

Meeting Minutes

City Plan Commission Minutes

(COMPREHENSIVE PLANNING)

Monday, October 4, 2004 - 4:00 p.m. PRESENT: Plan Commission: Ch. Mayor Wescott; Fred Steffen; Karen Aldinger; Lois Feldman; Ann Shannon; Jeff Zabel (Excused, Dave Sowieja)

Comprehensive Planning: Mark Seiler; Bill Carlson; Ald. Sevenich, Markham, Wiza, Barr, Stroik, Rackow & Barber;

Excused: Liz McDonald and Bill Meyer;

Absent: Bob Freckmann, Carl Rasmussen, Lee Beveridge

ALSO PRESENT: Comm. Dev. Dir. John Gardner; Pub. Works Dir. Joe Euclide; Jeff Schuler, Po. Co. Senior Planner; Sarah Nimmer, Po. Co. Assist. Planner; Police Lt. Ed Eggleston; Robert Trzebiatowski; Mike Phillips; Bill Nantell; Reid Rocheleau; Gene Kemmeter, Po. Co. Gazette Index of these Minutes:

1. Approval of the September 7, 2004 Minutes
2. Engineering Agreement - Hwy. 10 - Treder to Badger
3. Amendment to Relocation Order and Dedication of City-Owned Property and Temporary Interests - Bus. 51 - Dixon to Monroe Streets
4. Off-Site Parking for Multiple Family Apartments - 1028-36 Main St.
5. 800 Sq. Ft. Water Dept. Chemical Building - Airport Wellfield
6. Amend "B-4" Commercial Setback - Lots Bounded on 3 or 4 Sides by Right-of-Way
7. Setback along Interstate Highway
8. Whitetail Trail and Adjacent Lots - Final Plat, Permission to Sell & Restrictive Covenants
9. Comprehensive Planning

Utilities/community Facilities

Agricultural, Natural, and Cultural Resources

1) APPROVAL OF THE SEPTEMBER 7, 2004 MINUTES

Chairman Wescott moved, seconded by Jeff Zabel, to approve the minutes of the September 7, 2004 meeting. Ayes all; Nays none; Motion carried.

2) ENGINEERING AGREEMENT - HWY. 10 - TREDER TO BADGER

Chairman Wescott reviewed the attached memo and noted the D.O.T. is asking for the city to agree to the intersection design their consultant has proposed. Staff is comfortable agreeing to the contract with the understanding that the D.O.T. will continue to work with property owners. Although this agreement does not include sidewalks, staff recommends the city start to acquire ROW and install sidewalks along both sides of Hwy. 10 and north/south along Brilowski Road.

Jeff Zabel questioned the status of the Amber Avenue intersection.

John Gardner responded the agreement would be that Amber Ave. stay open until the D.O.T. determines that it becomes a safety hazard. At that time, the D.O.T. may put an island in and prevent left turns, or they may close the intersection entirely.

Lois Feldman requested further info on the sidewalks.

Ch. Wescott noted we will have to bring that issue back before the Board of Public Works and include it in the budget.

John Gardner noted it is our intention to connect the sidewalks to the north and south of Brilowski to continue the system.

Ann Shannon noted the sidewalks are really important for the additional foot traffic for school children and also for bicyclists going to the new soccer fields.

Karen Aldinger moved, seconded by Lois Feldman, to recommend approval of the engineering agreement for Hwy. 10 from Treder to Badger, and that the city begin to acquire ROW for sidewalks along both sides of Hwy. 10 E. and north/south along Brilowski Road. Ayes all; Nays none; Motion carried.

3) AMENDMENT TO RELOCATION ORDER AND DEDICATION OF CITY-OWNED PROPERTY AND TEMPORARY INTERESTS - BUS 51 - DIXON TO MONROE STREETS

Chairman Wescott stated this deals with technical changes to the ROW plat and is primarily routine housekeeping.

Fred Steffen moved, seconded by Ann Shannon, to recommend approval of the amendment to the relocation order, dedication of city-owned property, and temporary interests along Bus. 51 from Dixon St. to Monroe St. Ayes all; Nays none; Motion carried.

4) OFF-SITE PARKING FOR MULTIPLE FAMILY APARTMENTS - 1028-36 MAIN ST.

John Gardner stated the proposal is to construct three, 2-bedroom apartments on the second story with 1 person per bedroom, for a total occupancy of 6 persons. The owners would provide 4 on-site parking spaces and are requesting approval for 2 off-site parking spaces. Staff recommends approval of the request with the condition that occupancy be limited to 1 person per bedroom and the off-site parking be located at city-designated spaces at the fringe of the downtown.

Ch. Wescott moved, seconded by Lois Feldman, to recommend approval of the request for off-site parking for multiple family apartments at 1028-36 Main Street with the condition that occupancy be limited to 1 person per bedroom and the off-site parking be located at city-designated spaces at the fringe of the downtown.

Ayes all; Nays none; Motion carried.

5) 800 SQ. FT. WATER DEPT. CHEMICAL BUILDING - AIRPORT WELLFIELD

Ch. Wescott reviewed the attached memo and noted the current building was built in the 1960's and is too small and outdated. Staff is supportive of the request.

Ald. Markham questioned what chemicals and quantities would be stored there.

Joe Euclide noted chlorine would probably be one of the chemicals and the design of the building is required to be spill proof.

Ann Shannon moved, seconded by Karen Aldinger, to recommend approval of the request to construct an 800 sq. ft. Water Dept. chemical building located at the airport wellfield. Ayes all; Nays none; Motion carried.

6) AMEND "B-4" COMMERCIAL SETBACK - LOTS BOUNDED ON 3 OR 4 SIDES BY RIGHT OF WAY
7) SETBACK ALONG INTERSTATE HIGHWAY

John Gardner stated these items are back for a second time. He contacted the D.O.T. and they would prefer we not change setbacks because of future interstate expansion. They have reviewed the request of Courtesy Motors for a 10' setback, and felt that with their existing ROW, they could accommodate the design needs of a modern interchange with that 10' setback. He suggested a further alternative that any commercially-zoned properties that front on 3 sides by streets, one of which being an interstate, be allowed a lesser setback. He does not recommend this for all commercial properties, only those that front an interstate. This approach would only be applicable to Sentry, Courtesy Used, Courtesy Honda, and the former Fleet Farm.

He noted the three alternatives to be considered: 1) to deny, 2) to change the setback all along the interstate, and 3) to change the setback for only those commercially-zoned properties that front on 3 streets, with one street being an interstate.

Ch. Wescott summarized that the D.O.T. doesn't have an objection to the Courtesy expansion. Staff, in the spirit of compromise, is recommending alternative #3.

Ann Shannon preferred alternative #3 because of the review factor.

Reid Rocheleau feels the city is selective in being creative for variances for certain people. A variance requires a hardship - where is the hardship?

Ch. Wescott responded this is not a request for a variance, it is a change to the ordinance.

Karen Aldinger moved, seconded by Fred Steffen, to recommend approval of amending the setback for only those commercially-zoned properties that front on 3 streets, one of which being an interstate. Ayes all; Nays none; Motion carried.

8) WHITETAIL TRAIL AND ADJACENT LOTS - FINAL PLAT, PERMISSION TO SELL, & RESTRICTIVE COVENANTS

John Gardner reviewed his memo and stated permission is required to sell the two lots that were not originally included in the preliminary plat. Staff recommends approval of the final plat, permission to sell the lots, and the proposed restrictive covenants.

Ch. Wescott noted we will be using local realtors and the MLS service and the city will be enforcing the restrictive covenants.

Jeff Zabel moved, seconded by Ann Shannon, to recommend approval of the final plat for Whitetail Trail, permission to sell the lots, and the proposed restrictive covenants. Ayes; Zabel, Shannon, Aldinger, Feldman. Nays, Steffen. Motion carried.

9) COMPREHENSIVE PLANNING

Utilities/Community Facilities

Ag, Natural and Cultural Resources

City of Stevens Point Comprehensive Planning Meetings: September 27, and October 4, 2004 Attended by Jeff Schuler and Sarah Nimmer

There was no quorum at the September 27th meeting, so the comp plan discussion was added to the end of the regular Plan Commission agenda for October 4th. The meeting started at 4:00 and we got to the Comp Plan portion at approximately 4:30 pm.

Jeff Schuler started the comp plan portion of the meeting off by stating that we would be hearing from John Gardner regarding future sanitary sewer capacity, and then begin with reviewing the UCF and ANCR gops. There are still several sections of information missing from the UCF chapter

(storm water info, etc.), but that these info gaps shouldn't preclude the Plan Commission from working through the gops for the chapter. The gops as presented will be somewhat general in nature, due to the fact that Stevens Point has standing committees such as Sewer and Water and Police and Fire that deal with the technical direction for those facets of City life, and the Plan Commission has no real position of direct influence or authority over those areas. The Commission concurred that this was a prudent way to proceed.

John Gardner stated that the City had added a lot of housing units since 1990 but not added many people. He stated that based on the BOD loadings capacity for the wastewater treatment plant (WTP), he figured that the WTP had capacity for an additional 8,800 residents (see spreadsheet distributed for meeting). His analysis was based in part on the assumption that the BOD requirement is more restrictive than simple water flow volume, and therefore of the BOD capacity was available, the flow would be within limits as well. The analysis left the distribution of this available capacity to various land uses for subsequent discussion, down the road. The Commission accepted the analysis as presented, with few questions, and wanted it included in the document. Mr. Gardner stated that he believed that the current wastewater treatment facility had room for expanding capacity on site, but that would be explored as a part of facilities analysis beginning in 2009.

The following discussion took place regarding the Utilities / Community Facilities (UCF) goals, objectives and policies presented in a power point presentation:

Guiding Principle suggested by the Joint Steering Committee accepted as Guiding Principle for Point comp plan.

Public Utilities goal and Objectives b, c, d, e, and f OK as written. Objective a changed to reflect storm water management, not drainage. Policies a, c, d, and f OK as written. Policy b changed to read - For the good of the larger community, the size of the sewer service area should be expanded increased beyond using factors in addition to population projections to reflect the city's position as commercial and industrial center of the county; new Policy e added - Significant storm water infiltration areas should be identified and protected from development to allow natural infiltration and groundwater recharge; new policy f added - Swales installed in previous and future development to manage storm water flow need to be maintained The City of Stevens Point shall require adequate storm water drainage be part of new development construction, as well as identify existing swales that are not functioning properly and determine action necessary to return the swale to its intended; new policy g (old e) changed to read - In order to promote the fair and equitable distribution of costs and benefits, land developers shall be responsible for the installation of infrastructure necessary to offset the site-specific or regional impacts on the City. The City of Stevens Point will establish guidelines for developer obligations for infrastructure. cost of providing facilities and services , in order to promote the fair and equitable distribution of costs and benefits (Fred Steffen wants to know who is responsible for paying for oversized pipes through a development it was stated that this would be discussed at future meetings regarding land use); new policy I (old g) will be re-worked by Ann Shannon.

Community Facilities goal, Objectives a, b, d, and Policies a and b - OK as written (with Policy a split into two). Objective c changed to read -

Provide an adequate and efficient level full range of governmental services and facilities to City residents; Policy c changed to include "The City of Stevens Point should" at the beginning of the statement.

Recreation / Open Space goal was OK as written. The Objectives and Policies need to be checked with the adopted park and rec plan, and delete any redundant statements.

At 5:50 pm we had finished the UCF gops. and the Commissioners wanted to stop there. We will begin the next meeting (October 25 at 4:00 pin) with ANCR chapter updates and Bops.

Meeting adjourned at 5:45 p.m.

Next Meeting: October 25, 2004 - 4:00 P.M. - Review Chapter 5

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