

Meeting Minutes

REPORT OF CITY PLAN COMMISSION

Monday, March 6, 2000 - 4:00 P.M.

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

ALSO PRESENT: Comm. Dev. Dir. John Gardner; Po. Co. Senior Planner Jeff Schuler; Clerk Victoria Zdroik; Mayors Assis. Rocky Bumgarner; Ald. Phillips, Kedrowski, Sevenich, Barr, Aldinger, and Nealis; Reid Rocheleau; Mary Patoka; Anne Klesmith; Marge Molski; Bob Woehr; Tim Sullivan; Phillip Galloway; Warren Colby; Scott Krueger; Gene Kemmeter

INDEX:

1. APPROVAL OF THE FEBRUARY 7, 2000 PLAN COMMISSION MINUTES
2. REZONE 2156 WATER STREET FROM "R-3" SINGLE AND TWO FAMILY TO "B-4" COMMERCIAL ZONING
3. REZONE 1608 AND 1616 WEST RIVER DRIVE FROM "M-1" LIGHT INDUSTRIAL TO "B-4" COMMERCIAL ZONING
4. CONDITIONAL USE - EXPANSION OF TEMPORARY HOUSING AT 1616 WEST RIVER DRIVE
5. FELTZ LAND - LEAHY AVE. @ HEFFRON ST.
 - A. ANNEXATION
 - B. ZONING RECOMMENDATION - "R-1" SUBURBAN SINGLE FAMILY
 - C. PRELIMINARY PLAT - FIRST ADDITION OF HEFFRON WOODS
6. FINAL PLAT REVIEW - PARKWOOD SIXTH ADDITION
7. UTILITY EXTENSIONS
 - PARKWOOD SIXTH ADDITION
 - HEFFRON WOODS FIRST ADDITION
 - CLARK STREET
 - ST. PAUL STREET - NORTH OF JORDAN LANE
 - DOOLITTLE DRIVE - EAST OF WILSHIRE BOULEVARD
8. UPDATE OF CITY MASTER PLAN

1. APPROVAL OF THE FEBRUARY 7, 2000 PLAN COMMISSION MINUTES

Elbert Rackow moved, seconded by Art Davy, to approve the February 7 minutes. Ayes all; Nays none; Motion carried.
Back to Index

2. REZONE 2156 WATER STREET FROM "R-3" SINGLE AND TWO FAMILY TO "B-4" COMMERCIAL ZONING

Jeff Schuler noted the attached memo is the same as last month because there have been no changes or additional information. The Rocheleau property is currently a duplex with a separate garage. The City's Development Guide identifies this property as residential. He reviewed the surrounding 25 properties and found 4 are duplexes and 21 are single family homes, with 10 of the 25 properties being rental properties and 15 being owner-occupied. The majority of the block is residential in nature with the exception of the Opiola property. The proposed use of the property must also meet the intent of the zoning district. While the size and width requirements of Mr. Rocheleau's lot may meet the requirements for Commercial zoning, it does not meet the on-site parking and access requirements. Due to the fact there are no specific plans for a commercial use of the property, staff questions whether any proposed commercial development on this site could meet commercial building codes, ADA requirements, etc. Staff recommends denial of the request based on nonconformance with the City's Development Guide, the request does not meet the intent of the Commercial zoning district with respect to property access and on-site parking, and the request would have a negative impact on parking, street capacity, street access, traffic levels, due to the fact that Water Street is undersized and currently handles a larger volume of daily traffic.

Reid Rocheleau, petitioner, addressed two procedural violations that he feels have occurred with respect to accessing copies/reports of DOT plans for the southside in the City Engineering Dept., and payment/non-payment of publication fees by applicants. In reviewing past records, he found that upzoning of properties occurs more often than downzoning of properties. His lot exceeds the lot size requirements for commercial zoning and could be considered a buffer. With respect to staff concerns regarding drainage, traffic, access, and the environment, he compared his request to impacts of Consolidated Papers with their big additions. With regard to waiting until the Master Plan is completed before taking action on this request, that plan won't be done for some time. His neighbors, including Mr. Opiola, support his request. Mr. Opiola has not come to this commission with a definite plan for his property, and it may be that he is waiting to see if my property is rezoned to include in his plan. The addition of my property to Mr. Opiola's plans may provide much-needed parking and landscaping. He distributed photographs showing conditions of vacant properties in the area which he feels look like junkyards. Due to the amount of traffic, he feels Water Street would make a better commercial street.

Tim Sullivan, 1555 Water Street, stated if the Council felt it was okay and approved commercial zoning for Mr. Opiola's property, he doesn't understand why it wouldn't be okay to rezone Reid's property to commercial which is right next door. The precedent has been established. He supports the rezoning.

Ald. Sevenich questioned why Mr. Rocheleau is asking for a rezoning before he sells the property. Why not let the buyer decide what they want to do with the property. She has driven up and down Water Street and feels 95% of the homes are well taken care of.

Reid Rocheleau responded he feels rezoning to commercial would give him and prospective buyers more flexibility with the lot.

Ald. Nealis noted he doesn't feel commercial zoning will improve the marketability or value of Reid's property.

Ald. Kedrowski stated staff has put a lot of emphasis on the 1982 Study. Since that study was adopted, there have been major expansions to Consolidated Papers, dramatic increases in traffic, increases in rental properties, and 4-lane roads hooked up to the south end of Water St. and the beginning of the Hwy. 10 rebuilding to a 4-lane road. All of these things seem to indicate Water St. is a major street. We need to look at where Water St. is going. At this point, he supports the rezoning request because he doesn't see that the city has taken a lot of steps to keep it residential.

Elbert Rackow noted if we were to receive a specific proposal for the Opiola property that included Mr. Rocheleau's property, he could maybe consider that. He doesn't feel we should approve something that will increase traffic, and doesn't feel it is a good idea to rezone at this time.

John Gardner stated in response to comments regarding the downzoning of Mr. Opiola's property setting a precedent, that is not the case. The

approved downzoning of Mr. Opiola's property made the uses of the property more restrictive and better protects the residential character of the neighborhood. Our office regularly gets calls from property owners on Main St., Clark St., Michigan Ave., Division St., and Stanley St. to upzone their residential property because they are located on a busy street. These streets have more traffic than Water St., and we do not recommend those rezonings for all the same reasons as listed in our reports today including not being compatible with the adopted land use plan and not being compatible with surrounding residential land uses. Water Street is not large enough to sustain this type of increased traffic volume, turning movements and traffic conflicts. If we approve this request, we will see other requests on this street as well.

Reid Rocheleau noted with regard to comparing his situation with those on Division St., that is US 51 and four lanes, and the houses on Stanley St. and Michigan Ave. are much farther apart with 6'-7' boulevards between the sidewalk and street.

Art Davy noted he found the reasons not to rezone to be compelling

Art Davy moved, seconded by Elbert Rackow, to deny the "B-4" Commercial Zoning request for 2156 Water Street based on nonconformance with the adopted Stevens Point Development Guide, the request does not meet the intent of the Commercial zoning district with respect to property access and on-site parking, and the request would have a negative impact on parking, street capacity, street access, and traffic levels due to the fact that Water Street is undersized and currently handles a larger volume of daily traffic.

Ayes all; Nays none; Motion carried.

Back to Index

3. REZONE 1608 AND 1616 WEST RIVER DRIVE FROM "M-1" LIGHT INDUSTRIAL TO "B-4" COMMERCIAL ZONING

Back to Index

4. CONDITIONAL USE - EXPANSION OF TEMPORARY HOUSING AT 1616 WEST RIVER DRIVE

John Gardner stated this site was previously used for a trucking operation and the industrial zoning was consistent with that use. The use facing West River Drive has changed to office use and downzoning to commercial would be more appropriate and recommends approval. This was initiated by the city.

He further stated with regard to the proposed expansion, there is adequate room on the site for the addition and for any additional parking that may be needed. Staff recommends approval of the conditional use request.

Anne Klesmith, 1633 West River Drive, noted she feels the CAP Services development has enhanced the area and she is very pleased with the proposed plan.

Bud Flood moved, seconded by Fred Steffen, to recommend approval of the request to rezone 1608 and 1616 West River Drive from "M-1" Light Industrial Zoning to "B-4" Commercial Zoning. Ayes all; Nays none; Motion carried.

Lois Feldman moved, seconded by Fred Steffen, to recommend approval of the conditional use request to expand temporary housing at 1616 West River Drive.

Ayes all; Nays none; Motion carried.

Back to Index

5. FELTZ LAND - LEAHY AVE. @ HEFFRON ST.

A. ANNEXATION

B. ZONING RECOMMENDATION - "R-1" SUBURBAN SINGLE FAMILY

C. PRELIMINARY PLAT - FIRST ADDITION OF HEFFRON WOODS

John Gardner stated the annexation, preliminary plat and "R-1" zoning are all consistent with the adopted Boundary Adjustment Plan. He noted the property to the east, located in the Town of Plover, is planned for industrial use which would conflict with the proposed single family use. Plan Commission review and Council approval will be required for the land located to the east of this plat and staff will recommend a use other than industrial.

Art Davy moved, seconded by Bud Flood, to recommend approval of: 1) annexing the Feltz land located at Leahy Avenue and Heffron Street, 2) "R-1" Suburban Single Family Zoning for the property, and 3) the preliminary plat for the First Addition to Heffron Woods Subdivision. Ayes all; Nays none; Motion carried.

Back to Index

6. FINAL PLAT REVIEW - PARKWOOD SIXTH ADDITION

John Gardner stated the final plat is consistent with the preliminary plat with the exception that the final plat does not include the "no access" provision. He recommends approval with the 4 conditions stated in his attached memo.

Elbert Rackow moved, seconded by Lois Feldman, to recommend approval of the Final Plat for Parkwood Sixth Addition with the following conditions: 1) City accept \$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, and 4) "no access" shall be shown on the east property lines of lots 118, and 119-124 inclusive.

Ayes all; Nays none; Motion carried.

Back to Index

7. UTILITY EXTENSIONS - PARKWOOD SIXTH ADDITION

- HEFFRON WOODS FIRST ADDITION

- CLARK STREET

- ST. PAUL STREET - NORTH OF JORDAN LANE

- DOOLITTLE DRIVE - EAST OF WILSHIRE BOULEVARD

John Gardner stated the commission has just acted on Parkwood and Heffron Woods extensions. The utility extensions for Clark St. are located between Division St. and County Trunk P. The utility extension for St. Paul Street is located between Jordan Lane and Regent St. There is

capacity in all cases and staff recommends approval.

Lois Feldman moved, seconded by Art Davy, to recommend approval of the utility extensions for Parkwood Sixth Addition, Heffron Woods First Addition, Clark Street, St. Paul Street north of Jordan Lane, and Doolittle Drive east of Wilshire Boulevard.

Ayes all; Nays none; (Fred Steffen abstained on the St. Paul Street extension)

Motion carried.

Back to Index

8. UPDATE OF CITY MASTER PLAN

Chairman Mayor Wescott reviewed the letter he has sent to surrounding municipalities with regard to adopting a comprehensive plan by the year 2010. In preparation of this most-significant upgrading, it has become clear that the metropolitan area functions as a cohesive, interdependent entity and not simply a collection of adjacent, yet independent, parts. He proposes that the leaders of all surrounding villages and towns meet with city officials to discuss the concept of regional cooperation in community-wide planning. To the best of his knowledge, this regional approach has never been attempted in the State of Wisconsin, but he believes the time is right. We have a lot of work to do.

John Gardner emphasized that the definition of a city plan is all new to everyone and the State is not exactly sure how to judge when a plan is complete. The Plan Commission will be one of the key members of the committee and additional meetings will be necessary.

Jeff Schuler stated that the new State Statute does establish a basic framework to guide plan development and emphasized that element #7 of the basic framework is intergovernmental cooperation. All municipalities were given the same starting point and are looking ahead at the same time line so there is a great opportunity to work together. He noted a large part of the background information used to do the plan will come from census information and he urged everyone to fill out the census forms.

Meeting adjourned at 5:25 p.m.

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