

REPORT OF CITY PLAN COMMISSION

July 6, 2020 – 6:00 PM
Zoom Conference Call Meeting

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

ALSO PRESENT: Director Kernosky, Associate Planner/Zoning Administrator Kuhn, City Attorney Beveridge, Secretary Mohr, Alderperson Jennings, Alderperson Shorr, Alderperson Nebel, Alderperson Zarazua, Alderperson Dalton, Alderperson Leek, Dawn Gunderson, Trevor Roark, Ryan Toole, Sig Strautmanis, Bob Woehr, Judy Jewison, Logan Brice, and unidentified audience members via Virtual Zoom Meeting.

INDEX:

1. Roll call.

Discussion and possible action on the following:

2. Report of the June 1, 2020 meeting of the Plan Commission.
 3. Public Hearing regarding the proposed project plans, boundaries and creations of Tax Incremental Districts No. 11, 12 & 13 (See the Public Hearing Notice which was published on June 19, 2020 & June 26, 2020).
 4. Consideration and possible action on "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 11, City of Stevens Point, Wisconsin."
 5. Consideration and possible action on "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 12, City of Stevens Point, Wisconsin." **Note: TID 12 public hearing is postponed.**
 6. Consideration and possible action on "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 13, City of Stevens Point, Wisconsin."
 7. Request from Lineage SCS WI, LLC, for a site plan review of an expansion to the existing cold storage warehouse facility located within the Planned Industrial Development Zoning District at 5700 E.M. Copps Drive (Parcel ID 281230801120003).
 8. Community Development Department Annual Report for 2019.
 9. June, 2020 Monthly Report.
 10. Staff Update.
 11. Adjourn.
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1. Roll call.

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

Mayor Wiza summarized procedural rules for the meeting.

Discussion and possible action on the following:

2. Report of the June 1, 2020 meeting of the Plan Commission.

Motion by Commissioner Cooper to approve the report of the June 1, 2020 meeting Plan Commission; seconded by Commissioner Arntsen.

Motion carried 7-0.

3. Public Hearing regarding the proposed project plans, boundaries and creations of Tax Incremental Districts No. 11, 12 & 13 (See the Public Hearing Notice which was published on June 19, 2020 & June 26, 2020).

Director Kernosky provided a summary of the Tax Incremental District items to be discussed and introduced Dawn Gunderson, Financial Advisor for the City of Stevens Point, whom had prepared a presentation on the TID project plans, boundaries, and creation process. It was noted that the Public Hearing and Item for Tax Incremental District No. 12 has been postponed.

Dawn Gunderson, with Ehlers, reviewed the following through a presentation on TID Feasibility for district No. 11:

1. Proposed boundary
2. Identified potential projects, along with their various costs and phases, timelines, and investments
3. Preliminary financing plan
4. Development assumptions
5. Projected increment schedule, tax rates, and depreciation values

Director Kernosky provided the additional information:

1. Phase 1 had been brought forward by a developer, noting the encompassing of most of the convent property. Plans for the development would be ready in the near future for the convent property.
2. Reiterated that staff was conscious of not spending more than what the City would be getting back in revenue over the life of the district.
3. Reiterated that the focus would be the development of the underutilized and underdeveloped parcels all along Division street.
4. There had been a minor boundary adjustment for one of the PointMed Properties that had originally been overlooked. Overall, the project plan and boundary were before the commission and staff recommended approval.

Mayor Wiza summarized testimony by the Sisters of St. Joseph of the Third Order of St. Francis supporting the creation of TID No. 11 into the record.

Mayor Wiza summarized testimony by the Katzmark Family opposing the creation of TID No. 11 into the record.

Mayor Wiza summarized testimony by Amy Fairchild, Owner of Pointmed Properties, LLC supporting the creation of TID No. 11 into the record.

Commissioners had the following comments:

1. Inquiry on the future land use of the convent property, noting that the type of development wasn't clear. Discomfort about making a decision without knowing the future land use was noted, to which staff explained that any future uses would be consistent with the City's Comprehensive Plan. Since Division Street continued to be a commercial corridor, they were looking at pursuing mixed-uses. While the convent was proposed to be a higher density residential development, every development brought forward would be reviewed on its own merits.

Mayor Wiza declared the public hearing open for TID No. 11.

Carol Katzmark, resident who had provided written testimony, further explained that their opposition was due in part by not knowing the type of development that would be occurring at the convent site. They noted difficulties with traffic flow as a residential property living along Division Street.

Trevor Roark, resident, stated that TIDs were a complex subject, but were tailored to larger developers and led to loss of walkability, run-off, and were mislabeled successes. He pointed to TID No. 5 as an example, noting that while it appeared to be successful from a value standpoint, there was still quite a lot of blight in the district. He wondered how the proposed district would be affected considering the college was not taxed, and how that could construe taxable value. He was opposed to the creation of the TID and recommended more incremental development.

Mayor Wiza declared the public hearing closed for TID No. 11.

Agenda Item 4 was moved to this point in the Agenda (approximately at 6:33 PM).

Commissioners had the following comments:

1. Potential concerns were noted for the west area of the convent property, noting that it contained a large wetland area that was utilized as a major drainage area. Preference for limiting development in that area was stated, noting that there did not seem to be any allotment for conservancy or wetland protections, to which Mayor Wiza stated that they were looking at the boundary for the TID only, and each development would need to stand on its own merits. Director Kernosky briefly stated that the north side of the parcel did contain significant wetland, and preliminary project plans indicated a wetland corridor like the local reserve.
2. Comment that previous TIDs had been based around community-based development, whereas TID No. 11 seemed to focus around two property owners. Concern was stated for moving forward with TID creation to appease a single developer, rather than focusing on what was best overall for the community. There was a concern regarding optics.

Mayor Wiza stated that in a small part that was correct, as the convent developer was absorbed into the TID No. 11 boundary because of their willingness to move forward. The greater picture, he explained, was that TID No. 5 had eleven years left on its life, and that shortened timeline didn't always financially work for developers regarding incentives. By incentivizing the area, in addition to utilizing the Targeted Area Master Plans, they had the potential to bring in newer development and physical improvements for the physical infrastructure could be spread out over a longer term which would be more financially responsible.

Director Kernosky explained that they were having these discussions now due to almost being over the 12% rule imposed onto the City which stated that the base value of the new property plus the increment value of the existing TIDs could not exceed 12% of the City's equalized value when creating new or amending TIDs. The purpose of creating the districts would be to assure reinvestment could occur in the area. While the City liked to have a development and agreement in place, they were running out of time.

3. Comment that TIDs were a tool the City could utilize. Just because a TID was created, didn't mean they needed to provide any incentives, but they wanted to make sure they could react if a moment or opportunity presented itself.
4. Clarification requested in that the City was running into a deadline issue where they would not be able to establish any new TIDs once they surpassed the 12% threshold, but could potentially create a new TID that ended up surpassing that percentage so long as it was created before a certain timeline, to which staff confirmed accurate and indicated that the City could surpass the 12% mark by August 15, 2020.

Motion by Commissioner Hoppe to approve the Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 11, City of Stevens Point, Wisconsin; seconded by Alderperson Kneebone.

Motion carried 7-0.

4. Consideration and possible action on "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 11, City of Stevens Point, Wisconsin."

Discussion and action for TID No. 11 occurred under Agenda Item 3.

5. Consideration and possible action on "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 12, City of Stevens Point, Wisconsin." **Note: TID 12 public hearing is postponed.**

The Public Hearing and action for TID No. 12 was postponed.

6. Consideration and possible action on "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 13, City of Stevens Point, Wisconsin."

Director Kernosky provided a summary of the Tax Incremental District items to be discussed and once again introduced Dawn Gunderson, Financial Advisor for the City of Stevens Point, to present on the TID project plans, boundaries, and creation process for TID No. 13.

Dawn Gunderson, with Ehlers, reviewed the following through a presentation on TID Feasibility for district No. 13:

1. Proposed boundary
2. Identified potential projects, along with their various costs and phases, timelines, and investments
3. Preliminary financing plan
4. Development assumptions
5. Projected increment schedule, tax rates, and depreciation values
6. Summary 12% Threshold
7. Timelines

Mayor Wiza noted the importance of proposed TID No. 13, stating that while the City had seen several developers come through, they had all indicated concerns in terms of cash flowing the projects due to the amount of work that was needed to prepare the sites for development.

Director Kernosky provided the additional information:

1. The area held potential for higher density apartment housing (duplexes, row houses, etc.)
2. Along Highway 10 E, a corridor prime for commercial or office use.
3. Eastern gateway into the City, important for redevelopment.

Mayor Wiza declared the public hearing open.

Ryan Toole, majority owner with RBR Joint Venture and real estate consultant, thanked the commission for their time, and for staff pursuing the creation of the TID. They provided a history of marketing that had occurred on the old Wal-Mart site, noting the cost difficulties many developers had brought forward in preparing the site for demolition and infrastructure. The TID would allow the property to be repositioned and they were glad the City was taking initiative.

Bob Woehr, resident, brought forward concerns of the TIDs requiring both infrastructure and developer incentives, and noted that the City's Fund Balance was not in a healthy state in the current year. He asked whether there was a limit on borrowing that the City had for the larger 3 developments sites.

Trevor Roark, resident, shared similar concerns to Mr. Woehr. While he understood the importance of the area considering it was one of the entry ways into Stevens Point, he questioned whether by incentivizing development, they would end up with more big box developments with transient business proposals. He suggested that they continue focusing on long term infrastructure improvements rather than building new, especially in a time when it seemed high risk to do so.

Mayor Wiza declared the public hearing closed.

Mayor Wiza stated that the City's Fund Balance was in a very good position. While borrowing had increased within the past 15 years, they wouldn't be looking into any additional borrowing unless a project called for it, and reiterated that they didn't give out 100% of TID incentives, and that any maintenance plan would need to assure that the new developments paid for their roads in perpetuity under any developer agreement. It was stated again that any development would need to stand on its own merits, and the City would not take on any additional debt unless there were significant means to pay it back.

Director Kernosky stated that the City did not utilize fund balance to pay TID expenditures, as the revenue generated out of those districts paid for those expenses.

Dawn Gunderson, Ehlers, provided a summary of statutory limits and caps regarding the City's Fund Balance, and explained under current conditions, the City could undertake significant borrowing and still be at a decent level of outstanding debt capacity.

Aldersperson Kneebone stated the need for development in the area, noting that the large blighted parcels had sat vacant for more than 14 years. The space was prime for housing or business, it just needed the right developer. She reiterated the need to have the TID in their toolbox, or risk having the blighted properties sit for another 20-30 years.

Motion by Commissioner Arntsen to approve the Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 13, City of Stevens Point, Wisconsin; seconded by Aldersperson Kneebone.

Motion carried 7-0.

7. Request from Lineage SCS WI, LLC, for a site plan review of an expansion to the existing cold storage warehouse facility located within the Planned Industrial Development Zoning District at 5700 E.M. Copps Drive (Parcel ID 281230801120003).

Associate Planner / Zoning Administrator Kuhn summarized the request for phase five of the cold storage warehouse facility expansion, or approximately a 166,636 square foot addition. The addition would have a similar appearance and function as of the second, third, and fourth phase expansions, and compromise of additional freezer space. The proposed site plan was consistent with the Planned Industrial District and East Park Commerce Center, as well as the City's Comprehensive Plan in terms of development, noting that a planned extension of E.M. Copps Drive would provide an additional access point to the development.

Motion by Commissioner Cooper to approve the request from Lineage SCS WI, LLC, for a site plan review of an expansion to the existing cold storage warehouse facility located within the Planned Industrial Development Zoning District at 5700 E.M. Copps Drive (Parcel ID 281230801120003) with the following:

1. A stormwater management plan shall be submitted providing evidence that the existing retention facilities are adequate for this expansion or provide additional retention to address the expansion.

2. A landscaping plan shall be submitted to be reviewed and approved by the community development department. The landscaping plan shall include and identify an extension of the existing landscaping in relation to the proposed addition. Furthermore, the landscaping plan should incorporate and continue previous requirements to the extent applicable with the project which include:
 - a. Landscaping and screening shall be installed to screen additional new parking within 6 months of the completion of any addition or expansion.
 - b. The southern trailer parking area shall be screened with a decorative fence of at least 6 feet tall or a berm (minimum of 6 feet) with landscaping.
 - c. Additional landscape screening, to be approved by staff, shall be installed along the southern and western property lines, as well as along the sides of the parking areas.
 - d. Street trees shall be installed along the street at a rate of 1 per every 75 lineal feet.
 - e. Landscaping shall be irrigated and maintained in perpetuity.
 - f. Stormwater detention areas shall be maintained.
3. Staff shall have the authority to approve minor changes to the site plan.

seconded by Commissioner Haines.

Motion carried 7-0.

8. Community Development Department Annual Report for 2019.

Director Kernosky provided a brief presentation and summary of the following sections for the Community Development Annual Report for 2019:

1. Economic Development
2. Neighborhood Improvement
3. Historic Preservation
4. Permits & Inspections
5. Planning & Zoning
6. Property Assessment

Mayor Wiza commented the successes of the Community Development Department, and thanked staff for their efforts.

Aldersperson Nebel inquired on the status of the Rent Registration program.

Aldersperson Jennings inquired on the status of the Business Improvement Downtown District.

Bob Woehr, resident, inquired on the status of Chapter 21, Maintenance & Occupancy rewrite.

Staff provided the following status updates:

1. The Rent Registration program was still actively being pursued, but the department had run into technical challenges and limitations with their current software. They were continuing to explore other options.
2. Staff was looking to continue moving forward with the Business Improvement District but had run into delays due to COVID-19. At the current state, the timeline in establishing such a district, and for it to take into effect would most likely be January 1, 2022.
3. The Public Protection Committee had felt the rewrite of Chapter 21 was so large, intricate, and

important, that those conversations should occur in person. While staff had the first revision, they likely wouldn't see an update until they could meet in person again.

No action was taken.

9. June, 2020 Monthly Report

Director Kernosky highlighted the following items:

1. Issuance of the Delta Dental Headquarters permit – declared value of over \$28 million
2. Number of issued permits remained high as the City continued to see residents and homeowners reinvest into their properties during the uncertain times.
3. Issued permits for fences, driveways, windows, and roofs, as well as interior remodels were high.

No action was taken.

10. Staff Update

Director Kernosky provided the following updates:

1. The Public Hearing for TID No. 12 would occur on July 27th at 6:00PM.
2. Secretary Mohr would be taking maternity leave, thus an offer had been extended to an Limited Term Employee, with a hopeful start date sometime the following week.

11. Adjourn.

Meeting adjourned at 7:38 PM.

A recording of this meeting can be viewed/heard at: <https://stevenspoint.com/365/AgendasMinutesVideos>