

Meeting Minutes

CITY PLAN COMMISSION

(Comprehensive Planning)

Monday, July 28, 2003, 4:00 pm PRESENT: Plan Commission Members: Chairman Mayor Wescott; Lois Feldman; Ann Shannon; Mike Phillips; Bud Flood; and Fred Steffen (Karen Aldinger, Excused)

ALSO PRESENT: Comm. Dev. Dir. John Gardner; City Clerk, Victoria Zdroik; Mayoral Assis. Jami Gebert; Jeff Schuler, Dan Bowers, & Sarah Nimmer of Po. Co. Zoning

1. COMPREHENSIVE PLANNING

Issues and Opportunities

Existing Housing

Future Housing

Sewer Service Area

Chairman Wescott noted on Friday, the legislators proposed a law to repeal comprehensive planning or smart growth. The assembly currently has a lopsided republican majority, but it is interesting to note that the group of elected officials that proposed eliminating smart growth argue that they are concerned that smart growth takes too much local control away from local officials to do local planning. This is exactly the same collection of law makers who, a month and one-half ago, proposed imposing levy limits to control local budgets and transfer that local control of county and school board budgets to Madison because they wanted more local control of those budgets. He will keep the commission posted on this issue.

Jeff Schuler stated they have incorporated the changes made at the last meeting into the Issues and Opportunities element and they would like a motion today that indicates the changes thus far are adequate and that we can move on. The population projections are a part of it, but we will be discussing those again later on, and they can be excluded from the motion.

Mike Phillips moved, seconded by Bud Flood, to accept Draft #4 of the Issues and Opportunities element, with the exception that Section 1.6 "Population Forecasts" be removed for further discussion and analysis. Ayes all; Nays none; Motion carried.

John Gardner noted the attachment entitled Housing Issues - Existing Housing was compiled with information provided at the last three meetings and is to be reviewed for discussion at the next meeting.

Dan Bowers provided a slide presentation showing the areas of growth for Stevens Point from 1948-2000. He reviewed amount of annexation in acreage from 1980-1999; the population changes for Stevens Point, the Village of Plover, and the county from 1990 to 2000; the equalized property values for Stevens Point and Plover from 1990-2000; building permit activity since 1991; and population projections. Staff would like the commission to provide a population estimate.

John Gardner noted the community is going to grow. Houses are going to be built somewhere and the question is where. If we say not in the city, they will be built somewhere else. This process is about where to grow and how much to grow.

He summarized slides regarding density and population projections and reviewed the building permit activity from 1991-2001 with regard to single family, duplexes, and multiple family. Are we comfortable with the mix of what is being built or do we want to change that mix in some fashion? He reviewed the current population projections for the city and village and the projected increases for both. The county is faced with the problem of taking those projected increases and trying to divide them up among the various municipalities. He feels we should be using increase numbers as opposed to percentages. If we choose, he sees no reason that the city population cannot increase the same amount as the village. Our population and residential construction increased dramatically and that trend will continue in the future.

Fred Steffen requested a breakdown of the number of multiple family construction between 3-4 units and 5+ units.

John Gardner responded we will have those figures ready for the next meeting.

Mike Phillips felt the higher population projection is the way to go because we are not hurting ourselves.

Fred Steffen suggested in order to prove our case that we are growing faster or as fast as Plover, 10 year slots are too wide and maybe we should look at 2-3 year slots instead.

Ald. Barr felt we should go for the highest projection because it would be less costly.

Ald. Sowieja noted with regard to population growth, encouraging more multi family would benefit the city more than single family because the cost to service multifamily is less.

Lee Beveridge noted regarding needed acreage based on past average lot sizes, we have minimum lot sizes, but we don't have maximum lot sizes.

Chairman Wescott noted the city is the center of commerce and education in Portage County. We know we have a daytime population in excess of 52,000. If you take what already exists, and accept the planning argument that the growth is going to occur and these population numbers are going to increase in the next 15-20 years. Do you wish to participate in bringing those numbers into the city. He feels in the next 15-20 years, people are going to want to live closer to the metropolitan area to go to work and school, ride public transportation, walk or ride their bikes, and not live 8,10, or 15 miles from the city. That is what we have seen evolving.

Fred Steffen moved, seconded by Mike Phillips, to support the 2,971 population increase projection. Ayes all; Nays none; Motion carried.

John Gardner introduced slides entitled New Housing Policies (also see attached memo) and noted some of the topics have come from the 1983 Sewer Service Plan and some have come from other communities. He would like to get dialogue going between ourselves and our neighbors in the townships and villages regarding sewer service size, where housing should be and size of lots, should new development be subject to design review standards, should affordable housing goals be provided for each municipality, and student housing issues. We will discuss these issues at the next meeting.

Meeting adjourned at 5:30 p.m.

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