declared the public hearing closed.

Motion by Commissioner Hoppe to approve the request from Ross Rettler, representing the University of Wisconsin - Stevens Point, for a conditional use permit to construct a restroom facility and pavilion, and expand the parking lot near the Schmeckle Reserve Visitor Center at 2419 North Point Drive (Parcel ID's 281240828200005, 281240828220006, & 281240828210001) with the following conditions:

- 1. All exterior mechanical equipment including refuse storage shall be continuously screened with fencing and/or landscaping that is approved by the Community Development Department**
- 2. The applicant shall submit an updated site plan showing additional detail, such as parking lot dimensions, and setbacks.**
- 3. The applicant shall submit required stormwater materials and obtain applicable permits, to be reviewed by the appropriate City staff.**
- 4. Applicable permits shall be obtained for the development.**
- 5. Minor modifications to the plan may be approved by staff.**

seconded by Alderperson Kneebone.

Motion carried 7-0.

5. Public hearing and action on a request from Frank Jurgella for a conditional use permit to expand a tavern at 925 Second Street (Parcel ID's 281240829303108 & 281240829303107)

Director Ostrowski explained that the business owner of 925 Second Street was requesting to expand a tavern use with a 24 by 7 feet entryway and awning, which would require conditional use approval. He also noted that the applicant had begun constructing the addition, but had subsequently been issued a stop work order by the Inspection Department pending approvals. Meeting the setback requirements was an issue, he explained, as the building had a zero-foot setback, making it already nonconforming, and adding that the applicant would need to seek a variance from the Board of Zoning Appeals. A slight parking concern had been brought forward as the addition would encroach 7 feet of the available parking lot area. Since the entryway would not be a heated space, it would be considered a porch, thus not adding to the gross floor area and not triggering additional parking standards. In conclusion, staff felt the request had met the standards of review and recommended approval with conditions from the staff report.

Mayor Wiza declared the public hearing open.

Mayor Wiza read a prepared statement by Pat Disher (917 Second St), adjacent neighbor, into the record. It cited previous issues and concerns with the requesting property, as well as a request for a barrier between their properties if approval was granted.

Alderperson Nebel (District Three) noted concerns with the request, citing the potential for increased soliciting, noise disruptions to surrounding neighbors, and parking issues.

Frank Jurgella (527 Granite Ridge) explained that his son had taken over the bar, and they were just looking to enhance and beautify the space. Many of the concerns cited in Ms. Disher's written testimony had not occurred in many years, and they were not aware of any current issues. He further added that the addition would have glass doors, as well as have motion activated lighting. This would increase safety and security, as well as consolidate patrons to his site, rather than have them solicit on the corner. There was also the possibility to expand the parking area into adjacent properties.

Matt Carlson (2325 Wyatt Ave), as an adjacent property owner, stated his support for the request.

Loren Roth (916 Portage St), as an adjacent property owner, stated his support for the request, noting that they were working with Mr. Jurgella on using their property for future use.

Mayor Wiza declared the public hearing closed.

Commissioner Hoppe, for clarification, asked if the white protrusion in the vicinity map indicated where the addition would go, to which staff confirmed accurate.

Commissioner Arntsen noted that the request was an example of a high density use, to which they were looking to move forward to. Director Ostrowski agreed as its construction was on the lot line, as well on the fringe of the downtown area. An issue, the Director noted, was that they began bordering conflicting uses such as residential.

Commissioner Rice pointed to the potential increased noise issue, and asked if there was any ability to revoke a conditional use if conditions were not met, to which Director Ostrowski explained that doing so was very difficult. They did, however, have the option of adding conditions to address issues, adding that they would want to work with the property owner.

Mayor Wiza noted that revoking a conditional use would be a last resort.

Aldersperson Kneebone noted concern with the issues brought forward during an adjacent property owner's written testimony, and noted that a barrier between properties would be ideal.

There was a brief discussion between commissioners and the applicant regarding possible barrier options. The applicant noted agreement to bollards or wheel stops.

Motion by Commissioner Arntsen to add the following condition to the conditional use permit requirements to expand a tavern at 925 Second Street (Parcel ID's 281240829303108 & 281240829303107):

A barrier shall be installed on the north side of the property separating the parking lot from the adjacent lot. Community Development Department staff shall have the authority to approve the barrier.

seconded by Aldersperson Kneebone.

Motion carried 7-0.

Motion by Commissioner Arntsen to approve the request from Frank Jurgella for a conditional use permit to expand a tavern at 925 Second Street (Parcel ID's 281240829303108 & 281240829303107) with the following conditions:

- 1. The licensee shall maintain order and peace in the licensed premises.**
- 2. Any licensed premise established, operated, or maintained in violation of any of the provisions or requirements of this conditional use permit shall be grounds for suspension or revocation of this conditional use permit and/or declared to be unlawful and a public nuisance, the City may, in addition to or in lieu of, any other remedies set forth in the**

Stevens Point Municipal Code Chapter 12 of the City's Revised Municipal Code, commence an action to enjoin, remove, or abate such nuisance in the manner provided by law and shall take such other steps and apply to such court or courts as may have jurisdiction to grant such relief as will abate or remove such public nuisances, and restrain and enjoin any person(s) from establishing, operating, or maintaining said conditional use contrary to the provisions of this conditional use permit.

- 3. The business must be operated in a manner that music heard from outside the building does not unreasonably disturb the peace and enjoyment of the surrounding properties.**
- 4. The licensee shall require that all exterior doors be kept closed so that noise does not unreasonably disturb the peace and enjoyment of the surrounding properties.**
- 5. The licensee shall require that the area surrounding the premises be kept clean and orderly. All cups, bottles, cans, garbage, rubbish, cigarettes, etc. shall be properly disposed of at the end of each day, and not left on the property or public right-of-way.**
- 6. Should significant changes be made to the refuse storage and containers on site, they shall be screened from view.**
- 7. Further details be submitted by the applicant regarding the architecture and façade materials, to be reviewed and approved by the Community Development Department.**
- 8. A similar brick found on the primary structure shall be incorporated into the façade of the addition, which shall be approved by Community Development Department staff.**
- 9. A variance must be granted by the Board of Zoning Appeals for the reduced setback.**
- 10. A sidewalk cafe license may be issued without amending this conditional use.**
- 11. A barrier shall be installed on the north side of the property separating the parking lot from the adjacent lot. Community Development Department staff shall have the authority to approve the barrier.**

seconded by Alderperson Kneebone.

Motion carried 7-0.

- 6. Public hearing and action on a request from Provident Nutraceuticals for a conditional use permit to construct an addition to their facility within the wellhead protection overlay district at 3017 Business Park Drive (Parcel ID 281230802100107 & 281230802100303) and 5500 Clem's Way (Parcel ID 281230802100105)**

Director Ostrowski explained that Provident Nutraceuticals was proposing a major expansion between their two existing facilities. While the use itself was permitted within the M-2 Heavy Industrial District, it was before the commission due to the property falling within the Wellhead Protection B Zone District. As such, the chemical use for the production facility would require a conditional use permit. He further reviewed chemicals of concern, adding that the utility department had stated that they were compounds that biodegraded fairly quickly. The site plan, renderings, and elevations were briefly summarized as well. After review, staff had no concerns with the request, so long as the conditions set in the staff report were applied, noting the importance of a spill prevention, control, and countermeasure plan.

Commissioner Haines asked if the catch basin would be external, to which staff stated that it would be internal, and wherever the transfer and filling of chemicals occurred.

Commissioner Arntsen asked for more information on the active chemicals, to which Associate Planner Kearns noted that worksheets for all chemicals to be used had been provided to the utility department for review.

City Attorney Beveridge briefly noted that they were all low-pH chemicals, often used in cleaning.

Mayor Wiza declared the public hearing open.

Kendra Schiefelbein (1161 Bel-Aire Dr, Plover), project manager for the proposed expansion, explained that the chemicals being discussed were used to clean the equipment that was used to make vitamins, noting that they used a food grade system.

Alderperson Kneebone asked if the Fire Department had a list of those chemicals on file, to which Ms. Schiefelbein confirmed that they had provided the Fire Department with a worksheet for each chemical.

Mayor Wiza declared the public hearing closed.

Motion by Commissioner Hoppe to approve the request from Provident Nutraceuticals for a conditional use permit to construct an addition to their facility within the wellhead protection overlay district at 3017 Business Park Drive (Parcel ID 281230802100107 & 281230802100303) and 5500 Clem's Way (Parcel ID 281230802100105) with the following conditions:

1. The lots proposed for the building addition shall be combined to create one contiguous lot.
2. A landscaping plan meeting all applicable zoning code requirements shall be submitted and reviewed/approved by the Community Development Department.
3. A stormwater management plan shall be submitted and reviewed/approved by the Department of Public Utilities.

The conditions below (4-6) shall be required for the following chemicals: Conquest, Lift RT, and Isopropyl Alcohol, and any others deemed hazardous by the City:

4. Catch basins, such as a metal pan or concrete curb, shall be installed around every chemical dispensing, transfer, or fill point.
5. The event of a spill or leak on the property, the property owner agrees to clean up the spill or leak below the Maximum Containment Levels listed in the Drinking Water Standards. The owner agrees to notify the Director of Public Utilities immediately in the event of any spill or leak.
6. Bulk storage of all chemicals on site shall occur within a 100% containment area such as a concrete curb basin or tub to provide a containment measure against leaks or spills.
7. A spill prevention, control, and countermeasure plan shall be in place prior to the operation of the facility and shall be submitted to the Department of Public Utilities for filing and enforcement.
8. In the event that different or increased quantities of chemicals are located on site, the Department of Community Development and Public Utilities Department shall be notified, which may trigger a review of the Conditional Use Permit by the City and the establishment of new conditions for the purpose of protecting the groundwater supply.
9. All costs associated with the conditions within this resolution shall be at the expense of the operator and/or owner. All required reports relating to sampling, analysis, and/or testing shall be provided to the City upon completion of such sampling, analysis, and/or testing.

10. If any equal or superior alternative exists over any of the conditions, as determined by the Director of Public Utilities and the Director of Community Development, City of Stevens Point personnel shall have the ability to modify such condition(s).

seconded by Commissioner Haines.

Motion carried 7-0.

7. Request from Slingshot Architecture for a conceptual project review of a development located at 1017 Third Street (Parcel ID 281240832200301

Director Ostrowski provided background information for 1017 Third Street, or the vacant, and former Lullabye Furniture site, explaining that the City had acquired the property in 2008 and ultimately transferred it to the Redevelopment Authority, which had then looked into several potential developments for the 4-acre property. The purpose being to find a development that maximized the site and assisted in making the downtown area a 24/7 environment, as well as helping the area remain successful. He explained that as a conceptual review, there would be no former action taken, but the developer was looking for initial feedback from the public, the Plan Commission, and Common Council. This would allow the developer to address any potential issues early on. He provided the following details for the conceptual project:

1. 4-acre property zoned B-2 Central Business Transition District
2. Two phase project. Phase 1 would involve constructing two 4-story mixed use buildings on the south side of the site. Phase 2 would involve constructing a residential building on the northwest side of the site, and 11 townhomes on the north side of the site. It would provide over 200 residential units.
3. Pedestrian linkages and corridors highlighted throughout the site, to adjacent properties, and to the downtown area.
4. Parking areas (106 stalls) would be shielded from view behind buildings.
5. Would act as a buffer and transition area from denser mixed use to lesser intense residential use.
6. Potential for adjacent mixed use development west of the site.
7. Acts as a diverse development by providing not only mixed use buildings, but mixed residential options for a multitude of users.
8. Preliminary renderings, site and access plans reviewed.
9. The development, in addition to other upcoming projects, would provide needed housing within the City.

Commissioners had the following comments:

1. One of the most unique developments the City has seen proposed.
2. Inquiry on housing along Union Street, to which staff clarified that residential properties still did exist along Union Street end of the property, as well as some commercial.
3. Overall support for the type of development, but uncertain in how well it would work considering the amount of parking to residential units. Lack of public transit or ride share programs were noted.
4. Suggestion of ground floor parking as the main floor of one of the residential buildings to increase parking availability.

5. Concern noted for lack of screening for the townhome, and inquired if the view of the back of those homes would be a parking lot.
6. The 4-story building seemed out of place in the downtown area, noting that it would tower over the downtown area, to which several nearby surrounding 4-story or taller buildings were described.
7. Noted that the property would act as a good transition from commercial to residential.
8. The proposed commercial tenant spaces were just conceptual, so they had an opportunity to make something unique. Even though a bakery was indicated on the plan, it did not make it final.

Mayor Wiza asked for comments from the audience.

Mary Ann Laszewski (1209 Wisconsin St) noted concern with a large increase in residential units, which was in addition to the proposed K-Mart site housing and two other senior housing developments, noting that it could disrupt the local renter's market. She also questioned whether employment opportunities existed for the amount of future tenants. She asked that further employment and community growth research was performed.

Rachel Siebers (933 Third St) noted her support for the overall development, but stated several concerns with parking availability on the site, the height of the proposed buildings in relation to nearby residential properties, and the noted access points for the site.

Robert Good (1000 Union St) stated that the development was shortsighted, and did not fit into what the community was. He noted surrounding rental vacancies and declining enrollment at the university, as well as stating that the commercial stores would act as direct competition to local owner shops. Lastly, he stated that financials had not been discussed publically.

Mayor Wiza briefly stated that the Plan Commission was only handling the conceptual review.

Aldersperson McComb (District Nine), commenting on behalf of a constituent, suggested having additional green space between Portage Street and the proposed townhomes, as well as in the center courtyard.

Aldersperson Dugan (District Eight) mirrored the suggestion of additional green space around the townhomes as there was already a lot of impervious surface. She agreed with a commissioner's comment to have ground floor parking under a residential building.

Aldersperson Jennings (District One) explained that she had knocked on the doors of owner-occupied homes in the area in regards to the development. She stated her support for the development.

Karl Weyers (933 Meadow St) stated that similar concerns of his had already been noted, and asked if any solar had been built into the development, or whether there were any plans to have it be a carbon neutral development.

Trevor Roark (601 Washington Ave), representing himself as a resident only, read a prepared statement of support regarding the development, noting it would increase livability and safety in the area. In regards to concerns with not enough parking, he noted that there was an oversupply of parking stalls in the immediate downtown area.

Richard Imp (3700 Doolittle Dr), student, stated that the development was ambitious, but noted concerns with the amount of residential units going in with not only the current proposed development, but other housing developments, especially with the amount of parking spaces that would be available.

Mayor Wiza asked Mr. Imp if his concerns would change if nearby parking would be made available within a couple blocks, to which he noted that he could see residential maybe working if people were made aware of that parking. Commercial parking still seemed like an issue for local and outside visitors.

Mayor Wiza asked the developer to come forward to address some of the concerns stated.

Brent Dahlstrom (Cedar Falls, IA), with the development team, stated the importance of meeting with local stakeholders before a building was constructed in order to understand why people lived in the area. He provided the following information to some of the concerns stated:

1. Solar is a must in any of their development.
2. Parking is complicated, people have different views on whether there is too much or too little. Want to have the development be people focused, not car focused. Arrived at a number of stalls by taking surrounding parking areas into consideration, as well as by talking to City staff.
3. Development can help raise standards in older, existing rentals, as well as to create and address a new market, such as empty nesters, rather than only students.
4. Tenants indicated in plans are only conceptual, and would be there for local business owners. Intent would not be to compete with local business.
5. Appreciate trail system, the amount of green space, and city in general.
6. All buildings would contain elevators, aside from the townhomes which would only have stair accessibility.

Director Ostrowski made a brief statement regarding parking ratios, noting that they were trying to get rid of parking as many of the lots sat vacant for the majority of the year, and the only time they were filled were during special events. He noted the importance of utilizing empty lots and creating diversified housing options.

No action was taken.

8. Public hearing and action on a request from Darren Krzanowski, representing Collin Konopacki, for an extraterritorial subdivision plat review for a new subdivision (Hidden Brook) located at 1108 Woodview Drive, Town of Hull (County Parcel ID 020240817-08)

Director Ostrowski summarized the request for a 9-lot subdivision within the Town of Hull, but also within the City's extraterritorial review boundary. Each lot would be a minimum of two acres, which was not an efficient use of land. However, due to the larger lots, and the area being heavily challenged with numerous wetlands, it made the ability to further subdivide the area, and run utilities in the future that more difficult. Overall, due to the limited nature of developable area, staff recommended approving the plat with a condition that it include an extension of road right-of-way off Hidden Brook Court, and that the right-of-way be dedicated as such. He lastly noted that the Town of Hull and Portage County had approved the plat in November.

Commissioner Rice abstained from the item.

Mayor Wiza declared the public hearing open.

Aldersperson Dugan (District Eight) asked the Plan Commission to not approve the plat, as the sprawling development in the wetlands would have negative impacts.

Aldersperson McComb (District Nine) Noted that the new subdivision would serve as another choice for housing diversity for residents. She questioned whether there was an assurance that property owners would not harm the wetlands.

Trevor Roark (601 Washington Ave), representing himself as a resident only, read a prepared statement with concerns for building over wetlands. He also indicated that the City could not afford being able to expand outward, noting that there were many vacant suburban homes in the area. He asked that the City not allow the subdivision.

Aldersperson Shorr (District Two) stated that he did not like denying developments, but held concerns for the subdivision, noting the costs of running infrastructure, as well as losing tax base with larger lots, even if they were contained to the Hull area for now. He wished to hear more information on finances and expansions.

Mayor Wiza declared the public hearing closed.

Director Ostrowski briefly stated that their review authority lay solely with the plat review, and that any development requirements would be granted by a different body.

Mayor Wiza stated that having extraterritorial review did not mean the Hull area was to be moved into the city. It was just for review of items that may affect the city.

Director Ostrowski agreed that it was challenging to serve 9 lots in a wetland area, but it was even more challenging trying to serve those lots if they ended in a dead end, and continuing infrastructure would be ideal. Given the situation, and its proximity to the wetlands, staff felt it was appropriate.

Commissioner Haines asked if the County had an option to do to do conservation subdivisions, noting the location was ideal. She asked if the possibility could be suggested to them.

Director Ostrowski stated that it could have been an option, but the Town of Hull and County had already moved to approve the subdivision. He noted that having it marked conservancy could make it very difficult to go through the area in the future if they ever needed to.

Commissioner Arntsen stated that he had attended the meeting in which the subdivision had been approved, and explained that no wetlands were to be filled. He also indicated that he had suggested information be provided in regards to waste management and the ground water supply. He agreed that they needed housing diversity, even if it was large lots. He did not have concerns with the subdivision.

Motion by Commissioner Arntsen to approve the request from Darren Krzanowski, representing Collin Konopacki, for an extraterritorial subdivision plat review for a new subdivision (Hidden Brook) located at 1108 Woodview Drive, Town of Hull (County Parcel ID 020240817-08) with the following condition:

- 1. The plat shall include an extension of the road (Hidden Brook Court) right-of-way at the same width. The right-of-way shall be dedicated as such.**

seconded by Commissioner Cooper

Motion carried 6-0, with Commissioner Rice abstaining.

9. Public hearing and action on a request from the City of Stevens Point to amend Chapter 20 of the Subdivision Ordinance, pertaining to the maximum number of parcels allowed to be created via Certified Survey Map for commercial, multi-family, or industrial zoned properties

Director Ostrowski briefly explained that state law had changed to allow subdivisions to be split by more than four lots via a CSM when they were commercial or industrial. Seeing as a majority of the commercial areas had already been built out, staff saw no negative impact as a result and recommended approval with the amendments proposed in the staff report to allow up to 10 lots per CSM.

Mayor Wiza declared the public hearing open.

Mayor Wiza declared the public hearing closed.

Motion by Commissioner Cooper to approve the request from the City of Stevens Point to amend Chapter 20 of the Subdivision Ordinance, pertaining to the maximum number of parcels allowed to be created via Certified Survey Map for commercial, multi-family, or industrial zoned properties with the following:

1. Sec 20.02 – Definitions

“Major Subdivision” shall mean the division of land into five or more lots or the dedication of streets or other areas for the use of the public, shall be by recorded plat or by certified survey map by a registered land surveyor and such division of land shall be approved by the City Plan Commission and Common Council, or unless otherwise specified in this ordinance. In addition, the Public Works Director shall certify to the Plan Commission that the respective plat or certified survey map has met the formal requisite of Chapter 236 of the Wisconsin statutes as amended.

“Minor Subdivision” shall mean the division of land into two to five parcels, regardless of parcel size, shall be by certified survey map by a registered land surveyor. In addition, the Public Works Director shall certify to the Plan Commission that the respective survey or certified survey map has met the formal requisite of Chapter 236 of the Wisconsin statutes as amended.

The above shall not apply to: 1) transfers of interests in land by will or pursuant to court order; 2) leases for a term not to exceed ten years, mortgages, or easements; 3) the sale or exchange of parcels of land between owners of adjoining property if additional lots are not thereby created and the lots resulting are not reduced below the minimum sizes required by this ordinance or other applicable laws or ordinances; 4) the sale or exchange of parcels of land between a governmental agency and an owner of adjoining property; 5) the City or its political subdivisions shall be exempt from the provisions of this subsection. 6) Divisions of land not exceeding 10 lots for land zoned a multi-family, mixed-use, commercial, or industrial/manufacturing zoning classification.

Where Certified Survey Maps are prepared for exempted land divisions as enumerated in 1-56 above, the Community Development Director and the Director of Public Works or her/his designee, upon review, shall have the authority to sign an appropriate notation thereon that the Certified Survey Map is exempted from Plan Commission review pursuant to the applicable provision. 2. “Building line” shall mean a line on a plat between which line and a street no building or structure may be erected.

seconded by Commissioner Rice

Motion carried 7-0.

10. Parklet Ordinance (discussion only)

Mayor Wiza stated that the parklet program had been brought before the Plan Commission previously for discussion and feedback.

Director Ostrowski further added that since that discussion, staff had reviewed changes, as well as met with interested individuals to further refine the program and address concerns. He reviewed the changes, which were called out in red within the staff report, and asked for any final feedback. The intent would be to help businesses flourish by creating a denser environment and provide unique spaces for the public.

Commissioner Haines asked for clarification as to the timeline of moving the program forward, to which staff explained that they were looking to address concerns prior to placing it in an ordinance format and bringing it forward to the appropriate committees.

Trevor Roark (601 Washington Ave) stated his support for the item, and noted his excitement for the Parklet Program. He thanked staff for their efforts, noting many residents and businesses had put in their time and efforts to help moving it forward. He made himself available for questioning.

Aldersperson McComb (District Nine) recalled the success of having a temporary parklet in front of her store, as it had encouraged people to walk and explore more. They would make the streets look interesting, she stated, and lastly noted that it was overall a good idea.

Mayor Wiza stated his support for the program, noting previous success of temporary parklets. He stated that while many businesses had shown interest in expanding their outdoor café areas, he hoped that they would see more diversity in what could be done with parklets.

Commissioner Arntsen asked if there was potential for the city to create their own equipment for the parklets and rent them out, to which Mayor Wiza stated that ideally, they would not as their intent would be to have the private industry handle it.

No action was taken.

11. Community Development Department Monthly Report for December, 2018

Director Ostrowski briefly reviewed the monthly report and explained that they had reached a year end of approximately \$48 million in construction value. He thanked staff and all those involved for their efforts, and projected continued growth and positive numbers for the coming year. A majority of the code enforcement report for the previous month revolved around snow and ice violations.

12. Director's update.

Director Ostrowski provided updates on the following:

- a. Press release had gone out for two new Redevelopment Authority programs. One of the programs was designed to assist low to moderate individuals in funding certain activities and improvements for their properties. The second program, a demolition program, and would assist in reimbursing the cost of razing structures so long as a new single family home was built on the same site.
- b. Announced first public meeting for the Target Area Master Plans project: January 17, 2019 at 6:30 PM in the MSTC Community Engagement Room.

City staff asked that committee, board, and council members take note of potential quorum and open meeting issues that may arise as a result of too many members attending the public meeting on January 17th. A brief discussion and clarifying questions between Alderspersons, City Attorney Beveridge, and the Mayor followed.

13. Adjourn.

Meeting adjourned at 8:27 PM.

Attachment pertaining to Agenda Item 5: Pat Disher Testimony

January 4, 2019

To those attending the Public Hearing regarding a request for conditional use by Frank Jurgella for his property located at 925 Second St., I am Patricia (Pat) Disher, owner of the adjacent property located at 917 Second St. I am unable to attend this meeting but I would like to voice my opinion and appreciate the opportunity to have this read aloud.

I have no wish to impede Mr. Jurgella's ability to add on to his building. In fact, I believe if he is to follow all of the Staff Recommendations listed on the Administrative Report, all of my concerns would be addressed.

Through the years I have had issues which I was never able to resolve with the bar owners. So I just did the best I could to resolve the problems. The worst problem was the parking lot. My house has been hit so many times by bar customers leaving, I quit counting. They were all hit and runs. The major hits were:

- I've had to replace two garage doors
- The Southwest corner of the house was hit with such force, I had to have a contractor come in and try to repair the frame which damaged and moved the pillar causing structural and interior damage.
- The gas meter was hit three times but two caused real damage causing gas to pour out and evacuation of the house. WPS insisted I put in concrete lined pipe to protect the meter. Of course this made perfect sense but they are very expensive.
- The Southeast corner was taken off which resulted in rebuilding of the steps, railing and lattice.

In addition to the above there are dings all along the bottom of the siding from cars parking along the house at night. In an effort to try and correct this problem Frank did want to install guard railing but not on his property, he wanted it next to my house. So, long story short, I decided to put railroad ties on my side. While this is not the prettiest, it worked. No other fence would have held up. Unfortunately four have been knocked down. Now I have to look at replacing these ties. This is one concern I have...with the addition going on there will be less turning radius for cars to back out and I'll be replacing more ties. It would seem to me that there should be a barrier of some kind on Frank's property designating the bar's parking lot which will further protect my property.

I am planning on cosmetic repairs to my property in the spring/summer so with your recommendations regarding the noise, trash that finds its way to my property, the materials used on the outside of the structure and with perhaps the addition of a barrier, I can only think it will be an improvement.

Thank you for your consideration.

Pat Disher