

REPORT OF CITY PLAN COMMISSION

Monday, May 7, 2012 – 6:00 PM

Lincoln Center

PRESENT: Mayor Andrew Halverson, Alderperson Jerry Moore, Alderperson Tony Patton, Commissioner Anna Haines, Commissioner Sarah O'Donnell, Commissioner Garry Curless, and Commissioner David Cooper.

ALSO PRESENT: Community Development Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, Alderperson Logan Beveridge, Alderperson Joanne Suomi, Alderperson Mary Stroik, Alderperson Michael Phillips, Brandi Makuski, Brian Kowalski, Matthew Brown, Jack Bennett, Mary Ann Laszewski, Paul Wachowiak, Mike Johnson, Vern Nystrom, Chad Raisleger, Barb Jacob, Archie Hansen, Troy Hojnacki, Todd Grunwaldt, Jeff Haessly, LeRoy Cordy, Jim Billings, Rob Konkol, Reid Rocheleau, Cathy Dugan, and Jan Hermann.

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 8. Presentation and discussion on a conceptual project review for a mixed-use development consisting of a community-based residential facility and retail/office space at **1017 Third Street (Parcel ID 2408-32-2003-01)**.
 9. Amending the City of Stevens Point Historic Preservation / Design Review Ordinance (Chapter 22) and Design Guidelines to reduce the number of Historic Preservation / Design Review Commission members, and to change the regular meeting date and time.
 10. Zoning code rewrite update.
 11. Adjourn.
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Mayor Halverson welcomed Garry Curless and Sarah O'Donnell to the Plan Commission.

1. Report of the April 2, 2012 Plan Commission meeting.

Motion by Alderperson Patton to approve the report of the April 2, 2012 meeting as presented; seconded by Commissioner Haines. Motion carried 7-0.

2. Conditional use permit renewals to operate taverns for the following:
 - 2600 Stanley Street – Partner’s Pub
 - 908 Maria Drive – Final Score
 - 2317 Division Street – Archie’s
 - 2124 Rice Street – Players’ Lounge
 - 912 Main Street – Graffiti’s

Director Ostrowski stated that there are several conditional use permits that are up for renewal. The Police Department has indicated that the only violations received were two noise complaints at the Player’s Lounge (2124 Rice Street) in April 2012. Both incidents were unfounded; therefore, staff would recommend approval of the renewals with an expiration date of June 30, 2014.

Paul Wachowiak, 1620 Meadow View Lane, spoke about Partners Pub and the issue with capacity, density, security, and liability and what happens when the crowds leave the area. He is concerned about the parking and whether it is adequate for a large number of attendees. The increased traffic on Fourth Avenue and behind Partners with cars blocking driveways and making the street more of a one lane road makes it very difficult for a fire truck, ambulance, or police protection to get through. The Homecoming event has become a destination attraction. Mr. Wachowiak stated that there are a number of walking parties that go from house to house after the event is over. Furthermore stating it is becoming an issue with safety and liability. He is wondering if it is possible for of the Fire Department to monitor the number of persons who attend, and if there is a need of more security for the event.

Mayor Halverson stated this resolution deals only with Partners Pub conditional use to operate as a tavern aside from Homecoming. Homecoming is handled as a separate event and normally handled on the staff level. He stated that from last year in terms of the migrating parties seen up and down Fourth Avenue, which may or may not stem from Partners there is an amplifier with that event and carry over along the properties on Fourth Avenue. Alderperson Suomi and the Mayor had a conversation post the Homecoming event and will in the future take a closer look at the process and requirements that will be placed on Partners for this year.

Alderperson Suomi stated that she has taken the time to contact people in regards to Partners. Partners Pub has been an icon in our community for many years, the consensus is that they have been a good neighbor, but there are concerns for the Homecoming event as well as the noise level on Wednesday nights for the karaoke with motorcycles being loud in the area. Prior to the meeting it was reported to Alderperson Suomi that there were tire marks on Stanley Street by Clayton Avenue. Some neighbors stated that during the summer with the windows closed and the air conditioner on the noise is not an issue, but Alderperson Suomi feels that the noise will have to be dealt with in some way.

Rob Konkol from Partners asked to clarify since this is not about Homecoming. Director Ostrowski said this is for the operation of a tavern, which includes the volleyball courts. Mr. Konkol then stated if there are any issues with Homecoming to please come and talk with himself and his business partner directly to resolve anything that may arise.

Alderman Phillips stated that any of the taverns on the list that have not paid their taxes should not receive any privileges such as a conditional use, and should not be brought before any committee unless they are current with all taxes. He stated that he has had a few calls about 2124 Rice Street, Players' Lounge, in regards to noise and future events that will result in noise complaints. In the past, Point Bowl had brought up the request for an addition that had been denied due to noise levels in a residential neighborhood and they are right next to the railroad tracks. Alderman Phillips stated that he does not think that Players Lounge should have anything outside because of the neighbors.

Mayor Halverson explained that the ordinance states specifically that if there are outstanding taxes owed to the City, then no liquor license shall be issued. In terms of 2124 Rice Street with the guidance of the City Attorney and the Comptroller with the back taxes, property taxes are back several years we, the City, have been made whole by Portage County and one more year on that and the county would be able to take the property on a tax deed. They are also in delinquent on their personal property taxes by about \$40,000 to \$50,000. The owner has worked out a payment plan with the Comptroller that he is comfortable with and has been adhered to up to this point. In terms of whether or not we move forward, the Mayor feels the more legitimate concern for this commission is going to be the applicability of a tavern in that zoning district as well as the amount of single family residences that surround it. The financial argument is a valid one, but from the direction of the City Attorney and the Comptroller we want to be somewhat flexible. The Mayor furthermore stated that if we don't grant them the conditional use then they can't operate at all and the likelihood of them paying those taxes goes down even greater. However, when in a situation like this arises you have to be mindful of what happens within the operation and then what transpires outside of the operation, which affects the neighbors. Thus, Alderman Phillips brings up correct and legitimate issues. We have had a lot of comments from residents, from Mr. Cordy, others, and current correspondence today to the Community Development Office proving this is worthwhile for some conversation on how we want to move forward with this permit.

LeRoy Cordy, 2157 Rice Street, stated it seems that there has not been any progress as to what is taking place at the Players' Lounge. To start with, this location was to be for younger individuals to have a place to go play volleyball and have a good time, and then they were granted a liquor license, then a band with loud noise, then fundraisers that could be used as a cover to make more money off selling liquor. Mr. Cordy stated that his wife works third shift and there is some noise during the week, but on weekends when wanting to enjoy their deck, their neighborhood, and the outside, they are unable to do so due to the bands playing. They are unable to have the windows open at the front of the house without hearing a band blaring. He stated that he had upgraded his windows and insulation for the house with the hope that it would cut down on the noise, but the vibrations from the music shake the street and the dishes in the cabinets. Mr. Cordy stated he was told that there would be a four foot berm put along Rice Street to help cushion the noise and that has never materialized. Now, Players' Lounge wants to expand to include volleyball courts outside. He also pointed out the recent citations for underage alcohol and gambling machines. Mr. Cordy stated that there is more violence, theft, and noise since Players' Lounge has gone into business and would like the commission to look at the police reports showing the increase. He would also like to see things done that should have been done in the past related to the conditions placed on the property. The parking lot isn't sufficiently lit and drinking is taking place in the parking lot which results in broken glass scattered throughout. He has spoken to several neighbors who are also disturbed by the noise including families with very young children. The safety of the children in the neighborhood becomes a concern with the increased and reckless traffic.

Alderson Beveridge stated that when the Players' Lounge had received extended hours last summer he was under the impression that they had been being responsible with controlling noise. Furthermore, there had not been issues with underage drinking and they had been a good citizen, but it sounds like things are slipping since then. He does not feel comfortable to approve an extension of an outdoor area, especially to a place that has been given the extension of hours last summer and now they have been slipping on controlling their customers and controlling the noise levels since that time.

Alderson Patton asked for clarification as to what kind of noise is being heard, bass or from cars driving by as Jason the owner had mentioned in the past? He stated he had been to the Players' Lounge in the past for sporting events earlier in the evening, but has not heard any noise. Director Ostrowski stated that this is happening in the evening hours and last year there were two noise complaints filed that were determined to be unfounded upon officer arrival which does not mean that the noise complaint is not valid, just that there was not noise when the officers arrived.

Mayor Halverson stated one individual's noise complaint is not going to be another individual's noise complaint, and the last thing we want to do is to set a level of decibels that we will or won't accept via an ordinance because that just won't work. The flexibility that we had with the noise ordinance over time is that the Police Department is able to use their own discretion in how they look at the situation and what the impacts of the situation had been up to that point based on the call. Judgment is based off what they see. The difficulty is also the concern that Alderson Phillips brought up; part of the financial aspects is one where we are attempting to be as flexible as we can with a business. However, the difficulty is when that businesses do not adhere to the conditions placed upon it.

Motion by Mayor Halverson to approve the conditional use renewals to operate taverns at:

- **2600 Stanley Street - Partners Pub,**
- **908 Maria Drive - Final Score,**
- **2317 Division Street - Archie's, and**
- **912 Main Street - Graffiti's**

With an expiration date of June 30, 2014; and only a 30 day extension of the conditional use permit for 2124 Rice Street Players' Lounge to be brought back next month for further consideration relating to their conditional use permit; seconded by Commissioner O'Donnell.

Commissioner O'Donnell requested that when this conditional use permit is brought back to have additional documentation in regards to the crime in the area.

Mayor Halverson stated that can be provided. He also stated that they did not pass their last AODA compliance check, as there was underage serving, and it was not gambling machines as was pointed out earlier, it was a large orchestrated illegal poker game that had been going on with large stakes. There are concerns and we have to decide how we are going to deal with them as a community. We also want to make sure that due process is available and the applicant is not here and we want him to have the ability to address some of these items that have been brought up.

Commissioner Haines asked if all of the conditions have been met at the Players' Lounge. Director Ostrowski explained the berm on Rice Street was originally proposed at five feet, but when the landscape plan was reviewed and approved, the berm was approved to be reduced to one-two feet.

Aldersperson Patton asked that if there is any problem with continual noise or crime, is it possible for the city to revoke that license mid-term. Mayor Halverson answered that there is a process that is in place for a mid-term removal of a license based on situational issues that continue, but it is much better to not renew based on the evidence that is present.

Commissioner Curless asked if agenda item 7 would also be discussed as a separate issue. Mayor Halverson stated yes that is separate from this request and will be discussed.

Motion carried 7-0.

3. Request from Vern Nystrom to remove access restrictions onto Stanley Street for the property located at **3317 Stanley Street (Parcel ID 2408-28-1006-07)**.

Economic Development Specialist Kyle Kearns stated Vern Nystrom, representing the property owner is requesting the removal of the access restriction placed on the property. The thoroughfare to the north of the property was previously a state highway (S.T.H. 66). An access restriction was placed on this property along former S.T.H. 66, preventing "any right of direct vehicular ingress and egress to any highway lying within the right-of-way of S.T.H. 66." Jurisdiction over the highway has been changed into the hands of the City of Stevens Point, identifying the road as Stanley Street. Along with that transfer, comes the deed restrictions imposed before the change of control. An office use development has been proposed on the property and is scheduled to begin shortly. Stanley Street serves as the main thoroughfare directly adjacent to the property and offers the most exposure. Therefore, the plans for the development include ingress and egress to the site off of Stanley Street. Prior to construction the access deed restriction has to be lifted and approved by Common Council. The directors of Community Development and Public Works have reviewed and approved the request.

Motion by Mayor Halverson to approve the removal of the access restrictions onto Stanley Street for the property located at 3317 Stanley Street; seconded by Aldersperson Moore. Motion carried 7-0.

4. Request from Steve Winter, representing Copps Corporation, for a conditional use permit for an off-premise sign for Copps Market (1500 Pinecrest Avenue) to be located at either **3333 Main Street (Parcel ID 2408-33-1019-30)** or **3525 Main Street (Parcel ID 2408-33-1019-42)**, with the location dependent upon the approval of a private access drive.

Director Ostrowski stated that Copps is currently working at placing an off premise sign at either the NAPA site or the former Hot and Now site. They are working on agreements with those property owners and hope to have an agreement signed shortly. Off premise signage is a conditional use within the B-4 district. Given that the Copps Store is a high traffic use, it would be beneficial to have an off premise sign on Main Street directing people to the store. Staff would recommend approval of the request given that one sign be placed at either one of the locations with the location to be approved by staff when the agreement is signed and that the design of the sign meet the current

ordinance requirements. The signs that were submitted in the packets are a little bit larger than our ordinance allows and we would require them to meet the ordinance requirements.

Commissioner Haines clarified that if we approve this, then it is approving the two options but only one sign will be placed. Director Ostrowski stated that is correct depending on where it would go such as the NAPA site, it would have the Copps sign and the current NAPA sign would be removed, if it would go on the Dudas site, it would have the free standing sign for Copps and the large service free standing sign would be removed and be placed on the bottom of the Copps sign.

Commissioner Curless asked if the street by Dudas has been approved yet. Director Ostrowski stated no, but it is one of the reasons why they are looking at the option to put the sign at that location. If the street did go there; it would be more advantageous to have the sign located on that property. Furthermore, Mr. Director Ostrowski stated the street would not be a street, but a private drive that they would be required to maintain.

Commissioner Haines asked if this driveway would be for customers. Director Ostrowski stated yes.

Commissioner Curless asked why they wouldn't want the sign right on the corner by the controlled intersection. Mayor Halverson answered it is dependent as to which of those areas is ultimately the main entrance of that shopping center.

Steve Winters, representing Copps Market, stated the reason they have two locations is that each location requires more approvals than what Mr. Schierl or Mr. Dudas can give us. We will need to get NAPA's approval before we can get that sign or we need to get General Motors approval before we can get that sign, so we are asking for either location. Roundy's will make the final determination because there are two different size signs based on the ordinance.

Aldersperson Moore asked about the size of the NAPA sign. Director Ostrowski stated he believes it is a 10' by 10'. Aldersperson Moore asked if that would be the same size as the Copps sign. Director Ostrowski stated if you have a single tenant sign like NAPA you are allowed a 100 square foot sign that cannot exceed 20 feet in height. If you have a multiple use sign you are allowed a 150 square foot sign that cannot exceed 20 feet in height.

Director Ostrowski continued that with this approval this would give the option of either location with the staff approval of the design as long as it meets the ordinance standards and that it is not located within the vision triangles.

Commissioner Curless asked if the 150 square foot area is just the sign face, or the whole sign. Director Ostrowski stated it would only be the sign face.

Motion by Aldersperson Patton to approve the request for a conditional use permit for an off premise sign for Copps Market to be located at either 3333 Main Street or 3525 Main Street, with the location dependent on the approval of a private access drive and staff approval for the design and exact location of the sign as long as it conforms to all applicable sign code requirements; seconded by Commissioner Haines. Motion carried 7-0.

5. Request from Chad Raisleger of Celebration Church for a conditional use permit to allow a residence of an on-site caretaker at **4701 Industrial Park Road (Parcel ID 2308-03-1100-05)**.

Economic Development Specialist Kyle Kearns stated that Celebration Church is requesting a conditional use permit for the purposes of temporarily housing the facility care taker. Celebration Church is a very large facility at 24,000 square feet, sitting on slightly over 5 acres. Furthermore, the church has recently been renovated to include three office rooms, and a kitchen. Two of the rooms are in use by church staff, with the third proposed as living quarters for the caretaker. The kitchen is

shared between the church congregation functions and the caretaker. A full bathroom, with shower, will be available for the caretaker to use as well. Primary duties of the caretaker include, general cleaning and maintenance, night lockdown of the facility, and day to day clerical tasks. Lawn care duties will be added to the caretaker's responsibilities shortly. Caretakers may fluctuate, as they establish themselves and move on; therefore, Mr. Raisleger recognizes that there may be gaps in the use. Staff would recommend approval with the following conditions:

- No additional caretakers, members of the congregation, or unrelated individuals shall claim residence at the church.
- Only the care taker and members of his/her family may occupy the church.
- On-site facilities shall be adequate and meet all residential codes to accommodate the tenant.
- If the use ceases for more than 12 months the conditional use expires. The applicant will have to come before the Commission again after expiration to apply for a conditional use.
- The conditional use permit shall expire within one year after final approval.

Mayor Halverson stated that being able to have an onsite caretaker at this site considering its past history of not being very well cared for until the church had taken it over speaks to a lot better conditions and a very positive thing.

Commissioner Haines asked for clarification of family and if it should be further explained as immediate family in the conditions. Director Ostrowski stated it is defined in our Zoning Code.

Barb Jacob, 1616 Depot Street, feels there is a conflict with one individual then stating that he can have his family there too. She does not see any problems with an onsite caretaker but it does not make sense with the property being so large that there should be a separate living facility provided. Ms. Jacob does not feel that a former office, a shower room onsite, and a shared kitchen are a proper living area.

Aldersperson Patton asked if the caretaker facility would have to meet all of the plumbing, building, and fire codes. Director Ostrowski stated that they will have to meet the proper codes.

Commissioner Curless stated that he had stopped over by the property and said the room was a 10' by 12' room.

Aldersperson Moore asked if this conditional use would expire in one year. Director Ostrowski said yes, and then the commission would have the ability to review it again in one year.

Motion by Aldersperson Patton to approve the request for a conditional use permit to allow a residence of an on-site caretaker at 4701 Industrial Park Road with the following conditions:

- **No additional caretakers, members of the congregation, or unrelated individuals shall claim residence at the church,**
- **Only the care taker and members of his/her family may occupy the church,**
- **On-site facilities shall be adequate and meet all residential codes to accommodate the tenant,**
- **If the use ceases for more than 12 months the conditional use expires. The applicant will have to come before the Commission again after expiration to apply for a conditional use, and**
- **The conditional use permit shall expire within one year after final approval;**

seconded by Aldersperson Moore. Motion carried 6-1.

6. Request from Save-A-Lot to allow an additional wall sign at **3260-3274 Church Street (Parcel ID 2308-04-3008-06)**.

Director Ostrowski stated that Save-A-Lot is requesting an additional wall sign on the Water Street side of the building. The sign currently exists on the building and has not received Plan Commission approval. Furthermore, the sign is approximately 100 square feet in area. The sign code allows tenants to have one wall sign not to exceed 100 square feet in area. The sign code also allows additional walls signs on a case-by-case basis with approval from the Plan Commission. This request is not for a sign variance, but rather an additional sign, which is permitted within the sign code if the applicant receives approval from the Plan Commission. Staff would recommend approval with the following condition; the sign shall not be illuminated.

Motion by Alderperson Patton to approve the additional wall sign at 3260-3274 Church Street with staff conditions that the sign shall not be illuminated; seconded by Commissioner Curless. Motion carried 7-0.

7. Request from Jason Glisczynski of Players' Lounge for a conditional use permit amendment to construct two volleyball courts on the northwest side of the building with a premise extension to allow alcohol in this location at **2124 Rice Street (Parcel ID 2308-04-2006-03)**.

Motion by Mayor Halverson to deny the request for conditional use permit amendment to construct two volleyball courts on the northwest side of the building with a premise extension to allow alcohol in this location at 2124 Rice Street; seconded by Alderperson Moore.

Commissioner Curless stated that he did not know the height of the fence and had heard that the Players' Lounge had wanted a juke box outside as well.

Alderperson Patton asked for clarification on what side of the building the volleyball courts are on. Director Ostrowski stated the northwest side, but still visible from Rice Street.

LeRoy Cordy, 2157 Rice Street, wanted the lack of the berm explained. Mayor Halverson stated in the past the landscape plan had come before the Plan Commission and they had redesigned the berm to be one to two feet high and that plan had been approved with that condition met. Mr. Cordy then asked what would help cut down the noise. Mayor Halverson stated that is why he motioned to deny the request. Mr. Cordy also stated he had an issue with cars turning around in his driveway as well as neighbor's driveways and had asked Jason for better marking of his actual entrance to Players' Lounge. Additionally, this would cease dogs in the neighborhood from barking when cars entered into driveways.

Motion carried 7-0 to deny the request.

8. Presentation and discussion on a conceptual project review for a mixed-use development consisting of a community-based residential facility and retail/office space at **1017 Third Street (Parcel ID 2408-32-2003-01)**.

Mayor Halverson stated we are going to do a different process called a conceptual project review. Lullabye and many other parcels have been interesting to develop, and some of the criticisms have been that there has not been enough public dialogs about projects, so this is for discussion only. Furthermore, we really just want this to be a process where we present a concept to the Plan Commission, take some input from the public in terms of what they are thinking, what the impact of it will be, and we want to be able to listen to a lot of the concerns that we have heard previously

about the Lullabye site. Previous concerns include wanting a mixed use development, sensitive to the single family neighborhood to the north, and create a material amount of tax base. Our conversation tonight will be primarily about the style, use, and impacts on the traffic and neighborhood that this would produce, but really a conversation about whether the general idea is good or not from a development perspective.

Director Ostrowski stated this request is for a conceptual project review (CPR) for a mixed-use development on the former Lullabye Furniture property at 1017 Third Street. A CPR is an initial review of a proposed project. The plans that are submitted for the CPR are fairly general, outlining the proposed project. The goal of a CPR is to get input from the public, the Plan Commission, and the Common Council on a development before it proceeds to the next step, in this case, a conditional use request. As mentioned prior, plans are general in nature and will be more detailed once comments are received regarding the proposed development. No official action will be taken at this meeting for this item; it is for discussion purposes only.

The proposed development is a mixed-use development that consists of a community-based residential facility with retail/office space. The following are the specifics about the proposed project:

Community Based Residential Living Facility (2 buildings)

- 28 beds in each building
- 24,760 square feet for each building
- 1 ½ story
- 30-40 staff on 3 shifts
- Setbacks along Portage Street would be approximately 10-12 feet. The minimum that is required is five feet.
- Assisted and memory care
- Chef cuisine with buffet style dining
- Fitness center
- Library
- Boutique
- Movie theater
- Outdoor patio between both buildings

Retail / Office (2 buildings)

- Approximately 6,000 square feet for each building
- 1 ½ story
- Exterior design to compliment CBRF buildings
- Setbacks along Centerpoint Drive would be five feet.

Overall Site

- Approximate 100 parking spaces

The two CBRF buildings would abut Portage Street and the front entrances would face Union Street and Third Street. The main access for the buildings would be one off of Union Street and another off of Third Street. We would not allow access off of Centerpoint Drive. The two retail buildings would be along Centerpoint Drive, the exact locations and size may change. A similar CBRF has been constructed in Oshkosh using the same model as the one proposed on this site, less the retail/office space. The Oshkosh CBRF was nearly completely filled with occupancy commitments prior to construction completion. The proposed CBRF for this site would mimic closely the interior and exterior features of the Oshkosh CBRF. If the overall consensus of this project is accepted, the next step in moving forward is for the developer to initiate a market study to identify the need for the facilities based on demographic and socio-economic data. If the market study is favorable, the project would then need to receive a conditional use permit to move forward. In addition, the design would need to receive approval from the Historic Preservation / Design Review Commission.

Todd Grunwaldt, Grunwaldt and Associates, added that when designing this concept they wanted to address the reasons that past projects had failed. Some of the main concerns were trying to make a transition between residential and commercial, the design tried to do that by offering the one-story facilities, as well as to add retail/commercial space with still giving privacy to the residents. The building would be of the same construction all the way around entire building so there would not be a back side to it, as well as giving residential architectural features such as dormers and a canopy entry along with stained-glass windows and outdoor patio space.

Commissioner Haines asked for an explanation of the residents who would be living at this facility. Mr. Grunwaldt answered that it would be the same type of resident that you would see in a Class C CBRF, a non-ambulatory person requiring full assistance.

Commissioner Curless asked if the City owned the land and would be selling it. Mayor Halverson stated the CDA owns and has control of the land. At this point we are not discussing financials, but rather the style, design, and land use impact of the development.

Commissioner Haines stated she likes the mixed use but is not sure if this is the right kind of residential to have in this area. She would like to see a more ambulatory population who could walk the downtown and have the money to support the downtown business. She is in support of the concept, but not for that type of population. Commissioner Haines also stated she would like to see more green space as well.

Jack Bennett, of Plover, asked if this was more of a campus type concept where people may come in more relatively independent living to the memory type units, to which Mr. Grunwaldt answered no it is not. Mr. Bennett also asked if there was a need in the Stevens Point /Plover area for more

CBRFs. Mr. Grunwaldt clarified that the original intention was not for a feeder campus type facility, but with recent conversations it may be something worth considering.

Director Ostrowski stated that this is the first step in the process; we are currently just getting the project out there to see what the community thinks, the next step would be to do a market study, and then from there if the study shows a need to go through the Conditional Use Process.

Cathy Dugan, 615 Sommers Street, is not in favor of the project. Ms. Dugan questions the appropriateness of assisted living facility in the downtown. She is not objectionable to residential living in that area. Ms. Dugan stated that Portage County already has 14 CBRFs for the elderly and three of them are downtown (Edgewater Manor, High Rise, and the Pioneer Park Place). She stated she has had personal experience with the assisted living facilities and cited the low pay for the employees as well as the shift work where the employees will be coming and going at all times of day and night. She feels that this is a cookie cutter assisted living facility similar to North Haven, North Crest, and Whispering Pines. As far as the physical plan, the site looks similar to large suburban style residential; she would like to see a more dense and urban look to the building. She feels that this population will be indoors most of the time with the exception of taking the City bus. Furthermore, she feels that we should wait and look for a local developer to do the market need studies. A dense townhouse or condo would be better for this site. She feels there is a market for this type of development, but not at this stage of population. Ms. Dugan would like to see a development that would serve the bigger population and one that would use downtown.

Reid Rocheleau, 408 Cedar Street, feels that the reason this is being proposed is due to financial incentives. He feels that this development would not complement the newly completed downtown area and would like the city to wait and see how the redevelopment of the mall turns out and possibly sell the land for the value. Mr. Rocheleau also has a concern for the safety of the residents that would live there and feels it is a poor plan and does not support it.

Jan Hermann, 1408 Strongs Avenue, does not feel it is an appropriate concept for this area. The development is missing a historical feel and we are forgetting what a center city was like 40-50 years ago. Mr. Hermann stated that we have ambulatory seniors' downtown now, and there is a lacking as to where they would get their groceries and other shopping. Why not put in an old fashioned neighborhood store? Currently, the seniors in the area can walk to get things they may need, but where will they go when they are unable to walk anymore. He also expressed his concern for the safety of the residences being that close to the river. Mr. Hermann would like to see the developments move to encourage more grocery type retail. He is not in support of the development unless there is a way to provide for the residents basic needs.

Aldersperson Phillips stated that he hopes the retail buildings would look like the other buildings presented and is in favor of the development in this area. He feels it would be a nice tax base and it would look nice.

Dan Kiefer, 1017 Union Street, stated that he has been looking for ideas for development of this area, all though he does not feel this is the ideal development for this property, he is happy that there are ideas being presented. Mr. Kiefer asked what would be the cost of living in this type of facility. Mr. Grunwaldt answered \$3,500-\$4,000 per month.

Alderperson Beveridge brought up that the Co-Op is a small grocery store that is a wonderful place to shop where you can get all of your grocery needs. Mr. Beveridge stated that with regards to all the comments about the proposal, it would be better to have more active people living in this area, which surprised him considering the reaction to last development that was proposed for this site. He also stated that he would hope that in the future if there is a site proposal similar to that, that some of the positive commentary could come forward.

Mary Ann Laszewski, 1209 Wisconsin Street, stated at first look this is an attractive project, but we have to look at the reality of managing it. She is familiar with the care facilities and is aware they are very difficult to staff, offering little benefits and low pay causing high turnover. As far as financing these facilities, residents first are paying for their care, when the money runs out, and then Medicare pays at half the fee. Ms. Laszewski stated that often the full paying customers are carrying the business. She further stated that the City should not focus on just one development, but to be driven by the needs of the city, and should encourage business that would be supported.

Barb Jacob, 1616 Depot Street, stated that this is a great concept but is unsure if there is a demand for this type of housing in Stevens Point. She feels that the community did not refuse the last project due to the residential living, but for the size and financial assistance given. She feels this is a good idea, just not in the Lullabye location. Ms. Jacob stated that the residents need to be more mobile with Mid State Technical College and the river. She feels that housing at this location is not a bad idea; it just needs to be done on a smaller scale.

Commissioner Curless stated he has heard a lot of good comments and negative ones. He suggested that one or part of the development should mimic the Whitetail complex in Plover where a couple may move in with one person having Alzheimer's and as their condition worsens, they are able to move over to the other facility with more care available. As to having a grocery store in the area, it is very hard for them to survive with all the competition in the Stevens Point.

Mayor Halverson stated they have targeted grocery stores, but there is no immediate interest for this area at this time. He stated that Mr. Hermann was right in the fact that we will never have a full scale supermarket in that area, but the need of light grocery may exist. In terms of the grocery approach, it is going to have to happen in a convenience center, on a smaller scale. Directly downtown there is a deficiency that we have recognized and are working actively to fill with the type of opportunities that the market will drive. Alderperson Phillips is right from a tax base prospective. This could be an extremely valuable piece of property and it could drive a lot of revenue into the district. However, in terms of what we have heard of being a light impact on the neighborhood to the north, a mixed use approach, detention, and green space is going to have to be worked out, but generally speaking in terms of the use, it can't be argued the direct impact in terms

of the residents. The key with that is it ultimately is a use where the ancillary employment that will come with it is the goal. So yes, there is potential, there is a lot of potential there. Having a more dense approach with a floor of a non-assisted senior living blending some of the uses, is a conversation that can be had, and given the feasibility study, certainly they will know whether it is going to work or not. The vision for the retail buildings is not that it will support these two buildings, but to be general support for other retail that wants to be within the central city area.

Mr. Grunwaldt clarified that there is no other CBRF in the downtown area. Edgewater is living and High Rise is not assisted living. There might be some feeders for this from those facilities, as well as Pioneer Place, but they are not assisted living facilities.

Mayor Halverson stated that those facilities are not assisted living. A concierge based service at Pioneer Park Place exists, but there is not assistance with of physical care for the residents.

Mr. Grunwaldt also indicated spoke about safety and security measures at the facility. Typically, there are systems put in place in CBRF facilities that include a bracelet or a watch that would alert staff if a resident leaves the facility.

Commissioner Cooper stated he does not think there is anyone who does not want that land back on the tax roll. He feels that this particular design is movement in the right direction with the mixed use, but he would like to see the market study because he is not sold on this as the right project for this area, but he feels we are moving in the right direction. Commissioner Cooper asked if this would be a two phased project with the residential built first and then the retail, or is it all going to be built at once. Mr. Grunwaldt stated that is yet to be determined, but more than likely yes, it would be with the CBRF built first.

9. Amending the City of Stevens Point Historic Preservation / Design Review Ordinance (Chapter 22) and Design Guidelines to reduce the number of Historic Preservation / Design Review Commission members, and to change the regular meeting date and time.

Director Ostrowski stated that there are currently nine members on the Historic Preservation/Design Review Commission (HP/DRC). The terms of four members have expired at the end of April 2012, leaving four vacancies. In the past, it has been difficult to reach a quorum due to the fact that five commissioners are needed. Joe Derose, Survey and Registration Historian with the Wisconsin Historical Society, was contacted to gain insight on an adequate amount of historic preservation commission members. His response was that nine members was too large, furthermore, stating that most communities have five or seven members. Staff recommends changing the Historic Preservation/Design Review Commission members from nine members to five members, with two alternates. Director Ostrowski indicated that they have changed the design guidelines to reflect having a meeting at least once a month, as opposed to a specific date and time. This will provide more flexibility in scheduling meetings.

Commissioner O'Donnell stated that she is uncomfortable with only a quorum of three and that a decision for the Historic District would be in the hands of only three people. Director Ostrowski stated that there is the possibility that three people would only be needed, however, having two alternates would allow for additional representation.

Motion by Alderperson Patton to approve the amending of the City of Stevens Point Historical Preservation / Design Review Ordinance (Chapter 22) and Design Guidelines to reduce the number of Historic Preservation / Design Review Commission members from nine to five with two alternates, and to change the regular meeting date and time; seconded by Commissioner Cooper. Motion carried 6-1, with O'Donnell voting in the negative.

10. Zoning code rewrite update.

Director Ostrowski stated that now that we have a full Plan Commission we are looking at starting up the zoning rewrite meetings again. Currently we are looking at the fourth Wednesday of the month.

After a short discussion it was determined by the Commission that the fourth Tuesday of the month at 4:30pm would work better. The first meeting would be May 22, 2012 at 4:30 PM.

Director Ostrowski stated that he had included supplemental material for the zoning rewrite and to have the commission review that material prior to the next meeting.

Mayor Halverson stated that this project will take a lot of time and effort, but it is important for the City since it is a blueprint for what happens in the future for Stevens Point for the next 20-30 years.

Economic Development Specialist Kyle Kearns reiterated the importance of reviewing the tool guides that have been provided which will give the necessary background of what the zoning code rewrite incorporates.

11. Adjourn.

Meeting adjourned at 7:43 PM.