REPORT OF CITY PLAN COMMISSION
Monday, May 3, 2010 – 6:00 P.M.

PRESENT: Chm. Mayor Halverson; Ald. Jerry Moore; Tony Patton; Anna Haines; Shari Laskowski; Jack Curtis

ALSO PRESENT: Comm. Dev. Dir. Mike Morrissey; Park & Rec. Dir. Tom Schrader; Pub. Works Dir. Joel Lemke; Ald. Suomi, Wiza, M. Stroik, Slowinski & Brooks; Po. Co. Exec. Patty Dreier; Po. Co. Planning & Zoning Dir. Jeff Schuler; Po. Co. Assoc. Planners Chuck Lucht and Sarah Wallace; Marion Kolinski; Reid Rocheleau; Dawn Gunderson, Ehlers & Assoc.; Tim Zader; Damon & Lori Kozicki; Thomas Haulfmann; Hans Hofmeister; Heidi Okray; Eric Hofmeister; Jeremy Piesik; Karen Fadner; Laurel Hoeth; Robert Kirschling; Dave & Deb Wilz; Barb Jacob; Gene Kemmetter, Po. Co. Gazette

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6. Adjournment

Chm. Mayor Halverson welcomed Jack Curtis as the new member of the Plan Commission.

1. Approval of the April 5, 2010 Plan Commission Minutes

Tony Patton moved, seconded by Anna Haines, to recommend approval of the April 5, 2010 minutes. Ayes all; Nays none; Motion carried.

2. Discussion and Possible Action on Conditional Use Request to Operate a Recycling Center at 2608D Water Street

Chuck Lucht, Po. Co. Assoc. Planner, stated Express Recycling Solutions is requesting to have their condition use re-approved. The Inspection Department has no problems with anything presently on site. The primary concern is outside storage. They have come to a point where they need some outside storage.

They currently have pallets for paper drop off, a can collection bin for the Humane Society, and a roll-out bin that they would like to store outside permanently. There is room on the site for outside storage if screened properly. Co. Planning & Zoning staff recommend approval of the Conditional Use renewal pending approval by city staff of a screening plan.

Chm. Halverson noted the operation has functioned very well and we have not had any complaints. In light of the sunset clause, they have met a lot of the assumptions and the reasons why we put the sunset clause in.

Damon Kozicki, petitioner, stated they have had a lot of requests from customers to take on additional recyclable items such as cardboard, small bits of steel, computers and electronics. The business has expanded and we have found difficulty functioning within the space we have. We appreciate the space because it is zoned properly for what we are doing. We are asking for permission to place some storage outside so we can function more efficiently inside. We have tried to keep the area clean. There is no more space inside that we can rent in the building.

Ald. Brooks stated he had talked with some of the neighbors. There were no concerns with debris and they agreed that the business is run well. Their only concern was that no operations happen outside of the building.

Marion Kolinski, 2804 Water St., stated she was not notified and this was just brought to her attention this afternoon. They should utilize the area inside.

Reid Rocheleau, 408 Cedar W. (Whiting), stated Mr. Kozicki runs a good operation, but this is a giant leap in this conditional use. When this was originally approved, the neighbors did not want it to become a salvage yard. The city takes paper and recycling material, and the MRF takes computers, etc. This would become the new recycling center for Portage County with people from all over hauling all their junk in and stuff blowing all over. This is next to the brewery little league park and will have an effect on the neighborhood. He has no problem with them continuing as they are.

Ald. Wiza stated the County Transfer Facility does not accept recyclables, it is just for garbage. The MRF next door to the transfer facility does accept recyclables and is operated by Violia Environmental Services. The Kozicki's will not be recycling any of these materials on site. The Kozicki's have done an exceptional job and it is great to see a successful business in the city.

Barb Jacob, 2408 Division St., stated they keep the area very well. The problem she has is storing things outside. She has no problem with what they want to do if they can keep it inside.

Chm. Halverson asked Mr. Kozicki to describe their storage and screening.

Damon Kozicki stated their intention is to maintain all of their operation inside. We are a DNR registered site for acceptance of electronics. We do not accept electronics for free, there are charges for each item. The site is cleaned every morning and evening. Our intent is to be just a convenience drop for small amounts of steel and iron. We intend to take what steps are necessary to adequately screen any exterior storage. We operate the same facility in Wisconsin Rapids which is located next to River Cities Bank and Members Advantage Credit Union and we don't have any problems there.

Jack Curtis stated he is on the board of St. Vincent DePaul and they would be delighted to get rid of computers, TV's, and microwaves.

Chm. Halverson stated the track record we have experienced with these operators has been positive.

Chm. Halverson moved, seconded by Shari Laskowski, to recommend approval of the conditional use request to operate a recycling center at 2608D Water Street based on compliance with the conditional use standards with the following conditions: 1) screening of all storage on the exterior of the building and 2) the roll-off container for scrap metal not be visible from Water Street, 3) the screening plan be reviewed and approved by the Dir. Morrissey and County Planning and Zoning, and 4) conditional use to be reviewed in two years.

Dir. Morrissey stated we posted a sign in the front yard so neighbors would be aware that the property was undergoing a rezoning or conditional use. We sent notices out to 10-15 homes in the area that we thought would have immediate visibility to this. This is an "M-2" Heavy Industrial zone and we would expect to see forklifts and trucks operating on the property. We are supportive of the request.

Ayes all; Nays none; Motion carried.

3. Discussion and Possible Action on Comprehensive Outdoor Recreation Plan for 2010-2015

Dir. Schrader stated this is an important plan that has been updated since the late 1970's. We use it as our 5-year plan and for DNR grant applications. The state statutes require all plans to come before the plan commission.

Jerry Moore moved, seconded by Tony Patton, to recommend approval of the Comprehensive Outdoor Recreation Plan for 2010-2015.
Ayes all; Nays none; Motion carried.

Dir. Schuler introduced Chuck Lucht, Assoc. Planner who will be working on plan commission materials, and Sarah Wallace who worked with us from 2003-07 and is now also an Assoc. Planner working for us.

4. Discussion and Possible Action on Public Hearing Regarding the Proposed Project Plan, Boundaries, and Creation of Tax Incremental District No. 8

Chm. Halverson declared the Public Hearing open.

Reid Rocheleau questioned the boundaries. What do these TIF's do for the future if they don't work out.

Eric Hofmeister, 1935 Green Tree Rd., noted he and his family are here to represent Spectra Print. This TID is a win for economic development and job creation. He reviewed their history and noted that a building and property that had zero jobs, back taxes, and was run down, now has a full building and 270 jobs. This was a very successful TID some time ago that paid for many projects in this area including the underpass on Michigan Ave. The proposed TID would take property throughout the boundaries that is undevelopable and allow those taxes to help fund the over or under pass on Country Club Drive which is a critical project. Nothing is going to be spent on this project until viable developments occur that will guarantee they are going to pay for whatever has to be outlayed. We have residential property next to heavy industrial which is a bad combination. We have 1,060 feet of property on Carol's Lane that is zoned industrial. We are delighted that we have a developer that wants to put in some very nice duplexes which would be a perfect buffer. Thank you for your consideration.

Tom Haulfmann, 5316 Carol's Ln., noted they encourage Spectra Prints' success. He supports the TID but there is concern about increased traffic.

David Wilz, 1909 Mary's Dr., stated he is in support of this study and anything that fosters and supports business development during these tough development times. We are very concerned about the development in this area with regard to safety and traffic in our subdivision. He recognized the Hofmeister family and noted they have kept everyone informed as to what is going on. He hopes the city understands the outstanding contribution the Hofmeister's have made to this community.

Karen Fadner, corner of Mary's Dr./Carol's Lane, stated she is totally in favor of developing this area. She expressed concern with the safety of the children on the road and in the park.

Chm. Halverson declared the Public hearing closed.

5. Discussion and Possible Action on Consideration of "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 8

Chm. Halverson reviewed the district boundary by noting the northern one-half of the district is Spectra Print land. We extended the boundary to the northernmost municipal boundary (the north side of Carol's Lane) to allow for the pavement of Carol's Lane to be a TIF eligible cost. We then went south/west to the furthest possible municipal reach along Town of Hull/Stevens Point boundary to the west to encapsulate the entire footprint of the proposed grade separation (underpass or overpass). We then went south to include the north side of Industrial Park Road to include several vacant properties to encourage the redevelopment of that area. Continuing down, Delta Dental is not included, there is a vacant parcel of land on the western side of Hoover that we want to incent to develop by eventually rezoning it to "B-1" Neighborhood Commercial because we have single family homes directly adjacent to the property. We kept out as much of the area as possible that is already developed but we also wanted to include as much of Coye Dr. and Krembs as possible to leverage the increment generation of the district to pay for any street improvements, storm water use, or repaving that would have to be done to those roads. The southern one-half of the Joern's site is vacant and we would like to see that developed as part of this. That is why the district looks the way it does.

Jerry Moore <u>moved</u>, seconded by Chm. Halverson, to recommend approval of the Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 8.

Ayes all; Nays none; Motion carried.

6. Adjournment. Meeting adjourned at 7:00 p.m.