

Meeting Minutes

City Plan Commission

Tuesday, September 4, 2007

PRESENT: Chairman Mayor Halverson; Ald. Jerry Moore; Karen Aldinger; Lois Feldman; Fred Steffen; (Excused, Ann Shannon)

ALSO PRESENT: Comm. Dev. Dir. John Gardner; Ald. Myers, Hanson, Wiza, Heart, Trzebiatowski, Molski, and Brooks; Bill Yudchitz; Carl Wohlbiel; Rick Zahn; Refzan Varga Twit; Bob Woehr; Cindy & Armin Nebel; Reid Rocheleau; Frank Sciarrone; Robert Newby; Cathy Dugan; Gene Kemmeter, Po. Co. Gazette

Index of these Minutes:

- 1) Amend Planned Development District #4 - Schmeeckle Trails Subdivision - Vine St. and Moses Crossing at Indiana Ave.
- 2) Rezone 172 West Clark Street from Conservancy to Single Family Zoning
- 3) Fire Station #2 Addition - 4401 Industrial Park Road
- 4) UWSP Master Plan

Chairman Halverson noted Item #4 - UWSP Master Plan - Action will be delayed until October per a request from the University for further deliberation with the city. We will take testimony today but no official action will be taken.

- 1) Amend Planned Development District #4 - Schmeeckle Trails Subdivision - Vine St. and Moses Crossing at Indiana Ave.

Bill Yudchitz stated they are asking to change the zero lot line designation for lots 16, 17, 18, 19, 20, 21, 23, 24, 25, 26, 27, and 28 to standard single family zoning. The rear lot lines of some lots will change. The new lot configuration will allow for southern exposure for the homes.

John Gardner reviewed the change to the ordinance and noted staff recommends approval.

Ch. Halverson noted he appreciates the proposed density in this development. He hopes to see more quality land usage like this in the city.

Fred Steffen moved, seconded by Karen Aldinger, to recommend approval of the amendment of Planned Development District #4 - Schmeeckle Trails Subdivision as attached for lots 16, 17, 18, 19, 20, 21, 23, 24, 25, 26, 27, and 28.

Ayes all; Nays none; Motion carried.

- 2) Rezone 172 West Clark Street from Conservancy to Single Family Zoning

John Gardner stated the house is zoned conservancy, is the only one adjacent to Mead Park, and is a nonconforming use. Conservancy does not allow single family use and it is difficult to finance a nonconforming use. Staff recommends approval.

Robert Newby, owner of the property, stated he is trying to remodel the house and would like it zoned single family.

Lois Feldman moved, seconded by Jerry Moore, to recommend approval of the request to rezone 172 West Clark Street from "C" Conservancy Zoning to "R-2" Single Family Zoning. Ayes all; Nays none; Motion carried.

- 3) Fire Station #2 Addition - 4401 Industrial Park Road

Chm. Halverson noted attachments include the proposed addition and site plan.

Lois Feldman noted the University Master Plan shows the university purchasing the fire station on Division Street eventually, but she is sure this station is needed anyway.

John Gardner responded there is a map the area of the city covered applying time standards. It turns out that the area served by the two fire stations barely overlap and are well located to cover the entire city. If Station 1 is purchased, it will need to be replaced close to its current location. Staff recommends approval of the project.

Chm. Halverson noted the purchase of the fire station on Division St. is beyond the first three phases of the university plan, but it extends very far into the master plan as it is currently written. The location of this station is in exactly the right spot.

Jerry Moore moved, seconded by Chm. Halverson, to recommend approval of the addition to Fire Station #2 as proposed. Ayes all; Nays none; Motion carried.

- 4) UWSP Master Plan

Ald. Wiza asked if Reserve St. is widened to two-way traffic, are they still looking at eliminating parking on both sides of Reserve St.? Chm. Halverson he understands that is their position.

The following concerns were presented by neighbors in attendance:

- the university may purchase homes not advertised publicly, demolish them, and leaving the property vacant may depress the neighborhood
- lack of existing parking
- planned decrease of on-campus parking
- loss of use of property, streets, and parking during construction
- university officials not working with the neighbors
- not enough space allowed on the plan for the proposed round-about at Fourth/Stanley/Fremont Streets
- proposed bio swales on Fourth Ave. would reduce the flow of cross town traffic and emergency vehicles
- loss of fire station #1 in the future
- parking for new sport stadium - sharing of operations with other existing facilities
- loss of property taxes from expansion of university boundaries
- Reserve St. (between Main/Clark Streets) not wide enough for two-way traffic and would create too much additional traffic
- providing ample parking for students (eliminating freshman parking permits was suggested)
- concern with closing Reserve St. between Portage/High Streets
- the need for additional signs to direct people to the university as an alternative to making Reserve St. two-way traffic
- university employees parking on the streets - need area for employee parking
- park and ride - leasing space from existing vacant remote parcels

Chm. Halverson noted the city has submitted a multiple list of concerns to the university that we want to have addressed. We have to satisfy the

needs of the neighbors, the university, the city, and we want to work with the university on these very delicate issues.

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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