

Meeting Minutes

City Plan Commission

Monday, June 2, 2008 PRESENT: Chairman Mayor Halverson; Karen Aldinger; Ann Shannon; Ald. Jerry Moore; Tony Patton; Fred Steffen (Excused, Lois Feldman)

ALSO PRESENT: Comm. Dev. Dir. John Gardner; Ald. Myers, Molski, Heart, Slowinski, Trzebiatowski, Stroik; Katy Matthai; Mark & Anna Hilliker; Erin Andrews; Diane Keller; Jami Gebert; Mary Ann Laszewski; Reid Rocheleau; Wendy Zurawski; Scott Sleeter; Russell Trzebiatowski; Ryan Barz; Bob Kirschling; Thomas Haulfmann; Tom & Barb Reichelt; Hans Hofmeister; Heidi Okray; Eric Hofmeister; Gene Kemmeter, Po. Co. Gazette; Patrick Thornton, Stevens Point Journal

Index of these Minutes:

1. Approval of the Minutes of the May 5, 2008 Plan Commission Meeting
2. Sale of Approximately 2.5 Acres of Land Located in the 1000 Block of Centerpoint Drive to Central Wisconsin Children's Museum
3. Accept 1.1 Acres of Land Along N. Wilshire Blvd. for Green Circle Trail
4. Conditional Use - 2102 Strongs Ave. - Applying Traditional Neighborhood Setbacks to New Garage Construction
5. Rezone Area Northeast of Falcon's Cove in Eagle Pointe Subdivision from "R-LD" Low Density to "R-1" Suburban Single Family
6. First Addition to Eagle Pointe Subdivision
7. Site Plan Review - 5370 Highway 10 East
8. Tax Increment District - Spectra Print Property - 2301 Country Club Drive

1. Approval of the Minutes of the May 5, 2008 Plan Commission Meeting

Jerry Moore moved, seconded by Tony Patton, to recommend approval of the May 5, 2008 Plan Commission minutes. Ayes all; Nays none; Motion carried.

2. Sale of Approximately 2.5 Acres of Land Located in the 1000 Block of Centerpoint Drive to Central Wisconsin Children's Museum

John Gardner provided slides showing the site and noted the 2.5 acres represents approximately one-half of the existing site.

Katy Matthai, Exec. Dir. Of the Central Wisconsin Children's Museum, explained they are a nonprofit organization and their mission is to provide a family-based discovery place for children and adults where play is the key. They are not a drop-off facility but a place for children and caregivers or adults to learn through play. They opened in 1997 with 1,100 sq. ft. and served 3,000 visitors. They are now over 5,000 sq. ft. and will serve probably 20,000 visitors or more in 2008.

Mark Hilliker, board member and co-chair of the capitol campaign, stated they have put together a strategic plan, feasibility study, and space and exhibit planning. We are undertaking a fund raising project for a 15,000 sq. ft. facility on a 2.5 acre piece of land that would provide for Live Globally-Think Globally emphasis, expanded programming, operational expenses, and build an endowment that would help us with our operational costs in the future. We want to be downtown because of public transportation, the many daycare facilities in the downtown area that utilize the facility, and the potential for collaboration of museum district and public common space. We ask that you give favorable consideration to this 2.5 acre site for our expansion.

John Gardner noted he checked the DNR web site that has all the open and closed environmental projects. There were two projects that were closed on this site. There is a restrictive covenant on the property that restricts groundwater use. If groundwater is pumped for construction of foundations/basements, you have to test the groundwater first and any constituents found would have to be disposed of probably through a sanitary sewer.

Tony Patton noted this looks like a prime location right across from the mall and wondered if this site wouldn't be a good location for a private use.

Chm. Halverson noted it is a very marketable piece of property and if something was going to happen, it would have already. We feel the site is appropriate for the museum a) for the city to help financially move the project forward and b) to be in a position to secure a destination of this magnitude in downtown we thought was appropriate for the city to engage at this level. Generally speaking, the city would acquire the entire vacant parcel (we would also have 3+ acres on that same block to develop for other private uses). This would be one way for us to maintain a large civic connection which is very important for downtown revitalization. We feel that given the momentum that this would create for this area, downtown revitalization doesn't have to be focused purely on the mall.

He further noted the city would acquire the entire property for \$550,000 and we would be turning over one-half of it, so a little over \$250,000 would be the investment which would be internally realized by the children's museum as far as the value of the property. An additional public space is a conceptual project that we are looking at with the children's museum as well as the possible collaboration of the UWSP Natural History Museum on the site. This would allow a large public space to be built that would allow for public use during inclement weather. This would provide a substitute for the central space in the Centerpoint Mall should that space no longer be available.

Jerry Moore noted he liked the project at this site because it would be a nice buffer between the downtown and the neighborhood to the north.

Karen Aldinger felt it would bring a lot of people to the downtown area.

Chm. Halverson noted its focus as a civic and cultural destination is the very reason for us to do this.

Ann Shannon moved, seconded by Fred Steffen, to recommend approval of the sale of approximately 2.5 acres of land located in the 1000 block of Centerpoint Drive to Central Wisconsin Children's Museum with the exact dimensions to be determined, the design of the building be a signature building, demonstration of the ability to complete the building and start construction Spring of 2009, the City explore the addition of public space to the Museum, and restrictive covenants, if any, be brought back to the Plan Commission for final review.

Fred Steffen questioned how the remaining 75,000 sq. ft (the balance of the site not including the building) would be utilized.

Mark Hilliker responded it would be used for outside exhibits, future expansion, and parking for cars and buses.

Fred Steffen felt any buses should stay out of the residential neighborhood and access the property from Centerpoint Drive.

Ald. Myer felt this would be a great addition to the neighborhood and asked the commission to approve it.

Ann Shannon noted timing is important because there has been conversation in our community about building a children's museum. She commends the city for moving ahead.

Mary Ann Laszewski noted she understands there will be no site review of the final design of the building.

John Gardner noted the restrictive covenants will be brought back to the Commission for final review. Review of the building will depend upon whether there is any request for city participation and if any conditions are placed on the sale of the land. It is in the Design Review District and must be reviewed by the Historic Preservation Commission.

Ayes all; Nays none; Motion carried.

John Gardner noted he has worked with the volunteers on this project as well as the volunteers on the Green Circle Trail project and these are both good examples of what volunteerism can accomplish and that is what makes the community special.

3. Accept 1.1 Acres of Land along N. Wilshire Blvd. for Green Circle Trail

John Gardner reviewed the aerial photo and stated the Green Circle Committee owns in fee simple the right of way for the pathway. They are asking the City to accept the land that is in and they can proceed with construction of that portion of the trail.

Fred Steffen moved, seconded by Tony Patton, to recommend acceptance of 1.1 acres of land along North Wilshire Blvd. for the Green Circle Trail.

Ayes all; Nays none; Motion carried.

4. Conditional Use - 2102 Strongs Ave. - Applying Traditional Neighborhood Setbacks to New Garage Construction

John Gardner reviewed the aerial photo and stated the owners want to replace the existing garage with one that is about twice the size on their 72' x 79' lot. We approved the same type of request on a property nearby once the lot lines were established. We have worked with the owner on the lot lines and feel comfortable recommending approval.

Karen Aldinger moved, seconded by Jerry Moore, to recommend approval of the conditional use request to construct a garage 1 ft. from the rear lot line and 1 ft. from the side yards lot line at 2102 Strongs Ave. based on compliance with the Conditional Use Standards with the condition that the owner identify the property line and retain storm drainage on site. Ayes all; Nays none; Motion carried.

5. Rezone Area Northeast of Falcon's Cove in Eagle Pointe Subdivision from "R-LD" Low Density to "R-1" Suburban Single Family

6. First Addition to Eagle Pointe Subdivision

John Gardner stated the first request is for rezoning. When the subdivision was developed, the remainder of the undeveloped land was left in low density zoning. We recommend the portion being developed now be rezoned to Suburban Single Family. We also recommend approval of the plat. Nothing has changed from the first approval. The developer has been working with the city to make sure the utilities are installed correctly.

Fred Steffen moved, seconded by Jerry Moore, to recommend approval of rezoning the area northeast of Falcon's Cove in Eagle Pointe Subdivision from "R-LD" Low Density to "R-1" Suburban Single Family and approval of the first addition to Eagle Pointe Subdivision with the following conditions/restrictions: 1) drainage plans be submitted which will demonstrate to the satisfaction of the city that increased storm water created by the development is directed to approved means of disposal including the lake and that those means of disposal have adequate capacity to accommodate the drainage. 2) drainage from adjacent parcels is not interrupted or ponded, 3) wetland mapping by the Army Corps of Engineers does not result in unbuildable lots or roads, 4) utility and road construction is to city standards and is paid by the developer, 5) a park fee of \$250 per lot be paid to the city prior to recording of the plat, 6) drainage ditches be constructed and provisions made to prevent filling of the ditches, 7) provisions be included to extend sewer and water to the four (4) roads extending to the north and northeast of the plat, and 8) wetland delineation be included on the final plat. Ayes all; Nays none; Motion carried.

7. Site Plan Review - 5370 Highway 10 East

John Gardner reviewed the site plan which was developed when the property was annexed into the city. Frontage roads were discussed and rejected because of property owner opposition and the existing commercial development. The City adopted a Highway Access Plan for aligning driveways. Traffic is a big issue here. Phase I is the new L-shaped building, with Phase II removing two old buildings and constructing one new building. The buildings would be brick with decorative veneer. The site plan for Phase I meets the parking and driveway requirements. The police and engineering departments have reviewed the circulation and access and have recommended approval. Staff recommends approval of Phase I with the following conditions: 1. Site plan be developed as shown on the attached site plan. 2. The parking lot island at the southeast corner of the new parking lot be constructed in phase one and not wait until phase two to better control internal circulation. 3. The Commission consider requiring the plan conform to the Highway Access Plan and eliminate the middle access point in Phase One and not wait until Phase Two. 4. Plan Commission review any screening requirement to the north and east. East is Highway Commercial zoning and perhaps no screening should be required. North is residential zoning with an exceptional setback and a drainage easement. Dumpsters and cars will be stored on the north and east of the building. 5. Approval of storm water plan.

Russell Trzebiatowski noted the retention pond will be located north of the parking lot.

Fred Steffen moved, seconded by Tony Patton, to recommend approval of the proposed site plan for Phase I for redevelopment at 5370 Hwy. 10 East as presented with the following conditions: the property be developed as shown on the attached site plan, and screening be provided to the north and east as required by the parking screening ordinance. Ayes all; Nays none; Motion carried.

8. Tax Increment District - Spectra Print Property - 2301 Country Club Drive

John Gardner stated this is more of an update; we are not looking for a motion to create the TIF district today. He noted the proposal is for two-family units along Carol's Lane adjoining the residential neighborhood to the north with the interior lots east of the main building reserved for commercial and/or industrial. One issue to be resolved is the property located south of the town park which is zoned industrial and has a restriction on the deed that says the property can only be used for single family, multifamily, or a highway sign. The city doesn't allow single family under industrial zoning and multiple family use is a conditional use. The owners of Spectra Print are working with the Kirschling family to try to deal with that restriction. The proposal is to make a public road to the east of the main building and provide for the eventual underpass at the railroad

intersection. The discussion regarding the public road is to make it a very long cul-de-sac not connected to the subdivision to the north, with the ability to make a connection for emergency vehicles only. A TIF district is being discussed to implement these plans. All sewer, water, gas, and telephone would have to be provided as well as some street work.

Ann Shannon stated she has been in favor of keeping it commercial and industrial.

Chm. Halverson noted it represents an ability to revitalize the site in a way that is palatable to the neighbors and creates a micro business park. He noted there are two goals with the cul-de-sac. 1) prohibit heavy internal traffic emptying onto Carol's Lane and 2) providing emergency access or temporary access during construction on Country Club Dr.

Fred Steffen questioned if we are looking at an overpass or underpass.

John Gardner responded an overpass would take up more space and would impact the golf course more. An underpass will be a difficult construction project due to the need to keep the train operating during construction.

Chm. Halverson stated an overpass has been ruled out because it would start on Carol's Lane and all traffic from that site would pour through Carol's Lane. The underpass is the only way it would work. It will be difficult but workable and would be north of \$10 million for an underpass. That is why the ability to capture some increment off this development will be very important.

Chm. Halverson moved, seconded by Fred Steffen, to direct staff to move forward and bring all specifics and financial ramifications and start the TIF process, very similar to the Travelguard project, to start immediately in July and move forward with the necessary statutory guidelines as far as timeframe.

Mary Ann Laszewski noted she is in support of creating the TIF district for the Spectra property. She expressed concern with: 1) allowing multiple family as a conditional use in industrial zoned properties, 2) the internal road not exit onto Carol's Lane, and 3) discussing details before financing and approval.

Reid Rocheleau also supports creating the TIF and keeping multiple family out of industrial areas. He feels the public road should be looped back out to Country Club Dr.

Ayes all; Nays none; Motion carried.

Meeting adjourned at 7:10 p.m.

Meeting adjourned at approximately 4:25 p.m. The meeting minutes reproduced on this website are derived from the computer files used to produce the official minutes for the City of Stevens Point, but are unofficial. The minutes on this web site cannot be certified under s. 889.08, Wis. Stats., and cannot be considered prima facie evidence under s. 889.04, Wis. Stats. Certain tables, maps, and other documents that are a part of the official minutes are not included in the files reproduced on this website. Please consult the printed minutes, available in the City Clerk's Office, for the official text. The decisions made by City of Stevens Point boards, committees, and commissions (other than the Police & Fire Commission) are advisory only and are not binding on the city until affirmed at a meeting of the Common Council. Some of the minutes on this web site might not be approved by the Common Council as of today.

Bottom of Form