

Meeting Minutes
City Plan Commission
Monday, April 7, 2008

PRESENT: Chm. Mayor Halverson; Karen Aldinger; Lois Feldman; Ann Shannon; Ald. Jerry Moore; Tony Patton; Fred Steffen
ALSO PRESENT: Comm. Dev. Dir. John Gardner; Parks Dir. Tom Schrader; Public Works Dir. Joe Euclide; Ald. Myers, Hanson, Heart, Trzebiatowski, Molski, Stroik, & Brooks; Fred Hebblewhite; Meg Erler; Tina Peters; Christopher Jennings; Tim Siebert; John Kedrowski; Bill Yudchitz; Cindy Selis; Reid Rocheleau; Jeff Vaughter; David & LeAnn Steltenpohl; Gene Kemmeter, Po. Co. Gazette

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1. Approval of the Minutes of the February 4, March 3, and March 31, 2008 Plan Commission Meetings

Tony Patton moved, seconded by Jerry Moore, to recommend approval of the minutes of the February 4, March 3, and March 31, 2008 Plan Commission Minutes.

Ayes all; Nays none; Motion carried.

Lois Feldman noted that she was excused for the March 31, 2008 meeting.

2. Public Improvement on NE Corner of Strongs Ave./Main St. - United Way Circle of Giving

John Gardner stated this is a gift offered to the city from the United Way. He reviewed the site and noted they propose to replace the existing Christmas tree with brick work around it, a new sidewalk with engravings will replace the existing walkway, and screening around the electric box. The wording "United Circle of Caring" or "Giving" would be included around the top of the fence. We will be aware of making sure that drivers and pedestrians can see at this intersection.

Fred Hebblewhite, representing United Way, stated the marker will recognize individuals who have donated resources to either the United Circle of Caring Fund or United Circle of Caring Endowment. The revenue from the United Circle of Caring will be separate from the annual United Way campaign. Temporary funding from unrestricted endowment donations will be used for construction and ongoing maintenance and will be considered a loan to be replaced during the year from targeted fundraising efforts.

Tony Patton moved, seconded by Ann Shannon, to recommend acceptance of the public improvement proposed by the United Way at the NE corner of Strongs/Main Sts.

Ann Shannon questioned where the perpetual fund will be held. This is unusual for the United Way because you are mainly in the human services delivery area

Fred Hebblewhite responded the perpetual fund would be held with the Community Foundation. They are thinking of including names on the fence of people or organizations that donate money for construction, and the bricks on the pathway would be used for names of anyone that endow a gift to either the endowment or the fund.

Ann Shannon asked if this fits in with our current planning for downtown.

Chm. Halverson noted this is an excellent example of a beautiful aesthetic improvement at the most basic of levels and connect the United Way with the downtown and community.

Tina Peters, United Way Board Member, noted the city actually came to us because we have always decorated the tree for holidays so it seemed to fit along with the gift we had gotten to be able to borrow money from the endowment so we wouldn't take money from any programs.

Meg Erler, United Way Board Member, noted they will be working with city forestry for any concerns public works and others might have for that area.

Ayes all; Nays none; Motion carried.

3. Request to Replace Veteran's Memorial Park Monument - Veteran's Park - Church St./CN Railroad

John Gardner stated this is another gift to the city. The current structure needs some upgrading and the proposal is to replace it in-kind. They propose to replace the column, the flag pole, the base as well as the bollards around the perimeter. The Parks Commission has reviewed and approved the proposal with the conditions indicated in the packet.

John Kedrowski, committee co-chair, stated he would like any motion to include that money would be replaced with in-kind materials. They would like to preserve the historic look but have the option to substitute materials to improve its longevity. He thanked Andrea Monroe (co-chair) and Bob Baker (SPASH) for their efforts.

Ann Shannon noted they did such a nice job and put in a lot of work on the train. The veterans park needs improvement and its nice to see that you have taken that on.

Fred Steffen moved, seconded by Karen Aldinger, to recommend approval of the request to replace the Veteran's Memorial Park Monument in Veteran's Park at Church Street/CN Railroad as proposed.

John Kedrowski noted there is a brass plaque with 64 names of the Portage County residents that lost their lives in World War I and that will be

kept. The monument was built in 1923 through an effort by the Women's Club.

Ayes all; Nays none; Motion carried.

4. Acquire land for lift station - Patch St./Plover River

John Gardner stated the water department wants to acquire the land west of the parking lot adjacent to the existing sanitary lift station for a larger lift station. Staff recommends approval.

Jerry Moore moved, seconded by Fred Steffen, to recommend approval of the request to acquire land for a lift station at Patch St./Plover River. Ayes all; Nays none; Motion carried.

5. Hangar at Airport

John Gardner reviewed the site plan and stated the proposal is for a new hangar at the airport. The proposal includes passive solar heating and other energy-saving strategies.

Joe Euclide stated this is part of the airport layout that was approved 3-4 years ago.

Tony Patton questioned the cost of the project and how much of the reserve from the federal government will we use. What is the cost of a maintenance hangar.

Joe Euclide responded the budget is about \$600,000. The five-year plan is to build another hangar assuming that the entitlement money keeps coming. A maintenance hangar would be about \$200,000-300,000 and would probably be 2-3 years out.

Ann Shannon questioned if the hangar being considered today is going to be owned by the city but leased to individuals, and are those leases already signed.

Joe Euclide responded yes, it will be owned by the city and leased out. The leases are not signed.

Chm. Halverson noted the important part is for us to construct the building as long as it conforms and meets the conditions that we would like based on commission approval. Leases have not been authorized but demand is there. The income we are projecting will put us another 30-40% of the way to get the airport to be self-sufficient. The target use is for Freight Runners.

Joe Euclide noted we receive \$150,000/year of federal funds and we have a limited amount of time in which to spend it. We have to get started on the project.

Tony Patton expressed concern about if we are building big enough to handle a larger jet.

Bill Yudchitz, architect/designer, noted we have done a lot of cost-estimating and we believe we are right at the limits of our \$600,000. We feel the energy savings that we have put into the building will help make it marketable.

Fred Steffen moved, seconded by Lois Feldman, to recommend approval of the request for a new hangar at the airport as proposed. Ayes all; Nays none; Motion carried.

6. Rezoning - 1528 Water St. and 1536 Water St. from M-1 Light Industrial to R-4 Multiple Family II

John Gardner stated we have a request from the property owner at 1528. The property is currently zoned industrial and is used for residential purposes. They cannot get financing because it is a nonconforming use. We have done this several times in other areas of the city. He attempted to contact the owners of 1536 and indicated that if he was interested in having his property rezoned at this time, we would be happy to include it. If not, we would strip it off the request. The rezoning would simply make them conforming.

Lois Feldman moved, seconded by Karen Aldinger to recommend approval of the rezoning for 1528 and 1536 Water St. from M-1 Light Industrial to R-4 Multiple Family II.

Jerry Moore asked if the property owner of 1536 Water St. wants the rezoning.

Jeff Vaughtner, 418 Cedar St., Whiting, stated he owns 1536 Water St. and he received a message on his answering machine on Friday after the office was closed. He is not requesting to have his property rezoned but does have some questions. Is this a one time offer or could it be done at a later date? Is it easier to rezone from industrial to residential than from residential to industrial. Is light industrial zoning more valuable than residential zoning.

Is the rezoning of 1528 Water St. contingent upon both properties being rezoned. He is not opposed to the rezoning of 1528 Water St.

John Gardner responded there is a \$90.00 fee for the rezoning request and your neighbor paid for it this time. Next time, it will cost you \$90.00. It is easier to rezone from industrial to residential, but it all depends on what you plan to use the property for in the future. Light industrial zoning is not more valuable than residential. You could get an acre of light industrial land in the county business park for less than \$1.00 per square foot. Your property is 87' x 150' and would be pretty tough to do anything with industrially. The rezoning for 1528 Water St. is not contingent upon your property also being rezoned. You do not have to be a part of this rezoning request. You can request rezoning anytime.

Reid Rocheleau, 408 Cedar St., Whiting, questioned who was triggering this rezoning. This could be a pretty valuable piece of property if the paper company wants to expand.

John Gardner noted the neighbor at 1528 Water St. triggered the rezoning request and the city included 1536 Water St. as a courtesy so that both properties could be conforming. We have also done this as a courtesy for other properties in other parts of town.

Jerry Moore moved, seconded by Fred Steffen, to amend the original motion to strike 1536 Water St. from the rezoning request.

Chm. Halverson noted we will vote on the motion as a whole.

Ayes all; Nays none; Motion carried.

7. Conditional Use - Applying Traditional Neighborhood Overlay District Setbacks to Construct a Single Family Home at Reserve St./McCulloch St.

John Gardner noted the owner wants to build a house with a porch with lesser setbacks on a narrow corner lot. The Traditional Neighborhood Overlay District will accommodate if they meet certain criteria. The house will fit on the lot but the porch doesn't meet the setback requirements. The request is to allow a 6' sideyard instead of the required 7.5 ft. setback. Staff recommends approval.

Karen Aldinger noted there are other one story homes in the neighborhood and feels this house will fit in.

Karen Aldinger moved, seconded by Tony Patton, to recommend approval of the conditional use request to construct a single family home at Reserve St./McCulloch St. as proposed with a 6' side yard setback for the porch.

Ald. Heart stated it will be nice to have another home in the area and she appreciates the efforts on the end of the house facing McCulloch.

Ayes all; Nays none; Motion carried.

(Commissioner Feldman left the meeting)

8. Conditional Use - Applying Traditional Neighborhood Overlay District Setbacks to Replace a Garage at 1725 McCulloch Street

John Gardner stated the owner is requesting to replace a garage with a 1' setback from the rear property line and 1' from the side yard property line. The ordinance requires a 3' setback off the rear and side yard property lines. He reviewed the pros and cons of the request and noted there is enough space to construct it without the exception. The concrete is already in place and the owner wants to reuse as much as possible.

Jerry Moore questioned if the dotted line is to the wall or the eave of the garage.

Christopher Jennings, petitioner, responded the dotted line is the eave line. He wants to make the garage roof line look more like the house.

John Gardner noted our measurements are from the wall of the building and not from the eave, so you are very close to the 3' requirement.

Jerry Moore moved, seconded by Fred Steffen, to recommend approval of the conditional use request to replace a garage at 1725 McCulloch St. with a 1' setback to the roof fascia. Ayes all; Nays none; Motion carried.

9. Authorization to apply for Community Development Block Grant

Ann Shannon moved, seconded by Fred Steffen, to authorize the city to apply for a Community Development Block Grant. Ayes all; Nays none; Motion carried.

Meeting adjourned at 7:00 p.m.

Meeting adjourned at approximately 4:25 p.m. The meeting minutes reproduced on this website are derived from the computer files used to produce the official minutes for the City of Stevens Point, but are unofficial. The minutes on this web site cannot be certified under s. 889.08, Wis. Stats., and cannot be considered prima facie evidence under s. 889.04, Wis. Stats. Certain tables, maps, and other documents that are a part of the official minutes are not included in the files reproduced on this website. Please consult the printed minutes, available in the City Clerk's Office, for the official text. The decisions made by City of Stevens Point boards, committees, and commissions (other than the Police & Fire Commission) are advisory only and are not binding on the city until affirmed at a meeting of the Common Council. Some of the minutes on this web site might not be approved by the Common Council as of today.

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