

## City of Stevens Point Meeting Minutes

City Plan Commission

Monday, July 6, 2009

PRESENT: Chm. Mayor Halverson; Ald. Jerry Moore; Tony Patton; Jami Gebert; Anna Haines; Daryl DeDeker

ALSO PRESENT: Comm. Dev. Dir. John Gardner; City Assessor Jim Siebers; Ald. Mallison, O'Meara, Trzebiatowski, Molski, Stroik, & Brooks; Michael Mangin; David Glodowski; Leah Berlin; Brian Randall; Cindy and Terry Davis; Jim Metko; Po. Co. Gazette, Gene Kemmeter; St. Pt.

Journal, Nick Paulson

Index of these minutes:

1. Approval of the June 1, 2009 Plan Commission Minutes
  2. Consideration and Possible Action on Kwik Trip Store - 3533 Stanley St. a. Annexation b. "B-4" Zoning
  3. Consideration and Possible Action on Frontage Road From Academy Ave. to North Frontage Road Limit a. New access plan b. Request for identity sign - University Plaza c. Initiate road vacation d. License to occupy right of way e. Accept new right of way
  4. Adjourn.
1. Approval of the June 1, 2009 Plan Commission Minutes

Tony Patton moved, seconded by Jerry Moore, to recommend approval of the minutes of the June 1, 2009 meeting. Ayes all; Nays none; Motion carried.

2. Consideration and Possible Action on Kwik Trip Store- 3533 Stanley St. Map
  - a. Annexation
  - b. "B-4" Zoning

John Gardner reviewed the maps and surrounding land use and described how the property is currently connected to the Town of Hull. They have applied for and were granted a liquor license in the Town of Hull and the City will recognize that license for beer only. He noted the proposed use is consistent with the recently adopted City Comprehensive Plan and staff recommends approval of the annexation and "B-4" Commercial Zoning.

Ald. Stroik asked if they could put in a car wash?

John Gardner responded a car wash is a conditional use and would require Council approval.

Tony Patton moved, seconded by Jerry Moore, to recommend approval of the annexation request at 3533 Stanley Street and "B-4" Commercial Zoning.

Ayes all; Nays none; Motion carried.

3. Consideration and Possible Action on Frontage Road From Academy Ave. to North Frontage Road Limit -
    - a. New access plan
    - b. Request for identity sign - University Plaza
    - c. Initiate road vacation
    - d. License to occupy right of way
    - e. Accept new right of way
- Aerial Photo | Proposed Plan

John Gardner stated we have discussed the redesign of the Frontage Road at previous meetings and a special meeting was held with city representatives, property owners, and tenants of the area. The intersection with Academy is third in line for the number of accidents along Division St. due to the closeness of Frontage Road. Things may get more congested in this area with A&W, the gas station at Maria Dr./Division St. has been purchased by Kwik Trip, and the former fast food place at Academy/Division St. could also develop. There is the potential for a lot more new traffic.

He reviewed the four alternatives and noted staff prefers Alternate #2A which was developed as a result of discussions at the special meeting because it resolves the most traffic concerns. This alternative vacates the areas in front of the proposed A & W site, McDonald's, and Perkins sites and creates a third road entrance. This alternative will improve the access to University Plaza, sets up this corner for a full signalized intersection, and is cheaper to implement. McDonald's would be served by a temporary right-in, right-out from Division St. and temporary access to the University Plaza drive. The Division St. access to McDonald's will be closed on an agreed-upon date or when McDonald's rebuilds, whichever occurs first. Perkins would continue to be served by the Frontage Road access as well as an ingress-egress from University Plaza lane. The University Plaza sign would have to be relocated. The city reserves the right to make future changes to roads if traffic conditions warrant.

Jami Gebert asked if we are gifting the right-of-way access to the businesses along there?

John Gardner responded the city may hold the right of way in trust in which event if we vacate the land reverts to the adjacent owners without a fee. If the city owns the land then the city may have the ability to sell the land to the adjacent owners. There are utilities above and below the Frontage Road and a license or easement will have to be maintained to keep those utilities there. You won't see buildings in that right of way, but you may see landscaping or parking lots.

Anna Haines asked why Perkins will remain open onto Frontage Road.

John Gardner noted Perkins has indicated they don't want to change the access that they have worked so hard to get their customers used to. The dumpsters and grease traps are at the rear of the building and they want people coming in the front of the business.

Jami Gebert questioned how this helps the pedestrians coming across Division St.

John Gardner responded there is a sidewalk shown north/south along Division St. and has the potential to be extended down into the K-Mart site.

Chm. Halverson noted the redesign as you see it is \$116,000 and, with street lights, it is an additional \$140,000. For about \$250,000 you get all these improvements that allow A & W to build, alleviates a terrible traffic congestion problem at Frontage Road/Academy, help the general traffic flow of the entire area, ultimately allow University Plaza to grow and expand, and also have traffic lights at Academy to allow for redevelopment of the entire block to the south and west of Division St. It is a very inexpensive fix that doesn't harm any businesses and improves access for a lot of them.

Anna Haines asked if we are risking shifting the accident point to a new opening.

John Gardner responded we have not done a comprehensive analysis of what kinds of accidents are happening at the Academy intersection. We are looking at a right turn lane at the intersection and traffic signals which should help. There also should be less traffic at the new intersection. And when installed the traffic signal at Academy should provide some breaks in the traffic which should help egress from the Plaza Lane.

Tony Patton suggested a left turn lane at the private drive coming from the north.

Ald. O'Meara expressed two concerns: 1) median opening should be wider than 16' to accommodate the length of a car waiting in the median, and 2) not vacate the Frontage Road because of the utilities, sidewalk, snow pick-up, and the site triangle. Approve the site plan, but don't vacate.

Cindy Davis (Rocky Rococo) suggested a mountable median such as the one south of Maria Drive.

Brian Randall (Attorney representing K-Mart) stated they appreciate how helpful the city has been during this process. They have concerns with the lack of a traffic study for the existing intersection and the proposed intersection, and if the quoted project cost includes such things as any property acquisition and cost of traffic signals. He asks that these questions be kept in mind before you approve any of the elements of agenda item #3 tonight.

Brady Thrun (Perkins) stated they are in favor of this plan and indicated their plans for the vacated portion is for landscaping.

Jim Metko (A&W) stated he has built a lot of restaurants and attended a lot of public meetings, and he can't think of a city that has worked more diligently and cooperatively as this city and commends the city on their efforts.

John Gardner noted the options for the commission tonight are: 1) vacate, 2) give a license to occupy, and 3) do none of the above and keep it as right of way.

Jami Gebert questioned if the commission will review the site plan for A&W.

John Gardner responded review is not required because it is zoned appropriately. If you give them the right to occupy with license, they may start site planning after council approval. If you say no to that, they will site plan with the smaller site in mind.

Jami Gebert noted she likes the idea of occupying by license. She doesn't want to see just pavement. She would be disappointed if we gave them access to that and then it was just a parking lot.

Jerry Moore noted he prefers maintaining the right to occupy with license and not vacating.

Tony Patton moved, seconded by Jerry Moore, to recommend approval of the Frontage Road from Academy Ave. to North Frontage Road Limit with a. new access plan, b. identity sign for University Plaza, c. initiate road vacation, d. license to occupy right of way, and e. accept new right of way. Ayes all; Nays none; Motion carried.

4. Adjourn. Meeting adjourned at 6:55 p.m.

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