

Meeting Minutes

City Plan Commission Minutes

Tuesday, September 7, 2004 - 4:00 P.M. PRESENT: Chairman Mayor Wescott; Ann Shannon; Dave Sowieja; Fred Steffen

Excused: Jeff Zabel, Lois Feldman & Karen Aldinger

ALSO PRESENT: Comm. Dev. Dir. John Gardner; Ald. Sevenich, Markham, Barr, Rackow, Molski, Stroik, & Moore; Darin Wriedt; Rick Decker; Bill Nantell; Brad Johnson; Ron Michaels; John Garris; Curt Sonnenberg; Carl Rasmussen; Mike Phillips; Fred Pionek; Reid Rocheleau

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1. Conditional Use Request for a Telecommunication Tower - Alltel Communications - UWSP Learning Resource Center
2. Conditional Use Request to Operate a Car Wrecking Facility - Fred's Towing - 801 Francis St.
3. Conditional Use Request to Replace Storage Vessels - Koch Materials - 741 Mason St.
4. Request of Courtesy Motors to Amend the Zoning Ordinance to Change Street Setbacks along Interstate Highway 39.
5. Request for Two Buildings on One Lot - 1616 Academy.
6. Accept Right-of-way - Area of Badger/Windy.
7. Off-site Parking - 1000 Main Street.

1. CONDITIONAL USE REQUEST FOR A TELECOMMUNICATION TOWER - ALLTEL COMMUNICATIONS - UWSP LEARNING RESOURCE CENTER

Chairman Wescott reviewed the staff memo regarding Alltel Communications and noted the new antennas would blend with the antennas that currently exist on the building. Staff recommends approval.

Dave Sowieja moved, seconded by Ann Shannon, to recommend approval of the conditional use request of Alltel Communications for a telecommunication tower on the UWSP Learning Resource Center as requested. Ayes all; Nays none; Motion carried.

2. CONDITIONAL USE REQUEST TO OPERATE A CAR WRECKING FACILITY - FRED'S TOWING - 801 FRANCIS ST.

Chairman Wescott reviewed the background and noted staff is recommending approval.

John Gardner responded staff is recommending a 6' high opaque fence along the portions visible from Francis Street.

Ald. Moore noted the fence for McDill Wrecking is much higher than 6' and questioned whether there is a specific height for fencing of storage yards?

Fred Pionek, Fred's Towing, responded McDill Wrecking stacks their vehicles and requires a higher fence. There would be no stacking on his site and the 6' fence will be adequate.

John Gardner noted if there is a D.O.T. fence height requirement, the more restrictive height requirement will apply.

Mike Phillips asked if there is a difference between a wrecking and salvage yard. A salvage yard like McDill takes cars apart and sells the parts.

Fred Pionek responded it would be the same on a somewhat limited basis. We will take some apart, not to the extent that McDill does. There will be some disassembly of vehicles. He does not have a salvage license yet.

Fred Steffen moved, seconded by Ann Shannon, to recommend approval of the conditional use request of Fred's Towing to operate a car wrecking facility at 801 Francis Street with the following conditions: 1) the site be screened from Francis St. with a minimum 6' high opaque fence, 2) 40' setback from the right-of-way line, and 3) the site is used for storage and not for uses that generate loud noises, especially after 6:00 p.m. Ayes all; Nays none; Motion carried.

3. CONDITIONAL USE REQUEST TO REPLACE STORAGE VESSELS - KOCH MATERIALS - 741 MASON ST.

Chairman Wescott stated the request is to eliminate 7 tanks and replace 10 tanks with new tanks of different sizes. The total storage will be reduced and the number of tanks will be reduced from 44 to 37.

John Gardner stated he had discussed with management the idea of relocating the entire operation to a different site on the outskirts of town, but they indicated it was not financially feasible.

Ron Michaels, Koch Manager, stated we had looked into relocating and found it is not easy to find property with a rail spur. We are replacing tanks that are 50+ years old. The new tanks will look better, operate more efficiently and reduce odors.

Fred Steffen noted some of the 18', 24', & 27' tanks are being replaced with 40' tanks with a 14' diameter, will that be a problem?

John Garris, Koch Materials, the tanks will be constructed in a shop and brought here on a flatbed truck that will clear any overpasses.

Reid Rocheleau noted he is happy to see Mr. Gardner exploring Koch moving. He is concerned about the truck traffic on Water Street that is 24 hours/day. They don't haul everything by rail. They could be using the city rock crushing site to Whiting Ave. to HH and it would alleviate problems on Bus. 51. He requested the city explore changing the access to this property.

Ald. Rackow stated he is comfortable with replacing the old tanks with new technology.

Chairman Wescott feels the city should seriously review the HH access issue and feels staff should pursue dialogue with Koch representatives.

Dave Sowieja moved, seconded by Ann Shannon, to recommend approval of the conditional use request of Koch Materials to replace storage vessels as shown at 741 Mason Street and directs staff to pursue dialogue with Koch Materials to explore changing access to the site to County Trunk HH. Ayes all; Nays none; Motion carried.

4. REQUEST OF COURTESY MOTORS TO AMEND THE ZONING ORDINANCE TO CHANGE STREET SETBACKS ALONG INTERSTATE HIGHWAY 39

Chairman Wescott stated staff is comfortable with amending the ordinance to eliminate treating setbacks along the Interstate as street setbacks.

John Gardner presented a proposed site plan showing a 10' setback and stated Courtesy Motors has a building that is fronted on three sides by right-of-way which requires a 25' setback from each right-of-way. They are proposing an addition toward the interstate with a 10' setback. Staff suggests amending the ordinance to define lot lines along the interstate only as rear or side yards and not as street setback or front yards. The county planner will continue to treat the setbacks along the interstate in the business park as a street setback. Staff doesn't feel that the difference between a 10' or 25' setback would be noticeable from the interstate and feels comfortable amending the ordinance because it allows businesses facing the interstate more use of their properties.

Fred Steffen stated he doesn't have a problem with a building facing the interstate, but would be against a loading dock or dumpsters facing the interstate

Ald. Moore questioned if the D.O.T. were to change or remodel the on-ramp off Hwy. 66. would this reduced setback make any difference?

John Gardner responded if D.O.T. had to widen it, the buildings would be tighter and they might have to acquire the building.

Ald. Markham questioned further if D.O.T. wanted to expand the lanes on the interstate, how close to the right-of-way line can they expand the road?

John Gardner responded the D.O.T. plan for relocating Hwy. 10 shows the interstate being widened from 4 lanes to 6 lanes and it is his understanding, that no right-of-way was acquired other than for the intersection.

Bill Nantell, representing Courtesy Motors, noted they are 16' below the grade of the interstate.

Fred Steffen moved, seconded by Dave Sowieja, to recommend approval of the request of Courtesy Motors to amend the zoning ordinance to change street setbacks along Interstate 39 by defining the setbacks as rear lot lines.
Ayes all; Nays none; Motion carried.

5. REQUEST FOR TWO BUILDINGS ON ONE LOT - 1616 ACADEMY

John Gardner presented a photo showing the site and noted the existing building is proposed to be occupied by a tanning salon and a bakery. They propose to enclose the second building for an office for a used car business. Pending public comment, staff recommends approval conditioned upon the finishing materials for the second building be similar with the existing building and that the occupants of the second building have access to the bathrooms in the main building.

Dave Sowieja questioned if they have appropriate parking for all of these businesses plus a used car lot

John Gardner responded the site plan and parking plan will have to be reviewed by staff.

Ald. Rackow noted most used car businesses also have provisions for putting tires on the cars and changing the batteries, filters, and oil.

Rick Decker, 1616 Academy Ave., stated the D.O.T. has given them a check list for the requirements for the used car facility and they are able to sublet those types of services out to Kent's Service Center.

Ald. Rackow noted then we can expect to just see sales persons and the vehicles for sale.

Chairman Wescott stated the services indicated by Ald. Rackow will not be available at 1616 Academy Avenue, is that correct?

Rick Decker responded that is correct.

Ald. Stroik questioned what happens in the future if one business is successful and they other one isn't and they want to sell the property or sell one building and keep one.

John Gardner responded you can sell off pieces of property either by condominium or subdividing, but the owner of the second building would have to have access to bathroom facilities during hours of business.

Dave Sowieja moved, seconded by Fred Steffen, to recommend approval of the request for two buildings on one lot at 1616 Academy Avenue with the conditions that the exterior materials for the second building be similar to the existing building, the occupants of the second building have access to the bathroom facilities in the main building during hours of operation, and a parking plan for the site be submitted for review and approval.
Ayes all; Nays none; Motion carried.

6. ACCEPT RIGHT-OF-WAY - AREA OF BADGER/WINDY

John Gardner stated this is a proposed new roadway. The options for the adjoining property are commercial or housing. City Engineering has reviewed it and they, as well as staff, recommend approval..

Chairman Wescott moved, seconded by Fred Steffen, to recommend acceptance of the right-of-way between Windy Drive and Badger Avenue.
Ayes all; Nays none; Motion carried.

7. OFF-SITE PARKING - 1000 MAIN STREET

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

John Gardner noted the owner has a private parking area at the corner of Clark and Third Streets which can be used by these tenants.

Fred Steffen moved, seconded by Ann Shannon, to recommend approval of the request of Tim Schertz for off-site parking for 1000 Main Street.
Ayes all; Nays none; Motion carried.

Meeting adjourned at 5:15 p.m.

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