

Meeting Minutes

City Plan Commission

Monday, July 7, 2008 PRESENT: Chm. Mayor Halverson; Ald. Jerry Moore; Tony Patton; Karen Aldinger; Ann Shannon; Lois Feldman; (Fred Steffen excused)

ALSO PRESENT: Comm. Dev. Dir. John Gardner; Assessor, Jim Siebers; Ald. Molski, Stroik, Hanson, Heart, Slowinski, Trzebiatowski, & Brooks; Bob Wells; Tom Wood; Margaret Gavinski; Edith Pankowski; Cris Harris; Ernest Salibi; Dave & Bonnie Quimby; Bill & Marion Kolinski; Jacqueline Osowski; Arthur Heinz; Bernice Sevenich; Cathy Dugan; Norma Ronbalski; Bob Kirschling; Jerry Kirschling; Laurel Hoeth; Rich Sommer; Tom Haulfmann; Bob Woehr; Reid Rocheleau; Cindy Solinsky; Don Schill; Joan Garski; Dan & Jessica Bemowski; Bobby Gavinski; Chris Piotrowski; Ed Rusin; Caren Heft; Gene Kemmeter, Po. Co. Gazette

Index of these Minutes:

1. Approval of the Minutes of the June 2, 2008 Plan Commission Meeting
2. Expansion of Traditional Neighborhood Development Overlay District to Include the Area Between Main St./Minnesota Ave./Ellis St./Michigan Ave.
3. Conditional Use - 2409 Clark St. - Applying Traditional Neighborhood Setbacks to Construct a New Garage
4. Conditional Use - 1201 West River Dr. - Applying Traditional Neighborhood Setbacks to Construct a Single Family Home
5. Conditional Use - 2608 Water St. - Request to Operate a Recycling Operation
6. Conditional Use - 2608 Water St. - Request to Operate a Concrete Plant
7. Apartment Approval - Village of Plover
8. Conditional Use - 3101 Whiting Ave. - Request to Construct Multiple Family Development
9. Conditional Use - 701 Mason St. - Request to Operate a Landscaping Business
10. Creation of Tax Increment District 8 - 2119 and 2301 Country Club Dr.
11. Reduced Setback Overlay District for Division Street Tax Increment District 6

1. Approval of the Minutes of the June 2, 2008 Plan Commission Meeting

Ann Shannon made a correction to her comment on page 3 which should read: "... timing is important because there has been conversation in other communities about building a children's museum."

Karen Aldinger moved, seconded by Jerry Moore, to recommend approval of the June 2, 2008 minutes as corrected. Ayes all; Nays none; Motion carried.

2. Expansion of Traditional Neighborhood Development Overlay District to Include the Area Between Main St./Minnesota Ave./Ellis St./Michigan Ave.
3. Conditional Use - 2409 Clark St. - Applying Traditional Neighborhood Setbacks to Construct a New Garage

John Gardner noted he would like to talk about items #2 & #3 together. If item #3 is not approved, item #2 becomes mute. This block was not included in the TND ordinance which only affected blocks west of Michigan Ave. The ordinance allows a lesser setback when it doesn't impact the neighbors. He presented photos of the property showing that the proposed garage location would be right next to the neighbors' bedroom windows. Other locations for the garage have been considered by the owner but she does not want to lose her back yard or any trees. Staff recommends not allowing the garage because of the impact on the neighbors' property. The proposed garage would impede light and air for the neighbors.

Caren Heft, 2409 Clark St., stated after last winter, she doesn't feel she can manage without a garage anymore. She understands that she has the right for a privacy fence on the property line which would be even closer to the bedroom windows than the 4' setback allowed for the garage.

Lois Feldman questioned if there is a height limitation for a fence.

John Gardner responded the fence could be 6'-10' high and right on the property line.

Ann Shannon moved, seconded by Karen Aldinger, to recommend denial of the request to construct a new garage at 2409 Clark St. Ayes all; Nays none; Motion carried.

4. Conditional Use - 1201 West River Dr. - Applying Traditional Neighborhood Setbacks to Construct a Single Family Home

John Gardner reviewed the area and site plan. The proposed setbacks are 25' from West River Dr. and 12.4' from West Cornell Ave. For purposes of disclosure, this request is submitted by the City Assessor. The reason for the proposed setbacks is to provide more separation from the neighbors and keep some of the view. The garage setback is proposed for 1' setback from the alley and 1' sideyard setback.

Jim Siebers, owner of 1201 West River Dr., stated with the right configuration, this proposed home could have a view of the river. He proposes to push the house as far north as possible and push the garage as far south as possible. The homes located on the corners across the street have sideyard setbacks of 9' and he is asking for a 12.4' setback.

Karen Aldinger questioned the 1' setback from the alley.

John Gardner responded the 1' setback in this particular case will be alright because the garage doors do not face the alley.

Karen Aldinger moved, seconded by Lois Feldman, to recommend approval of the conditional use as requested to construct a single family home at 1201 West River Dr., based on compliance with the conditional use standards, with a 1' garage setback from the alley, a 1' garage setback from the side property line, and a 12.4' setback from West Cornell Ave.

Ald. Heart questioned whether it is a good idea to add another driveway onto that street with the traffic for the park.

John Gardner responded we require space for a car to park in front of a garage door if it faces the alley.

Jim Siebers noted he is willing to take the driveway from the farthest line and skirt it to the corner of the yard. This would give room to park in front of the garage but still come off the alley.

Ayes all; Nays none; Motion carried.

5. Conditional Use - 2608 Water St. - Request to Operate a Recycling Operation

John Gardner reviewed the area and stated the recycling business has outgrown their present building and they propose to move to another building with more indoor storage at the same site and include a semi trailer to store materials. The access would be off Water St. instead of Francis St. The neighbors have had no problems with the current operation and staff recommends approval.

Joe Kozicki, owner of recycling operation, noted they have outgrown their current facility. At the end of the first year we received approval for the semi. The new location will make the operation more efficient.

Ann Shannon questioned whether the semi could be screened from Water St.

Joe Kozicki responded he wouldn't be opposed to that and would talk to the landlord.

Karen Aldinger noted it is an improvement with regard to impact on the residential area.

Reid Rocheleau, 408 Cedar (Whiting), stated he supports the request with a two-year sunset clause. You should reward people that follow the rules. He suggests a condition that they purchase aluminum, brass and copper only with no iron and the semi have no advertising.

Karen Aldinger moved, seconded by Ann Shannon, to recommend approval of the conditional use as requested to operate a recycling operation at 2608 Water St. based on compliance with conditions #1, 2, 3, 6, 7, of the Conditional Use Standards, with no outside storage, and a two-year sunset clause.

Bonnie Quimby, 2832 Water St., questioned how the semi's access that location. We have a lot of trucks going past our house and it is a no truck route.

John Gardner responded Mr. Kozicki doesn't run the trucks, but the trucks probably take the shortest route which could be Business 51 to Francis and into the shop.

Ald. Stroik wanted to publicly thank Mr. Kozicki for honoring his word. We haven't had any complaints and he runs a neat, clean and well-kept operation.

Ayes all; Nays none; Motion carried.

6. Conditional Use - 2608 Water St. - Request to Operate a Concrete Plant

John Gardner stated this is the same location as the recycling operation but further down on the site. The exit would be to the south down Whiting Ave. to HH. There is a cable gate across the exit onto Whiting Ave. and Mr. Rusin agreed to include a requirement that the cable would go up at the end of the day. This is residential use adjacent to industrial which is always an issue however there is an unusual depth of woods that separates the actual use of residential from the actual use of industrial. The apartments and two homes are adjacent to the industrial zoned land at the south end of the property. The proposed plant would be 40'-50' tall with a conveyor belt. Initially, the proposal could be 4-6 trucks per day depending upon how much business is done per day. Some trucks will deliver raw materials to the site and other trucks will deliver finished product.

Ed Rusin, 1681 North Second Dr., stated one company pretty much controls the area and feels they need some competition. He feels one truck will take care of the delivery service. Stockpiles will be close to the tracks.

Edith Pankowski, 2331 Aspen Lane in Plover, stated she owns the adjacent apartment complex at 800 Whiting Ave. and is opposed to the request. The concrete plant would put a huge burden on her property, her tenants, and the surrounding residential neighborhood because of noise, dust, blowing sand, additional traffic, beeping noises of trucks backing up, and heavy equipment. The request does not meet conditional use standards #1, #3, and #4.

Dave Quimby, 2832 Water St., stated we are still getting trucks at all hours even after the "no truck route" signs were put up. Something needs to be done. More people need to be notified on these types of requests. County Concrete does have competition and we don't need this type of business in the backyard.

Marion Kolinski, 2804 Water St., stated her wooded property is adjacent to this site. We have enough to put up with on Water St. with the trucks. Our pictures and lamp shades are moving. That is enough to contend with. Dust will come into our homes if we open the windows. We pay our taxes just like everybody else in Stevens Point and we should get a break. It will be hard to sell our homes with this operation here.

Reid Rocheleau stated the truck route designation was taken off Water St. but trucks continue. There will be more trucks with this operation. We don't need this kind of development in this area with the noise, trucks, and dust. It belongs out in the country.

Jessica Bemowski, 2833 Water St., agrees with Ms. Pankowski and Mr. Quimby. We don't want this plant because of the dust, noise, and trucks.

Chris Piotrowski stated the property is zoned industrial and the zoning gives Mr. Rusin the right for his business. He knew the property was industrial when he bought his property. The "no truck route" sign is not posted well by the Clark St. bridge and needs to be enforced.

Bob Woehr, 727 Second St., noted if this is approved, he suggests 1) Whiting Ave. be the only in-out route for the plant, and 2) protection for any groundwater contamination from the concrete.

Norma Jean Rombalski, 3140 Whiting Ave., stated there is already a lot of truck traffic, noise, and dust. She is concerned about safety for the kids on Whiting Ave.

Joan Garski, 800 Francis St., stated she owns one property on Francis St. where she lives, and another on Prairie St. for her child care center. She has school buses that drop off kids and the trucks don't stop now. We don't need more dust and noise in our neighborhood.

John Gardner noted, in response to several questions, we are not required by law to send notices of the meeting. We do it as a courtesy to the neighbors. We also put signs in front of the properties announcing that a conditional use request has been made and to call our office if anyone has questions.

Ald. Stroik noted many of the homes and apartments came after the industrial use was established many years ago.

Ed Rusin noted there is a minimal amount of dust from the system.

Chm. Halverson noted we have several issues: traffic, land use, and truck route. It is clear that the Clark St. bridge needs a more aggressive sign and we will examine that. If approved, he agrees with screening on the easternmost property line, only using the entrance to the south, and sealing the gate after hours of operation. The situation is unique because the depths of the lots are much deeper than the average residential lot, especially between the plant and the houses. The dust and noise is something that we have to address.

Jerry Moore questioned how early the plant would be opened up.

Ed Rusin responded normal hours would probably be 7:00 a.m.-5:00 p.m..

Responding to a question, John Gardner noted to his knowledge, we have not received a lot of complaints about dust and noise from the concrete plant at Michigan/Patch Streets.

Ald. Trzebiatowski noted he has not received any complaints about dust at the Patch St. plant.

Lois Feldman questioned if the conveyor is covered.

Ed Rusin responded the conveyor is an open system.

Jerry Moore noted he is unsure how to vote mostly because we are unsure what the intent for this area was and we don't understand the concrete business well enough.

Ann Shannon noted we need additional land for these types of businesses.

Tony Patton moved, seconded by Ann Shannon, to recommend approval of the request to operate a concrete plant at 2608 Water St., based on compliance with the conditional use standards with the following additional conditions: 1) hours of operation be from 6:00 a.m. - 6:00 p.m., 2) conveyor be enclosed, 3) no truck traffic to the north, entrance/exit only to the south to Whiting Ave. to Riverview Ave., 4) gate on Whiting Ave. be closed after business hours, 5) screening between the apartments and residents on the southern end of the property, and 6) conditional use to expire one year from the date of approval.

Ayes Patton, Shannon, Aldinger, Chm. Halverson Nays, Feldman and Moore.
Motion carried.

7. Apartment Approval - Village of Plover

John Gardner stated there was an apartment project that was approved in Plover which was very similar to the one entertained in Stevens Point. He is simply noting that it was not covered by the media. The point is the city does not control the market. No action required.

Reid Rocheleau noted this is to influence the Commission for the next vote. This was an entirely different development.

8. Conditional Use - 3101 Whiting Ave. - Request to Construct Multiple Family Development

John Gardner reviewed the zoning, wetlands, and land use in the area. The request is for 6 buildings for a total of 80 living units with some of the garages along the railroad tracks to separate the complex from neighbors and the railroad. Most of the site will be regraded and will result in the loss of trees. Parking requirements are met. Access is by crossing the railroad tracks. The owner is negotiating the access rights with the railroad now. The owner has been unable to secure access along HH because there is a controlled access within the triangle with the intersection and the railroad tracks. He suggests widening the access to allow one lane in and two lanes out, one left lane out, and one right lane out. Access to the county property has been discussed as an alternate and if it were put in, it would be a bonus. City engineering has given tentative approval for the drainage. The Police and Fire Departments have no objections.

Tom Wood, Harris & Associates, noted this type of development has been built all over the state. They have reduced the number of units from 96 to 80 to accommodate green space and wetlands. The site will be open but we are leaving the wooded area along Riverview Ave. Landscaping will be added before the project is completed. We have an executed but not recorded agreement with the railroad. Utilities come from Riverview Ave.

Cindy Solinsky, 3064 Water St., provided history of the area with regard to wetlands. She questioned the possibility of a playground or park, or dividing the parcel and breaking up the lots. There will be more trucks on Whiting Ave. from the concrete plant and there are no sidewalks.

Reid Rocheleau noted there could be some liability for the city if a train hits cars stopped on the railroad tracks. If the train blocks that crossing, they are effectively cut off from exiting and emergency vehicles from coming in. Put some conditions on this.

Chris Piotrowski questioned whether we need more apartments. There are a lot of rental signs around and many of these vacant older properties are being let go.

Bob Woehr recommends denial of this particular design and have the developer come back with something that deals with better traffic flow and emergency vehicle access.

Mary Ann Laszewski noted in recent years, we have seen 700-800 more rental units. Other communities have also seen a huge increase in the rental market. Students are moving into the new units and the older rentals are being left vacant and property values dropping. Incentives should be made available to help restore these vacant rental homes back to single family homes.

Bernice Sevenich, 1324 Fourth Ave., questioned where all the jobs are coming from to support all these new apartments. Unless we can stimulate

the job market, we won't need all these apartments. The one access needs to be looked at.

Ald. Stroik noted with the proximity of this site to the railroad tracks, lack of cul-de-sacs at the end, and how a fire truck would get around buildings 5 & 6, he doesn't feel this plan is ready for approval. It should be tabled or shut down for a better plan.

Cindy Solinsky, 3064 Water St., expressed concern with snow removal and further noted there are 8 different apartment complexes in our neighborhood and all of them have for rent signs.

Norma Jean Rombalski, 3140 Whiting Ave., agrees with everyone that is opposed to this request and expressed concern with trees disappearing and the wetlands encroached upon. The additional traffic from the concrete plant and this proposed development with no sidewalks is unsafe.

Jerry Moore moved, seconded by Karen Aldinger, to deny this request.

Jerry Moore noted he moved to deny because this property needs two access points for people to get through and emergency vehicles. He is disappointed that the police and fire departments signed off on this.

Tom Wood noted they are entitled to do this development on this multiple family zoned property and it is compatible with the neighborhood. They will build a second driveway onto Riverview Ave. that will be paved and maintained all year long with a gate for emergency access only. We want to leave as much green space as possible and the property will be fully landscaped upon completion. There is plenty of room for stockpiling snow.

Chm. Halverson noted the site is properly zoned. His concern with the project is the one entrance. The train traffic is extremely low but is a valid question. He will vote against the motion to deny only in wanting to place the condition of an easement is granted for emergency use only to the Ruth Gilfry Center, or an emergency access is established to the southern boundary onto Riverview Ave. The other condition would be additional screening along the easternmost property line. It is not our job to determine the market capabilities that this community can handle. If the market was not driving this type of construction, this person would not be before us for this development.

Jerry Moore and Karen Aldinger withdrew their motion to deny and could approve it if emergency access is granted.

Chm. Halverson moved, seconded by Lois Feldman, to recommend approval of the request to construct multiple family development at 3101 Whiting Ave. with the following conditions: 1) occupancy limit of a family or 2/unit plus 32 additional tenants, 2) drainage plan to be approved by the engineering dept., 3) all other city standards are met, 4) additional landscaping and screening on the easternmost property line, 5) a fee in lieu of parkland dedication be required, 6) the access point at Whiting Ave. is improved with paved access, a radius adequate to accommodate turning traffic and be widened to allow for two exit lanes and one entrance lane (contingent upon railroad approval) and 7) an easement to the north onto the Ruth Gilfry site for emergency access only and/or emergency access is allowed to the south onto Riverview Ave. for emergency access only.

Ayes all; Nays none; Motion carried.

Tom Wood noted if we don't get the access, we don't get our conditional use.

Ald. Molski feels the occupancy of a family or two unrelated persons per unit is plenty. We enforced it on Doolittle and we should do the same here.

9. Conditional Use - 701 Mason St. - Request to Operate a Landscaping Business

Request withdrawn.

10. Creation of Tax Increment District 8 - 2119 and 2301 Country Club Dr.

John Gardner reviewed the 9 projects that would be a part of the TIF. If these are satisfactory to you, we are looking for approval to go ahead with the public hearing.

Lois Feldman moved, seconded by Ann Shannon, to recommend the creation of Tax Increment District 8 for 2119 and 2301 Country Club Dr. and go to a public hearing in August.

Gerald Kirschling noted he has his offices at 2119 Country Club Dr. and is in negotiation to purchase the balance of the property back. The property has all the utilities it needs and doesn't have to be included in the TIF. He requests taking 2119 Country Club Dr. out of the district.

Reid Rocheleau expressed concern with tax dollars to support these ventures. Who all is involved in this TIF? What are the boundaries? Give it more thought and get this right.

Mary Ann Laszewski expressed concern with not getting a return on our investment until the taxes exceed what we paid for the TIF. She suggested a motion to remove multiple family as a conditional use in industrial zoning.

Eric Hofmeister noted they will be paying the taxes as they go per the development agreement. Duplexes are an excellent buffer. Cul-de-sac is a win/win situation. TIF will include Country Club Dr.

Ald. Stroik questioned if the plan is locked in place or can changes be made.

John Gardner responded the plan can be changed.

Laurel Hoeth, 1929 Mary's Dr., stated they can live with the duplexes along Carol's Lane. She supports the new plan.

Tom Haulfmann, 5316 Carol's Ln., supports the new plan with the duplexes and the cul-de-sac for emergency purposes.

Ayes all; Nays none; Motion carried.

11. Reduced Setback Overlay District for Division Street Tax Increment District 6

John Gardner noted this is a discussion item. He provided slides showing existing buildings along Division St. The current building setbacks are 25'. He suggests buildings closer to the street makes a better streetscape than parking lots and asks Commissioners to consider allowing smaller setbacks in commercial areas. Drive around town and look at existing buildings.

Meeting adjourned at 9:30 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