

## Meeting Minutes

### City Plan Commission Minutes

Monday, August 2, 2004 - 4:00 P.M. PRESENT: Plan Commission: Chairman Mayor Wescott; Dave Sowieja; Jeff Zabel; Ann Shannon; Karen Aldinger; & Fred Steffen Comp. Planning: Bob Freckmann; Liz McDonald; Carl Rasmussen; & Bill Meyer Alderpersons: Sevenich; Markham, Molski, Stroik, Rackow, & Barber

ALSO PRESENT: Comm. Dev. Dir. John Gardner; Po. Co. Senior Planner Jeff Schuler; Po. Co. Assist. Planner Sarah Nimmer; Water & Sewer Dir. Kim Halverson; Steve Courtney, Shirley Bargander, & Peter Wolter of DNR: Frank O'Brien & Patrick Bloom, UWSP; Len Wisniewski; Bernice Woitczak; Reid Rocheleau; Gene Kemmeter, Po. Co. Gazette; & Kate Garsombke, Stevens Point Journal

Index of these Minutes:

1. Approval of the Minutes of the July 6, 2004 Plan Commission Meeting
  2. Acceptance of Land Donation - NE Corner of Badger Rd/Hwy. 10 E.
  3. Request to Erect Signs in UWSP Baseball Stadium
  4. Acceptance of Row Whitetail Drive
  5. Conditional Use - DNR Ranger Station - NE Corner of Olympia Ave. and CTH. HH
  6. Comprehensive Planning: Agriculture, Natural & Cultural Resources, Utilities and Community Facilities
1. APPROVAL OF THE MINUTES OF THE JULY 6, 2004 PLAN COMMISSION MEETING

Dave Sowieja moved, seconded by Ann Shannon, to approve the minutes of the July 6, 2004 meeting. Ayes all; Nays none; Motion carried.

#### 2. ACCEPTANCE OF LAND DONATION - NE CORNER OF BADGER RD/HWY. 10 E.

Ch. Wescott reviewed the attached memos from staff and Parkdale Development and noted this item is going before the Park Commission this week.

John Gardner stated the portion of land not located in the wetlands would be retained by the owners.

Ch. Wescott noted our intention for the land is to leave it in a natural state. Possibly a hiking trail at some point.

Karen Aldinger moved, seconded by Ch. Wescott, to accept the donation of approximately 35 acres of land at the northeast corner of Badger Road and Hwy. 10 E. Ayes all; Nays none; Motion carried.

#### 3. REQUEST TO ERECT SIGNS IN UWSP BASEBALL STADIUM

Ch. Wescott reviewed the attachments and noted staff is recommending approval.

John Gardner stated they plan to construct wind screens along the foul lines that will obstruct the view of the proposed signs and he is treating it as a sign inside of a building. It is our understanding that when the wind screens come down, the signs will also come down.

Frank O'Brien, UWSP Athletic Dir., stated the wind screens and signs would go up in late March or early April and come down in early October which would be our first priority. An alternative, depending on cost, would be to enclose the entire stadium with wind screen and have a gate at the front for admission.

Fred Steffen moved, seconded by Dave Sowieja, to recommend approval of the request to erect signs on the inside wall of the outfield fence of the baseball stadium at UWSP with the wind screens and signs to come down in October of each year with the condition that the signs will not be erected if the windscreens are not in place.

Ayes all; Nays none; Motion carried.

#### 4. ACCEPTANCE OF ROW WHITETAIL DRIVE

John Gardner this item is implementing the preliminary plat we approved earlier. We are also creating two lots. There will not be a cul-de-sac. Staff recommends approval and noted the final plat will come back to the commission.

Lois Feldman moved, seconded by Ch. Wescott, to accept the right of way for Whitetail Drive as presented. Ayes all; Nays none; Motion carried.

#### 5. CONDITIONAL USE - DNR RANGER STATION - NE CORNER OF OLYMPIA AVE. AND CTH. HH

John Gardner reviewed his attached memo and stated the proposed site is located in the boundary adjustment area and is subject to city zoning. Sewer and water are available on Olympia Ave.

Staff has concerns with 1) the property being located in the A zone of the Wellhead Protection District and the storage of vehicles possibly being contrary to the groundwater protection ordinance, and 2) the highest and best use of the property. DNR has indicated they will make a payment to the City in lieu of real estate taxes. He has talked with the Village of Whiting and found that the taxes for the DNR's existing one-acre site in Whiting amounted to less than \$10/year and the State does not write checks for less than \$10.00. The city, as well as the village, have relatively high tax rates and provide many services. Since it is budget time, staff is cognizant of the issue of raising funds for the community for the services that we provide. As an example, if this site were developed as multiple family development, comparable to the 2, 12-unit apartment buildings at Sandpiper/Brilowski that are assessed at over \$800,000, the city taxes raised could be as much as \$16,000/year. This land could be put to other uses that would return higher real estate taxes.

The conditional use standards are geared toward conflicts with neighbors. He suggested we need to look at including "highest and best use and maximize real estate tax value" to the standards.

Another option would be to reduce the size of the request and keep some of the land for other future development.

Karen Aldinger noted in working with Smart Growth, our concerns are with housing and buildable land, and she felt this is not a good use of this land.

Steve Courtney, DNR, stated our current building is on the State-wide priority list for replacement. We are looking at constructing an \$800,000 building and this proposed site would provide good access to all portions of Portage County. Our current site is about one acre in size.

Shirley Bargander, DNR, stated this site is attractive to us because of its location. The landowner's deceased father was very conservation-oriented and he would be very proud to have a ranger station on this site.

Peter Wolter, DNR, stated in 1992, the statutes changed with regard to what the State pays on high ends of purchases. When the State DNR makes a purchase, they make payments in lieu of taxes on land only. The State makes separate tax payments to the municipality and school district on the land but not on the building.

Dave Sowieja questioned if they had looked at expanding their existing building.

Shirley Bargander responded their current property was purchased with LAWCON (federal) money and the site is not large enough for an expansion. In order for us to purchase property to expand, we would have to purchase additional property (equal to the existing property) from the Village of Whiting and do a land trade.

Ch. Wescott questioned if there is county land available, possibly in the business park?

Steve Courtney responded he had talked with Mr. Kell about available business park land and he had the same concerns as the city with regard to the highest and best use of the land.

Reid Rocheleau stated he lives across from the current ranger station and was opposed to expansion at their current site because it was on park land. Whiting accepted these people for 50 years with no payment, and they are willing to make payments to the city and they have a willing seller. They would be an asset to the community and this would be a great location.

Ch. Wescott noted he has watched the payment in lieu of taxes for the university decline annually. Developable tax base is so critical in our shared revenue formula. Payment in lieu of taxes will never replace that. We need to keep in mind that the city has limited developable land and surrounding municipalities literally have hundreds of acres of developable land. No one will argue that this is not a very important service, but it is a county service, and there are other opportunities and locations for this.

Peter Wolter noted they have a willing seller, we don't condemn property. With regard to payments in lieu of taxes, there used to be a declining scale, but since 1992 with the new statute, anything bought since then, we should be paying taxes on the land similar to anyone else.

Fred Steffen questioned what the setback is from the intersection on Hoover and HH.

John Gardner responded his preference would be no access on either Hoover or HH because of medians. Access to this site would be from Olympia only.

Ald. Molski stated as an alderperson, she has to look at it as the highest and best use. The State keeps cutting the money that we are getting. Something like this would be ideal in a business park.

Karen Aldinger moved, seconded by Lois Feldman, to deny the conditional use request to construct the DNR ranger station at the northeast corner of Olympia Ave. And County Hwy. HH because the use does not reflect the highest and best use of the property and conflicts with the Wellhead Protection District.

Ayes all; Nays none; Motion carried.

## 6. COMPREHENSIVE PLANNING

Agriculture, Natural & Cultural Resources

Utilities and Community Facilities

John Gardner noted at the last meeting, there were some questions regarding the Stevens Point Utility Master Plan and we invited Dir. Halverson here today.

Dir. Halverson reviewed fire protection, ISO ratings, well capacities, treatment plant, nitrate rates, and homeland security issues.

Jeff Schuler questioned what information will remain in Chapter 4, and when he could expect that information?

John Gardner responded he received the utility information from Dir. Halverson this morning and he should have the information to Jeff by tomorrow afternoon. The police and fire will be separate and they are working on theirs.

Ch. Wescott noted after Dir. Gardner reviews the utility, police, and fire portions, he will forward that to Jeff and it will come back for review before final approval

Jeff Schuler reviewed the changes suggested by commissioners and Ald. Rackow at the last meeting and encouraged further comments.

Commissioners suggested the following changes/inclusions:

Sections 5.1, 5.2, and 5.3

Pg. 1 - include Frank's Hardware (C.)

Pg. 6 - check into changing Consolidated Paper Company to Stora Enso (F.1)

- retention pond for overflow from Mosey's Creek (F.3.)

- include things that people enjoy on the Plover River (F.2.)

- include info on valve connection between Lake Joanis and Mosey Creek (F.3.)

- include info from the Watershed Center reports for both Lake Joanis & Plover River (F.4.)

Pg. 8 - estimate of % of original wetlands that still exist (H.)

- map of wooded areas within the city

- include Erickson property (J) - (contact person is Kent Hall)

- deer culling (J.)

- high hawk population (J.)

Pg. 12 - delete UWSP Madrigal dinner?

- re-name to UWSP Theater/Dance Productions

Sarah Nimmer distributed Ald. Rackow's memo of proposed changes for Section 5.4

Section 5.4

Pg. 15 - Delete "even in times of tight budget constraints" (C.1.)

- Add "& associations" after private businesses... (C.2.)

Jeff Schuler distributed Issues/Conclusions for Section 5.4 and Goals, Objectives, and Policies for Section 5.5 which have been identified by Whiting, Amherst, Park Ridge Plan Commissions to look over for our next meeting.

Meeting adjourned at 6:00 p.m.

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Bottom of Form