

Meeting Minutes

REPORT OF CITY PLAN COMMISSION

Monday, August 7, 2000 - 4:00 P.M.

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

ALSO PRESENT: Comm. Dev. Dir. John Gardner; City Clerk Vickie Zdroik; Ald. Phillips, Molski, Sevenich; Seiser; Nealis; Barr; Kedrowski; Po. Co. Senior Planner Jeff Schuler; Mayors Assis. Neil Marciniak; Dave/Pat Olsen; Yvonne Kopperud; Peter/Sharon Zimmerman; Edward Jurgella; Kulick; James Voss; Jeanne Marshall; Jean Stroik; Sandra Ott; Patrick Aschenbrenner; Town of Hull Chairman John Holdridge; Bob/Dean Roser; Patricia Kitowski; Mark/Kathy Buller; C.A. Klasinski; Reid Rocheleau; Bonnie Zahers; Mark Milkowski; Greg Chase; Shelley Binder; Charles Uthagrove; Mary Ann Sharer; Tony Patton; Mike Lins; Bill Hans; Paula Singer; Jim Schultz; Elaine Gosh; Mary Williams; Scott McCormick; Mike Jacquard; Chad Holmes; Gene Kemmeter

1. APPROVAL OF THE JUNE 5, 2000 PLAN COMMISSION MINUTES

Elbert Rackow moved, seconded by Art Davy, to approve the minutes of the June 5, 2000 meeting. Ayes all; Nays none; Motion carried.

2. REZONE 3024 CHURCH ST. - FROM MULTIPLE FAMILY II/SINGLE FAMILY ZONING TO "B-4" COMMERCIAL ZONING & LAND USE PLANNING ALONG CHURCH ST.

Chairman Wescott stated Business Hwy. 51 is scheduled to be resurfaced in 2004. As part of that resurfacing, some preliminary engineering is required and will be done by Becker-Hoppe Engineering. He reminded commissioners that municipalities are required by State to have a Master Plan in place. We discussed this several months ago and agreed to update our master plan. This work being done by Becher-Hoppe could be considered part of the transportation component of that plan. At this point, we are just introducing the issue of land use planning along Church Street.

Jim Schultz, Principle Engineer of Becker-Hoppe, distributed a brief outline of the resurfacing and possible reconstruction contract with D.O.T. Along Bus. 51 from the south city limits to Fourth Avenue. At the present time, this particular project excludes that part of the highway between Monroe and Dixon Streets, which is a separate project that their firm is also doing for D.O.T. We will be mailing a questionnaire this week to property owners/tenants/business operators along the corridor announcing the project and including the questionnaire for them to return. We will gather information through October with our first public informational meeting some time in November. At the informational meeting, we will be soliciting volunteers for a Citizens Advisory Committee. The role of that committee is to review the results of the questionnaire, discuss the list of design issues and alternative needs. We anticipate approximately seven meetings with the citizens advisory committee going through March of 2001. We expect our report for D.O.T. and the city to be concluded sometime in June of 2001. The project will then be designed and we anticipate construction in the year 2004.

John Gardner reviewed the land use and existing zoning maps along the Church St. corridor, and noted about 70% of the land between Heffron and Patch Streets is already zoned commercial, but only 57% is being used as commercial. There is still a fair amount of land not being used for commercial use. (He noted banks, and insurance/realtors offices are not included in the commercial uses, they are included in the office category.) The Plan Commission and Council must determine whether 1) the entire corridor should be upzoned to Commercial zoning and, as development occurs, 10' be dedicated for road expansion, or 2) keep it frozen as it is now so that we don't create more traffic and more turning opportunities. There are a number of commercial businesses that do not have the additional 10' setback to allow for road expansion and could require acquisition. These issues would be part of the Becher-Hoppe study and would come back before this commission.

He distributed a revised site plan with additional parking spaces in the rear of the lot which now meets the required number of parking spaces. They have volunteered to put in a 10' setback for street widening. His staff report recommends tabling this request to allow time to adopt design standards for Church St. development. If the commission decides to rezone today, then you will have approved rezoning just this one lot and still have the option to discuss the remainder of the corridor.

Jeff Zabel questioned if we table this request, does that mean a decision cannot be made on this property until the final design recommendation in June of 2001.

John Gardner responded if you want to wait for the results of that study, it can take that long

Fred Steffen stated in this case, we would be moving a business down the street 2 ½ blocks which would make a lot less traffic congestion at Patch Street. He doesn't feel that moving Mautz down the street is necessarily increasing the number of cars stopping at that business.

Jeff Schuler, Po. Co. Senior Planner, noted if Mautz does move down the street, it will leave a vacant building and someone else will move into the vacant space and there will still be additional traffic of some sort. In addition, when you think about a rezoning, you should think of what the most intense use within that district is. You are not rezoning just for a paint store, you are rezoning for commercial zoning.

Jim Voss, Attorney representing the current property owner of 3024 Church St., stated the initial rezoning request for this property was denied in 1994 and the landowner was told to reapply when a buyer was found. They now have a buyer and have prepared a site plan that contains the required setbacks. The majority of Bus. 51 is already zoned Commercial. The back portion of this property is the only single family zoning along this whole strip. The questions with regard to dedicating land for road expansion, who should pay for road expansion, should the number of driveways be reduced, etc. need to be addressed regardless of whether this request is approved or not. These questions are not caused by these lots, they have been hovering over the commission at least since 1994 and should not delay this request. The buyer cannot wait until 2001 or 2004.

Bill Hans, representing Mautz Paint Co., stated they are a low traffic business and their business has limited hours, from 7:30-5:00 Monday through Friday, and from 8:00-1:00 on Saturday. We are in a position where our lease is up and we can't afford any delays.

Charles Uthagrove, 3000 Church St., stated if they would put in a business that would leave some of the trees so it would be more natural, he wouldn't mind it too much. He would want some arborvitae and a chain link fence next to his house because he has a lot of trespassing and vandalism problems coming through the empty lot from the south. He is opposed to a center turn lane.

Fred Steffen moved, seconded by Jeff Zabel, to recommend approval of the "B-4" Commercial rezoning request for 3024 Church Street with the understanding that the additional 10' setback be included in the final site plan.
Ayes all; Nays none; Motion carried.

3. LOT SPLIT & SITE PLAN REVIEW- CREATION OF A LOT WITH NO STREET FRONTAGE - 5327 HWY 10 E. (SHONEY S) AND 5347

HWY. 10 E.(WENDY S)

John Gardner stated the request is to create a lot for a motel that does not front on a street. All lots must front on a public street unless approved by the Common Council. The proposed driveway is not consistent with the adopted access plan. The driveway will need approval from Wisconsin Rapids D.O.T. **Staff has concerns with the additional traffic to the two proposed driveways and suggests consolidating the Wendy s, Shoney s, and proposed motel driveways into one driveway.** Additional concerns expressed by staff include internal parking lot circulation and the stacking distance between the Hwy. 10 travel lane and the entrance to the driveways. The proposed site plan eliminates some of the required landscaping and replaces it with a driveway. For these reasons, staff recommends denial of the request.

Jeff Schuler stated he was at the site earlier today and a semi was unloading. The way the truck was angled, the cab would almost be in the front lobby of the proposed motel.

Scott McCormick, representing Shoney s, responded that the parking spaces directly behind Shoney s restaurant, where the truck was unload are intended for the development of the motel. There is access and availability for trucks to maneuver back in there without obstructing the other parking. We usually have one semi per week, the other trucks are smaller. There are 71 parking spaces in the site plan without the proposed parking spaces shown on the land to be annexed. Both Shoney s and Wendy s have been there for eight years and have exceeded the landscaping requirements. We are trying to take large parcels of property located in the back of a parking lot and maximize the use. With regard to the driveway plan, we are aware of and realize the importance of the city s access plan, however we are applying for a variance because we feel like the land could be used for that. Consolidating the three driveways would truly cause congestion. Our proposal would have the motel and Shoney s use one access, and Wendy s use the access they are already using. The development can be done without annexing the back parcel. He is coming to the Plan Commission for help with the driveway issue.

Jeff Zabel questioned whether you can make this plan work without moving the driveway.

Scott McCormick responded we can, but we would lose 4-6 parking spaces and would have to run the driveway on the east side of the property and lose all of those parking spaces which would cause an undue hardship. They receive their inventory on the south side of the building and he will determine where they make their deliveries to avoid problems.

John Holdridge, Town of Hull Chairperson, stated he enjoys the intergovernmental planning between the city and the Town of Hull and this is another example. There are a number of citizens present today that live here which is in the heart of a residential area. He has some concerns with **this development in terms of the impact on the Town of Hull and those citizens. We need to protect Hull s residents.**

Bonnie Yokers, 1421 Pine Oaks Ct., expressed concern that there are many small children in the area and there would be no buffer between the commercial and residential properties.

Peter Zimmerman, 1486 Nick s Road, stated he lives adjacent to Shoney s. The cul-de-sac has been used as a short-cut from old Hwy. 18 and Hwy. 10. He is not in favor of a 54-unit motel blocking his view. How high will this motel be?

Scott McCormick responded it will be three stories just like the Fairfield Inn.

Shelly Binder, 1503 Nick s Road, the property they are thinking of annexing is not a vacant lot, it is a wooded lot that buffers the noise for us.

Sharon Zimmerman, 1486 Nick s Road, stated she lives right behind Shoney s and semi s park there to eat and run all night keeping us awake

Jeff Zabel moved, seconded by Art Davy, to recommend denial of the lot split and proposed site plan review for the lot behind Shoney s and Wendy s based on staff recommendations. Ayes all; Nays none; Motion carried.

John Gardner noted that the developers can come back with a revised site plan.

4. VARIATION TO PARKING LANDSCAPING/SETBACK REQUIREMENTS - 800 CLARK ST. (CLARK ST. @ WATER ST.)

Item removed from agenda.

5. CONDITIONAL USE - COMMUNICATION ANTENNA - FORMER RICE CLINIC BLDG. - 2501 MAIN ST.

John Gardner noted the attachments/pictures that show the proposed antenna. The proposal is to locate it at the southwest corner of the building **with a maximum height of 20'. Staff doesn t feel it will create a large impact on the neighborhood and recommends approval.**

Fred Steffen moved, seconded by Jeff Zabel, to recommend approval of the conditional use request for a communication antenna on the southwest corner of the former Rice Clinic building at 2501 Main Street a maximum of 20' in height above the building. Ayes all; Nays none; Motion carried.

6. AMEND TELECOMMUNICATION ORDINANCE - SECTION 23.04(D) MAKING TOWERS A CONDITIONAL USE

John Gardner stated since the telecommunication ordinance was adopted, new techniques have developed to screen or hide the antennas. The proposed amendment would require that all new antennas be conditional uses in industrial, university and commercial districts and continue to be prohibited in residential districts, and would allow Council review of new antenna requests.

Lois Feldman moved, seconded by Jeff Zabel, to recommend approval of the request to make communication towers a conditional use. Ayes all; Nays none; Motion carried.

7. VARIANCE TO SIGN ORDINANCE - CONVENTION & VISITORS CENTER - 300 DIVISION ST. N.

John Gardner stated the request is to construct a sign that would be in addition to the existing billboard. Staff has developed two alternatives to the proposal: **Alternative #2 - locate community signs in the ROW which would direct people to sites around the city such as the hospital, downtown, the Willett ice arena, and could also include the Convention & Visitors Bureau (Note: he has made a budget proposal request for 2001 for funding these signs but has not been approved yet); Alternative #3 - relocate the present sign for the Conventional & Visitors Bureau to the property line where it would be more visible, but would cost them money to relocate their sign. Staff recommends alternative #2.**

Commissioners noted there are currently directional signs in Madison and Wausau that do a very nice job of directing people.

Ald. Seiser stated she supports the fact that the city has a sign ordinance and doesn't think we should continue to allow bigger signs than the Ordinance allows. Secondly, the Convention and Visitors Bureau has a beautiful new building, but she doesn't feel this area is very attractive because it is all asphalt.

Ald. Nealis feels we need some flexibility in the Sign Ordinance. These repeated sign variance requests exemplify that.

Ald. Kedrowski agrees that this city needs better directional signs. He is all in favor of that over other options.

Elbert Rackow moved, seconded by Lois Feldman, to deny the request for an addition to an existing billboard at 300 Division St., N., and recommends staff Alternative #2 to locate a community directional sign in the ROW.

Ayes all; Nays none; Motion carried.

8. VARIANCE TO SIGN STANDARDS - PACELLI HIGH SCHOOL - 1301 MARIA DR.

John Gardner stated the request is for a 208 sq. ft. sign above the fieldhouse door at Pacelli High School. The ordinance allows a 20 sq. ft. wall mounted sign for schools and churches. Pacelli is requesting an exception from the Sign Ordinance requirement. Pacelli already has four signs on site. A sign variance was granted to the YMCA for wall signs totaling 32 sq. ft., but they were building identification signs. The proposed Pacelli sign relates to an athletic identification. Staff recommends denial based on the large size of the proposed sign and the number of signs already existing on the school.

C.A. Klasinski, 210 Prentice Street, stated he is not in favor of the proposed sign.

Elbert Rackow moved, seconded by Fred Steffen to recommend denial of the request of Pacelli High School for a variance to the Sign Ordinance for a 208 sq. ft. sign

Ayes all; Nays none; Motion carried.

9. CONDITIONAL USE - GARAGE SITE PLAN - 1708 PLOVER ST. - "R-2" SINGLE AND TWO FAMILY ZONING

John Gardner noted the proposal is to replace an existing garage with a new garage located less than 10' from the house, and would be 3' from the north property line and 8 ½' from the west property line. **Garages that are less than 10' from a house are a conditional use. The neighbors have been contacted and have no objections. Staff recommends approval.**

Fred Steffen moved, seconded by Jeff Zabel, to recommend approval of the conditional use request to construct a detached single story garage 3' from the north property line and 8 ½' from the west property line at 1708 Plover Street.

Ayes all; Nays none; Motion carried.

10. LOT SPLIT - NE CORNER BRILOWSKI/U.S. HWY 10 E.

John Gardner noted the proposed lot split would create a new lot north of Jung's Seed. The Jung Seed property and the proposed lot would share the same access point. The Engineering Dept., Police Dept., and staff have reviewed the split and recommend approval.

Fred Steffen moved, seconded by Art Davy, to recommend approval of the lot split at the NE corner of Brilowski Road/U.S. Hwy. 10 E.

Ayes all; Nays none; Motion carried.

11. ACCEPTANCE OF STREET DEDICATIONS - PORTAGE COUNTY BUSINESS PARK

Lands End Way & Copps Dr. & unnamed street - all east of Brilowski Rd.

John Gardner stated originally the streets were intended to connect, but the Lands End purchase interrupts those streets. Staff recommends approval of the street dedications.

Lois Feldman moved, seconded by Jeff Zabel, to recommend acceptance of the street dedications as proposed by the County. Ayes all; Nays none; Motion carried.

Meeting adjourned at 5:50 p.m. Next meeting will be Monday, September 11, 2000.

The meeting minutes reproduced on this website are derived from the computer files used to produce the official minutes for the City of Stevens Point, but are unofficial. The minutes on this web site cannot be certified under s. 889.08, Wis. Stats., and cannot be considered prima facie evidence under s. 889.04, Wis. Stats. Certain tables, maps, and other documents that are a part of the official minutes are not included in the files reproduced on this website. Please consult the printed minutes, available in the City Clerk's Office, for the official text. The decisions made by City of Stevens Point boards, committees, and commissions (other than the Police & Fire Commission) are advisory only and are not binding on the city until affirmed at a meeting of the Common Council. Some of the minutes on this web site might not be approved by the Common Council as of today.