

REPORT OF CITY PLAN COMMISSION
March 2, 2015 – 6:00 PM
Lincoln Center – 1519 Water Street

PRESENT: Mayor Gary Wescott, Alderperson Jerry Moore, Commissioner Tony Patton, Commissioner Anna Haines, Commissioner Daniel Hoppe, Commissioner Garry Curless, and Commissioner Dave Cooper.

ALSO PRESENT: Community Development Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, City Attorney Beveridge, Comptroller/Treasurer Corey Ladick, Alderperson Walther, Alderperson O'Meara, Alderperson Wiza, Alderperson Trzebiatowski, Alderperson R. Stroik, Alderperson Phillips, Nate Enwald, Brandi Makuski, Cathy Dugan, Scott Kammer, Carl Rasmussen, Eric Lawson, Barb Jacob, Mildred Neville, Cindy Nebel, Armin Nebel, Sari Lesk, Denise Mrozek, Mike Lothe, Bernie Patterson, Bob Fisch, and Mary McComb.

INDEX:

1. Report of the February 2, 2015 Plan Commission meeting.
2. Report of the February 11, 2015 Plan Commission meeting.
3. Request from the University of Wisconsin-Stevens Point for a site plan review of a new science facility on the University of Wisconsin-Stevens Point campus in **Parking Lot X, bounded by Fourth Avenue, Fremont Street, and Stanley Street (Parcel ID 2408-28-3007-19)**.
4. 2014 Community Development Annual Report.
5. Comprehensive Plan Update – Formulation of Vision
6. Director's Update (*This item is for informational purposes only; no formal action will be taken.*)
7. Adjourn.

-
1. Report of the February 2, 2015 Plan Commission meeting.

Motion by Alderperson Moore to approve the report of the February 2, 2015 meeting; seconded by Commissioner Haines. Motion carried 7-0.

2. Report of the February 11, 2015 Plan Commission meeting.

Motion by Commissioner Copper to approve the report of the February 11, 2015 meeting; seconded by Commissioner Curless. Motion carried 7-0.

3. Request from the University of Wisconsin-Stevens Point for a site plan review of a new science facility on the University of Wisconsin-Stevens Point campus in **Parking Lot X, bounded by Fourth Avenue, Fremont Street, and Stanley Street (Parcel ID 2408-28-3007-19)**.

Commissioner Hoppe asked what budget year funds were allocated to the project. Carl Rasmussen, UWSP Planner, stated 2013-2015 budget year funds were allocated. Furthermore, project review will occur between April and August before the State Building Commission, with project bidding anticipated to take place in September and construction to begin in October of 2015.

Commissioner Cooper understands the parking is being addressed, but asked if there has been a plan for increased foot traffic in this already congested area. Mr. Rasmussen responded stating the university is addressing the issue, as plans include a pedestrian circulation pattern. He continued explaining that the new

building is not expanding the student population, but will accommodate the number of students that are already attending the university. Chancellor Patterson added that the university and city have been working on plans independent of the Science Building for Fourth Avenue, and continue to work together to address pedestrian traffic.

Commissioner Curless asked if shutting down Fourth Avenue was ever an option, to which Mayor Wescott answered it is not in this plan at this time, but it has been deliberated. He stated the university and city are still in the planning process for this area to address concerns in the future.

Reid Rocheleau, 408 Cedar Street, firmly disagrees with the site plan and the building of the new chemistry and biology building until the university comes up with a better plan for parking.

Aldersperson O'Meara does have a concern over the parking in the Third Aldermanic District, and feels we should look into satellite parking, and better parking rates for high occupancy vehicle parking to encourage carpooling. He is supportive of the building, but feels the parking issues need to be addressed first.

Cindy Nebel, 1100 Phillips Street, is in favor of the building, but is concerned that the master plan is not being followed as there has not been a reduction for the need of vehicles on or around campus and this is the time for city enforcement.

Garrett Ryan, 1708 Clark Street, agrees with Ms. Nebel and Aldersperson O'Meara. He is in support of the building, but feels parking solutions need to be addressed as new buildings and structures take up the central parking on campus and more homes will be taken up to create parking lots.

Cathy Dugan, 615 Sommers Street, pointed out the view from Stanley Street, stating large landscaping should exist on the east side due to the massive size of the building. She also agrees that parking is an issue and described her stance against additional parking lots, stating a reduction of vehicles on campus needs to occur.

Aldersperson Hans Walther has no objections to the building and has not received any calls or concerns from constituents in his district.

Bob Fisch, 1033 Smith Street, would like to see the area better designed with a wider path for bike travel bridging the gap by Reserve Street.

Mildred Neville, 1709 Jefferson Street, feels the reduction of parking on campus has not been adequately addressed, and feels this site plan should be denied until parking concerns have been corrected.

Armin Nebel, 1100 Phillips Street, feels the reduction of parking is an issue and that it needs to be resolved before the building site approval.

Director Ostrowski explained there is currently a parking analysis underway around the university and downtown areas. The parking analysis involves the UWSP, Ministry and OMNA to address the parking issues specifically around the university and hospital. Director Ostrowski then summarized the university's measures to address parking: the prior addition of stalls to the lot by the Noel Fine Arts Center; the future addition of stalls in Lot T and change in parking restrictions; and the future addition of Lot Y. The analysis will be completed this summer and will give us ideas on how to address the parking issue in these two areas of the city. Director Ostrowski stated that reducing the number of cars brought to campus is going to be vital in

addressing the parking problem, and two ways to accomplish this is to build student housing near campus, so students don't need to bring a car, as well as, reducing the number of free parking spaces around the campus.

Director Ostrowski stated that staff supports the project and recommends approval.

Mayor Wescott recognizes the parking issues identified which the city parking analysis will help to address, and therefore recommends approval of the university science facility site plan.

Motion by Alderperson Moore to approve the request from the University of Wisconsin-Stevens Point for a site plan review of a new science facility on the University of Wisconsin-Stevens Point campus in Parking Lot X, bounded by Fourth Avenue, Fremont Street, and Stanley Street (Parcel ID 2408-28-3007-19); seconded by Commissioner Haines.

Alderperson Moore agreed that parking is an ongoing issue, but that is nothing new for the university.

Commissioner Cooper asked if the Police Department was involved in the parking discussions, to which Director Ostrowski stated yes, they will be involved in the study.

Motion carried 7-0.

4. 2014 Community Development Annual Report.

Director Ostrowski summarized the Community Development Annual Report, pointing out large projects in 2014 and new or departed businesses. He also highlighted the number of plan commission projects and requests, façade improvement grant projects, and other Community Development Department projects. Finally, he reviewed the projects, values, and fees for permitting and property maintenance enforced by the department. Commissioner Curless and Mayor Wescott both complimented on the thorough report.

5. Comprehensive Plan Update – Formulation of Vision.

Director Ostrowski described the vision which was formulated from the neighborhood meetings and introduced to the Plan Commission a few weeks ago. The vision involves cultivating district, identifiable "places" within the City to create a livable, sustainable, resilient, and connected community. He proceeded to ask for input and feedback from the commission.

Commissioner Haines stated she would like to see the vision statement in more of a sentence form as the current wording does not really give her a vision of what the comprehensive plan is to accomplish.

Commissioner Hoppe added he is stuck on what resilient has to do with this plan and feels it is a reactive statement.

Alderperson O'Meara pointed out he would like to have a preamble to the vision statement which would identify the vision as comprehensive to the entire City and not just to select neighborhoods or areas.

Director Ostrowski explained that a preamble can be created, along with definitions for the four principles to assist in creating a more complete vision statement.

Mayor Wescott pointed out he is comfortable with the outline of the vision and looks forward to seeing the complete draft next month.

Cathy Dugan, 615 Sommers Street, agreed with Commissioner Haines and felt the vision was using buzz words. She added, a statement showing the connection with the plan and examples of how it will be carried out with economic and historic aspects should be included.

Cindy Nebel, 1100 Phillips Street, thought the vision statement was hard to read and would like to see more of a statement that would help home owners retain the value of their properties.

Alderson Moore suggested changing the word "places" to neighborhoods and/or businesses.

Commissioner Haines asked what was meant by "connected", to which Director Ostrowski stated connected to government, transportation, and technology. Commissioner Haines then suggested an addition of "Thriving" as a principle within the vision.

Garrett Ryan, 1708 Clark Street, suggested adding the wording of prosperous and to include aesthetics of properties and businesses.

6. Director's Update (*This item is for informational purposes only; no formal action will be taken.*)

Director Ostrowski stated there is nothing further at this time. No discussion occurred.

7. Adjourn.

Meeting Adjourned at 7:10 PM