

REPORT OF CITY PLAN COMMISSION

October 7, 2013 – 6:00 PM
Lincoln Center – 1519 Water Street

PRESENT: Mayor Andrew Halverson, Alderperson Jerry Moore, Commissioner Tony Patton, Commissioner Anna Haines, Commissioner Garry Curless, and Commissioner Dave Cooper.

ALSO PRESENT: Community Development Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, Alderperson Suomi, Alderperson Mary Stroik, Alderperson Phillips, City Attorney Beveridge, Comptroller Treasurer Ladick, Brandi Makuski, Dave Ladick, Cherrie Marti, Ross Rettler, Rick Zahn, Brian Prunty, Charlie Zanayed, Jim Lundberg, Peter Tutsin, Peter Tofson, and Rick Bierman.

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3. Request from Richard Bierman, representing the property owner, for a sign variance to construct two freestanding signs which exceed the height requirements at **3700 Northpoint Drive (Parcel ID 2408-27-2001-05)**.
4. Request from American Trucking Group for a variance from parking and landscape standards at **3016 Krembs Avenue (Parcel ID 2308-02-2301-16)**.
5. Request from CoVantage Credit Union for site plan review approval within the B-5 Highway Commercial District at the northwest corner of U.S. Highway 10 and Badger Avenue (**Parcel ID 2408-36-2200-15 & 2408-36-2200-16**).
6. Acceptance of donated land from Albert Feltz to the City of Stevens Point to be designated as parkland located **east of Parkway Drive on McDill Pond (Portion of Parcel ID 2308-03-2001-28)**.
7. Adjourn.

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1. Report of the September 3, 2013 Plan Commission meeting.

Motion by Commissioner Cooper to approve the report of the September 3, 2013 meeting; seconded by Alderperson Moore. Motion carried 6-0.

2. Request from Ministry Saint Michael's Hospital for a conditional use permit to construct a 15,000 square foot addition and associated equipment within the required setback at **900 Illinois Avenue (Parcel ID 2408-33-2003-15)**.

Peter Tofson of Flad Architects stated the project entails the renovation and expansion of the existing hospital. The project includes the emergency department, surgery department, and ambulatory surgery department, and other areas within Saint Michael's Hospital. The addition will be from the parking structure to the existing hospital, which will include a new emergency department, expanding its capabilities of the hospital. The 15,000 square foot addition will be in the existing alleyway and will also include a corridor along the Illinois Avenue side. The proposed corridor will allow easier access to departments on the first floor, rather than traveling through a department to get to others. Furthermore, the public corridor on the outside of the building will be constructed of aesthetically pleasing materials and provide a second entrance on the

southeast corner as an afterhours emergency department entrance. Lastly, the hospital's north side design will tie in with the proposed addition, making it one consistent flow.

Commissioner Haines asked if the addition would be built into the setback, to which Director Ostrowski stated correct; this is before the Plan Commission, as hospitals are a conditional use in the R-5 Multi-Family District. In addition, the Common Council can approve a reduced setback, up to the property line for hospitals.

Commissioner Patton asked if there would be a loss of parking, to which Director Ostrowski stated yes, 14 spots, but parking for a hospital is based on the number of patient beds, not the square footage.

Motion by Mayor Halverson to approve the request from Ministry Saint Michael's Hospital for a conditional use permit to construct a 15,000 square foot addition and associated equipment within the required setback area at 900 Illinois Avenue (Parcel ID 2408-33-2003-15) with the following conditions:

- **All applicable building permits shall be obtained.**
- **New signage shall meet the requirements outlined within Chapter 25: Sign Code.**
- **Security or other staff shall be on hand at all times to make sure that the ambulance exit (onto Illinois) is not blocked.**
- **Landscaping shall not impede onto the sidewalks or obstruct vision of vehicles using ingress and egress on the property.**
- **Proper signage shall be placed identifying the ambulance garage and parking constraints in front of the doors.**
- **Mechanical equipment or refuse storage shall be fully screened with continuous landscaping or opaque fencing.**
- **A stormwater management plan shall be submitted to the Water Department for their review.**

seconded by Commissioner Patton. Motion carried 6-0.

3. Request from Richard Bierman, representing the property owner, for a sign variance to construct two freestanding signs which exceed the height requirements at **3700 Northpoint Drive (Parcel ID 2408-27-2001-05)**.

Director Ostrowski stated the request is for two variances, the first being the relocation of the 20 foot existing sign from the current Honda dealership as well as an additional 60 foot tall freestanding sign. He explained our ordinance and the property would allow for one free standing sign at a maximum height of 20 feet, or two free standing signs with maximum heights of 16 feet and not more than 100 square feet in area. Director Ostrowski stated there is not a unique characteristic to this property that would warrant a variance with the increase in height of either sign, but understands the desire for the interstate exposure. Furthermore, he stated his concern regarding other sign variances that have been denied in similar locations and were required to stay at 20 feet or less.

Commissioner Patton asked for clarification as to which sign Director Ostrowski was discussing. Director Ostrowski explained if they would only relocate the existing sign, they would be allowed to have it at 20 feet in height; the second proposed 60 foot sign would exceed the ordinance requirements and would probably be one of the tallest signs in the city. Commissioner Patton then asked what size the current Honda sign is, to which Director Ostrowski stated 20 feet.

Commissioner Curless asked if the 60 foot sign would be lit, to which Director Ostrowski stated yes. He then pointed out the sign could be moved further back, and questioned if the Jehovah Witness building would be

affected. Director Ostrowski stated the sign would be closest to them, but does not think there is an issue with affecting adjacent properties. However, the concern is the consistency throughout the city.

Mayor Halverson pointed out that the request to maximize interstate exposure is realistic and feels the business will be assessed based on the interstate's affect on the property, but the property then does not have the ability to maximize the visibility unless a request like this is considered. He continued stating the neighboring trees inhibit the view, which are not on the property and is an effect of a different property which creates a unique characteristic.

Commissioner Patton stated he takes into consideration the signs location on a corner, adjacency to homes, and visibility to homes in the area which are minimal, as well as, the sign's surroundings in this case being the DOT owned trees at 60 feet in height.

Motion by Commissioner Patton to approve the request from Richard Biermen for a sign variance to construct two free standing signs which exceed the height requirements at 3700 Northpoint Drive (Parcel ID 2408-27-2001-05); seconded by Mayor Halverson.

Richard Bierman, the representative for Honda, stated the variance request is to relocate the existing sign and the other taller sign to be located prior to the interchange, which is hidden by trees.

Director Ostrowski asked if a condition could be included to the motion if approved that it complies with the airport height guidelines from the FAA. Commissioner Patton stated he would include that in the motion with Mayor Halverson agreeing.

Motion by Commissioner Patton to approve the request from Richard Bierman for a sign variance to construct two free standing signs which exceed the height requirements at 3700 Northpoint Drive (Parcel ID 2408-27-2001-05) with the following condition:

- **The 60 foot free standing sign must comply with airport height guidelines.**

seconded by Mayor Halverson.

Commissioner Haines stated she feels we need to stick with our ordinance and not continue to make variances, because we have it for a reason. Furthermore, she stated there are no criteria in this request to allow the variance, and will vote no.

Mayor Halverson asked Commissioner Curless if the interstate will play into the value of the property being on the interchange, to which Commissioner Curless answered yes. Commissioner Curless continued stating the second sign, proposed along Stanley Street should comply with the 16 foot height requirement. Mayor Halverson added that is a reasonable compromise, but is ultimately a stronger uniformity with the other dealerships that have complied. Alderperson Moore agreed with Commissioner Curless that the sign on Stanley Street should be 16 feet, but understands the cost savings of moving the existing sign from across the street. Director Ostrowski pointed out that that sign is 20 feet and is compliant if there is only one sign on the property. Alderperson Moore asked what the exact motion is; Mayor Halverson stated the motion is to approve the exceptions for the request as it is presented.

Commissioner Haines stated she wished the commission could see a visual of where the 60 foot sign would be located on the north end of the property as you would be driving south on the interstate. Commissioner

Curless asked how tall the BP sign was, to which Director Ostrowski stated that sign had been removed and the only one that is close to what is proposed is the MAC sign at Scaffidi Truck Center.

Commissioner Haines wanted to warn the Plan Commission if this is allowed, every business along I-39 will want a variance for height, which we are then going to have to approve. Commissioner Curless clarified the sign would have to be on the property. Mayor Halverson stated the other Courtesy dealership on the south side of the street would have direct exposure to an interstate off ramp and direct exposure to an interstate, which is the primary concern when reviewing variance requests. He continued stating the perspective is different for the uniqueness of this, and if you look at the existing Honda site and the Scaffidi Heavy Truck, you really have no obstructions to the interstate where this site does have the thick and direct exposure that the trees present.

Commissioner Patton pointed out if you look at what would be the difference of the value with or without the sign, and how much money does that mean to the city, for a unique property with no other businesses around it, what really is the impact.

Mayor Halverson stated if 16 feet is chosen for the freestanding sign along Stanley Street, the motion needs to be amended, withdrew, or maintained as presented, approving both variances.

Commissioner Cooper stated he does not have any problems with the sign, as it looks nice, but is worried about setting precedence for variances. Mayor Halverson stated it is a legitimate concern. Furthermore, Mayor Halverson added a sub component within the sign ordinance specifically relating to businesses directly adjacent to the interstate can be made, which changes the height requirement, taking into consideration the airport and plane flight plans.

Motion tied 3-3 (Cooper, Haines, and Curless voting in the negative). No recommendation for Common Council

4. Request from American Trucking Group for a variance from parking and landscape standards at 3016 Krembs Avenue (Parcel ID 2308-02-2301-16).

Director Ostrowski stated American Trucking Group owns two pieces of property and are looking at repaving the lot and connecting the two lots. Under current ownership we consider them one zoning parcel, however, since they have two principle buildings they either need to get approval for or they can get a modification to the landscaping and setback standards. Typically, they would need a 10 foot buffer between the two properties. Furthermore, they are asking to deviate from the landscaping standards. Currently they are proposing to install a fence to screen the parking but due to the number of driveways and corners, it becomes a vision obstruction. Staff has reviewed the request and recommends additional street trees instead of fencing, two along Krembs and one along Heffron and other additional conditions outlined in the staff report.

Dave Ladick, 4517 Nicolet Avenue, explained when his company had the opportunity to purchase the Baer Beveridge building in May, which is adjacent to his property, they did so hoping to combine uses. When the buildings were constructed there was an agreement to blend the parking lots at that time and what you see on the aerial photo has been in place for almost 20 years. He explained when he originally purchased American Trucking there were only four trucks which have increased to 16. Due to the increased amount of employees, they now need to expand parking.

Motion by Commissioner Patton to approve the request from American Trucking Group for a variance from the parking and landscape standards at 3016 Krembs Avenue (Parcel ID 2308-02-2301-16) with the following conditions:

- **The applicant shall be allowed to deviate from continuous parking lot screening requirements if instead at least three additional street trees are planted. Two along Krembs and one along Heffron.**
- **A permit shall be obtained from the Community Development department for the parking lot construction.**
- **The street trees and/or landscaping, along with fencing shall not cause any vision obstructions. Clear view requirements shall be maintained.**
- **As no curb is proposed, wheel stops shall be installed where the parking lot abuts landscaping strips or grass.**
- **Stormwater and drainage requirements shall be met per City ordinance and Water Department review.**
- **If the property is ever sold in the future were it is not held under the same ownership, setbacks and landscaping standards shall be met on the north side of the property.**

seconded by Alderperson Moore. Motion carried 6-0.

5. Request from CoVantage Credit Union for site plan review approval within the B-5 Highway Commercial District at the northwest corner of U.S. Highway 10 and Badger Avenue (Parcel ID 2408-36-2200-15 & 2408-36-2200-16).

Director Ostrowski explained CoVantage Credit Union is looking to construct an approximate 6,000 square foot building on the northwest corner of U.S. Highway 10 and Badger Avenue. This falls within the B-5 Zoning district and requires Plan Commission and Common Council review of the site plan and the 1998 Intergovernmental agreement with the Town of Hull. Staff has reviewed the plan and feels this development fits well in this location with ingress/egress on Badger Avenue and an egress on Windy Drive. Staff recommends approval with conditions outlined in the staff report.

Mayor Halverson stated he was questioning the ability to stack cars, but that has been addressed. Director Ostrowski added they have moved that area back. Commissioner Patton asked which direction the front will face, to which Director Ostrowski stated toward Highway 10.

Motion by Alderperson Moore to approve the CoVantage Credit Union's site plan within the B-5 Highway Commercial District at the northwest corner of U.S. Highway 10 and Badger Avenue (Parcel ID 2408-36-2200-15 & 2408-36-2200-16) with the following conditions:

- **1 tree shall be planted for every 40 feet where continuous screening is required, and 1 per 50 feet where intermittent screening is required (between the two commercial properties).**
- **Sidewalks at least 5 feet in width shall be installed on all street sides of the development (3 total sides).**
- **The dumpster enclosure shall be constructed of similar materials of that of the principal building.**
- **All lighting shall use cut-off fixtures. Light bulbs or light lighting lenses shall not be directly visible from adjacent properties. Lighting shall not exceed 0.5 foot candles at the property line.**

- Any building exterior which faces a public street right-of-way must be constructed of brick, precast masonry material, stucco-like material, fluted or split-face block, wood siding, or equivalent. The façade facing the right-of-way shall not be composed of metal siding or common face concrete block, except as an integral part of a design that is approved by the City Common Council.
- A stormwater plan shall be approved by the City's Utility Department.

seconded by Commissioner Curless. Motion carried 6-0.

6. Acceptance of donated land from Albert Feltz to the City of Stevens Point to be designated as parkland located **east of Parkway Drive on McDill Pond (Portion of Parcel ID 2308-03-2001-28).**

Director Ostrowski explained Mr. Feltz is donating approximately 3.8 acres adjacent to the Plover River Park and the Green Circle Trail on McDill Pond. He is only asking the City pay for an independent appraisal, the current taxes on the property, as well as provide the legal work for drawing up the paperwork. Director Ostrowski also explained this area has been indicated in the Park Plan to develop as park and be preserved, therefore, staff recommends approval.

Motion by Mayor Halverson to accept the donation of land from Albert Feltz to the City of Stevens Point to be designated as parkland located west of Parkway Drive on McDill Pond (Portion of Parcel 2308-03-2001-28) with the following conditions:

- The City would pay for an independent appraisal, all legal proceedings to transfer the land, and the current taxes on the land.

seconded by Commissioner Cooper.

Aldersperson Moore asked if this would remain as undeveloped, to which Director Ostrowski stated it will likely remain undeveloped but maybe have some hiking trails, likely not the Green Circle. Commissioner Curless asked if this was still in the floodplain, to which Director Ostrowski stated no.

Motion carried 6-0.

7. Adjourn.

Meeting Adjourned 6:32 PM.