

Meeting Minutes

City Plan Commission Minutes

Monday, November 3, 2003 - 4:00 P.M. PRESENT: Acting Chairman Mike Phillips; Ann Shannon; Fred Steffen; Bud Flood; Lois Feldman; Karen Aldinger (Excused, Chairman Wescott)

ALSO PRESENT: Comm. Dev. Dir. John Gardner; City Clerk Victoria Zdroik; Ald. Sevenich, Molski, Markham, Sowieja, Rackow, & Stroik; Mayor's Assis. Jami Gebert; Neal Nealis; Bernard Landerman; Don Wiczek; Jeremy Laska; Al Omernick; Alan Hetzel; David Schuler, Supt. of Schools; Mary Ellen Van Valin, SPASH; Tim Schertz; Bev Mancl; Gene Kemmeter, Po. Co. Gazette; Kate Garsombke, Journal

Index of these Minutes:

1. Approval of the Minutes of the October 6, 2003 Plan Commission Meeting.
2. Off-Site Parking for Apartment Project - 956 & 960 Main St.
3. Preliminary Plat - Bernard Landerman - Bonnie Bay Road.
4. Conditional Use - Auto Repair Business - 2301 Country Club Drive.
5. Conditional Use - Apartment Development - 1200 Block - Riverview Ave.

Mike Phillips will be acting chairman in the absence of Mayor Wescott.

1. APPROVAL OF THE MINUTES OF THE OCTOBER 6, 2003 PLAN COMMISSION MEETING

Bud Flood moved, seconded by Ann Shannon, to approve the minutes of the October 6, 2003 meeting. Ayes all; Nays none; Motion carried.

2. OFF-SITE PARKING FOR APARTMENT PROJECT - 956 & 960 MAIN ST.

John Gardner stated Mr. Schertz is proposing to develop second story apartments. The apartments above 956 Main St. will be single story and consist of one unit with 4 bedrooms and two units with 3 bedrooms each, for a total of 10 bedrooms with one occupant in each bedroom. The apartments above 960 Main St. will be two-story and consist of 3 apartments with 4 bedrooms in each apartment - one bedroom on the 2nd floor and 3 bedrooms on the 3rd floor of each unit, for a total of 12 bedrooms with one occupant in each bedroom. The combined total is 22 bedrooms and 22 occupants. The owner has purchased the former Clark Gas Station at the corner of Third St./Water St. to provide 22 off-site parking spaces. The Historic Commission has approved the exterior elevations for both buildings and will be reviewing the window treatments. Staff recommends approval of the request.

Lois Feldman questioned landscaping for the parking lot. It is one of the city gateways.

John Gardner responded the owner intends to eventually re-pave the entire parking lot and at that time, we would require screening. Given the season and the cost of the project, the owner plans to temporarily fill in the area where the gas station was and develop a new parking lot in the spring.

Karen Aldinger felt the project is positive and will do a lot for the downtown area. She questioned if there are any windows in the bedrooms.

Tim Schertz responded there will be natural light. We will be using a combination of re-opening existing windows and adding sky lights. The plans are at the State right now for review and when those are approved, we will have all the proper codes, windows, and access issues covered before the plans go to the contractor.

Karen Aldinger moved, seconded by Ann Shannon, to recommend approval of the request to develop the apartments as shown at 956 & 960 Main Street with a maximum of one occupant per bedroom with off-site parking provided at Third and Clark Streets. Ayes all; Nays none; Motion carried.

3. PRELIMINARY PLAT - BERNARD LANDERMAN - BONNIE BAY ROAD

John Gardner reviewed the aerial photograph showing the site and surrounding area. The property is located in Phase 2 of the Boundary Adjustment Area which is scheduled to become part of the city December 31, 2007.

The State requires a 60' wide public access every ½ mile on the water. The plat shows School St. as being a public access point, however, he received a call that indicated there is a CSM showing a part of School St. as private property and that will need to be resolved.

A portion of the land to be platted is owned by the Village of Plover. Mr. Landerman has an option to purchase that land from the Village and would include it in the plat. The village has agreed to sell the land with the understanding that they will have to detach the land from the village to the township so that we have the authority to review it. Ultimately, the land will revert to the city in December of 2007 as a part of the Boundary Adjustment Agreement.

The owner proposes nine lots. The property lines for lots 7, 8, & 9 will need to be adjusted to meet the 16,500 sq. ft. minimum lot size. The Park Director recommends a park fee of \$250/lot in lieu of donation of park land.

Staff recommends approval of the preliminary plat with the eight conditions as discussed and listed in the staff report. He reminded commissioners that the preliminary plat review must include all issues intended to be considered on the final plat.

Bernard Landerman stated the access issue is probably a misunderstanding. With regard to increasing the size of lots 7, 8, and 9 to 16,500 sq. ft., he has to talk with his wife and he is unsure exactly how they will change.

John Gardner asked if Mr. Landerman would prefer to wait until that is resolved.

Chairman Phillips noted we could probably deal with lots 1-6 and hold up on lots 7-9.

Bud Flood stated the issues is he has to have 16,500 sq. ft. for a lot..

Bernard Landerman suggested extending lots 7, 8, and 9 to the west and eliminate lot 6.

He noted that he neglected to put in a line north of the meander line, so the lots will not have a meander description where they abut the water. The lots will extend into the water some few feet and square off. That change will be included in the final plat. In response to a question, the square footage indicated on lots 3, 4, and 5 does not include land under water.

Fred Steffen moved, seconded by Bud Flood, to recommend approval of the preliminary plat for Bernard Landerman on Bonnie Bay Road with the following conditions and/or restrictions: 1) the land is owned by Mr. Landerman at the time of submittal of the final plat; 2) all land must be in the Town of Plover at the time of submittal of the final plat; 3) the 100 ft. water setback line should be shown on the face of the plat; 4) existing buildings should be located with distances from the proposed lot lines. Any building that does not meet setback requirements must be made

conforming or be demolished prior to lot sale; 5) the owner agrees to install to each lot city sanitary sewer, water, necessary laterals, and street paving, natural gas, electric, telephone, and cable to city specifications; 6) the owner agree with the City Council upon an assessment whereby the city is placed in an assured position to install the public improvements or the subdivider has filed with the council a surety bond, cashier's check or a certified check upon a solvent bank located in the City of Stevens Point, conditioned to secure the construction of the public improvements in a satisfactory manner and within a period specified by the council, such period not to exceed two years; 7) the owner pay park fees of \$250 per lot at the time of recording the final plat; 8) the owner be allowed to create three lots of a minimum size of 16,500 sq. ft. each along Bonnie Bay Road.
Ayes all; Nays none; Motion carried.

4. CONDITIONAL USE - AUTO REPAIR BUSINESS - 2301 COUNTRY CLUB DRIVE

John Gardner stated the request is to locate an auto repair business in the former maintenance building at the back of the former Woodward Governor site as a conditional use. The building is located in the Wellhead Recharge Area. The proposal is to keep all vehicles on the existing pavement, with those vehicles most damaged to be stored inside the enclosed garage. He will not be keeping a store of paint on-site, but will order paint for each project and will dispose of any extra quantities. The only quantities to be kept on site would be common solvents and cleaners and they would be kept in a separate room. Staff recommends approval with the two conditions listed in the staff report.

Jeremy Laska, petitioner, noted he has talked with environmental services and they will handle all the recycling of waste thinner and they also sell fire-resistant cabinets. He noted the potential to keep 6 cars inside and approximately 15 cars outside.

Lois Feldman questioned who does the inspections.

John Gardner responded the Fire Department does inspections with regard to compliance with state and local fire regulations and also for emergency pre-planning so they know what they are going into at night in event of a fire.

Ald. Stroik questioned how the signage would be handled. There is nothing there now but a for sale sign.

John Gardner responded it would be treated like a multiple-tenant site with one sign listing the tenants and would be controlled by the Sign Ordinance.

Karen Aldinger moved, seconded by Lois Feldman, to recommend approval of the conditional use request for an auto repair business at 2301 Country Club Drive with the following conditions/restrictions: 1) all wrecked vehicles from which fluids may leak be kept off-site or inside the covered garage; 2) all paints or painting solvents be kept in the closed paint storage room when not in use. The total inventory may not exceed 100 gallons at any one time. All painting materials must be stored in containers or a room that provides secondary containment; and 3) with one sign located on Country Club Drive and no signs along Interstate 39.
Ayes all; Nays none; Motion carried.

5. CONDITIONAL USE - APARTMENT DEVELOPMENT - 1200 BLOCK - RIVERVIEW AVE.

John Gardner noted last month, commissioners asked for more maps of the area, information about vacancies, and the need for more multiple family living units. He provided slides showing the surrounding properties and various zonings. He indicated multiple family sites in the city and noted that most of those parcels have been developed. There are some commercial sites on the east side of town that could lend themselves to multiple family development.

He has checked with numerous sources and they have not had the information regarding vacancy rates. A member of the Apartment Owners Association has indicated the number of units for rent advertised in the newspaper are higher than 10 years ago. He speculated this is probably a result of low home interest rates, the weakening local economy, and more multiple family units on the market.

The City has adopted standards to determine the allowable density. A portion of this property is located in conservancy zoning. If that portion was excluded from the area calculations, the allowable density would be 9, 16-unit buildings instead of the proposed 10, 16-unit buildings.

Val Omernick, 424 Riverview Ave., expressed concern with the drainage. He would like to see more character for the development instead of like barracks side by side.

John Gardner responded Engineering has not reviewed the drainage however he felt that the surface drainage can either go to the ditch that runs along the property, or through the parking lot to the north to the wetlands or to the storm sewer on CTH. HH if that has capacity.

Bev Mancl, 518 Maple Bluff Road, distributed the classified section from the newspaper showing the number of units for rent. She indicated 19 ads where landlords are offering incentives such as one free month of rent or lowering their rents to fill vacancies. She understands free enterprise and that people have the right to build where they want. She currently has 20 vacant acres that is not in the flood plain that she might be interested in developing at some point. She would like to see the flavor of this area remain.

Acting Ch. Phillips questioned how these buildings compare with the Ludwig development next door. I don't think government wants to get involved in limiting competition.

John Gardner responded the Ludwig buildings are also 2-story, more square in appearance, and have 4 units/bldg. instead of the proposed 16 units/building.

Dave Schuler, School Superintendent, this development would put the property back on the tax rolls. The property is already zoned multiple family

Neal Nealis stated if the density were lowered, it would devalue the property somewhat. There is high bedrock and high groundwater, so it is suitable for multiple family development on a slab with no basements.

Lois Feldman noted #9 of the standards which refers to over-concentration of high density.

Bud Flood also felt this would be an over-concentration and he cannot support the request.

Bud Flood moved, seconded by Karen Aldinger, to deny the request.

Ald. Stroik noted this property is already zoned multiple family and he is not sure what the law ramifications would be of denying the request. If this

is denied, he would hope that if Ms. Mancl decides to develop her 20 acres, this commission would deny that also because it really is a private issue.

Neal Nealis felt Ald. Stroik made an excellent point. Every time government dabbles in the private sector, it messes it up. A lot of people in the public have looked for this property to be sold and developed because it is tax exempt. This is a \$6 million project which equates to about \$80,000 annually to City of Stevens Point. It is zoned multiple family, the developer is willing to meet all criteria outlined, and he sees no reason for the request to be denied.

Ald. Rackow wondered whether the motion might be going a little bit too far. John Gardner pointed out several times that if you did not include the area that is zoned conservancy, there could be 9 units instead of 10. Maybe there would be a more firm basis if you put in 9 units instead of 10.

Ayes, Flood. Nays, Aldinger, Feldman, Shannon, Steffen, & Phillips. Motion fails.

Lois Feldman noted she would like to see more than 30' of trees and suggested the developer work with the City Park Dept. to save as many trees as possible.

John Gardner suggested shifting the entire project to the east and north. The comment was made that they didn't like the way the buildings look and if you don't think they are residential in character and don't fit in with the character of the neighborhood, you have the option to make changes under the conditional use standards.

Fred Steffen moved, seconded by Ann Shannon to recommend approval of the conditional use request to construct 10, 16-unit buildings at 1200 Riverview Avenue with the following conditions: 1) brick be added from the ground to the eaves to the facades of the two family units facing the street and brick be added from the ground to the eaves between the center windows of the facades facing the street and to the lower one-half of the garage facade facing the street; 2) the garages be moved further away from the street than the buildings; 3) drainage be approved by the City Engineering Dept.; 4) two driveway openings be approved by the City Street Dept.; 5) the proposed construction areas not encroach on the wetlands to the north; 6) the buildings be moved as far to the north and east as possible; 7) the builder work with the City Park Dept. to save as many trees as possible.

Ayes, Steffen, Shannon, Phillips, Aldinger, and Feldman; Nays, Flood.

Motion carried.

Meeting adjourned at 5:30 p.m.

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Bottom of Form