

Meeting Minutes

City Plan Commission

Monday, June 4, 2007

PRESENT: Chm. Mayor Halverson; Ald. Jerry Moore; Karen Aldinger; Ann Shannon; Lois Feldman; Jeff Zabel; Fred Steffen  
ALSO PRESENT: Comm. Dev. Dir. John Gardner; Ald. Hanson, Slowinski, Trzebiatowski, Molski, Stroik, Heart, and Barber; Joe Kozicki; Damon Kozicki; Cathy Dugan; Ron and Betty Nowacki; Guillermo and Carol Penafiel; Bob Woehr; Gene Kemmeter, Po. Co. Gazette

Index of these Minutes:

1. Convene Meeting at 4:30 p.m. at Lincoln Center Parking Lot

2. On-Site Tour to visit the following properties:

332 Walker St. (Approx. 4:45 p.m.)

318 Washington Ave. (Approx. 5:00 p.m.)

2009 Main St. (Approx. 5:15 p.m.)

801 Francis St. (Approx. 5:30 p.m.)

3. Reconvene at 6:00 P.M. at Multi Purpose Room - Lincoln Center

4. Approval of the May 7, 2007 Plan Commission Minutes

5. Vacate a Portion of Krembs Ave. Between Joern's Dr. And Coye Dr.

6. Conditional Use - 332 Walker St. - Construct an Addition to the Front of the Home using Traditional Neighborhood Setback Ordinance

7. Conditional Use - 318 Washington Ave. - Construct a Garage using Traditional Neighborhood Setback Ordinance

8. Conditional Use - 2009 Main St. - Construct a Garage using Traditional Neighborhood Setback Ordinance

9. Conditional Use - 801 Francis St. - Operate a Recycling Center

1. Convene Meeting at 4:30 p.m. at Lincoln Center Parking Lot

2. On-Site Tour to visit the following properties:

332 Walker St. (Approx. 4:45 p.m.)

318 Washington Ave. (Approx. 5:00 p.m.)

2009 Main St. (Approx. 5:15 p.m.)

801 Francis St. (Approx. 5:30 p.m.)

Plan Commissioners rode in three vehicles (2 Commissioners in one vehicle, 2 Commissioners in a second vehicle, and 3 Commissioners in a third vehicle) accompanied by John Gardner, Ald. Molski, and Cathy Dugan.

3. Reconvene at 6:00 P.M. at Multi Purpose Room - Lincoln Center

4. Approval of the May 7, 2007 Plan Commission Minutes

Ann Shannon moved, seconded by Fred Steffen, to recommend approval of the May 7, 2007 minutes. Ayes all; Nays none; Motion carried.

5. Vacate a Portion of Krembs Ave. Between Joern's Dr. And Coye Dr.

John Gardner noted we have already narrowed the street on Krembs south of Coye Dr. The railroad spur is no longer functional. Public Works recommends narrowing the ROW.

Fred Steffen moved, seconded by Karen Aldinger, to recommend approval of vacating a portion of Krembs Ave., between Joern's Dr. and Coye Dr., as shown on the attached map. Ayes all; Nays none; Motion carried.

6. Conditional Use - 332 Walker St. - Construct an Addition to the Front of the Home using Traditional Neighborhood Setback Ordinance

Ron Nowacki, 332 Walker St., stated he plans to replace the porch and entry with an expansion of the existing home. The expansion would be 4 ½' closer to the street and contain a window and be faced with manufactured stone as shown on the attached plans.

Fred Steffen moved, seconded by Jerry Moore, to recommend approval of the Conditional Use request to construct an addition to the front of the home at 332 Walker St. as shown on the attached plans based on compliance with the Conditional Use Standards. Ayes all; Nays none; Motion carried.

7. Conditional Use - 318 Washington Ave. - Construct a Garage using Traditional Neighborhood Setback Ordinance

John Dolan stated he is razing the existing garage and plans to construct a 24' x 48' 3-stall garage attached to his house. The garage will be 1 ½ stories with the second floor being his workshop. He lives in a large old home and this garage would have a carriage house character. He plans three garage doors, two on the front and one on the side to bring in his boat off the alley. He wants to keep everything under cover. There will be no concrete drive for the third stall, probably just gravel.

Karen Aldinger felt the garage will enhance his property and maintain the character of the neighborhood.

Cathy Dugan, 615 Sommers St., felt the garage addition is a massive structure that would hinder light and air movement.

John Dolan stated his lot is 103' x 120' (2 parcels) and the garage would be less than 50% of the width of the lot. The garage portion is less than 900 sq. ft. and will allow him to move all the things that have been sitting in his yard inside the garage.

Bob Woehr, 727 Second St., feels this request, basically an accessory building, is inconsistent with the intended purpose of the Traditional Neighborhood Overlay District. The purpose was to increase the ability for people to expand living space on an existing parcel. It is an abomination of what he thought the district was and strongly recommends denial of the request.

John Dolan noted he bought the property as one parcel.

Karen Aldinger asked about landscaping.

John Dolan responded he and his wife have brought in 200 plants and it is their intent to continue to improve the neighborhood.

Fred Steffen moved, seconded by Ann Shannon, to recommend approval of the conditional use request to construct a garage at 318 Washington

Ave. as shown on the attached plans based on compliance with the Conditional Use Standards and that the garage area is less than 900 sq. ft. and will be a carriage house height which will compliment the house. Ayes all; Nays none; Motion carried.

8. Conditional Use - 2009 Main St. - Construct a Garage using Traditional Neighborhood Setback Ordinance

Guillermo Penafiel stated they want to replace the original garage with a slightly larger garage in the same position with a 1' setback from the lot line due to the narrow width of the lot. The new garage would have an 8/12 pitch roof and be sided with cedar. The position of the door in the new garage would allow them room for backing out of the entrance and not disturb the existing back yard.

Jerry Moore moved, seconded by Karen Aldinger, to recommend approval of the request to construct a garage at 2009 Main St. as shown on the attached plans based on compliance with the Conditional Use Standards. Ayes all; Nays none; Motion carried. (Ann Shannon abstained)

9. Conditional Use - 801 Francis St. - Operate a Recycling Center

Joe Kozicki, Express Recycling, stated they started the business one year ago in July and it has expanded faster than they thought. Originally, they would take the product back to Wisconsin Rapids in a straight truck and transfer it to a semi-trailer. They have gotten to the point where one truck **is making the trip every 2 ½ days which has increased out of pocket expenses and we have to handle the product twice. They are requesting** permission to replace the straight truck with a semi truck and have the semi replaced when it is filled. We are also asking to have our conditional use permit extended for another period.

Ald. Barber noted he has talked with the neighbors and there have been no complaints.

Ann Shannon moved, seconded by Fred Steffen, to recommend approval of the request to continue to operate a recycling center at 801 Francis St. on the basis that the request meets the Conditional Use Standards and to allow a semi truck to be parked at the loading dock.

Jerry Moore suggested extending the sunset clause now so they don't have to come back.

Joe Kozicki note he would like to see it extended for 2-3 years so they can negotiate a longer term lease.

Ann Shannon amended her motion, seconded by Fred Steffen, to extend the sunset clause for 3 years.

Ayes all; Nays none; Motion carried.

Chairman Halverson noted the next meeting will be Monday, July 2, 2007.

Meeting adjourned at 6:25 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