

Meeting Minutes

REPORT OF CITY PLAN COMMISSION

Monday, September 11, 2000 - 4:00 P.M.

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

(Excused, Jeff Zabel and Bud Flood)

ALSO PRESENT: Comm. Dev. Dir. John Gardner; Vickie Zdroik, City Clerk; Ald. Barr, Sevenich, Nealis, Phillips, Kedrowski, and Seiser; Mayors Assis. Neil Marciniak; Susan Taborsky; Kim Blackhawk; Kathleen Shannon; Florian Piotrowski; Bette Kulas; Joyce DeKay; Ted Rosenfelt; Charles/Janelle Iberg; Jay Johnson; Don Pieczynski; Jim Anderson; Reid Rocheleau; Bernie Coerper; Mike Jacquart, Journal; Scott Krueger, WIZD; Gene Kemmeter, Po. Co. Gazette

1. APPROVAL OF THE AUGUST 7, 2000 PLAN COMMISSION MINUTES

Elbert Rackow moved, seconded by Lois Feldman, to approve the minutes of the August 7, 2000 meeting. Ayes all; Nays none; Motion carried.

2. AMENDMENT TO OFF-SITE PARKING REQUEST - 2725 CHURCH ST. (ROGER S CINEMA REQUEST)

John Gardner stated Mr. Rogers has submitted an amended plan which retains the building facing Church St. (see attached site plan) and includes landscaping facing Church St.. The homes at 1324 and 1325 Matilda St.. have been purchased by Roger s Cinema. The property at 1325 Mat is proposed for parking expansion. The parking between Matilda St.. and the lot to the east must be screened according to the ordinance. There are no current plans for the property at 1324 Matilda St.. The Church St.. driveway has been changed to line up with the aisles in the parking lot. Staff recommends approval contingent upon consistency with the attached site plan with a privacy fence adjacent to 1333 Matilda St..

Art Davy moved, seconded by Fred Steffen, to recommend approval of the amendment to the site plan for Roger Cinema off-site parking plan contingent upon consistency with the attached site plan and a privacy fence adjacent to 1333 Matilda St.. Ayes all; Nay none; Motion carried.

3. CONDITIONAL USE PERMIT - 916 MARIA DR. - TO EXPAND ALCOHOL CONSUMPTION AREA TO INCLUDE OUTDOOR VOLLEYBALL COURTS

Jeff Schuler stated the basic request is to serve alcohol outside by the volleyball courts. He noted taverns are a conditional use in "B-4" Commercial zoning and the current tavern existed prior to conditional use requirements. He reviewed the proposal noting that the applicant intends to extend the existing chain link fence, which currently borders the volleyball area on two sides, and completely enclose the area. The police department reviewed the request and recommend the installation of a privacy fence similar to the one installed around the patio at Archie s Ba requiring a 10:00 p.m. closing time for the outdoor serving area, and completion of the fence to enclose the volleyball area. The neighbor at 109 Second St.. N. sent a letter requesting completion of the existing fence adjacent to his property. Previous approvals have contained specific restrictions against the use of amplified music outdoors and a time limit on the approval. Commissioners will need to look at how they want to approach that issue. Staff recommends approval of the request subject to the condition/restrictions listed in the staff report.

Elbert Rackow noted with respect to item #7 under the staff recommendations, in two of the three previous instances we have said no amplified music be allowed outdoors. He sees no reason to do any different with this request.

Chairman Wescott reminded the alderman that the city has an ordinance that allows outdoor music until 11:00 p.m. He is not sure the city can create a double standard. That would be a good question for the city attorney.

Elbert Rackow noted this question will be coming up at another meeting later this evening and he intends to express the same opinion.

Kim Blackhawk, Iguana Club manager, stated we are proposing relaxing background music, not stereos blasting.

Don Pieczynski, 1017 Maria Dr., stated he is against any tavern expansion in the neighborhood. He reviewed previous problems with the various taverns, and previous owners, not just this tavern.

Susan Taborsky, owner of the property, stated she had many problems with the previous manager. He is now gone and her daughter, Kim Blackhawk, has become the new manager and has put a lot of time and effort into fixing things up and there has been a concerted effort to change the clientele. She wants to keep an ongoing dialogue with the neighbors.

Kathy Shannon, employee, stated she worked at the tavern when the previous manager was there and it is a completely different place now. Kim Blackhawk stated she keeps an eye on what is going on. If she thinks there is some problem going on, she has been known to follow the person into the bathroom or outside to take care of it.

Fred Steffen noted he has a problem with amplified music also, however if you can t stop it in residential neighborhoods, how can we stop in it bar. He doesn t know how you can justify doing that.

Fred Steffen moved, seconded by Art Davy, to recommend approval of the conditional use request at 916 Maria Drive to expand alcohol consumption to include outdoor volleyball courts with the conditions/restrictions as recommended by the police department and staff, with the addition that any amplified music be of such a volume that normal conversation can be heard over the music. Ayes all; Nays none; Motion carried.

4. AMEND WAREHOUSING PARKING STANDARDS

John Gardner stated city ordinance requires a certain number of parking spaces for industrial, wholesale, and warehousing uses. A request has come from Furniture and Appliance Mart for the city to consider a reduction in the number of required parking spaces because their use would only need 35 parking spaces and the ordinance would require 90 spaces. They request that they be allowed to pave what they need now with the caveat that if they change the use of the building, hire more employees, or someone else purchases the building, they would have to put in the parking required at that time. Staff agreed with that approach and prepared the attached text amendment.

Jeff Schuler noted this amendment is tied to industrial, wholesale and warehouse use only and questioned if the Commission would like the ability to use this case-by-case analysis for any circumstance that comes along and not just for this industrial use only.

Art Davy questioned whether this permits them doing any retail sales out of the warehouse once a month or once a year.

John Gardner responded that would be an example of a change of use and could require additional parking.

Ald. Seiser questioned if there would be a change of use, do they have enough room to meet the additional parking requirements.

John Gardner responded yes, they have.

Lois Feldman moved, seconded by Fred Steffen to amend the warehouse parking requirements as proposed. Ayes all; Nays none; Motion carried.

5. REQUEST OF FURNITURE AND APPLIANCE MART - 2917 BUSINESS PARK DR. - TO REDUCE PARKING REQUIREMENTS

John Gardner stated the request is to reduce the number of parking spaces from the required 90 spaces to 45 spaces to accommodate their 25 employee and 10 customer parking spaces.

Elbert Rackow moved, seconded by Fred Steffen, to recommend approval of the request of Furniture and Appliance Mart, 2917 Business Park Drive, to construct their warehouse facility with 45 parking spaces, with the understanding that the city has the right to require space be set aside for the required 90 parking spaces, and that additional spaces be constructed at such time as a change of use, or parking demand exceeds the spaces available.

Ayes all; Nays none; Motion carried.

6. SITE PLAN REVIEW - SE CORNER WOODLAND/BRILOWSKI

John Gardner stated the site plan meets the standards of the agreement between the city and the Town of Hull. The parking lot entrance has been located as far to the east as practical, however it will not align with the driveway of the development to the north. Because this would be the only driveway to this development, the engineering, police, and fire departments recommend it be separated from Brilowski Rd. as proposed. Staff recommends approval of the design as proposed with the condition that continuous screening plans be submitted that conform with the ordinance, and sidewalk be constructed on both Woodland and Brilowski frontages.

Lois Feldman felt there should be more trees along the east side of the building or they should be closer together.

Jeff Schuler noted there is a 200' blank face along the rear of the building on the east side. The current proposal shows three sides of the building with split-faced block and the fourth side with a colored smooth-faced block. He feels it might be better if split-faced block is placed on all four sides of the building much the same as Aldi's, Applebee's, and the Fleet Farm gas station. Although the rear of the building does not directly face the road, it will be a highly visible piece of the building.

Chuck Iberg, owner of Little Professor, stated additional split-faced block is a more expensive proposition, and he feels more screening such as trees and shrubs along the east side of the building is a fair compromise.

Jim Anderson questioned what is on the back of the Booher building to the north.

John Gardner responded as he recalls, the front of the building and continuing around both corners is decorative block with common block for the remainder of the building.

Jeff Schuler noted the back of the Booher building appears to be a siding type of material. They added some sort of bump-out in mid wall on the east elevation to break up the mass of the wall.

Elbert Rackow asked Jeff to review the basic requirements of the joint agreement with the Town of Hull.

Jeff stated the basic requirement is: "any building which faces a public street right-of-way shall be constructed of brick, precast masonry materials, stucco-like material, fluted or split-faced block, wood siding, or the equivalent. The facade facing the right-of-way shall not be composed of metal siding or common face concrete block except as an integral part of a design approved by the Common Council." Rackow felt the east face of the building did not face a street.

Lois Feldman moved, seconded by Fred Steffen, to recommend approval of the site plan for the SE corner of Woodland/Brilowski as presented with the conditions that continuous screening plans be submitted that conform with the ordinance, and sidewalk be constructed on both Woodland and Brilowski frontage.

Ayes all; Nays none; Motion carried.

7. PURCHASE HOME AT 2432 BUSH ST. FOR MORTON PARK EXPANSION

Chairman Wescott noted the action taken by the Board of Park Commissioners in their attached minutes to move ahead in trying to purchase the property.

Fred Steffen moved, seconded by Elbert Rackow, to recommend staff move ahead to purchase the home at 2432 Bush St.. for Morton Park expansion.

Ayes all; Nays none; Motion carried.

8. PURCHASE HOME AT 100 BUKOLT PARK

Chairman Wescott noted this item is also included in the Board of Park Commissioners minutes and their action was to move ahead with purchasing the property and that the City Attorney work out the necessary paper work for a life tenancy for the two members of the family that are currently living in the house.

Elbert Rackow moved, seconded by Lois Feldman, to recommend approval of the purchase of 100 Bukolt Park for expansion of Bukolt Park.

Ayes all; Nays none; Motion carried.

Meeting adjourned at 4:55 p.m.

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.