

Meeting Minutes

CITY PLAN COMMISSION

Monday, March 4, 2002 - 4:00 P.M. PRESENT: Chairman Mayor Wescott; Lois Feldman; Jeff Zabel; Elbert Rackow; Fred Steffen

(Excused, Bud Flood and Karen Aldinger)

ALSO PRESENT: Comm. Dev. Dir. John Gardner; City Clerk Victoria Zdroik; Ald. Sevenich, Filipiak, Seiser, Sowieja, Nealis, and Phillips; Donna Diehn; Shirlee Giese; Jerome Kaczmarek; Russell Trzebiatowski; Peter Laskowski; Shari Laskowski; Chet and Carol Laskowski; Christ Scott; Liz Fulton; Deb Oliver; Christine Munson; Alan Hetzel; William Palmer; Cathryn Dugan; Bill Bayba; Julie Eberhardy; Barb Martin, Journal; Lisa Nellesen-Lara, Journal; Gene Kemmetter, Po. Co. Gazette

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Annexation

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Annexation

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1. APPROVAL OF THE JOINT PLAN COMMISSION/PARK COMMISSION MEETING & PLAN COMMISSION MEETING OF FEBRUARY 4, 2002

Elbert Rackow moved, seconded by Fred Steffen, to approve the minutes of the Joint Plan Commission/Park Commission Meeting, and the Plan Commission meeting, of February 4, 2002. Ayes all; Nays none; Motion carried.

2. ANNEXATION - 3301 STANLEY STREET

- Annexation

- AB-4" Commercial Zoning

Chairman Wescott indicated the attached memo and noted staff is recommending approval of the annexation and AB-4" zoning.

Fred Steffen moved, seconded by Jeff Zabel, to recommend approval of the annexation, and AB-4" Commercial Zoning for 3301 Stanley Street. Ayes all; Nays none; Motion carried.

3. ANNEXATION - 3 ACRE SITE - OLD HIGHWAY 18 at BRILOWSKI ROAD

- Annexation

- AR-3" Two Family Zoning

John Gardner stated we don't have a request in front of us for the Alzheimer's development and if we approve two family zoning, anyone could buy the property and put duplexes on it. Duplexes would be consistent with the plan developed by the township.

Jeff Zabel moved, seconded by Fred Steffen, to recommend approval of the annexation and AR-3" Two Family Zoning for the property located at northeast corner of Old Highway 18 and Brilowski Road. Ayes all; Nays none; Motion carried.

4. AMEND TWO FAMILY ZONING - ADD REST HOME AS CONDITIONAL USE

John Gardner stated the reason for this amendment is to allow the Alzheimer's development as a conditional use in two family zoning.

Fred Steffen moved, seconded by Lois Feldman, to recommend approval of amending Two Family Zoning to include rest homes as a conditional use.

Ayes all; Nays none; Motion carried.

5. SITE PLAN REVIEW - ADDITION TO CULVER'S - 5346 HWY. 10 E

John Gardner stated it is a small addition and they will not be changing the access or traffic circulation.

Fred Steffen moved, seconded by Jeff Zabel, to recommend approval of the site plan as presented for the addition to Culver's at 5346 Hwy. 10 E. Ayes all; Nays none; Motion carried.

6. CONDITIONAL USE - MULTIPLE FAMILY BUILDINGS - NORTH POINT DR. AT GEORGIA ST.

John Gardner stated the original site plan was approved in 1992. Buildings 1, 2, and 3 as shown on the site plan were constructed. Buildings 4, 5, and 6, while approved on the original site plan, were never constructed. The ordinance was changed since then to require conditional use permits for new multiple family development. If not for the ordinance change, we simply would have issued the building permits. He reviewed the conditional use standards and noted this proposed site plan meets those standards. These three parcels do not front on Georgia Street, but will have access from a common driveway onto North Point Dr. There is a 35' strip that separates these properties from Georgia Street. We will require on-site drainage and that an easement be recorded providing for ingress and egress for all 6 units. We recommend approval of the 1992 plan which was to include construction of buildings 4, 5, and 6.

Jeff Zabel questioned if anything could be done with the 35' stretch along Georgia Street.

John Gardner responded the 35'-45' x 600' parcel does not meet the size standards for a lot in the city. Someone could technically request a variance from the Zoning Board of Appeals.

There may have been some interest by the developer of the 3 buildings to purchase this narrow parcel. He noted currently, everything east of Georgia Street is zoned multiple family, and west of Georgia is zoned single family. It appears the zoning to the east of Georgia pre-dated the 1992 decision.

Jerome Kaczmarek, 500 Walker, stated he was an alderman for 22 years. When this area was brought into the city, there was a sort of gentlemen's agreement that this side of Georgia Street would be single family. There is beautiful land there and we want to keep it single family. If it doesn't, he will seek an injunction and everything will stop.

Chairman Wescott questioned whether Mr. Kaczmarek was an alderman in 1992 when this was approved.

Jerome Kaczmarek responded he was not, and was not aware of any changes.

Donna Diehn, 428 Frederick Street North, stated her door opens up on to the driveway of this property. When our condominiums were built, Mr. Skippy surveyed the property from John's Drive to the north. When these buildings were built in 1992, they surveyed from the north to the south. We lost 10' of our land. When she steps off her small 3' wide porch, she is on their property, because their lot line is 18" from her porch. She puts up with noise, dirt, and lights.

Shirlee Giese, 426 Frederick Street North, stated she also faces the driveway. She bought her condo in part because of the wooded area which is the view from her living room window. We are not happy about this development.

Ald. Seiser stated appreciates the comment about the vinyl siding in the report and appreciates the commission trying to upgrade these developments throughout the city. She and the neighbors appreciate the wild flowers and grasses in the 35' strip and feel it is very attractive. The issue of density is important. We are talking about single family across from a very densely developed area. If we could change the zoning now, she would think it would be a good idea to rezone it to single family because there is single family across the street.

Ald. Nealis stated Lots 1, 2, and 3 are already multiple family and if this were rezoned to single family, you would be putting single family residences right adjacent to multiple family development. You are contradicting yourself.

Elbert Rackow noted if lots 4, 5, and 6 were single family, there would be no access out to Georgia Street because of the 35' strip of no-man's land.

Fred Steffen noted if the condominiums were built in 1984, you would assume the whole block would have been zoned multiple family.

Jerome Kaczmarek stated when this property came into the city it was single family and we assumed that was how it was going to stay.

Shari Laskowski, stated she represents Duke Investments and is interested in purchasing and developing lots 4 and 5 possibly for multiple family development, contingent upon this approval. Traveling Hunter LLC is interested in lot 6.

Cathryn Dugan, 615 Sommers Street, encouraged developers to rehab and renovate existing older homes in the fourth ward. She opposes more multiple family development in that area.

Chairman Wescott noted the only reason this item is here is because of an ordinance amendment. The commission has three options; approve, postpone for further study, or reject.

Jeff Zabel noted it makes more sense to have multiple family back up against multiple family, rather than single family against multiple family.

Lois Feldman suggested staff review the zoning history prior to the council meeting.

Jeff Zabel moved, seconded by Fred Steffen, to recommend approval of the request to construct three 4-unit multiple family buildings, one building on lot 4, one on lot 5, and one on lot 6, at North Point Drive and Georgia Street North as a conditional use with the following conditions: 1) the buildings be constructed as shown on the attached map, an easement be recorded providing for ingress and egress for all six parcels, and drainage be contained on-site.

Ayes all; Nays none; Motion carried.

## 7. CONDITIONAL USE - ALTERNATIVE HIGH SCHOOL - 1025 CLARK ST.

John Gardner stated the proposal is to locate the Alternative High School in the Professional Building at 1025 Clark Street. Schools are a conditional use and require Plan Commission and Council review. He reviewed the conditional use standards and the six cost estimates provided by the school district as indicated in the attached staff report. No on-site parking is required in the Central Business District, however they have 26 private parking spaces in addition to the adjacent public parking. He indicated the proposed alternative is the cheapest estimate due in part by the income generated from renting (\$56,000/year) out the third floor. Based on the data provided regarding the cost efficiencies and the compatibility of the proposed use with the adjacent commercial uses, staff recommends approval.

Lois Feldman questioned whether we would put a time limit on the conditional use.

John Gardner responded we might if the use was such that it may be a problem in the area and if the building could be put to another use.

Jeff Zabel questioned if the remodeling costs are still being tweaked, would it make a difference to the staff recommendation.

Bill Palmer responded we asked the engineers/architects to apply a \$/sq. ft. for remodeling for each alternative which would cover any estimated costs. He expressed appreciation for the patience and cooperation from the city in dealing with this.

Liz Fulton, Principal of the Alternative School, stated the move has worked out wonderfully. The YMCA has opened up their facilities for our P.E., the Noel Group has opened up their fitness center for us, and the library across the street is a definite advantage. Another benefit is having people come in to visit. We are more accessible to the public and we encourage that. In terms of the money that is being spent, she would be a little concerned with a time limit on the conditional use.

Ald. Nealis stated he worked with the school district on finding this building and they did an excellent market research job and he congratulated

them.

Ald. Sowieja noted schools used to be located in residential neighborhoods and he feels we are going backward by putting it in the middle of a business district.

Deborah Oliver, teacher at the Alternative School, stated there are over 200 alternative schools in the state and many of them are located in downtown areas.

Ald. Phillips expressed the following concerns: 1) if someone wanted to start a tavern near a high school they couldn't do it. Why should we allow a high school next to a tavern. 2) the alternative school would occupy the first two floors and the third floor space would be leased out. The city will lose \$18,000/year in taxes.

Chris Scott, volunteer at Alternative School, noted she has observed the kids at both locations. She has seen a big difference in the kids and feels the move has improved the school.

Fred Steffen moved, seconded by Lois Feldman, to recommend approval of the conditional use request to locate the Alternative High School at 1025 Clark Street based on the information provided. Ayes all; Nays none; Motion carried.

#### 8. PRELIMINARY PLAT - HUNTER OAKS FIRST ADDITION

John Gardner stated this item came before the Plan Commission approximately one year ago and the discussion then was whether Jefferson St. should be continued or platted as proposed. The original plat does not include Jefferson St. extended. The alternative plat shows Jefferson St. extended. The owner of the Wal-Mart property is not sure if it is a good idea to extend the road. He reviewed the options listed in the staff report and recommends approving the original plat and not extend Jefferson St. at this time, but put 33' of land on the Official Street Map for future need.

Chairman Wescott stated he is supportive of the recommendation. He feels it is important to reserve the land on the Official Street Map. There may be a real need for that road in the future.

Fred Steffen if you do that, you are taking 33' off the back of all of those lots. They would need to set the lots up at 213' depth instead of 180' to allow for that.

John Gardner noted they may need to shrink lots 16, 17 & 18, 38, 21, 20, and 19 and add that depth to the northern lots.

Lois Feldman noted the alternative plat has fewer roads.

Fred Steffen noted the alternative plat also gives them 38 lots instead of 37, however, the people on lots 32-38 can't get out because they only have half a street.

Cathryn Dugan suggested smaller lots, more green space, and a walking or bike path.

John Gardner responded we do have plans for a bike path in this area.

Fred Steffen moved, seconded by Lois Feldman, to deny the original plat based on lack of access to land in both directions, and recommend approval of the alternate plat and a temporary cul-de-sac division made on lot 38 or a connection of that road through to Jefferson St. extended through lots 17-37. Ayes all; Nays none; Motion carried.

#### 9. AMEND PARKING RATIO - OFFICE & RETAIL USES

John Gardner reviewed his staff report and noted the differences between Stevens Point, Appleton, and Madison. The parking provided at Target is a good example of what we require and they had a number of vacant spaces during the holiday season. Based on situations such as Target and the comparisons with other municipalities, he feels we may be requiring too many spaces for retail. He suggests that we adopt the Appleton standards of 1 parking space per 300 sq. ft. for banks and offices, and 200 sq. ft. for less than 25,000 sq. ft. and 1 space per 250 sq. ft. for over 25,000 sq. ft. for retail uses. The advantage would be less unused parking.

Ald. Seiser agrees with readjusting our parking ratios and indicated she would go one step further and support less parking for smaller businesses.

Elbert Rackow moved, seconded by Fred Steffen to recommend approval of the amendment to the parking ratios for office and retail uses as presented.

Ayes all; Nays none; Motion carried.

#### 10. PARK BUILDING IMPROVEMENT - ADDITION TO ALL-PURPOSE BUILDING IN IVERSON PARK & ADDITION TO CONCESSION STAND IN BUKOLT PARK

Tom Schrader, Director of Parks and Recreation, stated the addition to the all-purpose building in Iverson Park is funded through room tax money as adopted in the long range plan. This addition will make the restrooms more accessible and enlarge the kitchen. With this addition, we should see an increase in lodge rentals from October-December and from March through May. We will be raising the lodge rental fee to \$110 which would be equivalent to Piffner and Bukolt.

Julie Eberhardy, representing Revelations Architects, presented a model of the proposed addition in Iverson Park and reviewed the building materials, elevations, and landscaping.

Ald. Filipiak suggested solar panels and recyclable materials be considered.

Ald. Phillips questioned whether the stairway would create a hazard for little kids.

Tom Schrader responded we haven't had problems with the steps at the Willett arena and doesn't feel these should be a problem.

Fred Steffen moved, seconded by Jeff Zabel, to recommend approval of the addition to the all-purpose building in Iverson Park as presented.

Ayes all; Nays none; Motion carried.

Tom Schrader noted the addition to the concession stand is an open shelter which would allow shelter and for picnic tables. Currently, when you get 4-5 people in line they are outside the sheltered area. The American Legion is covering the cost.

Ald. Seiser hoped vending machines and advertising would be screened from neighbors.

Lois Feldman moved, seconded by Fred Steffen, to recommend approval of the addition to the concession stand in Bukolt Park as presented. Ayes all; Nays none; Motion carried.

#### 11. COMPREHENSIVE PLAN UPDATE

John Gardner distributed the Policy Guide on Smart Growth draft and the evaluation scores as prepared by the Portage County Comprehensive Planning Joint Steering Committee. He reviewed the policy outcomes in the different areas and noted he has the complete report in his office, or it is also available on the web site.

Elbert Rackow commended the people that have worked on this.

Meeting adjourned.

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