

REPORT OF CITY PLAN COMMISSION

October 19, 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, Comptroller/Treasurer Ladick, Associate Planner/Zoning Administrator Kuhn, City Attorney Beveridge, Alderperson Jennings, Shorr, Alderperson Nebel, Alderperson Zarazua, Alderperson Johnson, Alderperson Slowinski, Alderperson Leek, Alderperson Dalton, Alderperson Fishler, Alderperson Morrow, Phyllis Carlson, Sig Strautmanis, Bob Woehr, Raymond Cal, Gracia Day, Ryan Day, Brook Lesniak, Rachel Atkinson-Leach and unidentified audience members via Virtual Zoom Meeting.

INDEX:

1. Roll call.

Discussion and possible action on the following:

2. Report of the October 5, 2020 meeting of the Plan Commission
 3. Public Hearing and action on a request from Sig Strautmanis, representing General Capital Group, to amend the City of Stevens Point Comprehensive Plan Future Land Use Map for the purposes of amending the future land use designation from Institutional/Government to Commercial/Office/Multi-Family at 1300 Maria Drive (Parcel ID 281240829240034). This property is zoned R-2 Single Family Residence District and is described as LOT 3 CSM#3356-12- 14 BNG PRT NE NW,SW NE & SE.
 4. Public Hearing and action on a request from Sig Strautmanis, representing General Capital Group, to rezone 1300 Maria Drive (Parcel ID 281240829240034) from "R-2" Single Family Residence District to "PD" Planned Development District. This property is zoned R-2 Single Family Residence District and is described as LOT 3 CSM#3356-12- 14 BNG PRT NE NW,SW NE & SE NW S29 T24 R8 90/331 176/137 223/255 341/626, City of Stevens Point, Portage County, Wisconsin.
 5. Public Hearing and action on a request from Sig Strautmanis, representing General Capital Group, for a conditional use permit to allow for more than one principal structure and use on one lot of official record consistent with Chapter 23.01(13)(f) at the premise of 1300 Maria Drive (Parcel ID 281240829240034). The applicant is seeking to have four detached multi-family dwellings on the subject property. This property is zoned R-2 Single Family Residence District and is described as LOT 3 CSM#3356-12- 14 BNG PRT NE NW,SW NE & SE NW S29 T24 R8 90/331 176/137 223/255 341/626, City of Stevens Point, Portage County, Wisconsin.
 6. Request from Sig Strautmanis, representing General Capital Group, for a Site Plan Review of a proposed development located within the Planned Development Zoning District at 1300 Maria Drive (Parcel ID 281240829240034).
 7. Adjourn.
-

1. Roll call.

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

Absent: Rice

Discussion and possible action on the following:

2. Report of the October 5, 2020 meeting of the Plan Commission

Motion by Commissioner Cooper to approve the report of the October 5, 2020 Plan Commission meeting; seconded by Alderperson Kneebone.

Motion carried 6-0.

3. Public Hearing and action on a request from Sig Strautmanis, representing General Capital Group, to amend the City of Stevens Point Comprehensive Plan Future Land Use Map for the purposes of amending the future land use designation from Institutional/Government to Commercial/Office/Multi-Family at 1300 Maria Drive (Parcel ID 281240829240034). This property is zoned R-2 Single Family Residence District and is described as LOT 3 CSM#3356-12- 14 BNG PRT NE NW,SW NE & SE.

Director Kernosky explained that the four requests before the commission pertained to the redevelopment of 1300 Maria Drive, or more commonly known as the convent property. The following details were provided:

1. Reviewed proposed development concept plan.
 - a. Multiple-family development with 102 total housing units; 85 units within the redeveloped convent building, and 17 townhome units between 3 buildings.
 - b. The two cemeteries on site would remain.
 - c. Proposed urban forest along Maria Drive and Prentice Street.
 - d. Existing parking on site, with private roads. Public roads may be extended in the future.
 - e. Physical design of the property would remain largely unchanged within Phase I.
2. Reviewed Future Land Use Map and surrounding designations.
 - a. An amendment from "Government/Institutional" to "Commercial/Office/Multi-Family" would be required to properly facilitate the proposed land use and proposed zoning.
 - b. Reiterated that the current request should pertain to the change in land use designation.
3. Staff recommended approval to approve the change in future land use designation based on their findings.

Commissioner Rice arrived at 6:11 PM.

Mayor Wiza summarized procedural rules and explained the order of Public Hearings.

Mayor Wiza declared the public hearing open for testimony regarding the Future Land Use Map.

Renee Vollert (1500 Maria Dr), surrounding resident, stated concerns for the proposed development, specifically citing concern for maintaining the 200-year-old trees on the property, as well as a concern for an abundance of apartments in the area. She was agreeable to office or commercial designations, but not multi-family.

Raymond Cal (1233 Maria Dr) inquired on whether the proposed development would be all residential or if there would be commercial components, as well as if the housing would be subsidized. He also inquired on why the east end of the property was not being designated to park if that was the intention, to which it was explained that the single parcel would first need to be split to apply another classification. It would most likely remain a single parcel until a developer received approval to do so, as those requests would need to come forward. Mr. Cal asked how many units the convent would have.

Gracia Day (101 Union St) asked for more information on the Future Land Use Map, to which Mayor Wiza briefly explained that it was a map the City put together to project future development in the City, or rather what the property could be used in the future. Due to the removal of the convent use, it no longer made

sense to keep it as a Government/Institutional use. After a brief discussion the resident stated the preference for a residential or park designation due to the abundance of multi-family in the area.

Ryan Day (101 Union St) stated concern for the foot traffic, noting the draw of the park-like area. While he agreed the designation should be changed, it should be to a residential or park designation.

Phyllis Carlson (1241 Maria Dr) stated concern for the high amount of traffic, foot and vehicle, on the adjacent road. Adding more vehicles, especially with children, would be too much.

Brook Lesniak (109 Union St) agreed that there was an abundance of multi-family in the area already, that it would be a shame to rid of the park-like area. She agreed with the Day's that the area should be designated as a park.

Rachel Atkinson-Leach (509 Indiana Ave), President of Door to Dream, agreed with moving to a commercial and multi-family designation, citing the City's efforts to make more affordable housing. On behalf of the individuals that her organization served, she asked that the request be approved.

Mayor Wiza declared the public hearing closed.

Director Kernosky answered testimony inquiries with the following details:

1. Summarized the development again for those who were not in attendance, reviewing the residential portions of the development, as well as identifying a community serving facility to be in the chapel and associated spaces.
2. Residential units would help in providing affordable housing.
3. Concept worked towards maintaining as many of the mature white pine trees and natural aspects that encompass the property as possible.
4. Southern east end of the property was currently private, but City and developer was working towards creating a public space for the community. Cemeteries would remain and leave future plans to the sisters.
5. Designations within the Future Land Use Map are dated and no longer make sense for the City.
6. Reiterated the proper steps in splitting, changing designation, and rezoning parcel to park land.
7. Proposed changes to the property during the first phase are not significant enough to increase traffic issues. Major future development would most likely utilize the northeast portions of the property for access.
8. City can't dictate or determine what projects developers bring forward. They receive requests and bring them forward for review and potential approval or denial.

Raymond Cal (1233 Maria Dr) asked for more information on the community space planned for the chapel area. He also stated that there didn't seem to be anything preventing the process of splitting and designating a parcel as a park, except that either the sisters or developers would need to pay for that process, to which staff confirmed accurate. The resident requested that the split and designation occur.

Commissioners made the following comments:

1. Inquiry for clarification if the designation of Commercial/Office/Multi-Family was to have more leeway for the development even if the current phase was mostly residential. Staff further added that rather than changing the designations to suit the particular requested development, they would rather designate the area to what would be preferable in the future in case the current proposed project fell through.

2. Comment that it was commendable that the buildings were being repurposed. Agreed that the southeast areas and cemeteries remain as park.

Director Kernosky briefly added that the City would be protected through a development agreement if the developer could not move forward with the project. It made sense to have the area designated now even if the project did not progress, so a future developer would have one less step to address, especially with the very low change that the property would ever return to an institutional use.

Sig Strautmanis with General Capital, developer, in partnership with Dana Capital, provided a brief introduction into the history of how they became interested in the property and how they began working with the sisters on the project. He also provided the following details:

1. Explained that the residential units were technically not considered subsidized housing as the renters would not be receiving subsidies, but rather the developers would get affordable tax credits to build the facility. This was similar to their other development of the Berkshire Apartments downtown.
2. They were happy to commit to developing the park area. Sisters did not want to commit to splitting the parcel in case the project fell through, and then being left with having to reassemble or modify for a future developer if needed.
3. The following requests would show a committed area for park space, and future deviations from those plans would need to come forward for an amendment.
4. Overall pleased with the project's progress as developers pursued financing. Would be expected to continue with construction of the project in a year.

Motion by Commissioner Arntsen to approve the request from Sig Strautmanis, representing General Capital Group, to amend the City of Stevens Point Comprehensive Plan Future Land Use Map for the purposes of amending the future land use designation from Institutional/Government to Commercial/Office/Multi-Family at 1300 Maria Drive (Parcel ID 281240829240034). This property is zoned R-2 Single Family Residence District and is described as LOT 3 CSM#3356-12- 14 BNG PRT NE NW,SW NE & SE; seconded by Commissioner Cooper

Motion carried 7-0.

1. Public Hearing and action on a request from Sig Strautmanis, representing General Capital Group, to rezone 1300 Maria Drive (Parcel ID 281240829240034) from "R-2" Single Family Residence District to "PD" Planned Development District. This property is zoned R-2 Single Family Residence District and is described as LOT 3 CSM#3356-12- 14 BNG PRT NE NW,SW NE & SE NW S29 T24 R8 90/331 176/137 223/255 341/626, City of Stevens Point, Portage County, Wisconsin.

Director Kernosky explained that staff used the Planned Development District classification for unique development opportunities, wherein specific or proposed developments didn't fit within the finite details of the City's zoning ordinance. The following details were reviewed:

1. Existing zoning map for area.
2. Reviewed concept plan again, reiterating that the PDD zoning would require the developer to adhere to the plan.
3. No new buildings would be added along Maria Drive, so there were no setback concerns. Plan also met all other zoning requirements, such as parking requirements.
4. Any additional recommendations could be taken under the Site Plan Review request.

Mayor Wiza declared the public hearing open and asked that comments be related to the rezoning request.

Mayor Wiza stated that all questions would be answered after the public hearing.

Renee Vollert (1500 Maria Dr) inquired about the multi-family specifics, such as number of buildings and units, and rent amount.

Gracia Day (101 Union St) inquired whether all traffic for the proposed development was proposed to come off Maria Drive, and if so, if there was another way to redirect traffic as it was an already congested street. She voiced her opposition to the rezoning request.

Zoom Chat inquiry as to more details on the parking minimums.

Raymond Cal (1233 Maria Dr) inquired whether Maria Drive would need to be widened, and if so, which side would property be taken from to do so to add sidewalks. He also inquired for more details on the community facility and what would occur with the grotto within the urban forest area. He stated his opposition to the rezoning, and recommended it remain a single-family district.

Mayor Wiza reiterated that the public hearing was for testimony, and all questions would be answered after the public hearing.

Mayor Wiza briefly explained the need to recess the Plan Commission to convene the Common Council meeting but explained they would reconvene shortly.

Mayor Wiza recessed the Plan Commission meeting at 7:00 PM.

Mayor Wiza reconvened the Plan Commission meeting at 7:02 PM.

Ryan Day (101 Union St) stated the development would bring increased traffic congestion and would be chaotic, even with the use of private roads.

Rachel Atkinson-Leach (509 Indiana Ave) stated their support for the request and asked that the developer consider additional technologies and measures that would help create an environment for individuals with intellectual disabilities beyond the normal physical disabilities. Doors to Dreams made themselves available as a resource.

Trevor Roark (601 Washington Ave) stated his support for the rezoning and commended the efforts in reusing the existing buildings. He hoped that the developer would consider reducing parking stalls on site and look to include a sidewalk on the north side of Maria Drive. With the bicycle facilities being provided by the TAP Grant, he didn't see increased traffic congestion being an issue.

Mayor Wiza declared the public hearing closed.

Director Kernosky, regarding ingress and egress for the site, explained that staff had looked at alternatives during the preliminary planning, but did not work due to the existing cemetery and trees. While there would be additional units with the construction of the townhomes, the historic use of the convent was essentially multi-family with the sisters, and staff did find that there would be concerns with increased traffic congestion.

Sig Strautmanis, developer, provided the following comments relating to the testimony:

1. Tucking proposed townhomes behind the convent property and trying to utilize an area where trees were already gone.
2. Development Director and City Forester walked the property to gauge the existing trees.
3. Working with a non-profit in Stevens Point to fill the community space. They were still in negotiations so could not currently disclose whom, but hoped to elaborate in the near future. The

organization needed to adhere to specific standards under IRS rules for the development to qualify for tax credits.

4. Happy to entertain additional pedestrian connections while balancing tree preservation.

Director Kernosky, regarding pedestrian connections on the north side of Maria Drive, explained that the existing overhead telephone and power lines would prove difficult when looking at moving utilities underground and acquiring additional right-of-way. While the City and developer would need to take on additional costs when considering the improvements, they had not taken it off the table.

Alderperson Jennings (District One) echoed Mr. Roark's comments regarding the movement towards parking maximums rather than minimums. Overall, she was very supportive of the project.

Commissioners made the following comments:

1. Inquired on a proposed roadway for future development that seemed to encroach into the nearby wetlands. Staff stated that while the area in question is not currently under consideration, the developer was available if they wanted to elaborate or wait until that specific proposal came through.
2. Comment that changing the zoning to a Planned Development was really the only zoning that would allow the developer to incorporate the scope of project and allow them to work with what was currently existing on site.
3. Inquiry as to why alternative access in line with Union Street was not being pursued at the current time. Staff briefly explained that Phase Two would bring the extension, but the biggest reason beside cost was due to timeline constraints that the developer was up against in getting through the City's processes while making the deadlines for their tax credit request.

There was a brief discussion on why the proposed zoning change would allow for the most flexibility on the existing parcel for additional development while trying to maintain a cultural significant building and area within the City.

Motion by Commissioner Arntsen to approve a request from Sig Strautmanis, representing General Capital Group, to rezone 1300 Maria Drive (Parcel ID 281240829240034) from "R-2" Single Family Residence District to "PD" Planned Development District. This property is zoned R-2 Single Family Residence District and is described as LOT 3 CSM#3356-12- 14 BNG PRT NE NW,SW NE & SE NW S29 T24 R8 90/331 176/137 223/255 341/626, City of Stevens Point, Portage County, Wisconsin with the following:

1. Staff shall have the authority to approve minor modifications to the approved plan.

seconded by Commissioner Hoppe.

Motion carried 7-0.

5. Public Hearing and action on a request from Sig Strautmanis, representing General Capital Group, for a conditional use permit to allow for more than one principal structure and use on one lot of official record consistent with Chapter 23.01(13)(f) at the premise of 1300 Maria Drive (Parcel ID 281240829240034). The applicant is seeking to have four detached multi-family dwellings on the subject property. This property is zoned R-2 Single Family Residence District and is described as LOT 3 CSM#3356-12- 14 BNG PRT NE NW,SW NE & SE NW S29 T24 R8 90/331 176/137 223/255 341/626, City of Stevens Point, Portage County, Wisconsin.

Director Kernosky briefly explained that due to the applicant proposing to have four detached multi-family dwellings on the subject property, including the convent, they needed a conditional use permit. The primary

focus for the request would be the proposed townhomes along the northern end of the property. The builds would be in a typical neighborhood style of development with the buildings set away from the street. With the 14 standards of review being met, staff recommended approval with conditions outlined in the staff report.

Mayor Wiza declared the public hearing open.

Renee Vollert (1500 Maria Dr) asked where the proposed buildings would be located and how many units. She did not support the request for multi-family or commercial development.

Raymond Cal (1233 Maria Dr) asked for more information on sidewalk development and what was happening to the grotto on-site.

Mayor Wiza declared the public hearing closed.

Director Kernsoky reiterated that sidewalks were cost prohibited at the current time. If they were to purchase and acquire additional right-of-way, it would make sense to do so along the north side of Maria Drive. The proposal within the development as it pertained to the grotto would be to have it removed or have it relocated. The sisters noted no attachment to the grotto after having conversations with them.

Motion by Commissioner Cooper to approve a request from Sig Strautmanis, representing General Capital Group, for a conditional use permit to allow for more than one principal structure and use on one lot of official record consistent with Chapter 23.01(13)(f) at the premise of 1300 Maria Drive (Parcel ID 281240829240034). The applicant is seeking to have four detached multi-family dwellings on the subject property. This property is zoned R-2 Single Family Residence District and is described as LOT 3 CSM#3356-12- 14 BNG PRT NE NW,SW NE & SE NW S29 T24 R8 90/331 176/137 223/255 341/626, City of Stevens Point, Portage County, Wisconsin with the following:

1. Developer and City must enter into a development agreement, failure to do so will void this Conditional Use Permit.
2. Pedestrian and bicycle accommodations shall be provided on site that is consistent with the City's Zoning Code, to be reviewed and approved by staff.
3. The applicant shall provide additional information on the size and material of water, sanitary and stormwater pipes, subject to the review and approval of Utilities Department staff.
4. The developer shall enter into an access and utility easement agreement with the City to provide utility connections to the parcel consistent with fire and utility requirements.
5. A stormwater plan shall be reviewed by the Public Utilities Department.
6. Fire hydrants shall be installed on the property, meeting applicable fire code standards.
7. The applicant shall include a temporary turn-around area for the westernmost townhome building or provide a schematic of the proposed traffic circle as proposed in future development phases, meeting applicable fire code standards.
8. Any additional parking requested from the applicant would require a site plan review, to be reviewed by the Plan Commission.
9. The applicant shall work with staff in meeting the required minimum number of ADA parking stalls and future parking stalls for the community service tenant.
10. Staff shall have the authority to approve minor changes to the site plan.
11. All applicable building permits shall be applied for and obtained prior to commencement of construction.

seconded by Alderperson Kneebone

Motion carried 7-0.

6. Request from Sig Strautmanis, representing General Capital Group, for a Site Plan Review of a proposed development located within the Planned Development Zoning District at 1300 Maria Drive (Parcel ID 281240829240034).

Director Kernosky reminded the commission that the current request is where it would be appropriate to discuss items such as density, building height, parking setbacks, and access points. He provided the following site plan details:

1. Building locations, heights, and setbacks
2. Parking requirements and current proposed stalls, and potential area for proposed overflow parking which would require an amendment to the site plan.
3. Landscaping plan details
4. Proposed utility details and access points
5. Exterior lighting proposal
6. Brief comments regarding pedestrian access and safety along Maria Drive.
 - a. Weren't limited to sidewalks, but could utilize paths. Plans in future phases to incorporate paths, boardwalks, and access points on the property.
 - b. Existing plan for pedestrian and bicycle access on the north side for Prentice Street.

Commissioners made the following comments:

1. Inquiry as to whether they could work with the developer to donate or dedicate land to prevent any issues in putting in pedestrian improvements in the future. Staff stated that there were plans for land dedication to the west, but explained any deviations from the proposed plans would require them to come back before the commission.
2. Commended the repurposing nature of the property and efforts to maintain vegetation, but asked whether renewable energy had been taken into consideration, as well as additional items such as parking for electric vehicles.
3. Request for more information on the planned parking garage.
4. Inquiry as to whether developer could work with property owner to the north to extend access of Prentice Street North.

Mayor Wiza asked for comments from the audience.

Raymond Cal (1233 Maria Dr) inquiry regarding sidewalk access for the townhomes.

Trevor Roark (601 Washington Ave) stated support for additional pedestrian access and alternative southern paths. Inquiry as to whether developer would be open to reducing parking supply.

Sig Strautmanis, developer, provided the following comments:

1. Parking garage on proposed plan currently exists, as well as the boiler house to the north.
2. Intent to have solar installed on the convent. Have EV charging on other properties, would need to explore further.
3. Consideration in not over paving the site, but not comfortable in reducing parking stalls at the current point without knowing parking demand for seniors. Special event parking space will remain unpaved at the current time and hope to utilize it in its state if possible.

Mayor Wiza stated that the developer and City staff had been working diligently for quite some time to preserve the existing historic and natural areas of the community. They looked forward to working for a successful repurposing of the side.

Motion by Commissioner Hoppe to approve a request from Sig Strautmanis, representing General Capital Group, for a Site Plan Review of a proposed development located within the Planned Development Zoning District at 1300 Maria Drive (Parcel ID 281240829240034) with the following:

- 1. Developer and City must enter into a development agreement, failure to do so will void this Conditional Use Permit.**
- 2. Pedestrian and bicycle accommodations shall be provided on site that is consistent with the City's Zoning Code, to be reviewed and approved by staff.**
- 3. The applicant shall provide additional information on the size and material of water, sanitary and stormwater pipes, subject to the review and approval of Utilities Department staff.**
- 4. The developer shall enter into an access and utility easement agreement with the City to provide utility connections to the parcel consistent with fire and utility requirements.**
- 5. A stormwater plan shall be reviewed by the Public Utilities Department.**
- 6. Fire hydrants shall be installed on the property, meeting applicable fire code standards.**
- 7. The applicant shall include a temporary turn-around area for the westernmost townhome building or provide a schematic of the proposed traffic circle as proposed in future development phases, meeting applicable fire code standards.**
- 8. Any additional parking requested from the applicant would require a site plan review, to be reviewed by the Plan Commission.**
- 9. The applicant shall work with staff in meeting the required minimum number of ADA parking stalls and future parking stalls for the community service tenant.**
- 10. Staff shall have the authority to approve minor changes to the site plan.**
- 11. All applicable building permits shall be applied for and obtained prior to commencement of construction.**

seconded by Commissioner Arntsen.

Motion carried 7-0.

7. Adjourn.

Meeting adjourned at 7:56 PM.

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