

Meeting Minutes
City Plan Commission

Monday, April 10, 2006 PRESENT: Chm. Mayor Wescott; Karen Aldinger; Ann Shannon; Lois Feldman; Jerry Moore; Jeff Zabel; Fred Steffen
ALSO PRESENT: Comm. Dev. Dir. John Gardner; Ald. Molski and Stroik; Bud Flood; Main Street Manager, Jami Gebert; Gene Kemmeter, Gazette and Heather Clark, Journal

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4. Extraterritorial Plat Review - West River Drive - Adjacent to Rusty's Backwater Saloon
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1. REZONING REQUEST - 3349 WHITING AVE. FROM "M 1" LIGHT INDUSTRIAL TO "R-4" MULTIPLE FAMILY I

John Gardner provided an aerial photograph and reviewed the surrounding land uses. Staff recommends approval of the rezoning.

Fred Steffen moved, seconded by Karen Aldinger, to recommend approval of rezoning 3349 Whiting Avenue from "M 1" Light Industrial to "R-4" Multiple Family I Zoning. Ayes all; Nays none; Motion carried.

2. CONDITIONAL USE REQUEST FOR REST HOME/NURSING HOME AT 3349 WHITING AVE.

John Gardner noted he would like to simultaneously talk about the item regarding conditional use standards. There is an issue in the proposed conditional use standards that refers to the percentage of the facade being covered with brick, masonry, or equivalent. This is a good example of a building that does not have a lot of brick on it. We may want to require some masonry on the front in order to make it look the best that it can. Staff has already suggested a third gable on the facade facing the street and brick piers plus the brick under the windows, but you may feel more is needed. The room facing the street is a mechanical room and is not a main entrance.

He reviewed the site plan and noted the house to the north is about 100' from this proposed use. They are proposing two buildings, 12 units each (edit note: there are 16 units/building), with parking in the middle. Drainage needs to be reviewed and approved by the city Public Works Director. The proposed front setback is 30', however, an option might be to move the building back further and leave more trees in front.

Lois Feldman questioned if someone will be reviewing the drainage one year or five years from now.

Karen Aldinger felt masonry looks and holds up better than vinyl siding, and a greater setback would leave more trees and the front facade might not be as critical.

Fred Steffen noted with regard to the greater setback, he had looked at this property some time ago with the Army Corps of Engineers and they staked out the wetlands. The building could probably be pushed back a little, maybe 20', but you will have to know where the wetland limits are.

Bud Flood expressed concern about the designated parking. The site plan shows 19 stalls, but there are at least 16 units in each building.

John Gardner indicated we had told them the parking requirement was 1 ½ spaces per unit, so there should be additional spaces. In facilities like this he is informed the parking is rarely used. In response to a question, Gardner said the city has required the owner reserve space for future parking when and if the use changes.

Fred Steffen moved, seconded by Ann Shannon, to recommend approval of the conditional use request for a rest home/nursing home at 3349 Whiting Avenue with the following conditions: 1) the elevation of the building facing the street be covered with brick to the eaves and wrapped around the corner with the remainder of the building to be vinyl from top to bottom, 2) a third gable be constructed over the exit door on the end facing the street, 3) stormwater drainage be reviewed and approved by the city Public Works Director, 4) a landscaping plan be provided, 5) the building be setback from the street to preserve an area of trees in front of the building being mindful of the wetlands to the east and the requirement to have space for a future parking lot, 6) the parking standards be met and space be reserved for future parking, 7) documentation be provided that the drainage was constructed according to the plan submitted.
Ayes all; Nays none; Motion carried.

3. CREATION OF DOWNTOWN TAX INCREMENT DISTRICT

Chm. Wescott stated we are beginning to see tremendous success on the north side of Stevens Point because of that Tax Increment District and he is looking for approval today of moving ahead to create Tax Increment District #6 downtown.

He has met with the leadership of the Association for Downtown Businesses last week and we shared one of our visions of replacing Main St.. downtown from sidewalk to sidewalk.

Jeff Zabel moved, seconded by Lois Feldman, to recommend proceeding with the creation of Tax Increment District #6 with the public hearing to be May 1 and Common Council action on May 15, 2006.

Ayes Zabel, Feldman, Aldinger and Ch. Wescott. (Fred Steffen and Ann Shannon abstained) Motion carried.

4. EXTRATERRITORIAL PLAT REVIEW - WEST RIVER DRIVE - ADJACENT TO RUSTY'S BACKWATER SALOON

5. EXTRATERRITORIAL PLAT REVIEW - BRILOWSKI at RAINBOW

John Gardner reviewed both plats. He pointed out the location of the existing city sewer and water lines which are about 1 mile from the proposed subdivision.

Ch. Wescott moved, seconded by Ann Shannon, that we have reviewed the extraterritorial plat on West River Drive and do not object.
Ayes all; Nays none; Motion carried.

Lois Feldman moved, seconded by Karen Aldinger, that we have reviewed the extraterritorial plat at Brilowski and Rainbow and do not object.
Ayes all; Nays none; Motion carried.

6. AMEND CONDITIONAL USE STANDARDS - SEC 23.01(16) OF CITY ZONING CODE

John Gardner stated he re-printed the existing standards and included the proposed amendments in bold type. He also proposed adding having the ability to waive the masonry percentage in item f in the event of an extraordinary design proposal. His proposals are based on what the Plan Commission has done in the past.

Concerns were expressed about the cost of some of the amendments.

Chm. Wescott moved, seconded by Jerry Moore, to postpone action on this item until the May meeting to allow for additional review. Ayes all; Nays none; Motion carried.

7. CONDITIONAL USE REQUEST EXPAND SERVING AREA CLARK PLACE 1009 CLARK ST.

John Gardner stated the proposed deck is 10' off the ground surrounded by a railing. The deck will act as the handicap access. The police have reviewed the request and recommend approval, but would like to see some control over amplified music and the hours of operation.

Jerry Moore moved, seconded by Jeff Zabel, to recommend approval of the conditional use request to expand the service area to include the basement and exterior deck at 1009 Clark Street with the condition of an 11:00 p.m. closing time for any outdoor amplified music. Ayes all; Nays none; Motion carried.

8. REVIEW FUTURE LAND USE MAPS

John Gardner stated this is a continuation of what we have been doing for several meetings. He is trying to reconcile the existing zoning patterns, existing land use, with what we have determined as future land use. He reviewed the areas of the city where areas were omitted east of the city or were inconsistent with existing zoning.

Commissioners recommended proceeding with the changes.

Jeff Zabel moved, seconded by Ann Shannon, to direct staff to implement the recommendations and modifications to reconcile the Comprehensive Plan as proposed. Ayes all; Nays none; Motion carried.

Meeting adjourned at 5:00 p.m.

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