

Meeting Minutes

REPORT OF CITY PLAN COMMISSION

Monday, November 5, 2001 - 4:00 P.M.

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

(Excused, Jeff Zabel, Bud Flood, Jackie Hoppen)

ALSO PRESENT: Comm. Dev. Dir. John Gardner; Po. Co. Senior Planner Jeff Schuler; City Clerk Vickie Zdroik; Ald. Molski, Phillips, Moore, Sowieja, Filipiak, Barr, Nealis, Seiser, and Sevenich; Parks & Rec. Dir. Tom Schrader; Po. Co. Emergency Mgmt. Dir. Sandy Curtis; Wade & Sally Bertram; Sue Liesling; Ray Haas; Jim Miller; John Klismet; Len Dudas; Chris Cooper; Dan Kelly; Barbara Martin, Journal; Gene Kemmeter, Po. Co. Gazette

1. APPROVAL OF THE OCTOBER 1, 2001 PLAN COMMISSION MINUTES

Elbert Rackow moved, seconded by Lois Feldman, to recommend approval of the October 1, 2001 minutes. Ayes all; Nays none; Motion carried.

2. ANNEXATION/ZONING - HOCKEY/SPORTS COMPLEX - @ SANDPIPER/BADGER "R-1" SUBURBAN SINGLE FAMILY ZONING

Chairman Wescott reviewed the attached memo and noted staff recommends approval of the annexation and "R-1" Suburban Single Family and "B-5" Highway Commercial zonings as indicated on the map.

Elbert Rackow moved, seconded by Lois Feldman, to recommend approval of the annexation and "R-1" and "B-5" zonings as indicated on the attached map for the hockey/sports complex at Sandpiper/Badger. Ayes all; Nays none; Motion carried.

3. TWO BUILDINGS ON ONE LOT - MOUNTAIN MUDD ESPRESSO - 3268 CHURCH ST. (FORMER SHOPKO LOT) AND 5382 HWY 10 E (TIRES PLUS)

John Gardner noted Mountain Mudd is proposing to operate two drive-through coffee shops in the parking lots of two existing commercial sites. These shops are self-contained and do not have any plumbing. Water would be delivered and waste water removed from the site. Several examples of this type of operation are the snow cone dealer and vegetable vendors. He received a memo from a property owner in the city that expressed concern with, among other things, property taxes. The building is not considered real estate because it is not on a foundation and is moveable.

The site at 3268 Church St. is not within 200 feet of an operating store and the site appears to be in the parking lanes of the parking lot. Staff recommends against this site because of its proposed location on the site and it does not have access to a bathroom within 200 feet.

Alternative #1 for 5382 Hwy. 10 East shows the coffee shop within 51 feet of Hwy. 10 with the proposed drive aisle 40 feet from the highway curb. The adopted Highway Access Plan recommends elimination of this driveway and greater separation between drive aisles and Hwy. 10. Staff recommends against this alternative because the proposed site is too close to the traveled portion of Hwy. 10 and the confusion of weaving traffic through the parking lot.

Alternative #2 for 5382 Hwy. 10 East shows the coffee shop further away from Hwy. 10 which solves the problems in Alt. #1. Staff recommends approval of this alternative with a written agreement for the use of bathroom facilities during working hours.

Wade Bertram, 4725 County Road T, Amherst WI, Mountain Mudd, stated their business is not backed by a big company, it is a mom and pop operation, just he and his wife. They hope to open December 1. Their hours of operation would coincide access to restrooms at Copps and Tires Plus. With regard to the location on Church Street, he would certainly look at moving it closer to the Copps gas station to eliminate any problems. He noted the gas station is located more than 200 feet from the Copps store and they do not have bathroom facilities. He has written permission from Copps and Tires Plus for use of bathroom facilities.

Ald. Sowieja questioned if any permits would be issued for this and what recourse would the city have when Shopko would be occupied?

Ald. Phillips questioned what type of signage is proposed?

John Gardner responded they would be subject to a restaurant license and inspections through the County Health Dept. The application shows a canvas triangular awning on the shop which would meet sign ordinance if the use is approved.

Chairman Wescott noted with regard to the Copps site on Church Street, if the applicant were to move the shop to the north and west as near as the lease line of the originally proposed site, he and staff would not have a problem with that location.

Jeff Schuler noted whatever site plan is approved should meet parking and circulation requirements of the parking lot that it is in.

Elbert Rackow moved, seconded by Fred Steffen, to recommend approval in concept of locating drive-through coffee shops at: 1) 3268 Church St., with staff to work with the owner to place the building along the north east line of the property along the lease line, and to present this alternative to the Council, and 2) Alternative 2 for 5382 Hwy. 10 E, with both sites to be reviewed December 31, 2002. Ayes all; Nays none; Motion carried.

4. AMEND M & I FOUNTAIN IN PUBLIC ROW - 1245 MAIN ST.

John Gardner stated the existing fountain is in need of maintenance and the proposal is to replace the fountain with a 30' flag pole and U.S. flag to be lighted and left up 24 hours per day. Staff recommends approval with the conditions noted in his memo.

Lois Feldman moved, seconded by Elbert Rackow to recommend approval of replacing the fountain in the public right-of-way at 1245 Main Street with a 30' flag pole with the following conditions: 1) the pool area be addressed to eliminate any safety concerns. Ayes all; Nays none; Motion carried.

5. CONDITIONAL USE - GARAGE ADDITION - 808 SMITH ST.

Chairman Wescott reviewed the staff memo and noted staff recommends approval with the construction to be completed by December 31, 2001

Ald. Sevenich noted this is a case of a young family moving into an older area of town and wanting to improve their property. She expressed appreciation for commission approval.

Elbert Rackow moved, seconded by Chairman Wescott, to recommend approval of the conditional use request to construct a garage addition at

808 Smith Street. as shown on the attached site plan. Conditional Use to expire on December 31, 2002 if the garage addition is not constructed. Ayes all; Nays none; Motion carried.

6. ASSIGN STREET NAMES TO HARMONY VILLAGE - RESERVE ST. N/DUBAY AVE.

John Gardner stated the owners have worked with the County Emergency Management Services to come up with the street names as shown on the attached site plan. He noted staff is working with the owners on the number ranges. Even though these are private streets, emergency services recommends naming the streets and addressing the buildings. This will make the buildings easier to find in emergency situations. He recommends approval of the street names.

Elbert Rackow moved, seconded by Fred Steffen, to recommend approval of the street names as shown on the attached site plan for Harmony Village.

Ayes all; Nays none; Motion carried.

7. SITE PLAN REVIEW - ADDITION TO UWSP FINE ARTS CENTER - WITHDRAWN

8. MAIN ST. DESIGN - LINDBERGH TO MAPLE BLUFF RD.

John Gardner stated this is a state project. They have conducted a number of meetings with landowners and with a citizens committee dealing with the design.

This project does not include rebuilding streets, it will be concrete and joint repair with the Main St. to remain open. We are looking at 2003 for this project, which will coincide with the reconstruction of Main St. from Soo Marie Ave. to east of Division St. Staff supports the plans as presented with the recommendations as noted in his memo.

Two property owners on Hwy. 10 between Green and Ridge Rd. are opposed to sidewalks in front of their properties. He noted we would receive 80% reimbursement from the State if the sidewalks are constructed in connection with the project. He recommends construction of the sidewalk because it is consistent with the pedestrian plan.

He met with Park Ridge representatives regarding the consideration of a new exit from Iverson Park onto Main St. The conclusion was to do traffic counts at Jefferson St. this next summer. He recommends approving this portion of the plan with a possible change after the traffic counts are done.

Fred Steffen questioned whether the road level at the Hilltop will be raised up so that it is level with the parking lot.

John Gardner responded the State doesn't want to rebuild the road levels if they can help it. They propose to put the concrete retaining wall in every place but the driveway which will make the driveway steeper.

Ald. Molski stated two property owners between Green Ave. and Ridge Rd. are both against sidewalks. They indicated that no one walks along there. Maybe they will reconsider if they are aware of the 80% reimbursement if they are constructed in connection with the project.

Len Dudas, 3305 Main St., stated in the last fourteen months, he has had 10 meetings (over 15 hours) with the State D.O.T. staff and engineering people. They notified him that perhaps they would have to close down one of his driveways. The issue then is what part of his business does he want to close up. He noted there is a vacant lot on one side of him that has 3 driveways, and a hamburger business on the other side of him that has 2 driveways, but his business would be reduced to one driveway. He invited the staff of the city to partake in the last meeting with him and nobody from the city showed up. The Mayor was the only one to call and say he could not make it. The major issue with the State is the 70' long tandem trucks that come into his business. The final solution, after 10 meetings, that if I wanted to extend the back of my property, I would have to pay the entire expense of a new driveway 200' long, blacktop it and bring in all the fill. If you close down one of my driveways on Hwy. 10, these 70' trucks would make a right turn out of his driveway, go down Wilshire Blvd. and past Washington School to get back out to Hwy. 10 to go west. The people at Washington School voiced strong opinions against these trucks going past the school. In response to that, D.O.T. prepared blueprints for a solution which was approved by D.O.T. and he also approved it. Friday at 4:00 he received a phone call saying that the City vetoed it. He asked the State to come here today with him and they would not.

Chairman Wescott responded he is not clear what the city has vetoed. His office has vetoed no plan and he is the only one who can veto any plans. He asked Mr. Dudas who he is talking with at the State, because apparently he needs to talk with them. The State has jurisdiction over U.S. Highway 10 which controls the two driveways in front of your property.

John Gardner noted he was never invited to attend a meeting with Mr. Dudas.

Len Dudas responded there are seven people, but declined to name anyone. He noted he had the plan with him, but hesitated to share it with staff. He will call the Mayor tomorrow.

John Klismet, Park Ridge Trustee, stated the Village Board is concerned with safety issues for pedestrians and bicyclists. He proposed a one-way exit from Iverson Park onto Main St. to divert traffic from Village streets. He is interested in the outcome of the traffic counts that will be done next summer.

Ald. Seiser questioned what accommodations are being made for bicyclists along here.

John Gardner responded there have been conversations with DOT especially about intersections with Country Club Dr., and the entrance and exit ramps from I-39. D.O.T. feels signs for motorists are ineffective and prefer signs for bicyclists/pedestrians to watch for vehicles.

Tom Schrader, Parks & Recreation Director, noted it helped a lot when they put up yield signs for bicyclists at the entrance to Iverson.

Ald. Filipiak stated he likes the staff recommending the lowest level of lighting in the area of the Plover River valley, but encourages prairie wild flowers and things that grow on their own in medians without irrigation costs to taxpayers.

Ald. Phillips felt sidewalks from Ridge Rd. to the Silver Coach are not needed. The path along there is only about 6' wide and not a walkway. He suggested a bike path behind the Silver Coach and The Store out to Wilshire.

Chairman Wescott moved, seconded by Lois Feldman, to recommend approval of the plan with the following considerations: 1) continue to work with the State for a solution to the Len Dudas driveway situation, 2) suggest Ald. Molski talk with her constituents regarding sidewalks, and 3) wait for results from the traffic count study this summer for Main St. and Jefferson St. exits from Iverson Park.

Ayes all; Nays none; Motion carried.

9. COMPREHENSIVE PLAN UPDATE

Chairman Wescott stated there will be a visioning session for the alderpersons following the holidays. He would like the alderpersons to free up the Wednesday following the January Council meeting. He is sensitive to busy schedules, but wants all 11 alderpersons at this visioning session. The next Comprehensive Planning meeting is November 28.

Jeff Schuler noted we have received 6600 surveys back. We have done 11 visioning sessions and have another 3 sessions scheduled. Meeting adjourned at 5:45 p.m.

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Bottom of Form