

Meeting Minutes

City Plan Commission

Monday, August 1, 2005 - 4:00 p.m. PRESENT: Chairman Mayor Wescott; Jerry Moore; Fred Steffen; Jeff Zabel; Lois Feldman; Karen Aldinger (Excused, Ann Shannon)

ALSO PRESENT: Comm. Dev. Dir. John Gardner; Police Chief Morris; Ald. Sevenich, Molski, Stroik, Trzebiatowski, Hansen; Justin Boehm; Stephanie Hammer; Susan Crotteau; Laura Ketchum; Todd Lenthe; Jerome Lineberger; Paul Neuhaus; Thomas Twohig; Carl Rasmussen; Rosanne Proik; Bob Tomlinson; Frank Sciarrone; Angelo Milano; Jackson & Mary Case; Bob Woehr; Ric & Delores Janick; Gary Zdroik; Sharon Newby; Jerry Zentner; Hugh Leasum; Brad Couillard; Reid Rocheleau; Troy Hojnacki; James & Dunigan; Eugene & Florence Zagorski; Joe Cyran; Jeff May; Paul Rice; Bill Yudchitz; Gene Kemmeter, Po. Co. Gazette; Kelly McBride, Journal

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1. APPROVAL OF THE MINUTES OF THE JULY 11, 2005 PLAN COMMISSION MEETING

Fred Steffen moved, seconded by Jeff Zabel, to recommend approval of the minutes of the July 11, 2005 meeting. Ayes all; Nays none; Motion carried.

2. A. ANNEXATION - 4825 NORWAY PINE DRIVE
B. ZONING CLASSIFICATION - "R-1" SUBURBAN SINGLE FAMILY

The Mayor reviewed the request. John Gardner noted we received notice from the State that the annexation is in the public interest.

Karen Aldinger moved, seconded by Lois Feldman, to recommend approval of the annexation and "R-1" Suburban Single Family Zoning for 4825 Norway Pine Drive.
Ayes all; Nays none; Motion carried.

3. COMMERCIAL SITE PLAN REVIEW - 5741 HIGHWAY 10 EAST

John Gardner noted this site plan is identical to the one approved several months ago on the adjacent property. The building will be different.

Karen Aldinger moved, seconded by Fred Steffen, to recommend approval of the site plan for commercial development at 5741 Highway 10 East to include heavier planting of tall trees to separate the buildings and screen the service area.
Ayes all; Nays none; Motion carried.

4. PLAT REVIEW, ZERO LOT LINE LOTS, & MULTIPLE FAMILY DEVELOPMENT - INDIANA AVE. at FOURTH AVE. & 2928 STANLEY - SCHMEECKLE MEADOWS

John Gardner reviewed the proposed subdivision layout and size of the lots. He compared duplexes and zero lot line units and noted the difference is zero lot line units are detached, free-standing units. He compared the proposed density to that of the area around Somers and Indiana Ave. Mosey's Creek is a straight line ditch at this time. The owners propose to dedicate 8 acres and the university would very much like control of the open space and to re-create Mosey's Creek meandering character. The Parks Commission recommended a public access to the parkland and staff supports that as well.

Staff recommends a Planned Unit Development approach to this development which would include approval of the annexation, subdivision layout, zero lot line lots, acceptance of the land dedication to the city or UW, determination of high groundwater in the subdivision, the cost of utility installation be assessed to the developers, and acceptance of the proposed apartments conditioned on the attached site plan and building design.

Karen Aldinger noted there has been concern about having affordable lots and feels this proposed development is very positive and a great recreation area.

Lois Feldman noted she would like to see a signal light on Indiana Avenue.

John Gardner noted the amount of traffic would have to meet the State standards for signals on Highway 66.

Jackson Case, 3028 Stanley St., stated because of the turn in Stanley Street, the amount of traffic, and the speed of the traffic, it is dangerous getting out of his driveway. With regard to zero line units, non-owner-occupied homes would not have the same positive response as those on Regent Street. With regard to this development being a buffer between single family and the existing multiple family development, there are single family dwellings up against the proposed multiple family, and proposed duplexes against the existing single family, which is backward. People in this area have lived here for many years and don't want to see a transient type of neighborhood to the north of us. His property is not located in the city right now and he doesn't want to be an island and forced to annex. He is asking for an umbilical cord back to the Town of Hull.

Carl Rasmussen, UW Campus Planning, noted abandoning Maria Drive from the Official Street Map could affect campus planning. They had hoped Maria extended to Indiana would relieve some traffic from Fourth Ave. He asked would dropping Maria from the Official Map require an official notice or by ordinance.

William Lawlor, 2508 Simonis St., asked if a full basement could be constructed because of the high groundwater conditions.

Bill Yudchitz noted he took exception to the remark of Mr. Case with regard to transient type housing and noted various people, including local business owners, have zero lot line properties. It gives people another housing option. With regard to groundwater, they will continue to have the

soil tested.

Gary Zdroik, 124 Indiana Ave., noted when it rains a lot his backyard floods. What will this development do with the tax rate?

John Gardner responded a soil scientist will look for soil discoloration and based on that, they will determine which lots are safe for basements and create road side ditch systems for surface water drainage that will contain the surface water until it can percolate into the soil. The tax rate is based on the value of the property and he doesn't anticipate this project will affect property values..

Sharon Newby, corner of Indiana Ave./Vine St., stated her basement floods and everyone in the area has to have sump pumps.

Reid Rocheleau, 408 Cedar Street - Whiting, expressed opposition to the annexation for multiple family use and zero line. The attached memo indicates the adopted plan for the area recommends single family use. Just make the lots single family and bigger and you won't need zero lot lines with no windows. We should be asking what the multifamily occupancy rate is in this community. We don't have to annex the property and we don't have to have multiple family.

Lois Feldman noted the population is aging and there are people who don't want a big house or lot and this is another area of our city that we need to develop.

Lois Feldman moved, seconded by Karen Aldinger, to recommend approval of the concept with further review. Concept approval includes the plat review and a planned unit development to include the following conditions: 1) annexation of the property dependent on the exact boundary description, 2) the subdivision layout with allowance made for minor lot line changes, 3) zero lot line provisions, 4) acceptance of the land dedication to either the city or UW (to be determined at the time of dedication), 5) determination of high groundwater in the subdivision area, 6) the developers be assessed the cost of utility installation or provide assurance of the completion of the work, and 7), and acceptance of the proposed apartments conditioned on the attached site plan and building design.
Ayes all; Nays none; Motion carried.

Jerry Moore noted this decision is not to build the development, but to further investigate what we need to do to have this development happen.

5. REQUEST OF HABITAT FOR HUMANITY TO AMEND SETBACK REQUIREMENTS IN TWO FAMILY ZONING

John Gardner stated we have talked about this issue for some time for the north side. Habitat is requesting to construct a home at the corner of Franklin/Third Street with lesser setbacks, the same as the neighborhood houses have in that area. Current requirement is 25' from the ROW to the front and side of the house.

Many of the older homes in the city do not meet the setbacks. My home and the home of Commissioner Steffen do not meet setbacks. Habitat proposes 12' from Third Street and 16' from Franklin Street. He reviewed the four options listed in his memo. We cannot accommodate their request this month because it requires a specific ordinance change and two publications. He is asking for direction today so that perhaps next month we can specifically address this issue.

Fred Steffen noted he would like to see a study of duplexes done before we allow an exception. This will affect a lot of people.

Bob Woehr, representing Habitat for Humanity, stated they acquired two lots at this corner. We have begun construction on the 51' lot on Franklin Street, set the house back 25' and it looks terrible next to the neighbors. The lot in question today is a 65' x 85' corner lot. The family selected for the next house is a family with 3 children - the mother has mobility problems and one child has serious medical problems and we want the washer and dryer on the first floor. The next family selected after that has 5 children and will fit better with the larger lot we have on Minnesota Ave.

Jerry Moore stated he favors the conditional use aspect. One size does not fit all and we need to apply it where it makes sense. We need flexibility in each instance.

Fred Steffen noted we need to do more homework. At what point do we say enough is enough. We need a standard of some kind.

Joe Cyran, 1917 Church St., suggested surveying the north side to see who would be interested in doing alterations and do not have 25' setbacks. A conditional use on a case by case basis makes more sense.

Chairman Wescott moved, seconded by Jerry Moore, to direct staff to formulate recommendations with focus on options #3 and #4. Ayes all; Nays none; Motion carried.

6. A. REZONING TO "R-5" MULTIPLE FAMILY II - 413, 421 PRENTICE AND VACANT LOT ON SIXTH AVENUE B. AMEND PARKING REQUIREMENTS

John Gardner stated the owner is requesting rezoning from Two Family Zoning to Multiple Family II Zoning to allow construction of a new medical clinic. They are also requesting modifications to the parking standards. The clinic has reviewed the proposed plans with neighbors and their concerns are being address by reducing the amount of exterior lighting, directing storm water drainage toward the Vincent St., and placing a gate across the entrances on Prentice St. to deter traffic onto Prentice St. He has checked with other communities parking standards and finds that we are higher. The number of physicians will not increase, and the number of patients and physicians using the ambulatory surgery portion of the building would not be as great as it would for examining rooms, so staff prepared the attached modification of 1 space for 200 s.f.

Mike Wimme,, representative for clinic project, stated this is a \$4 million project. They will have the same number of physician's and we will have more than adequate parking.

Fred Steffen moved, seconded by Jerry Moore, to recommend approval of "R-5" Multiple Family II Zoning for the properties located at 413 and 421 Prentice Street and the vacant lot on Sixth Avenue to construct a medical clinic and modify the parking standards to 1 space per 200 s.f. for medical clinics, and 1 space per 400 s.f. for ambulatory surgery suites.

James Dunigan, 500 Prentice St., distributed pictures and expressed concern with vehicles entering and exiting the clinic driveway right across from his home. He has been happy with the existing fence.

Mike Wimme responded they are proposing two automated gates that will be closed when not in use.

Ald. Sevenich stated the expansion project is a good proposal, will be added tax base, and a nice addition to the area.

Marlene Dunigan, 500 Prentice St., noted the roof slopes toward Prentice St. and she is concerned about more storm drainage affecting Prentice St.

Vince LaBarber, project architect, responded the drainage will go to the collection area toward Vincent Street.

Ayes all; Nays none; Motion carried.

7. UW SITE PLAN REVIEW - STUDENT CENTER EXPANSION & ADDITION TO HEATING PLANT

John Gardner provided slides of the project and noted the second story will be suspended over the first story creating a 10' walkway. City ordinance requires buildings to be setback 25' from the right-of-way in all areas, with the exception of the downtown, with setbacks in university zoning to be negotiated and approved by the Common Council. He noted the Learning Resources Center and the Fine Arts Building are closer than the required 25 ft. They have discussed landscaping along the sidewalk to soften the building and direct pedestrians under the canopy. Space for snow removal will be needed between the landscaping and the street. If we approve this, we want to make some sort of easement arrangement so that the public has the right to use the area that is controlled by the university as a public space.

Paul Neuhaus, project architect, stated their current dimension from the back of the curb to the west side of the building is 28'. The second floor extends over the first floor by 10 ft. We are extending the existing concourse further north. The southeast corner of the building will address student organization needs and dining and the area near the entrance will add space for convenience stores, lounge areas, retail, and a theater. We currently have 50 spaces in the north metered parking lot which will be reduced to 25 spaces. We are proposing glass on the lower level with a dark stone or granite on the first floor west elevation and a cream color brick on the second story with a band of glass. This is a 34,000 sq. ft. addition which will cost approximately \$20 million. Construction is to begin in May of 2006.

Jeff Zabel expressed concern about parking. He has meetings there once a week and sometimes has to park on Fremont Street.

Carl Rasmussen noted the driveway to the existing northern parking lot created pedestrian problems. They do own property across the street on Portage Court which would accommodate another 55 spaces and we could do some parking reassignments. He is not so certain that the way this is sketched out cannot be altered and the overall loss of parking lessened.

Jerry Moore noted he has a hard time with removing parking.

Fred Steffen stated he will not support the removal of parking. However, he does agree with no access from that parking lot onto Reserve Street.

Lois Feldman stated she is on campus 4-5 times per week, and that parking lot is usually not full.

Paul Neuhaus responded they can certainly take another look at the parking. The current layout was to accommodate trucks for shipping and receiving. A lot of the foot traffic comes from the northwest and we need to provide a safe way for them to cross and enter the building.

Ald. Trzebiatowski suggested taking out the buffer between the two parking lots between the student center and the dorm and enlarging the parking area.

Ald. Sevenich noted it looks like a very luxurious, costly project. She would like to see the parking lot at Stanley/Fourth expanded. There are other issues such as parking, pedestrian walkway across Fourth Ave., instead of always expanding big buildings.

Chm. Wescott concurred with Jerry and Fred regarding the shortage of parking at the university. Universities are a competitive environment and we have to look improving the Student Center to serve the students in the future.

Chairman Wescott moved, seconded by Karen Aldinger, to recommend approval of the site plan proposed for the student center expansion at UWSP contingent upon addressing the parking issue, clean up snow removal and landscaping, and clarifying the location of the existing ROW. Ayes all; Nays none; Motion carried.

Carl Rasmussen stated they are proposing to add an air filtration control plant which will be an addition to our heating plant. It is an EPA driven requirement.

Jerry Moore moved, seconded by Fred Steffen, to recommend approval of the proposed heating plant addition at UWSP as presented. Ayes all; Nays none; Motion carried.

8. REQUEST OF FLEET FARM TO AMEND SIDE SETBACK PROVISION IN HIGHWAY COMMERCIAL DISTRICT

John Gardner stated he was directed at the last meeting to draft an amendment. We would treat the area between Fleet Farm and the homes to the north as the sideyard and amend the ordinance to allow the storage rack be setback 0', but keep the 30' setback from both streets. By approving this amendment, we would be allowing Fleet Farm, or anyone along Hwy. 10, to put a structure on the side lot line.

Plan Commissioners expressed concern of this amendment on the balance of Highway 10. Brad Couillard, Fleet Farm, noted he is confused because he thought Plan Commission was in agreement with what we had proposed.

Paul Rice, adjoining property owner, asked with what is being proposed, could Fleet Farm, or anyone, decide to build something higher than the 19' 6", and if so, how high could they go.

John Gardner responded they could go as high as a fire truck could reach. We could amend the ordinance to restrict the height to no higher than 20'.

Fred Steffen moved, seconded by Karen Aldinger, to recommend approval of amending the side setback provision in highway commercial district as follows: 0' sideyard setback if the structure is not enclosed and does not exceed 20' in height. Ayes all; Nays none; Motion carried.

9. CONDITIONAL USE TO OPERATE A TAVERN AT 912 MAIN STREET

John Gardner commended Troy Hojnacki on the work he has done on his building. They did what they said they were going to do. Police Chief Morris noted he met with the owners and reviewed what was deleted from the previous conditional use restrictions. The sunset clause remains and staff suggests June 1 of 2007 to coincide with the liquor license and allow them time to establish a track record.

Chm. Wescott noted Troy gave him a personal tour and he is to be commended and thanked for what he has accomplished.

Troy Hojnacki expressed concern with 1) the wording in #13 and requested striking "professional" security personnel, 2) when the conditional use permit expires, he is concerned the Council could say they are not granting it because they would like to see a different business in there.

Ch. Wescott agreed with deleting "professional" in #13. With regard to #18, he doesn't see any grounds under the law that a future council could do that without a whole laundry list of violations.

Chairman Wescott moved, seconded by Jerry Moore, to recommend approval of the Conditional Use Permit as amended to operate a tavern at 912 Main Street with the Conditional Use to expire on June 1, 2007, and to include language from the City Attorney with regard to the terms of expiration. Ayes all; Nays none; Motion carried.

10. SEWER SERVICE BOUNDARY AGREEMENT WITH PLOVER - CTH. HH EAST OF I-39

Chm. Wescott noted city and Plover staff have worked together to reach this agreement.

Jerry Moore moved, seconded by Fred Steffen, to recommend approval of the proposed Sewer Service Boundary Agreement with Plover as presented.

Ayes all; Nays none; Motion carried.

Meeting adjourned at 7:00 p..m.

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