

City of Stevens Point Meeting Minutes

City Plan Commission

Monday, May 4, 2009

PRESENT: Chm. Andrew Halverson; Ald. Jerry Moore; Jami Gebert; Dave Medin; Daryl DeDeker; Anna Haines (Tony Patton excused)

ALSO PRESENT: Comm. Dev. Dir. John Gardner; Public Works Dir. Don Popoff; Ald. Mallison; Trzebiatowski, Stroik, Brooks and Heart; Jeffrey Metz; Jim Metko; Sally DuBois; Brady Thrun; John Quirk; Reid Rocheleau; Cathy Dugan; David Glodowski; Jihresh Panchal; Cindy Selig; Gene Kemmeter, Po. Co. Gazette

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4. Consideration and Possible Action on 2009 Housing Block Grant Application
5. Consideration and Possible Action to Accept Right of Way - Frontage Road between Academy and Schofield Ave.
6. Adjourn

Chm. Halverson thanked the new members for agreeing to serve on the Commission:

Dr. Anna Haines - teaches land use and zoning courses within the UW College of Natural Resources

Dave Medin - long time County Board Supervisor and former Community Development Director for the City

Daryl (Bo) DeDeker - former Portage County Finance Director, currently the Comptroller with the University of Stevens Point

1. Approval of the April 6, 2009 Plan Commission Minutes

Jami Gebert moved, seconded by Jerry Moore, to recommend approval of the April 6, 2009 Plan Commission Minutes. Ayes all; Nays none; Motion carried.

2. Consideration and Possible Action on Proposed Public Works Project - Salt Shed - 100 Bukolt [Sixth] Ave. Shed Photo | Project Site Map

John Gardner provided slides of the site and described the area.

Chm. Halverson noted the new shed will be approximately two times the size of the existing shed that is failing. There is a critical need for this building and this is an appropriate site for it. The old salt shed will be coming down. The new shed will be secured to a concrete base. It will actually be mobile so that we can move it to another area if needed. Any salt residue or runoff will be directed into the sewer system.

Don Popoff stated the structural base beneath the supports will be a concrete foundation and paved with 3"-4" of asphalt with base rock underneath that. The structure will be aluminum frame with fabric over it. We priced other structures and they are not within our budget. This structure has a 30-year warranty on the supports and a 20-year warranty on the fabric. Sections can be replaced if needed without having to replace all of it. The shed is 70' x 130' and will hold approximately four times as much as the current shed. It will hold half of what we use all winter. The door is one of the key factors. It has three panels and will slide and rotate on the inside.

John Quirk, neighboring property owner, stated this is a great idea. He would prefer to see a dark brown or dark green color so that the shed would blend in with the wooded area. He expressed concern with screening along Old Wausau Road. The pipe storage is visible from Old Wausau Road. There is an existing partial dirt berm that could be extended that would help screen the site in addition to more trees or a solid fence. Screening would also be nice along the Bukolt Park side. The entryway is so wide, it would be nice to have a median down the middle with grass and trees which would be more attractive and direct traffic.

Don Popoff responded the fabric comes in four or five colors. We will bring the colors to the public works meeting and make note of the darker colors.

Chm. Halverson noted the primary reason for the wide entranceway is for truck traffic with wide turns for semi's. They want to keep it as wide as possible.

Jami Gebert moved, seconded by Dave Medin, to recommend approval of the salt shed as proposed but with a darker color and extend the berm along Old Wausau Rd.

Ayes all; Nays none; Motion carried.

3. Consideration and Possible Action on Conditional Use Request to Reconstruct Front Porch - 1528 Water St. Drawing | Memo

John Gardner noted the city created the Traditional Neighborhood Development District that allows for exceptions to the 25' setback. He showed a slide of the porch as it is today and another of the proposed project. Normally a 25' setback would be required. The proposal is for the porch to have no less than a 12' setback. The project is an exceptional addition to the house and neighborhood and recommend approval.

Chm. Halverson thanked the owner for re-investing in a central city property. We appreciate your commitment.

Jerry Moore moved, seconded by Dave Medin, that based on compliance with the conditional use standards, to recommend approval the conditional use request to reconstruct the front porch at 1528 Water Street with the conditions that 1) the structure is built in a similar manner as shown, 2) the treated lumber used to construct the porch is stained or painted and not left as raw treated wood, and 3) the underside of the porch be screened with lattice or some other material that screens the underside of the deck.

Ayes all; Nays none; Motion carried.

4. Consideration and Possible Action on 2009 Housing Block Grant Application Memo

Chm. Halverson moved, seconded by Jerry Moore, the city apply for the 2009 Housing Block Grant. Ayes all; Nays none; Motion carried.

5. Consideration and Possible Action to Accept Right of Way - Frontage Road between Academy and Scholfield Ave. Memo | Concept Model

John Gardner noted previously there were two options presented. One was an interim option that would move the frontage road back from Division St. to gain some stacking distance and allow for A & W to build a new structure. The second option was long term and would redirect the traffic around the east side of those structures so that we would have a maximum amount of stacking distance and possibly traffic signals. Plan

Commission recommended staff study both options. Since that time, Mr. Popoff has met with some of the adjacent property owners and they developed, at least in concept, the drawing provided on the left (a new road to the east of McDonald's). We wanted to introduce it to the new Commissioners, get some feedback, and let us know if you want us to continue and take it to finance and public works next week with a request to fund hiring consultants. Time is of the essence because A&W would like to begin construction this summer. He distributed correspondence he just received from McDonald's.

Chm. Halverson noted the current frontage road would be transferred to the adjacent property owners. In exchange for that we would proceed to acquire the right of way east of that for the new road. We would like to see medians, foliage, and sidewalks in the new roadway.

Don Popoff stated they have looked at a right turn off of Division St. onto Academy, and also a left turn and right turn or right turn and straight to get across. These details are yet to be determined.

Chm. Halverson stated he felt this long term concept is much better than the short-term fix and tremendously better than what exists today. When Division St. was expanded, the original Division St. was left and called frontage road. The existing road does not meet the standards of today. Both intersections (Scholfield and Academy) are poor in terms of their design and proximity to the existing roadway. The overall concept needs to move forward so we can get a design ready and eventually get it constructed.

Anna Haines asked whether the city will work with adjoining property owners to landscape the roadbed.

Chm. Halverson responded if property owners are going to do construction on the existing right of way, we would provide back dirt and lawn at a minimum.

Dave Medin noted this is a major gateway to the north and feels we should retain the right-of-way for the next generation and think about what may happen.

Daryl DeDeker feels this is an unsafe area for pedestrians.

Chm. Halverson responded sidewalk accommodations for sure, and making the east/west crossings at both Academy and Scholfield much more obvious, possibly with islands in the center. Conditions in K-Mart have not been discussed.

Anna Haines feels that is an important part and also an opportunity to beautify the area.

Chm. Halverson noted when we take control of Business Hwy. 51 from DOT, we will receive \$6.1 million in exchange for that control. We would like to start at North Point Dr. and move south. The first phase would preferably be from North Point Dr. to Fourth Ave. When the road would be reconstructed, medians, improvements, beautification, greening, street lights, would be incorporated into that and should feed into what the university is planning in 2010-2011 on Fourth Ave.

Jerry Moore noted he would like to keep the western 3' of frontage road all the way up, and keep it blacktop for a bike path.

Anna Haines asked what the process is and does it come back to this Commission.

John Gardner responded after this Commission, it moves to Public Works and Finance to retain consultants/engineers that would work out all the details. The Plan Commission has to make a recommendation on accepting right of way and you will then see what the actual design looks like. Plan Commission also makes recommendations on acquisitions as well.

Chm. Halverson noted this is in the TIF District. The initial financing would be that 50% of the construction would be borrowed off of the TIF and 50% would be special assessed to all of the affected property owners.

Jiyresh Panchel, representing Stay Inn & Suites, expressed concern that the road design is too close to his building and his signage. He has been working since February on an addition to his building and is wondering how this would be worked out.

Chm. Halverson stated the signage and right of way specifics would be negotiated by the consultant, city attorney and city engineer and you and your legal attorney. We will be as open as possible with communication with you, and as we move forward in the planning process, you can work with Don Popoff.

Brady Thrun, representing Perkins Restaurant, stated they are not in favor of this. We oppose funding improvements to aid a competitor. We have been here 24 years and this would lessen the value of our property to aid a competitor. When Perkins was built it was with the frontage road in mind. The back of our restaurant is used for dumpsters, etc. We have spent a lot of money, approximately \$230,000, on the building recently on improvements.

Reid Rocheleau, 408 Cedar St., stated traffic lights are necessary. If not, keep the frontage road and run it from North Point Dr. down to Maria Dr. Block off Academy. The \$6.1 million is for all of Bus. Hwy. 51. We shouldn't be spending it all on North Division St., south Bus. Hwy. 51 needs it too.

Ald. Brooks asked if the frontage road north of Scholfield Ave. would be closed, how will you establish that this proposed road is an actual road and not a parking lot, and will those businesses in the island have to be asked to have a front facing and rear facing facade that is more appealing to traffic.

Don Popoff responded the frontage road would be closed north of Scholfield Ave. The proposed road will have curb and gutter which will distinguish it and prevent cross traffic.

Chm. Halverson noted if street construction happens, they will not be asked to reposition their buildings because they are existing.

John Gardner read a letter from McDonald's Corporation to the Commission, Mayor and Don Popoff. They are unable to attend the meeting and expressed concerns that relocating the frontage road will 1) reduce their parking, 2) impact the original intent of their site design resulting in less efficient use of their property, 3) restricted access during and after the redesign of the frontage road, and 4) how this proposal would impact existing signage and whether current zoning restrictions would become applicable.

Jeffrey Metz, representing K-Mart, stated they are dedicating a portion of their property to improve the intersection. They have worked extensively with the city last year to develop this plan and collectively, between A & W and themselves, they spent in the neighborhood of \$50,000 developing these plans and a proposed CSM. Unless we come up with a conceptual plan that works for A & W, A & W goes away and all of this discussion is for naught. Our whole idea has ground to a halt. Plan A would still improve that intersection.

Chm. Halverson noted A & W was the catalyst for all of this. As a community, we have to look at all development from all perspectives. The short term solution does not address the future need of this entire area. While the K-Mart parking lot is mammoth, it creates for a lot of traffic mixing and has no real flow. A & W is critical to this entire development. The need for this to be studied and designed correctly transcends all of those property owners.

Dave Medin asked if any other businesses within that area objected to the short-term plan besides the city.

Chm. Halverson responded he wasn't aware of anyone aside from us raising a lot of flags that said when you have the traffic numbers that increase because of A & W or the numbers that increase because of any future development that might happen on either side of Division St., we were only able to gain stacking distance for two vehicles with the short term plan. Even without A & W we need stacking distance for more than two vehicles.

John Gardner stated we are not just looking at traffic volumes today but future traffic volumes.

Dave Medin questioned if there is a possibility that the consultant may be led to at least provide a plan that may not reduce the current right of way that we now have with the frontage road.

Chm. Halverson responded we are not going to limit what the consultant looks at.

Jerry Moore questioned if we can ask for something back from the consultant for next month.

Don Popoff responded he could expect a preliminary concept in two weeks, but the design details would not be worked out.

Daryl DeDeker noted he would like to see the city make the right decision even if it takes a month. We will be making a decision that will impact this community for a long time.

John Quirk stated he goes to all of these businesses all the time and has always wanted to see something done with this intersection. The real problem area seems to be from McDonald's parking lot down to the driveway. We don't use that driveway to proceed west because it is unsafe.

Jim Metco, representing A & W, stated they fully support the long range plan for this. It is the best solution for the safety and well being for everyone and growth of the community. This is a 3-D building that is drive in, drive through, and dine in. This is the old style with car hops that come to the car. They are asking for the opportunity to build this year.

Jami Gebert moved, seconded by Daryl DeDeker, to move forward with hiring a consultant, getting some cost estimates, developing a phasing plan, and keeping consistent contact with A & W and the other property owners, to get A & W built this year.
Ayes all; Nays none; Motion carried.

6. Adjourn - Meeting adjourned at 7:30 p.m.

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