

City of Stevens Point Meeting Minutes

City Plan Commission

Monday, March 2, 2009

PRESENT: Chairman Mayor Halverson; Jami Gebert; Tony Patton; Lois Feldman; Ald. Jerry Moore (Excused, Karen Aldinger)

ALSO PRESENT: Comm. Dev. Dir. John Gardner; Ald. Myers, Hanson, Heart, Slowinski, Molski, Stroik, Brooks; Dir. Halverson, Water Dept.; Dir. Popoff, Eng.; Tom Wood; Rick Whipp; Bernice Sevenich; Bob Woehr; Pat Nelson; Daniel/Sandy Michur; Tom Mallison; Gene Kemmeter, Po. Co. Gazette

See the Slide Presentation for this Meeting

Index of these Minutes:

Consideration and Possible Action on the Following:

1. Approval of the February 2, 2009 Plan Commission Minutes
2. Consideration and Possible Action on Amending the Conditional Use Permit for 3101 Whiting Ave. - Substitute New Building Design with No Increase in Density
3. Consideration and Possible Action on the following: A. Annex Approximately 3 Acres - NE Corner of Hwy. 66/I-39 - Marshfield Clinic B. "B-4" Commercial Zoning for Approximately 3 acres - NE Corner of Hwy. 66/I-39
4. Consideration and Possible Action on Accepting Land and Agreeing to Sell 509 West Cornell Ave.
5. Consideration and Possible Action on the 2009 Public Works/Water and Wastewater Utility Projects
6. Art Center Remodeling - 600 Main St.
7. Accept Mural Easement - 1035 Main St.
8. Adjourn
1. Approval of the February 2, 2009 Plan Commission Minutes

Jerry Moore moved, seconded by Jami Gebert, to recommend approval of the February 2, 2009 Plan Commission Minutes. Ayes all; Nays none; Motion carried.

2. Consideration and Possible Action on Amending the Conditional Use Permit for 3101 Whiting Ave. - Substitute New Building Design with No Increase in Density Memo | "Before" Drawing | "After" Drawing

John Gardner provided site plans and stated the three 12-unit buildings with detached garages are being replaced with three 12-unit buildings with attached garages. The number of units and all other conditions will remain the same. The three new buildings will have automatic sprinkler systems. Staff recommends approval.

Ald. Stroik wishes this new design would have been incorporated into all six buildings. It makes the development more enticing and a better value for the city.

Lois Feldman moved, seconded by Tony Patton, to recommend approval of amending the Conditional Use Permit for 3101 Whiting Ave. to substitute a new building design with no increase in density as proposed. Ayes all; Nays none; Motion carried.

3. Consideration and Possible Action on the following:
 - A. Annex Approximately 3 Acres - NE Corner of Hwy. 66/I-39 - Marshfield Clinic Memo
 - B. "B-4" Commercial Zoning for Approximately 3 acres - NE Corner of Hwy. 66/I-39 Map

John Gardner stated this is simply completing the details of the developer agreement and does not imply that anything will happen anytime soon. He noted it is in the best interest of the public to annex this land so that we can get basic health services needed by city and county residents. Staff recommends approval of the annexation and zoning.

Tony Patton moved, seconded by Jerry Moore, to recommend approval of A. annexing approximately 3 acres at the northeast corner of Hwy. 66-I-39, and B. "B-4" Commercial Zoning for the property. Ayes all; Nays none; Motion carried.

4. Consideration and Possible Action on Accepting Land and Agreeing to Sell 509 West Cornell Ave. Memo | Photo

John Gardner stated the property is not in good shape. The property owner has agreed to give us a deed in lieu of foreclosure. He recommends the city acquire the property and resell it to someone.

Daniel Michur, 517 West Cornell Ave., noted he lives next door and would like to purchase the building and land as is, provide his own demolition, and provide landscaping in the future.

John Gardner suggested talking together after the meeting. We are not deciding who to sell it to, only authorization to sell the land.

Ald. Slowinski noted now that we have an interested party, does the city have to get involved.

John Gardner responded he didn't entertain taking title to the property until he had someone that he knew was interested such as Habitat. Now maybe we have two interested persons and should make for a quick turnaround.

Ald. Stroik noted the property is in disarray and needs to be removed as soon as possible.

Ald. Hanson questioned whether we will have a certified survey of the property so that we are sure of our lot lines. It looks like the garage at 517 is almost on the lot line.

Chm. Halverson responded these GIS maps are not necessarily accurate with regard to building placement on the grid. No worries about that. Bob Woehr, representing Habitat for Humanity, noted they are interested because it is a vacant lot. We currently have three other vacant lots that we plan to build on. We don't have any plans to construct on this property until possibly 2010.

Chm. Halverson stated hopefully we can move forward with the authorization and have conversations with the folks at 517 West Cornell and Habitat and see if there is a way to come to an agreement on an element that might work.

Lois Feldman moved, seconded by Jami Gebert, to recommend accepting the land and agreeing to sell 509 West Cornell Avenue. Ayes all; Nays none; Motion carried.

5. Consideration and Possible Action on the 2009 Public Works/Water and Wastewater Utility Projects List of Projects

Chm. Halverson noted this is a technicality when it comes to the necessary checklist if we are applying for or using state funds. We may or may not use state funds on some of the projects.

All of these items have either gone through, or are going to, the Water & Sewage Commission and Council and Public Works/Council.

Lois Feldman questioned whether this is a typical one-year list of projects.

Chm. Halverson responded the list is probably a bit abnormal and unique in terms of the size and scope of some of the projects. The Fourth Ave. sewer project alone is major. The sewer interceptor will cost \$6.5 million and serve our whole eastern study area for the next 30-50 years. He reviewed the list and noted some items reappear annually such as the sidewalk project and general street paving.

Dir. Halverson reviewed the trunk sewer project and new lift station.

Ald. Stroik requested adding ditching on Karner St.

Chm. Halverson responded we will make note of that.

Jami Gebert moved, seconded by Tony Patton, to accept the 2009 Public Works/Water and Wastewater Utility Projects as presented. Ayes all; Nays none; Motion carried.

6. Art Center Remodeling - 600 Main St. Drawings

John Gardner provided drawings and noted the proposal is to construct an open tower on the northwest side of the building. The structure will be built through a financial gift to the city.

Tony Patton moved, seconded by Lois Feldman, to recommend approval of the art center remodeling project at 600 Main St. as presented. Ayes all; Nays none; Motion carried.

7. Accept Mural Easement - 1035 Main St. Agreement | Drawing

John Gardner stated the murals are planned for the east wall of the walkway between the library and the Laabs building. There is no money in the budget to change the existing overhead lighting. The proposal has been reviewed and approved by the historic commission.

Bernice Sevenich, member of the mural committee, noted to address the issue of the dark walkway, the background of the murals will be light in color and we plan to clean out the opening at the south end of the walkway to allow more light.

Lois Feldman moved, seconded by Tony Patton, to accept the mural easement for the property at 1035 Main St. Ayes all; Nays none; Motion carried.

8. Adjourn

Meeting adjourned at 6:40 p.m.

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