

City of Stevens Point Meeting Minutes

City Plan Commission

Monday, February 2, 2009

PRESENT: Chairman Mayor Halverson; Ald. Jerry Moore; Karen Aldinger; Lois Feldman; Fred Steffen; Tony Patton; Jami Gebert

ALSO PRESENT: Comm. Dev. Dir. John Gardner; Ald. Trzebiatowski, Brooks, Molski, Stroik, Hanson, Myers; Lisa Morris; Catherine Steffen; Jaime Klasinski; Reid Rocheleau; Gene and LouAnn Schulfer; Ann Stevens; Gene Kemmeter, Po. Co. Gazette; Meredith Thorn, Stevens Point Journal

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 6. Adjourn
1. Approval of the January 5, 2009 Plan Commission Minutes

Jerry Moore moved, seconded by Lois Feldman, to recommend approval of the January 5, 2009 Plan Commission Minutes. Ayes all; Nays none; Motion carried.

2. Consideration and Possible Action on UWSP - New Suite-Style Dormitory - 201 Reserve St. And Removal of Hyer Hall Attachments | E-Mail from Carl Rasmussen

John Gardner reviewed the attachments and drawings for the 5-story, 330-bed dormitory which will replace Hyer Hall. They propose 4 bedrooms surrounding a central space.

Carl Rasmussen, UWSP Campus Planner, stated the proposed location will bridge from Reserve St. east to Illinois Ave. just south of the baseball field and north of May Roach Hall. The proposed building size is 145,700 s.f. Each individual suite will be about 974 s.f. The schedule would begin with removal of Hyer Hall after the 1st of July, 2009, with the project design to be completed by September. Construction completion is targeted for the summer of 2011. Hyer Hall currently has approximately 200 beds and this facility will have 330 beds. Other dormitories are being remodeled by removing 6 beds in each building to accommodate elevators. When all the remodeling is completed, there will be a 102 bed increase on campus.

Bob Tomlinson, UWSP Vice Chancellor for Student Affairs, stated the proposed net gain of 102 beds will address their needs for the next several years.

Mary Ann Laszewski questioned the city's role in this project, are we able to deny this project, and why is city staff involved.

Chm. Halverson responded all university buildings have to come before the city for approval. Unless there were extremely justifiable reasons, we cannot stop a project of this magnitude. We have to act on both items so they can forward it to the board and the state.

Reid Rocheleau stated he toured Hyer Hall and described the remodeling that has been completed. There is nothing wrong with Hyer Hall. This new project will cost \$36 million for 300 rooms. Why can't they find a green spot and leave Hyer Hall stand.

In response to questions, Carl Rasmussen stated they have looked at all sites on campus. Hyer Hall is the smallest, is programmatically challenged, and was identified in the master plan to be removed. We are the last comprehensive campus in the state to proceed with suite-style housing. All other campuses with suite-style housing have long waiting lists to get into the halls. UWSP must construct these dorms to remain competitive. This project will be paid for by the students that live in the residence halls. This is a sole-source funded activity. There are no taxpayer dollars to support the construction of the building. Those that choose to live there will pay the premium.

Lois Feldman moved, seconded by Jami Gebert, to recommend approval of the site plan as presented for the new 5-story, 330 bed suite-style dormitory at 201 Reserve Street. Ayes all; Nays none; Motion carried.

Jami Gebert moved, seconded by Tony Patton, to recommend approval of the request to remove Hyer Hall at 201 Reserve Street with the condition that they recycle as much of the building as possible. Ayes all; Nays none; Motion carried.

3. Consideration and Possible Action on UWSP - New Waste Management Center - 1848 Maria Dr. Attachments | E-Mail from Carl Rasmussen

Carl Rasmussen stated the proposed building is about 10,000 sq. ft. and will include a wastewater pilot treatment plant. The plant will be used as a teaching tool in the soils area and will include composting and microbiology labs. The building will also include the resource recovery area for the campus which is currently located in a metal building to the north. The metal building will then be used for cold/dry storage.

Aga Razvi, Soil and Waste Resources, stated 5,000 s.f. of the building will be for academic training with the remainder of the building being used for service and recycling for the campus. We are the only campus to offer a waste management major and our enrollment has doubled in the past several years. We have a two-year program and all students get placed. Due to the aging of the operator population in the waste water field, our students are in high demand. We will also use this program for state-wide training. There is no facility across the state to train operators and there is a lot of demand out there.

Chm. Halverson noted this is a tremendous tool for the academic program and your ability to recruit new students, retain them, and produce a qualified student.

Jerry Moore questioned whether there will be any smell.

Aga Razvi responded they do not use wastewater; they use molasses which doesn't really smell. Depending on what we are doing, you could get some odor from composting.

Reid Rocheleau stated the question is what will happen to the 120 parking spots they will lose. He is in favor of the university expanding, but they are landlocked.

Greg Diemer, UWSP Vice Chancellor for Business Affairs, responded that six years ago, they had a lengthy waiting list for parking permits because the demand exceeded what we had available. Since then, we have seen parking availability become more prevalent because we are 1) in a contract with the city for bus transportation and we have tremendous student participation with that, 2) during summer orientation with parents we encourage students to leave their cars at home, and 3) the increased costs of having a vehicle has discouraged students. We currently have 500-600 vacant parking spaces on the campus and no waiting list for permits. Our master planning process includes a parking ramp to be built at some time. We will continue to monitor the parking situation.

Jami Gebert noted she drove to school in 2002 every day and had no problem finding a parking space when the demand was the highest. She has meetings on campus at least once a month and always finds a parking space. She has lived in the suite-style dorms and is excited about them.

Jami Gebert moved, seconded by Jerry Moore, to recommend approval of the request of UWSP for a new waste management center at 1848 Maria Dr.
Ayes all; Nays none; Motion carried.

4. Consideration and Possible Action on Exchange of Land Between 1508 and 1600 Division St. Resulting in Less than 15,000 sq. ft. lot Memo | Map

John Gardner reviewed the site map and noted the uses aren't going to change. The owner is asking to change the lot line to allow for room to store snow.

Norm Myer Jr., 1513 Division St., noted he lives across the street from these properties. He has sold 1508 Division St. on land contract so it is now a single family. He would like the green space for snow storage.

Jerry Moore moved, seconded by Lois Feldman to recommend approval of the request for the exchange of land between 1508 and 1600 Division Street as presented.

Mary Ann Laszewski stated the owner is already storing snow on the adjacent yard at 1508 Division St. She wonders if the intent for this request is not so much for snow storage but rather to increase the parking at 1600 Division St. which would make it more marketable. The property is a nonconforming use and she reviewed the codes regarding nonconforming uses. This is a challenged location and has no boulevard and little green space.

Reid Rocheleau stated 1600 Division St. is a nonconforming property and the site is currently all parking lot. How can he sell a property on land contract and then take some of the land back. The extra land will be for more parking instead of snow storage.

Norm Myer Jr. stated the property at 1600 Division St. was built in 1967 as an office with two apartments. The land contract was written "pending a survey". The property at 1508 Division St. will still be owned by him until it is paid off in 25 years. He lives across the street from the property and wants green space there. He doesn't plan to expand the parking lot. Once the property is sold as single family and is occupied by a single family for over one year, it becomes a single family use and cannot go back. The property at 1600 Division St. was a dental office and later a vacuum cleaner business and then he bought it and has his office there. It never stayed empty. He would prefer to make the land swap a triangle shaped parcel with the new property line perpendicular to Division St.

Ald. Stroik asks that staff prepare a report for the council on the nonconforming use ordinance and why we would still say go ahead with this land swap regardless of what the ordinance says.

Chm. Halverson responded he is not expanding the nonconforming use. If he were expanding the use of the property in terms of the commercial use, that would be against our ordinance.

John Gardner stated the parking cannot be expanded because of the required sideyard setbacks in this district. There is not enough land.

Tony Patton suggested Mr. Myers lease the land for snow storage instead of selling the land and nobody has to worry about it.

Jerry Moore noted we require room for snow removal. He needs the room for snow removal and it improves the whole lot and is a smart idea.

Ald. Stroik suggested creating the triangular parcel as requested by Mr. Myers which would not allow for parking expansion.

Chm. Halverson responded to remarks made by Reid Rocheleau. Halverson stated the comments were out of order and advised him that this would not be tolerated in the future.

Jerry Moore accepted the suggestion of Ald. Stroik and the motion now reads:

Jerry Moore moved, seconded by Lois Feldman to recommend approval of the request for the exchange of land between 1508 and 1600 Division Street and that it is acceptable to exchange a triangular shaped parcel with the lot line perpendicular to Division St. Ayes all; Nays none; Motion carried.

5. Consideration and Possible Action on Off-Site Parking for 1717 Fourth Ave. Memo | Agreement | Map

John Gardner provided an aerial photo of the property and stated the owner wishes to remodel the second story residence into more office space. The first floor is a business. When the office use is expanded the parking standards require more parking and there is no space for more parking on this site. They propose to lease space from the YMCA and noted the attached agreement. Issues to consider are 1) whether the leased parking is close enough to be effective, 2) is there any impact on other properties in the area, 3) is there enough capacity in the YMCA parking lot to accommodate the extra spaces, and 4) is a 5-year lease long enough. The YMCA feels comfortable there is enough room to accommodate the leased spaces. The office use is conforming but the expansion would make the parking nonconforming and subject to off-site parking requirements.

Jackson Case, architect for the project, stated the second story has always been a one unit residence. The proposal is for the building to be all office space. The second floor would become an executive office for the owner of the business. We plan a complete interior and exterior remodel.

Jami Gebert questioned whether the owner will live on the second floor.

Jackson Case responded there would be no permanent residence on the second floor. There will be a kitchen to allow some cooking and a complete bathroom and shower for when the owner rides his bike to work.

Jerry Moore questioned if he sells this, will this always be attached to the property?

John Gardner responded it would.

Ald. Brooks questioned how the YMCA will determine who is parking there for this business versus a student just using it.

John Gardner responded the agreement indicated that no spaces would be designated but requires them to check in at the YMCA registration desk and request a daily permit.

Jerry Moore moved, seconded by Tony Patton, to recommend approval of off-site parking at the YMCA for the business at 1717 Fourth Avenue. Ayes all; Nays none; Motion carried.

6. Adjourn - Meeting adjourned at 7:30 p.m.

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