

Meeting Minutes

CITY PLAN COMMISSION

Monday, January 7, 2002 - 4:00 P.M.

PRESENT: Chairman Mayor Wescott; Lois Feldman; Jeff Zabel; Elbert Rackow; Bud Flood; Fred Steffen; (Excused, Karen Aldinger)

ALSO PRESENT: Comm. Dev. Dir. John Gardner; City Clerk Vicki Zdroik; Mayors Assis. Louis J. Molepske, Jr.; Parks Dir. Tom Schrader; Ald. Molski, Phillips, Moore, Sowieja, Barr, Nealis, Seiser and Sevenich; Amber Maslowski; Melissa Perron; Carl Rasmussen; Rick Rettler; Charles Gust; Paul Witek; Craig Hjelle; J. G. Rosholt; Jeff Murphy; John Clark; Tom Brown; Steve Smith; Tony Patton; Todd Grunwaldt; Reid Rocheleau; Greg Diemer; Cathy Dugan; Barb Martin, Journal; Gene Kemmeter, Po. Co. Gazette

Chairman Wescott noted the latest recorded opening of the toboggan slide is January 14, and with the present 10-day forecast of no appreciable snow, we are one week away from tying that record. Secondly, the developer for the proposal on the Lullabye site will submit his project to WHEDA and will return to the Plan Commission pending a favorable review from WHEDA.

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1. APPROVAL OF THE DECEMBER 3, 2001 PLAN COMMISSION MINUTES

Elbert Rackow moved, seconded by Bud Flood, to approve the minutes of the December 3, 2001 Plan Commission meeting. Ayes all; Nays none; Motion carried.

2. UWSP - ALIGN PORTAGE ST. WITH HIGH ST.

Carl Rasmussen, UWSP Facilities Planner, discussed the existing student crossing problems in this area. This area was suggested for realignment in the 1993 Campus Development Plan. This proposal has been reviewed and endorsed by the faculty senate and the Student Government Association. The underground steam line is scheduled to begin in 2003 and we anticipate this project to start in 2004.

Rick Rettler, Rettler Corporation, stated they have worked on this proposal since March. He introduced Melissa Perron from his firm who is the design technician and did a lot of the design work on this project, and Amber Maslowski who is in charge of the computer for the presentation. The goals have been to improve pedestrian connection in the High/Portage Street area as well as to improve traffic circulation. He narrated the slide presentation showing existing pedestrian traffic patterns and the proposed redesign for Portage and High Streets with improved vehicular traffic flow and safer pedestrian crossings. Currently, there are no organized crossing points. East-west vehicle traffic flow will be better than now. There is the opportunity to create public spaces in front of the Learning Resources Center and the Student Center. These spaces will be used by students as outdoor gathering spaces, something that is missing now. Details of these spaces need to be completed. A water feature is possible.

John Gardner noted the Police Dept. has indicated they would like no stop signs on the east/west streets. The University wants stop signs on High and Portage. The details for the actual street paving will have to be selected and approved. The UW system has expressed an interest in having the city participate in a WDOT enhancement grant. Applications are due in April and that application would come before the Plan Commission. Final detailed designs will also come back to the City for review and approval.

Bud Flood noted the plans show future expansion of the University Center and a drive-through canopy.

Carl Rasmussen responded they are looking at that project for 2004-2005.

John Gardner noted the University Center expansion, including the canopy, is not part of this review and would have to come back for review and approval at a later time.

Jeff Zabel questioned safety issues for students during construction.

Carl Rasmussen responded they construct fences and bridges.

Ald. Barr questioned who pays for construction in city streets.

John Gardner responded it is our intent that the university would pay for this. The hiring of Mr. Rettler is a city project that is being assessed back to the university through a cooperative agreement. The reason they are doing this project in connection with the steam pipe project is they have to replace the streets anyway. They may be asking the city to make an application for a DOT Enhancement Grant. The city would be the applicant and the university would be a sponsor with us.

Ald. Phillips questioned whether the existing parking will be affected, both in the lot and on the street. What about fire truck access?

Rick Rettler responded the concept indicates parking lot realignment. For the most part, we have maximized the parking so we are really not affecting the overall numbers that greatly. If there is any change to on-street spaces, it will only be a couple.

Lois Feldman moved, seconded by Jeff Zabel, to recommend approval of 1) the realignment of Portage Street and High Street (not including the student center expansion), and 2) accept the design concept with the understanding that a detailed design will come back to be reviewed at a later date.

Ayes all; Nays none; Motion carried.

3. PRELIMINARY PLAT - HEFFRON ST./HERITAGE DR

Chairman Wescott noted the only item before the Commission today is the preliminary plat. This request is subject to the Boundary Adjustment Agreement with the Town of Plover.

John Gardner stated Mr. Feltz proposes a duplex subdivision based on the 118' wide lots. Gardner was contacted by an alderperson who felt the westerly row of lots that abut existing single family lots along Lampman Drive should be zoned single family. He reviewed how duplexes can result in a "row of garage doors" if there are no design controls. He referenced recommended controls developed by Peter Calthorpe for a project in the St. Croix Valley. Calthorpe recommended no more than 50% of the facade should be the garage and a garage should be at least 8 feet behind the primary building facade. The city has historically not forced site plan review. Gardner has toured several duplex areas in the city and Plover and has found only one duplex built to the recommended standards.

Ald. Nealis suggested changing condition #3 to include lots 36-44 for Single Family Zoning and Lots 48-56 for Two Family Zoning. He felt there needed to be a buffer of single family next to the existing single family before switching to two family.

Staff recommends approval of the preliminary plat with the following conditions: 1) a fee of \$400/lot in lieu of land dedication, 2) the boundary adjustment attaching this land to the city, 3) "R-3" Two Family zoning, 4) authorize the Mayor to enter into an agreement to have the land subdivided by the private surveyor as shown, and 5) approve the utility extensions. He noted the Commission may want to address condition #3 with regard to Two Family Zoning.

Fred Steffen stated if we were to set it up as single family zoning for the lots on the west, Mr. Feltz may want to have 105' widths for those lots instead of 118'. If we are going to do it, we should let Mr. Feltz know now so that he can make necessary changes.

Jeff Murphy, representing Mr. Feltz, stated if you want the western lots to be single family, we would modify our request now to 105' wide lots on the western one-half and 118' wide lots on the eastern one-half. He thinks the owner would be amenable to Single Family Zoning for his western lots and Two Family Zoning for his eastern lots.

Chuck Gust, 4400 Heritage Dr., noted lots 45, 46, & 47 would be 10' shorter because of the northern 10' to Woodward Governor. He would like to see Lot 47 reconfigured or used as a neighborhood park for the area because the 60' street access is too narrow for two driveways.

In response to questions by Ald. Sowieja and Phillips, John Gardner reviewed the park fee standards and the Boundary Adjustment Agreement with the Town of Plover.

Ald. Nealis suggested future discussions regarding yard lights included in restrictive covenants.

Fred Steffen moved, seconded by Elbert Rackow, to recommend approval of the preliminary plat with Single Family Zoning and lots approximately 105' wide for the west side of the proposed future street, and Two Family Zoning with 118' wide lots for the east side of the proposed future street with the following conditions: 1) a fee of \$250 per single family lot and \$400 per duplex lot in lieu of land dedication, 2) attach this land to the city, 3) authorize the Mayor to enter into an agreement to have the land subdivided by the private surveyor as shown, and 5) approve the utility extensions.

Ayes all; Nays none; Motion carried.

4. CONDITIONAL USE - COMMUNITY FIRST BANK - 5525 HWY 10 E.

Chairman Wescott noted City Engineering and the Council has approved the two driveways. City planning recommends approval. The site plan meets all requirements.

John Gardner reviewed parking ratios from other communities and noted that ours might be a little high and staff will bring this issue back in the future. Staff recommends approval.

Bud Flood noted in the future, if we are replacing a building, he would like to see a footprint of the existing building included.

Elbert Rackow moved, seconded by Fred Steffen, to recommend approval of the conditional use request for Community First Bank at 5525 Hwy. 10 E. to demolish the existing bank and replace it with a new structure with the condition that the site plan meet all city requirements including drainage and screening.

Ayes all; Nays none; Motion carried.

5. MID-STATE TECHNICAL COLLEGE - 933 MICHIGAN AVE.

A. Conditional Use - Expansion

B. Lease of City Land

John Clark, Vice President of Academic Affairs for Mid-State College, stated they have occupied the building since 1961 with an expansion in 1991. He indicated the need for their present request due to expanded course offerings and a 29% increase in students. We currently partner with, among others, UWSP, Portage County Business Council Foundation, and Stora Enso. Currently, we are limited by state statutes to a \$500,000 building limit without going to a referendum. Effective in July of 2002, that threshold moves to \$1,000,000 that we can invest in facilities without a referendum vote. The Parks and Recreation Committee has recommended we look at sites outside of the current location. Our current site is desirable based on location to the university. Given the concerns by the Parks Commission with regard to green space and parking, we request to table this until the February Plan Commission meeting to allow us to meet with Parks Director, City Planner, and our architect to develop a plan that would meet the needs expressed.

Chairman Mayor Wescott moved, seconded by Bud Flood, to table this request until February to allow the opportunity for Mid State College representatives to work with representatives from the Park and Recreation Committee, appropriate city and Mid-State staff, and representation from the university. Ayes all; Nays none; Motion carried.

Chairman Wescott noted he would like all alderpersons included in mailings for any of these meetings.

6. EXPANSION OF PFIFFNER PIONEER BAND SHELL

Chairman Wescott noted this project has been approved for construction in 2002. It has been through the City Council and the process of room tax allocation. Tom Brown was retained by the Park and Recreation Commission with the total cost of the project to be \$60-80,000.

Tom Brown, architect, reviewed the drawings of the 800 sq. ft. addition which includes storage, bathrooms, dressing area, office area, and an open lounge. This addition is basically replacing a tent that was used during events. The gray area indicates where the walls slope down to the

ground. Service access would probably be located on the west side. Disability access would be a ramp on the west and north sides of the addition. The only people using this addition would be the performers and would not include public access. We are looking at a fiber/cement product that would look like wood siding but would be impervious to moisture. There have been discussions on leaving out the interior walls for the first year to see how the area is used. The addition is intended to be a completely enclosed space to provide security for storage. There will be window area in the doors and a window area for an air conditioner.

Elbert Rackow moved, seconded by Fred Steffen, to recommend approval of the proposed expansion of Pfiffner Pioneer Bank Shell as proposed. Ayes all; Nays none; Motion carried.

Meeting adjourned at 5:30 p.m.

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