

REPORT OF CITY PLAN COMMISSION

January 9, 2014 – 6:00 PM
Lincoln Center – 1519 Water Street

PRESENT: Mayor Andrew Halverson, Commissioner Tony Patton, Commissioner Garry Curless, and Commissioner David Cooper (Aldersperson Jerry Moore, Commissioner Daniel Hoppe, and Commissioner Anna Haines were excused).

ALSO PRESENT: Community Development Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, Comptroller Treasurer Corey Ladick, Aldersperson George Doxtator, Aldersperson Joanne Suomi, Aldersperson Mary Stroik, Aldersperson Jeremy Slowinski, Aldersperson Phillips, Nate Enwald, Brandi Makuski, Mary Kay Firkus, Chris Jones, Rick Zinda, Reid Rocheleau, Barb Jacob, Mary Ann Laszewski, Brett Everman, Kareen Everman, Kayly Everman, Christina Scott, Attila Weninger, Jim Jasper, Jim Lundberg, Sue Felder, Andrea Marty, Jennifer Brandt, Mark Brandt, Anne Schierl, Brittany Melby, Lois Hofmeister, Beverly Weck, Kevin Quevillon, Fritz Schierl, John Noel, Patty Noel, Terry Rothmann, Kent Worzalla, Lisa Worzalla, Jerry Gargulak, and Greg Nyen.

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2. Request from the City of Stevens Point to amend the Official Street Map to widen Maria Drive by approximately 33 feet. Such area starts approximately at the intersection with Second Street and continues west to its intersection with First Street.
3. Relocation Orders for 100 and 104 Second Street North and Relocation Map for Maria Drive at Second Street North.
4. Amend the ground lease and property use agreement between the City of Stevens Point and the Boys & Girls Club of Portage County, Inc. for the property located at **2442 Sims Avenue and 933 Michigan Avenue (Parcel ID 2408-33-2001-05)**.
5. Request from Point of Beginning, Inc, representing the Stevens Point Area School District for a conditional use permit for the purposes of constructing an educational/community center, Life Skills Center, at the Stevens Point Area High School, **1201 Northpoint Drive (Parcel ID 2408-29-2100-21)**.
6. Public comment relating to the application by the City of Stevens Point for Environmental Protection Agency (EPA) grant funds to assess brownfield sites throughout target areas of the City, including, but not limited to, near Business 51, downtown, and along Canadian National's main railway.
7. Adjourn.

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1. Report of the December 2, 2013 Plan Commission meeting.

Motion by Commissioner Cooper to approve the report of the December 2, 2013 meeting; seconded by Commissioner Curless. Motion carried 4-0.

2. Request from the City of Stevens Point to amend the Official Street Map to widen Maria Drive by approximately 33 feet. Such area starts approximately at the intersection with Second Street and continues west to its intersection with First Street.

Director Ostrowski stated that agenda items 2 and 3 are related. Furthermore, he stated that with the closure of Mickey's Restaurant, the city is looking to acquire the property, and approximately 10 feet of the adjacent property to the north to widen Maria Drive, which would create a safer vehicle and pedestrian environment.

The Public Works Committee and Common Council will ultimately go through the relocation process, however, the official street map needs to be amended which triggers a review and recommendation from Plan Commission.

Commissioner Curless asked how much the owners are asking for the building, to which Mayor Halverson stated \$150,000. Commissioner Curless then asked if the purchase would include the business, the recipes, and liquor license, Mayor Halverson stated this is only for the real estate.

Director Ostrowski stated that this would put the street width at 66 feet, which is standard. Mayor Halverson added this would also better align the street as well as increase safety for the Madison School area.

Reid Rocheleau, 408 Cedar Street, stated he is against the purchase of the property citing it is too expensive, and feels it will not accomplish anything for the area.

Kent Worzalla, 1608 Woodview Drive, asked if the city does acquire 10 feet from his property, what will happen to the existing structures in that area. Mayor Halverson answered, informing him that the city would be obligated under the law to relocate those structures to an area of the property owner's choice at the City's expense, along with the appraisal and land acquired.

Motion by Commissioner Patton to approve the amendment to the Official Street Map to widen Maria Drive by approximately 33 feet, starting approximately at the intersection with Second Street and continuing west to its intersection with First Street; seconded by Mayor Halverson.

Commissioner Curless and Cooper stated their approval for the request, citing improvements to safety. Mayor Halverson added this will give a clear vision triangle for traffic coming from the west traveling east bound to see the oncoming traffic from the north.

Motion carried 4-0.

3. Relocation Orders for 100 and 104 Second Street North and Relocation Map for Maria Drive at Second Street North.

Mary Ann Laszewski, 1209 Wisconsin Street, suggested Maria Drive be closed off and curb and gutter be installed there since it is expensive to demolish the building and install the street.

Motion by Commissioner Patton to approve the relocation orders for 100 and 104 Second Street North and relocation map for Maria Drive at Second Street North; seconded by Commissioner Cooper. Motion carried 4-0.

4. Amend the ground lease and property use agreement between the City of Stevens Point and the Boys & Girls Club of Portage County, Inc. for the property located at **2442 Sims Avenue and 933 Michigan Avenue (Parcel ID 2408-33-2001-05).**

Director Ostrowski explained that in May of 2013 the Common Council passed agreements for the ground lease and property use for the Boys and Girls Club. At that time, the plan was to connect portions of the Recreation Center to the Mid-State Building. The plans have since been modified, to include an addition to the east of the Recreation Center and not connect to Mid-State building. Director Ostrowski continued stating this request is currently for the lease agreement, and will be back before the commission for a conditional use permit. Staff recommends approval of the changes with the conditions outlined in the staff report.

Commissioner Curless stated he felt this was a better plan than what was presented in May and that it would help the value of the MSTC building for future sale. Mayor Halverson agreed stating this plan is more specific.

Motion by Mayor Halverson to approve the amendment to the ground lease and property use agreement between the City of Stevens Point and the Boys & Girls Club of Portage County, Inc. for the property located at 2442 Sims Avenue and 933 Michigan Avenue (Parcel ID 2408-33-2001-05) with the following conditions:

- **The existing fence shall be relocated to fully enclose the Parks Departments storage area.**
- **All costs associated with redesigning the outside storage area shall be borne by the Boys and Girls Club of Portage County, to include but not limited to: moving/installing a new fence/gate, tree removal blacktop surface, and power pole relocation (if needed).**
- **All costs associated with the moving/replacing HVAC to the gym and fiber optics to the building shall be borne by the Boys and Girls Club of Portage County.**
- **The locker room area for gym users shall be accessible for the public to use during non-club hours, and therefore, situated without having to enter the Boys and Girls Club wing.**
- **Storage space currently utilized by the Parks Department shall be relocated to an area accessible through the gym or the east and west wings.**
- **The change will need to meet all building code requirements, including proper exiting.**

seconded by Commissioner Patton. Motion carried 4-0.

5. Request from Point of Beginning, Inc, representing the Stevens Point Area School District for a conditional use permit for the purposes of constructing an educational/community center, Life Skills Center, at the Stevens Point Area High School, **1201 Northpoint Drive (Parcel ID 2408-29-2100-21).**

Director Ostrowski explained this request is for a smaller, 3,000 square foot facility off of North Point Drive. He explained the handout has a revised building layout, which turns the building 180 degrees. Furthermore, this new request addresses some of the concerns pointed out in March of 2013, including the proximity to the taverns, parking, and safe transit. Staff does have a concern regarding the architectural appeal and design, in that this plan appears very residential in nature and does not match the main school campus, which has more of an institutional design.

Attila Weninger, School Superintendent, clarified the Life Skills Center will not sit directly in front of the high school but west of it along North Point Drive. Furthermore, the reason for it being separate from the school is to include in the curriculum the need to navigate and transition from life away from school, and the reason for the residential appearance is to provide a feeling of home for the students.

Jim Jasper, Samuels Group, stated that if the plan is flipped where the front will be off of North Point Drive, it will make access to the facility more cumbersome. Also, the facility has maintained the zoning requirements within the R-2 "Single Family" zoning. Lastly, the facility is meant to be a different culture than the institutional school learning environment.

Commissioner Cooper asked if Mr. Jasper preferred the original building layout prior to the new layout of the building, to which he stated yes. Mr. Jasper furthermore responded that if the main entrance is left on the south side, the north façade can be altered to appear more fitting to the area and still be functional.

Mary Kay Firkus, 1000 North Point Drive, asked about the staff report and why the facility can't be placed on the southwest side of the school, to which Mayor Halverson stated a similar request was made several months ago when it was determined that a site southwest of the school ultimately did not meet the conditional use standards according to the Common Council. He continued stating at this site there is a much higher likelihood of rising to the standards. Ms. Firkus then asked what specifically about the southwest site was not fitting, to which Mayor Halverson stated he supported that site, furthermore stating, it is by far more important to see it constructed in an area that will gain wide support. She then asked about the Prentice Street area, to which Mayor Halverson stated this location was determined by the School Board.

Reid Rocheleau, 408 Cedar Street, is opposed to the request citing the size, and its close proximity to the Little White Inn. He feels it does not meet the standards of review, specifically being out of character with the surrounding neighborhood, and the loss of parking. Mr. Rocheleau feels that the facility should have a canopy.

Greg Nyen, 1858 Sunset Lake Road, stated the intent is for a 3,000 square foot structure to maintain educational characteristics to serve a portion of the student population. He feels this site allows for safe access for students to walk and be dropped off. Additionally, this facility will not be for just disabled students, but for alternative students, regular mainstream students, as well as use by the community. He was not opposed to changing the design of the structure.

Commissioner Curless asked if there are only seven students in the program at a time, to which Mr. Nyen stated there are limitations to the program because there is only room in the current apartment for seven students and three staff members. It gets even smaller if the students are wheelchair bound.

Kareen Everman, 1185 Custer Square, pointed out her son Brett is a direct recipient of this program but due to the size of his wheelchair, he is unable to partake in this educational opportunity. She is excited about this plan and feels it is in a better location than the previously presented plan, and suggested having some of the parking larger for van accessibility as well as having a canopy for loading and unloading students.

Barb Jacob, 1616 Depot Street, is not opposed to the facility, but feels there is still an issue with the close proximity to the tavern. She does not want this project to hinder any future expansion of an existing business and feels this should be postponed for more complete plans.

Jim Jasper, Samuels Group, pointed out the distance between the entrance of the facility and the entrance of the tavern is in accordance with the state statute.

Commissioner Cooper asked Mr. Jasper how shovel ready the project plans were, to which he responded 75% based upon some civil engineering plans, and the position of the building. Commissioner Cooper then asked if the presented foot print is complete, to which Mr. Jasper stated yes. The school board approved the configuration but it will have to be changed if the structure is flipped to face North Point Drive.

Mayor Halverson explained the tavern was there long before the school, and according to the law, as it pre-exists the high school, flexibility is given under the law that regulates the distance from schools to licensed

establishments. The tavern has every right to rebuild if there was a total loss, to continue to operate on that site, and to expand on that site. The specific reference in the statute relates to new taverns.

Director Ostrowski explained that setbacks are met, the plan is greater than 300 feet from the main entrance of the facility to the main entrance of the tavern, there will be no loss of parking, except if accessible stalls are created, and utilities already exist on site. The only concern that staff has is the façade of the facility and how it relates to the campus and street. Staff does not have a concern with the entrance facing the parking lot, but the north side of the facility should have a more prominent façade.

Mayor Halverson agreed with Director Ostrowski and the school district to keep the multipurpose room facing south toward the parking, however, with aesthetic improvements that would happen to the north elevation to be broke up with stucco, columns, or other masonry to give a significantly stronger view towards North Point Drive.

Motion by Mayor Halverson to approve the request from Point of Beginning and the Stevens Point School District for a conditional use permit for the purposes of constructing an educational/community center, Life Skills Center, at the Stevens Point Area High School, 1201 North Point Drive (Parcel ID 2408-29-2100-21) with the following conditions:

- All building codes shall be met and building permits obtained.
- Accessible parking stalls shall be installed within the parking area directly south of the facility.
- A lighting plan shall be submitted, to be reviewed and approved by the Community Development Department.
- The applicant shall re-submit renderings that include additional architectural elements and materials that better compliment the site and surrounding facility. These plans shall be reviewed by the Plan Commission and approved by the Common Council.
- The building's north façade shall incorporate additional architectural design elements.
- If refuse containers are to be provided for this facility, the screening materials shall be those that complement the main materials of the exterior façade of the facility.
- An updated landscaping plan shall be submitted, providing additional screening in the form of trees and shrubbery. Such plan shall be reviewed by the Plan Commission and approved by the Common Council.
- Minor modifications to the design and site plan can be approved by staff.

seconded by Commissioner Cooper.

Commissioner Curless clarified that the building will not exceed 3,030 square feet, to which Mayor Halverson answered correct. Commissioner Cooper asked if there would be accessible parking earmarked for this property, to which Director Ostrowski stated that is included in condition #2 in the staff report.

Motion carried 4-0.

6. Public comment relating to the application by the City of Stevens Point for Environmental Protection Agency (EPA) grant funds to assess brownfield sites throughout target areas of the City, including, but not limited to, near Business 51, downtown, and along Canadian National's main railway.

Mayor Halverson explained this is part of the process for the city to apply and submit a request for a grant through the EPA and asked if there was any public comment, to which there was none.

Commissioner Patton asked for clarification as to what brownfield assessment was, to which Director Ostrowski explained the City would be applying to the EPA for brownfield assessment monies. This grant would allow us to look at sites throughout the city, with specific target areas in the Downtown, Business 51 Corridor, and along the Canadian National Railway. It would allow us to have Phase I and Phase II environmental assessments done to see what concerns exist and from there apply for clean up funds to increase the redevelopment potential for these properties.

7. Adjourn.

Meeting Adjourned 7:05 PM.