

Meeting Minutes

City Plan Commission

Monday, December 5, 2005, 4:00 p.m. PRESENT: Chairman Mayor Wescott; Jerry Moore; Lois Feldman; Karen Aldinger; Fred Steffen; Ann Shannon (Excused, Jeff Zabel)

ALSO PRESENT: Comm. Dev. Dir. John Gardner; Po. Co. Senior Planner, Jeff Schuler; Po. Co. Asst. Planner Sarah Wallace; Ald. Molski, Stroik, Sevenich, Barber; Bob Freckmann; Mark Seiler; Carl Rasmussen; Bill Meyer (Excused, Liz McDonald) Mark Robinson; Cathy Dugan; Dave Spindler; Fred Pionek; Reid Rocheleau; Mike Phillips; Gene Kemmeter, Po. Co. Gazette

Town of Stockton: Ch. Ron Borski; Jeanne Dodge; Michael Bronk; Ken Gross; Steve Trzebiatowski; Cindy Davis; Curt Soik; Chris Pehoski; Nick & Dianne Somers Louis Wysocki;

Index of these Minutes:

1. Approval of the Minutes of the November 7, 2005 Plan Commission Meeting
2. Request of Robinson Homes for a Larger Garage - 4701 Beaver Dam Road
3. Conditional Use Request to Operate a Car Wrecking Facility - 801 Francis St.
4. Conditional Use Request to Operate an Alzheimer Facility - 100 Green Ave. North

Joint Meeting with Comprehensive Planning Committee

1. Plan Commission Recommendation on Comprehensive Plan

1. APPROVAL OF THE MINUTES OF THE NOVEMBER 7, 2005 PLAN COMMISSION MEETING

Lois Feldman moved, seconded by Karen Aldinger, to recommend approval of the November 7, 2005 minutes. Ayes all; Nays none; Motion carried.

2. REQUEST OF ROBINSON HOMES FOR A LARGER GARAGE - 4701 BEAVER DAM ROAD

Ch. Wescott noted the attached memo is self-explanatory and staff recommends approval of the request for the reasons indicated.

Karen Aldinger moved, seconded by Fred Steffen, to recommend approval of the request for a larger garage at 4701 Beaver Dam Road based on the orientation of the garage doors, the presence of windows facing the street in the garage wall, the size of the garage in proportion to the overall building, and the 8/12 pitch roof making the building appear larger. Ayes all; Nays none; Motion carried.

3. CONDITIONAL USE REQUEST TO OPERATE A CAR WRECKING FACILITY - 801 FRANCIS ST.

Ch. Wescott stated the conditional use will expire on December 31. Staff indicates there have been no complaints regarding their operation and recommends approval of the conditional use with the same conditions to expire December 31, 2008.

John Gardner noted they have not started the wrecking operation yet.

Fred Steffen moved, seconded by Ann Shannon, to recommend approval of the conditional use request to operate a car wrecking facility at 801 Francis Street.

Reid Rocheleau noted Fred operates a real nice towing business, but he has concern when you grant the request for a wrecking business or salvage yard. He does not want to see the potential for a junk yard in the neighborhood and verbiage needs to be drafted to control the potential for a wrecking yard.

Ald. Barber noted he would like the word "wrecking" changed to "storage".

Fred Pionek of Fred's Towing, agreed with the change to "storage" and elimination of "wrecking". A wrecking or salvage business would be a long way down the road if ever.

John Gardner noted if Mr. Pionek decides to expand into the wrecking business later, removing the word "wrecking" now and adding it later would require coming back before the Plan Commission again for approval.

Fred Pionek responded he understands that.

Fred Steffen seconded by Ann Shannon, to amend the original motion to read approval of the request to operate a towing and storage facility at 801 Francis Street with the same conditions and an expiration date of December 31, 2008, and delete any reference to the word "wrecking" from anywhere in the conditional use permit.

Ayes all; Nays none; Motion carried.

4. CONDITIONAL USE REQUEST TO OPERATE AN ALZHEIMER FACILITY - 100 GREEN AVE. NORTH

Ch. Wescott noted the conditional use request for an Alzheimer facility at 100 Green Ave. North is about to expire and the owner would like to continue. Staff and the police department have had no problems or issues with the site and staff recommends approval of the request with the same conditions and an expiration date of December 31, 2008.

Fred Steffen moved, seconded by Jerry Moore, to recommend approval of the request to operate an Alzheimer facility at 100 Green Ave. North with the same conditions and an expiration date of December 31, 2008. Ayes all; Nays none; Motion carried.

JOINT MEETING BETWEEN STEVENS POINT PLAN COMMISSION & STEVENS POINT COMPREHENSIVE PLANNING COMMITTEE & TOWN OF STOCKTON PLAN COMMISSION

1. LAND USE & INTERGOVERNMENTAL COOPERATION CHAPTERS
2. STEVENS POINT COMPREHENSIVE PLANNING COMMITTEE RECOMMENDATION ON COMPREHENSIVE PLAN
3. STEVENS POINT PLAN COMMISSION RECOMMENDATION ON COMPREHENSIVE PLAN

John Gardner presented an amended map based on the discussions at the last meeting.

Ron Borski, Town of Stockton Chairman, stated page 157, Policy B1.1, states the city suggests the expansion area remain in large residential lot

sizes which, according to the description, is sort of A-1. He doesn't think all of that land is A-1. The way he looks at it, it is saying the city would like that put into this A-1 category which is 35 acres or larger. Why do you want the 35 acre or larger limit?

John Gardner responded the best example would be the subdivisions along Country Club and Old 18. The houses are in place, the on-site sewer and water investments have been made, the lots are large, and they become a reason for not annexing. It produces a strange patterns like along Highway 10 where the city squeezes out Highway 10 between two developed areas in the Town of Hull. This type of development is not logical and effectively prohibits the future expansion of the city. That is why we are suggesting that only very large lots be allowed until utilities are available.

Ron Borski suggested corridors that go out to the outlying district with the area between the corridors not be limited to 35 acres or more.

Jeff Schuler noted Ron seems to be suggesting smaller lot sizes in corridors for the town to have subdivisions as opposed to the city looking at having a minimum of 35 acres to prevent being walled off by subdivisions. Keep in mind that the only reason the city has to look out there is based on population projections in their plan. They could have a need for 1,700 additional acres for residential uses and the likely direction for expansion is east. If the number of people locate in Stevens Point that they anticipate, they are going to have to go out this corridor and that is why you are here trying to come to some agreement as to how that can best work together.

Curt Soik noted the area that was marked agriculture at our last meeting. There are ten 40's in there that are heavily utilized as agriculture. It is not a good idea to have agriculture surrounded on three sides by development and expect that to stay in A-1.

Jeff Schuler stated everyone needs to keep in mind that we are not looking at zoning, we are looking at land use. Try not to lock in for 20 years. You supposed to be looking forward and determine what seems to be compatible land uses next to each other. You should be looking at this plan every 5-10 years and determine if things still make sense. You have to look at the big picture.

Chm. Wescott noted we need to agree on as many general terms as possible with representatives of Hull, Stockton, and Town of Plover. Jeff made a good point in that most municipalities are going to want to review these plans aggressively, every 4-5 years. Is there consensus that the business park expansion block makes sense.

Ron Borski responded it seems to him it can be yes on most of it.

Chm. Wescott then questioned what is the logical designation for the agricultural block east of Burbank to the moraine?

Curt Soik suggested "Future Business Park/Agriculture".

Nick Somers stated he can see conflicts because of extraterritorial rights, sewer near Stevens Point, and deadlocks because some subdivisions have 2-acre lots. Maybe we can look at a municipal revenue sharing agreement.

Ron Borski noted we are trying to set up this area for the future. What if someone wants to put a gas station in single or two family area and the Town of Stockton felt it was okay and the city didn't because of ground water protection. Can the city technically veto this?

John Gardner responded in general terms, in order to get lot splits approved in the 3-mile extraterritorial limit, the owner needs approval from the Town of Stockton, possibly the county, and the City of Stevens Point. If any one approving agency denies, then it cannot be split. There are some court cases that suggest that land use is one of the issues that can be used as a criteria for reviewing lot splits. They need approval from all municipalities involved.

Ron Borski questioned if the city would talk some land owners into annexing into the city, even though the Town of Stockton would say no, the Town of Stockton has nothing to say about it.

John Gardner responded under current law, the city would control zoning after annexation unless there are other agreements in existence between the town and city.

Chris Pehoski noted on Map 8.7 - page 169 - the water table north of Highway 10 - the irrigation ditches between County J or between Stockton Road to the west of the town line, drain into the Little Plover River. That groundwater table is anywhere from 3'-8' deep because the ditches are always open and used for irrigation. (The map shows 0-3 ft depth to groundwater.)

Sarah Wallace noted if you have an actual study, we can make those changes.

Louis Wysocki indicated a portion of land east of Stockton Rd. and south of 9th St. has been sold to DOT for wetland mitigation of the Highway 10 project, and further reviewed land uses in the adjoining area.

Jeff Schuler indicated to Ron Borski that when their comp plan covers those chapters, those maps should be changed as we have discussed and bring the map to us so that we can make changes.

Chris Pehoski expressed concern that the area along the railroad tracks is not being utilized to its full potential by putting that into higher density residential. He would include two forty's west and both sides of the railroad tracks to Burbank Road as commercial/industrial..

Louis Wysocki noted we all are familiar with the ethanol plant and we have agreements and commitments with the railroad and Olsen-Mills for a railroad spur. We need space to accept heavier industry and it should be possible.

John Gardner noted we are future planning an awful lot of commercial/industrial. We are providing more land for commercial & industrial uses than are required.

Ron Borski suggested waiting 5 years and take another look at it.

Chris Pehoski questioned whether the area north of Hwy. 10 and East of J would be left for the town to decide.

John Gardner responded because there is already development, he would include that area in the large lot residential the area designated as large lots.

The following suggestions were made and agreed upon by the Stevens Point Plan Commission and Town of Stockton Plan Commission:

- Expand the Commercial/Industrial to include one forty acre tract north of railroad tracks from Stockton Road to CTH. J. (That portion north of the RR in government lots 23 & 24 and the S1/2 of the SE 1/4 all of Section 31 plus the existing industrial areas south of the RR tracks fronting on Hillcrest Dr.)
- Expand the Planned Multi-use Residential area one forty west of Duck Lane and two 40's north of Hwy.. 10 to include government lots 1, 2 & 3 & the NW NE all of Section 31 and Government Lots 22, 23, & 24 along with the west ½ of the SE1/4 of SE1/4 and the NE1/4SE1/4 and the south ½ of the NE 1/4 all of section 30.
- Change the agriculture designation east of Burbank Rd. to Future Business Park/Agriculture
- Add the existing residential areas north of Highway 10 and east of CTH. J, and the SENW and the NESW all of section 32 to the Large Lot designations

Fred Steffen moved, seconded by Karen Aldinger, that the current "to be determined" area be designated as "Large Lot Residential" and that the map be changed as summarized above and recommend approval of the Land Use and Intergovernmental Cooperation Chapters.

Ayes all; Nays none; Motion carried.

Fred Steffen moved, seconded by Lois Feldman, to recommend approval of the Comprehensive Plan and forward to the Common Council for a public hearing in January.

Ayes all; Nays none; Motion carried.

Meeting adjourned at 5:30 p.m.

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