

Meeting Minutes

City Plan Commission

Monday, November 5, 2007

PRESENT: Chm. Mayor Halverson; Ald. Jerry Moore; Karen Aldinger; Ann Shannon; Fred Steffen (Excused, Lois Feldman)

ALSO PRESENT: Comm. Dev. Dir. John Gardner; Park & Rec Dir. Tom Schrader; Police Chief Jeff Morris; Water Dept. Dir. Kim Halverson; Transit Dir. Susan Lemke; Ald. Heart, Slowinski, Trzebiatowski, Molski, Stroik, Brooks, & Myers; UWSP: Carl Rasmussen & Greg Diemer; Adam Lehmann; Bob & Mary Williams; Steve Kewer; Larry & Gladys Kluck; Mary Berg; Joseph & Jean Fandre; Rhody & Carol Grasamkee; Bill Wallner; Al Pennebecker; Joe Fox; John Mosey; Susan Porcyczech; Jim Anderson; Kim Dehlinger; Robert & Connie Kluck; Cynthia Jakusz; Leroy & Mary Cisewski; Refzan Vargin; Carol Molepske; Rob Manzke; Kelley Pazdernik; Downtown Mgr. Jami Gebert; Kim Zivicki; Maureen Pogorzelski; Armin & Cindy Nebel; Marty Cable; Valentina Peguers; Bill Lawlor; Matther Kovalaske; Kevin White; Rick Muzzy; Sarene Melotto; Hans Hofmeister; Heidi Okray; Eric Hofmeister; Tabatha Frerks; Katie Kloth; Melissa Phinney; Margaret Roche; Thomas Miller; Justin Glodowski; Stephen Ward; Fritz Schierl; Troy Durkee; Tom Haulfmann; LaVerne & Donna Syens; Jack & Jeanette Friess; Pam Skaleski; Terry Dalsky; Gene Kemmeter, Po. Co. Gazette; Jason Zencka, Stevens Point Journal

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- 1) Approval of the Minutes of the October 1, 2007 Plan Commission Meeting

Fred Steffen moved, seconded by Ann Shannon, to recommend approval of the minutes of the October 1, 2007 meeting. Ayes all; Nays none; Motion carried.

2) UWSP Master Plan

John Gardner summarized the presentation previously made by the university and noted the city and university have resolved all of the issues that were brought up 3 months ago. He reviewed slides showing the history of campus expansion. City staff supports the following:

- **Reconstructing Fourth Ave. with a median on the condition that on-street parking along Fourth Ave. is addressed and maintenance of the median is the responsibility of the university.** - Roundabout at Stanley/Fourth Ave. up to 150' outside-curb-diameter. Final approval is contingent on intersection plans meeting appropriate engineering standards and the roundabout not encroach on neighboring properties.
  - **Reserve St. between Portage/High Streets. Apply traffic calming techniques to achieve pedestrian safety while maintaining vehicle access.**
  - **Parking reductions. Between now and the time of construction of the Student Services Building in Lot X, the university will demonstrate that reduction of on-campus parking is in place. If the parking reduction is not in place, the University would reduce the number of student cars by 300 that would be permitted on campus in a way that would not displace parking into adjacent neighborhoods.**
  - **Construction of athletic facility. Agreed to inform each other well in advance of construction taking place to minimize the budgetary impacts.**
  - **Expansion of campus boundary. Agree to expansion for exclusive university purposes in the block bounded by Phillips, Portage Ct., Reserve, and Briggs Streets, and the area north of Franklin St. between Isadore/Division Streets for a proposed parking ramp. Other areas along Division St. will be redeveloped by the city to the benefit of the University, students, and the city (see attached map).**
  - **Petition. In the past two weeks, the City received a petition from neighbors objecting to the expansion of the southern campus boundary into the residential neighborhood bounded by Phillips/Briggs/Portage/ Reserve Streets. He provided maps indicating owner occupied and non-owner occupied status of the properties within that boundary and those that signed the petition. Nine of twelve properties are absentee-owned.**
- Greg Diemer, UWSP Vice Chancellor, noted they propose to move up the date from Phase III for the parking structure to coincide with the development on Lot X. We have had a good working relationship with city offices and appreciate their help in working through the issues that we had.

Carol Molepske, 2125 Clark St., feels the university does not need to come into the Briggs St. neighborhood any further than they have. Perhaps they could put the academic building on one-half of that block because they now own one-half of that block and let the street be. She doesn't feel the proposed parking ramp is appropriate on Division Street which is one of the main arteries of the city. The Division St. site would be better used for an academic building. There is a very long stretch of surface parking along Isadore St. on the block north of Fourth Ave. between Isadore St./Division St. which should be looked at for a ramp.

Jim Anderson stated as President of the Portage County Business Council, he would like to voice his support of the university plan. While there could be objections to many things in the plan, he would defer to the professionals that were hired.

Mary Williams stated she believes in planning and feels the Plan Commission has an important task. She has been associated with the university since 1965 and has seen a lot of planning. There have been many good ideas, but the most important is that there has been compromise. This is a business that isn't going anywhere. Let's get along and work on this for the future of the city.

Cindy Nebel, 1100 Phillips St., stated she has lived in her home for 28 years and seen a lot of change at the university. We understand the campus needs to grow. Expansion to the north into commercial is another option. If the university has good houses around it, it makes the university look better. We help police the neighborhood because the city only has two inspectors for the entire city. Many of the homes in the Briggs St. neighborhood are not student rentals. We have an investment in the homes that have been there a long time. Lets work together.

Armin Nebel, 1100 Phillips St., stated he has lived in the area for 37 years. There are a number of rental homes not houses that help to make up this neighborhood. We call them homes because some of the renters have lived there for 20 years. The parking lot on Portage Ct. has been a parking lot for 10-15 years and hasn't been beautified in any manner. The parking lot behind South Hall has never been beautified since it was built. Parking has always been a problem. He doesn't feel the University will take care of the properties they purchase along Briggs St.

Zack Brewink, UW Student Senator, stated the university is a large part of the success of this community and we feel that any sort of expansion is critical to the growth of the community.

Justin Glodowski, UW Student Body President, presented a resolution stating that the student body fully support the master plan and all its initiatives. We are trying to build a better bond with the community and city. Pro-actively, we propose to address the parking issue in part by providing free bikes to use for a semester, park and ride, car pool program, UP-pass system, and late night buses.

Ann Shannon noted she had asked 3 months ago if the university had any conversations with the hospital regarding parking and if there could be any collaboration with the hospital. Has that occurred?  
If not, would the ownership of any ramp be strictly university.

Greg Diemer responded they have had conversations but not in particular about parking issues. It could happen in the future. Ownership of the ramp would be strictly university.

Jerry Moore noted he has spoken to some people that live on Reserve Street between Clark and Main Streets and they totally object to having Reserve Street two way. They already have problems backing out of their driveways. It is not necessary and he suggests we don't do that.

Fred Steffen questioned how you stop 350 students from bringing cars to school. How much money does the city receive from the university for use of the football field and Willett arena?

Tom Schrader noted we receive \$5,600/yr. for Goerke and \$40,000/yr. for the Willett arena..

Ch. Mayor Halverson moved, seconded by Ann Shannon, to approve the UWSP Master Plan with the following conditions:

- 1) any street widening on Reserve St. occur on the east side of the ROW from Main St. north,
  - 2) on-street parking along Fourth Ave. be addressed and maintenance of the median be the responsibility of the university,
  - 3) support conceptual plan that shows a roundabout of up to approximately 150 ft. outside-curb-diameter and the City reserve the right to approve all road redesign plans to ensure the improvements meet appropriate engineering standards,
  - 4) traffic calming techniques be applied on Reserve St. between Portage St. and High St. to achieve pedestrian safety, improve the esthetics of the area, create a continuous pedestrian connection between the University Center and the Learning Resources Center, and maintain vehicular circulation capable of accommodating large emergency vehicles without causing undue delay,
  - 5) the city encourages the university to institute alternative policies and demonstrate reduction in parking demand prior to a reduction in on-campus parking,
  - 6) request the university inform other ice providers of their progress so that loss of revenue can be accommodated into their budgets,
  - 7) expansion of the campus boundary for exclusive university purposes be in the block bounded by Phillips Portage Ct., Reserve, and Briggs Streets, and in the area north of Franklin St. for a proposed parking ramp,
  - 8) the city and university work together on a case-by-case basis to evaluate commercial redevelopment on the K3 along Division St., K6 and K7 areas and encourage projects that benefit the university, their students, and the city, and
  - 9) incorporate the attached staff report for the November 5 Plan Commission meeting.
- Ayes, Chm. Halverson, Shannon, Aldinger, & Steffen. Nays, Moore. Motion carried.

### 3) Site Plan Review - Expansion of UWSP Parking Lot R (Phillips, Portage, & Reserves Sts.) And Lot K (East of Nelson Hall)

Carl Rasmussen noted the information today is conceptual which would then go to the Board of Regents for approval of a final layout. The proposed buildout without the Lawlor parcel would provide an additional 139 spaces, with the Lawlor parcel would be an additional 163 spaces. We propose more than the city requirements for setbacks, the lot would be self-draining and not connected to the city storm sewer. The plantings will exceed the city minimums. The setback to the Lawlor property would be 2' on the south line. Lot K is currently a gravel lot that would be hard-surfaced, self-draining, and would provide 51 spaces with the expansion. The setbacks would also exceed the city minimums. The final plans would come back to the Plan Commission.

John Gardner noted the proposal increases the setbacks from what they are currently.

Fred Steffen moved, seconded by Karen Aldinger, to recommend approval of the conceptual plan for expansion of Lot R and Lot K with the final plans for each parking lot to come back to Plan Commission for final review.  
Ayes all; Nays none; Motion carried.

### 4) Conditional Use - Telecommunication Tower - 1817 Albert St.

Jim Weimann, representing U.S. Cellular, reviewed his attached application memo and stated the area to be covered is the south and southwest portion of the city. There is no existing structure in the area that exceeds 100' other than a flag pole at the Whiting Village Hall which is 125'. Consumer usage is skyrocketing due to text messaging, using the Internet, and sending data. This site makes good sense because it is an industrial zone and is surrounded by vegetation with a tree line along Albert St. We cannot disguise the top of the tower.

John Gardner reviewed his memo and stated the current ordinance says that in industrial areas, the height of the tower has to be equal to the setback unless the antennas are pulled in tight to the pole. The proposed setbacks for the 160' tower are 134' to the north (mobile home park), 181' to the east (residential), 124' to the west (railroad). It could be moved further to the south to make it comply with the north setback. It does not comply with the setback to the railroad and would require an amendment to the ordinance. If the Plan Commission wishes to approve the 160' tower for this site, you need to direct him to amend the ordinance.

Jeff Schleggel, representing the Village of Whiting, stated they are opposed to construction of a 160' tower that would be 35' taller than the Whiting water tower and 40' taller than the existing flag pole on the village hall. It does not fit into our residential community.

Connie Kluck, 808 Polk St., expressed concern with a flashing light on top of the pole, increase in traffic, will they leave the existing trees, and could there be more expansion.

Jim Weimann responded 1) FAA rules require a light on poles that are within 2 miles of the airport. In this case, there should not be any light required because it is further than 2 miles. He will confirm that. 2) the only traffic following construction would be every couple of months for routine maintenance, 3) our lease site would not come close to the trees and we are not allowed to be outside of our lease area, 4) if we construct a tower over a certain height, we have to make it available so other carriers can use it. A 160' tower could allow for 2-3 additional tenants with 10' separations on the tower.

Steve Kewer, resident of Holiday Park II, expressed opposition to a 160' tower in a residential area. He disagrees with the reasoning in #4 of Mr.

Weimann's memo, is concerned with the tower falling over, and feels the tower will be a detriment to his property value.

Chm. Halverson noted if the commission decides to move forward conceptually, authorizing Dir. Gardner to come up with the amendment language, we would not approve this without an on-site inspection.

Ann Shannon asked how high the tower is at Culver's.

John Gardner responded that tower is 130'. The tower at Culver's is about 250' back from the street and the antennas are held tight to the tower.

Fred Steffen questioned if this tower collapses on itself.

Jim Weimann responded it is standard in the design of these towers that there would be a 50% of height for the fall radius.

Jerry Moore noted we are looking at agreeing with the concept and amending the ordinance before we can even pass this. The amendment language would be for the setback.

Fred Steffen noted even if we approve an amendment to the ordinance, it does not necessarily mean we will approve this site.

Fred Steffen moved, seconded by Karen Aldinger, to authorize John Gardner to prepare language necessary to amend the ordinance. Ayes all; Nays none; Motion carried.

#### 5) Variance from Subdivision Ordinance - Creation of Lot(s) without Street Frontage - 2301 Country Club Drive (Spectra Print)

Hans Hofmeister stated they came before this commission several months ago with plans for this property and we indicated we wanted to subdivide the property and develop it. We have a preliminary proposal which shows a central lot with 13 developable lots. We want to create the parcel for the central lot to get our long term financing.

John Gardner noted there are a number of things that have to happen with regard to roads, utilities, and access. They are asking for approval of the concept so that they can bring a survey to city staff of a lot that doesn't front on a public street. They want to create the central lot shown on the map so that they can get financing knowing that this will come back to the Plan Commission with all the details for the final plan. Staff needs permission today to approve lots that don't front on public streets.

Bill Wallner, 5306 Carol's Lane, stated he doesn't oppose this project, but his wife has a day care and they would be concerned with additional traffic in the neighborhood.

John Gardner noted he feels there probably would be more traffic. Much of the traffic would be toward Country Club Drive but there may be some onto Carol's Lane.

Tom Haulfmann, 5316 Carol's Lane, questioned if there is any possibility of any zoning change to the parcel by the cul-de-sac off Mary's Drive to multiple family.

John Gardner responded it is zoned heavy industrial now but any residential uses would be required to come back to the Plan Commission for rezoning.

Fred Steffen moved, seconded by Ann Shannon, to approve the concept plan for creation of a central lot without access to a public street. Ayes all; Nays none; Motion carried.

#### 6) Amend Zoning Ordinance - Create a Conditional Use to Reduce Street Setbacks in "B-4" District for Properties Surrounded on Three Sides by Streets

John Gardner reviewed the site plan and noted the request is to allow a 15' setback along Michigan Ct. instead of the required 25'. They meet the setbacks on the other streets. We have had similar issues with Point Brewery and Courtesy Motors. If commissioners are in favor of this, then staff would develop an ordinance which allow a property that is bounded by 3 or more streets to have a reduced setback for one of the frontages to not less than 15'. Staff recommends approval with the conditions listed in the staff report.

Chm. Halverson stated a property surrounded by 3 streets with unique characteristics is more difficult to develop and should be considered differently. He applauds the Schierl Company for considering to redevelop the site and will be another gem for added southside development without using TIF money.

Ald. Brooks feels this development will increase traffic and the entire intersection should be looked at in view of the many accidents that have happened.

Chm. Halverson stated we have already started a full blown study of that intersection.

Larry Kluck, adjoining property owner, stated there is a 5' easement between the two buildings given to him by Mr. Erickson when they purchased their property. A building cannot be built on that easement. They will work with the Schierls.

Joe Fandre, owner of 3281 Michigan Ct., noted the house he owns has a big picture window facing this property and is concerned about having to look at dumpsters. There should be some restrictions for shrubbery or trees to hide any garbage.

Hans Schierl stated it will be fully screened and they will be bringing final plans back next month showing all elevations.

Karen Aldinger moved, seconded by Jerry Moore, to recommend approval of creating a conditional use to reduce street setbacks in "B-4" Commercial District for properties surrounded on three sides by streets. Ayes all; Nays none; Motion carried.

#### 7) Conditional Use - Street Setback - 3297 Church St.

Fred Steffen moved, seconded by Ann Shannon to postpone this item until the December meeting. Ayes all; Nays none; Motion carried.

#### 8) Conditional Use - "R-TND" Accessory Building Setback - 2101 Strongs Ave.

John Gardner reviewed the staff report and recommends approval with the condition that the owner identifies the property line.

Terry Dalsky noted his concerns are with drainage and that the wall will have to be moved to meet the 1' setback.

Fred Steffen moved, seconded by Karen Aldinger, to recommend approval of the conditional use request to reconstruct an existing accessory building 1' from the property line based on compliance with conditional use standards 1, 2, 3, 4, and 6, and that the owner identify the property line. Ayes all; Nays none; Motion carried.

9) 257 Second St. North -

a) Creation of Lots with Less than Standard Street Frontage

b) Rezoning - a Portion from "R-4" Multiple Family I to "R-2" Single Family.

John Gardner reviewed the area and stated this request is to rezone the property to allow construction of two single family homes with one long driveway serving two lots. The density would be less than multi family and the impervious surface would be less. If the public street is ever put through, it could service the rear house. We recommend approval with the condition that stormwater be kept on site.

Jerry Moore moved, seconded by Fred Steffen, to recommend approval of the request to rezone the property at 257 Second St. North to Single Family Zoning, creation of lots with less than standard street frontage, and to allow a shared driveway with area reserved for a future street, with the condition that stormwater be kept on site. Ayes all; Nays none; Motion carried.

10) Sewer Service Plan

John Gardner reviewed the areas and noted the proposal allows us to extend sewer out to County J. The proposal is consistent with the adopted Land Use Plan and staff recommends approval.

Chm. Halverson stated with the growth area that this provides to the east, we could literally double the population of the city. Density will be extremely important as we develop this urban area. We have the land to develop this community correctly.

Fred Steffen moved, seconded by Jerry Moore to recommend adoption of the proposed Sewer Service Area Plan for the City of Stevens Point. Ayes all; Nays none; Motion carried.

John Mosey stated he has lived in this area (Briggs St.) for 86 years and its worse than ever which reflects to the university. There were plenty of violations that came up and their not doing anything about them. Their going to get worse because they are not enforced.

Meeting adjourned at 8:45 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.

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