

Meeting Minutes

REPORT OF CITY PLAN COMMISSION

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

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

ALSO PRESENT: Comm. Dev. Dir. John Gardner; Ald. Phillips, Molski & Kedrowski; Police Dept. Capt. Daubert; Wayne Bushman; Gene Kemmeter, Po. Co. Gazette; Chris Rondazzo, WIZD; and Mike Jacquart, Stevens Point Journal

1. APPROVAL OF THE OCTOBER 2, 2000 PLAN COMMISSION MINUTES

Lois Feldman moved, seconded by Bud Flood, to approve the minutes of the October 2, 2000 meeting. Ayes all; Nays none; Motion carried.

2. ADJUSTMENT TO REQUIRED PARKING - INDUSTRIAL ZONING - 5500 Clem s Way

John Gardner noted last month, Commissioners approved the amendment to allow less than the required parking in industrial areas. This request is to double the size of the existing building. 64 parking spaces would be required for the building. The owner has demonstrated the proposed use will employ only 20 employees at this site. The owner is requesting that the required parking be reduced from 64 spaces to 50 spaces. Because it has been demonstrated and independently confirmed by the Business Council that there will only be 20 employees, he is comfortable recommending approval of this request. Space must be reserved on the plan for the all 64 required parking spaces. If and when the use and occupancy would change, City staff would review it again.

Art Davy moved, seconded by Bud Flood, to recommend approval of the parking adjustment as allowed in Industrial zoning (standards contained in Industrial parking standard until such time as the use of the building, structure, or land is changed to a use that requires more parking than that approved by the Council, or when the intensity of the use of a building, structure, or land is changed by an addition of employees, additional parking shall be constructed for the new use, occupant or additional employees in the amount necessary to conform to this ordinance). Ayes all; Nays none; Motion carried.

3. MORE THAN ONE BUILDING ON A LOT AND OFF-SITE PARKING - 2917 AND 3001 BORHAM AVE.

John Gardner stated essentially there are two sites and two buildings. The request is to construct a second building at 2917 Borham Ave. and construct the required parking on the adjacent property at 3001 Borham Ave. The proposed site plan meets the minimum setback and required parking requirements and staff recommends approval with the conditions on the staff report.

Elbert Rackow moved, seconded by Fred Steffen, to recommend approval of more than one building on a lot and off-site parking for 2917 and 3001 Borham Ave. with the following conditions: 1) on-site storm water drainage be approved by City Engineering; 2) an agreement be recorded which commits a portion of the parking located on 3001 Borham Ave. to 2917 Borham Ave.; and 3) the building and parking meet city construction ordinances. Ayes all; Nays none; Motion carried.

4. AMENDMENT TO AIRPORT HEIGHT OVERLAY ZONING DISTRICT

5. APPROVAL OF EXCEPTION TO MAXIMUM HEIGHT AIRPORT OVERLAY ZONING DISTRICT

John Gardner referred to the handout showing the water tower on Water St. The proposal from the Police Dept. is to construct an antenna on top of the water tower that would provide more range and provide better security. The proposed tower slightly exceeds the height limitations of the current ordinance. The height of the existing water tower is approximately 1,253' Mean Sea Level (MSL) and the height with the tower with the antenna would be 1,281' for a difference of 28'. FAA has approved this one time height limit exception. To approve this, commissioners would have to amend the ordinance to allow exceptions to the height limitation. and staff suggests the attached amendment that would make an exception only for government structures and intentionally not open the door for all structures. He noted there have been requests to put private antennas on top of the tower, and staff has discouraged them. He further noted Ald. Rackow has suggested, and he concurs, a minor change in the last sentence of the proposed amendment so that it would read "... Federal Aviation Administration and/or Wisconsin Department of Transportation, Bureau of Aeronautics".

Elbert Rackow moved, seconded by Jeff Zabel, to recommend approval of the amendment to the Airport Height Overlay Zoning District as amended.

Ayes all; Nays none; Motion carried.

Elbert Rackow moved, seconded by Jeff Zabel, to recommend approval of locating a communication antenna for the City Police Dept. On top of the Water St. water tower.

Ayes all; Nays none; Motion carried.

6. SALE OF EXCESS CITY PROPERTY - 19' X 427' BETWEEN STANLEY STREET, PRAIS STREET, MICHIGAN AVENUE, AND ILLINOIS AVENUE

John Gardner said the original owner did not sell the land to adjoining property owners. The county obtained title through a tax deed and deeded the land to the city. The land appears to have been maintained by the property owners to the east facing Michigan Ave. There is a fence on the west side of the property. Staff recommends selling the 19' strip of land to the adjoining property owners to the east with the exception of parcels (22) and (18). The owner of parcel (22) is not interested in the 19' strip but the owner of parcel (5) to the west is interested. The owner of parcel (18) is not interested in buying the property and the people to the west are also not interested. Staff recommends transferring title of the 19' strip of land to the property owners abutting to the east, with the exception that title to the 19' strip abutting parcel (22) be given to the owner of parcel (5) and the city retain the 19' strip adjoining parcel (18) until such time as parcel (18) is sold and then contact the new buyer for a sale to that owner at that time.

Bud Flood moved, seconded by Fred Steffen, to recommend the sale of the 19' strip of excess city property to property owners abutting to the east, with the exception of parcels (22) and (18). The 19' strip adjoining parcel (22) be transferred to parcel (5), and the 19' strip adjoining parcel (18) be held by the city until such time as parcel (18) is sold and then offer the parcel to the new owners.

Ayes all; Nays none; Motion carried.

7. VACATION OF WAYNE STREET - WEST OF ILLINOIS AVENUE

John Gardner stated the railroad has requested that the city vacate the portion of Wayne St. shown on the attached map which has never been developed. The City Engineering Dept. found no utilities located there and they recommend approval. He concurs with the Engineering Dept.

recommendation.

Jeff Zabel moved, seconded by Bud Flood, to recommend vacation of that portion of Wayne St. located west of Illinois Avenue. Ayes all; Nays none; Motion carried.

Meeting adjourned at 4:35 p.m.

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