

AGENDA
CITY PLAN COMMISSION

Monday, December 6, 2010 – **5:00 p.m.** @
Lincoln Center – 1519 Water Street
Stevens Point, WI

(A Quorum of the City Council May Attend This Meeting)

INDEX:

1. Approval of the Minutes of the November 1, 2010 Plan Commission meeting.
2. Discussion and possible action on a Conditional Use Permit for the Stevens Point Brewery, for an addition onto their building located at **2617 Water Street** for warehousing purposes. **Parcel ID 2308-05-1018-01.**
3. Discussion and possible action on a request from Russ Napiwocki, **448 Fifth Avenue**, for a Conditional Use Permit for the purposes of constructing a porch/sunroom using the “R-TND” Traditional Neighborhood Development Overlay District minimum setback requirements. **Parcel ID 2408-30-4018-21.**
4. Discussion and possible action on amending the City of Stevens Point Zoning Ordinance pertaining to the Wellhead Protection Overlay District, to allow a municipal transit facility as a conditional use in District B.
5. Adjourn.

Any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made.

The City Clerk can be reached by telephone at (715)346-1569,
TDD# 346-1556, or by mail at
1515 Strongs Avenue – Stevens Point WI 54481

REPORT OF CITY PLAN COMMISSION

Monday, November 1, 2010 – 5:00 p.m.

PRESENT: Chairman Mayor Halverson; Ald. Jerry Moore; Jack Curtis; Anna Haines; Shari Laskowski (Excused, Tony Patton and Maurice Rice)

ALSO

PRESENT: Comm. Dev. Dir. Michael Ostrowski; Ald. Molski, M. Stroik, Brooks, Suomi; Jeffrey Lane; Luke Hilgers; Tom Feltz; Matthew Brown, Portage County Gazette

INDEX:

1. Approval of the Minutes of the October 4, 2010 Plan Commission Meeting.
2. Discussion and possible action on a Certified Survey Map from Albert Feltz, for the properties located at, and adjacent to **3115 Feltz Avenue. Parcel IDs 2308-03-2001-08, 2308-03-2001-07, and 2308-03-2001-22.**
3. Discussion and possible action on a request from Luke Hilgers for a Conditional Use Permit to create a 4-bedroom apartment unit on the second floor of the building located at **1141-1157 Main Street**, and to have off-site parking for the unit. **Parcel ID 2408-32-2026-01.**
4. Discussion and possible action on a request from Jeffrey Lane, **409 Bukolt Avenue**, for a Conditional Use Permit for the purposes of constructing a screened porch **using the “R-TND” Traditional Neighborhood Development Overlay District** minimum setback requirements. **Parcel ID 2408-30-4018-13.**
5. Adjourn.

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1. Approval of the Minutes of the October 4, 2010 Plan Commission Meeting.

Shari Laskowski moved, seconded by Anna Haines, to recommend approval of the minutes of the October 4, 2010 meeting. Ayes all; Nays none; Motion carried.

2. Discussion and possible action on a Certified Survey Map from Albert Feltz, for the properties located at, and adjacent to **3115 Feltz Avenue. Parcel IDs 2308-03-2001-08, 2308-03-2001-07, and 2308-03-2001-22.**

Dir. Ostrowski stated Mr. Feltz would like to reconfigure three of the lots off of Feltz Ave. so that the home and garage are on a single lot. The reason this is before the commission is that lot 3 would not have access to a public street other than through an easement across lot 2. Lot 1 would be the southern portion, lot 2 would be the house and garage, and lot 3 would include the remainder to the north. Staff recommends approval with the condition that the home has at least a 30 foot rear yard setback and that the easement be at least 20 feet wide for utilities.

Jerry Moore questioned whether this would be a permanent easement.

Dir. Ostrowski responded it would be a permanent easement and would have to be recorded.

Jerry Moore moved, seconded by Anna Haines, to recommend approval of the CSM for the properties located at, and adjacent to, 3115 Feltz Avenue with the condition that the home has at least a 30 foot rear yard setback and that the easement be at least 20 feet wide for utilities. Ayes all; Nays none; Motion carried.

3. Discussion and possible action on a request from Luke Hilgers for a Conditional Use Permit to create a 4-bedroom apartment unit on the second floor of the building located at **1141-1157 Main Street**, and to have off-site parking for the unit. **Parcel ID 2408-32-2026-01.**

Dir. Ostrowski stated the conditional use request is for the purpose of converting second floor office space into a 4-bedroom apartment. The building currently has three apartments on the second floor, two 3-bedroom units and one 1-bedroom unit. The current apartments are operating as a nonconforming use because they were in existence prior to multiple family units being a conditional use within the zoning district. The request is also for off-site parking. Mr. Hilgers has an agreement with Mr. Noel for 4 parking spaces at the Noel site. Staff recommends approval of the fourth unit and off-site parking based on conformance with the necessary standards and with the condition that shall parking ever become unavailable, the conditional use must cease within 60 days, or another parking location be approved; the applicant must secure a multiple dwelling license prior to occupying the unit; and the interior work for the apartment shall be completed within one (1) year after final approval.

Jack Curtis moved, seconded by Anna Haines, to recommend approval of the conditional use permit to create a 4-bedroom apartment unit on the second floor of the building located at 1141-57 Main Street with off-street parking for the unit as proposed based on compliance with the necessary standards with the following conditions: 1) should parking ever become unavailable, the conditional use must cease within 60 days, or another parking location must be approved; 2) applicant must secure a multiple family license prior to occupying the unit; and 3) the interior work for the apartment shall be completed within one (1) year after final approval.

Ayes all; Nays none; Motion carried.

4. Discussion and possible action on a request from Jeffrey Lane, **409 Bukolt Avenue**, for a Conditional Use Permit for the purposes of constructing a screened porch using the “R-TND” Traditional Neighborhood Development Overlay District minimum setback requirements. **Parcel ID 2408-30-4018-13.**

Dir. Ostrowski stated the request is to add a screened porch to the front side of his home. The minimum street yard setback requirement is 25 feet however, the

property is within the “R-TND” district which would allow a 12’ street setback. Staff recommends approval based on compliance with the necessary standards and with the condition that the project be completed within one year from final approval.

Jerry Moore moved, seconded by Shari Laskowski, to recommend approval of the conditional use permit for the purposes of constructing a screened porch using the “R-TND” Traditional Neighborhood Development Overlay District minimum setback requirements as presented based on compliance with the necessary standards and with the condition that the project be completed within one year from final approval.

Ayes all; Nays none; Motion carried.

5. Adjourn. Meeting adjourned at 5:08 p.m.

Administrative Staff Report

Stevens Point Brewery Conditional Use
 2617 Water Street
 December 6, 2010



Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none"> Stevens Point Brewery – Art Oksuita <p>Staff:</p> <ul style="list-style-type: none"> Michael Ostrowski, Director Community Development Ph: (715) 346-1567 Fax: (715) 346-1498 mostrowski@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 2408-30-4018-13 <p>Zone(s):</p> <ul style="list-style-type: none"> "M-1" Light Industrial District <p>Master Plan:</p> <ul style="list-style-type: none"> Industry <p>Council District:</p> <ul style="list-style-type: none"> District 10 – Brian Brooks <p>Lot Information:</p> <ul style="list-style-type: none"> Actual Frontage: 330 feet Effective Frontage: 330 feet Effective Depth: 295 feet Square Footage: Appx. 97,350 Acreage: Appx. 2.2 <p>Current Use:</p> <ul style="list-style-type: none"> Manufacturing <p>Applicable Regulations:</p> <ul style="list-style-type: none"> 23.01(14)(d)(16), 23.01(16), and 23.02(3)(a) 	<p>Request</p> <p>Conditional Use Permit to allow for the construction of an approximate 6,588 square feet addition onto the existing building for warehousing purposes.</p> <p>Attachment(s)</p> <ul style="list-style-type: none"> Exhibit Map Parcel Data Sheet Application Project Description/Parking Letter Site Plan/Elevation <p>Findings of Fact</p> <ul style="list-style-type: none"> The property is zoned M-1. Addition will be approximately 6,588 square feet and used for warehousing. Conditional use amendment is required for the expansion of a conditional use. The site has approximately 27 parking spaces (22 across the street and 5 onsite), which is less than the 87 spaces that are required. However, the Common Council may adjust the number of parking spaces required on a case-by-case basis. <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Type of Space</th> <th style="text-align: center;">Square Footage of Space</th> <th style="text-align: center;">Parking Spaces Required</th> </tr> </thead> <tbody> <tr> <td>Warehouse</td> <td style="text-align: center;">43,755</td> <td style="text-align: center;">44</td> </tr> <tr> <td>Manufacturing</td> <td style="text-align: center;">19,776</td> <td style="text-align: center;">40</td> </tr> <tr> <td>Office</td> <td style="text-align: center;">1,649</td> <td style="text-align: center;">4</td> </tr> <tr style="border-top: 1px solid black; border-bottom: 3px double black;"> <td>TOTAL</td> <td style="text-align: center;">65,180</td> <td style="text-align: center;">87</td> </tr> </tbody> </table> <p>Staff Recommendation</p> <p>Approve subject to Plan Commission and staff comments, including:</p> <ul style="list-style-type: none"> The site has approximately 27 parking spaces (22 across the street and 5 onsite), which is less than the required number of spaces. However, the under section 23.01(14)(d)(16), the minimum number of required parking spaces may be adjusted by the Common Council on a case-by-case basis. The petitioner for such adjustment shall show to the satisfaction of the Council that adequate parking will be provided for customers, clients, visitors, and employees. The petitioner shall submit written documentation that the operation will require less parking 	Type of Space	Square Footage of Space	Parking Spaces Required	Warehouse	43,755	44	Manufacturing	19,776	40	Office	1,649	4	TOTAL	65,180	87
Type of Space	Square Footage of Space	Parking Spaces Required														
Warehouse	43,755	44														
Manufacturing	19,776	40														
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TOTAL	65,180	87														

that the ordinance requires. The site plan shall be designed to provide sufficient open space on the subject site to accommodate the full parking requirements otherwise required by this ordinance. Such open space shall be in addition to required yards, setbacks, driveways, and other required open space. When the use of the building, structure, or land is changed to a use that requires more parking than that approved by the Council, or when the intensity of the use of a building, structure, or land is changed by an addition of employees, additional parking shall be constructed for the new use, occupant or additional employees in the amount necessary to conform to this ordinance.

As indicated by the letter provided by the applicant, parking is sufficient at the site. The new addition will create 2-3 new employees, and the current number of parking stalls already provided will be able to handle the 2-3 new employees. If additional parking is needed in the future, the Stevens Point Brewery also owns a lot across Water Street in which they can utilize for parking purposes, or they could reconfigure the south portion of the lot to provide additional parking.

If parking becomes a concern, which would be exemplified by continuous on street parking, the brewery shall be required to construct additional parking spaces to alleviate any parking concerns.

- Construction shall be completed within one year after final approval.
- The exterior materials shall match the existing building.

Vicinity Map



Background

The Stevens Point Brewery wishes to fill in approximately 6,588 square feet of space on the north side of the building. The addition will be used for warehouse space. The addition will have the same 20' setback as the rest of the building along Francis Street. The main exterior material will be painted metal wall panels, which will match the existing panels on the building.

Standards of Review

- 1) **The establishment, maintenance, or operation of the use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.**

Analysis: There is to be no change in use. This will be an addition for warehousing purposes.

Findings: The addition should not be detrimental to the health, safety, or general welfare of the public.

- 2) **The use will not be injurious to the use and for the purpose already permitted;**

Analysis: There is to be no change in use.

Findings: The current use is located next to heavy industrial, commercial, and residential.

- 3) The establishment of the use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;**

Analysis: The respective area is an established area of the City.

Findings: The proposed change should not impede the orderly development and improvement of the surrounding properties.

- 4) The exterior architectural appeal and functional plan of any proposed structure will not be at variance with either the exterior architectural appeal and functional plan, and scale of the structures already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district so as to result in a substantial or undue adverse effect on the neighborhood;**

Analysis: The immediate area is a mix of industry, commercial, and residential. The main exterior material of the building is block and painted metal wall panels.

Findings: The proposed addition will match the existing metal panels on the building.

- 5) Adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided;**

Analysis: The respective area is an established area of the City.

Findings: Utilities currently exist in this area.

- 6) Adequate measures have been, or will be, taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;**

Analysis: There is to be no change in the ingress/egress.

Findings: N/A

- 7) The proposed use is not contrary to the objectives of any duly adopted land use plan for the City of Stevens Point, any of its components, and/or its environs.**

Analysis: The use is within the Light Manufacturing District. This district is established to provide for those manufacturing or other industrial uses having the least obnoxious nuisance affects and having a lower intensity of activity as compared with permitted uses of the "M-2" Heavy Industrial District. It is intended that the "M-1" district be located as a buffer between heavy manufacturing uses and commercial or high density residential uses or at other locations all consistent with the use planning principles, industrial location standards, and the City Comprehensive Plan and policies.

Findings: There is to be no change in use.

- 8) The use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.**

Analysis: The lot and building exist.

Findings: The proposed change to the building meets all other setback requirements.

- 9) **The proposal will not result in an over-concentration of high density living facilities in one area so as to result in a substantial or undue adverse effect on the neighborhood, on the school system, and the social and protective services systems of the community.**

Analysis: There is no change in the occupancy of the structure.

Findings: N/A

- 10) **Principal - Applications for exclusive multifamily residential uses: The view from the street should maintain a residential character. The view should be dominated by the building and not by garages, parking, mechanical equipment, garbage containers, or other storage.**

- a. **Parking should not be located in the front yard.**

Analysis: N/A

Findings: N/A

- b. **Parking should be visually screened from street view and from neighboring properties.**

Analysis: N/A

Findings: N/A

- c. **Building should face their main facade toward the street.**

Analysis: N/A

Findings: N/A

- d. **In cases where the main facade of the building cannot face the street, the portion of the building facing the street shall be developed in such a manner that the street-facade is developed using architectural elements like roof lines, windows, and architectural detailing to make the street facade look harmonious in scale, massing, proportion, and building form with other residential structures. (Blank walls facing the street and windows of less than 36 inches vertical are not normally acceptable.)**

Analysis: N/A

Findings: N/A

- e. **Building facades facing the street shall include detailing using different ridge lines, gables, roof construction, and other architectural techniques to make the façade compatible with the neighboring structures, if any, and to make the project have intrinsic architectural interest and value. Plain facades are not normally acceptable.**

Analysis: N/A

Findings: N/A

- f. **A minimum of 25% of the façade shall be covered with masonry or decorative block. Exterior insulation and finish systems (EIFS) may be considered to satisfy this requirement if part of an overall architectural design scheme.**

Analysis: N/A

Findings: N/A

11) Access to the site shall be safe.

- a. **All developments shall front on a public right-of-way unless recommended by the Public Works Director.**

Analysis: The building is existing and fronts on Water Street, Francis Street, and Henrietta Street.

Findings: This standard is met.

- b. **The driveway to the site shall be located so as not to be a danger to the street flow of traffic.**

Analysis: Access occurs on Water Street and Henrietta Street.

Findings: This standard is met.

- c. **The driveway shall not be too close to neighboring intersections.**

Analysis: Access occurs on Water Street and Henrietta Street.

Findings: This standard is met.

- d. **Alignment of the driveway shall be coordinated with adjacent access points to avoid conflict or confusion.**

Analysis: There are no other access points.

Findings: N/A

- e. **Only one driveway shall be allowed per site unless recommended by the Public Works Director. Two family units may be allowed more than one driveway if those driveways are separated by not less than 10 feet. Maximum driveway openings shall be 20 feet (each).**

Analysis: Access occurs on Water Street and Henrietta Street.

Findings: This standard is met.

- f. **The organization of traffic flow on-site and between the site and the street shall be organized in a clear hierarchy of flow patterns. Internal and external areas where traffic flow changes directions or creates intersections shall be organized at clear intersections and those intersections are spaced far enough apart so as to not cause confusion or problems and to provide for adequate spacing for waiting vehicles.**

Analysis: The site is used for manufacturing purposes. Customer parking occurs across the street, except for five spaces on the site.

Findings: This standard is met.

g. Intersections are visible and not visually screened.

Analysis: The building is existing, and the addition will not be located in the required setback area.

Findings: This standard is met.

h. Adequate drainage and snow storage is provided.

Analysis: N/A

Findings: N/A

i. Minimum size requirements are maintained for safe vehicle circulation.

Analysis: N/A

Findings: N/A

j. Parking areas shall be safe. They shall be adequately lit, sized to meet minimum standards, graded so as to not be too steep, and paved with concrete, brick, or bituminous surfacing. The light source shall not be visible from adjacent properties. Lighting shall be developed in such a way to minimize light straying onto adjacent properties.

Analysis: N/A

Findings: N/A

k. Driveways shall be located to minimize the impact to adjacent properties.

Analysis: Access occurs on Water Street and Henrietta Street.

Findings: This standard is met.

12) There shall be adequate utilities to serve the site.

a. The Public Works Director, Police Chief, and Fire Chief shall determine whether there is adequate sanitary sewer, potable water, storm drainage, street capacity, emergency access, public protection services, and other utilities to serve the proposed development. They shall review the plan to ensure safety and access for safety vehicles.

Analysis: The property is currently existing.

Findings: N/A

13) The privacy of the neighboring development and the proposed development shall be maintained as much as practical. Guidelines:

a. Mechanical equipment including refuse storage shall be screened from neighboring properties.

Analysis: No mechanical equipment will be placed outside or on top of the new addition.

Findings: This standard is met. If mechanical equipment is needed to be placed on or outside the new addition, this equipment should be screened.

b. Lighting shall be located to minimize intrusion onto the neighboring properties.

Analysis: No change in lighting is proposed to occur.

Findings: N/A

c. Sources of noise shall be located in a manner that minimizes impact to neighboring properties.

Analysis: There should be no change in the noise levels.

Findings: N/A

14) Principal - Applications for exclusive multifamily residential uses. Landscaping shall be provided or existing landscape elements shall be preserved to maintain a sense of residential character, define boundaries, and to enhance the sense of enclosure and privacy.

a. All site plans shall at a minimum meet the guidelines contained in the parking setback landscaping standards.

Analysis: N/A

Findings: N/A

b. In addition, at least one tree per dwelling unit shall be planted outside the parking screening area (minimum size of the tree at planting shall be 1.5 inch caliper)

Analysis: N/A

Findings: N/A

c. In addition, at least one plant for each 30 inches of building facing the street shall be planted. The size of the plants shall be a minimum of 18 inches at the time of planting. The planting may be relocated to other portions of the site.

Analysis: N/A

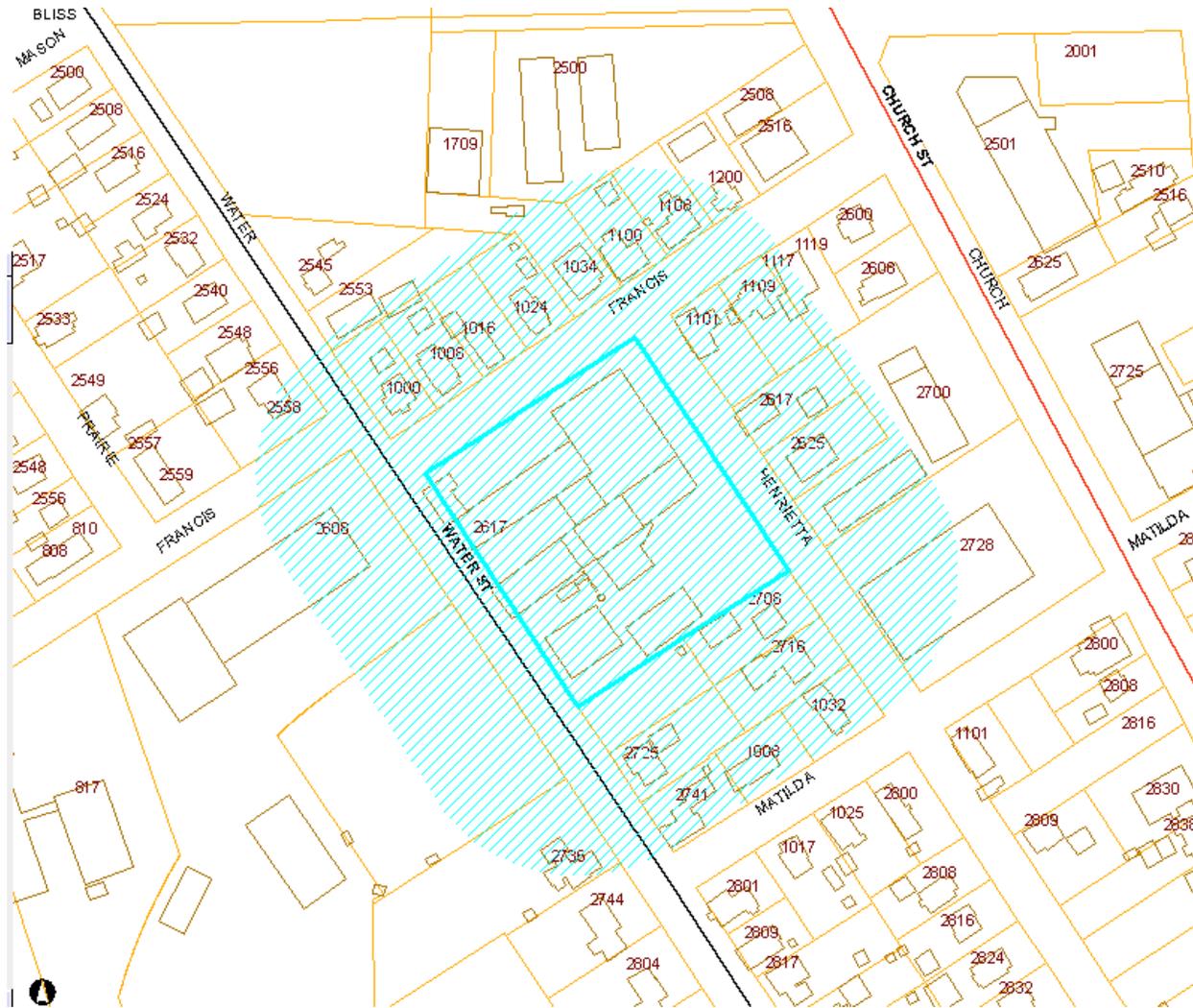
Findings: N/A

d. Adjustments to the above requirements may be made to recognize existing landscape elements preserved on the site.

Analysis: N/A

Findings: N/A

2617 - Stevens Point Brewery - Conditional Use Permit Exhibit Map (200 Feet Boundary)



TaxKey	Property Address	Owner Name	Mailing Address	City	State	Zip Code
281230805100315	1100 Francis St	Michael M Frederiksen	1100 Francis St	Stevens Point	WI	54481
281230805100316	1108 Francis St	Ivan P & Susan T Pagel	1108 Francis St	Stevens Point	WI	54481
281230805100317	1200 Francis St	Alan D Phillips	1200 Francis St	Stevens Point	WI	54481
281230805100322	1034 Francis St	Cheryl D Meltzer	1034 Francis St	Stevens Point	WI	54481
281230805100324	2553 Water St	Paul L Cardenas &	2553 Water St	Stevens Point	WI	54481
281230805100325	1000 Francis St	Daniel R & Kathy A Hellenbrand	1000 Francis St	Stevens Point	WI	54481
281230805100326	1008 Francis St	Carroll J & Marilyn A Ross	3309 Heffron St	Stevens Point	WI	54481
281230805100327	1016 Francis St	Joel W Baumgartner	1016 Francis St	Stevens Point	WI	54481
281230805100328	1024 Francis St	Ethel A Kabachinski	1764 Willow Springs Dr	Stevens Point	WI	54482
281230805100329	2500 Church St	WP LLC	N74 W22529 Twin Oaks Ct	Sussex	WI	53089
281230805100408	2556-58 Water St	Norbert L & Linda Besiada	2558 Water St	Stevens Point	WI	54481
281230805101217	2744 Water St	Kevin J Burant	2744 Water St	Stevens Point	WI	54481
281230805101218	2736 Water St	Elliot P Niesl	1317 College Ct	Stevens Point	WI	54481
281230805101221	Water St	SPB LLC	2617 Water St	Stevens Point	WI	54481
281230805101222	2608 Water St	Ed & Mary Ann Rusin	1681 N Second Dr	Stevens Point	WI	54481
281230805101801	2617 Water St	SPB LLC	2617 Water St	Stevens Point	WI	54481
281230805101805	1032 Matilda St	Barbara E Hunter	1032 Matilda St	Stevens Point	WI	54481
281230805101806	2716 Henrietta St	Roger & Donna Grantham	2716 Henrietta St	Stevens Point	WI	54481

281230805101807	2708 Henrietta St	George G & Sandra Lepak	2708 Henrietta St	Stevens Point	WI	54481
281230805101808	2741 Water St	Donald E Kuzynski	2741 Water St	Stevens Point	WI	54481
281230805101809	1008 Matilda St	Judith A Kizewski Et Al	1008 Matilda St	Stevens Point	WI	54481
281230805101810	Water Street	SPB LLC	2617 Water St	Stevens Point	WI	54481
281230805101811	2725 Water St	Robert & Traci L Hintz	2725 Water St	Stevens Point	WI	54481
281230805101902	1117-19 Francis St	Chester T Betker	1117 Francis St	Stevens Point	WI	54481
281230805101903	1109 Francis St	Merritt J Nenneman &	1109 Francis St	Stevens Point	WI	54481
281230805101904	1101 Francis St	Paul A & Tammy C Bronk	1101 Francis St	Stevens Point	WI	54481
281230805101905	2617 Henrietta St	Robert & Rosemarie Pundsack	2617 Henrietta St	Stevens Point	WI	54481
281230805101906	2625 Henrietta St	Michael John & Betty J Weller	23 Arkansas Ave	Henderson	NV	89015
281230805101916	2728 Church St	Lynn T MacDonald Inc	2341 Industrial Dr	Neenah	WI	54957
281230805101917	2700 Church St	BFS Retail & Commercial	535 Marriott Dr	Nashville	TN	37214

[Return To Search Page](#) [Return To Search Results](#)

2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997
PARCEL / OWNER DATA													
NAME AND ADDRESS				PARCEL #			LAND USE				ALDERMANIC DISTRICT		
SPB LLC 2617 Water St Stevens Point, WI 54481				230805101801									
				PROPERTY ADDRESS				NEIGHBORHOOD					
				2617 Water St									
				SUBDIVISION				ZONING					
OWNERSHIP HISTORY*													
OWNER		SALE DATE		AMOUNT		CONVEYANCE			VOLUME		PAGE		SALE TYPE
SPB LLC		4/3/2002		\$1,173,000		Warranty Deed			605788				Land & Buildings
SITE DATA				PERMIT HISTORY*									
				DATE		NUMBER		AMOUNT		PURPOSE		NOTE	
				5/20/1999		28404		\$0		020 Electrical			
				11/14/1994		24712		\$100,000		003 Addition			
2010 ASSESSED VALUE													
CLASS		LAND		IMPROVEMENTS		TOTAL			RATIO		EST. FAIR MARKET VALUE		
C-Manufacturing				\$0		\$0			90.05%		\$0		
TOTAL				\$0		\$0					\$0		
LEGAL DESCRIPTION													
LOT 1 CSM#5179 -18-204 BNG LOTS 4 THRU 13 - BLK 2 SHEKELL'S ADD VAC BEER ST & ESMT DES 487/900 605788													



PROPERTY IMAGE				PROPERTY SKETCH			
							

BASEMENT DATA				COMPONENTS			
BLDG	SEC	ADJUSTMENT DESCRIPTION	AREA	BLDG	SEC	COMPONENT DESCRIPTION	AREA
SITE IMPROVEMENTS				STRUCTURE DATA			
SITE IMPROVEMENT			UNITS	NO STRUCTURE DATA AVAILABLE			

Disclaimer: Information shown here is considered accurate but not guaranteed.
 * Additional data may be available by contacting the assessors office.

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\$90^e
11-9-10
1-39176

REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION

ADDRESS OF PROPERTY: 2613 WATER STREET

- Zoning Ordinance Change (\$90.00 fee required)
- Conditional Use Permit (\$90.00 fee required)
- Variance from Zoning Ordinance -Board of Appeals (\$90.00 fee required)
- Variance from Sign Ordinance
- Appeal from Subdivision Requirements
- Other

REQUESTED CHANGE: (State briefly what is being requested, and why).
NEW BUSINESS REQUIRES ADDITIONAL WAREHOUSE!

OWNER/APPLICANT:

AGENT FOR OWNER/APPLICANT:

Name: STEVENS POINT BEAWAREY
Address: 2613 WATER STREET
STEVENS POINT, WI 54481
(City, State, Zip Code)

Name: ART OKSCITA
Address: 5648 KINGFISHER DR
STEVENS POINT, WI 54482
(City, State, Zip Code)

Telephone: 715-344-9310
Cell Phone: 715-340-0601

Telephone: 715-341-4202
Cell Phone: 715-340-0601

Arthur P. Okscita
Signature

Arthur P. Okscita
Signature

Scheduled Date of Plan Commission Meeting: _____

Scheduled Date of Common Council Meeting: _____

You, as the applicant, or your agent, shall attend the meeting and present your request.

All requests with supporting documentation are due at the Community Development Office three weeks prior to the actual meeting.

\$90.00 Fee Required for Rezoning Requests, Variances, and Conditional Use Permits

Receipt # _____



STEVENS POINT BREWERY • 2617 WATER STREET, STEVENS POINT, WI 54481
P 715.344.9310 F 715.344.8897 W pointbeer.com

Nov 09, 2010

Stevens Point Brewery
2617 Water Street
Stevens Point, WI 54481

Request to City of Stevens Point Plan Commission

Request for **Conditional Use Permit** to build a Finished Goods warehouse continuous to the existing warehouse.

Scope of project is to add approximately 6750 sq ft of warehouse. A separate project will include expansion of Brewing Capacity. The projects will use local builders and manufactures. This expansion will require us to hire two to three full time employees.

Our customers require additional brewing and packaging to start Feb 01, 2011. For us to honor this commitment to them we would need to start the warehouse footings prior to ground freeze. Since it is already close to mid November any help from the Plan Commission would be sincerely appreciated.

Respectfully yours,

Art Oksuita

Director of Operations
Stevens Point Brewery



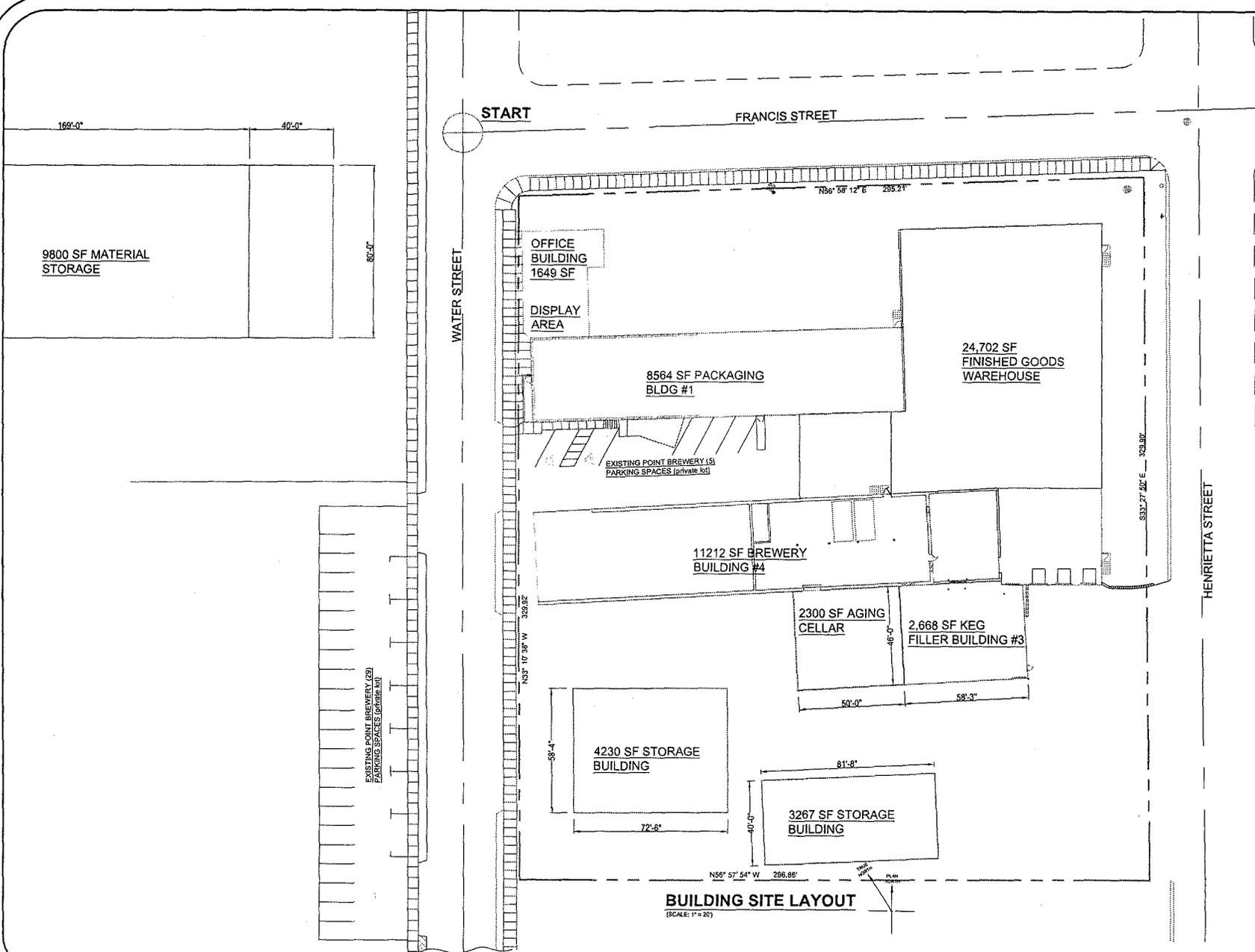
STEVENS POINT BREWERY • 2617 WATER STREET, STEVENS POINT, WI 54481
P 715.344.9310 F 715.344.8897 W pointbeer.com

11-24-2010

Art Oksuita
Dir of Operations
Stevens Point Brewery

To Whom It May Concern,

The warehouse expansion will not require any additional parking requirements. The addition will be used exclusively for warehousing of Full Case Products. No individuals will be working in the area. We have adequate parking for our employees and customers. We also have available to us parking directly across the street.



BUILDING SITE LAYOUT
 (SCALE: 1" = 20')

General Notes

No.	Revision/Issue	Date
△	General Revisions	11-18-10
△	Scale Revisions	11-12-10
△	Added Parking	11-22-10

Client Name and Address

Project Name and Address
 Stevens Point Brewery
 Building Sizes & Layout
 2617 Water Street
 Stevens Point, WI 54481

Project	Q10-129	Sheet	C-1
Date	8-20-10		
Scale	As Noted		

PRIVATE

PRIVATE PROPERTY

BUILDING SITE LAYOUT

FRANCIS STREET

PROPOSED NEW SOUTH BUILDING EXPANSION

PRIVATE

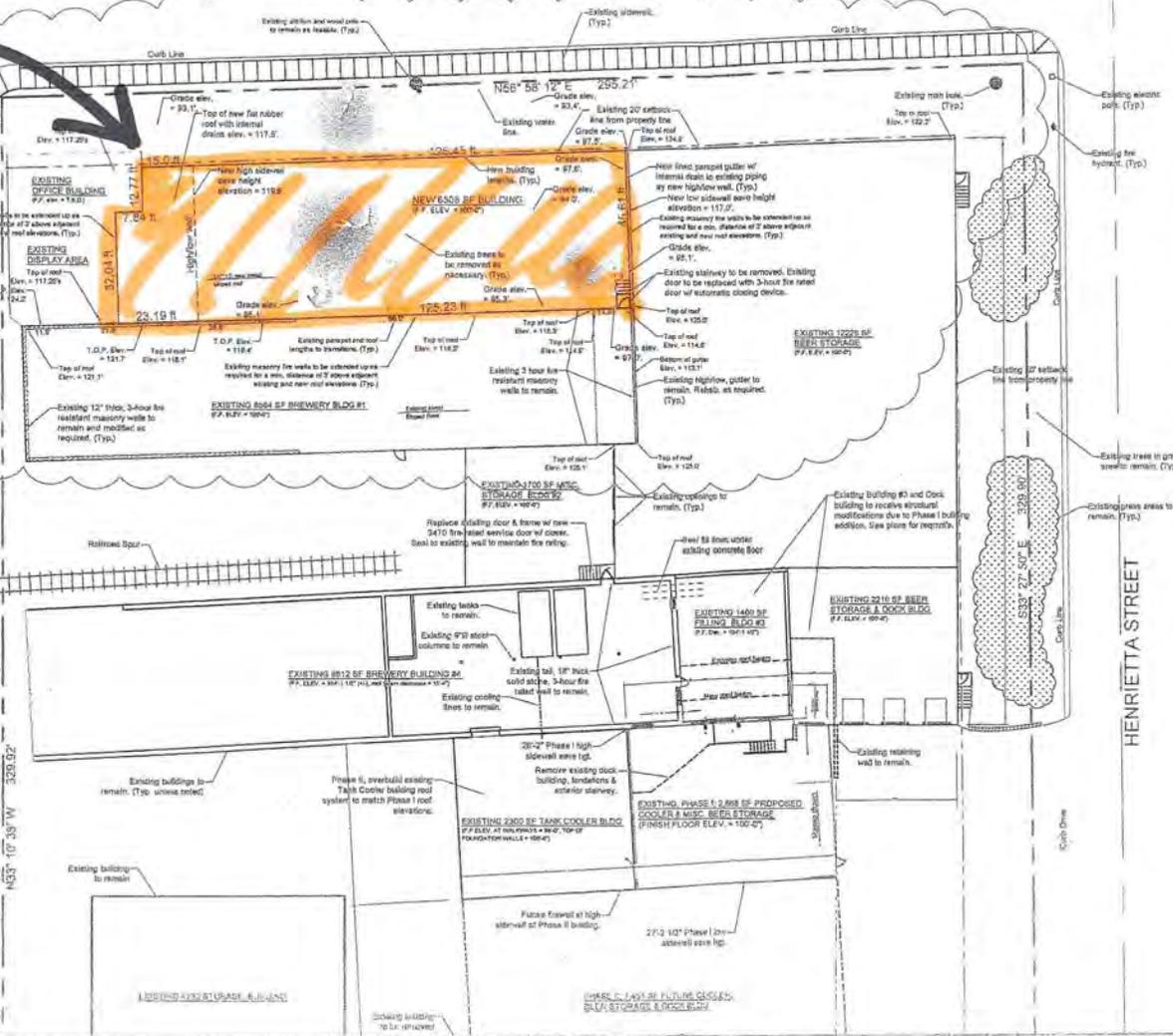
PRIVATE

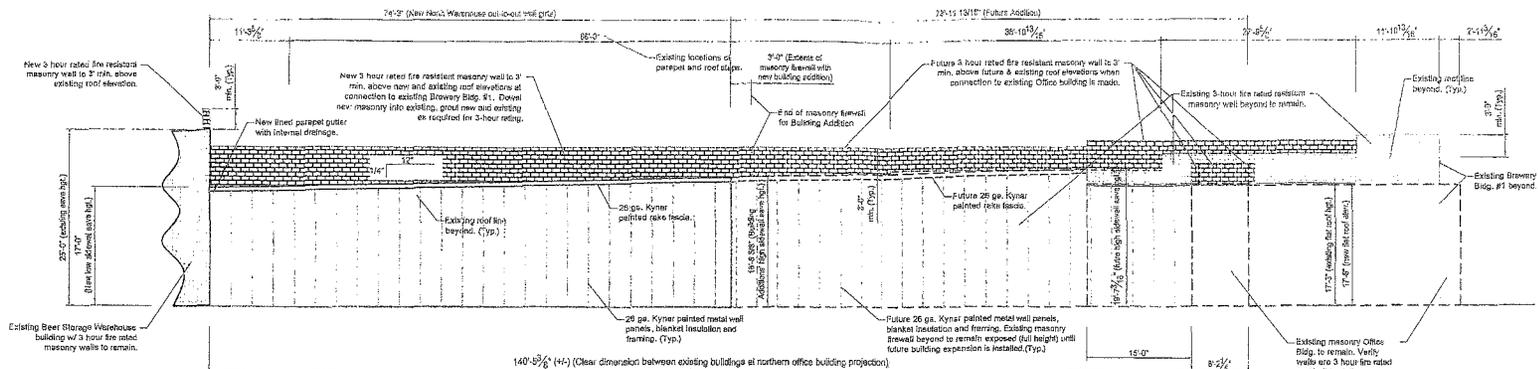
HENRIETTA STREET

New Addition

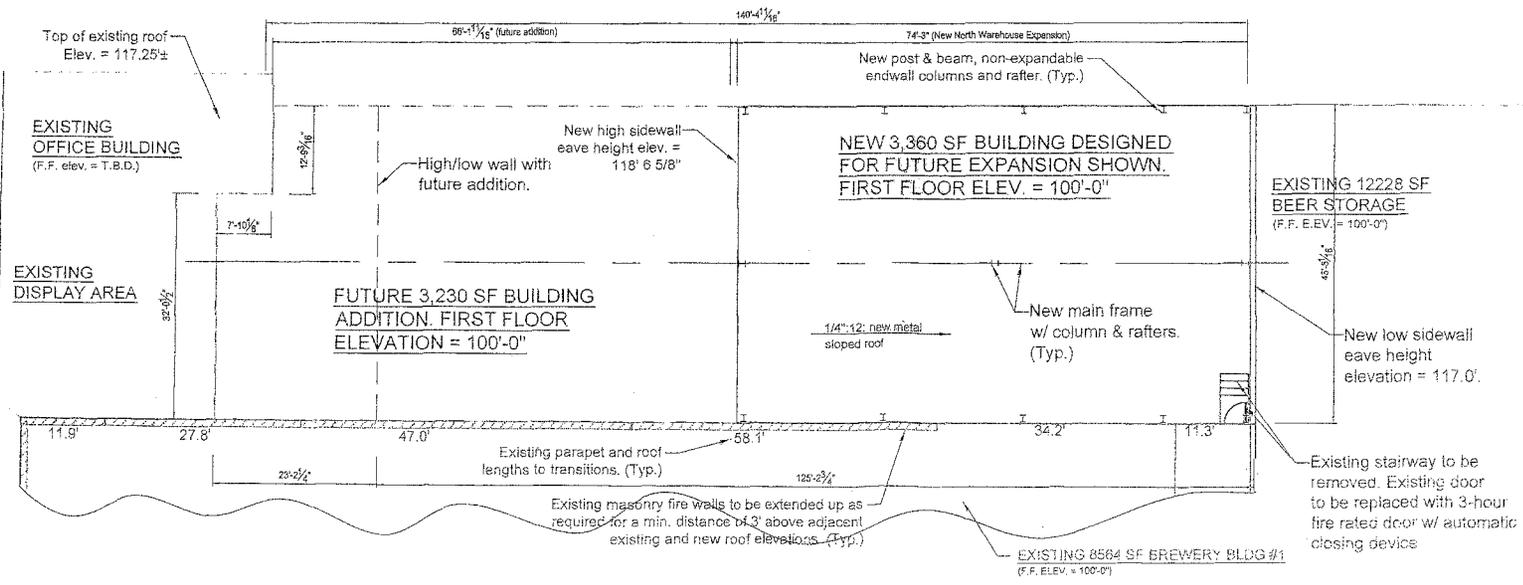
WATER STREET

329.92' W
10' 35" W
329.92'

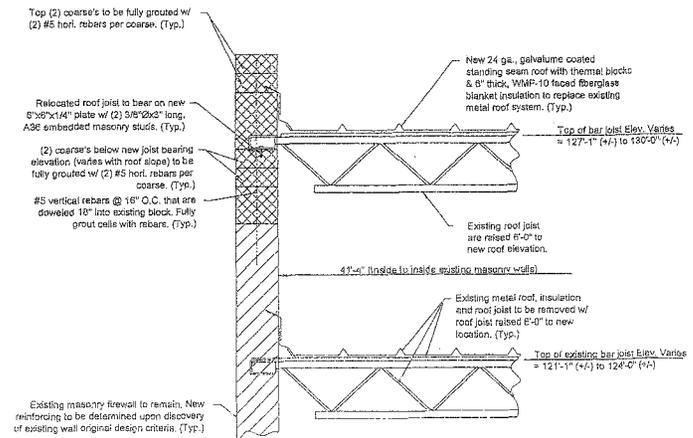
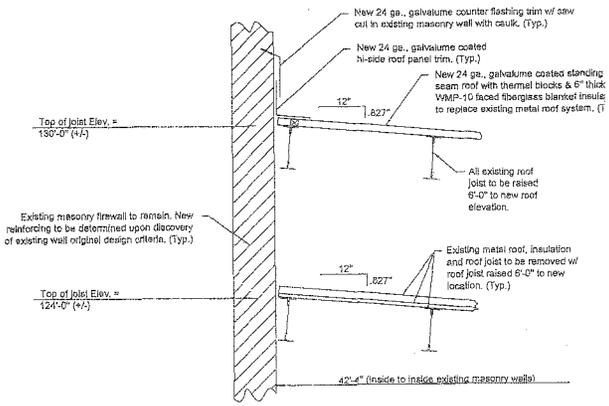
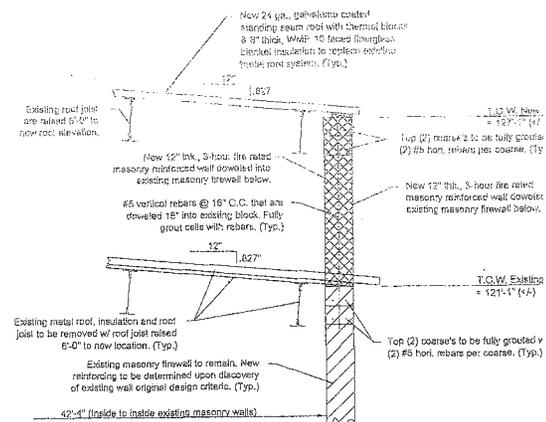
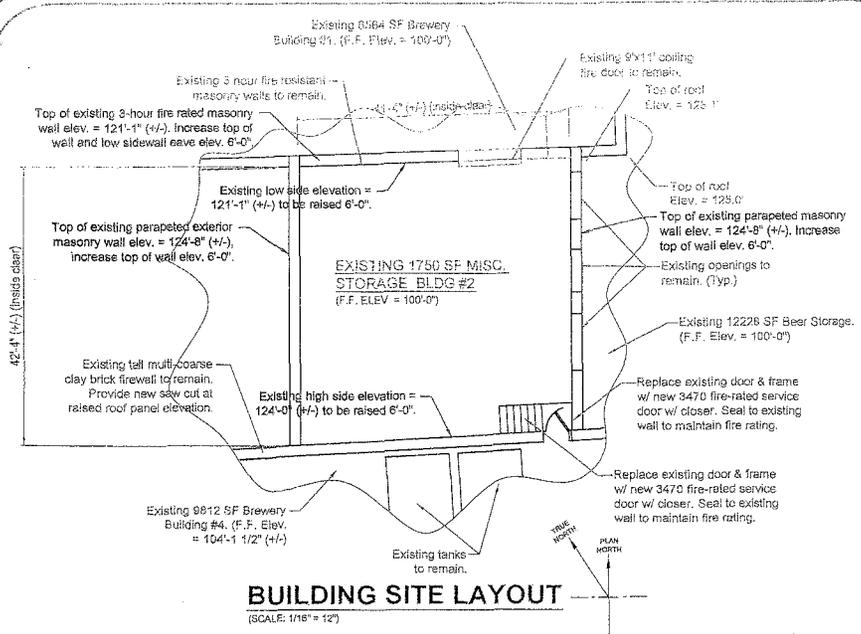




NORTH BUILDING ELEVATION
(SCALE: 1/8" = 12')



NORTH BUILDING FIRST FLOOR PLAN
(SCALE: 1/8" = 12')



Administrative Staff Report

Russ Napiwocki Conditional Use
448 Fifth Avenue
December 6, 2010



Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none">• Russ Napiwocki <p>Staff:</p> <ul style="list-style-type: none">• Michael Ostrowski, Director Community Development Ph: (715) 346-1567 Fax: (715) 346-1498 mostrowski@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none">• 2408-30-4018-21 <p>Zone(s):</p> <ul style="list-style-type: none">• "R-3" Single and Two Family Residence District <p>Master Plan:</p> <ul style="list-style-type: none">• Residential <p>Council District:</p> <ul style="list-style-type: none">• District 4 – Mike Wiza <p>Lot Information:</p> <ul style="list-style-type: none">• Actual Frontage: 50 feet• Effective Frontage: 50 feet• Effective Depth: 179 feet• Square Footage: 8,950• Acreage: 0.205 <p>Current Use:</p> <ul style="list-style-type: none">• Residential <p>Applicable Regulations:</p> <ul style="list-style-type: none">• 23.01(16), 23.02(1)(e), and 23.02(1)(h)	<p>Request</p> <p>Conditional Use Permit to allow for the construction of a porch/sunroom using the R-TND Traditional Neighborhood Development Overlay District minimum setback requirements.</p> <p>Attachment(s)</p> <ul style="list-style-type: none">• Exhibit Map• Parcel Data Sheet• Application• Site Plan• Elevation <p>Findings of Fact</p> <ul style="list-style-type: none">• The property is zoned R-3.• The property is within the Traditional Neighborhood Development (TND) Overlay District.• Applicant is requesting a setback of 19 feet from the front/street property line. The minimum requirement in the TND Overlay District is 12 feet.• Applicant will meet all other setback requirements. <p>Staff Recommendation</p> <p>Approve subject to Plan Commission and staff comments.</p> <ul style="list-style-type: none">• Construction shall be completed within one year of final approval.
---	--

2) The use will not be injurious to the use and for the purpose already permitted;

Analysis: There is to be no change in use.

Findings: The current use is not in conflict with the surrounding neighborhood.

3) The establishment of the use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

Analysis: The respective area is an established area of the City.

Findings: The proposed change should not impede the orderly development and improvement of the surrounding properties.

4) The exterior architectural appeal and functional plan of any proposed structure will not be at variance with either the exterior architectural appeal and functional plan, and scale of the structures already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district so as to result in a substantial or undue adverse effect on the neighborhood;

Analysis: The immediate area has a mix of residential homes.

Findings: The proposed change should not be in variance with the architectural appeal or function of the neighborhood.

5) Adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided;

Analysis: The respective area is an established area of the City.

Findings: Utilities currently exist in this area.

6) Adequate measures have been, or will be, taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

Analysis: There is to be no change in the ingress/egress.

Findings: N/A

7) The proposed use is not contrary to the objectives of any duly adopted land use plan for the City of Stevens Point, any of its components, and/or its environs.

Analysis: The proposed use is within the Single and Two Family Residence District. The intent of this district to provide for both single family residences and two family residences intended particularly to act as a transition district between lower intensity uses such as permitted in "C", "R-1" and "R-2" districts and higher intensity districts, consistent with the City's Comprehensive Plan. This district is intended to be provided for all lands where sewer and water is or will be required.

Findings: The use is consistent with the district.

8) The use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

Analysis: The lot and building exist.

Findings: The proposed change to the building meets all other setback requirements.

- 9) **The proposal will not result in an over-concentration of high density living facilities in one area so as to result in a substantial or undue adverse effect on the neighborhood, on the school system, and the social and protective services systems of the community.**

Analysis: There is no change in the occupancy of the structure.

Findings: N/A

- 10) **Principal - Applications for exclusive multifamily residential uses: The view from the street should maintain a residential character. The view should be dominated by the building and not by garages, parking, mechanical equipment, garbage containers, or other storage.**

- a. **Parking should not be located in the front yard.**

Analysis: N/A

Findings: N/A

- b. **Parking should be visually screened from street view and from neighboring properties.**

Analysis: N/A

Findings: N/A

- c. **Building should face their main facade toward the street.**

Analysis: N/A

Findings: N/A

- d. **In cases where the main facade of the building cannot face the street, the portion of the building facing the street shall be developed in such a manner that the street-facade is developed using architectural elements like roof lines, windows, and architectural detailing to make the street facade look harmonious in scale, massing, proportion, and building form with other residential structures. (Blank walls facing the street and windows of less than 36 inches vertical are not normally acceptable.)**

Analysis: N/A

Findings: N/A

- e. **Building facades facing the street shall include detailing using different ridge lines, gables, roof construction, and other architectural techniques to make the façade compatible with the neighboring structures, if any, and to make the project have intrinsic architectural interest and value. Plain facades are not normally acceptable.**

Analysis: N/A

Findings: N/A

- f. **A minimum of 25% of the façade shall be covered with masonry or decorative block. Exterior insulation and finish systems (EIFS) may be considered to satisfy this requirement if part of an overall architectural design scheme.**

Analysis: N/A

Findings: N/A

11) Access to the site shall be safe.

- a. **All developments shall front on a public right-of-way unless recommended by the Public Works Director.**

Analysis: The building is existing and fronts on Fifth Avenue.

Findings: This standard is met.

- b. **The driveway to the site shall be located so as not to be a danger to the street flow of traffic.**

Analysis: There is another parcel before the intersection of Fifth Avenue and Grant Street.

Findings: This standard is met.

- c. **The driveway shall not be too close to neighboring intersections.**

Analysis: There is another parcel before the intersection of Fifth Avenue and Grant Street.

Findings: This standard is met.

- d. **Alignment of the driveway shall be coordinated with adjacent access points to avoid conflict or confusion.**

Analysis: There are no other access points.

Findings: N/A

- e. **Only one driveway shall be allowed per site unless recommended by the Public Works Director. Two family units may be allowed more than one driveway if those driveways are separated by not less than 10 feet. Maximum driveway openings shall be 20 feet (each).**

Analysis: This is the only driveway at the site.

Findings: This standard is met.

- f. **The organization of traffic flow on-site and between the site and the street shall be organized in a clear hierarchy of flow patterns. Internal and external areas where traffic flow changes directions or creates intersections shall be organized at clear intersections and those intersections are spaced far enough apart so as to not cause confusion or problems and to provide for adequate spacing for waiting vehicles.**

Analysis: Other than parking, no traffic occurs on the site.

Findings: N/A

- g. Intersections are visible and not visually screened.**

Analysis: The driveway is not screened.

Findings: This standard is met.

- h. Adequate drainage and snow storage is provided.**

Analysis: N/A

Findings: N/A

- i. Minimum size requirements are maintained for safe vehicle circulation.**

Analysis: N/A

Findings: N/A

- j. Parking areas shall be safe. They shall be adequately lit, sized to meet minimum standards, graded so as to not be too steep, and paved with concrete, brick, or bituminous surfacing. The light source shall not be visible from adjacent properties. Lighting shall be developed in such a way to minimize light straying onto adjacent properties.**

Analysis: N/A

Findings: N/A

- k. Driveways shall be located to minimize the impact to adjacent properties.**

Analysis: The driveway is located on the east side of the lot.

Findings: This standard is met.

12) There shall be adequate utilities to serve the site.

- a. The Public Works Director, Police Chief, and Fire Chief shall determine whether there is adequate sanitary sewer, potable water, storm drainage, street capacity, emergency access, public protection services, and other utilities to serve the proposed development. They shall review the plan to ensure safety and access for safety vehicles.**

Analysis: The property is currently existing.

Findings: N/A

13) The privacy of the neighboring development and the proposed development shall be maintained as much as practical. Guidelines:

- a. Mechanical equipment including refuse storage shall be screened from neighboring properties.**

Analysis: N/A

Findings: N/A

- b. Lighting shall be located to minimize intrusion onto the neighboring properties.**

Analysis: N/A

Findings: N/A

- c. Sources of noise shall be located in a manner that minimizes impact to neighboring properties.**

Analysis: N/A

Findings: N/A

14) Principal - Applications for exclusive multifamily residential uses. Landscaping shall be provided or existing landscape elements shall be preserved to maintain a sense of residential character, define boundaries, and to enhance the sense of enclosure and privacy.

- a. All site plans shall at a minimum meet the guidelines contained in the parking setback landscaping standards.**

Analysis: N/A

Findings: N/A

- b. In addition, at least one tree per dwelling unit shall be planted outside the parking screening area (minimum size of the tree at planting shall be 1.5 inch caliper)**

Analysis: N/A

Findings: N/A

- c. In addition, at least one plant for each 30 inches of building facing the street shall be planted. The size of the plants shall be a minimum of 18 inches at the time of planting. The planting may be relocated to other portions of the site.**

Analysis: N/A

Findings: N/A

- d. Adjustments to the above requirements may be made to recognize existing landscape elements preserved on the site.**

Analysis: N/A

Findings: N/A

281240830401820	440 Fifth Ave	Charles P Glodowski	440 Fifth Ave	Stevens Point	WI	54481
281240830401821	448 Fifth Ave	Russell J Napiwocki	448 Fifth Avenue	Stevens Point	WI	54481
281240830401822	Fifth Ave	Russell J Napiwocki	448 Fifth Avenue	Stevens Point	WI	54481
281240830401823	Fifth Ave	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281240830401826	508 Fifth Ave	Kenneth D Slicker Rev Trust	508 Fifth Ave	Stevens Point	WI	54481
281240830401827	516 Fifth Ave	Mary M Ziolkowski Surv Trust	516 Fifth Avenue	Stevens Point	WI	54481
281240830401832	501 Bukolt Ave	Daniel N & Anne J Renc	501 Bukolt Ave	Stevens Point	WI	54481
281240830401901	457 Fifth Ave	Robert A Foss	P O Box 14	Stevens Point	WI	54481
281240830401902	439-41 Fifth Ave	Gary L Krause	3421 Arbor Vitae Court	Plover	WI	54467
281240830401903	433 Fifth Ave	Isabelle E Stelmahoske	433 Fifth Ave	Stevens Point	WI	54481
281240830401904	425 Fifth Ave	Kenneth J Gagas	425 Fifth Avenue	Stevens Point	WI	54481
281240830401905	417 Fifth Ave	Jon D Lundeen	417 Fifth Ave	Stevens Point	WI	54481
281240830402504	Fifth & Grant	Susan M Bongard et al	515 Fifth Ave	Stevens Point	WI	54481
281240830402505	609 Grant St	Alfred Hintz Et Al	5201 Plover Road	Wisconsin Rapids	WI	54494

[Return To Search Page](#) [Return To Search Results](#)

2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997
PARCEL / OWNER DATA													
NAME AND ADDRESS				PARCEL #		LAND USE				ALDERMANIC DISTRICT			
Russell J Napiwocki 448 Fifth Avenue Stevens Point, WI 54481				240830401821		Residential							
				PROPERTY ADDRESS				NEIGHBORHOOD					
				448 Fifth Ave				262 Bukolt Prk Grant Patch Vtr					
				SUBDIVISION				ZONING					
								R3-TWO FAMILY					
OWNERSHIP HISTORY*													
OWNER		SALE DATE		AMOUNT		CONVEYANCE				VOLUME		PAGE	SALE TYPE
Russell J Napiwocki		11/30/2005		\$84,000		Warranty Deed W/Add'L Parcels				682289			Land & Buildings
Matthew Hall		11/1/2001		\$62,500		Warranty Deed W/Add'L Parcels				597071			Land & Buildings
Elizabeth J Abbott &		8/3/2001		\$1		Term. Dec. Prop. Int.				592694			Land & Buildings
Elizabeth J Abbott &		5/12/1994		\$40,000		Warranty Deed W/Add'L Parcels				630		1149	Land & Buildings
SITE DATA				PERMIT HISTORY*									
ACTUAL FRONTAGE		50.0		DATE	NUMBER	AMOUNT		PURPOSE		NOTE			
EFFECTIVE FRONTAGE		50.0		7/17/2002	30922	\$10,000		036 Garage		24 x 26			
EFFECTIVE DEPTH		179.0		10/29/2001	30350	\$1,000		020 Electrical		upgrade			
SQUARE FOOTAGE		8,950.0											
ACREAGE		0.205											
2010 ASSESSED VALUE													
CLASS		LAND		IMPROVEMENTS		TOTAL		RATIO		EST. FAIR MARKET VALUE			
A-Residential		\$10,400		\$53,900		\$64,300		90.05%		\$71,400			
TOTAL		\$10,400		\$53,900		\$64,300				\$71,400			
LEGAL DESCRIPTION													
LOT 71 BLK 11 EXC S 10' E B GRANTS ADD 682289													
DWELLING DATA (1 of 1)													
STYLE		07 Old Style				BASEMENT		Full	Exposed	No			
EXT. WALL		Wood / Masonite				HEATING		Basic					
STORY HEIGHT		1.5	AGE	90		FUEL TYPE		Gas					
YEAR BUILT		1920	EFF. YEAR	1920		SYSTEM TYPE		Warm Air					
CLASS		A-Residential				TOTAL ROOMS		4	BEDROOMS	2			
INT. COND. RELATIVE TO EXT.		Interior Same As Exterior						FAMILY ROOMS		0			
PHYSICAL CONDITION		Average				FULL BATHS		1	HALF BATHS	0			
KITCHEN RATING		Average				BATH RATING		Average					
FEATURES						ATTACHMENTS							
DESCRIPTION				UNITS		DESCRIPTION		AREA					
Additional Plumbing Fixtures				1		Enclosed Frame Porch		105					
LIVING AREA (Dwelling 1)													
DESCRIPTION						GROSS AREA				CALCULATED AREA			
BASEMENT						848.0							
FINISHED BASEMENT LIVING AREA						0.0				0.0			
FIRST STORY						848.0				848.0			
SECOND STORY						0.0				0.0			
ADDITIONAL STORY						0.0				0.0			
ATTIC / FINISHED						0.0				0.0			
HALF STORY / FINISHED						0.0				0.0			
ATTIC / UNFINISHED						364.0							
HALF STORY / UNFINISHED						0.0							
ROOM / UNFINISHED						0.0							
TOTAL LIVING AREA										848.0			

DETACHED IMPROVEMENTS				
DESCRIPTION	YEAR BUILT	SQUARE FEET	GRADE	CONDITION
Garage - Detached Frame	2002	624	C	A
PROPERTY IMAGE		PROPERTY SKETCH		
				
<p>Disclaimer: Information shown here is considered accurate but not guaranteed. * Additional data may be available by contacting the assessors office.</p> <p>Copyright 2010 Ruekert/ Mielke. All rights reserved.</p> <p>Please contact Webmaster if you have any comments or questions about our site.</p>				

REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION

ADDRESS OF PROPERTY: 448 FIFTH AVE ST. POINT WI

- Zoning Ordinance Change (\$90.00 fee required)
- Conditional Use Permit (\$90.00 fee required)
- Variance from Zoning Ordinance -Board of Appeals (\$90.00 fee required)
- Variance from Sign Ordinance
- Appeal from Subdivision Requirements
- Other

REQUESTED CHANGE: (State briefly what is being requested, and why).
ADD ON TO FRONT PORCH/SUNROOM. EXISTING IS 5' x 24', I WANT
TO MAKE IT 12' x 24' TO MAKE IT USEABLE SPACE -

OWNER/APPLICANT:

Name: Russ Napiwocki
Address: 448 FIFTH AVE
ST. POINT WI 54481
(City, State, Zip Code)

Telephone: 715-341-7190
Cell Phone: 715-572-9404

Russ Napiwocki
Signature

AGENT FOR OWNER/APPLICANT:

Name: _____
Address: _____
(City, State, Zip Code)

Telephone: _____
Cell Phone: _____

Signature

Scheduled Date of Plan Commission Meeting: Dec. 6, 2010

Scheduled Date of Common Council Meeting: Dec. 20, 2010

You, as the applicant, or your agent, shall attend the meeting and present your request.

All requests with supporting documentation are due at the Community Development Office three weeks prior to the actual meeting.

\$90.00 Fee Required for Rezoning Requests, Variances, and Conditional Use Permits

Receipt # 1.039335

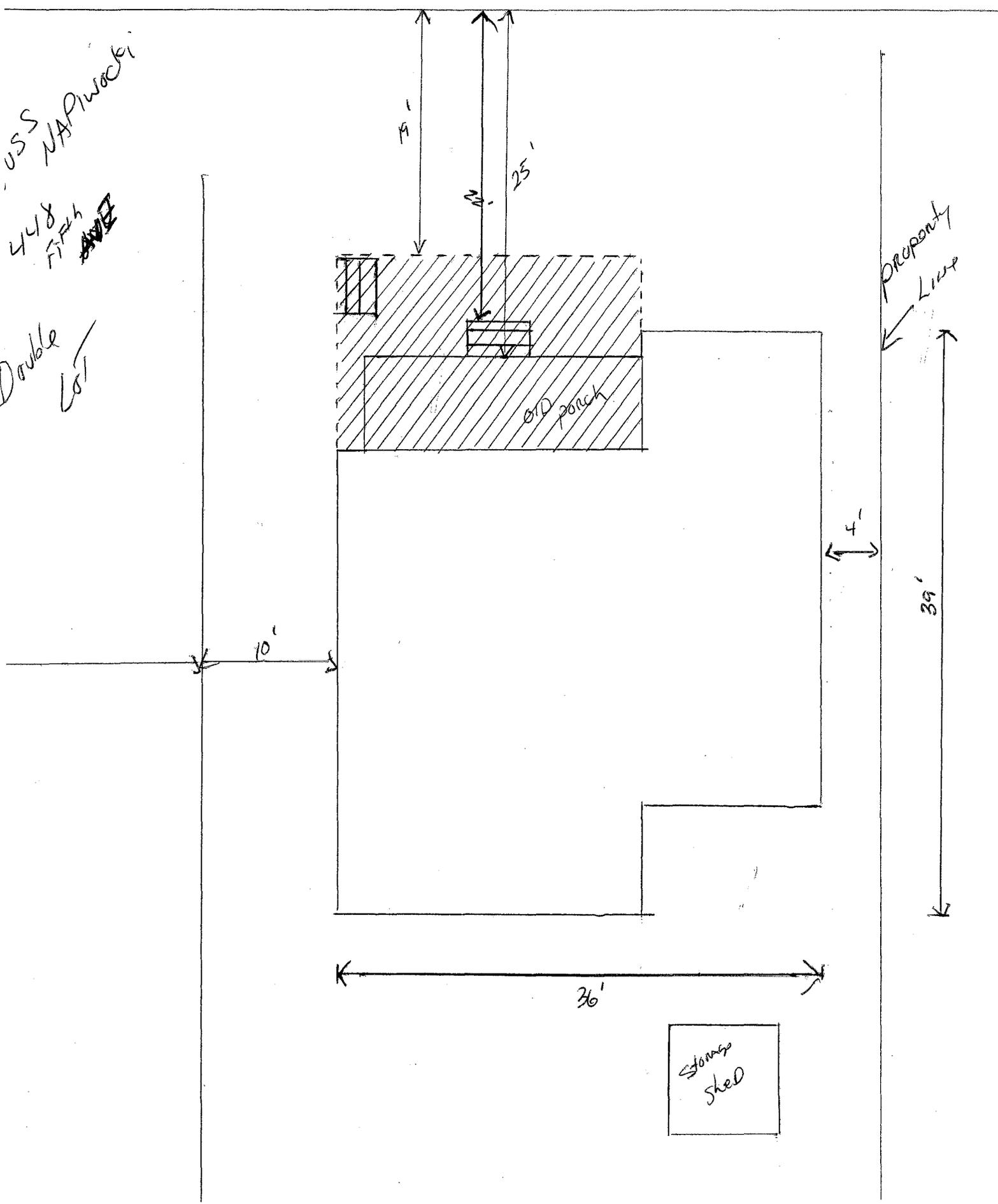
7th Ave.

SIDE WALL

USS NAPIWACKI

448 7th Ave

Double Lot



Property Line

OLD porch

Storage shed

10'

36'

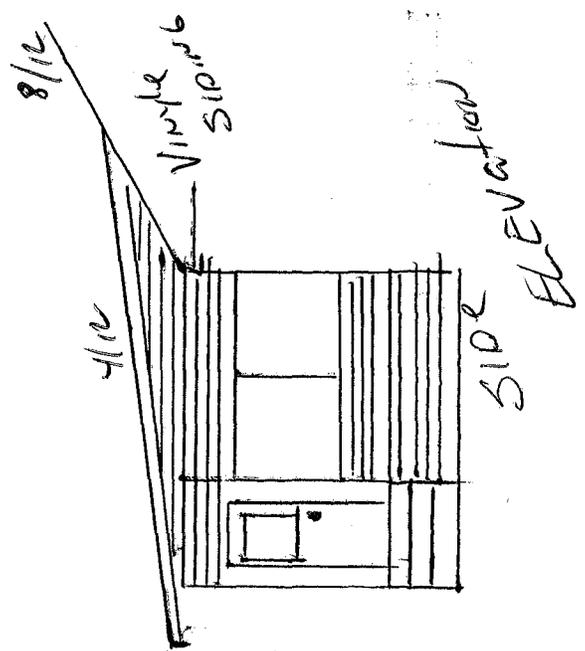
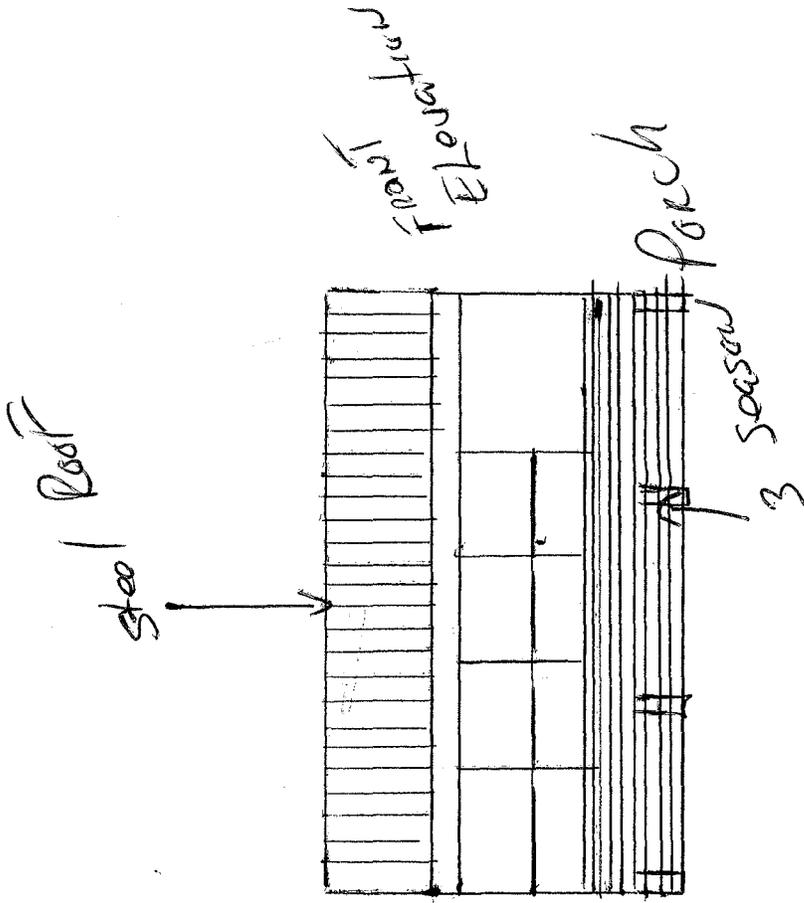
39'

4'

19'

22'

25'





Memo

Michael Ostrowski, Director

Community Development

City of Stevens Point

1515 Strongs Avenue

Stevens Point, WI 54481

Ph: (715) 346-1567 • Fax: (715) 346-1498

mostrowski@stevenspoint.com

City of Stevens Point – Department of Community Development

To: Plan Commission
From: Michael Ostrowski
CC:
Date: 11/28/2010
Re: Wellhead Protection Overlay District

The City of Stevens Point is looking to locate a new municipal transit facility in the Portage County Business Park (PCBP). The location of the proposed facility would be at the southeast quadrant of County Highway R and the railroad tracks. A majority of the PCBP is located within the wellhead protection zone, which serves the purpose of protecting the City's municipal water supply and well fields, and to promote the public health, safety, and general welfare of the residents of the City of Stevens Point.

Currently, there are two zones within the Wellhead Protection Overlay District: District A and District B. District A provides regulation of areas within 1,500 feet of the municipal wells. Whereas, District B provides regulation within the five year time of travel area. Please see the attached Wellhead Protection Overlay District Map.

Within these zones, there are permitted, conditional, and prohibited uses. The following uses as permitted uses within District B:

- (1) All uses listed as permitted uses in Groundwater Protection Overlay District A.
- (2) Sewered residential uses.
- (3) Above ground petroleum product storage tanks up to 660 gallons.
- (4) Basement heating fuel storage tanks.
- (5) Commercial and/or industrial uses served by municipal sanitary sewer, except those listed as prohibited uses in Section e Prohibited Uses.
- (6) Unsewered (single family) residential uses.

The following uses are listed as conditional uses, that are allowed on a case-by-case basis:

- (1) Nurseries for ornamental plants, green houses, and associated retail

- sales outlets.
- (2) Pesticide and fertilizer storage and use associated with uses in (1) above.
 - (3) Vehicle repair shops, auto body repair shops.
 - (4) Cemeteries.
 - (5) Salt storage, including sand/salt combinations.
 - (6) Recycling facilities.
 - (7) Printing and duplicating businesses which use hazardous chemicals as defined in DPA in their printing process.

In addition, the following uses are listed as prohibited uses within District B:

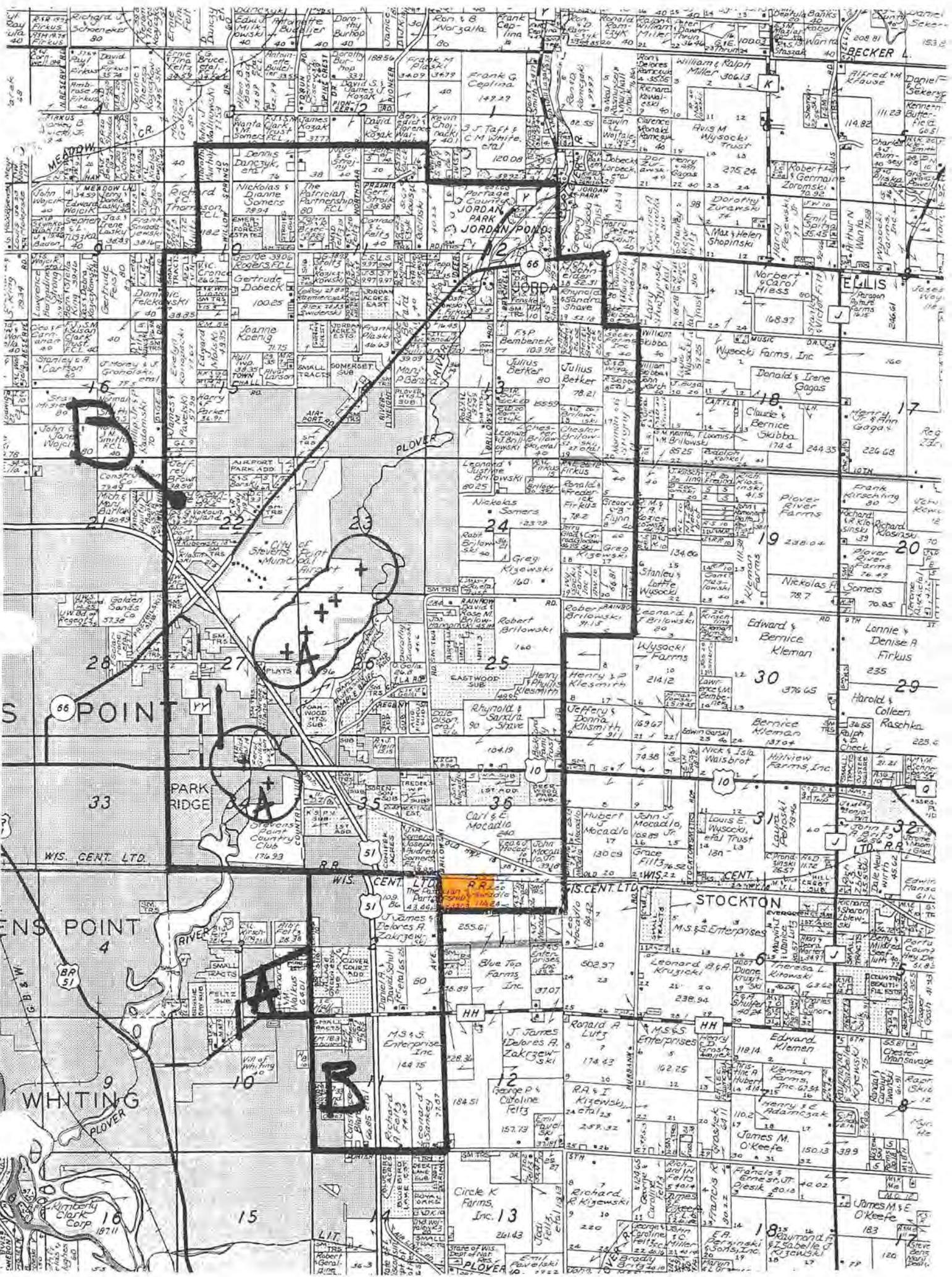
- (1) Underground storage tanks of any size
- (2) Unsewered commercial and/or industrial development
- (3) Septage and/or sludge spreading
- (4) Animal waste facilities
- (5) Animal confinement facilities (except veterinary hospitals and clinics)
- (6) Gas stations and oil change businesses
- (7) Bus or truck terminals
- (8) Landfills
- (9) Wastewater treatment facilities
- (10) Spray wastewater facilities
- (11) Auto salvage yards
- (12) Bulk fertilizer and/or pesticide facilities
- (13) Asphalt products manufacturing
- (14) Dry cleaning facilities
- (15) Electroplating facilities
- (16) Exterminating shops
- (17) Paint and coating manufacturing
- (18) Hazardous and/or toxic materials storage
- (19) Hazardous and/or toxic waste facilities
- (20) Radioactive waste facilities
- (21) Garage and vehicular towing
- (22) Public and municipal maintenance garages

The uses listed above do not specifically address a municipal transit facility, and whether it can locate within District B. The two most closely related uses would be (1) a bus or truck terminal and (2) a public and municipal maintenance garage. However, given the nature of the proposed use, staff would recommend that a municipal transit facility would be more of a hybrid use, and not fall under either of these two categories. This hybrid use would be a cleaner and safer type use than either the bus or truck terminal or the public and municipal maintenance garage. The new transit facility will house all maintenance and office operations for the transit department. The facility will also house transit fleet and support vehicles. The maintenance facility will include storage areas for all equipment used to service and or repair fleet and support vehicles such as parts, tires, oil, lubricants, tools, equipment, lifts etc. as well as a mechanic office and work bays. The office area will

include areas for training, a reception area which will be used by the general public, offices for administrative staff, meeting and planning rooms, a drivers control room, dispatching area, offices for all staff, storage areas, and restrooms. Additional storage areas will be included in the basement of the facility.

Patrick Planton, Director of Water Services with Short Elliott Hendrickson Inc., has provided an analysis and recommendation on this matter. Mr. Planton has indicated that with proof of ongoing compliance with the groundwater monitoring and spill containment requirements, that it is his opinion that a municipal transit facility can operate at the proposed location without presenting an undue risk to either the City of Stevens Point's or Village of Whiting's municipal water supply wells. In addition, after further modeling, the area proposed for the municipal transit facility would not even be located within District B. Please see the attached letter and maps.

Given this, staff would recommend that a municipal transit facility be considered a conditional use under District B. A conditional use would be required to provide adequate groundwater protection and monitoring measures, and as a condition of the conditional use permit, the use should be required to provide proof of ongoing compliance with the groundwater monitoring and spill containment requirements.



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November 24, 2010

RE: Municipal Transit Facility
Wellhead Protection Overlay
District B
Stevens Point, Wisconsin
SEH No. STEPT 107037

Michael Ostrowski
Director of Community Planning
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481

Dear Mr. Ostrowski:

Based on discussions with the City of Stevens Point staff, we understand the City is interested in constructing and operating a municipal transit facility in the City of Stevens Point's Portage County Business Park. The proposed location of the facility would be south of the CN railroad and east of CTH R. The location of the property would place the facility within the City's current Wellhead Protection Overlay District B.

Per the City's request, we have reviewed the proposal to allow a municipal transit facility within District B. We understand the new transit facility will house maintenance and office operations for the City's transit department. The facility will also house transit fleet and support vehicles. The maintenance facility will include storage areas for equipment used to service and repair fleet and support vehicles. An office area will include areas for training, a reception area which will be used by the general public, offices for administrative staff, meeting and planning rooms, a drivers control room, dispatching area, offices for all staff, storage areas, and restrooms. Additional storage areas will be included in the basement of the facility.

The City's wellhead protection ordinance allows for several uses within District B, on condition that these facilities provide adequate groundwater protection and monitoring measures. The municipal transit facility should be required to provide proof of ongoing compliance with the groundwater monitoring and spill containment requirements as a condition of maintaining a conditional use permit.

Based on the proposed uses of the transit facility property, it is our opinion that a municipal transit facility can operate at the proposed location without presenting an undue risk to either the City of Stevens Point's or the Village of Whiting's municipal water supply wells. Furthermore, after review of the most recent groundwater modeling study reports of the area, it is our opinion that Wellhead Protection District B should not include the area where the proposed municipal transit facility would be built.

Mr. Michael Ostrowski
Municipal Transit Facility
November 23, 2010
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Since the preparation of the 1994 Wellhead Protection Plan for the City, the Central Wisconsin Groundwater Center (CWGC) has performed extensive additional evaluations of the groundwater resources in the Portage County area. The most recent report prepared by CWGC was in 2002 titled "*Sources of Water for Community Water Systems in the Central Wisconsin Sand Plain*". This 2002 study was prepared to provide a delineation of the source water areas for Central Wisconsin water suppliers, including the City of Stevens Point and Villages of Whiting and Plover.

We have reviewed the information in this most recent report, and have discussed the groundwater flow delineations with one of its principal authors. Based on this review and discussion, it is apparent that the five year, 50-year, and 100-year source water areas for the City's and Villages' water supply wells do not include any land areas near the location of the proposed transit facility property. These source water areas are illustrated in the attached 2002 report Figures 4.65 and 4.77, with the location of the transit facility superimposed in the figures.

Please feel free to contact me if you have any questions or if you need additional information regarding this subject.

Sincerely,



Patrick S. Planton, PE
Principal / Director of Water Services

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Enclosure – as noted

C: Kim Halverson, City of Stevens Point
Joel Lemke, City of Stevens Point

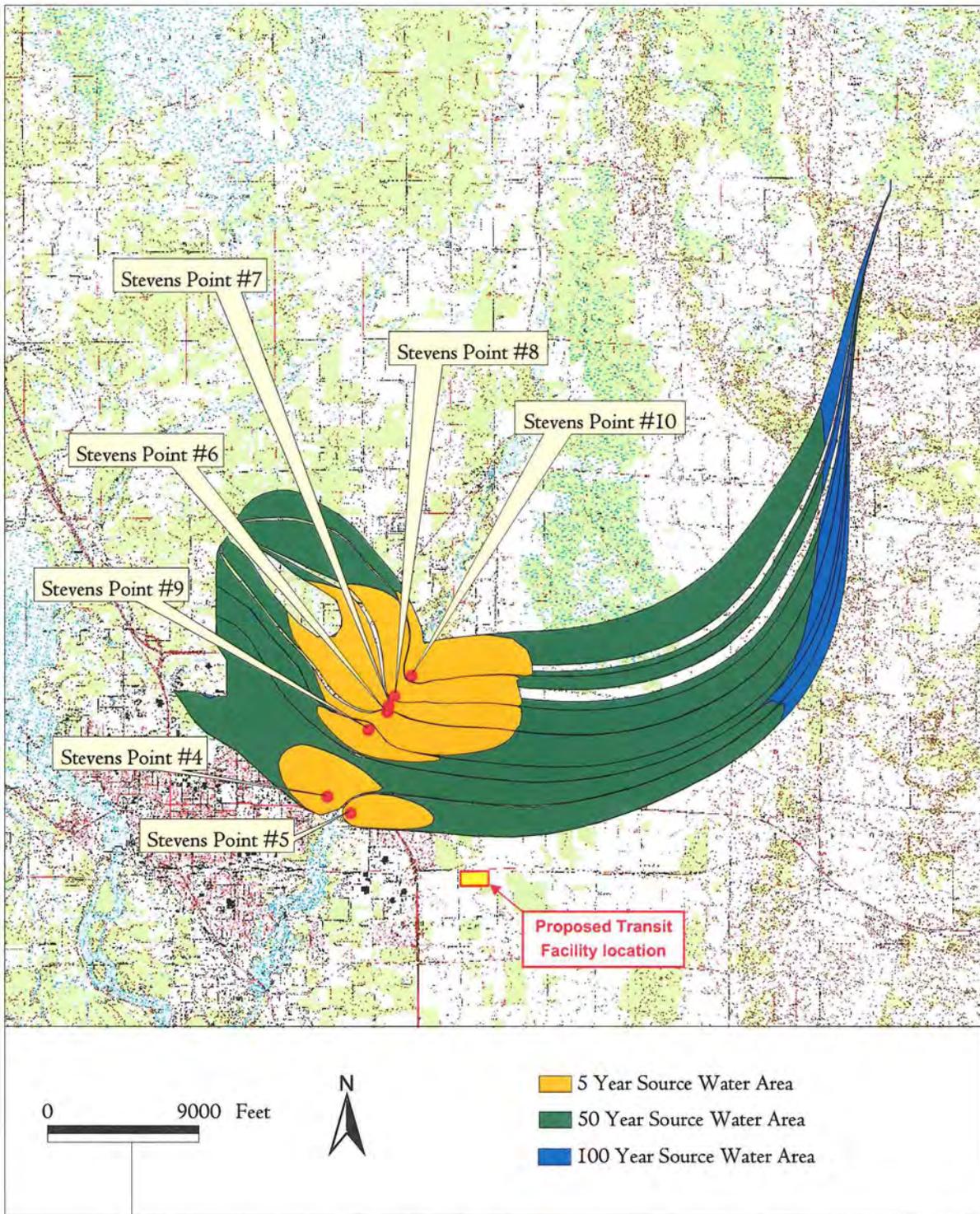


Figure 4.77. Five, Fifty, and One Hundred year time of travel source water areas for the Stevens Point Waterworks.

Source: "Sources of Water for Community Water Systems in the Central Wisconsin Sand Plain", Central Wisconsin Groundwater Center (2002)

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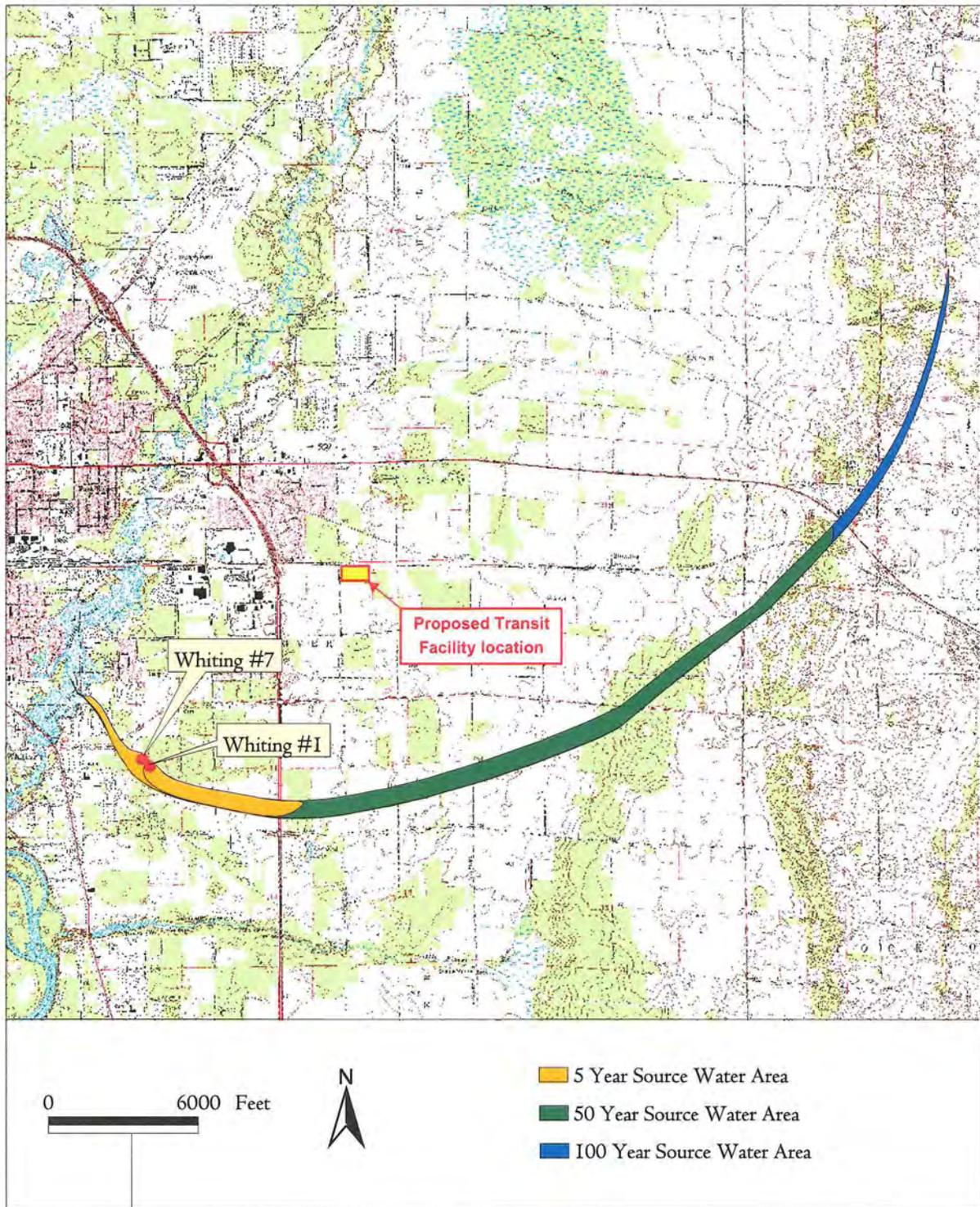


Figure 4.65. Five, Fifty, and One Hundred year time of travel source water areas for the Whiting Waterworks.

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