

REPORT OF ZONING CODE REWRITE SUB-COMMITTEE MEETING

Tuesday, January 22, 2013 – 7:30 AM

City Conference Room

PRESENT: Mayor Andrew Halverson, Alderperson Tony Patton, Brent Curless, Anna Haines, Sarah Wallace

ALSO PRESENT: Community Development Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, Cathy Dugan, Mary Ann Laszewski, Armin Nebel, and Kevin Lu

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1. Report of the December 11, 2012 and January 8, 2013 Zoning Code Rewrite Sub-Committee meetings.
2. Build-to-area maximum and minimums for districts within the Zoning Code Rewrite template.
3. Building coverage maximums and minimums for districts within the Zoning Code Rewrite template.
4. Zoning Code Rewrite template of which will eventually replace the existing Zoning Code. The following sections are proposed for review:
  - Article 7: Center Context Areas
  - Article 8: Special Context Areas
5. Adjourn.

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1. Report of the December 11, 2012 and January 8, 2013 Zoning Code Rewrite Sub-Committee meetings.

**Motion by Mayor Halverson to approve the report of the December 11, 2012 and January 8, 2013 meeting; seconded by Committee Member Wallace. Motion carried 6-0.**

2. Build-to-area maximum and minimums for districts within the Zoning Code Rewrite template.

The Committee discussed the positives and negatives of build-to-line maximums within zoning codes. Mayor Halvorson stated that they allow for the reproduction of dense development. Committee member Curless responded by stating that build-to-lines are too stringent and may deter development. Director Ostrowski explained that they allow for more walkable lot lines, and dense development. The developer has the option to build to the lot-line or to the maximum build-to-line. Conversation shifted from build-to-lines to parking requirements. Committee members discussed the need to change parking requirements, especially for large commercial retail stores. Associate Planner and Economic Development Specialist Kearns stated that parking will be discussed further in other sections of the zoning code.

3. Building coverage maximums and minimums for districts within the Zoning Code Rewrite template.

**Motion by Mayor Halverson to remove building coverage maximums from all residential districts; seconded by Alderperson Patton. Motion carried 6-0**

Commission Curless stated that building coverage maximums are not needed in any districts as other standards for review are in place, such as stormwater, greenspace, parking, screening, etc., with the addition of the engineering department's review. Instead, minimum setbacks for all development should be established in order to ensure aesthetics.

Committee members Wallace stated that building coverage maximums essentially allow the developer to place the building anywhere on the lot, meeting setbacks.

Mayor Halverson commented that development trends, especially within the retail sector are changing. It is important to incorporate this change within our zoning code as it becomes more acceptable. Committee member Haines responded by providing an example where technology and the internet have forced retail stores to shrink in size, therefore providing limited in-store products because ordering is done online and shipments direct to the customer.

Committee member Curless stated that people within Stevens Point will drive to where they want to shop. Increased density for commercial development will not work.

**Committee member Haines excuses herself from the meeting due to work obligations. 8:55 A.M.**

The committee will continue to review building coverage maximums throughout other sections of the zoning code.

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

Article 7: Center Context Areas

Article 8: Special Context Areas

Committee member Wallace questioned the difference between suburban mixed use and urban mixed use requirements, as setbacks, heights, etc. are quite similar. Director Ostrowski responded, stating that lot size is bigger within the suburban districts.

The committee requested staff begin mapping context areas and continue to provide examples of coverage's and properties.

5. Adjourn.

**Meeting adjourned at 9:05 A.M.**