

Meeting Minutes

City Plan Commission

Comprehensive Planning

Monday, February 28, 2005 - 3:00 p.m. PRESENT: Plan Commission Members: Chairman Mayor Wescott; Lois Feldman; Dave Sowiejka; Fred Steffen; (Excused, Jeff Zabel, Karen Aldinger, Ann Shannon) Other Committee Members: Ald. Markham, Molski, Stroik, & Moore; Bob Freckmann; Liz McDonald; Carl Rasmussen; Mark Seiler

ALSO PRESENT: Comm. Dev. Dir. John Gardner; Po. Co. Senior Planner Jeff Schuler; Po. Co. Asst. Planner, Sarah Nimmer; Jon Moe; Roger Trzebiatowski; C. J. Robinson; Bernice Woitczak; Hank Becker

1) COMPREHENSIVE PLANNING

Economic Development

Land Use

Jeff Schuler stated we would like to preliminarily approve the Economic Development section today and then focus on land use and how things have come forward to this point in time. We need to identify areas with redevelopment and infill potential, anticipated growth, and any obstacles and opportunities for meeting future needs. He reviewed the Economic Development revisions suggested at the last meeting and asked if there were any more suggestions.

Lois Feldman suggested adding Noel's Blue Cross/Blue Shield location to the 3rd paragraph on page 8.

John Gardner reviewed the goals, objectives, and policies for Chapters 1-6 and discussed the Maps 8.1 and 8.2. He encouraged input regarding other areas of the city that should be included in for redevelopment or infill.

Suggestions made by commissioners for inclusion to Map 8.2 include:

- extend area #5 all the way west to Business 51.
- Michigan/Main St. Area - include Michigan Avenue and east to the old Rice Clinic and south to Clark St. and also include Red's Marina and the house directly north.
- extend Park Street from Water St. to the corner of Wyatt/Dixon Sts. and south to the railroad tracks
- extend west side of area #1 up to Zenoff baseball park
- add student area from Ellis St. north to Fourth Ave. and Union St. east to Michigan Ave.
- add the commercial property at the northeast corner of Hwy. 66/I-39 interchange
- reduce the east side of area #1 to end at the frontage road
- vacant areas on Michigan Ave. south of the underpass

Ch. Wescott noted we would like to find a creative and innovative way to update some of the homes that predate the 1960's and is supportive of adding some of the student areas.

John Gardner noted he has had discussions with university staff about re-visiting their master plan and looking at future campus boundaries and how that might relate to St. Michael's, the technical school, etc.

Jeff Schuler suggested a policy that deals with setting up a separate group to define issues that need to be addressed.

Carl Rasmussen suggested a third color on the map for residential upgrade.

Liz McDonald asked if area #3 includes the block that the Castle is on.

John Gardner responded it does not, and maybe we should also look at the area along Arlington Place.

Mark Seiler noted another property on Clark Street across from Trinity Lutheran Church. It is a beautiful old home but is neglected and makes the area look blighted. Maybe the west side of Division St. needs to be looked at too.

John Gardner responded he included the areas west to Prentice St. in his target area.

John Gardner noted the population has increased by 4.6% in the past 20 years and could possibly increase by another 23% in the next 20 years. This could translate into a need for over 3,000 new housing units in the next 20 years.

A projection from the University Extension office show an employment increase of 11,000 jobs over the next 15 years. How much land will we need to accommodate these increases and which way do we want to grow? There are fewer limitations for commercial development built on slabs than there are for residential development with basements. That would open up some of the areas that have shallow groundwater to commercial development.

Ch. Wescott noted the most logical areas for growth exist east of the business park toward the town line road and from Hwy. 10 south to HH. The County has gone on record supporting the corridor for the new Hwy. 10 route that goes straight east between HH and Porter Road. The by-pass corridor is not scheduled to be built for at least the next 20+ years.

Roger Trzebiatowski suggested using a base map and incorporating overlays at the same scale to show some of the areas such as groundwater and bedrock, etc.

Meeting adjourned at 4:45 p.m.

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