

Meeting Minutes

REPORT OF CITY PLAN COMMISSION

Monday, October 2, 2000 - 4:00 P.M.

PRESENT: Chairman Mayor Wescott; Lois Feldman; Fred Steffen; and Bud Flood

(Excused, Art Davy, Jeff Zabel, and Elbert Rackow)

ALSO PRESENT: Comm. Dev. Dir. John Gardner; City Clerk Vickie Zdroik; Ald. Phillips, Molski, Nealis, Kedrowski, Sevenich and Seiser; Po. Co. Senior Planner, Jeff Schuler; Mayors Assist. Neil Marciniak; Park & Rec. Dir. Tom Schrader; Carl Rasmussen; Greg Dieimer; d Andre Willis; Stephen Sherwin; David Monselle; Susan Gingrass; Deb Adams; Karl Wojtalewicz; Anne Frederiksen; Chester Betker; Dennis Stachewicz; Wade Wielgus; Jay Johnson; Joe Brenner; Guillermo Penafiel; Scott Krueger; Gene Kemmeter; Mike Jacquart;

1. APPROVAL OF THE SEPTEMBER 11, 2000 PLAN COMMISSION MINUTES

Fred Steffen moved, seconded by Lois Feldman, to approve the minutes of the September 11, 2000 meeting. Ayes all; Nays none; Motion carried.

2. SITE PLAN REVIEW - UWSP FINE ARTS BUILDING

Chairman Wescott noted the proposed plans have been reviewed by the police, fire, engineering departments.

Stephen Sherwin, Assistant Chair of the Theater and Dance Dept. reviewed the academic need for the expansion of the Fine Arts Dept. Over time, and due to advanced technology, our program has spread out over 5-7 buildings and we would like everything back into one facility. D Andre Willis, HGA Inc., stated we began by verifying the needs to ensure that the proposed plan is reasonable and needed. Based on that review, we recommend a 70-74,000 sq. ft. addition (net space - the building will be larger) which would include 1) two levels immediately adjacent to the east of the building and a second level above the adjacent one-story portion on the east, and 2) a two-story addition on the north. Two other alternatives were considered. A free-standing building could be constructed in the parking lot to the north. The second option would be to construct a two story addition plus a basement to the east of the building. The free standing building was rejected because it did not work functionally and consumed the existing parking. The second alternative was rejected because bedrock is too shallow to allow the construction of a basement. The selected alternative will require removing the berm on the east of the building and vacating Franklin St. There are utilities in the Franklin Street right-of-way and because those utilities serve the campus internally, the university will take ownership, move them, and maintain them. The Water Dept. would retain ownership of the water main that runs through there. The total project cost is \$21.5 million with construction to begin in 2002. She reviewed the drawings and noted they are looking for preliminary approval.

John Gardner noted from a utility point of view, there is no need to maintain Franklin Street, between Isadore St. and Reserve St., and staff recommends the street be vacated. The plans show there will be no substantial loss of parking spaces due to the proposed expansion to the north. The current parking lot is 122 spaces; the proposed parking lot will be 114 spaces. However, city approval does not change the city opposition to demolition of neighborhoods for parking. The issue of future parking remains to be resolved. The proposed expansion to the east and north will continue the same building setback as currently exists. Staff is concerned with the view from Portage St. and Isadore St. and final approval of the exterior design would be withheld until final designs are presented defining building materials, window and door openings, loading and dumpster functions.

Lois Feldman moved, seconded by Chairman Wescott; to recommend approval of the site plan for the expansion of the UWSP Fine Arts Building to the east and north with the reminder that the city is opposed to demolition of adjoining neighborhoods for parking, and with the restriction that final approval of the exterior design and setback of the building along Portage St. and Isadore St. is withheld until final designs are presented and approved by the council. Those designs should not create a blank wall effect along the streets and should not allow a view of loading docks and dumpsters along the street.

Fred Steffen questioned whether we are approving the site plan on the easel or the one included in our packet. Fred Steffen noted the site plan on the easel shows an additional half block of parking across Isadore Street to the west where single family residences are now.

D andre Willis apologized for that and indicated it would have inadvertently come in on a background drawing. We are not proposing any work west of Isadore Street at all.

Ayes all; Nays none; Motion carried.

3. VACATION OF FRANKLIN ST. AND PEDESTRIAN MALL - BETWEEN ISADORE AND RESERVE STREETS

John Gardner noted the water department and university are working on the details with regard to building location, valves, re-metering, and rerouting the water main. Engineering, Police, Water, and Fire Departments all recommend approval of the vacation of Franklin St. between Isadore and Reserve Streets.

Fred Steffen moved, seconded by Lois Feldman, to recommend approval of the vacation of Franklin St. between Isadore and Reserve Sts. for a pedestrian mall.

Ayes all; Nays none; Motion carried.

4. CONDITIONAL USE - MINI WAREHOUSE PROPOSAL - 1801 PATCH ST. (SOUTHWEST CORNER OF PATCH/CHURCH STREETS)

John Gardner stated the original site plan has been modified to include only the mini warehousing proposal. He reviewed the last conditional use with regard to mini warehousing which was the Goodwill site on Hwy. 10 E. which required a fence, landscaping, and a 20' setback In addition to the conditions listed in the staff report, staff is recommending one access to Patch Street, fencing to secure the site, and landscaping between the fence and street right-of-way. The Plan Commission should establish the setback from the south property line.

Karl Wojtalewicz stated they have no problems with the conditions. He would like to put the fence on the lot line and the landscaping on the inside toward the building to allow for maintenance. He is proposing a 6' chain link fence in the back with green slats similar to what the school board used.

Bud Flood questioned what the rear setback is and what the 15' and dotted lines mean.

He is still not clear about the south fence. Is that so only your clients or customers can see the green space with no benefit to the property owners to the south.

John Gardner responded he drew in the 15' and dotted lines to allow for circulation around the ends of the buildings. He is proposing a 15' paved area between the end of the building and the edge of the pavement. When you add the 3'-5' of fill on the south property line, and the fence is 6' at grade level, the paving will be almost at the top of the fence. Whereas, if you put the fence back up at the high point of the fill, now it would be true screening and you would not see the wall of the mini warehouse looking out over the top of the fence.

Chairman Wescott stated he would like to see the fence moved to the top of the fill area.

Fred Steffen stated he would like the fence inside with the landscaping on the outside to the property line.

Anne Fredericksen, adjoining property owner to the south, stated she is concerned with drainage from the 3'-5' of fill.

John Gardner stated in conversations with the builder, all of the paved drainage would go to internal storm sewers away from her property. The slope would end at her property line. He is recommending adequate distance from the setback so the angle of the slope is not very great.

Jeff Schuler noted that because this is a conditional use, these types of details can be worked out in the landscape plan. You could have **neighborhood input or a meeting. He feels with regard to setbacks, commissioners don't want to take any more than they have to or any more they should.**

Karl Wojtalewicz noted the most fill is in the southwest corner. He hoped for a decision today so that he could start construction this fall.

Bud Flood suggested that the slope be no greater than 3:1. Once you get a good stand of grass, the 3:1 ratio could be mowed quite easily.

Chairman Wescott noted what we are looking for today, is whether this commission is willing to grant conditional use permission, with the owner and staff to work out the landscape plans. He is hearing enough at this level that we need to put this on the shelf for 30 days.

Bud Flood stated he would like to see an accurate plan that depicts what is going to take place, with a couple of alternatives as far as the distance from the property line to the top of the berm. He is uncomfortable voting on this.

John Gardner responded what you are saying is an elevation shot so that you know how much fill is going to be required at 3:1 at the deepest **point and then where the buildings strike out from there. We required 20' for Goodwill and staff is asking for the Commission to set the recommended setback.** This site is much more constrained than the Goodwill site. He recommends a higher fence of 7' with a setback no less than 12' on a 3:1 slope.

Bud Flood moved, seconded by Fred Steffen, to recommend approval of the conditional use request for mini warehousing for 1801 Patch St. (Southwest corner of Patch/Church Streets) with the following conditions/restrictions: 1) paving and site plan as shown on the attached site plan, 2) no doors to face the street, 3) only lights that use cut-off fixtures be used so that light sources are not shining onto neighbors property, 4) any signs conform to the sign ordinance, 5) a 7' chain link fence with a setback of no less than 12' with a 3:1 slope on the south property line, and 6) no approval is given for the "future service garage". Ayes all; Nays none; Motion carried.

5. CONDITIONAL USE REQUEST - CBRF - 2225 EAGLE SUMMIT

Jeff Schuler distributed additional information dated today from the building contractor which includes an amended site plan based on staff comments. The request is for a 22 bed CBRF located next to an existing 20-bed CBRF which was approved and built last year. The building has been moved more toward the center of the site, they have identified a grassy area around the building. The developer has identified wetlands in the southeast corner of the property. It appears, in the absence of grading information, the proposal should work on this site. Based on the additional information provided today, staff recommends approval with the conditions listed in the staff report.

Fred Steffen moved, seconded by Lois Feldman, to recommend approval of the conditional use request for a CBRF at 2225 Eagle Summit with the following conditions and restrictions: 1) submittal of detailed grading, landscaping, and exterior lighting plans. Grading plans must contain sufficient information to address questions on drainage, slopes, ultimate areas of disturbance, and how new grades will match existing grades to be undisturbed. Landscaping plan to be drafted per requirements contained within Section 23.02(14)(f)7 of the Stevens Point Zoning Code. Lighting information should include style, height, and intensity of lighting fixtures as well as location. The landscaping plan as approved should be maintained by the owner of the facility in perpetuity; 2) applicant to work with Army Corps of Engineers to resolve wetland issues; 3) wetland area to be staked prior to any land disturbance on the site. Proper silt screening and erosion control in place prior to any land disturbance; 4) finalize exterior materials and colors to be used on the building; 5) provide details on type of materials to be used for fencing and dumpster enclosure. Ayes all; Nays none; Motion carried.

6. CONDITIONAL USE - TELECOMMUNICATION TOWER - GOERKE PARK AND LEASE OF CITY-OWNED PROPERTY

John Gardner stated this request is from U.S. Cellular to remove an existing light pole on the south side of the concession/restroom building and replace it with a new pole approximately 20' taller and mount a cell phone antenna at the top with the existing lights to be remounted at their existing height. This policy has been reviewed by Park staff and the Parks Commission has recommended approval with conditions. The existing light pole at Goerke Park would be replaced with a 20 foot taller pole. In addition, they are requesting a 12' x 24' addition to the existing concession/restroom building to house their switching equipment. Staff recommends approval with the conditions recommended by the Parks Department.

Dave Monselle, representing U.S. Cellular, stated the pole would be tapered and have a 5' diameter fluted base to prevent swaying in the wind which would affect their signal.

Lois Feldman noted she sees the need for something like this, but thinks that Goerke Park is too obvious and the antennas should be put where they are not so noticeable.

Bud Flood moved, seconded by Fred Steffen, to recommend approval of the conditional use request for a telecommunication tower in Goerke Park as proposed and the lease of city-owned property with the following conditions as recommended by the Parks Department: 1) the new pole be tapered and match existing poles in color and material, 2) existing lights be relocated on the new pole at their existing height and re-aimed, 3) U.S. Cellular covers all electrical upgrades and all monthly utility costs, the equipment be housed in the expanded building as shown, and 5) the City Attorney prepare the appropriate lease agreement. Ayes, Flood, Steffen, & Wescott; Nays, Feldman. Motion carried.

7. CONDITIONAL USE - TELECOMMUNICATION TOWER - ZENOFF PARK
AND LEASE OF CITY-OWNED PROPERTY

John Gardner stated this request is from Cellcom to remove the existing pole and replace it with a 75' metal stepped up pole that would be approximately 20' taller. The cell phone antenna would be mounted on top of the new pole with the field lights mounted at about 55'. The base is again fluted and 5' in diameter. The equipment at the base will be in cabinets with doors similar to transformers. There will be different antennas on this one. They are proposing six panels instead of three panels which would not be as tall, but there would be more of them. These panels would not be as close to the pole. He recommends making the antenna panels as close to the pole as possible with no platform as shown on the attached photo. Staff recommends approval with the conditions set by the Parks Dept.

Wade Wielgus stated Cellcom operates in a higher frequency band which requires antennas made up of 3 sectors with a second antenna for each sector.

John Gardner noted the photograph you have is what is being proposed and is different than the platform shown on the spec sheet to the left. At the very minimum, we recommend the antenna shown in the photograph with no platform on the top of the pole with the panels as close to the pole as possible.

Fred Steffen moved, seconded by Bud Flood, to recommend approval of the conditional use request for a telecommunication tower at Zenoff Park and the lease of city-owned property, with the following conditions as stated by the Parks Department: 1) the new steel pole be tapered with no platform on the top, with the antennas as close to the pole as possible, with color to match the existing poles; 2) the existing lights be relocated on the new pole at their existing height and re-aimed, 3) Cellcom covers all electrical upgrades and all monthly utility costs, 4) the service panel located adjacent to the pressbox not be fenced in and 5) the city attorney prepare the appropriate lease agreement.
Ayes, Flood, Steffen, and Wescott; Nays, Feldman; Motion carried.

Meeting adjourned at 5:30 P.M.

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