

## REPORT OF CITY PLAN COMMISSION

Monday, December 6, 2010 – 5:00 p.m.

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

ALSO PRESENT: Community Dev. Dir. Michael Ostrowski; Public Works Dir. Joel Lemke; Water Dir. Kim Halverson; Ald. Tom Mallison; Ald. Mary Stroik; Ald. Roger Trzebiatowski; Ald. Marge Molski; Ald. Randy Stroik; Ald. Brian Brooks; Matthew Brown; Barb Jacob; Russ Napiwocki; Jeff Salewske; Art Oksuita; Randy Wanta; Sarah Wallace; Patrick Planton; Brian Kowalski

### 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.

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1. Approval of the Minutes of the November 1, 2010 Plan Commission meeting.

**Motion by Laskowski to approve the minutes as presented; seconded by Moore.  
Motion carried 6-0.**

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.

Dir. Ostrowski stated that the Stevens Point Brewery wishes to add on approximately 6,600 square feet to their existing building. This addition would be for warehouse purposes. The main exterior material would be painted metal panels, which would match the existing building. The brewery has approximately 27 parking stalls; the Zoning Ordinance requires 87. However, there is a section within the Zoning Ordinance for the Plan Commission and Common Council to grant a variance if it is proven that the site does not need the additional parking. The owners have indicated that current parking meets their current needs, and will meet their needs after the addition. Staff has not been

made aware of any parking concerns at the site. If there is a need for additional parking in the future, which would be exemplified with an abundance of on street parking, the brewery has additional space available to create more surface parking.

Maurice Rice wanted the record to show that he was not able to participate in the motion due to the brewery being a client of his.

**Motion by Moore to approve the conditional use permit and the parking variance with the following conditions:**

- **Construction shall be completed within one year after final approval, and**
- **The exterior materials shall match the existing building;**

**seconded by Patton.**

**Motion carried 5-0, with Rice abstaining.**

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.

Dir. Ostrowski stated that the property is zoned R3, which would require a 25 feet front yard setback. However being located in the traditional neighborhood development district, it can be reduced to 12 feet with a conditional use. Mr. Napiwocki is requesting a 19 foot setback, and the project would meet all other setback requirements. This being an established area of the City, staff would recommend approval of this request.

Mr. Rice had a question about landscaping and replacing the landscaping after construction. Dir Ostrowski explained the landscaping replacement is only applicable to multi-family dwellings.

**Motion by Patton to approve the conditional use permit with the condition that construction shall be completed within one year after final approval; seconded by Rice. Motion carried 6-0.**

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.

Dir. Ostrowski stated that the City is looking to locate a municipal transit facility in the Portage County Business Park. The location would be at the southeast quadrant of County Hwy R and the railroad tracks. This area is located within Wellhead Protection Overlay District B. Currently, a municipal transit facility is not addressed within our zoning ordinance. The two most closely related uses are a bus or truck terminal or a public municipal maintenance garage. These uses are prohibited uses. Dir. Ostrowski

stated that the municipal transit facility is deemed more of a hybrid use, which would be cleaner and safer. At this time, fuel storage will not be at the site. Therefore, staff would recommend to make this a conditional use within District B. Appropriate conditions would then be placed on use through the conditional use process, which would likely be next month.

A request was made by Ms. Laskowski for an explanation of the activities that would occur at the municipal transit facility. Dir. Lemke advised that the facility would be a mix of administrative services for the Transit Division of Public Works, maintenance service, storage, and a wash facility. Mr. Rice questioned about oil changes and whether there would be conditions preventing contamination. Dir. Lemke stated that yes there would be, but there would not be the fuel in that area.

A request was made by Ms. Laskowski about the monitoring and spill containment requirements. Dir. Ostrowski stated that typically with fuel storage, there would be measures taken for containment and/or monitoring well to make sure there are no contaminants released in the soil that would affect the water supply. However, there will likely not be any fuel storage at the site.

Dir. Ostrowski clarified that this meeting is just an approval of the zoning amendment. The actual request for a conditional use permit would come next month. If we wanted to place conditions on the use at that time, that would be appropriate.

**Motion by Patton to approve the modification to 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; seconded by Laskowski. Motion carried 6-0.**

5. **Motion to adjourn.**

**Meeting adjourned at 5:10 p.m.**