

## City of Stevens Point Meeting Minutes

City Plan Commission

Monday, October 5, 2009

PRESENT: Chm. Mayor Halverson; Ald. Jerry Moore; Tony Patton; Jami Gebert; Anna Haines; Daryl (Bo) DeDeker; Shari Laskowski  
ALSO PRESENT: Comm. Dev. Dir. John Gardner; Parks & Rec. Dir. Tom Schrader; Ald. Molski, M. Stroik, and Trzebiatowski; Dave Smith; Keith Pilger; Mary Ann Laszewski; Brent Warner; Maria Holl; Reid Rocheleau; Tim Swiecki; Jeff Filtz; Cathy Dugan; Sarah Robinson; Gene Kemmeter, Po. Co. Gazette

Index of these minutes:

1. Approval of the Minutes of the September 8, 2009 Plan Commission meeting.
2. Consideration and Possible Action on Acceptance of Building Donation at 800 Main St.
3. Consideration and Possible Action on Rezoning Request for 3100 Church St. from " R-5 " Multiple Family II to " B-4 " Commercial.
4. Consideration and Possible Action on a Conditional Use Request for Multiple Family Use at 823 Main St.
5. Adjourn.

1. Approval of the Minutes of the September 8, 2009 Plan Commission meeting

Tony Patton moved, seconded by Jerry Moore, to recommend approval of the September 8 minutes. Ayes all; Nays none; Motion carried.

### 2. Consideration and Possible Action on Acceptance of Building Donation at 800 Main St. Memo | Photo

Dave Smith stated the museum has been there since 2002 and is generally closed in the winter when he and his wife go to Florida. The term scarabocchio is Italian for doodle or scribble. He would like to continue this unique kind of art as long as he can and have some organization carry it on after him.

Chm. Halverson thanked Mr. Smith for the suggestion and noted Mr. Smith should be commended for being so philanthropic to the greater good of the community.

John Gardner recommended acceptance of the donation. It may take some time for the title to transfer.

Chm. Halverson noted we have discussed operational issues, rent, and utilities and see no problem with accepting the building and operating it under the direction of Dir. Schrader.

Mary Ann Laszewski, 1209 Wisconsin St., asked if there is a property report that outlines the mechanical condition of the property.

John Gardner responded the property was completely remodeled by its current owner within the last few years.

Jami Gebert moved, seconded by Shari Laskowski, to recommend acceptance of the building donation at 800 Main St. Ayes all; Nays none; Motion carried.

### 3. Consideration and Possible Action on Rezoning Request for 3100 Church St. from " R-5 " Multiple Family II to " B-4 " Commercial Memo | Site Plan | Photo

John Gardner provided slides of the area and the proposed site plan. DOT traffic projections out to 2030 indicate a road of this size and design with this kind of use can have a capacity of 25,000-32,000 ADT. The projected 2030 traffic volume is 16,000 ADT. Based on other rezonings we have done in the past in this area, we recommend approval.

Chm. Halverson read a letter from Ford Chiropractic stating they have no objections to the rezoning and wishing them the best of luck.

Jami Gebert suggested they consider bumping the building up and have parking in the back or side. The neighboring buildings are almost flush with the street.

Chm. Halverson agreed and thought it might help the aesthetics in the area.

Jerry Moore moved, seconded by Anna Haines, to recommend approval of the rezoning request for 3100 Church St. from "R-5" Multiple Family II to "B-4" Commercial Zoning. Ayes all; Nays none; Motion carried.

### 4. Consideration and Possible Action on a Conditional Use Request for Multiple Family Use at 823 Main St. Memo | Photo 1 | Photo 2

John Gardner reviewed the drawings and stated the owner has amended his application to keep the first floor commercial and have multifamily use only on the second floor. There are no final designs at this time for the second floor. We are looking just for conceptual approval today and based on that, the owner would bring final plans back at another time. Based on the reduction of multifamily numbers on the second floor and commercial use only on the first floor, staff is comfortable in approving the concept.

Chm. Halverson stated one of the unique characteristics of this property is that it provides on-site parking. He supports the change in the plan for residential only on the second floor and commercial on the first floor.

Jami Gebert noted if the owner is going to do multifamily on the second floor, she prefers keeping it more to 2-3 bedroom upper scale units rather than 4-5 bedroom units.

Jeff Filtz, contractor representing the owner, stated this is one of the nicest buildings downtown. The building has 10'-12' high ceilings, the interior has been redone, and doesn't require a lot of major remodeling.

Anna Haines felt the Clark St. side is a very prominent space coming from the west and it would be a shame to leave it as a parking lot forever.

Shari Laskowski questioned if the plan will be redeveloped and come before us again.

Chm. Halverson responded that is correct.

Mary Ann Laszewski, 1209 Wisconsin St., agreed with eliminating first floor residential use and suggested 1-2 bedroom condo's for adults on the second floor. How would serious students fit into living amongst the highest concentration of taverns in our city. Our square is designed to be an

area for community gatherings. The image of a building is dependent on the use. She would hope the commission would focus on the best use of the property.

Reid Rocheleau, 408 Cedar St., expressed concern about this development and where the downtown is going. This appears to be a step backwards. Hopefully you will pursue the parking lot issue and tell them to take the station down and provide landscaping, trees, and screening.

Sarah Robinson, representing the Downtown Business Association, noted they want to promote the downtown as commercial space and also mixed use. She encourages the conceptual use.

Cathy Dugan, 615 Sommers St., agreed with Sarah Robinson. It is a good use and we need the mixed use.

Jeff Filtz stated you have approved everything downtown so far and everything that Tim Schertz did was done well. The downtown looks great from what it was. This owner has parking which the others don't. They want the same consideration as everyone else downtown.

Anna Haines noted she would like the whole area treated as one lot. She would like to see one parking space per bedroom, smaller 1-3 bedroom units, and make the parking lot for parking plus landscaping and private green space.

No action was taken today.

5. Adjourn. Meeting adjourned at 6:50 p.m.

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