

Meeting Minutes

REPORT OF CITY PLAN COMMISSION

Monday, August 6, 2001 - 4:00 P.M.

PRESENT: Chairman Mayor Wescott; Lois Feldman; Elbert Rackow; Bud Flood; Jeff Zabel; Fred Steffen (Excused, Jackie Hoppen)

ALSO PRESENT: Comm. Dev. Dir. John Gardner; Mayors Assis. Louis Molepske; Ald. Sowieja, Molski, Sevenich, Phillips, Moore, Barr, Nealis, & Filipiak; Roy & Kay Cychosz; Carl Carlson; Matt Mattano, WIZD; Amy Glyzowski, Journal; Gene Kemmeter, Po. Co. Gazette

1. APPROVAL OF THE JULY 9, 2001 PLAN COMMISSION MINUTES AND THE MINUTES OF THE JULY 11, 2001 JOINT PLAN COMMISSION/BOARD OF PUBLIC WORKS/PARKS MEETING

Elbert Rackow moved, seconded by Bud Flood, to recommend approval of the July 19, 2001 Plan Commission minutes and the July 11, 2001 Joint Plan Commission/Board of Public Works/Parks minutes. Ayes all; Nays none; Motion carried.

2. ANNEXATION AND "R-2" SINGLE FAMILY ZONING - KULAS - 100 BUKOLT AVE.

John Gardner noted the utilities are now to the picnic shelter on the east side of the park. They will be brought across to serve the changing building at the beach and would be extended to this house at that time. Assessment for this will be on the Finance agenda next week. Staff recommends approval.

Jeff Zabel moved, seconded by Lois Feldman, to recommend approval of the annexation and "R-2" Single Family Zoning for the Kulas property at 100 Bukolt Ave.

Ayes all; Nays none; Motion carried.

3. LINCOLN CENTER EXPANSION

- EXPANSION PLANS

- PROPERTY ACQUISITION OF 1535 WATER ST.

- AMEND SETBACK ORDINANCE COMMUNITY & SENIOR CENTER ALL DISTRICTS

John Gardner reviewed his memo and noted there are two alternatives: Scheme #1 which adds a two-story addition with a basement to the south end of the existing building and brings the building closer to Water St. Scheme #2 consists of removing a portion of the existing roof to add a second story that wraps around and over existing floor space. It is estimated that Scheme #1 would be approximately \$400,000 cheaper than Scheme #2. Lincoln Center staff and the study committee have recommended Scheme #1 because of the cost, it provides more client contact offices on the first floor, and would be less disruptive to the current operation during construction.

Both design alternatives continue the existing wall along Elk St. at the same setback as currently exists. That setback is less than the required 25' required under the current ordinance. A variance would not be the appropriate action because variances are only granted in unique circumstances where a hardship is involved. The only other way to address it is to change the setbacks or make it a conditional use with a variable setback. We have made schools and churches conditional uses with variable setbacks. Staff recommends the proposed language to accommodate these types of expansions.

Bud Flood questioned whether a senior center could include a senior housing development.

John Gardner suggested the wording "community or senior meeting centers".

Bud Flood moved, seconded by Lois Feldman, to recommend approval of Scheme #1, proceeding with the acquisition of 1535 Water St., and amending the setback requirements to include "or community or senior meeting centers" as a conditional use as recommended in the staff report. Ayes all; Nays none; Motion carried.

4. REZONE 200 INDIANA AVE. (VACANT LAND ON INDIANA AVE. SOUTH OF EARTH TECH OFFICE) FROM "R-3" SINGLE FAMILY TO "R-4" MULTIPLE FAMILY I ZONING

John Gardner noted just prior to the meeting, the alderperson for this ward informed him of drainage problems in this area. Apparently there has been some drainage from the existing parking lot on Frontenac Ave. causing pooling of water on the south property line. That is a technical problem which staff was not aware of and will be addressed. He suggested we separate the land use question from the drainage questions.

Ald. Molski stated the woman on Frontenac Ave. called and stated she has problems with drainage from the parking lot onto their driveway in front of the garage.

Roy Cychosz, 300 Indiana Ave., stated the property owner has a serious drainage problem on Frontenac Ave. We have drywells that fill up on **Indiana Ave. and the whole street will be flooded for an hour or so. He doesn't want the same problem on Frontenac Ave. to come to his property** on Indiana Ave. He further noted he will have the proposed parking lot 10' away from him. When they built the Clifton Gunderson building, he was promised a fence, trees, and shrubs and they never put any of it in. He would like to make sure that there is at least a fence with this parking lot.

John Gardner noted he will talk with Engineering Dept. in the morning on the drainage. More fill will be put in this area and the parking lot will probably be higher than what the adjoining land is. A fence and suitable screening/landscaping is recommended in the staff report.

Chairman Wescott noted we need to have the City Engineering Dept. work with the alderperson and City Planning Office to correct the drainage. He would also like the City Planning Office to work with those involved regarding the fence and suitable screening/landscaping.

Ald. Sowieja suggested the planning office check into the previous screening issue for the Clifton Gunderson building adjacent to Mr. Cychosz.

Fred Steffen moved, seconded by Bud Flood, to recommend approval of the "R-4" Multiple Family I Zoning. Ayes all; Nays none; Motion carried.

5. PROGRESS REPORT ON COMPREHENSIVE PLAN

6. PUBLIC PARTICIPATION PLAN - COMPREHENSIVE PLAN

Chairman Wescott provided background information and noted this will be a standing item on every agenda. The public participation plan has been reviewed by a larger group representing the city, village, and town officials. He, Jeff Zabel, and Lois Feldman are the City representatives. The core of the plan is to make sure that the public is a partner in this process. The group will meet a minimum of once a month at 6:30 p.m. in the County Annex building, and they have selected the 4th Wednesday of each month.

Jeff Schuler stated the group consists of 42 people and they have had three meetings so far. This is a 3-year project and there are 8 steps that the committee will be going through to actually draft the document. There will be public hearings, newspaper articles, and information about the project provided on cable T.V. A 2-page survey soliciting their opinions will be sent to every property owner/resident in the county.

John Gardner noted what is unique about this is that all municipalities are sitting around a table and working together. For the first time municipal leaders will make decisions knowing the consequences their decisions have on their neighbors.

The September Plan Commission meeting will be held on Tuesday, September 4 because of the holiday week-end.

Meeting adjourned at 5:10 p.m.

The meeting minutes reproduced on this website are derived from the computer files used to produce the official minutes for the City of Stevens Point, but are unofficial. The minutes on this web site cannot be certified under s. 889.08, Wis. Stats., and cannot be considered prima facie evidence under s. 889.04, Wis. Stats. Certain tables, maps, and other documents that are a part of the official minutes are not included in the files reproduced on this website. Please consult the printed minutes, available in the City Clerk's Office, for the official text. The decisions made by City of Stevens Point boards, committees, and commissions (other than the Police & Fire Commission) are advisory only and are not binding on the city until affirmed at a meeting of the Common Council. Some of the minutes on this web site might not be approved by the Common Council as of today.