

Meeting Minutes

City Plan Commission Minutes

Monday, April 5, 2004 - 4:00 P.M. PRESENT: Chairman Mayor Wescott; Lois Feldman; Ann Shannon; Mike Phillips; Bud Flood; Fred Steffen; Karen Aldinger

ALSO PRESENT: Comm. Dev. Dir. John Gardner; Public Works Dir. Joe Euclide; Mayor Assis. Jami Gebert; Ald. Molski, Sevenich, Sowieja, Rackow, Stroik, Markham, & Seiser; Intern, Nicole Pahl; Tim Schertz; Bill Bayba; Scott Groholski; Bob Woehr; Gene Kemmeter, Po.Co. Gazette

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1. Approval of the Minutes of the March 1, 2004 Plan Commission Meeting
2. A. Site Plan Review for Hotel/Convention Center at Amber Lane/Windy Drive
- B. Conditional Use to Locate a Hotel/Convention Center at Amber Lane/Windy Dr.

3. Public Works Projects:

- Airport Project - Instrument Landing System, Terminal Improvements, Perimeter Fencing
- Highway Enhancement Grants Including:
  - Patch Street Recreational Trail,
  - Cedar St. Pedestrian Underpass,
  - Church St. Pedestrian Overpass,
  - I-39 Pedestrian Underpass at Joern's Drive
  - I-39 Pedestrian/Bicycle Overpass at Hwy. 10
  - Airport Fuel Tank Project
  - West Side Force Main
  - West River Drive Paving and Bridge Replacement
  - Bus Hub Plaza
  - Second Street Re-construction - Maria Drive to North Point Drive
  - City Garage Fueling Facility Upgrade

4. Conditional Use to Operate a Tavern at 1324 Second Street

1. APPROVAL OF THE MINUTES OF THE MARCH 1, 2004 PLAN COMMISSION MEETING

Bud Flood moved, seconded by Mike Phillips, to approve the minutes of the March 1, 2004 meeting. Ayes all; Nays none; Motion carried.

Bud Flood requested an update on the car wash issue.

John Gardner noted the developer had two plans at the last council meeting. One plan included acquiring property to the west up to Wilshire Blvd., and the other plan was to make the changes approved at the Plan Commission meeting. The developer has not been able to arrive at a deal to acquire the property and is back to the original site plan approved by the Plan Commission that will go to the Common Council this month.

John Gardner stated last year, we approved the site plan for the 5110 gas station and car wash. That resolution included the possible need for a curb line for the entranceway and he was to report back to the commission after one year. The owners are going to repave the area and there has not been any problem with the entranceway. The restaurant will be changing and a portion of the gas station is still vacant which will probably add more traffic, but as of now, there has not been any problems.

2. A. Site Plan Review for Hotel/Convention Center at Amber Lane/Windy Drive
- B. Conditional Use to Locate a Hotel/Convention Center at Amber Lane/Windy Dr.

John Gardner distributed an aerial photo of the area and noted the proposed hotel/convention includes 120 hotel rooms, 38,000 sq. ft. of exhibit space, and a 7,500 sq. ft. restaurant. They are also proposing a 7,000 sq. ft. pool and aqua-plex center. The proposed exhibit space would be close to the size of the existing Holiday Inn and the proposed independent restaurant would be 1 ½ times the size of Applebee's or Shoney's. The main entrance would be off Hwy. 10 or Brilowski Road.

The finished materials would be masonry on the first floor and the second and third stories would be a stucco finish. He reviewed the elevations and entranceways. The owners plan to retain drainage on-site before it enters into the ditch and they are working with the City Engineering Dept. Amber Lane will function as one of the main entrance points to the site. Someday there may be a new intersection built off Hwy. 10 and the proposed site plan will work with that also.

The proposal meets all the parking and setback requirements and is compatible with surrounding uses. It also fits in well with the joint plan adopted by the City and Town of Hull and staff recommends approval of the request.

Ann Shannon discussed traffic concerns at Hwy. 10 and Brilowski Road. There are no turn arrows and the traffic at that intersection has expanded significantly.

John Gardner responded we have been dealing with DOT for a number of years about traffic issues on Hwy.. 10. The State has a plan for either 2006 or 2007 that deals with improvements on Hwy.. 10 that would include: expanded turning lanes on Brilowski Road both north and south, and medians on Brilowski as well as Hwy.. 10 from Treder Ave. to Badger Ave. Those improvements should alleviate some of the traffic concerns.

Bill Bayba noted construction would begin late this summer, would take approximately one year, with opening in the fall of 2005.

Lois Feldman noted she would like to see larger plantings and questioned the proposed lighting and signage.

John Gardner responded most construction now has state-of-the art lighting and we require that lighting not shine on neighboring properties. We require perimeter landscaping that can be accomplished with berms and grass around the perimeter of the parking lot. There has been no request for off-premise signage so all signage will be on-site.

Bill Bayba noted they will do as much as they can with the landscaping.

Bud Flood questioned the size of the utilities.

John Gardner responded the utilities were placed by the developer himself and they are working with the City Engineering Dept.

Dir. Joe Euclide stated he had expressed concern with the water line capacity and we will be looking at that.

Fred Steffen moved, seconded by Mike Phillips, to recommend approval of A. The site plan for a hotel/convention center at Amber Lane/Windy

Drive, and B. The Conditional Use to locate a Hotel/Convention Center at Amber Lane/Windy Drive, contingent on meeting screening requirements. Ayes all; Nays none; Motion carried.

3. Public Works Projects:

- Airport Project - Instrument Landing System, Terminal Improvements, Perimeter Fencing
- Highway Enhancement Grants Including:
  - Patch Street Recreational Trail,
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Chairman Wescott stated the City is receiving a \$1.5 million grant from the federal government to install a state of the art instrument landing system at the airport.

Dir. Joe Euclide reviewed the ILS system installation which is covered by the grant. We are also considering terminal building improvements, hangars, the possibility of a perimeter security fence, construction of an aircraft maintenance facility, and a group hangar. Not all of these items will be funded in the grant but they need to be included in the public hearing. We are working to complete the fuel tank replacement project and have an application in for a variance for the piping for the dispensers. The West Side Force Main Project will include replacing the existing 6" main with an 8" main and re-routing the sewer away from the railroad bridge. The West River Drive Paving and Culvert Replacement includes replacing the top pavement with new gravel and asphalt and widening the roadway on each side for cyclists. The culvert project is currently not funded, but we would like to complete that project with the paving project because the culvert is in very poor condition. The Hub Plaza Renovation is about ready to go out for bids. The Second Street North project will require replacement of the sanitary and storm sewer, curb and gutter replacement, and narrowing the pavement to make the boulevards wider. The City Garage Fueling Facility Improvement Project is a small project and will be replacing the fuel dispensers and fuel management system, as well as storage for the truck dispensing the fuel. During construction on Second Street, we will try to allow for parking on both sides of the street. There is no money for some of the bike/pedestrian projects, but we will continue to apply for State funding.

Karen Aldinger moved, seconded by Bud Flood, that the Plan Commission has reviewed the proposed projects and recommends approval. Ayes all; Nays none; Motion carried.

4. Conditional Use to Operate a Tavern at 1324 Second Street

Chairman Wescott noted the proposal is to operate a tavern only. The site has operated as a restaurant/catering business with a beer license. A restaurant that serves beer is permitted, but a tavern is a conditional use and requires approval.

John Gardner stated he has discussed this change of use with the Police Department. In the late evening hours, Joe Mama's has functioned as a tavern. They have a beer license only. It is a small building with a capacity of less than 40 patrons. When the conditional use was approved for the sports bar on Main Street, you put an expiration date of June 30, 2005. If you chose to do that with this request, that would be the opportunity to place conditions on a new conditional use if appropriate. Staff is comfortable recommending approval of the request.

Bud Flood moved, seconded by Mike Phillips, to recommend approval of the conditional use to operate a tavern at 1324 Second Street with an expiration date of June 30, 2005. Ayes all; Nays none; Motion carried.

Chairman Wescott noted today is the last Plan Commission meeting for Bud Flood. He is retiring after 21 years of service on the Plan Commission which must be some kind of record. Those 21 years would mean roughly 260 meetings that he has attended and an uncountable number of hours he has given to his community in meetings, planning and preparation time. He presented Bud with a plaque, thanked him for his service.

Bud stated as a long term member of the Plan Commission, he has found "If you fail to plan, you are certainly planning to fail."  
Meeting adjourned at 5:50 p.m.

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