

REPORT OF ZONING CODE REWRITE SUB-COMMITTEE MEETING

Tuesday, January 8, 2013 – 7:30 AM

City Conference Room

PRESENT: Mayor Andrew Halverson, Alderperson Tony Patton, and Brent Curless.

EXCUSED: Anna Haines

ABSENT: Sarah Wallace

ALSO PRESENT: Community Development Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, Alderperson Logan Beveridge, and Cathy Dugan.

---

INDEX:

1. Report of the December 11, 2012 Zoning Code Rewrite Sub-Committee meeting.
2. Discussion and review of the Zoning Code Rewrite template of which will eventually replace the existing Zoning Code. The following sections are proposed for review:

Article 6: Urban Context Areas

Article 7: Center Context Areas

Article 8: Special Context Areas

3. Adjourn.

- 
1. Report of the December 11, 2012 Zoning Code Rewrite Sub-Committee meeting.

No action was taken on this item, as it will be on the next agenda.

2. Discussion and review of the Zoning Code Rewrite template of which will eventually replace the existing Zoning Code. The following sections are proposed for review:

Article 6: Urban Context Areas

Article 7: Center Context Areas

Article 8: Special Context Areas

Visual examples were provided to the Committee via a projector and computer, using the online interactive web viewer. Director Ostrowski briefly provided suburban examples of property within

the City of Stevens Point for the Committee to compare lot coverages and setbacks. Furthermore, he stated that the zoning rewrite code displays higher densities than the current code.

The Committee discussed setbacks in depth, comparing those requirements for corner lots within the current code to the requirements of the zoning code rewrite. Additionally, they discussed accessory structure setbacks within dense neighborhoods.

Committee member Curless questioned the build-to-area maximum for properties and whether it was entirely needed, as setbacks often times provide for adequate regulation. Director Ostrowski stated that the build to maximum is a form based regulation to ensure homes and buildings are aligned throughout the street. Each district provides different maximums, dependent upon the context area and building type. Examples were brought up by the Committee for which current properties and buildings would not meet the build-to-area minimum or maximum, specifically industrial and apartment buildings.

The Committee urged staff to provide additional examples, weighing the negatives and positives for both building coverage maximums and build-to-area minimum and maximums at the next meeting.

Committee member Curless also commented on the measurement for roof heights within the new zoning code, stating that the current code measures building height by taking the difference in height between the top of wall and tip of roof. He suggests utilizing the current code method within the new zoning code.

3. Adjourn.

**Meeting adjourned at 8:52 A.M.**