

Meeting Minutes

REPORT OF CITY PLAN COMMISSION

Monday, January 3, 2000 - 4:00 P.M.

Water Department Administrative Building

300 Bliss Avenue - Stevens Point, WI

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

ALSO PRESENT: Comm. Dev. Dir. John Gardner; Clerk Victoria Zdroik; Mayors Assistant Rocky Bumgarner; Ald. Aldinger, Sevenich, Kedrowski, Phillips; Linda Stoll, Po. Co. Planning; Reid Rocheleau; Bernie Coerper; Norm Barber; George Rogers; Chad Holmes, WIZD; Mike Kemmeter, The Gazette.

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- 1) APPROVAL OF THE DECEMBER 6, 1999 MINUTES
  - 2) AMEND RESIDENTIAL PARKING REQUIREMENTS IN "B-1" DISTRICT - NO PARKING IN STREET YARD SETBACK
  - 3) AMEND SUBDIVISION ORDINANCE - LOT SIZE STANDARDS IN GROUNDWATER RECHARGE DISTRICTS
  - 4) ADD PARKING LOT STANDARDS TO BUILDING CODE
  - 5) OFF-SITE PARKING - 913 MAIN STREET
  - 6) PARKWOOD 6TH ADDITION - HOOVER RD AT NICOLET EXTENDED
- A. ANNEXATION  
B. PERMANENT ZONING CLASSIFICATION "R-1" SUBURBAN SINGLE FAMILY  
C. PRELIMINARY PLAT  
D. VACATION OF 174.5 FT. OF GLACIER DR. EAST OF OLYMPIA AVE.  
7) AMEND SIDEYARD SETBACK REQUIREMENT "B-4" COMMERCIAL DISTRICT  
8) OPEN SPACE PLAN PRESENTATION - LINDA STOLL, PORTAGE COUNTY PLANNING

Minutes

1) APPROVAL OF THE DECEMBER 6, 1999 MINUTES

Elbert Rackow moved, seconded by Bud Flood, to approve the December 6, 1999 minutes. Ayes all; Nays none; Motion carried.  
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2) AMEND RESIDENTIAL PARKING REQUIREMENTS IN "B-1" DISTRICT - NO PARKING IN STREET YARD SETBACK

Chairman Wescott noted the attached memo is self-explanatory. Are there questions?

Ald. Kedrowski questioned whether the existing uses are nonconforming?

John Gardner responded there is a very limited amount of neighborhood commercial zoning out there now. Existing neighborhood business zones are primarily along Second St. between Fifth Ave. and the downtown, and the corner of College Ave./Michigan Ave. In two of those cases, there is currently parking in the front yard setback. Those two residential uses would be nonconforming. He noted his memo should state that "B-1" is the Neighborhood Business District instead of Neighborhood Commercial District.

Bernie Coerper, 1400 W. River Dr., distributed a letter regarding zoning regulations and nonconforming uses. If businesses cannot add on or build new because their lots are too small, they will move to where they can. That is what results in urban sprawl. Were those properties affected by this proposal notified of this meeting?

**John Gardner responded he doesn't particularly like urban sprawl either. This proposal prevents student landlords from cutting down trees and putting gravel in the front yard for student parking, and only affects parking the front yards for residential uses, not commercial uses. He is trying to protect neighborhood values and the livability of these particular neighborhoods.**

Ald. Sevenich noted over the years the university has grown and property owners have put students in these older homes. The area has gone downhill and she is in favor of the proposed amendment.

Elbert Rackow moved, seconded by Lois Feldman, to recommend approval of the amendment to the "B-1" Neighborhood Business District as proposed.  
Ayes all; Nays none; Motion carried.

3) AMEND SUBDIVISION ORDINANCE - LOT SIZE STANDARDS IN GROUNDWATER RECHARGE DISTRICT

Chairman Wescott noted this item has been withdrawn from the agenda.

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4) ADD PARKING LOT STANDARDS TO BUILDING CODE

John Gardner noted this proposal is to address the layout of new or expanded parking lots. There are no standards in the Building Code which **allow the city to review the safety of parking lots. If we don't have standards, it is difficult for us to deny a parking lot layout if it meets the minimum standards but is considered by staff to be unsafe.**

Bernie Coerper discussed parking issues for his properties and noted he has lost some spaces due to the upcoming road construction on the west side which is a hardship for him.

Art Davy moved, seconded by Elbert Rackow, to recommend approval of adding the proposed parking lot standards to the Building Code. Ayes all; Nays none; Motion carried.

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5) OFF-SITE PARKING - 913 MAIN STREET

Chairman Wescott referred to the memo from John Gardner and noted the buyers of the former Sweet Treats building on Main St. have requested permission to develop two, one-bedroom apartments upstairs with off-site parking. Allowing residential use in the downtown is a way of adding value and increasing pedestrian traffic in the downtown. Staff recommends approval.

Elbert Rackow feels encouraging people to live in our downtown is good utilization of space that is already there and we should continue with this practice.

Elbert Rackow moved, seconded by Lois Feldman, to recommend approval for off-site parking for the former Sweet Treats building at 913 Main Street.

Ayes all; Nays none; Motion carried.

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- 6) PARKWOOD 6TH ADDITION - HOOVER RD AT NICOLET EXTENDED
- A. ANNEXATION
- B. PERMANENT ZONING CLASSIFICATION "R-1" SUBURBAN SINGLE FAMILY
- C. PRELIMINARY PLAT
- D. VACATION OF 174.5 FT. OF GLACIER DR. EAST OF OLYMPIA AVE.

Chairman Wescott noted we will take all four items in one motion.

Elbert Rackow questioned if this is outside the Boundary Adjustment area.

John Gardner responded this land is within the boundary Adjustment Area. Land defined as "vacant" in the Boundary Adjustment area is required to annex prior to servicing. This development is in that "vacant" category. The plat does not show Glacier continuing between Olympia and Hoover. The portion of Glacier to be vacated, 174.5 feet east of Olympia, was dedicated in a previous plat. Staff distributed an updated plat which is to be considered today in place of the plat in your packets. The only difference is lot 125 was made 8' wider, and lots 126, 127, 128, & 129 were each made 2' narrower for separation between residential and potential higher uses to the south. The 60' street width, less than the required width, is consistent with the remainder of the plat. He noted a correction to his memo - recommendation #4 should read lot 118 instead of 116.

Elbert Rackow moved, seconded by Art Davy, to recommend approval of the preliminary plat for Parkwood 6th Addition with the following conditions:

1. City require \$250 per lot park fee in lieu of land dedication.
2. The lots must be annexed prior to final plat approval
3. All lots must be served by municipal sewer and water.
4. "No Access" shall be shown on the east property lines of lots 118, and 119 through 124, inclusive,

The annexation of the proposed plat, "R-1" Suburban Single Family permanent zoning, and the vacation of 174.5 ft. of Glacier Dr. east of Olympia Ave.

Ayes all; Nays none; Motion carried.

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#### 7) AMEND SIDEYARD SETBACK REQUIREMENT "B-4" COMMERCIAL DISTRICT

John Gardner stated the rezoning on Park St. last month has generated discussion about the 5' sideyard setback requirement in "B-4" zoning being inadequate. He reviewed the attached chart with current setback requirements. The B-4 Commercial-to-residential setback is the smallest of all sideyard setbacks in the ordinance. To respond to those concerns expressed, he is proposing changing the sideyard setback only where residential zoning abuts B-4 Commercial zoning. The impact would be limited to lots where the side yard of a commercial lot abuts a residential zone.

**Chairman Wescott noted we will be working on our city s master plan, and isn t it possible that a subcommittee of the working group might war** address issues like this. Gardner responded yes.

Elbert Rackow did not feel we should wait to act on this because we have someone who wants to put something up now. If we adopt this and the planning group feels we went too far, then we can change it.

Chairman Wescott noted this discussion was prompted by a site plan that was submitted last month. If existing sites were grandfathered, what **impact would that have on last months site plan.**

John Gardner responded the setback between the building destroyed by the fire and the adjacent building to the north was 10'-12' (confirmed by Ald. Phillips), and if we grandfather that building, they could build within 10' of the property line.

Bernie Coerper noted that he also needs consideration for his project on the west side. He has a building permit to construct a commercial building 5 feet from a residentially zoned property. He asked that his proposed building be grandfathered as well.

Reid Rocheleau stated there is not much difference between a 5-foot sideyard setback and a 10-foot sideyard setback. He thought that some other relief such as rezoning to commercial zones should be provided for residential property owners that owned property along busy streets like Water Street or West Clark St.

Lois Feldman moved, seconded by Elbert Rackow, to recommend approval of increasing the sideyard setback between B-4 Commercial and Residential zoning from 5' to 10'.

Fred Steffen moved, seconded by Art Davy, to amend the motion to grandfather all approved building plans approved but not constructed as of January 1, 2000, and all existing buildings in B-4 Commercial Zoning in place on January 1, 2000 with a 5 foot to a 10 foot sideyard setback . These buildings may be reconstructed using their existing setback but not less than 5 feet.

Ayes, Steffen, Davy, Rackow, Flood and Wescott. Nays, Feldman. Motion carried.

The Mayor called for a vote on the original motion. Ayes all; Nays none; Motion carried.

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#### 8) OPEN SPACE PLAN PRESENTATION - LINDA STOLL, - PORTAGE COUNTY PLANNING

Chairman Wescott noted the city has made a strong commitment to preserving open space citing the Green Circle Trail and land added to the

Schmeekle Reserve.

Linda Stoll stated she gathered background data related to open space preservation in the county. She visited townships and hosted public hearings for feedback. She then contracted with the Agriculture Research Dept. at UW River Falls to conduct a county-wide telephone survey and took that information as well as any previous plans and formed a citizen committee to work on goals and objectives for the open space plan. She stressed that she wants to work in tandem with all other plans that are out there, and noted that the Green Circle Trail was the prime example mentioned in the county-wide survey. She distributed copies of the preliminary plan and stressed that this is just a draft and subject to change. She would like input.

Chairman Wescott requested a final draft be mailed to Alderpersons and Plan Commissioners by the end of January.

Meeting adjourned.

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