

Meeting Minutes

REPORT OF CITY PLAN COMMISSION

Monday, April 2, 2001 - 4:00 P.M.

PRESENT: Chairman Mayor Wescott; Elbert Rackow; Lois Feldman; Fred Steffen

(Excused, Art Davy, Jeff Zabel)

ALSO PRESENT: Comm. Dev. Dir. John Gardner; Po. Co. Senior Planner Jeff Schuler; Mayors Assis. Neil Marciniak; Ald. Sevenich, Phillips, Seiser, Kedrowski, Nealis, and Barr; Tony Patton; Janet Zander; Bill Bayba; Hank Yokers; Mike Yokers; Bill Nantell; Joel Breitzman; Kevin/Kathy Kowalski; Donald Kowalski; Joe Cyran; Po. Co. Planning & Zoning Dir. Chuck Kell; Fred Hopfensperger; Dave Sowieja; Bill Greenwood; Dennis Jochman; Al/Jan Klein; Shelley Binder; Jodi Baganz; Tom Brown; Reid Rocheleau; Po. Co. Supervisors Dwight Stevens and Jim Clark; Larry Lee, WIZD; Susan Kampmeier, Journal; Gene Kemmeter, Po. Co. Gazette

1. APPROVAL OF THE MARCH 5, 2001 PLAN COMMISSION MINUTES

Elbert Rackow moved, seconded by Lois Feldman, to approve the minutes of the March 5, 2001 meeting. Ayes all; Nays none; Motion carried.

2. PLAT APPROVAL - OLD HWY 18 @ BRILOWSKI RD - VARIANCE TO SUBDIVISION ORDINANCE PROCEDURE

John Gardner stated Commissioners expressed concern at the February meeting with reserving property along the north edge of the plat for future extension of Jefferson St. Mr. Bayba has amended that preliminary plat to include the future option of Jefferson St. extension. The Wal-Mart property owner has not made a decision on Jefferson St. on his property, so Mr. Bayba proposes to construct his subdivision in phases. The first phase would be the plat as originally proposed. There are two options for the second phase. One option includes the extension of Jefferson St.; the other option does not. He reviewed the original staff report. Because this is the second review of the plat, and to accommodate spring construction and lot sales, Gardner suggests the city approve Phase One as a final plat with the conditions as noted. Fred Steffen questioned how the utilities would be brought to the subdivision.

John Gardner responded he has suggested utilities be brought down Old Hwy 18 to that first north-south street and then north into the subdivision.

Ald. Kedrowski noted the plat shows the streets to be 60' wide. He thought the Plan Commission went on record that the streets should be 66' wide and he feels this should be upheld.

John Gardner responded we had recommended that Old Hwy 18 be wider than 66' to accommodate utilities and right-of-way for bicycles and pedestrians. Engineering and our department has recommended 60' wide streets in subdivisions where they will be local streets only. This should be adequate to meet public needs and would allow for more private property.

Elbert Rackow moved, seconded by Lois Feldman, to recommend approval of Phase 1 of the proposed plat with the following conditions: 1) park fees of \$250 per single family lot (31 lots) for a total of \$7,750 to be paid to the city at the time of plat recording in lieu of parkland dedications; 2) all roads and utilities be constructed to city specification, 3) the temporary 120 foot cul-de-sacs be shown on each of the dead-end streets with the understanding that the temporary cul-de-sacs will not be constructed until September 2002 at the earliest, and that if Phase 2 is approved, the temporary cul-de-sacs will be eliminated, and 4) this review be considered Final Plat approval.

Ayes all; Nays none; Motion carried.

3. COND. USE /SITE PLAN REVIEW - PARKDALE MOTEL AND RETAIL CENTER - 1000 AMBER LANE

John Gardner stated the proposal is for two buildings on two separate lots, both under the same ownership. The owner proposes to combine the properties into one and build two buildings on one property. Motels are a conditional use in "B-5" zoning. B-5 Zoning requires site plan review. The owner proposes to construct a 68-unit, 3-story motel on the eastern portion of the property and a 10,200 sq. ft. retail development on the western portion of the property. The proposal meets the parking standards. City Engineering Dept. and Police Dept. have reviewed the proposed access drives and recommend approval. He reviewed the conditions in the staff report and noted the motel exterior would have a stucco-like material and the retail development would have a brick exterior with some stucco-like material for accent. He stated that changes should be made to the facades of the buildings facing the public right of way to eliminate the image that the building is built "sideways" to the street.

Ald. Kedrowski asked wouldn't it make sense to put Windy Drive through to Brilowski Road there so that the frontage road system would be complete? Since the State is hesitant about allowing a stop-and-go light at Amber, wouldn't this be better long-term planning?

John Gardner reviewed the aerial photograph, and noted Windy Lane is 400-500' off Hwy 10 and the DOT and City engineers have recommended that we not have a major street intersection that close to Hwy 10 along Brilowski Rd.

Ald. Kedrowski noted Amber is also too close to Brilowski, and not an ideal situation, but 500' from Brilowski is not a bad compromise.

Elbert Rackow moved, seconded by Fred Steffen, to recommend approval of the conditional use and also site plan review for the motel and retail center at 1000 Amber Lane with the following conditions: 1) the east facade of the motel facing Amber Lane include architectural detailing subject to Community Development staff review and approval, 2) the dumpster for the motel shall be relocated (perhaps to the south of the parking lot), 3) sidewalk shall be installed along Brilowski Rd. and Amber Lane, 4) signs shall conform to city Sign Ordinance, 5) all parking lots shall be screened by a double row of landscaping or berms between the parking and right-of-way, 6) the facade of the retail building facing Brilowski Rd. shall include gables on the facade similar to those facing the parking lot subject to Community Development staff review and approval, and 7) recorded easements allowing for joint ingress and egress between the Jung Seed property and the Bayba property as shown on the site plan. Ayes all; Nays none; Motion carried.

4. EXPANSION OF LINCOLN CENTER BUILDING AND ADJACENT PROPERTY ACQUISITION

John Gardner stated in April of 1999 a joint committee was formed consisting of city and county elected representatives. The committee retained an architect to study expansion needs. (He distributed a revised staff memo including the background). The architect developed a space needs analysis which recommended 1,600 sq ft of remodeling and a 18,000 sq ft addition. The project was then sidelined due to other county projects. Last summer, a new joint committee of city and county elected representatives was formed and an architect again retained to study space needs. This architect developed five alternatives ranging from "do nothing" to remodeling 12,000 sq. ft. plus constructing between 12,000 sq. ft., 17,000 sq. ft., or 22,500 sq. ft. of new building. He also developed costs for leaving the current building and constructing a new 32,000 sq. ft. building on a different site.

The Plan Commission must review any proposed acquisitions and expansion for publicly-owned buildings. Staff recommends rejecting the "do

nothing" alternative and the "construct a new building on a remote site" alternative. Staff recommends that the Lincoln Center remain at the current location and be expanded on-site. We would also recommend that a committee be formed, that the committee retain an architect to move to the implementation phase, and that plans be developed for review by the governing bodies. Any further recommendations be deferred until final plans have been developed.

Janet Zander, Director of Dept. on Aging, stated the current building is 20 years old. During the year that this project was on hold, the department went through an unprecedented growth. We took on the Aging and Disability Project for the State which increased our one social work staff members to four, and increased the average number of contacts from 140 to 575 per month. It is a huge program and will continue to be a large program. This is one of the reasons for the change in proposed space needs between 1999 and 2001.

Ald. Kedrowski expressed concern with a major improvement on Water Street. Water Street has been designated a major north/south corridor. We need to move forward with a Water St. plan before he could support the expansion of the Lincoln Center.

Ald. Nealis noted the neighbors have indicated to him they would have a problem if acquisition would go beyond two houses.

Dwight Stevens, County Board Rep., stated the joint committee recommended Option 2. which would include acquisition of just two homes.

Jim Clark, County Board Rep., agreed with John Gardners background information and with Mr. Stevens comments. Acquisition of two home was what the committee was thinking.

Tom Brown, 616 Fourth Ave., noted the issue of Emerson School has come up and is being reviewed by the same architect as the Lincoln Center project. The size of Emerson School and the Lincoln Center needs are comparable. He suggested a cursory look be given to Emerson School as a potential site for the Lincoln Center.

John Gardner noted several existing buildings were looked at (not including Emerson School) for potential use by the Lincoln Center. Remodeling was costly and the buildings not centrally located.

Elbert Rackow moved, seconded by Fred Steffen, to recommend that the Lincoln Center expand on its current site, we move from a concept phase to an implementation phase, retain an architect to do design work and bring the site plan back to this committee. Ayes all; Nays none; Motion carried.

5. COND. USE - CONSTRUCTION OF MULTIPLE FAMILY BLDG. - 725 PRENTICE ST.

Jeff Schuler stated the request is to construct a 5-unit two story apartment building. Three of the units would have 5 bedrooms, and two of the units would have 6 bedrooms. The property is zoned "R-4" Multiple Family I and any new structures containing 3 or more units are a conditional use. The proposal meets the requirements for setback, height of the structure, and land area for that many units, and minimum parking requirements. Drainage will be to a basin at the rear of the property that is connected to the storm sewer in Prentice St. Arrangements will have to be made for trash pick-up with a private hauler. There is no room for snow storage on the site and that issue will have to be addressed. The proposed landscaping shows intent, but the final landscaping and lighting plans will have to be approved by staff. Staff recommends approval of the conditional use request subject to the conditions/restrictions in the staff report.

Mike Yokers, developer, responded the trash containers will be placed on the south side of the building and he will provide for a private hauler. He is proposing exterior motion-activated flood lights so they will not be on all the time. It has been his experience that due to the proximity to the **campus, approximately 15-20% of the tenants don t have vehicles and he will provide a bicycle rack. The swale in the back of the lot is quite le** and would accommodate snow, but he will have the snow removed if it is necessary. He will be providing a more detailed lighting and landscaping plan.

Ald. Sevenich expressed concern about parking. There appears to be adequate parking for the actual tenants, but none for guest parking and Prentice St. only allows parking on one side. She would prefer to see a cedar hedge instead of a privet hedge for screening. She realizes it is more expensive but she would like the owner to consider it.

Mike Yokers responded a cedar hedge is 10 times more expensive than a privet hedge. He has included some spruce trees.

Elbert Rackow moved, seconded by Lois Feldman, to recommend approval of the conditional use to construct a 5 unit apartment building with the following conditions:

1) The lower 8' of all 4 sides of the building shall be brick with vinyl siding installed above; 2) The parking lot shall be properly signed to identify the handicapped access stalls, "compact car only" stalls, and the turn-around stall. 3) Submittal of detailed landscaping, snow storage and lighting plans for staff review and approval, specifically: the screening shall be continuous along the entire length of the side and rear yards of the parcel to screen the parking and individual units trash cans, additional planting shall be added in beds in the street setback area, snow storage shall not reduce the number of parking or turn-around stalls available on the site, any lighting required shall be designed to minimize the light straying onto neighboring properties. Ayes all; Nays none; Motion carried.

6. SIGN VARIANCE - 5370 HWY 10 E - CLARENCE TRZEBIATOWSKI

John Gardner distributed photos of the site and reviewed the background of the signage on this site as indicated in his memo. The current request is to remove the 12' - 100 sq. ft. sign and replace it with a 15' - 150 sq. ft. sign. The proposed sign would be conforming with the ordinance after the existing Habish sign is removed and staff recommends approval with the condition that the Habish sign be removed by November 1, 2002. The request seems to meet the intent of the ordinance and staff recommends approval.

Fred Steffen moved, seconded by Lois Feldman to recommend approval of the sign variance request at 5370 Hwy. 10 E. to remove the 12 foot, 100 sq. ft. sign and replace it with a 15 foot, 150 sq. ft. sign with the condition that the nonconforming Habish sign be removed on or before November 1, 2002 and that a stipulation be recorded confirming that agreement. Ayes all; Nays none; Motion carried.

7. SIGN ORDINANCE AMENDMENT - FREE STANDING SIGNS ON LARGER LOTS

John Gardner reviewed the current ordinance requirements for free-standing signs as shown on the attachment. The last time we dealt with the issue of multiple signs was with several properties on Hwy 10 E. The Plan Commission then changed the ordinance to allow two signs, each 100 sq. ft. and 12' high, if you had more than 300' of frontage. He distributed photographs of some of the signs along Hwy 10 E and noted the Nissan

sign is an example of a 100 sq. ft. sign that is not higher than 12'. The ordinance change was made to accommodate the Nissan and Goodwill signs.

He has been approached by Scaffidi Motors and Courtesy Motors, both on corner properties with less than 300' of frontage on each street, with concerns that the existing height limit is too restrictive to meet the standard signs offered by franchises and with a concern that they need multiple signs because auto franchises do not want to share the same sign. Because they are both corner properties, they would be allowed to have two signs but the signs would need to be at least 200 feet apart. They would each like to have two signs closer together so people can see that they have more than one franchise on their lot. He has discussed this with the city attorney and the feeling is, without reviewing the franchise agreements, there should be no special exceptions for car dealers. He suggests three ways to address the concern: 1) Do nothing. 2) allow the additional sign (100 sq. ft. with a 12' height) if the combined (change) frontage from both streets is more than 300'. Alternative 2a) is to allow the additional 100 sq ft sign if the combined frontage exceeds 300 feet but also to increase the height from 12 feet to 16 feet. A third way to accommodate the request is to eliminate the 200 foot separation requirement between signs on corner lots.

Staff prefers allowing two signs, 100 sq. ft./sign, on corner properties with more than 300' of combined frontage because it would treat the auto dealers the same, would not dramatically change the ordinance as it applies to other businesses, and would be reasonable to administer.

Lois Feldman felt the 12' height is plenty high and she would hesitate to go to 16'.

Bill Nantell, Courtesy Motors, the reason we are requesting the higher sign is because of the trees and the desire to be seen from the highway.

Joel Breitzman, Scaffidi Motors, agreed with Bill Nantell, the need is there to attract traffic from the interstate.

Elbert Rackow moved, seconded by Fred Steffen, to recommend approval of Alternate 2a which would allow two 100 sq. ft. signs with the height of 16' on corner properties with more than 300' of combined frontage.

Ayes, Rackow, Steffen, Chairman Wescott; Nays, Feldman. Motion carried.

Meeting adjourned at 5:20 p.m.

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