

Meeting Minutes

City Plan Commission

Monday, August 6, 2007

PRESENT: Ch. Mayor Halverson; Ald. Jerry Moore; Karen Aldinger; Lois Feldman; Ann Shannon; Fred Steffen

ALSO PRESENT: Comm. Dev. Dir. John Gardner; Fire Chief Barnes; Police Capt. Dowling; Water Dept. Dir. Halverson; Ald. Hanson, Heart, Trzebiatowski, Molski, Stroik, and Brooks; Linda Bunnell, UWSP Chancellor; Carl Rasmussen, UWSP; Greg Diemer, UWSP; Stephen Ward UWSP; LeRoy & Mary Cisewski; Barney & Vera Rooney; Joe Fox; Daryl Kurtenbach; Bob Bush; Bill Lawlor; Sharon LaBrie; Dave Eschenbauch; John Thom; Catherine Mosey; Mary Berg; Jami Gebert; Sam & Grace Skibicki; Jon Vollendorf, St. Pt. Schools; Bob Woehr; Kari Wroblewski; Cathy Dugan; Norm Barber; Archie Hansen; Refzan Vargin; Troy Durkee; Gene Kemmeter, Po. Co. Gazette; Patrick Thornton, St. Pt. Journal

Index of these Minutes:

1. UWSP Master Plan Presentation
 2. Approval of the Minutes of the June 4, 2007 Plan Commission Meeting (No meeting in July)
 3. Require Placement of Public Sign for Land Use Change Request
 4. Sign Variance - Request of SPASH to Add an Electronic Sign Along North Point Dr.
 5. Amend Planned Development District 23.02(4)(b)
 6. Conditional Use to Operate a Tavern at 135 Division St. North
 7. Conditional Use Permit to Operate a Tavern at: 912 Main St. - Graffiti's; 200 Division St. - Olympic Restaurant/Bar; 2317 Division St. - Archie's; 1009 Clark St. - Clark Place; 2600 Stanley St. - Partner's Pub; 2525 Dixon St. - Point Bowl
 8. Accept Land - Green Circle Trail - West Zinda Dr.
1. UWSP Master Plan Presentation

Chancellor Linda Bunnell introduced university staff members Greg Diemer, Vice-Chancellor for Business Affairs, Carl Rasmussen, Planner, and Stephen Ward, Director of Communications. She provided background on the university from 1894 to the present and noted the last master plan was updated in 1968. We have worked on this plan for over two years to provide the best programs and learning environments for generations to come.

Carl Rasmussen presented a slide program showing the three phases of proposed redevelopment and growth in 6-year increments from 2007 - 2025 and discussed the closing of Reserve between Portage St. and High St., two-way traffic on Reserve St. between Portage St. and Main St., reduction of overall parking, expansion of the boundary, boulevard on Fourth Ave., and a traffic circle at Stanley St. and Fourth Ave.

Greg Diemer responded to questions as follows:

- **The long term plan recommends a reduction in total on-campus parking. Short term proposals for parking would be to expand Lot R, encourage a decrease in students (especially freshman) bringing their vehicles to school, and encouraging transit use.**
- **Parking for the events at the new stadium could use the excess spaces in Lot Q**
- **The future of Nelson Hall would be restoration with possibly a reception center or housing for non-student housing.**
- **The proposed two-way traffic on Reserve St. would occur from Portage St. to Main St. and would be accomplished by using 8' of space between the sidewalk and street on the University side**
- **A ramp in conjunction with St. Michael's Hospital has been discussed but nothing has come of the talks**

Chm. Mayor Halverson noted this item will be back on the September agenda. Following input, we will then make an official recommendation. Because of the holiday, the next meeting will be Tuesday, September 4, 2007.

2. Approval of the Minutes of the June 4, 2007 Plan Commission Meeting (No meeting in July)

Lois Feldman moved, seconded by Fred Steffen, to recommend approval of the June 4, 2007 minutes and place them on file. Ayes all; Nays none; Motion carried.

3. Require Placement of Public Sign for Land Use Change Request

John Gardner noted this is a way to address concerns of people not knowing about changes in their neighborhood. Gardner said this notification would be in addition to the required publication and that failure to place the sign would not negate Council action. He would like to get the signs out as soon as the request is made.

Ald. Trzebiatowski noted the signs would let the neighbors know what is being planned and they could call or attend the meeting.

Ald. Stroik noted the concept is great but the wording gives a negative effect. He feels the wording is too harsh and should be softened. He suggested adding "call for information".

Karen Aldinger moved, seconded by Ann Shannon to recommend approval of the proposal to place public signs for land use change requests. Ayes all; Nays none; Motion carried.

4. Sign Variance - Request of SPASH to Add an Electronic Sign Along North Point Dr.

John Villendorf, Assistant Principal, stated he is representing their school communication team. They received a grant and would like to use some of it to install a sign on North Point Drive that would provide the community with information about upcoming concerts and events. The proposed area is the hub where people come and would be behind the current monument sign. The bottom of the sign would be 8' off the ground.

Fred Steffen moved to approve. Motion died for lack of a second.

John Gardner reviewed the information in the packet and noted this is the third time they have come for a sign variance. They have extraordinarily large frontage, almost 2,000 feet.

Ann Shannon stated this is a very busy street, people drive fast, and it is dangerous. Has there been any thought to incorporating the two existing signs.

Jerry Moore agreed totally. The students drive too fast and don't need more distractions. He suggested facing the sign toward the drop-off area. People would already be stopped and would be able to read it.

John Vollendorf stated our first concern is safety of the students and the issue of student driving is discussed on a daily basis. The sign is mostly for the community. They have talked about adding something to the existing monument sign, but the traffic runs east/west and it would be more difficult to read a sign facing north.

Lois Feldman questioned whether the words would be moving, the sign be lighted, and would you limit the hours when it is lighted?

John Villendorf responded the words could be moving depending on programming, and the sign would be lighted with the top part of the sign back-lit.

Chm. Halverson moved, seconded by Fred Steffen, to approve the sign variance request to add an electronic sign along North Point Drive.

Cathy Dugan noted she has compared this sign to other lighted signs in the community and would like to see them limit the height and wattage of the sign and include a timer.

Bob Woehr stated some years ago, many people spent a considerable amount of time coming up with a Sign Ordinance. The school has already had two sign variances, this is the third request. This sign would be extremely distracting and cause tremendous safety concerns.

Ald. Stroik noted the sign would be a community awareness thing and he looks forward to finding out more about events.

Ald. Molski agreed, and stated the university has a similar sign and she has no trouble reading it and watching what she is doing. She feels it would be a public service to the community.

Chm. Halverson amended his motion, seconded by Fred Steffen, to include the following: 1) the top part of the sign (Stevens Point Area Senior High "Home of the Panthers") will be as low back-lit wattage as possible, 2) hours of operation of the entire sign shall be 7:00 a.m. to 10:00 p.m., and 3) at no time shall the red L.E.D. lights be allowed to flash. The lights can scroll, but not flash.

Ayes Chairman, Steffen, Aldinger, and Feldman. Nays Shannon and Moore;
Motion carried.

5. Amend Planned Development District 23.02(4)(b)

John Gardner stated we have received a request for a PDD with 100% commercial development. Our current ordinance, which has been in effect for probably 30 years, requires some residential to qualify for a PDD. He reviewed the changes and recommends approval.

Fred Steffen moved, seconded by Karen Aldinger, to recommend approval of the amendments to the Planned Development District as proposed in the staff memo.

Ayes all; Nays none; Motion carried.

6. Conditional Use to Operate a Tavern at 135 Division St. North

John Gardner stated the request is for a Class "B" license and not as a full bar. He reported the Police Department has no problems with the request due to the small size, approximately 400 sq. ft. of serving area. Staff noted the request is consistent with the conditional use standards and recommends approval until June 30, 2010.

Fred Steffen moved, seconded by Karen Aldinger, to recommend approval of the conditional use request to operate a tavern at 135 Division St. North and find the request is consistent with conditional use standards with the following conditions: 1) the sign be limited to the size shown on the attached plans, approximately 400 sq. ft., with any substantial increase to be reviewed as a change to the conditional use permit; 2) only liquors allowed under Class "B" are served. Distilled alcohol would require a change to the conditional use permit; 3) the conditional use permit shall expire 6/30/10.

Ald. Brooks noted it would now be a sports bar with no one under the age of 21?

John Gardner responded there is a separation between the retail in front and the sports bar in the back. Only people of age will be allowed in the back serving area.

Ayes all; Nays none; Motion carried.

7. Conditional Use Permit to Operate a Tavern at:

912 Main St. - Graffiti's

200 Division St. - Olympic Restaurant/Bar

2317 Division St. - Archie's

1009 Clark St. - Clark Place

2600 Stanley St. - Partner's Pub

2525 Dixon St. - Point Bowl

John Gardner stated the police department has reviewed all of them and have found no problems. Staff finds the requests consistent with the standards and recommends approval with the original conditions..

Karen Aldinger moved, seconded by Ann Shannon, to recommend approval of the requests for a conditional use permit and find the requests are consistent with conditional use standards to operate taverns at the above locations to expire June 30, 2010, with the restrictions as attached.

Ayes all; Nays none; Motion carried.

8. Accept Land - Green Circle Trail - West Zinda Dr.

John Gardner stated the proposal is to dedicate 12' to the city for extension of the Green Circle Trail.

Ann Shannon moved, seconded by Jerry Moore, to recommend acceptance of the land dedication on West Zinda Dr. to extend the Green Circle Trail.

Ayes all; Nays none; Motion carried.

Meeting adjourned at 7:55 p.m. Next meeting will be Tuesday, September 4, 2007.

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.,

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Bottom of Form