

REPORT OF CITY PLAN COMMISSION

Monday, February 7, 2011 – 6:00 p.m.

PRESENT: Chairperson Mayor Halverson, Ald. Jerry Moore, Jack Curtis, and Maurice Rice

EXCUSED: Anna Haines, Tony Patton, and Shari Laskowski

ALSO PRESENT: Community Dev. Dir. Michael Ostrowski, Public Works Dir. Joel Lemke, Water Dir. Kim Halverson, Ald. Mary Stroik, Ald. Roger Trzebiatowski, Ald. Marge Molski, Ald. Randy Stroik, Ald. Joanne Suomi, Matthew Brown, Barb Jacob, Ernest Woorster, Pat Planton, Cathy Dugan, Rich Sommer, and Henry Kroger

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INDEX:

1. Approval of the minutes of the January 3, 2011 Plan Commission meeting.
2. Discussion and possible action on a request from Jerold Fahrner, for a final subdivision plat for the property located at the southwest quadrant of Carol's Lane and Woodward Drive. Parcel IDs 2408-35-3000-12, 2408-35-3000-13, and 2408-35-3000-14.
3. Discussion and possible action on a request from the Stevens Point Water Department, for a Conditional Use Permit for the purposes of constructing a well pumping station, water treatment plant, and parking area to be located at 5431 Highway 66. Parcel ID 2408-14-4200-01.
4. Discussion on future dates for downtown redevelopment input sessions.
5. Adjourn.

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1. Approval of the minutes of the January 3, 2011 Plan Commission meeting.

**Motion by Ald. Moore to approve the report as presented; seconded by Rice. Motion carried 4-0.**

2. Discussion and possible action on a request from Jerold Fahrner, for a final subdivision plat for the property located at the southwest quadrant of Carol's Lane and Woodward Drive. Parcel IDs 2408-35-3000-12, 2408-35-3000-13, and 2408-35-3000-14.

Director Ostrowski discussed that the property is currently zoned R-3, which is two family residential. The total development is 10 lots, but the final plat consists of 9 lots, as one of the lots has already been split off with a CSM. Each lot will be 22,258 square feet in area, have a frontage of 105.99 feet, and have a depth of 210.03 feet. All lots meet the minimum R-3 zoning requirements. There will be a 30 foot sanitary sewer and watermain easement just south of the lots, and 12 foot utility easement on the rear portion of the lots. Ostrowski said staff would recommend approval with the conditions that a \$400 per duplex park fee be submitted to the City of Stevens Point and that the Wellhead Protection Overlay District requirements be met.

**Motion by Ald. Moore to approve the final subdivision plat for Carol's Lane Subdivision with the following conditions:**

- 1. A park fee shall be submitted to the City of Stevens Point in the amount of \$400 per duplex.**
- 2. Developments shall meet the Wellhead Protection Overlay District requirements.**

**Seconded by Rice. Motion carried 4-0.**

3. Discussion and possible action on a request from the Stevens Point Water Department, for a Conditional Use Permit for the purposes of constructing a well pumping station, water treatment plant, and parking area to be located at 5431 Highway 66. Parcel ID 2408-14-4200-01.

Director Ostrowski discussed that the property is zoned Conservancy and is located within the Wellhead Protection Overlay District. The proposed development meets all minimum district zoning requirements. The main exterior material of the buildings is masonry. The development would have minimal traffic at the site, and would likely not be visible to adjacent property owners.

Ald. Trzebiatowski requested clarification to the location and the impact to the Boy Scout camping area. Director Halverson explained that the Well 11 location would be held on the other side of the land in the woods, which is west of the usual camping area.

Cathy Dugan read a prepared statement opposing the well and the future expansion of Stevens Point. She recalled back to a survey that was done by Portage County on how the residents wanted the county to look in 20 years, as well as future land use. Back at that time there was a desire to have the areas outside of the village and city to remain rural in character, protecting forests, streams, and agricultural land. She stated that she would like to see the city reuse vacant buildings and halt the eastern sprawl. Ms. Dugan stands opposed to future expansions beyond the city limits and opposed to this well project.

Chairman Halverson stated that based on the water usage, the well will not only assist in expansion, but also correct the 1.5-2.2 million gallons per day deficiency that our city already faces. This will probably be the last well the city may construct. In addition, our own Comprehensive Plan outlines this area for a future well.

Patrick Planton from Short Elliott Hendrickson stated that the utility had been getting several correspondences from the Department of Natural Resources for a number of years recommending the city to increase its water capacity. The state has gone on record saying that the city needs to move in the direction of increasing water capacity, and that is what the utility has been doing by planning this well. This location and well was on the master plan for the water department back in 1991.

Maurice Rice asked for clarification of the parcel size. Director Ostrowski said the parcel is nearly 40 acres. The water treatment building is about 12,900 square feet and the well pumping station is about 1,200 square feet. The buildings would be placed near the center of the parcel.

**Motion by Ald. Moore to approve the Conditional Use Permit for the purposes of constructing a well pumping station, water treatment plant, and parking area; seconded by Curtis. Motion carried 4-0.**

4. Discussion on future dates for downtown redevelopment input sessions.

Mayor Halverson indicated that we are looking at holding several public input sessions to discuss phase two of the downtown revitalization project. The dates we are looking at include:

- Thursday, March 3, 2011
- Thursday, March 10, 2011
- Saturday, March 19, 2011
- Monday, May 2, 2011 (Standing Plan Commission)
- Monday, May 16, 2011 (Standing Common Council)

The meetings would likely be a joint Plan Commission and HPDRC meeting. Evening meetings would start sometime around 6:00 pm and the Saturday meeting would be either at 12:00 pm or 2:00 pm. At the meetings, there will be a site planner and architect in attendance to help formulate the final plan. The final conceptual plan would then be voted on by the Plan Commission and HPDRC on Monday, May 2<sup>nd</sup> and the Common Council on Monday, May 16<sup>th</sup>. All locations are yet to be determined, but the Lincoln Center or the mall look to be the most favorable locations.

Ald. Molski requested to have amplification used for these public hearings.

Maurice Rice stated that he would be unable to attend the March 3<sup>rd</sup> meeting, but would be in attendance at the other meetings.

5. **Motion to adjourn.**

**Meeting adjourned at 6:17 p.m.**