

Meeting Minutes

City Plan Commission

Monday, December 3, 2007

PRESENT: Chairman Mayor Halverson; Ald. Jerry Moore; Karen Aldinger; Fred Steffen; Ann Shannon; Lois Feldman; Tony Patten
ALSO PRESENT: Comm. Dev. Dir. John Gardner; Ald. Hanson, Heart, Trzebiatowski, Molski, Stroik, Brooks, & Myers; Thomas/Diane Haulfmann; Shane Swiderski; Jim Weinmann; Ron Michaels; Don Syens; Scott Sleeter/Wendy Zurawski; Laurel Hoeth; Kelley Krebsbach; Jerry Kirschling; Robert/Diana Kirschling; Dave/Deb Wilz; Emmett/Marian Polum; Troy Sepp; Jeff Schlegel; Reid Rocheleau; Morrie Karch; Sharon Meronek; Eric/Heidi Hirzy; Jim/Donna Martin; Carol/Myron Wollock; Laverne Syens; Wesley/Audrey Sprede; Phillip/Jane Fjeore; Bill/Tari Wallner; Ann Cragg; James Voss; Gary Pucci; Dianne/Bob Zorowski; Darla Kraus; Cindy Stewart; Kevin/Nancy Perri; Chuck/Jackie McCarty; Lorraine Falkavage; Debbie Maslowski; Andrea Knudtson; Karen Fadner; Lee/Chris Yenter; Scott Whitney; Larry Kluck; Craig Hansen; Mark Kitowski; Hans Hofmeister; Heidi Okray; Eric Hofmeister; Karen Uebeleher; Steve Kewer; Gene Kemmeter, Po. Co. Gazette
Chairman Halverson welcomed new commission member Tony Patten.

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1. CONVENE MEETING AT 5:30 P.M. for ON SITE INSPECTION: MEET AT 1817 ALBERT ST.
2. On-Site Inspection at 1817 Albert Street
3. Re-convene Meeting at 6:00 P.M. - Multi Purpose Room - Lincoln Center
4. Approval of the Minutes of the November 5, 2007 Plan Commission Meeting
5. Conditional use - Storage Tanks - Flint Hills, 741 Mason St.
6. Conditional Use - Reduce Street Setback on Lot Surrounded by 3 streets - 3297 Church St.
7. Telecommunication Tower - 1817 Albert St.: Amend section 23.02(4) d 3.1 maximum height of tower and minimum setback of tower in Industrial Zoning; Conditional Use - tower at 1817 Albert St.
8. **Land on South Side of Carol's Lane Owned by Spectra Print - Approximate 7 acre site - 5001 Carol's Lane to Mary's Drive: Rezone from M-Heavy Manufacturing to R-4" Multiple Family I; Conditional Use for Multiple Family Project ; Vacate a Portion of Mary's Drive South of Carol's**
9. Name Street Northeast corner of CTH. HH and CTH. R
10. Mural Agreement - 1320 Main Street

1. Convene Meeting at 5:30 P.M. - On-site Inspection - Meet at 1817 Albert Street
2. On-Site Inspection at 1817 Albert Street - All seven Plan Commission members convened at 1817 Albert St. Several neighbors and Jim Weinmann, the applicant, were present. The commission observed the proposed location of the tower and the relationship of the tower to the neighboring properties.
3. Re-convene Meeting at 6:00 P.M. - Multi Purpose Room - Lincoln Center
4. Approval of the Minutes of the November 5, 2007 Plan Commission Meeting

Jerry Moore moved, seconded by Fred Steffen, to recommend approval of the minutes of the November 5, 2007 meeting. Ayes all; Nays none; Motion carried.

5. Conditional use - Storage Tanks - Flint Hills, 741 Mason St.

John Gardner presented slides and reviewed the site showing where they propose to put the tanks.

Ron Michaels, Plant Mgr., stated they propose to remove and demolish three old tanks, replace them with two new ones, and move another tank that is not in use over with the others. EPA does not require these tanks to be in containment, but we are putting them inside a cement containment structure.

Ald. Trzebiatowski learned from Mr. Michaels that the tanks are for detergent, not petroleum.

Fred Steffen moved, seconded by Ann Shannon, to recommend approval of the conditional use request to replace four tanks at 741 Mason St. as shown on the attached maps based on compliance with the conditional use standards. Ayes all; Nays none; Motion carried.

6. Conditional Use - Reduce Street Setback on Lot Surrounded by 3 streets - 3297 Church St.

John Gardner provided aerial photos of the site and noted the request meets the criteria of the ordinance relating to properties bounded by 3 or more streets. He reviewed the staff conditions and recommended approval of the request.

Fritz Schierl stated since the last meeting, they have addressed the east elevation by adding trees, shrubbery and sidewalks and screening the dumpsters to the north.

Tony Patten felt this is a great addition to the area but felt the exit onto Michigan Ct.. should be moved further north.

Fritz Schierl responded there are two existing driveways onto Church St. and they are proposing to eliminate the south driveway and move the existing driveway on Michigan Ct. further north.

Reid Rocheleau urged the committee to reject this request because circulation in the city is in poor shape and previous Water St. and Church St. studies show that there should be a connection between HH and Michigan Ave. It is up to this commission to think about this and figure out how to hook the street up. There is no hardship.

Fred Steffen asked if there are any dates when the State plans to widen Church St.

John Gardner responded D.O.T. does not plan to widen Church St. at all and plans to give up jurisdiction of Bus. 51.

Ald. Stroik questioned if there is validity to previous studies that there should be a connection between HH and Michigan Ave.

John Gardner responded city departments have looked at several alternatives for the five cornered intersection and connecting those streets. The Michigan Ave. intersection was moved many years ago because the angles weren't safe.. Following the HH bridge construction, there was discussion again about different connections and acquiring some properties. It is his understanding that those connections would be unreasonably expensive and the benefit was not considered to be worth the connection and the idea of connecting Michigan to Nebel was dropped.

Chm. Halverson responded he was a part of that urban committee and this connection was not even brought forward as a concept to that committee. Priority #1 is the re-creation and re-structuring of the HH/Hoover intersection. Priority #2 is making Second Street straight again. He feels this is an excellent example of infill for a site that should have been developed long ago. This project will be an outstanding addition to the southside business district and he is in full support of it.

Fred Steffen moved, seconded by Karen Aldinger, to recommend approval of the conditional use request at 3297 Church St. to reduce the street setback off Michigan Ct. to 15' based on compliance with conditional use standards #1, 2, 3, 4, 5, and 6, and staff conditions of 1) the elevation be constructed as shown on the attached plans including the east elevation, 2) sidewalks from the rear building exits to Michigan Ave. are constructed directly to Michigan Ct., 3) dumpsters are located as shown on the attached plans and are screened from the north, east, and west. The dumpster shall be screened by an opaque fence not less than 5 feet tall. A chain link fence with slats is not adequate unless the slats are full-size pipe cleaner type. 4) landscaping be required in the area between Michigan Ct. and the building. At least 5 evergreen trees shall be planted to the east of the building. 5) full access be allowed but restrict the exiting from the site onto Church St. by painting an island which would limit traffic to right-out-only and a sign directing traffic be erected on the site. 6) all usual zoning, sign, and building codes apply such as requirements for screening, signage and parking. Ayes all; Nays none; Motion carried.

7. Telecommunication Tower - 1817 Albert St.

- Amend section 23.02(4) d 3.1 maximum height of tower and minimum setback of tower in Industrial Zoning
- Conditional Use - tower at 1817 Albert St.

John Gardner provided an aerial photo and reviewed the surrounding land uses. The Village of Whiting has submitted the attached letter in opposition to the proposal. He has suggested alternate sites with more trees and separation from residential areas, but the applicant has indicated the sites would be too far north and would leave gaps of coverage between Point and Plover. The proposed 160' tower with standard antenna arrays and would be approximately 135' from the north property line though it could be moved further south, 181' from the east property line, and 125' from the railroad tracks and would have 3-4 triangulated platforms. The current ordinance requires the setback to be equal to the height of the tower. Commissioners have made some exceptions to the height on Heffron Ct. because it was in an industrial area, and behind Culver's because the antenna panels were closer to the tower.

The questions before the commission are 1) do you want to change the ordinance to accommodate towers that don't meet the 1:1 setback in industrial zoning, and 2) if you decide to make that change, is this an appropriate site for the proposed tower.

Karen Aldinger questioned how this will benefit the city.

Jim Weinemann responded there is not a good structure in this part of the city that is tall enough to support U.S. Cellular or other providers, and technologically the city will be set back significantly behind other communities in the state.

Ald. Stroik noted we do need to provide the infrastructure. The tower is proposed to go right in the middle of the site. Is the owner planning any future buildings. Can other cellular companies buy space on this pole. This proposed location would help the west side because many times there is no signal.

Jim Weinemann responded the owner has plans for other buildings and there is enough room on the site for driveways and additional buildings. We always assume there will be additional tenants on any tower that we erect and we provide for that. Alternative sites could be located within 1/4 mile from this site.

Jeff Schlager, Village of Whiting, reviewed his attached memo and stated the village trustees and affected village residents oppose the proposed tower for the following reasons: 1) a 160' tower does not fit into the residential community, 2) this tower would be 40-45' taller than new Whiting flag pole and approximately 35' taller than the Whiting water tower, 3) this tower only benefits Mr. Peters financially and does very little for the City of Stevens Point or the Village of Whiting. We understand the importance of these structures and the revenue generated by these companies, we just feel this is not the place for this tower and asked the commission to please deny this request.

Reid Rocheleau expressed opposition because a tower at this location is out of character with a residential neighborhood. Boundary adjustment should be pursued between the city and village and explain how the city can have industrially zoned property and the only access to that property is through residential village streets.

Steve Kewer, 2001 River View Ave., expressed opposition because this is a residential area. Very few of the structures in the park are mobile in nature any more. People have constructed garages, decks, three season porches and carports and take pride in their properties. He has talked with the majority of the other residents of the mobile home park, especially the south end, and they are opposed to any tower because it would be in their back yards. Their objections are based on #1 and #4 of the conditional use standards. It is one thing to drive by one of these and see it from a distance, but it is different to have it in your back yard. This is an industrial application in a residential neighborhood.

Ald. Trzebiatowski noted the first tower was constructed 15-20 years ago at 5110 Main St. with a similar top and there have been no complaints and people hardly realize it is there. He feels the proposal for a higher antenna and the location is warranted

Karen Uebehler, 2001 River View Ave., stated the proposed tower would be in her back yard and she does not want it there.

Karen Aldinger noted she is not comfortable with this. It keeps coming up time and time again. We really don't have an adopted policy.

Ch. Halverson noted the difficult part with these towers is that they are a conditional use in all districts. It would be difficult to come up with one policy because each site is different. It is a question of inconveniencing residents of a particular area to benefit residents throughout the entire community. It is not an easy decision to make and we have to rely on the best information possible from staff, experts, and the people who testify before us. Co-location on this tower, whether it is approved or not, is a good thing because it limits the number of independent towers.

Jerry Moore reminded the residents that the land is zoned industrial and the only reason this is coming before this commission is because it is a conditional use.

John Gardner reviewed the industrial uses that could be put on this site.

Jim Weinemann noted in response to comments about the ordinance and comprehensive plan, he works all over the state and the Stevens Point ordinance is as comprehensive and, in some ways, more restrictive than most ordinances in other cities. With the university setting and other schools, usage is just exploding.

Ald. Molski noted for comparison, how tall are water towers. They don't bother anyone.

Chm. Halverson responded the new water tower is 130' and the older tower is higher and we have communication towers on them.

Jim Weinemann responded he and John Gardner have gone over the maps looked at other locations and based on available parcel sizes, zoning districts, and engineering requirements for the coverage, he doesn't think there is another property within one-quarter mile where we could locate it without starting engineering for another site.

Tony Patten moved, seconded by Lois Feldman, to recommend approval of the ordinance change to require a 1:1 minimum setback from all property lines in industrial zoning and include all railroad right-of-ways in the setback calculation.

Ann Shannon questioned if the motion is site specific. There are residents on the other side of the railroad.

John Gardner responded most of the railroads in town are zoned industrial. Applicants must find a site that meets the ordinance setbacks. The width of the railroad would be included in any setback.

Ayes Patten, Feldman, Steffen, Aldinger, Moore, and Ch. Halverson. Nays, Shannon; Motion carried.

Tony Patten moved, seconded by Lois Feldman, to recommend approval of the conditional use for a tower at 1817 Albert St. based on compliance with the applicable conditional use standards.

Ayes, Patten, Feldman, Aldinger, Moore, and Ch. Halverson; Nays, Shannon and Steffen. Motion carried.

8. Land on South Side of Carol's Lane Owned by Spectra Print - Approximate 7 acre site - 5001 Carol's Lane to Mary's Drive

- Rezone from "M-2" Heavy Manufacturing to "R-4" Multiple Family I
- Conditional Use for Multiple Family Project
- Vacate a Portion of Mary's Drive South of Carol's Lane

John Gardner provided an aerial photograph and stated the request is to downzone the property from industrial to multiple family and approval to construct multiple family development. Residential uses are not allowed in industrial zoning. Currently there is industrial zoning next to residential zoning. He reviewed the types of uses that are currently permitted on the property under industrial zoning.

Eric Hofmeister, Spectra Print, stated it is unusual to have a residential neighborhood next to heavy industrial and felt multiple family zoning would be a perfect buffer.

Chm. Halverson noted Chm. Holdridge from the Town of Hull expressed concern about vehicular traffic onto Carol's Lane, however he felt residential would be a better than heavy industrial.

Thomas Haulfmann, Karen Fadner, Laurel Hoeth, Eric Hirzy, Kevin Perri, Craig Hansen, Phil Gjeore, Wesley Spreda, Ann Zdroik, Bill Wallner, Robert Kirschling, Jim Voss, Scott Zurawski, Diane Zorowski, Mike Sowiak, Ann Craig, Cindy Stewart, Chuck McCarty, expressed the following concerns and requested the item be tabled to think about it more:

- impact on well water - integrity/quality of life
- huge impact from additional vehicles - is there a need for high density housing?
- traffic jams getting onto Country Club Dr. - offices would be better buffer
- safety for children - RR tracks between apts. & fire station #2
- too dense (5 bldgs./5 pkg. lots) - consider gated community access to Country
- trash/vandalism/parking Club Dr.
- these kinds of development are the "slums - new development would require new roads, of tomorrow" sidewalks/street lights/sewer

Shane Swiderski, developer, stated they are using no public subsidies, just private investors. One half of the 80 units are 1 bedrooms and one-half are 2 bedrooms. The average rent will be \$550-700 per month. The traffic impact on Carol's Lane shouldn't be more than 160 cars per day. It would be a good transition from houses into manufacturing. We propose 5 separate buildings with separate driveways to blend into the residential neighborhood.

John Gardner reviewed the elevations and indicated he had suggested maintaining the row of trees within the 60' setback facing the street. How do these apartments compare to your apartments on River View Ave.

Shane Swiderski responded these apartments would have larger decks and lower density than those on River View Ave.. There is a strong need for these apartments. Due to foreclosures and rising interest rates, we can't build them fast enough. Stevens Point requires the most land for development of any municipality that he has dealt with.

Ald. Myers noted it has been said that 80 units would equal 160 cars. Most one bedroom apartments in town have two cars which would equal 280 cars.

Reid Rocheleau felt city staff/Plan Commission seem to feel its quantity and not quality. Simply say no to the rezoning.

Ald. Stroik noted he worked for Woodward Governor with almost 500 employees with probably one car per employee and multiple shifts. Traffic was handled at that time. He commends the Hofmeister's who are trying to protect the neighborhood versus adding another Woodward-type building.

Ald. Molski noted the apartments on Green Ave./Doolittle are beautiful. The neighbors have no problems with them and she doesn't see why this would be any different.

John Gardner responded to comments on groundwater and noted groundwater moves from east to west. Typically, in smaller subdivisions such as this, your neighbor and his septic system has more impact on your property than surface water. You object to multiple family in this location. At one time, you were against Mr. Kirschling's manufacturing proposal on the same property a year or so ago which would have been a permitted use. Something will happen on the property. The question is what.

Ann Shannon noted she would like to see the land remain manufacturing because we are in need of that kind of zoning. I know two people that are looking for expansion possibilities and stay in the city. She has known the Hofmeister's for 20 years and they will do right by the community.

Fred Steffen noted he would like to see Carol's Ln. and Mary's Dr., be a corner and all the properties be reversed and a new road be established on the south edge of the property so that they would have to drive out onto Country Club Dr.

Fred Steffen moved, seconded by Ann Shannon, to postpone the rezoning request from "M 2" Heavy Manufacturing to "R-4" Multiple Family I until the next meeting.

Ald. Stroik noted he would like to see the Plan Commission take action today so that the council could react to it in two weeks.

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

John Gardner noted the city attorney will have to decide whether the council can act on the tabled rezoning at the council meeting.

John Gardner reviewed the requests for a potential vacation of Mary's Dr. And noted if they want to sell the lot, the street would have to be vacated but would still provide access.

Fred Steffen moved, seconded by Jerry Moore, to recommend approval of vacating a portion of Mary's Drive south of Carol's Lane. Ayes all; Nays none; Motion carried.

9. Name Street Northeast corner of CTH. HH and CTH. R

John Gardner noted there has been a change since the mailing and they are now talking about Corporate Drive instead of Prosperity.

Ann Shannon thought they were going to carry out a theme for street names with people who have heritage in town.

Fred Steffen noted there is a Corporate Dr. in Plover.

Jerry Moore moved, seconded by Tony Patten, to defer to Public Works the naming of the street at the northeast corner of CTH. HH and CTH. RR . Ayes all; Nays none; Motion carried.

10. Mural Agreement - 1320 Main Street

John Gardner reviewed his attached memo and noted the mural would go on the east wall of the Post Office. He recommends accepting the license agreement for 1320 Main Street.

Jerry Moore moved, seconded by Fred Steffen, to recommend approval of the mural license agreement for 1320 Main Street. Ayes all; Nays none; Motion carried.

Meeting adjourned at 9:00 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.