

## Meeting Minutes

### CITY PLAN COMMISSION

Monday, April 1, 2002 - 4:00 P.M. PRESENT: Chairman Mayor Wescott; Lois Feldman; Karen Aldinger; Jeff Zabel; Bud Flood; Fred Steffen (Elbert Rackow, excused)

ALSO PRESENT: Comm. Dev. Dir. John Gardner; City Clerk Vickie Zdroik; Ald. Sowieja, Molski, Sevenich, and Phillips; Kathy & Jeff Kosloske; Bill Nantell; Anna Burch; J.P. May; Guy Stewart; Mike Metcalf; C.Y. Allen; Carl Rasmussen; Greg Diemer; Cathy Dugan; Barbara Martin, Journal; Gene Kemmeter, Po. Co. Gazette

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1. APPROVAL OF THE MARCH 4, 2002 PLAN COMMISSION MINUTES

Fred Steffen moved, seconded by Jeff Zabel, to approve the minutes of the March 4, 2002 meeting. Ayes all; Nays none; Motion carried.

#### 2. CONDITIONAL USE - UWSP CREDIT UNION - 809 DIVISION STREET

Chairman Wescott noted staff recommends approval of the request with the condition that the parking lot be screened according to city requirements.

Fred Steffen moved, seconded by Karen Aldinger, to recommend approval of the Conditional Use request for UWSP Credit Union at 809 Division Street as shown on the attached site plan with the restriction that the parking lot be screened according to city requirements. Ayes all; Nays none; Motion carried.

#### 3. UWSP - CHANGE TO PARKING LOTS Q & T

John Gardner stated the proposal for Lot Q is to eliminate two islands that are in the parking lot now and replace them with more landscaping around the perimeter of the lot. They also propose to enlarge the lot by squaring off the lot on the southeast corner. Both actions will gain an additional 161 parking spaces. The alternative to this would be to acquire other properties that are on the tax roll and put new parking lots in their place or create no new parking at all.

The proposal for Lot T is to create parking on both sides of the drive aisle into the lot by widening the entrance drive to the north and south. They would gain 16 spaces. The lot would be slightly closer to the adjacent house to the south, however there is a thick stand of spruce trees that will adequately screen the lot from the house.

Staff recommends approval of both proposals with the condition that landscaping be provided between the lots and the street right-of-way to meet city ordinances.

Jeff Zabel questioned whether the increased 161 parking spaces helps or takes care of the parking problem.

Greg Diemer responded the proposals will help the parking situation. We still have a parking deficit and we have a number of additional items to work out and bring before the Plan Commission to improve the parking situation.

Bud Flood questioned whether the existing sidewalk between Fourth Ave. and Michigan Ave. will be relocated to the south around the newly-expanded Lot Q? There will be a lot of pedestrian traffic there.

John Gardner responded the site plan indicates the sidewalk would parallel the new parking lot and UW is making a provisions for a pedestrian cut-through (shown as an "X" on the attached site plan).

Fred Steffen moved, seconded by Lois Feldman, to recommend approval of the changes and expansion as presented conditioned upon the UW placing landscaping between the lots and the street right-of-way to meet the ordinance requirements, and with the provision that should the city want to extend Fourth Ave. through to Michigan Ave., they may do it at the city's expense. Ayes all; Nays none; Motion carried.

#### 4. CONDITIONAL USE - MULTIPLE FAMILY DEVELOPMENT DOOLITTLE at GREEN AVENUE

John Gardner stated the owner proposes to extend Doolittle Dr. to Green Ave. at their cost. He reviewed the conditional use standards and indicated the proposal meets these standards. Staff supports the proposal and site plan as presented with the conditions indicated in the staff report and that extra landscaping be provided between the garage/driveway and Doolittle Drive.

He received a call from the property owners to the south, Fleming Dev. Co. They do not object to the use but they do object to the architectural style or appeal of the buildings. They would like to see more brick on the buildings with the attached garages, and also have brick at least on the first floor of the buildings with no garages.

When questioned by a Commission member, Gardner stated the City did require Lutheran Social Services to put brick on the first floor of the entire perimeter of the structure, and eventually they agreed. The buildings to the west of Lutheran Social Services came in with no gables, etc. We told them to put gables and jump platforms, and they put brick on the first floor.

Tom Wood of Harris & Associates Inc., felt the owner would be more than happy to accommodate these concerns.

Bud Flood moved, seconded by Fred Steffen, to recommend approval of the conditional use request to construct 11 apartment building for multiple family development at Green Ave. and Doolittle Dr. with the following conditions: 1) the site plan be built as shown, 2) park fees in lieu of park land dedication be required at the time of seeking a building permit, 3) extra landscaping be provided between the garage/driveway and Doolittle Dr., 4) brick be provided at least on the first floor of the buildings, and 5) the drainage plans provide at least 2 inches of storm water detention and be approved by the City Public Works Director prior to construction.

Ayes all; Nays none; Motion carried.

#### 5. TEMPORARY BUILDING - COURTESY MOTORS - 3700 NORTH POINT DRIVE

John Gardner stated temporary buildings are only allowed with Council approval. He noted the request is to erect the office building as shown in the attachment for a period of 6 months to see if it works out. If it works well, they would construct a permanent building and if it does not work out, the temporary building would come down after the 6-month period.

Bud Flood noted he has a problem with this. He remembers the nice stand of pine trees that were there. They were removed and then it was paved over. Then it was a storage area for used vehicles. Then they requested a sign request that we had to deny.

Jeff Zabel questioned if there is signage included with this, and would a permanent building come back before this commission.

John Gardner responded no request has been made for signs. The is zoned commercial and they would be entitled to a building permit if a permanent building met the standards.

Karen Aldinger questioned if there is any buffer for the single family across the street.

John Gardner responded that is why it requires a conditional use permit. Commissioners can put conditions on approval.

Guy Stewart, 3703 North Point Dr., reviewed the history of the property and noted there is concern for an impact on their property. In November of 1993 when the property was annexed, there was supposed to be a 10' landscaped buffer between the properties to the west. We are not trying to stop their use of the property, we simply want a buffer.

John Gardner noted they did put landscaping in initially and it died out after the first year. We asked them to replace it and they did, but it doesn't seem to grow well if it is still there at all.

Bud Flood noted we want some sort of buffer there. It should be there now. Whether he builds a building there or not is a moot point.

Chairman Wescott noted previous council action taken in 1993 indicated we want some sort of buffer for the neighbors to the west, and Courtesy has to honor that.

Ald. Phillips expressed concern with lack of bathroom facilities.

Ald. Sowieja noted he would like to see something added to the screening. Neighbors to the west should be assured that lights will not be shining in their windows.

Jeff Zabel moved, seconded by Fred Steffen, to recommend approval of the conditional use request of Courtesy Motors to place a temporary building at 3700 North Point Drive for a period of six months, with the condition that they honor their previous commitment to install landscaping. Ayes all; Nays none; Motion carried.

#### 6. D.O.T. HIGHWAY ENHANCEMENT GRANT APPLICATION

John Gardner reviewed the four projects for grant application. He is looking for approval to submit the applications to DOT.

Ald. Sowieja stated he would be against approving money for these types of projects if it came down to looking at the budget to save money.

John Gardner responded Item #1 could be totally assessed by the property owners, #2 is the same except the city does own a portion along Patch St. (Cost estimated to be \$2 per running foot); #3 would not be assessable, and #4 we would have to talk to UW about.

Bud Flood moved, seconded by Lois Feldman, to recommend staff submit applications to DOT for the traffic enhancement grants as indicated in his staff memo.

Ayes all; Nays none; Motion carried.

#### 7. COMPREHENSIVE PLAN UPDATE

Chairman Wescott reminded everyone there will be a meeting on Thursday evening, April 4, at Sentry Theater for the Stevens Point Visioning Session. He would like to see everyone there.

Meeting adjourned at 4:45 p.m.

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