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Meeting Minutes

City Plan Commission

Monday, February 6, 2006 PRESENT: Chairman Mayor Wescott; Jerry Moore; Jeff Zabel; Lois Feldman; Fred Steffen (Excused, Karen Aldinger and Ann Shannon)

ALSO PRESENT: Comm. Dev. Dir. John Gardner; Public Works Dir. Joe Euclide; Ald. Molski, Trzebiatowski, Stroik, Sevenich, Robinson, & Barber; Nate Meyer; Claude Krawczyk; Mike Phillips; Reid Rocheleau; Gene Kemmeter, Po. Co. Gazette

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1. APPROVAL OF THE MINUTES OF THE JANUARY 2, 2006 PLAN COMMISSION MEETING

Lois Feldman moved, seconded by Jerry Moore, to approve the minutes of the January 2, 2006 meeting. Ayes all; Nays none; Motion carried.

2. AIRPORT TERMINAL EXPANSION

John Gardner presented slides showing the site plan and expansion plan.

Joe Euclide provided background and stated the current terminal has been maintained, but is outdated and not as functional as it could be. The main business users are Sentry Aviation, Noel Group, and the flight school. The proposal includes bathroom facilities, a restaurant, and observation tower. We have a local restaurant that is interested. The entire proposal is valued at \$1.2 million. The federal investment consists of four years of entitlement monies totaling \$600,000, the State is paying approximately 80% of the balance, which leaves the city with a pretty small percentage. These monies have already been approved.

Jeff Zabel noted it is about time we did something there, but questions the need for a restaurant.

Joe Euclide responded the airport itself cannot support a restaurant and we don't expect it to. He hopes locating the restaurant there will make the airport a destination and add activity to the site. We have a local restaurant that is interested in operating there.

Ald. Sevenich noted she is glad this is happening. It will be good for the area and for the people in the area.

Mike Phillips agrees that the terminal needs an upgrade, but feels the restaurant is a little too extravagant. .

Ch. Wescott noted the restaurant that is interested has a very long, successful record. The private business person will build the restaurant and lease from the city.

Chairman Wescott moved, seconded by Fred Steffen, to recommend approval of the airport terminal expansion as presented. Ayes all; Nays none; Motion carried.

3. RAILROAD SIGNAL PROJECT - PARK AT PRAIRIE STREETS INCLUDING LAND ACQUISITION AND SIGNALS AT WOOD STREET R.R. CROSSING

Chairman Wescott stated he expects orders are coming from the Railroad Commissioners Office to improve this railroad corridor.

Joe Euclide stated the plan is to cul-de-sac Prairie Street, realign Park Street, and install gates which should meet the railroad orders. The purpose of this item is for approval to acquire the property necessary and to implement the plan.

Chairman Wescott noted it is his understanding that the State of Wisconsin and the railroad will be paying 100% for the equipment and the electronics on this project.

Ald. Barber expressed concerns with train speeds, noise, and whistles. He noted with parking in the evening on Park St. between Strongs Ave. and Water St., the road is so narrow that you couldn't get two trucks through there. Will we be taking truck traffic off one side (sic) of the street to allow trucks to get through.

Chairman Wescott responded we will take a look at that.

Reid Rocheleau felt the curve on Park Street would be pretty severe for trucks.

Chairman Wescott responded our ultimate goal is to move the community toward a quiet zone. The proposed level of protection, along with some minor steps in the future, would allow us to apply to the Federal Railroad Administration for quiet zone status.

Joe Euclide stated in order to do the 4 quadrant gates, we are talking about at least another half million dollar expenditure which would be the responsibility of the city. We believe that between closing the south leg of Prairie St., realigning Park St., closing Tamarac St., and getting the signals in, that we are probably real close to qualifying on an annual basis.

John Gardner noted the original reason the streets were petitioned to be closed was because of the increased speed of the trains. The railroad started this process when they asked to close Prairie, Wood, and Tamarac Streets. We thought maybe we could get a quiet zone out of this and one of the requirements is that you address every railroad crossing before they will even talk to us. It is much more complicated than just these two intersections.

Mike Phillips stated that he would like to publicly thank the Mayor, Joe, John, and everyone else that is involved in this project for getting the project as far as it is.

Chairman Wescott moved, seconded by Jeff Zabel, to recommend approval of the proposed railroad signal project and authorize the necessary acquisitions.

Ayes all; Nays none; Motion carried.

4. REZONE SONGBIRD LANE AT BADGER AVE.

John Gardner noted the developer is requesting the rezoning to allow construction of duplexes or zero lot line detached buildings. Staff feels the use would be compatible with the surrounding uses and recommends approval.

Fred Steffen moved, seconded by Jerry Moore, to recommend approval of rezoning the property at the NW corner of Badger Road/Songbird Lane from "B-5" Highway Commercial to "R-3" Two Family Zoning. Ayes all; Nays none; Motion carried.

5. CONDITIONAL USE - CELL TOWER - 5217 HEFFRON CT.

John Gardner reviewed the background and noted this item was previously tabled to allow the county to complete a study by Evans Assoc. of a possible site in the Portage County Business Park. The study has been completed and found that either site would work. Evans suggested a taller tower than the requested 145' because the taller the tower, the larger area you can cover with the signal and the more antennas you could have. Allowing more effective antennas on this one tower may preclude the need for additional towers in the future. The County Business Park committee met and stated they did not necessarily want the tower in the Business Park and would not stand in the way of the tower being placed on the Heffron Ct. site.

The request meets the zoning and setback requirements. The applicants have indicated that they would be willing to make the foundation large enough and the tower strong enough so that it would structurally support a taller tower or an addition in the future. To have a taller tower, the applicants would have to petition the FAA and we would have to amend our Zoning Ordinance to allow a higher tower and the higher tower would exceed the Airport Height limitation. Commissioners need to decide if this is an appropriate location and determine the appropriate height.

Nate Meyer, Fortune Wireless Inc., distributed the FAA findings report and noted they told us that 145' would be acceptable, but a tower up to 158' would get routine approval.

Chairman Wescott questioned if you would prefer to build the stronger base so that if expansion upwards becomes an option, you would be able to exercise that option.

Claude Krawczyk, attorney representing Cingular Wireless, noted Cingular would prefer to build a 145' tower that is only required to be 145'. We are willing to build a foundation that would be structurally capable of holding a taller monopole capable of extension beyond the 145'.

Fred Steffen moved, seconded by Lois Feldman, to recommend approval of the conditional use for a 145' cell tower at 5217 Heffron Ct. to be constructed capable of holding a taller monopole. Ayes all; Nays none; Motion carried.

6. AMEND PLANNED DEVELOPMENT DISTRICT #2 HARMONY VILLAGE

John Gardner the owner is requesting to construct five duplexes instead of two 4-unit buildings and one 2-unit building. The occupancy would remain the same. I would call you attention to the how close one of the duplexes is to the curb line. Staff recommends approval.

Jeff Zabel moved, seconded by Jerry Moore, to recommend approval of amending Planned Development District #2 Harmony Village by constructing 5 duplexes instead of two, 4-unit buildings and one 2-family building. Ayes all; Nays none; Motion carried.

7. MURAL AGREEMENT - 1331 SECOND STREET

Ch. Wescott reviewed the attached memo and noted staff recommends approval.

Chairman Wescott moved, seconded by Jerry Moore, to recommend approval of the agreement to paint a mural on the north wall at 1331 Second Street.

Ayes all; Nays none; Motion carried.

8. SUBDIVISION ORDINANCE - REVIEW CRITERIA & EXTRA-TERRITORIAL REVIEW

Chairman Wescott noted this was discussed during the comprehensive planning meetings. We do not expect action today but it will come back in the near future for review and action.

John Gardner stated he has attached language from the Madison Subdivision Ordinance dealing with the issue of extraterritorial subdivision review. Please review and we will bring it back next month.

9. TRANSPORTATION TEA GRANT

John Gardner noted we received funding from this grant for the Green Circle underpass at Patch Street where the Green Circle Trail goes under the railroad bridge. We have discussed such things as a pedestrian-bicycle bridge across the interstate or where Canadian National crosses I-39. We are soliciting ideas for this type of program. We have to act on this at the March meetings to make the April 14 deadline.

Meeting adjourned at 5:00 p.m.

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