

## Meeting Minutes

### City Plan Commission

Monday, March 7, 2005 - 4:00 p.m. PRESENT: Chm. Mayor Wescott; Dave Sowieja; Ann Shannon; Jeff Zabel; Fred Steffen; Lois Feldman (Excused, Karen Aldinger)

ALSO PRESENT: Comm. Dev. Dir. John Gardner; Ald. Molski, Rackow, Sevenich, Moore, Barr, Stroik, & Markham; Bonnie Maher; Graham Godfrey; Jon Moe; Gene Kemmeter

### Index of these Minutes:

1. Approval of the February 7 and 21, 2005 Minutes.
  2. Amend "M 1" Light Industrial Zoning District: Conditional Uses to Include "C" Conservancy and "B-5" Highway Commercial Including Residential Uses. Permitted Uses to Include "C" Conservancy and "B-5" Highway Commercial Excluding Residential Uses.
  3. Amend "R-3" Single and Two Family Zoning District: Conditional Use for Bed and Breakfast Establishments - a Minimum of Six Rooms/One Family per Room.
  4. Temporary Structure - Mid-Wisconsin Flooring - 5600 Woodland St.
  5. Off-Site Parking - 1043 Union St.
  6. Division Street Tax Increment District.
1. APPROVAL OF THE FEBRUARY 7 and 21, 2005 MINUTES

Dave Sowieja moved, seconded by Jeff Zabel, to recommend approval of the minutes of the February 7 and February 21, 2005 meetings. Ayes all; Nays none; Motion carried.

### 2. AMEND "M-1" LIGHT INDUSTRIAL ZONING DISTRICT:

- **Conditional Uses to include "C" Conservancy and "B-5" Highway Commercial including residential uses.**
- **Permitted Uses to include "C" Conservancy and "B-5" Highway Commercial excluding residential uses.**

Chm. Wescott indicated the proposed changes are technical and staff recommends approval.

Ann Shannon moved, seconded by Lois Feldman, to recommend approval of the amendments to the "M-1" Light Industrial Zoning District as proposed.

Ayes all; Nays none; Motion carried.

### 3. AMEND "R-3" SINGLE AND TWO FAMILY ZONING DISTRICT :

- **Conditional Use for Bed and Breakfast Establishments - a minimum of six rooms/one family per room**

Ch. Wescott noted the State of Wisconsin has amended the Bed and Breakfast Code to allow 8 rooms per building. The current city ordinance allows for 4 rooms because that was the State requirement at that time. An owner has requested that the city ordinance be changed to at least 6 rooms. Staff recommends approval of the change as proposed.

John Gardner stated we had decided on 4 rooms because it was what the State allowed at that time, and also there was concern that more than 4 rooms could change the residential character of the neighborhood.

Fred Steffen moved, seconded by Jeff Zabel to recommend approval of the amendment to the "R-3" Single and Two Family Zoning District to allow for a minimum of 6 rooms per building. Ayes all; Nays none; Motion carried.

### 4. TEMPORARY STRUCTURE - MID-WISCONSIN FLOORING - 5600 WOODLAND ST.

John Gardner provided slides showing the site and the semi-trailer being used to store recycled material. He reviewed the attached memo and noted the commission has three options: 1) allow the trailer as located, 2) not allow the trailer, and 3) allow the trailer with screening so that it is not as noticeable. One of the problems is the trailer is very high and screening it will be difficult. This issue brings up the question of should we be discussing screening dumpsters in general around the city.

Ann Shannon questioned how would this relate to what is happening behind Wal-Mart with their 2 dozen railroad cars/storage containers that are unscreened and blighting to the neighborhood.

John Gardner responded the containers first appeared when Wal-Mart was having an inventory problem and are still there. Storage containers were used when Target did their remodeling but were removed when the project was done. They are showing up around town and we need to address the issue.

Graham Godfrey, representing Mid-Wisconsin Flooring, feels they are being unfairly singled out when there are others around town. Our 28' trailer has been there for approximately 3 years and is used to recycle carpet pads which keeps 10-15 tons of recycling out of the landfill. The owner of the trailer replaces the trailer 2-3 times per year. He noted both Fleet Farm and Jung's have 40' trailers outside which are much larger.

Jeff Zabel noted the trailer is unsightly and appears as though it is vacant out in a field. He understands it is one issue and we need to look at the bigger picture.

Ald. Markham noted this is just one of many similar situations, questioned how many times temporary buildings have been approved, and recommends tabling until they can be dealt with as a group.

John Gardner responded we have previously granted conditional uses for temporary classrooms at Bannach, Washington, McKinley, and P.J. Jacobs schools. Courtesy Motors had a temporary structure and they are now constructing a permanent building.

Ch. Wescott moved, seconded by Fred Steffen, to table this item to allow staff to check with other communities and prepare recommendations that deal with screening of temporary storage structures and dumpsters. Ayes all; Nays none; Motion carried.

### 5. OFF-SITE PARKING - 1043 UNION ST. (Request withdrawn)

### 6. DIVISION STREET TAX INCREMENT DISTRICT

Ch. Wescott stated the goal today is to brainstorm and look at what we would like to see in this area. The owners of the Country Springs Convention Center are poised to do a multi-million dollar investment which will clearly be a breath of fresh air for the north side.

John Gardner noted he would like to have discussion on boundaries, architectural standards, and the issue of setbacks. He noted we have a 20-year window to complete public work in the new district.

He provided slides showing an aerial view of the area and photos from a study completed in Minneapolis showing the concept of "build-to lines", as well as student housing photos from Madison showing buildings with first floor parking that appear closer to the sidewalks. He discussed extending the southern boundary into the student housing areas and is unsure if we would have enough increment from single family homes within those areas. One of the criteria is that 50% of the property by area has to be declared blighted by this commission and the council. We will have to identify blighted properties in the area parcel by parcel.

Fred Steffen suggested moving the north boundary up to Zenoff Park and maybe come down Second Street. Take all the vacant land and do something with it. He would also like to know exactly what the university plans are for parking and future development.

Ch. Wescott noted we have been in, and will continue, an active dialogue with the university and they realize they have a unique opportunity to partner with us during this development phase.

John Gardner acknowledged the need for university identification along Division Street and possibly a theme of "Pointer Town" which could become a magnet to attract businesses as well as housing.

Jeff Zabel suggested moving the southern boundary at least to Franklin St. The east end of Division St. north of Franklin would make a nice entry into the university.

Fred Steffen noted with the new addition to the UW Fine Arts Bldg., Portage St. or Fourth Ave. would also make a nice entryway. Also, a turn lane is needed at Fourth Ave. and Maria Dr. is needed.

Ald. Markham agreed that we need some identification for the university. While in Wausau, she was asked directions to UWSP and someone suggested the easiest route was to just get off on Hwy. 66 and follow it in. In 5 yrs., only freshman may be required to live on-campus which could put more students off campus.

Ald. Moore noted university visitor parking needs to be addressed before we can determine an entrance corridor.

Chm. Wescott responded the university needs to make those decisions and that is why it is so important to continue our dialogue with them.

Ald. Markham noted with regard to the "sea of parking" in front of Kmart, she suggested looking into sharing the parking with the university or changing the parking requirements to develop some of that parking.

John Gardner reviewed the photos with the "build-to" lines in Minneapolis and the Madison student housing buildings that appear closer to the sidewalk. The photos provide a completely different look and maybe that is something we could think about. An interest was expressed by several Commissioners with the reservation that some buildings would be close and some of the existing buildings could be setback further. This could result in an uncoordinated look which would not be attractive.

Fred Steffen requested zoning maps and lot size maps for the next meeting.

Meeting adjourned at 5:30 p.m.

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