

City of Stevens Point Meeting Minutes

City Plan Commission
Monday, April 6, 2009

PRESENT: Chairman Mayor Halverson; Ald. Jerry Moore; Karen Aldinger; Jami Gebert; Tony Patton; Lois Feldman
ALSO PRESENT: Comm. Dev. Dir. John Gardner; Ald. Hanson, Heart, Slowinski, Trzebiatowski, Molski & Brooks; Don Popoff, Dir. of Public Works; Brian Kudronowicz, SPPD; David Glodowski, Gremmer & Assoc.; Mike Doherty & Kim Del Castillo; Ron Firkus; Reid Rocheleau; Mary Ann Laszewski; Rick Whipp; Tim & Lori Buchkowski; Richard Feldman; Shelley Krayecki; Terry & Cindy Davis; Tom Mallison; Jim Metko; Kurt Bauman; Jeffrey Metz; Rick Oppermann; Gene Kemmeter & Ryan Urban, Gazette; Meredith Thorn, Stevens Point Journal

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1. Approval of the March 2 and March 9, 2009 Plan Commission Minutes
2. Consideration and Possible Action on Conditional Use - Extend Liquor License Premises to Include Exterior Seating at Arbuckle's Eatery - 1320 Strongs Ave.
3. Consideration and Possible Action on Acceptance of Right-of-way, Rebuild Frontage Road and Academy Ave. Intersection, and Approve Lot Split
4. Consideration and Possible Action on Sign Variance for Two Signs at 729 Division St./726 Isadore St. (Frosty Pine Properties)
5. Consideration and Possible Action on Acquisition of Easements and/or Title of the following: a. S.E. Corner Hoover Rd. and Joern's Dr. b. County Business Park/I-39 and E.M. Copps Dr. c. Business Park Dr. at County Trunk HH
6. Consideration and Possible Action on Request to Construct Accessory Building in Excess of 900 sq. ft. - 554 Brilowski Rd.
7. Accept Mural Easement - 1338 Third St. - Cozy Kitchen
8. Adjourn

Chm. Halverson noted he is pleased to announce the City of Stevens Point's Downtown Redevelopment Plan, prepared by PDI, has received the statewide Urban Design Award from the Wisconsin Chapter of the American Planning Association.

1. Approval of the March 2 and March 9, 2009 Plan Commission Minutes

Tony Patton moved, seconded by Jerry Moore, to recommend approval of the March 2 and March 9, 2009 Plan Commission Minutes. Ayes all; Nays none; Motion carried.

2. Consideration and Possible Action on Conditional Use - Extend Liquor License Premises to Include Exterior Seating at Arbuckle's Eatery - 1320 Strongs Ave. Memo | Drawing

John Gardner stated similar approvals have been given to Archie's, Rhody's, and Pete's Sports Bar and we have had no problems with them. He presented the site plan and noted this location is downtown between Main and Clark Streets. The property is located in the Historic Design Review District and will need their review and approval. Staff, along with the Police Dept., recommend approval with the conditions as indicated in the staff memo.

Lori Buchkowski, owner of Arbuckle's, noted the height of the fence will be 6' and they will provide landscaping along the fence and around the patio area. Entrance to and exit from the patio will be through the restaurant with the gate for emergency use only.

Chm. Halverson commended the owners for their proposal and for their overall commitment to downtown.

Lois Feldman moved, seconded by Jami Gebert, to recommend approval of the request to extend the liquor license premises to include exterior seating at 1320 Strongs Ave. as presented based on compliance with the conditional use standards with the following conditions/restrictions: 1) the site plan is developed as shown on the attached plan and be approved by the Historic Preservation/Design Review Commission, 2) concrete pavers be used for the patio, 3) metal fencing enclose the area with the spacing of the fence to be of a size to prevent passing of cups, 4) seating area is separated from the sidewalk by at least 5 feet, 5) the area along the sidewalk be landscaped, 6) no stones larger than ½ inch in diameter be used as mulch within 2 feet of the fence/sidewalk, 7) no drinking or music be allowed on the deck after 10:00 p.m., and 8) conditional use shall expire on May 31, 2011.

Ayes all; Nays none; Motion carried.

3. Consideration and Possible Action on Acceptance of Right-of-way, Rebuild Frontage Road and Academy Ave. Intersection, and Approve Lot Split Memo | Plans

John Gardner reviewed slides showing the existing frontage road area and noted the proposed restaurant would be located at the corner of Frontage Rd. and Academy south of McDonald's Restaurant. The intersection should be improved prior to construction. He provided slides showing the survey with the lot split, the proposed site plan, and a map showing the current frontage road with possible solutions to the frontage road.

A short term solution could move the intersection back with an "S" curve in the frontage road to create more car stacking distance, create a right turn lane from northbound Division St. onto Frontage Rd., and create two westbound lanes from Frontage Rd. to Division St. which would double the amount of stacking distance.

A long term solution could create a "backage" road south and east of the proposed fast food restaurant and McDonald's. This solution changes the orientations of the buildings and is a more expensive solution.

Neither solution addresses the north intersection at Frontage Rd. and Scholfield Ave. Traffic signals were considered but rejected. The short stacking distance could result in cars blocking the north leg of the new intersection.

Karen Aldinger feels the right turn in off Division St. will be much safer. She questioned whether the city will cover the cost of the right-turn-in.

John Gardner responded this is a tax increment district and is a question for the finance committee to review. We can assess the cost back to the abutting property owner. Because of the tax increment district, the value of the improvement being proposed will generate enough taxes over the next 15 years to cover the cost of this construction.

Lois Feldman questioned whether sidewalks will be installed.

John Gardner responded there are no sidewalks on the east side of Division St. and we request they provide adequate room for sidewalks but not install them at this time.

Reid Rocheleau, 408 Cedar St., agreed this is a bad intersection. Traffic lights should be provided to help cars to get onto the street. The property owners should be billed and not the taxpayers. He suggested postponing because this is not a good fix.

Ald. Heart suggested a striped crossing for pedestrians to get across Division St.

John Gardner responded staff has anticipated putting in a striped crossing.

Mike Dougherty, McDonald's Restaurant, stated in similar situations, the city has deeded the land to the property owners and put the frontage road around the buildings. It has worked well in other towns.

Dave Glodowski, representing the owners of the Chudnow property, stated the ingress/egress easement into the K-Mart parking lot is very important to them. They also have a sign easement at the southwest corner of the McDonald's site. They would request that the short term option explore the maximum "S" curve and delineation of the access through the K-Mart parking lot. They would like to be involved in any of the discussions.

Chm. Halverson felt we should postpone for a month to allow staff to develop continued conversations with involved property owners.

Jerry Moore moved, seconded by Tony Patton, to postpone this item for one month.
Ayes all; Nays none; Motion carried.

4. Consideration and Possible Action on Sign Variance for Two Signs at 729 Division St./726 Isadore St. (Frosty Pine Properties) Memo | Photo

John Gardner stated the owner wants one sign facing Division St. on the building and one sign facing Isadore St. Both signs are within the size limits and would not be visible at the same time. Because the property is unusual in that it fronts both streets, staff recommends approval.

Kent Gaede stated there would be one 4' x 6' ground sign on Isadore St. and one 4' x 8' sign on the building on Division St. Any other existing signs would be removed. None of the signs would be lit.

Jami Gebert moved, seconded by Karen Aldinger, to recommend approval of the request for two unlit signs at 729 Division St./726 Isadore St. as presented.
Ayes all; Nays none; Motion carried.

5. Consideration and Possible Action on Acquisition of Easements and/or Title of the following:

- a. S.E. Corner Hoover Rd. and Joern's Dr.,
 - b. County Business Park/I-39 and E.M. Copps Dr.
 - c. Business Park Dr. at County Trunk HH
- Memo | Plans

John Gardner reviewed the attachments for the public works projects.

Jerry Moore moved, seconded by Lois Feldman, to recommend acceptance of easements and/or title for the following: a. easement or title - S.E. Corner Hoover Rd. and Joern's Dr., b. easement - County Business Park/I-39 and E.M. Copps Dr. and c. title - Business Park Dr. at County Trunk HH. Ayes all; Nays none; Motion carried.

6. Consideration and Possible Action on Request to Construct Accessory Building in Excess of 900 sq. ft. - 554 Brilowski Rd. Memo | Photo

John Gardner stated the property is zoned low density and the request is to construct a 1,008 sq. ft. accessory building. The ordinance allows a maximum of 900 sq. ft. except in low density zoning where the Plan Commission and Council can allow larger accessory buildings based on setbacks, neighborhood conditions, building materials and design, and other site and building factors. The owner owns 11 acres. Because of the remote location, the large ownership, and the lack of neighbors, staff recommends approval.

Karen Aldinger moved, seconded by Jerry Moore, to recommend approval of the request to construct an accessory building in excess of 900 sq. ft. at 554 Brilowski Rd.
Ayes all; Nays none; Motion carried.

7. Accept Mural Easement - 1338 Third St. - Cozy Kitchen Agreement

John Gardner stated this is the same easement you have seen on several occasions. This is a new artist.

Tony Patton moved, seconded by Jami Gebert, to recommend accept the easement for the mural at 1338 Third St. Ayes all; Nays none; Motion carried.

8. Adjourn - Meeting adjourned at 6:45 p.m.

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