

Meeting Minutes

City Plan Commission

Monday, July 10, 2006

PRESENT: Chairman Mayor Wescott; Ald. Jerry Moore; Ann Shannon; Jeff Zabel; Karen Aldinger; Fred Steffen; (Excused, Lois Feldman)
ALSO PRESENT: Comm. Dev. Dir. John Gardner; Ald. Sevenich, Trzebiatowski, Molski, Stroik, and Barber; Emily Kluck; Delores & Richard Janick; Mildred Neville; Mary Vinopal; Jackson Case; Bill Scholfield; Chet & Carol Laskowski; Joel Lemke; Jim Feigleson; Rev. Israel Haas; Bill Yudchitz; Rick Zahn; Paul Adamski; Jim Buck; Gene Kemmeter, Po. Co. Gazette

NOTE: Agenda items were re-arranged and two items postponed until the August meeting.

Index of these Minutes:

1. Approval of the June 5, 2006 Plan Commission Minutes
2. Conditional Use - Construct Porch Within Front Yard Setback - 201 Fourth Ave.
3. Conditional Use - Extend Canopy At 3601 Main St.
4. Conditional Use Multifamily Use - Clam Lake Housing - SE Corner Frederick St. North/North Point Dr.
5. Sidewalk/Bike Trail Or ROW Property Interest From The Following Properties: 4701 Industrial Park Rd, 4848 Industrial Park Rd, 2601 Parkway Dr.

6. CSM - Northeast Corner of Brilowski Rd./Co. HH

Acceptance Of Roadway

Acceptance Of Utility Easement

7. Conditional Use - Off-Premise Sign At 3709 Patch St. (Postponed)

8. Conditional Use - Off-Premise Sign At 3401 Patch St. (Postponed)

9. Schmeeckle Trails Planned Unit Development

Annex 2.5 Acres - West Side Of Indiana Ave. North Of Fourth Ave..

Annexation Agreement

Zoning - Single Family For Lots 1,2,3 & Two Family For Lots 4,5,6

Conditional Use - Zero Lot Line For Lots 4, 5, 6

Certified Survey Map - Acceptance Of Right-Of-Way

The Chairman announced he had received correspondence from the applicant for conditional use requests for the off-premise signs on Patch St. The applicant wished to amend their application. He suggested the items should be postponed until the next meeting to allow staff time to review the amended request.

1. APPROVAL OF THE JUNE 5, 2006 PLAN COMMISSION MINUTES

Ald. Jerry Moore moved, seconded by Karen Aldinger, to recommend approval of the June 5, 2006 minutes. Ayes all; Nays none; Motion carried.

2. CONDITIONAL USE - CONSTRUCT PORCH WITHIN FRONT YARD SETBACK - 201 FOURTH AVE.

Chm. Wescott stated the request is to create a new porch and rebuild the existing vestibule to improve the entrance to their home. Staff recommends approval.

Fred Steffen moved, seconded by Jeff Zabel, to recommend approval the conditional use request to construct a porch within the front yard setback at 201 Fourth Ave.. as shown on the attachment and that the Plan Commission finds the request consistent with Conditional Use Standards. Ayes all; Nays none; Motion carried.

3. CONDITIONAL USE - EXTEND CANOPY AT 3601 MAIN ST.

Chm. Wescott stated the canopy extension was anticipated when the land was acquired to extend Wilshire Blvd. and staff recommends approval.

Ann Shannon moved, seconded by Fred Steffen, to recommend approval of the conditional use request to extend the canopy at 3601 Main St. as shown on the attachment and that the Plan Commission finds the request consistent with Conditional Use Standards. Ayes all; Nays none; Motion carried.

4. CONDITIONAL USE MULTIFAMILY USE- CLAM LAKE HOUSING - SE CORNER FREDERICK ST. NORTH/NORTH POINT DR.

Ch. Wescott stated the request is to construct an 8-unit apartment complex for families with disabled family members to include 3 1-bedroom units, 4 2-bedroom units, and 1 3-bedroom unit. Staff indicates all Conditional Use Standards have been met.

John Gardner presented aerial photos and noted some adjustments were made to the original plan to meet the setback requirements. The engineering department has approved the drainage plan. The request meets all conditional use standards and we recommend approval.

Mary Vinopal, representing the Clam Lake Housing, stated they want to fit into the neighborhood and plan a very attractive building with screening. They hope to begin construction by October 1. At this time, funds don't allow for garages but there is space designated for them.

Jerry Moore stated he received a call from another alderperson expressing concern with not enough screening on North Point Dr. section of the parking lot and whether there would be a fence around the drainage ditch.

John Gardner noted staff would require screening between the parking lot and the street as well as around the perimeter toward neighboring properties. The drainage area is about 3-4' deep at the center.

Mildred Neville, 1409 Franklin St., questioned where the front and rear yards are.

Mary Vinopal indicated on the site plan where the rear yard is. They prefer to enter the property from Frederick St. North because it is not as busy as North Point Dr.

John Gardner responded because this is a corner lot, the property owner gets to select the front, side, and rear yards from a setback point of view. There is a 25' setback requirement from both streets with a 10' setback for the parking lot. Gardner explained Neville feels a parking lot should not be allowed in the rear yard setback because it is a man-made improvement. Our ordinance allows parking lots to be constructed 10 ft from the property line. The site plan presented meets those setbacks.

Karen Aldinger moved, seconded by Fred Steffen, to recommend approval of the conditional use request to construct multiple family housing at the southeast corner of Frederick St. North and North Point Dr. as shown on the attachment and that the Plan Commission finds the request consistent with Conditional Use Standards and that additional screening be provided between the parking lot and North Point Dr. to meet the code. Ayes all; Nays none; Motion carried.

5. SIDEWALK/BIKE TRAIL OR ROW PROPERTY INTEREST FROM THE FOLLOWING PROPERTIES: 4701 INDUSTRIAL PARK RD, 4848 INDUSTRIAL PARK RD, 2601 PARKWAY DR

Chm. Wescott noted we are pursuing the creation and additions to the bike trails and we need approval for acceptance of the necessary easements.

Ann Shannon questioned if there is any priority in terms of safety as to when bike trails get approved. She noted the south side of the Highway 10 bike path where children ride over the interchange is dangerous.

Chm. Wescott noted they are currently working on creating a bike crossing under I-39 at the CN RR underpass.

Chm. Wescott moved, seconded by Jeff Zabel, to recommend acceptance the right-of-way easements/acquisitions from 4701 Industrial Park Rd., 4848 Industrial Park Rd., and 2601 Parkway Dr. for the sidewalk/bike trail. Ayes all; Nays none; Motion carried.

6. CSM - NORTHEAST CORNER OF BRILOWSKI RD/CO. HH
ACCEPTANCE OF ROADWAY
ACCEPTANCE OF UTILITY EASEMENT

John Gardner stated the property was annexed earlier this year. This will be the first of several survey maps addressing the property. We are looking for acceptance of the roadway and the utility easement.

Fred Steffen moved, seconded by Ann Shannon, to recommend acceptance of the Certified Survey Map including the roadway and utility easement for the Northeast corner of Brilowski Rd. and Co. HH, as shown on the attached CSM. Ayes all; Nays none; Motion carried.

7. CONDITIONAL USE - OFF-PREMISE SIGN AT 3709 PATCH ST.. (Postponed)
8. CONDITIONAL USE - OFF-PREMISE SIGN AT 3401 PATCH ST.. (Postponed)

9. SCHMEECKLE TRAILS PLANNED UNIT DEVELOPMENT
ANNEX 2.5 ACRES - WEST SIDE OF INDIANA AVE. NORTH OF FOURTH AVE..
ANNEXATION AGREEMENT
ZONING - SINGLE FAMILY FOR LOTS 1,2,3 & TWO FAMILY FOR LOTS 4,5,6
CONDITIONAL USE - ZERO LOT LINE FOR LOTS 4, 5, 6
CERTIFIED SURVEY MAP - ACCEPTANCE OF RIGHT-OF-WAY

Chm. Wescott noted this item came before the commission last year and after some discussion, the commission invited Mr. Yudchitz to continue working on the plan and come back when he was ready for a formal annexation.

John Gardner provided the aerial photo of the neighborhood and reviewed the changes between the previous and current site plans. There is a church that is interested in building on the land previously proposed for residential lots. The area just north of Stanley St. previously planned for four blocks of apartment buildings has been changed to 15 individual residences on a cul-de-sac.

Bill Yudchitz presented a slide presentation. He noted they have had tremendous cooperation with the university, Corps of Engineers, and the city during this planning process. Their goal is for owner-occupied units throughout this development with lots of green space. The four sections of the project include the land to be dedicated to the city as open space northwest of the existing Moses Creek, portion two includes the single family 100' x 180' wooded lots facing Moses Creek plus the zero-lot-line, 85' x 100' lots with restrictive covenants, the third portion is the church development, and the fourth portion would consist of 15 individual zero lot line residences of approximately 1100 to 1600 sq. ft. around a cul-de-sac with a 50' right-of-way. All of the zero-lot-line homes except two will be free-standing homes. Two of the structures will be built with a common wall.

Karen Aldinger feels it is positive when we try to include affordable housing which would blend into the environment.

Ann Shannon noted we spent a lot of time on our long range plan in which we talked about offering a variety of different housing opportunities and feels this proposal is consistent with that.

Jackson Case, 3028 Stanley St., stated the proposal is very progressive and contemporary and commended Bill Yudchitz. His properties are in the Town of Hull and wants reassurance that his properties would not be included in the annexation and that only single family homes will be constructed.

John Gardner noted our ordinance only allows for zero lot line development in Two Family zoning. A portion of the land will be zoned Two Family. When property is annexed, the property must be contiguous to the city limits and the annexation cannot create an island. One option is to create an isthmus connecting Mr. Case's two properties around the perimeter of the property to be annexed and, and the other option is to create the connection across the Shuda property down to the Ellis Stone property.

Bill Yudchitz stated they are ready to annex everything north of the church property. Gardner stated the city and the applicant have not resolved whether the cul-de-sac from Stanley St. is a public or private road.

Chm. Wescott commended Bill Yudchitz on his project.

Fred Steffen moved, seconded by Ann Shannon, to recommend approval of the following: 1) conceptual approval of the planned unit development as presented; 2) develop an annexation agreement following the principles discussed including public land dedication, annexation, zero-lot-line development, 15 dwellings around the proposed cul-de-sac from Stanley St., relocation of Moses Creek north and west of current location, trails north of Moses Creek, bridge and public access to the dedicated lands, Moses Creek to serve as a detention area, city did not agree to acquire Ceplina land west of the site; 3) the annexation of 2.5 acres as petitioned; 4) accept the right-of-way as shown on the annexation petition; 5) Single Family zoning for lots 2, 3, 4, & 28; 6) Two Family zoning for lots 16 and 29; 7) conditional use for zero lot line development for

lots 16 & 29 as shown on the attached maps; 8) Ayes all; Nays none; Motion carried.

Meeting adjourned at 5:00 p.m.

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Bottom of Form