

REPORT OF CITY PLAN COMMISSION
May 4, 2015 – 6:00 PM
Lincoln Center – 1519 Water Street

PRESENT: Mayor Mike Wiza, Alderperson Kneebone, Commissioner Bob Brush, Commissioner Anna Haines, Commissioner Daniel Hoppe, Commissioner Garry Curless, and Commissioner Dave Cooper.

ALSO PRESENT: Community Development Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, City Clerk John Moe, Comptroller/Treasurer Corey Ladick, Director Schatschneider, Alderperson Doxtator, Alderperson Ryan, Alderperson Slowinski, Alderperson McComb, Alderperson Phillips, Alderperson Morrow, Brandi Makuski, Mary Ann Laszowski, Barb Jacob, Nathaniel Enwald, Mykayla Hilgart, Dale O’kray, and Neal Nealis.

INDEX:

1. Report of the April 6, 2015 Plan Commission meeting.
 2. **Public Hearing** - Request from Dale O’Kray, Representing the Portage County Sheriff’s Office, for a conditional use permit for the purposes of installing additional communication equipment to the existing wireless communication tower, constructing a small building to house equipment, and to replace the generator at **2442 Sims Avenue / 1000 Minnesota Avenue (Parcel ID 2408-33-2001-05)**.
 3. Action on the above.
 4. Repeal and recreation of Chapter 23.08 B (Floodplain ordinance) of the Revised Municipal Code of the City of Stevens Point to adopt a new Wisconsin Department of Natural Resources model and include a letter of map revision, Case Number 14-05-4844. (*The public hearing for this item will be held at the Common Council meeting on May 18, 2015*).
 5. Adjourn.
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1. Report of the April 6, 2015 Plan Commission meeting.

Motion by Commissioner Curless to approve the report of the April 6, 2015 Plan Commission meeting; seconded by Commissioner Cooper. Motion carried 7-0.

2. **Public Hearing** - Request from Dale O’Kray, Representing the Portage County Sheriff’s Office, for a conditional use permit for the purposes of installing additional communication equipment to the existing wireless communication tower, constructing a small building to house equipment, and to replace the generator at **2442 Sims Avenue / 1000 Minnesota Avenue (Parcel ID 2408-33-2001-05)**.

Mayor Wiza declared the public hearing open.

Captain Dale O’Kray, Portage County Sheriff’s Office, explained upgrades are occurring to towers throughout the county, which involves changing them from a repeater tower to a simulcast tower. The Stevens Point Police Department suggested the Goerke Field tower for the location in the city. The amendment to the conditional use would be for the additional equipment on the tower and the building at the base of the tower.

Commissioner Brush asked if the equipment would include additional antennas, to which Captain O’Kray answered yes, and pointed them out in the plans attached to the staff report.

Mayor Wiza declared the public hearing closed.

3. Action on the above.

Alderson Slowinski asked the size of the building and if it would interfere with the existing batting cages. Captain O’Kray explained the structure would be 10 feet by 10 feet and located north of the tower, separate from the existing building. Furthermore, it would not interfere with the batting cages.

Director Ostrowski explained that the Goerke Complex is approximately 30 acres in size and the communication tower is located in the middle of it, just to the west of the football field. The request would be for an approximately 10 foot by 12 foot building in addition to the antenna changes to the existing tower, and a new generator. Staff recommends approval with conditions outlined in the staff report.

Motion by Commissioner Cooper to approve the request from Dale O’Kray, representing the Portage County Sheriff’s Office, for a conditional use permit for the purposes of installing additional communication equipment to the existing wireless communication tower, constructing a small building to house equipment, and to replace the generator at 2442 Sims Avenue / 1000 Minnesota Avenue (Parcel ID 2408-33-2001-05) with the following conditions:

- Any other pertinent requirements from the Federal Aviation Administration (FAA) shall be met.
- Any and all mechanical equipment located on the ground shall be completely concealed or screened, except generators.
- The main exterior material for the building shall be the “Arizona Sandstone” masonry.

seconded by Commissioner Haines. Motion carried 7-0.

4. Repeal and recreation of Chapter 23.08 B (Floodplain ordinance) of the Revised Municipal Code of the City of Stevens Point to adopt a new Wisconsin Department of Natural Resources model and include a letter of map revision, Case Number 14-05-4844. (*The public hearing for this item will be held at the Common Council meeting on May 18, 2015*).

Director Ostrowski explained this agenda item is twofold. The first is to adopt a new 2012 ordinance model from the Department of Natural Resources (DNR), and second, to adopt a Letter of Map Revision to remove approximately 200 properties out of the standard 100 year flood plain. The following steps need to occur to complete this process; Plan Commission’s recommendation; public hearing at the Common Council meeting and action on the Plan Commission recommendation, publication of the ordinance; and forwarding of the ordinance to the DNR and Federal Emergency Management Agency for certification. Director Ostrowski noted that this does not completely take the properties out of the floodplain, but changes the classification of the floodplain that they are in.

Commissioner Haines asked how this determination has been made, to which Director Ostrowski answered the reconstruction of the sea wall to a proper height.

Commissioner Curless asked if this would also remove properties on Della Street from the floodplain, to which Director Ostrowski stated many of those properties were removed in 2010, and this project would not involve those properties.

Commissioner Cooper asked for clarification regarding the public hearing being held at the Common Council versus at Plan Commission. Director Ostrowski explained that the information was not received in time for proper notice and publication for the Plan Commission.

Mary Ann Laszewski, 1209 Wisconsin Street, asked for the area of Pine and Brawley streets to be pointed out on the map to which Director Ostrowski identified.

Motion by Commissioner Hoppe to approve the repeal and recreation of Chapter 23.08 B (Floodplain ordinance) of the Revised Municipal Code of the City of Stevens Point to adopt a new Wisconsin Department of Natural Resources model and include a letter of map revision, Case Number 14-05-4844; seconded by Commissioner Curless. Motion carried 7-0.

5. Adjourn.

Meeting Adjourned at 6:17 pm.