



Our intention is to have in-person meetings going forward. For the time being, we will hold the City Committee Meetings, Plan Commission, Council and most others at the Community Room at 933 Michigan Avenue. This in-person location will meet the legal requirement for our open meetings.

We will have a virtual option available, but the technology for the hybrid style meeting may not be reliable all of the time.

Members

- Mayor Wiza
- Alderperson Kneebone
- Commissioner Arntsen
- Commissioner Cooper
- Commissioner Haines
- Commissioner Hoppe
- Commissioner Rice

AGENDA

CITY PLAN COMMISSION

Date	November	Location:	Community Room
and	1, 2021		933 Michigan Avenue, Stevens Point, WI
Time:	6:00 PM		
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 833 1763 1656 Passcode: 465030
			<u>By</u>
			<u>Computer:</u> https://us02web.zoom.us/j/83317631656?pwd=ZFZyREoxNTZUZ1RUdkx2W
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on the Following:

2. Selection of a temporary chairperson for the November 1, 2021 meeting of the City Plan Commission.
3. Report of the October 4, 2021 meeting of the City Plan Commission.
4. Public Hearing and action on a request from Oren Jakobson, representing Upstream Cider LLC, for a conditional use permit to operate a small-scale alcohol production facility at 2041 Madison Street (Parcel ID 281240832403709), consistent with Ch. 23.02(2)(b)(3)(m).
5. Public Hearing and action on a request from Ryan Wanta, representing Great Northern Distilling, to rezone the properties at 1009 Second Street (Parcel ID 281240832200405), an unaddressed parcel bounded by Second Street, Third Street and Portage Street (Parcel ID

PLEASE TAKE NOTICE that 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 or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling (715) 346-1567, during normal business hours.

PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.

281240832200422) and an unaddressed parcel bounded by Second Street and Third Street (Parcel ID 281240832200423) from "B-2" Central Business Transition to "PD" Planned Development.

6. Public Hearing and action on a request from Ryan Wanta, representing Great Northern Distilling, for a conditional use permit to operate a small-scale alcohol production facility at 1009 Second Street (Parcel ID 281240832200405) and an unaddressed parcel bounded by Second Street, Third Street and Portage Street (Parcel ID 281240832200422), consistent with Ch. 23.02(2)(b)(3)(m).
7. A request from Ryan Wanta, representing Great Northern Distilling, for a Site Plan Review to construct a principal structure at 1009 Second Street (Parcel ID 281240832200405) and an unaddressed parcel bounded by Second Street, Third Street and Portage Street (Parcel ID 281240832200422), consistent with Ch. 23.02(4)(b)(1)(2)
8. A request from the Redevelopment Authority of the City of Stevens Point to sell 23,381 square feet of property located at 1009 Second Street (Parcel ID 281240832200405), and an unaddressed parcel bounded by Second Street, Third Street and Portage Street (Parcel ID 281240832200422).
9. Discussion Only: Accessory Dwelling Unit and Accessory Commercial Unit Ordinance
10. Director's Report.

Closing Section:

11. Adjourn

REPORT OF CITY PLAN COMMISSION

October 4, 2021 – 6:00 PM
In-Person & Zoom Conference Call Meeting

PRESENT: Mayor Wiza, Alderperson Kneebone, Commissioner Arntsen, Commissioner Haines, Commissioner Cooper and Commissioner Rice.

ALSO PRESENT: Director Kernosky, Associate Planner/Zoning Administrator Kuhn, Alderperson Christianson, Alderperson Shorr, Alderperson Keymer, Alderperson Johnson, Alderperson Fishler, Alderperson Dalton, Alderperson Morrow, Mary Slicer, Matthew Woller, Nick Bancuk, Edward Kraklow, Marv Anderson, Bob Woehr, Jim Laabs, and unidentified audience members via Virtual Zoom Meeting.

INDEX:

Opening Section:

1. Roll call.

Discussion and possible action on the following:

2. Report of the September 7, 2021 meeting of the City Plan Commission.
3. Public Hearing and action on a request from James Jakusz for a conditional use permit to construct four duplexes at 3800 Doolittle Drive (Parcel ID 281240827230028), consistent with Ch. 23.01(13)(f).
4. Public Hearing and action on a request from Edward Kraklow for a conditional use permit to construct an accessory building on an unaddressed parcel off of Whiting Avenue (Parcel ID 281230805420811) where a principal use does not exist on the property, consistent with Ch.23.04(2).
5. Public Hearing and action on a request from Nick Bancuk, representing Stratton Capital Division, LLC, to modify an adopted conceptual plan for the planned development of an unaddressed parcel off of Division Street North (Parcel ID 281240829140021), consistent with Ch. 23.02(4)(2)(10).
6. Public Hearing and action on a request from Nick Bancuk, representing Stratton Capital Division, LLC, for a conditional use permit to operate a car wash facility on an unaddressed parcel off of Division Street North (Parcel ID 281240829140021), consistent with Ch. 23.02(2)(d)(3)(k).
7. Public Hearing and action on a request from Nick Bancuk, representing Stratton Capital Division, LLC, for a conditional use permit to construct two principal structures using conditional street setback requirements of the Tax Incremental Financing District No. 5 on an unaddressed parcel off of Division Street North (Parcel ID 281240829140021), consistent with Ch. 23.02(2)(f)(5)(a).
8. A request from Nick Bancuk, representing Stratton Capital Division, LLC, for a Site Plan Review to construct two principal structures on an unaddressed parcel off of Division Street North (Parcel ID 281240829140021), consistent with Ch. 23.02(2)(f)(5)(b).
9. A request from Brooke Klesmith, representing St. Michael's Hospital of Stevens Point Inc., for a sign variance to install a wall sign exceeding size requirements at 900 Illinois Avenue (Parcel ID 281240833200316), consistent with Ch. 25.14.
10. A request from Darren Miller for an exception to driveway requirements at 1910 Monroe Street (Parcel ID 281240832403615), consistent with Ch. 23.01(15)(i)(3)(k).
11. September, 2021 Monthly Report.
12. Director's Report.

Closing Section:

13. Adjourn.

Opening Section:

1. Roll call.

Present: Wiza, Kneebone, Arntsen, Haines, Rice, Cooper

Excused: Hoppe

Discussion and possible action on the following:

2. Report of the September 7, 2021 meeting of the City Plan Commission.

Motion by Commissioner Arntsen to approve the report of the September 7, 2021 Plan Commission meeting; seconded by Commissioner Cooper.

Motion carried 6-0.

3. Public Hearing and action on a request from James Jakusz for a conditional use permit to construct four duplexes at 3800 Doolittle Drive (Parcel ID 281240827230028), consistent with Ch. 23.01(13)(f).

Associate Planner/Zoning Administrator Kuhn explained the request for a conditional use permit to construct four duplexes at 3800 Doolittle Drive, noting the applicant's previous conditional use permit for the adjacent parcel that now contained four duplexes. After review, staff held no concerns for the request and recommended approval with conditions outlined within the staff report.

Mayor Wiza declared the public hearing open.

Mary Slicer (3725 Doolittle Dr) inquired on whether the duplexes were geared towards college housing, to which staff explained that the conditional use permit could not restrict the type of occupants so long as they adhered to the zoning code, however the high-end cost was likely to deter students.

Mayor Wiza declared the public hearing closed.

Commissioners made the following comments:

1. Clarification on whether these types of developments were typically split each building into its own parcel, to which staff noted that if they were to split the parcel, each individual parcel would need to meet setback requirements. During preliminary planning, they had set the site to allow for splitting in the future.
2. Clarification on having a private drive with City utilities, to which staff explained that the utilities were technically considered private but had been built to City requirements and specifications.
3. Inquiry on whether there were traffic concerns, to which staff noted that it was not a concern at the time. If there was further development towards the north, staff would look at it more closely then.

Motion by Commissioner Cooper to approve the request from James Jakusz for a conditional use permit to construct four duplexes at 3800 Doolittle Drive (Parcel ID 281240827230028), consistent with Ch. 23.01(13)(f) with the following:

1. The applicant shall submit a landscaping plan for the proposed development, subject to the review and approval of Community Development staff meeting applicable landscaping guidelines.
2. Each duplex shall be separated from each other by a minimum of 20 feet.
3. A building permit shall be obtained prior to commencement of construction.
4. Staff shall have the ability to approve minor amendments to the site plan.

seconded by Commissioner Haines

Motion carried 6-0.

4. Public Hearing and action on a request from Edward Kraklow for a conditional use permit to construct an accessory building on an unaddressed parcel off of Whiting Avenue (Parcel ID 281230805420811) where a principal use does not exist on the property, consistent with Ch.23.04(2).

Associate Planner/Zoning Administrator Kuhn summarized the request for a conditional use permit to construct a new 900 sq.ft. accessory structure where no principal use existed on the property. After review, staff recommended denial for the reasons outlined in the staff report.

Mayor Wiza declared the public hearing open.

Mayor Wiza the public hearing closed.

Commissioners made the following comments:

1. Inquiry as to whether the applicant had a timeline to build a principal structure, to which staff was not aware, but the applicant was present to respond if they wished.
2. Inquiry as to whether the applicant could pull a permit for both the principal and accessory structure, to which staff explained that while they could, they could potentially run into a situation where they would allow the creation of a nonconforming lot if the principal structure was never constructed.
3. Comment that the applicant could pursue the full building permit and have them work with the City to meet necessary deadlines for the builds.

Motion by Commissioner Arntsen to deny the request from Edward Kraklow for a conditional use permit to construct an accessory building on an unaddressed parcel off of Whiting Avenue (Parcel ID 281230805420811) where a principal use does not exist on the property, consistent with Ch.23.04(2) for the following reasons:

1. **Constructing solely a detached garage on the property would be at odds with the intended land use plan of the property per the City's Comprehensive Plan.**
2. **The principal use is not within the vicinity of the subject property.**

seconded by Commissioner Rice

Motion carried 6-0.

5. Public Hearing and action on a request from Nick Bancuk, representing Stratton Capital Division, LLC, to modify an adopted conceptual plan for the planned development of an unaddressed parcel off of Division Street North (Parcel ID 281240829140021), consistent with Ch. 23.02(4)(2)(10).

Mayor Wiza noted that the following three agenda items were related.

Associate Planner/Zoning Administrator Kuhn summarized the history of the property and the proposed new uses of a car wash and drive-thru restaurant. After review, staff recommended approval with conditions outlined in the staff report.

Mayor Wiza declared the public hearing open.

Aldersperson Morrow (District Eleven) noted concerns for the shared driveway between the two developments. Additionally, the proposed uses didn't seem conducive to the area or students.

Nick Bancuk, representing Stratton Capital Division, LLC, made himself available for questioning. They noted that the uses would serve the area well, including students.

Jim Laabs (1026 Second St N) asked that staff or the developer reaffirm that the north driveway running west to east on his corner property was to remain. Additionally, he hoped that it would remain accessible during construction.

Aldersperson Shorr (District Two) inquired on how the proposed developments complemented the Targeted Area Master Plan considering historic conversations regarding the corridor.

Mayor Wiza declared the public hearing closed.

Director Kernosky provided a brief narrative in which he acknowledged that while the proposed uses may not be what City staff or the Council had initially worked on, they were limited in what they could do. If the uses were allowed under the Zoning Code, they could not deny the request solely on the use itself. Staff had and would continue to work with the developer to provide additional pedestrian amenities.

Nick Bancuk, representing Stratton Capital Division, LLC, reaffirmed that they would be maintaining the west-to-east driveway north of Mr. Laabs building, and that they would work with the developer to mitigate disruption to the area. Additionally, it was confirmed that the driveway running north-to-south east of the development would also be maintained.

Commissioners made the following comments:

1. Inquiry as to the original proposal for the property, to which staff noted that the original proposal was for a strip mall development containing 5-6 tenant spaces.
2. Comment that while they understood it was a consistent use for the area, it was not the highest or best use.
3. Inquiry as to the lighting for the carwash and if they could look into having them pointed more downwards, to which staff stated that they would be requiring a photometric plan for the purpose of review.

Motion by Mayor Wiza to approve the request from Nick Bancuk, representing Stratton Capital Division, LLC, to modify an adopted conceptual plan for the planned development of an unaddressed parcel off of Division Street North (Parcel ID 281240829140021), consistent with Ch. 23.02(4)(2)(10) with the following conditions:

1. A zero-foot pavement setback shall be provided along the western lot lines for both proposed uses.
2. A zero-foot pavement setback shall be provided along the southern lot line of the restaurant parcel.

seconded by Commissioner Cooper

Motion carried 6-0.

6. Public Hearing and action on a request from Nick Bancuk, representing Stratton Capital Division, LLC, for a conditional use permit to operate a car wash facility on an unaddressed parcel off of Division Street North (Parcel ID 281240829140021), consistent with Ch. 23.02(2)(d)(3)(k).

Associate Planner/Zoning Administrator Kuhn summarized the request for a conditional use permit to operate a car wash facility on the noted parcel. After review, staff recommended approval with conditions outlined in the staff report.

Mayor Wiza declared the public hearing open.

Mayor Wiza declared the public hearing closed.

Motion by Commissioner Cooper to approve the request from Nick Bancuk, representing Stratton Capital Division, LLC, for a conditional use permit to operate a car wash facility on an unaddressed parcel off of Division Street North (Parcel ID 281240829140021), consistent with Ch. 23.02(2)(d)(3)(k) with the following conditions:

1. The car wash shall not be in operation during the hours of 9:00pm to 6:00am daily.
2. Staff shall have the ability to approve minor amendments to the approved site plan.
3. Exterior lighting planned for the car wash shall use downlighting fixtures.

seconded by Alderperson Kneebone

Motion carried 6-0.

7. Public Hearing and action on a request from Nick Bancuk, representing Stratton Capital Division, LLC, for a conditional use permit to construct two principal structures using conditional street setback requirements of the Tax Incremental Financing District No. 5 on an unaddressed parcel off of Division Street North (Parcel ID 281240829140021), consistent with Ch. 23.02(2)(f)(5)(a).

Associate Planner/Zoning Administrator Kuhn summarized the request for a conditional use permit to construct two principal structures using the conditional street setback requirements of TID 5 on the noted parcel. After review, staff recommended approval with conditions outlined in the staff report.

Mayor Wiza declared the public hearing open.

Alderperson Morrow (District Eleven) noted continued concern for the request.

Mayor Wiza declared the public hearing closed.

Commissioners made the following comments:

1. Inquiry as to the Division Street setback for the building to the south, to which staff stated that Mr. Laabs building would be roughly 10 feet closer to the street than the proposed.
2. Comment that the proposed appeared to be consistent with what was existing north of Maria Drive which was more car-centric.

Nick Bancuk, representing Stratton Capital Division, LLC, stated that the canopy shown in the site plan was attached to the building, therefore making the setback of the building much closer than the 50 or so feet noted in the report.

Motion by Commissioner Arntsen to approve the request from Nick Bancuk, representing Stratton Capital Division, LLC, for a conditional use permit to construct two principal structures using conditional street setback requirements of the Tax Incremental Financing District No. 5 on an unaddressed parcel off of Division Street North (Parcel ID 281240829140021), consistent with Ch. 23.02(2)(f)(5)(a) with the following conditions:

1. **Staff shall have the ability to approve minor amendments to the approved site plan.**

seconded by Commissioner Rice

Motion carried 6-0.

8. A request from Nick Bancuk, representing Stratton Capital Division, LLC, for a Site Plan Review to construct two principal structures on an unaddressed parcel off of Division Street North (Parcel ID 281240829140021), consistent with Ch. 23.02(2)(f)(5)(b).

Associate Planner/Zoning Administrator Kuhn summarized the Site Plan Review request to construct two principal structures on the noted parcel. After review, staff recommended approval with conditions outlined in the staff report.

Mayor Wiza asked for comments from the audience, to which there were none.

Commissioners made the following comments:

1. Inquiry as to whether there was bicycle parking for the drive-thru restaurant, to which staff stated that based on their parking stall count, the developer was exempt. However, a condition could be made to require it.

Motion by Commissioner Haines to amend the conditions of the approval with the following:

1. **Install bicycle parking as required for the drive-thru restaurant.**

seconded by Mayor Wiza

Motion carried 6-0.

Motion by Commissioner Cooper to approve the request from Nick Bancuk, representing Stratton Capital Division, LLC, for a Site Plan Review to construct two principal structures on an unaddressed parcel off of Division Street North (Parcel ID 281240829140021), consistent with Ch. 23.02(2)(f)(5)(b). with the following conditions:

1. An additional fire hydrant shall be installed on the property, subject to the review and approval of the City Fire Department.
2. A certified survey map shall be produced to execute the split of the property into two lots. The certified survey map shall be reviewed by appropriate City departments meeting applicable lot split requirements.
3. The applicant shall execute a shared access agreement between the two created parcels.
4. Refuse storage for each use shall be constructed with masonry materials that complement the principal structure. A final design shall be submitted to Community Development staff for review and approval.
5. Additional landscaping or raised curbs shall be installed near the east lot line of the restaurant parcel to provide separation between the parking lot aisle and the shared driveway.
6. Sidewalks shall be installed on the entirety of the property abutting Division Street North. A final sidewalk design shall be submitted to the Director of Public Works for review and approval meeting applicable design requirements.
7. If either structure provides fire alarms or sprinklers, a knox box shall be installed that is reviewed and approved by the City Fire Marshal.
8. The applicant shall submit updated plans on stacking spaces provided for the restaurant, subject to the review and approval of Community Development staff meeting applicable Zoning Code requirements.
9. The applicant shall submit plans for proposed signage on each property, subject to the review and approval of Community Development staff meeting applicable Sign Code requirements.
10. An erosion control permit shall be obtained and appropriate erosion control facilities shall be installed prior to the start of land disturbance, subject to the review and approval of the Utilities Department.
11. Any additional sanitary sewer connections required to support the development shall be reviewed and approved by the Utilities Department.
12. A building permit shall be obtained prior to the start of construction.
13. Staff shall have the ability to approve minor amendments to the site plan.
14. Install bicycle parking as required for the drive-thru restaurant.

seconded by Commissioner Rice

Motion carried 6-0.

9. A request from Brooke Klesmith, representing St. Michael's Hospital of Stevens Point Inc., for a sign variance to install a wall sign exceeding size requirements at 900 Illinois Avenue (Parcel ID 281240833200316), consistent with Ch. 25.14.

Associate Planner/Zoning Administrator Kuhn summarized the request for a sign variance to install a wall sign exceeding size requirements at 900 Illinois Avenue. After review, staff recommended approval with conditions outlined in the staff report.

Mayor Wiza asked for comments from the audience.

Matthew Woller, sign contractor, clarified that the two smaller existing signs would be removed, and there were no immediate plans to replace them. The new sign, if approved, would become the main identifying signage for the building.

Commissioners made the following comments:

1. Comment that the size of the sign seemed appropriate considering the setback of the building.

Motion by Commissioner Cooper to approve the request from Brooke Klesmith, representing St. Michael's Hospital of Stevens Point Inc., for a sign variance to install a wall sign exceeding size requirements at 900 Illinois Avenue (Parcel ID 281240833200316), consistent with Ch. 25.14. with the following conditions:

1. A building permit shall be obtained prior to installing the wall sign.
2. Staff shall have the ability to approve minor modifications to the signage request.

seconded by Commissioner Arntsen

Motion carried 6-0.

10. A request from Darren Miller for an exception to driveway requirements at 1910 Monroe Street (Parcel ID 281240832403615), consistent with Ch. 23.01(15)(i)(3)(k).

Associate Planner/Zoning Administrator Kuhn summarized the request for an exception to driveway requirements at the noted parcel. The concrete pad in question had been created without a permit, and staff had provided options to the applicant to come into compliance. After review, staff recommended denial for reasons outlined in the staff report.

Mayor Wiza asked for comments from the audience.

Commissioners made the following comments:

1. Clarifying comment that had the applicant approached staff prior to completing the project, alternatives could have been worked through, to which staff confirmed accurate.

Motion by Commissioner Arntsen to deny the request from Darren Miller for an exception to driveway requirements at 1910 Monroe Street (Parcel ID 281240832403615), consistent with Ch. 23.01(15)(i)(3)(k) for the following reasons:

1. A literal application of the Zoning Code would not result in a practical difficulty or unnecessary hardship to the property.
2. The granting of the requested exception would be materially detrimental to the property owners in the vicinity.
3. Unique conditions to the subject property do not exist that would render a hardship caused to the applicant under a literal interpretation of the Zoning Code.

seconded by Alderperson Kneebone

Motion carried 6-0.

11. September, 2021 Monthly Report.

Director Kernosky noted that September highlighted the permit issuance of the Hyundai dealership valued at 3.2 million. Overall numbers were generally lower than previous years and more consistent with 2018 numbers, however there were several new projects in the pipeline for 2022 and 2023.

12. Director's Report

Director Kernosky noted that his memorandum had been included in the Agenda Packet. It contained:

- a. Developmental Updates
- b. Special Project Updates
- c. Public Policy Updates
- d. Economic Development Updates

Closing Section:

13. Adjourn.

Meeting adjourned at 7:09 PM.

A recording of this meeting can be viewed/heard at: <https://stevenspoint.com/365/AgendasMinutesVideos>

Community Development Report - September 2021

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees	
Single Family	1	540 Washington Ave	\$339,000.00	\$1,240.50	
	1	532 Washington Ave	\$342,000.00	\$1,426.12	
	1	2157 Prairie St (F/F Only)	\$20,000.00	\$150.00	
Two-Family	-	-	-	-	
Multi-Family	-	-	-	-	
Commercial/Industrial	3	SPAPSD Transportation Building Addition (HV/PV/EL) 3300 Water St	\$118,368.00	\$300.00	
	1	First State Bank (HVAC) 5500 Carrie Frost Dr	\$176,358.00	\$910.63	
	1	Iverson Park New Bathrooms 4201 Main St	\$226,000.00	-	
	1	Hyundai Dealership 3707 Stanley St	\$3,200,000.00	\$3,854.96	
Additions or Alterations	# of Permits	Declared Valuation	Fees		
Residential	115	\$832,622.45	\$7,477.15		
Commercial	32	\$2,149,985.00	\$8,941.15		
Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
156	\$7,404,333.45	\$24,300.51	1185	\$36,379,456.80	\$189,514.62

2020	1172	\$127,498,909.06	\$313,688.44
2019	1117	\$88,605,276.01	\$365,341.37
2018	949	\$40,248,327.09	\$283,659.96

* Includes SPAPSD Transportation Building Interior Improvements

Violation Report

New Code Cases	Violations
Abandoned Vehicle on Property	2
Construction Work Without Permits	5
Debris on Property	34
Exterior Violations on House	3
Garbage - Bulk Waste at Curb Early	0
Heating equipment not installed properly	1
Illegal Use of Occupancy	0
Improper Signage	0
Infestation	0
Interior Housing Violations	2
Snow & Ice Removal - Sidewalk	0
Tall Grass or Noxious Weeds	14
Trash Containers Improperly Stored	1
Trash/Litter	0
Unsanitary/Unsafe Conditions	0
Vacant Building/Home	0
Vehicle Parked on Grass	13
Vision Obstruction in Roadway or Intersection	0
Zoning Violations	6
Total Violations / Total Service Fees Billed	81 \$2,200

Administrative Staff Report

Operate an Alcohol Production Facility

2041 Madison Street

November 1, 2021

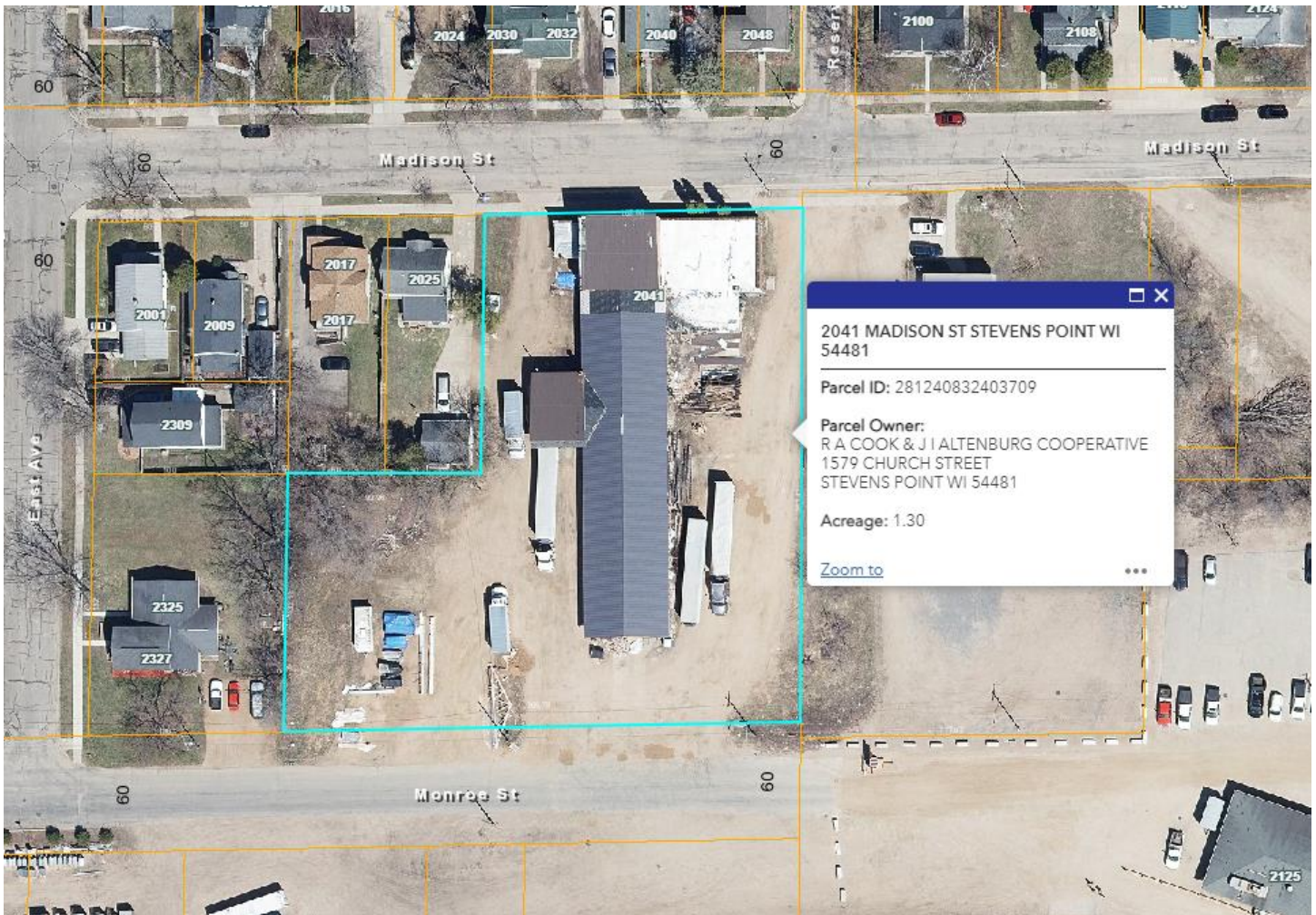


Department of Community
Development

Applicant(s): - Oren Jakobson, representing Upstream Cider, LLC Staff: - Ryan Kernosky, Director rkernosky@stevenspoint.com - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 2812440832403709 Zone(s): "M-2" Heavy Industrial District Master Plan: - Commercial / Office / Multi-Family Council District: - District 5 Ald. Johnson Lot Information: - Frontage: 428.75 ft. - Depth: 263.41 ft. - Lot Size: 56,651 sq. ft. (1.30 ac.) Current Use: - Multi-tenant commercial Applicable Regulations: 23.02(2)(b)(3)(m)	Request - Public Hearing and action on a request from Oren Jakobson, representing Upstream Cider LLC, for a conditional use permit to operate a small-scale alcohol production facility at 2041 Madison Street (Parcel ID 281240832403709), consistent with Ch. 23.02(2)(b)(3)(m). Attachment(s) - Application - Plans Findings of Fact - The owner of the subject property, RA Cook & JI Altenburg Cooperative, is made of a variety of member business who use and occupy the property. - Upstream Cider LLC is seeking to make alcoholic apple cider for wholesale operation and sales at a taproom on site. - The production facility will encompass a cooler, nine fermenting tanks, two cider presses and storage space. - The subject property is zoned "M-2" Heavy Industrial and has historically been used for various commercial and industrial uses. - Small-scale alcohol production facilities are a conditional use within the "M-2" Heavy Industrial District. - The Plan Commission and Common Council may attach additional conditions onto this request. Staff Recommendation Approve the conditional use request to operate a small-scale alcohol production facility at 2041 Madison Street (Parcel ID 281240832403709), subject to the following conditions: - The applicant shall submit a final parking lot plan to Community Development staff showing parking stalls, driveways and landscaping proposed on the property that meets applicable Zoning Code requirements. - The applicant shall obtain appropriate state and local licenses regarding the operation of an alcohol production facility and a tasting room.
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3. The applicant shall meet applicable Building Code requirements in operating the proposed use. Building improvements shall be subject to the review and approval of the Commercial Building Inspector.
4. A building permit shall be obtained prior to any additional construction on the property.
5. Staff shall have the ability to approve minor amendments to the site plan.

Vicinity Map



Background

Overview: In August 2018, Upstream Cider LLC obtained a conditional use permit to operate a small-scale alcohol production facility at 3501 Church Street. As the demand for operational space subsequently grew, the applicant is now requesting a conditional use permit to operate an alcohol production facility at 2041 Madison Street.

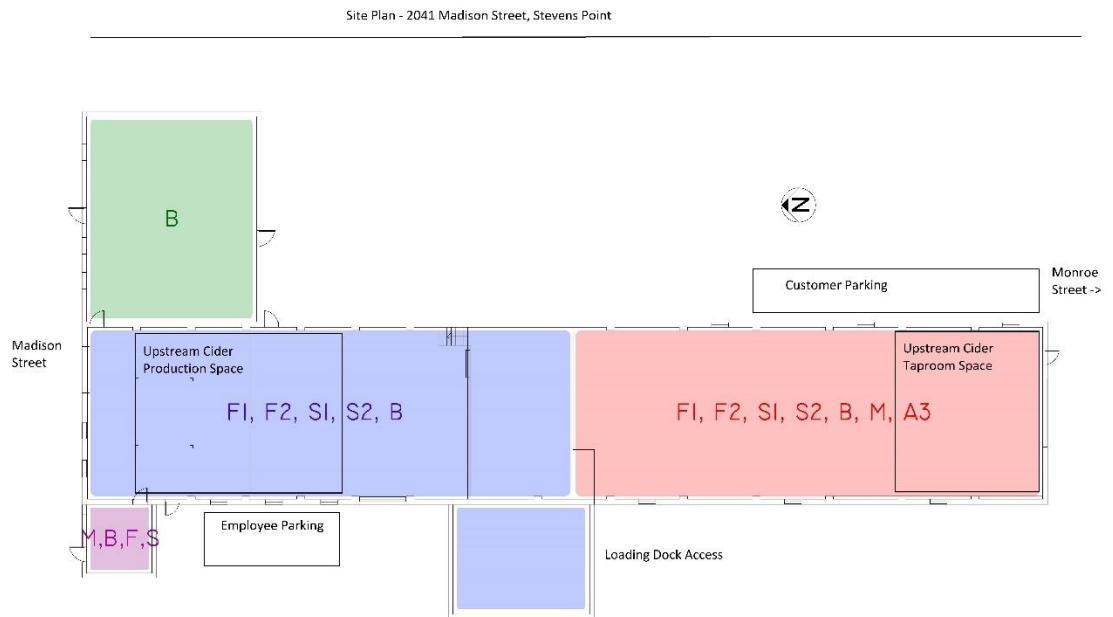
In re-utilizing the 131-year-old structure on the subject property, Upstream Cider LLC has been working with the property owner in having other establishments occupy the building. The use of the space is marketed as “Central City

Market” and houses the following establishments in addition to Upstream Cider: Heavens to Betsy, Altenburg Dairy, Main Grain Bakery, Fed Up Foods, Tapped Maple Syrup and the Stevens Point Area Cooperative.

As part of this conditional use request, the applicant is seeking to house both a production area and a taproom. The production space would occupy roughly the northern half of the building (abutting Madison Street) while the taproom would occupy the

southern half of the building (abutting Monroe Street). Within the production facility will house a cooler, nine fermenting tanks, two cider presses and storage space.

Production and bottling activities will occupy solely during the daytime and average one day per week. Additional food establishments – Tapped Maple Syrup and the Stevens Point Area Cooperative – will use the northern warehouse space for warehousing and logistical purposes. Along with the taproom will house a retail merchandise and café area, along with Main Grain Bakery.



The City’s Zoning Code defines breweries, wineries and distilleries as ‘small-scale alcohol production facilities.’ The Zoning Code’s definition of a small-scale alcohol production facility is described below. With the request being a conditional use within the “M-2” Heavy Industrial Zoning District, a conditional use permit is required pursuant to Plan Commission and Common Council approval. The following evaluates the request relative to the City’s fourteen standards for review a conditional use request.

Ch. 23.02(2)(b) “B-2” Central Business Transition District

(3) Conditional Uses

(m) Small-scale alcohol production facilities

SMALL-SCALE ALCOHOL PRODUCTION - a type of brewery, winery, or distillery wherein the area of the establishment devoted to the production of malts and liquors shall not exceed ten thousand (10,000) square feet. The establishment may include a tasting room, office, retail, eating and drinking establishment, or event facility components in addition to the area devoted to production of malts and liquors.

Standards of Review – Conditional Use Permit

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: The proposed small-scale alcohol production facility will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare. As part of operating breweries, wineries and distilleries, various state and local approvals are required for both the production and sale of alcoholic products. A 131-year-old structure, formally used for various commercial and industrial establishments, is proposed to house a small-scale apple cider brewery. Additional uses operate within the structure as part of a cooperative.

Findings: Under the proposed conditional use permit, the applicant is seeking to operate a small-scale alcohol production area with an associated tasting room. The structure is currently a grandfathered building because of the setback from Madison Street. . Given the surrounding uses, especially the CN Railyard to the south of the subject property, staff believes that the zoning and building requirements for operating such a use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare even with lesser setbacks provided.

Lot Line	M-2 District Minimum Setback Requirements	Existing Setbacks
<i>Street</i>	40 feet	Six feet from Madison Street, 47 feet from Monroe Street
<i>Side</i>	20 feet. 30 feet is required for parcels directly abutting residential zoned lots.	24' 6"
<i>Rear</i>	20 feet	21' 8"

2. **The use will not be injurious to the use and for the purpose already permitted, nor substantially diminish and impair property values.**

Analysis: Breweries, wineries and distilleries are prevalent within other commercial and industrial zoning lots in the city. As stated above, small-scale alcohol production facilities are a conditional use within all commercial zoning districts (except for the "B-1" Neighborhood Business District) and all industrial zoning districts.

Findings: The applicant would still be required to meet applicable local and state licensing requirements for operating a brewery and tasting room, along with maintaining applicable Building Code requirements based on the proposed use. Therefore, staff believes that the use should not be injurious to the use and for the purpose already permitted.

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 in an established and developed area of the City that has historically housed various commercial and industrial enterprises.

Findings: See standards one and two above. The proposed use will not impede on the normal and orderly development and improvement of the surrounding area.

4. **The exterior architectural appeal and function plan of any proposed structure will not be variance with either the exterior architectural appeal and function plan, and scale of the structures already constructed or in the**

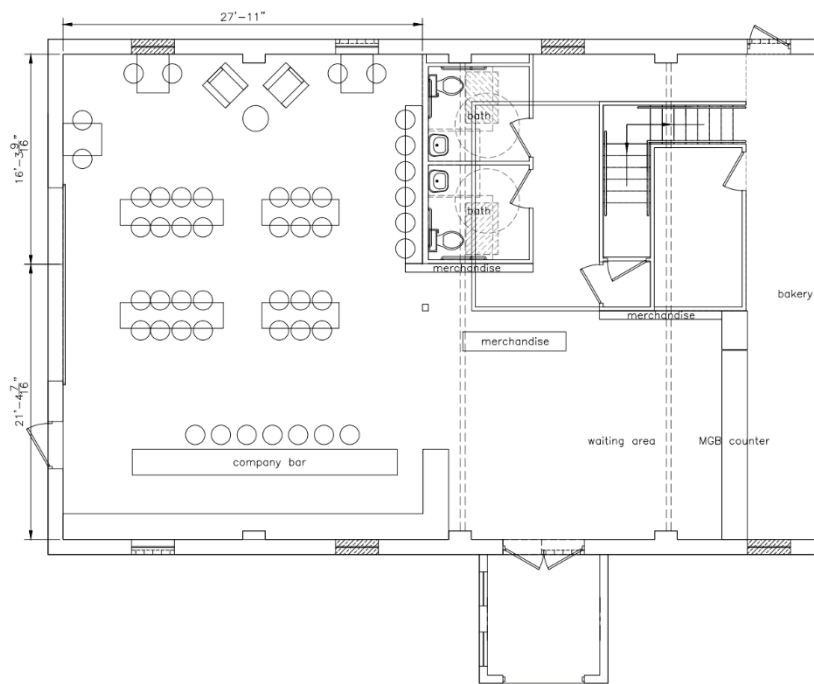
course of construction in the immediate neighborhood or in the character of the applicable district so as to result in a substantial or undue adverse effect on the neighborhood.

Analysis: The exterior of the building is comprised exclusively out of masonry. Please note, however, that the color and visual appearance of the masonry exterior does differ with subsequent additions to the building being constructed. The front of the building (along Madison Street) is two stories in height, while the rear of the structure (along Monroe Street) is one story in height. Improvements to the building have occurred to the building to ensure compliance with the Commercial Building Code as part of the proposed occupancy.

Findings: The exterior architectural appeal of the building is consistent for uses allowed within the “M-2” District. If additional exterior work is proposed in the future, it will need to meet applicable Building Code requirements.

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

Analysis: An employee parking area is proposed to the west of the existing structure while a customer parking area is proposed to the east of the existing building. Access to the customer parking area will come off of existing driveway aprons off of Madison Street and Monroe Street. Access to the customer parking area will come off of Madison Street. As a condition onto this request, the applicant shall submit final details on the parking stalls and driveways planned to be constructed as part of this request meeting applicable Zoning Code requirements.



Utilities exist along both the Madison and Monroe Street Right-of-Way that can support the proposed use, along with stormwater infrastructure located along the east lot line (where Reserve Street used to extend farther south to Monroe Street).

Findings: This standard is met.

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

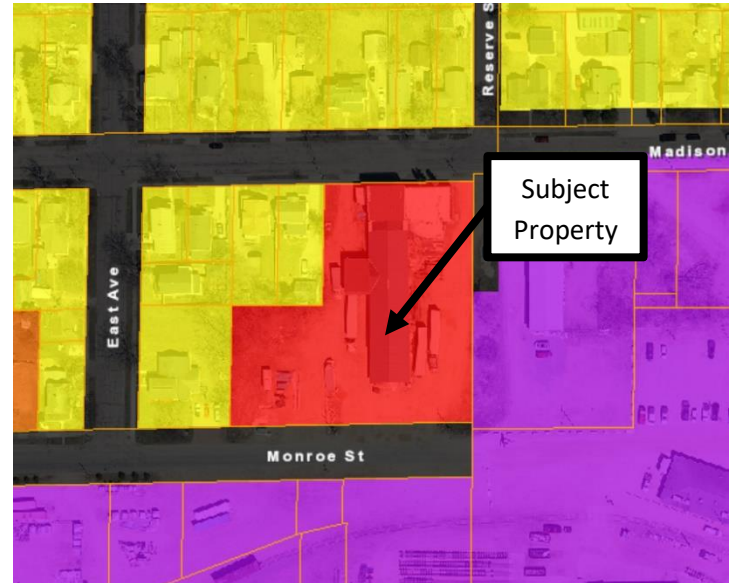
Analysis: Existing driveway aprons exist along Madison Street and Monroe Street that can support the creation of hard-surfaced driveways leading to the interior of the property. As the proposed use is expected to incur vehicular and shipping-related traffic as part of the proposed use, staff believes that access to the site off of two street frontages will minimize the impact of greater traffic. Shipping-related traffic is expected to enter the property solely off of Monroe Street.

Findings: This standard is met.

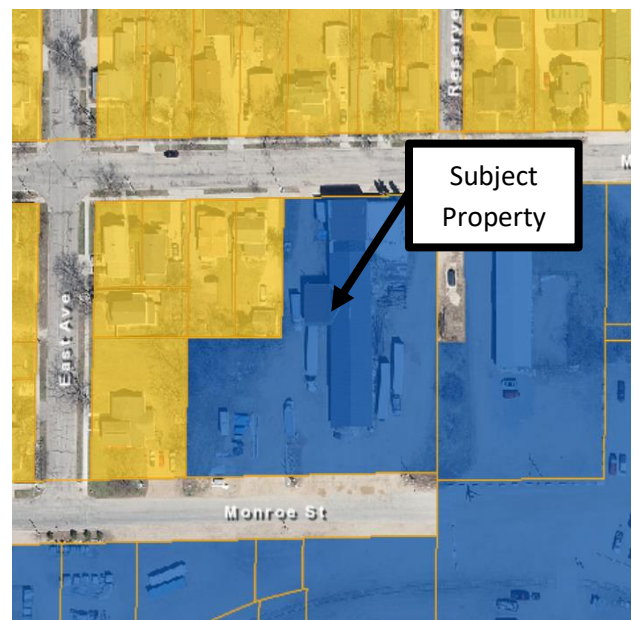
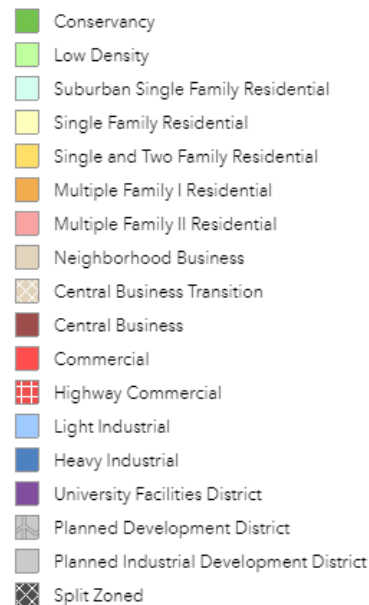
7. The proposed use is not contrary to the objectives of any duly adopted land use plan for the City of Stevens Point and any of its components.

Analysis: The City's 2005 Comprehensive Plan Future Land Use Map has identified the subject property for commercial, office and multi-family uses. As the proposed use provides an area where customers can sample apple cider products produced on-site, staff believes that the proposed use is compatible with the future intended use of the property.

Future Land Use



The subject property is also zoned "M-2" Heavy Industrial. According to the City's Zoning Code, the "M-2" District is established "to provide for those manufacturing or other industrial uses having more obnoxious or nuisance effects than the "M-1" Light Industrial District and having a greater intensity of



manufacturing, processing, employment, traffic and other related activities. It is intended that the "M-2" district generally be located distant from non-manufacturing uses: that it be buffered by the "M-1" district or by major

highways, rivers, open space, or high intensity commercial uses, and that all "M-2" districts be located consistent with the City's Comprehensive Plan."

Findings: The proposed use meets the intent of the "M-2" District as the produced use is likely to incur a larger traffic load due to the employment and retail opportunities that are expected to come as a result. While the applicant has not stated an estimated number of persons who would need to be hired to support the proposed use, staff believes that the proposed use aligns with the intent of the "M-2" District. Lastly, while the subject property abuts residential uses to the north, south and west, staff believes that its proximity to multiple street frontages (e.g., Monroe Street, East Avenue, Madison Street, Reserve Street, etc.) and its location to the railroad provides sufficient buffer to adjoining single- and two-family residential uses.

- 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 currently exists and has historically housed other commercial and industrial uses. The conditional use permit is asking to allow apple cider alcoholic beverages to be produced and bottled on the property.

Findings: The regulations of the district are met for the proposed use provided that the conditional use permit is approved and the applicant meets the conditions applied to the request.

- 9. The proposal will not result in 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 systems of the community.**

Analysis: N/A

Findings: N/A

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

Analysis: N/A

Findings: N/A

- 11. Access to the site shall be safe.**

Analysis: Vehicular access exists off of both Madison Street and Monroe Street. Pedestrian accommodations also exist along Madison Street.

Findings: With the subject property abutting two streets, staff believes that access to the site is adequate.

- 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, portable 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 lot currently exists with utilities serving the site.

Findings: Utility permits have been pulled to support the planned improvements to the property and is supported within the existing utility network.

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: Refuse storage is planned to be located within the building.

Findings: If additional refuse storage is proposed on the property, fencing or other screening mechanisms shall be installed to shield it from public view.

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

Analysis: Street lights exist to the front of the building along Madison Street.

Findings: If additional lighting is planned to be affixed to the building, the applicant shall submit final plans to City staff to ensure appropriate lighting standards are met.

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

Analysis: The use will be operating within the confines of the building and property.

Findings: The use should not create excessive noise.

14. Principal – Applications for exclusive multi-family 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.

Analysis: N/A

Findings: N/A

Based on the findings above, staff would recommend approval of the conditional use permit with the conditions outlined on pages one and two. Please keep in mind that recent State legislation has placed limitations on local jurisdictions regarding the denial of conditional use permits. Conditional use permits shall be reviewed by a means to permit a use under certain conditions applied to the use or property. For example, if a concern is raised regarding to a standard above, a condition can be applied to the permit to address the concern and grant the permit.

Photos







APPLICATION FOR A CONDITIONAL USE PERMIT

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required	\$300	Fee Paid	#1-87076
Associated Applications if Any				Assigned Case Manager	Adam Kuhn		
Pre-Application Conference Date				Conditional Use Permit Request	Use ☐	Amend ☐	

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☒)	
Applicant Name	Upstream Cider LLC	Contact Name	Oren Jakobson
Address	1579 Church Street	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	920-268-8489	Telephone	
Fax		Fax	
Email	oren@upstreamcider.com, polly@upstreamcider.com	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name	RA Cook & JI Altenburg Cooperative	Owner's Name	
Address	1579 Church Street	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	9209482026	Telephone	
Fax		Fax	
Email	centralcitymarket@gmail.com	Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
281240832403709		
Legal Description of Subject Property		
LOT 1 CSM #10565- 47-145 BNG LOTS 1,2,3,10,11 12,13,14 BLK 6 HELM'S ADD S32 T24 R8 1.30A 856110		
Designated Future Land Use Category	Current Use of Property	
M2 - Heavy Industrial - including small scale alcohol production	Distribution, Office, Ice Cream Shop Retail, Food Warehousing	
Explain the land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)		
See additional Attachment		
How will the proposed development reinforce the existing or planned character of the neighborhood? (Use additional pages if necessary)		

Outline steps that will be taken to reduce any negative impacts on adjacent property. (Use additional pages if necessary)

See additional Attachment

Current Zoning Surrounding Subject Property

North:	R3 - Single and Two Family Residential	South:	M2 - Heavy Industrial
East:	M2 - Heavy Industrial	West:	R3 - Single and Two Family Residential

Current Land Use Surrounding Subject Property

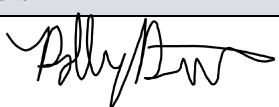
North:	Residential	South:	Canadian National Train Yard
East:	Pawsitively Unleashed LLC - Dog Recreation & Grooming	West:	Residential

EXHIBITS

Owner Information Sheet	☐	Additional Exhibits If Any:
Letter to District Alderperson	☒	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	☐	
Site Plan (designating primary, side, and service street frontages)	☒	
Building Elevations	☐	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	☐	
Street Plan with Cross-sections	☐	
Utility Plan	☐	
Landscape Plan (including any equivalent alternative landscaping requests)	☐	
Stormwater Plan	☐	
Outdoor Lighting Plan (location of fixtures, illumination levels)	☐	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	10/4/2021	Oren Jakobson as Vice President of the R.A. Cook & J.I Altenburg Cooperative	10/4/2021

Explain the land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)

The property will have mixed commercial use.

This application pertains to Upstream Cider LLC requesting use for small scale alcohol production.

The RA Cook & JI Altenburg Cooperative (CAC), property owner, is made of member businesses who use and occupy the property. The use of space is being marketed at "Central City Market". Current members are Heavens to Betsy, Altenburg Dairy, Main Grain Bakery, Stevens Point Area Cooperative, and Upstream Cider. Prospective members include Fed Up Foods, Tapped Maple Syrup and Company Cooperative, Heavens to Betsy operates a retail ice cream parlor on Madison Street frontage. Altenburg Dairy distributes dairy products via a loading dock on the west side facing Monroe Street and has offices on Madison Street frontage. Upstream Cider, the applicant, intends to manufacture alcohol in the northern warehouse half of the building and operate a taproom in the southern retail half of the building when construction is complete. Within the shared northern warehouse space are 2 food businesses - Tapped Maple Syrup and Stevens Point Area Cooperative - doing warehousing and logistics. The applicant has approved winery permits, and intends to begin production upon approval of this application.

The southern half of the building will be open to the public for retail, and will include the Main Grain Bakery and a taproom and cafe. The retail traffic will be directed to the eastern half of the property via Madison and Monroe Street for parking and entrance to the space.

The timeline for opening this portion looks to be spring 2022.

How will the proposed development reinforce the existing or planned character of the neighborhood?

The Central City Market will support the existing character of the neighborhood by providing a redeveloped non-intrusive commercial property to transition between the residential neighborhood to the north and west and the industrial train yard to the south.

The property has been used for dairy distribution, shipping via refrigerated trailer trucks and box trucks, for the past 50 years. In addition to those activities the synergistic use of food warehousing, bakery, and small scale alcohol production will add a low impact activity and life to the property. The public will be welcomed to appreciate and enjoy these food products through the retail outlets of Heavens to Betsy ice cream parlor, Main Grain Bakery, and the taproom cafe.

Outline steps that will be taken to reduce any negative impacts on adjacent property.

Relationships have been developed with the adjacent residential neighbors on the west property boundary, who are most exposed to the activities of the property. They are generally supportive of the project. There is existing daily truck traffic from Altenburg Dairy's distribution.

Producing and bottling cider does not create excessive noise (no more than a consumer vacuum). Production and bottling activities will take place solely during the day-time and on average only 1 day/week.

The smell of fresh apple cider may occasionally make it to adjacent properties during pressing season but the primary waste stream (apple mash) creates minimal odor beyond its receptacle and will be removed from the facility daily. The apple mash is fed to pigs on a farm in Custer.

There are already existing outdoor trash and recycling receptacles on the site.

Apples and packaging supplies will be delivered by truck 1-2 times/week. There is adequate space for a truck to be unloaded without impacting traffic. All deliveries will take place during the day-time. Distribution of our products will be done by cargo van.

Traffic and parking for the south retail space will be concentrated to the eastern half of the property with entrance and exits from the north end (Madison Street) and south end (Monroe Street). This will keep the public flow along the adjacent commercial (Pawsitively Unleashed to the east) and industrial (Canadian National to the south) properties.



1579 Church St
Stevens Point, WI 54481
Upstreamcider.com // 262-224-6027

October 3rd, 2021

Dear Alder Johnson,

Upstream Cider LLC would like to operate a small-scale alcohol production facility at 2041 Madison Street, Stevens Point. We plan to make alcoholic apple cider for wholesale distribution and sales at a taproom on site. We have signed a 5-year lease with RA Cook & JI Altenburg Cooperative and plan to begin production contingent on successfully obtaining a Conditional Use Permit that would allow for small-scale alcohol production in your district.

Polly and I are the managing partners of Upstream Cider along with 7 other partners from other communities in Wisconsin. We have lived in Stevens Point for 6 years and also farm diversified vegetables and fruits outside the city in Custer. We have been producing our unadulterated hard apple cider on the southern edge of town at 3501 Church Street and are excited to relocate our business to a permanent home, joining the growing number of craft food and beverage companies that were an important part of attracting us to this community. The proposed location is ideal for our production facility due to its size and convenient location on a commercial corridor.

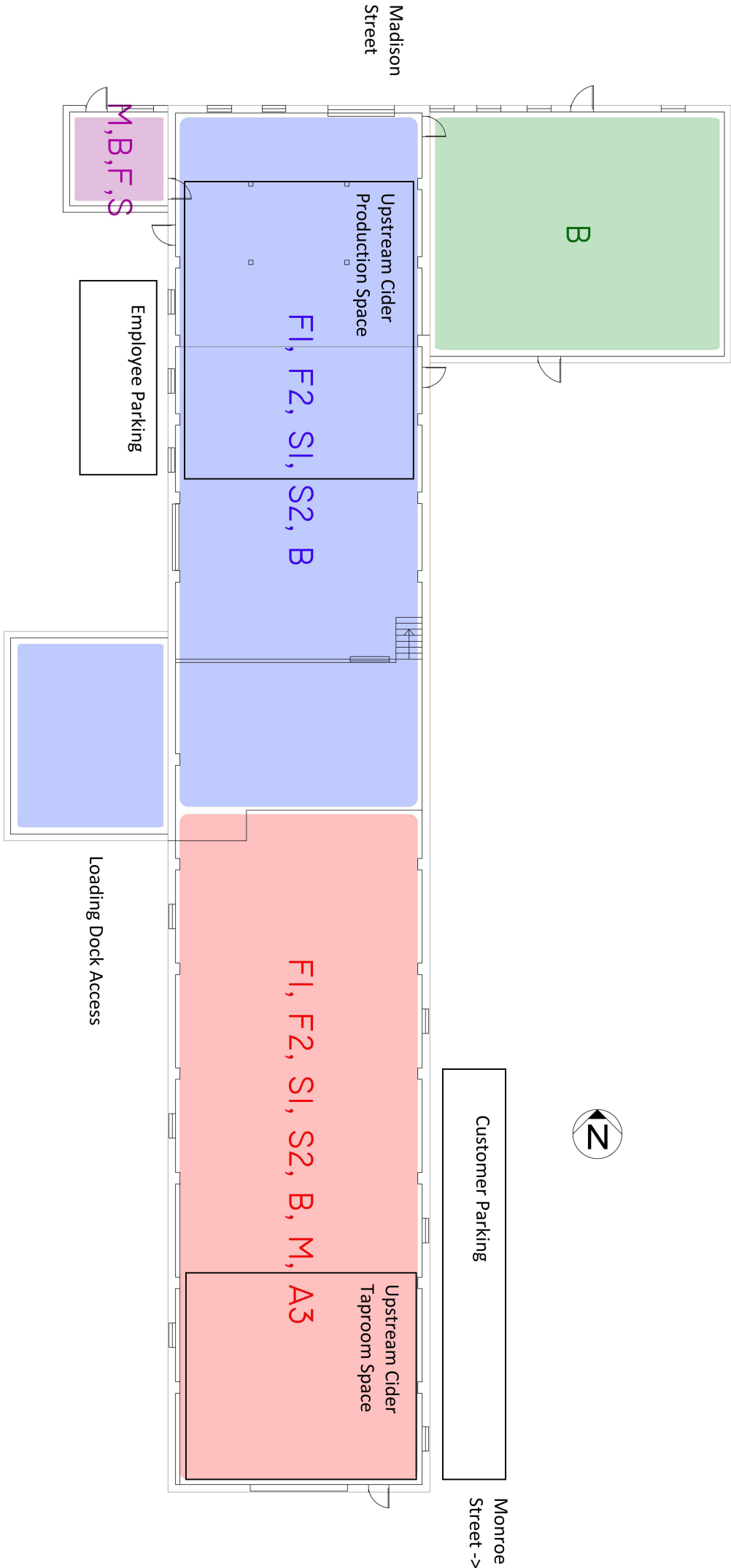
Our production facility will house a cooler, 9 fermenting tanks, 2 cider presses and ample storage space. Our method of production is simple. We source apples from a handful of small Wisconsin orchards. We allow the flavors and natural fermentation process of the apples to play out without adding any yeasts, flavors, accelerators, or manipulators. We plan to be actively pressing apples throughout September, October and early November. The juice ferments for 4-7 months in tanks before being bottled and stored at cellar temperatures. We have received our Federal Basic and State winery permit. Our cider is distributed through the Badger State Winery Cooperative to Wisconsin grocers, liquor stores, and eateries. We look forward to also offering our cider to residents and visitors at the forthcoming Company Cooperative Taproom.

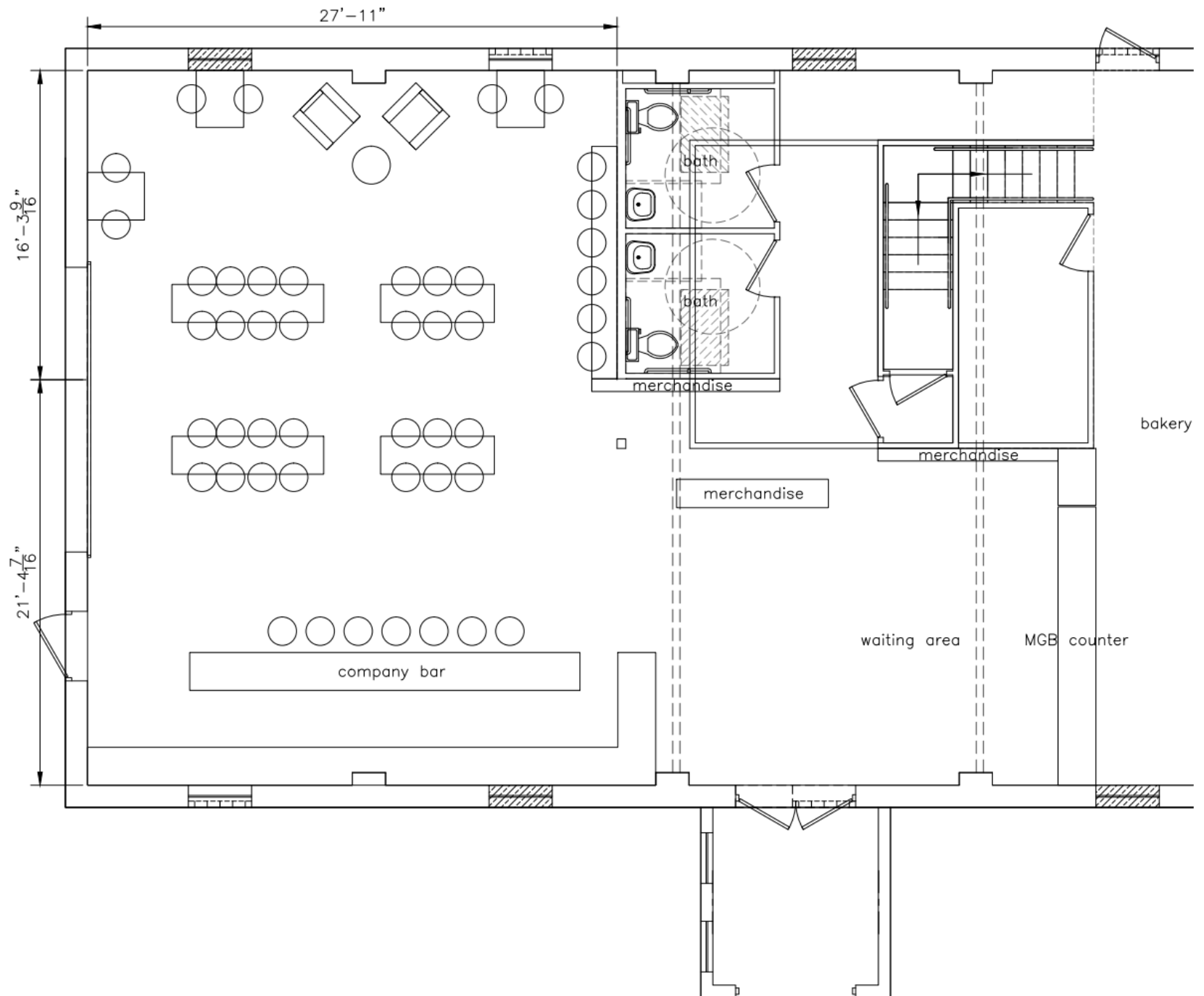
We have discussed our plans with Adam Kuhn and other city staff. We look forward to discussing our proposal and Conditional Use Permit request with you and the Common Council in a future meeting.

Thank you for your time and support in our endeavor! If you have any follow up questions, please feel free to contact us.

All the best,

Oren Jakobson & Polly Dalton
920-268-8489 // 262-224-6027





Administrative Staff Report

Rezone to Planned Development

CUP: Operate a Distillery

Site Plan Review

1009 & 1013 Second Street

November 1, 2021



Department of Community
Development

Applicant(s): - Ryan Wanta, representing Great Northern Distilling Staff: - Ryan Kernosky, Director rkernosky@stevenspoint.com - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281240832200405 281240832200422 281240832200423 Zone(s): "B-2" Central Business Transition District Master Plan: - Downtown District Council District: - District 4 Ald. Zarazua Lot Information: - Frontage: 461 ft. - Depth: 309 ft. - Lot Size: 39,441 sq. ft. (0.906 ac.) Current Use: - Undeveloped Applicable Regulations: 23.02(2)(b)(3)(m)	Request - Public Hearing and action on a request from Ryan Wanta, representing Great Northern Distilling, to rezone the properties at 1009 Second Street (Parcel ID 281240832200405), an unaddressed parcel bounded by Second Street, Third Street and Portage Street (Parcel ID 281240832200422) and an unaddressed parcel bounded by Second Street and Third Street (Parcel ID 281240832200423) from "B-2" Central Business Transition to "PD" Planned Development. - Public Hearing and action on a request from Ryan Wanta, representing Great Northern Distilling, for a conditional use permit to operate a small-scale alcohol production facility at 1009 Second Street (Parcel ID 281240832200405) and an unaddressed parcel bounded by Second Street, Third Street and Portage Street (Parcel ID 281240832200422), consistent with Ch. 23.02(2)(b)(3)(m). - A request from Ryan Wanta, representing Great Northern Distilling, for a Site Plan Review to construct a principal structure located at 1009 Second Street (Parcel ID 281240832200405) and an unaddressed parcel bounded by Second Street, Third Street and Portage Street (Parcel ID 281240832200422), consistent with Ch. 23.02(2)(f)(5)(b). Attachment(s) - Application - Plans Findings of Fact - The former Belke Lumber Company building, residence, warehouse and sheds located on the subject parcels have been demolished. - The City's Redevelopment Authority, as owners of the subject parcels, re-plated the former Belke Lumber Company site in 2019 to create four parcels as defined currently. - The applicant has submitted plans to relocate Great Northern Distilling, a small-scale alcohol manufacturer, to Stevens Point. - A two-story, 8,250 sq ft structure is proposed on the parcels previously addressed as 1009 and 1013 Second Street. The first floor would comprise of a production area and tasting room, while the second floor will house an event room. Parcel ID 281240832200423 is proposed to be converted into an alleyway to provide additional access to the proposed development.
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• 23.02(4)(b)(1)(2)	5. A rezoning of the subject parcels to “PD” Planned Development is proposed to allow for specific deviations in requirements of the Zoning Code for promoting a high-quality site design. 6. Operating a distillery is a conditional use on the subject parcels. 7. The City’s Zoning Code requires a Site Plan Review for the rezoning of any parcels to “PD” Planned Development. Staff Recommendation Approve the request to rezone the properties at 1009 Second Street (Parcel ID 281240832200405), an unaddressed parcel bounded by Second Street, Third Street and Portage Street (Parcel ID 281240832200422) and an unaddressed parcel bounded by Second Street and Third Street (Parcel ID 281240832200423) from “B-2” Central Business Transition to “PD” Planned Development with the following deviations: 1. A zero-foot pavement setback shall be provided along the southern lot line, western lot line and the northern lot line between the principal structure and the property addressed as 1001 Second Street. 2. A zero-foot pavement setback shall be provided along all lot lines for the unaddressed parcel defined as Parcel ID 281240832200423. 3. The cumulative size of wall signs shall be allowed to exceed the maximum 500 square feet that is allowed within the “B-2” District. Approve the conditional use permit to operate a small-scale alcohol production facility at 1009 Second Street (Parcel ID 281240832200405) and an unaddressed parcel bounded by Second Street, Third Street and Portage Street (Parcel ID 281240832200422), subject to the following conditions: 1. Staff shall have the ability to approve minor amendments to the approved site plan. Approve the Site Plan Review to construct a principal structure located at 1009 Second Street (Parcel ID 281240832200405) and an unaddressed parcel bounded by Second Street, Third Street and Portage Street (Parcel ID 281240832200422), subject to the following conditions: 1. Refuse storage shall be constructed with masonry materials that complement the principal structure. A final design shall be submitted to Community Development staff for review and approval. 2. The applicant shall submit final details on proposed landscaping for the property, subject to the review and approval of Community Development staff meeting applicable Zoning Code requirements. 3. A knox box shall be installed on the building that is reviewed and approved by the City Fire Marshal if fire alarms or sprinklers are provided. 4. An erosion control permit shall be obtained and appropriate erosion control facilities shall be installed prior to the start of land disturbance, subject to the review and approval of the Utilities Department. 5. The required van accessible parking stall shall meet applicable design, striping and signage requirements meeting applicable requirements of the Americans with Disabilities Act Accessibility Guidelines. 6. A building permit shall be obtained prior to the start of construction.
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| | 7. Staff shall have the ability to approve minor amendments to the approved site plan. |
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Vicinity Map



Background

Overview: In February 2019, the City's Redevelopment Authority (as owner of the subject parcels) obtained a demolition review from the Historic Preservation / Design Review Commission to raze all structures located on the former Belke Lumber Company site. Since the Belke Lumber Company ceased operation several decades ago, the structures left behind have been vacant and vulnerable to increased deterioration due to lack of maintenance. Due to the deteriorating state of the Belke buildings, along with these building being made of a simple design and construction (e.g., wood and metal) that could be easily replicated, the structures were subsequently razed over the last few weeks. Please see the attached staff report presented to the Historic Preservation / Design Review Commission on October 20, 2021, which provides greater background on the structures that once stood on the subject parcels.

With the structures now being razed, the applicant has submitted plans to construct an 8,250 sq ft distillery that would house Great Northern Distilling. The first floor of the structure would comprise of a production area and tasting room, while the second floor will house an event room that can be rented out for various events (e.g., weddings, parties, etc.).

Please note that the parcels addressed as 1009 & 1013 Second Street are proposed to be combined to accommodate the proposed development, with a new lot subsequently created at the intersection of Portage Street and Third Street. The parcel identified as 281240832200423, located south of the proposed structure, is planned to be created into an alley to provide additional access for the proposed use. The proposed parcel reconfigurations would need to be depicted via a certified survey map meeting Subdivision Code requirements. Please see the site plan below for further details.

The City's 2005 Comprehensive Plan Future Land Use Map has identified the subject parcels as part of the Downtown District. The Comprehensive Plan further defines the Downtown District as an area that "allows for and promotes high-density office, retail, housing and public uses, preferably in mixed-use buildings." Given the requested development includes both an industrial use (i.e., distillery) and a commercial use (i.e., tasting room and an event room), staff believes that the proposed use satisfies the intent of the Comprehensive Plan.

Live-Work Units: In February 2019, the Plan Commission and Common Council approved a request to construct ten live-work units on the northwest corner of Third Street and Centerpoint Drive (the parcel immediately south of the alley servicing Great Northern Distilling. The live-work units will offer first floor work units along Centerpoint Drive, which connect to a garage in the rear and second floor living and balcony space. While an anticipated construction start date for the approved development is not finalized at this time, City staff did review the proposed Great Northern Distilling establishment with the approved live-work units.

Staff believes that both uses complement one another, further redevelops an under-utilized area of the City and provides sufficient site amenities (e.g., parking, lighting, access, etc.) to facilitate both developments.



Rezoning from B-2 to PD: The subject parcels are zoned "B-2" Central Business Transition. The "B-2" District is established to (a.) "accommodate existing, new and relocated land uses which are compatible with the retail core area; and (b.) to provide a commercial district of intermediate intensity which will provide a buffer zone between the retail core and residential neighborhoods." Along with a distillery being a conditional use permit within the "B-2" District, other performance standards for the "B-2" District are not met and will be discussed later in this report. The proposed zoning, "PD" Planned Development, is a zoning district that allows for deviations from the standards of the City's Zoning Code in exchange for quality development. The proposed development not only provides another commercial enterprise on the fringe of Downtown Stevens Point, but also rejuvenates an area of the city that has been underutilized for several years. Therefore, staff firmly believes that a rezoning of the subject parcels to "PD" Planned Development is consistent with the proposed use of the property and the City's Comprehensive Plan. An analysis of how the proposed development meets the intent of the Comprehensive Plan is shown within Section 8.4 below.

Section 8.4, Goal B

Compact and Contiguous Growth. Accommodate new development on the City's fringe in areas relatively contiguous to existing developed areas that allow efficient extension of public services and roads and have minimal impact to sensitive environmental resources. This goal may be modified as

needed to take advantage of opportunities to develop land that is near the City but not necessarily contiguous. Certain owners who are contiguous may not be ready to develop their lands due to financial or life decisions. When owners within the City growth area are prepared to develop their properties, the City should not be forced to wait for contiguous owners to make land available for expansion.

Objective B2: The City should remain receptive to new or innovative ideas for quality residential, commercial, and industrial development within the City. **It should provide flexible codes which would allow Planned Development Districts (PDD's),** Traditional Neighborhood Development, a variety of lot sizes, mixed zoning patterns, cluster housing, conservation subdivisions, and other techniques to provide for affordable, neighborhood-centered designs **that are environmentally sensitive to their site.**

Conditional Use: Should the subject parcels be approved to be rezoned to “PD” Planned Development, it is still subject to the land use restrictions of the “B-2” Central Business Transition District. Within the “B-2” District, small-scale alcohol production facilities are classified as a conditional use. The City’s Zoning Code defines a small-scale alcohol production facility as “a type of brewery, winery, or distillery wherein the area of the establishment devoted to the production of malts and liquors shall not exceed ten thousand (10,000) square feet. The establishment may include a tasting room, office, retail, eating and drinking establishment, or event facility components in addition to the area devoted to production of malts and liquors.”

Ch. 23.02(2)(b) “B-2” Central Business Transition District (CBD Transition)

(3) Conditional Uses

(m) Small-scale alcohol production facilities

Site Plan Review: After rezoning a property to “PD” Planned Development, the City’s Zoning Code requires a Site Plan Review of the proposed development.

Ch. 23.02(4)(b) “PD” Planned Development District

(1) Components of PD Approval

A PD approval consists of two separate steps:

- 1. Approval of a rezoning and concept plan by the Plan Commission and Common Council; and*
- 2. Approval of subsequent subdivision plats and site plans consistent with the PD concept plan.*

Further development details are provided within the Site Plan Review section below.

quality site design is a requirement as part of a rezoning to “PD” Planned Development (see staff report for the Site Plan Review), staff believes that the proposed distillery will be constructed in a way to meet this objective.

Section 8.4, Goal B

Compact and Contiguous Growth. Accommodate new development on the City’s fringe in areas relatively contiguous to existing developed areas that allow efficient extension of public services and roads and have minimal impact to sensitive environmental resources. This goal may be modified as needed to take advantage of opportunities to develop land that is near the City but not necessarily contiguous. Certain owners who are contiguous may not be ready to develop their lands due to financial or life decisions. When owners within the City growth area are prepared to develop their properties, the City should not be forced to wait for contiguous owners to make land available for expansion.

Objective B2: The City should remain receptive to new or innovative ideas for quality residential, commercial, and industrial development within the City. **It should provide flexible codes which would allow Planned Development Districts (PDD’s)**, Traditional Neighborhood Development, a variety of lot sizes, mixed zoning patterns, cluster housing, conservation subdivisions, and other techniques to provide for affordable, neighborhood-centered designs that are **environmentally sensitive to their site**.

Objective B3: The City should encourage safe and attractive development; ensure that the development site is physically suited to the proposed use; and **apply sound site design and landscape principles in the planning, layout and construction of new development**. “Buffering” techniques should be incorporated as a means of promoting compatibility between land uses and diminishing the potential for land use conflicts.

As addressed earlier, soil contamination of the property exists due to the former use of the property (i.e., Belke Lumber Company). Due to this fact, along with the subject parcels being underutilized for several decades, the Comprehensive Plan has identified this area “as having the possibility for redevelopment within or beyond the planning period of the Comprehensive Plan.” With the razing of the Belke Lumber buildings and the proposed construction of a distillery, staff believes that this request meets the redevelopment initiatives of the Comprehensive Plan.

Sec. 8.2: Trends in Land Use and Value and Projected Land Use

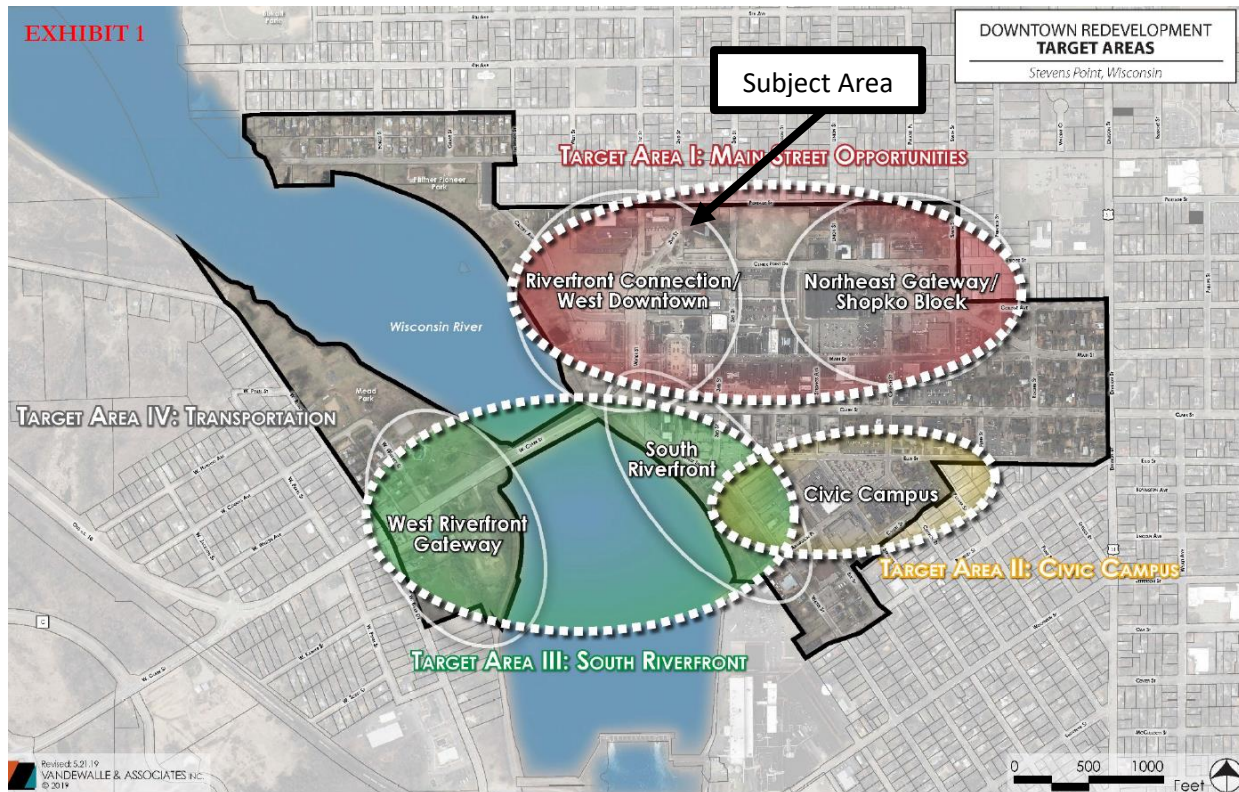
C. Redevelopment Areas

The City of Stevens Point Plan Commission has identified several areas, totaling 692 acres, as having the possibility for redevelopment within or beyond the planning period of this Comprehensive Plan (see Map 8.2). The areas have been selected due to their incompatible land use relationships, **building deterioration**, economic obsolescence, **under-utilization of land, impairment of sites by wastes**, or other emerging economic opportunities.

Redevelopment and reinvestment in underutilized properties is essential to strengthen older areas and provide opportunities to **strengthen the City’s tax base, provide new jobs** and housing opportunities. Redevelopment can involve **environmental clean-up**, land assembly, **building demolition**, and overcoming other costly impediments. City

incentives are often necessary to encourage private sector reinvestment in these areas. The City will need to play a proactive role in initiating and guiding redevelopment efforts, utilizing local, state, and federal programs and incentives such as housing loan funds, Tax Increment Districts, brown field grants, CDBG, and other funds as necessary.

Another planning document to discuss in relation to the proposed development is the Downtown Targeted Area Master Plan. The purpose of the Master Plan is to present a vision and guiding principles for the future development and reinvestment of Downtown Stevens Point. The targeted area encapsulates the downtown between Division Street to the east and West River Drive to the west.



Within the latest version of the Master Plan, future development is to be scored and ranked based on the following prioritization criteria:

1. *Can be accomplished relatively cost effectively, quickly, and easily, and which create an immediate impact.*
2. *Are highly visible and show commitment to the Project Area, potentially stimulating private-sector investment.*
3. *Can generate momentum for other priority projects to advance or are a necessary first step in advancing a larger objective or priority project.*
4. *Address an unmet need for improved public spaces/amenities.*
5. *Improve functionality (e.g., parking, walkability, wayfinding).*
6. *Have outside available funding source(s) that can offset the costs of the project.*
7. *Have potential to serve as a catalyst that will accelerate other identified projects.*
8. *Have identified partners, developers, and/or property owners who are willing and able to participate in the program or project.*
9. *Advance recommendation of past planning processes.*
10. *Have strong support from the community in this planning process.*

Similarly, the Master Plan outlines objectives to meet the above criteria. Upon evaluating the proposed development to the planning document, staff believes that the following objective are fulfilled:

1. “Address contamination issues to facilitate development.” As stated earlier, the applicant, City staff and representatives from the Wisconsin Department of Natural Resources have been collaborating to address soil contamination issues to accommodate the proposed development.
2. “Incorporate housing, employment and mixed-use at a downtown scale.” With the subject parcels being in the fringe downtown area, building and site design is naturally different than development along the Main Street or Clark Street corridor. With that said, the proposed development provides an additional commercial enterprise to Downtown Stevens Point and is compatible with existing and planned development north of Centerpoint Drive.

2. The proposed planned development is consistent with the standards and uses of the context area within which it is located.

Analysis: The proposed structure adheres to the setback requirements of the “B-2” District as addressed above.

A key deviation that is being requested relates to pavement setbacks. Within the “B-2” District, a minimum five-foot pavement setback is required from all property lines. While a six-foot setback is proposed off the east lot line and a 40’ setback off of Portage Street, a zero-foot pavement setback is proposed off of the northern lot line (Kim’s Barrel Inn), Second Street and the southern lot line abutting the planned alley. A lesser setback is requested off the northern lot line in order to preserve the minimum aisle width as required in the City’s Zoning Code (16’). Similarly, a lesser setback is required off the southern lot line in order to maintain the minimum parking stall requirements (9’ wide by 18’ long) as outlined in the Zoning Code and sufficient access width to accommodate the required van accessible stall (as administered by the Americans with Disabilities Act). With the requested pavement deviations, staff believes that it better promotes access to the site and traffic flow within the site.

Another requested deviation relates to signage on the proposed structure. Section 23.04(9) of the City’s Sign Code states that signs in “PD” Districts must be reviewed as part of the total development proposal. While previous planned development zoning requests included signage requests that met the sign requirements of the underlying zoning district (e.g., 150 sq ft freestanding sign in the “B-4” District), the applicant is requesting wall signage that exceeds the maximum that is allowed within the “B-2” District. Within the “B-2” District, wall signs “shall not exceed one square foot of sign area per lineal foot of street frontage,” with a maximum size allowed being 500 sq ft. Three wall signs are proposed and are discussed below.

1. Vinyl or painted wall sign on the south elevation: 23’ 5” x 14’ 5” (337.59 sq ft)
2. Vinyl sign on the west elevation: 25’ x 2’ 4 ¾” (59.90 sq ft)
3. Painted mural on east elevation: 25’ 7” x 24’ 3 ½” (621.46 sq ft). Please note that mural is planned to depict the logo of Great Northern Distilling. The Sign Code’s definition of a sign includes “designs, symbols and fixtures” as part of the sign area.

While the cumulative size of all wall signs exceeds the maximum 500 sq ft that is allowed, staff is in support of the proposed sign package. As the proposed development abuts three street frontages, having wall signs on multiple building walls appears justified. Likewise, the applicant is requesting a larger wall sign on the building’s south wall so it can be visible along Centerpoint Drive. Likewise, the Historic Preservation / Design Review

Commission was supportive of the requested mural on the building's east wall to provide aesthetic variation on the blank masonry wall.

Findings: Although multiple deviations are requested, additional safeguards and reviews are required given the property's proposed planned development zoning and its purview under multiple planning documents.

3. The proposed planned development meets the requirements of this zoning ordinance.

Analysis: The construction of a distillery allows for a unique opportunity to better define the Second Street and Centerpoint Drive corridor within the downtown area. Distilleries are a conditional use within the "B-2" District. The proposed structure meets the underlying zoning requirements of the "B-2" District and can meet other development requirements provided that the requested deviations are approved.



The proposed development includes six parking stalls. Although parking ratios within the "B-2" District are exempt for all uses, staff believes that the number of off-street parking stalls proposed, along with the development's adjacency to municipal parking lots, are sufficient. One deviation proposed as part of this request relates to allowing for a pavement setback that is less than the minimum requirement per the Zoning Code (five feet). To meet minimum parking lot stall dimensions and aisle widths, encroaching within the setback is required. Additional features are included as part of the site design to compensate for this requested deviation.

Findings: Staff believes that this standard is met.

4. The proposed planned development will reinforce the existing or planned character of the neighborhood.

Analysis: The subject parcels are proposed to house a distillery. Access to the distillery will come off an alley that connects Second Street with Third Street. A separate access point is planned to be constructed off Portage Street.

Findings: The frontage, depth and access for the proposed development is consistent with nearby properties zoned for commercial use. The proposed commercial use is of a lower intensity that provides an appropriate buffer between the high-intensity commercial uses south of Centerpoint Drive and the residential uses north of Portage Street.

1. The site is appropriate for the development allowed in the proposed planned development.

Analysis: The proposed development is likely to enhance the surrounding neighborhood by offering a commercial use in an area of the city that has been underutilized for several years. Given that the proposed development arguably provides greater conformity to the regulations and intent of the “B-2” District, staff believes that the subject parcels are appropriate for the intended development. For example, the intent of the “B-2” District is to “provide a commercial district of intermediate intensity which will provide a buffer zone between the retail core and residential neighborhoods.” As lots north of Portage Street are exclusively used as single- and two-family residences, staff believes that the proposed use and site provides an appropriate land use buffer.

Findings: Redeveloping the subject parcels provides additional commercial character to Downtown Stevens Point and better defines Centerpoint Drive as a commercial corridor. Additionally, the property’s location to the Downtown, University of Wisconsin-Stevens Point, parks and other community assets are desirable to potential consumers. As such, staff believes that the planned development is compatible with adjacent land uses and is appropriate for the site.

2. The planned development demonstrates a higher quality of site design that is more sensitive to the existing context, both built and natural, than is possible under other available zoning districts.

Analysis: The developer has planned for landscaping to be planted along the south face of the building and will consist of shrubs, smaller trees and perennials. Due to landscaping constraints on the property, the applicant has been working with City staff to provide additional site features that meets the ‘quality site design’ requirement of a planned development rezoning. Additional site features include the placement of bicycle racks to provide for additional modes of transportation to the site and an open-air pergola with metal hog panels to provide greater aesthetic variation to the site.

Findings: The developer has demonstrated a high quality of thought in the site plan for the planned commercial use. A unique development is proposed that would revitalize the property and add to the overall character of the region.

3. Public facilities and services including but not limited to schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities are adequate for the development allowed in the proposed planned development.

Analysis: Public facilities will not be negatively impacted by the proposed development. Existing utilities and utility infrastructure is sized appropriately to handle additional capacity above and beyond what the proposed development will require. By having multiple ingress/egress locations to serve the proposed development, staff believes that traffic spillage onto adjoining streets should be minimal.

Findings: This standard is met.



4. **The planned development will not substantially or permanently injure the appropriate use of adjacent conforming properties.**

Analysis: Several of the surrounding properties are nonconforming as it does not meet specific performance standards of the “B-2” Central Business Transition District (e.g., lot width, lot size, density requirements, setbacks, etc.). While distilleries are a conditional use within the “B-2” District, performance standards relating to the building and site design are sometimes not met. For example, recent projects along the Division Street Corridor have gone through a similar rezoning to the Planned Development District. As such, the proposed development has been requested to create a more uniform commercial corridor and redevelop an underutilized area of the City.

Findings: The proposed development should not be injurious to the use of existing properties adjacent to the site or within the surrounding area.

Standards of Review – Conditional Use Permit

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: The request is to permit the proposed distillery as an allowed land use of the subject property. While the proposed development is one of greater intensity for the area, additional safeguards and regulatory review are required to make it less intrusive and detrimental to the surrounding neighborhood.

Findings: Staff does not believe the proposed conditional use permit would be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare in part to similar uses along defined commercial corridors. Similarly, due to the location of the proposed use and the present owner of the subject parcels, project review from additional City committees is required. Additionally, the condition stated in the Site Plan Review staff report requiring the applicant to have all principal buildings meet applicable building code requirements presents additional safeguards in promoting the health, safety and welfare of the applicant and nearby uses.

2. **The use will not be injurious to the use and for the purpose already permitted, nor substantially diminish and impair property values.**

Analysis: Small-scale alcohol production facilities are a conditional use within the “B-2” District.

Findings: The applicant will be required to obtain proper building permits for the proposed development. The proposed use will arguably have a lesser impact among adjoining property owners due to it having a lesser land intensity versus neighboring uses (e.g., North Side Yard) and its request to deviate from pavement setback requirements. Additionally, the site design requirements as outlined in the “PD” District ensures that the proposed site design will not have a negative impact on adjoining property values.

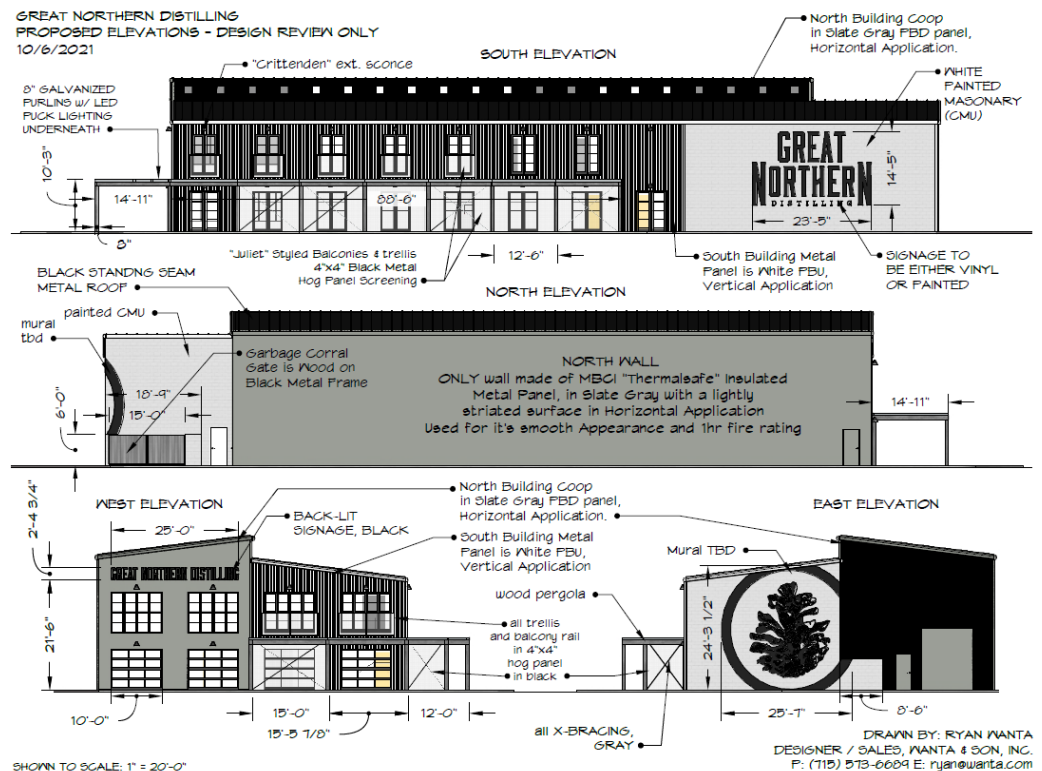
3. The establishment of the use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Analysis: The subject area is in an established and developed area of the City and has housed the former Belke Lumber Company.

Findings: See standards one and two above. Given the redevelopment of the property from a vacant industrial use to a proposed distillery, staff believes that the request likely preserves property values and promotes current and future uses that are permitted in the region.

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 exterior architectural appeal and function plan is uniquely designed to meet the Site Plan Review requirements of a planned development rezoning and the design review requirements administered by the City’s Historic Preservation / Design Review Commission. As shown in the attached renderings, masonry, metal panels and glass are the predominant façade materials that are proposed to be used. Variation in window size, along with a black trim color used to accent the metal panels, adds more aesthetic features and



negates the appearance of a blank wall. As mentioned earlier, a patio area is proposed off of Second Street that will be enclosed by an open-air pergola to provide greater height variation for the proposed structure. Lastly, three walls signs are proposed of different materials that provides a gateway image for the proposed use.

Findings: This standard is met.

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

Analysis: Utilities exist along Second Street that can support the proposed development. Access to the proposed use will come off an alley connecting Second Street with Third Street, and a separate access point off of Portage Street. Sufficient stormwater controls are incorporated as part of the site design.

Findings: This standard is met.

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

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

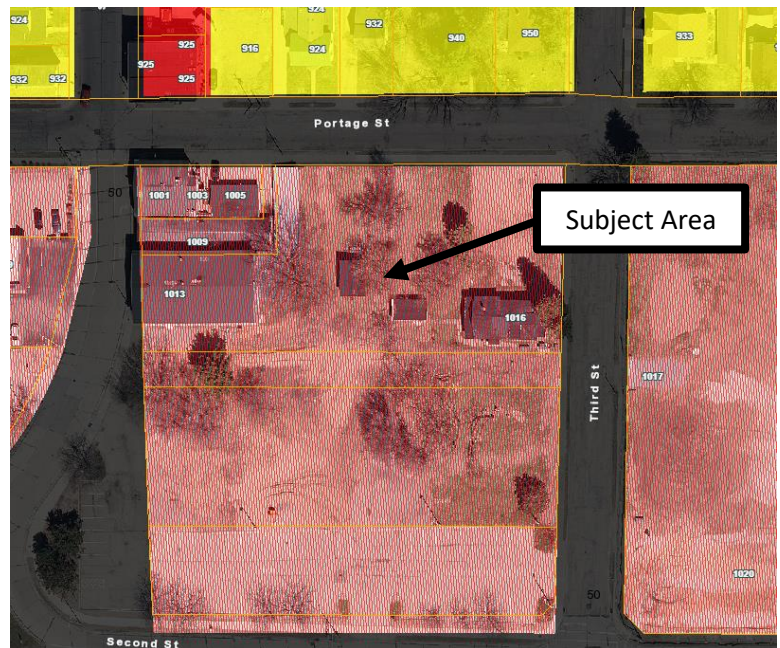
with appropriate vehicular and pedestrian access off of Second Street, Third Street and Portage Street. As part of the proposed development, the applicant is intending to install bicycle racks on the property.

Findings: Given the proposed use of the property and range of multi-modal forms of transportation offered, staff believes that access in and out of the site is appropriate.

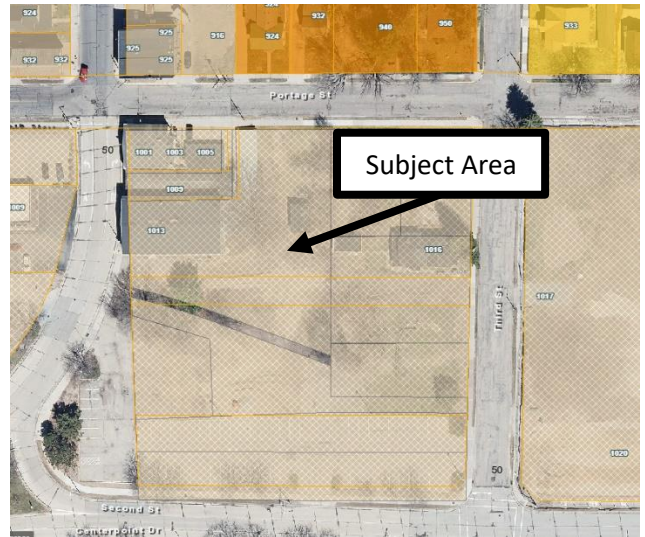
7. The proposed use is not contrary to the objectives of any duly adopted land use plan for the City of Stevens Point, any of its components, and/or its environs.

Future Land Use

	Residential
	Multi-family (3+ units)
	Mobile Home Park
	Commercial / Office
	Office / Multi-Family
	Downtown District
	Business Park District
	Institutional / Government
	UWSP
	Industry
	Park
	Not Developable / Restrictive Ownership
	Vacant
	Road Right-of-Way
	Water Bodies



Analysis: The City’s 2005 Comprehensive Plan Future Land Use Map has identified the subject parcels as part of the Downtown District. The subject parcels are also zoned “B-2” Central Business Transition. According to the City’s Zoning Code, the “B-2” District is established to (a.) “accommodate existing, new and relocated land uses which are compatible with the retail core area; and (b.)



to provide a commercial district of intermediate intensity which will provide a buffer zone between the retail core and residential neighborhoods.” Given that the planned tasting room is a compatible use with adjoining retail areas, the proposed development is compatible with the City’s land use plan for the area.

Findings: The proposed use is compatible with the uses allowed within the “B-2” District provided that the conditional use permit is granted. Given that the several regulations exist within the Wisconsin Commercial Building Code for operating a distillery, staff believes that enough safeguards exist to prevent any detrimental impacts to surrounding properties.

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 conditional use permit is asking to permit the proposed distillery as an allowed use of the subject parcels.

Findings: The regulations of the Planned Development District and “B-2” Central Business Transition District are met for the proposed development provided that the conditional use permit is allowed.

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: N/A

Findings: N/A

10. **Principal – Applications for exclusive multi-family 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.**

Analysis: N/A

Findings: N/A

11. Access to the site shall be safe.

Analysis: Vehicular and pedestrian access to the proposed development exists off of Second Street, Third Street and Portage Street. Bicycle racks are planned to be installed to provide bicycle accommodations to the site.

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 currently exists with utility infrastructure capable of supporting the proposed development. Based on the aisle widths within the lot, sufficient access exists for fire/EMS vehicles to navigate the property.

Findings: This standard is met.

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: Refuse is planned to be stored on site and contained within a trash enclosure. Masonry is planned to enclose the dumpsters that will closely match the proposed structure.

Findings: This standard is met.

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

Analysis:

Lighting is planned to accompany the proposed development. Specifications

on the proposed light fixtures have been provided by the applicant and staff believes that light spillage onto neighboring properties should be minimal.



Findings: This standard is met.

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

Analysis: The use will be operating within the confines of the building and property.

Findings: The use should not create excessive noise.

14. Principal – Applications for exclusive multi-family 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.

Analysis: N/A

Findings: N/A

Standards of Review – Site Plan Review

1. Density and Certified Survey Map.

Analysis: The applicant is requesting that the 1009 and 1013 Second Street parcels be combined, with an outlet subsequently being created. The Great Northern Distilling parcel would be approximately 23,381 sq ft in size and have a lot width of 97.26 feet. The outlet, located at the intersection of Portage Street and Third Street, would be 16,059 sq ft in size and have a lot width over 117 feet. Please note that no plans have been submitted at this time for the proposed lot off of Portage and Third Street. Parcel ID 281240832200423, which is planned to be utilized as an alley for the proposed development, is not planned to be altered as part of the CSM submittal. Please see the images to the right signifying the existing and proposed parcel configurations.

Within the “B-2” District, lots housing non-residential uses are required to have a minimum lot size of 5,000 sq ft. With the proposed Great Northern Distilling parcel being 23,381 sq ft in size, minimum lot size requirements are met. Likewise, the “B-2” District requires a minimum lot width of 40’ for interior lots and 60’ for corner lots. With 97.26’ of lot width provided along the Second Street Right-of-Way, this requirement is met. Lastly, the created lot off of Portage and Third Street would have sufficient lot size and width for any further development.

Findings: Staff believes that the proposed lot size, width and density satisfies the proposed development.

2. Building Height.

Analysis: The proposed two-story structure would stand 30’ in height. Structures within the “B-2” District without a fire prevention system can have a maximum of height of 35 feet. Structures greater than 35’ in height is required to have a fire prevention system that is reviewed and approved by the City’s Fire Department.



<i>Lot Line</i>	B-2 Setback Requirements	Proposed Setbacks
<i>Street</i>	Five feet	15.4' off of Second Street, 56.4' off of Portage Street
<i>Side</i>	Zero feet (ten feet if the side yard abuts a residential zoning district)	21' 6"
<i>Rear</i>	Ten feet	30'

4. Parking.

Analysis: Six off-street parking stalls are proposed on the site, with one of these stalls being designed for van accessible use.

Findings: Properties that are zoned “B-2” Central Business Transition are exempt from meeting parking stall ratio requirements for all types of uses. All other parking lot requirements (e.g., stall dimensions, aisle widths, etc.) still apply. Given that available parking exists within the near vicinity of the proposed development, such as Municipal Lots Six and Eight, staff believes that a sufficient availability of parking exists.

5. Landscaping.

Analysis: A limited mixture of shrubs, trees and perennials are proposed along the south wall of the structure. It is important to note that given the historic industrial use of the property (i.e., the Belke Lumber Company), soil contamination exists that hinders the ability to provide an abundance of landscaping. The applicant is working with City staff and the Wisconsin Department of Natural Resources to ensure that the capping of contaminated material by way of a vapor barrier will allow for the requested landscaping to be planted.

Findings: As a condition to the Site Plan Review, staff is requesting that the applicant provide final details on the type of landscaping proposed to be planted to ensure applicable landscaping requirements of the Zoning Code are met (e.g., height, spacing, drought-tolerant, irrigation, etc.).

6. Access and Internal Traffic Flow.

Analysis: Access to the proposed development will come primarily from a planned alley that will be created within the parcel directly south of the former Belke Lumber Company building (Parcel ID 281240832200423). Access to the alley will come off of Second Street and Third Street and a six-inch concrete apron is planned to be constructed to allow for traffic mobility. An additional access point into the proposed lot is planned off of Portage Street.

Findings: The planned access point off of Portage Street will lead to the rear of the proposed structure and a planned trash enclosure. Six parking stalls are proposed to abut the alley to provide direct access to the proposed structure. Additional parking may be provided to the north of the proposed building with access off of Portage Street. Should additional parking stalls be created, the applicant shall submit plans to City staff for review and approval of applicable parking provisions of the Zoning Code.

7. Utilities.

Analysis: Utilities exist within the Second Street Right-of-Way to serve the proposed development.

Findings: The Public Utilities Department has expressed support for the proposed utility plan and erosion control plan. As standard with larger developments, the applicant will be required to install silt fencing and other erosion control facilities, as deemed necessary by the Utilities Department, during construction.

8. Fire Hydrants.

Analysis: Two fire hydrants exist near the proposed development – one at the northwest corner of Second Street and Portage Street and the second at the southwest corner of Portage Street and Third Street.

Findings: The Fire Department connection on the proposed structure will be close enough to the existing two hydrants to not require additional hydrants for the development.

9. Lighting.

Analysis: Outdoor wall lanterns are proposed to be placed above first- and second-floor windows on the building's south and west elevation. These light fixtures will be approximately 10 3/8" x 13" and extend 15 1/8" from the wall.

Findings: The light fixtures are designed to emit no light above the 90-degree horizontal plane of the fixture. Along with the relative size of these light fixtures, staff believes that minimal light is expected to spill into adjoining properties and into the right-of-way.



10. Historic Review.

Analysis: The City's Historic Preservation / Design Review Commission is required to review structures proposed to be constructed within City Historic Districts and Design Review Districts. The subject parcels are located within the Downtown Historic Design Review District.

Findings: A design review was conducted on October 20th, 2021, and the Commission subsequently approved the request relative to applicable design requirements within Chapter 22 of the City's Revised Municipal Code.

Site Photos







APPLICATION FOR A PLANNED DEVELOPMENT OR PLANNED INDUSTRIAL DEVELOPMENT

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications (if any)				Assigned Case Manager			
Pre-Application Conference Date				Planned Development	☐	Planned Industrial Development	☐

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☒)	
Applicant Name	Ryan Wanta	Contact Name	
Address	172943 County Road C	Address	
City, State, Zip	Hatley, WI 54440	City, State, Zip	
Telephone	715-573-6689	Telephone	
Fax		Fax	
Email	ryan@wanta.com	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name	GND Properties QOZB. LLC	Owner's Name	
Address	343 County Road E S	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	715-544-6551	Telephone	
Fax		Fax	
Email	brian@gndwi.com	Email	

PROJECT SUMMARY

Development Name	Great Northern Distilling		Former Development Name (if any)			
Area of Subject Property (Acres/Sq Ft)	0.5353 acres / 23,318 sq ft		Proposed Number of Lots	1		
Project Address:	1011 Second Street		Planned Development	☒	Planned Industrial Development	☐
Parcel 1 – Assessor's Parcel ID Number		Parcel 2 – Assessor's Parcel ID Number (if needed)		Parcel 3 – Assessor's Parcel ID Number (if needed)		
281240832200405		281240832200422				
Number of Residential Units Proposed		Proposed Gross Residential Density		Commercial Space Proposed Sq. Ft.		
0		0		8250		
Source of Utilities:			Streets Created or Extended as part of Subdivision? If Yes What Types?			
Water	Municipal Main	Sewer	Municipal Main	No		
List all uses that will occur as part of the proposed Planned development or Planned Industrial Development below. (Use additional pages if necessary)						
Small Scale Alcohol Production and Storage Facility Tasting Room with outdoor seating, Event Space						

Describe proposed project and details about the uses listed above. Include the time schedule (if any) for development. (Use additional pages if necessary)			
SEE "GND PUDPID Supplemental Attachment"			
Expressly identify any and all requested deviations from the zoning code. (Use additional pages if necessary)			
SEE "GND PUDPID Supplemental Attachment"			
If a Planned Industrial Development, identify any and all measures that will be taken to mitigate negative impacts both and to protect the environment and surrounding property. (Use additional pages if necessary)			
SEE "GND PUDPID Supplemental Attachment"			
Describe why none of the districts available in the zoning code will allow the project proposed. (Use additional pages if necessary)			
SEE "GND PUDPID Supplemental Attachment"			
Describe how the project demonstrates innovative development techniques and a higher quality of development not achievable under the standards of the zoning code. (Use additional pages if necessary)			
SEE "GND PUDPID Supplemental Attachment"			
Current Zoning Surrounding Subject Property			
North:	B2 - Central Business Transition	South:	B2 - Central Business Transition
East:	B2 - Central Business Transition	West:	B2 - Central Business Transition
Current Land Use Surrounding Subject Property			
North:	Tavern	South:	Vacant
East:	Vacant	West:	Multi-Tenant Commercial

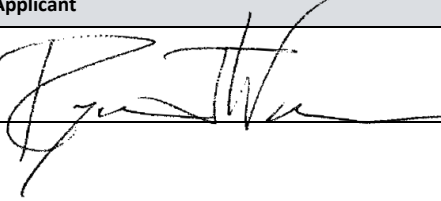
EXHIBITS (MAJOR SUBDIVISION)

Owner Information Sheet	☒	Additional Exhibits If Any (List):
Letter to District Alderperson	☒	"Talisker" Distillery Ref. Images GND PUDPID Supplemental Attachment
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	☐	
Detailed list of requested deviations	☐	
Site Plan (designating primary, side, and service street frontages)	☒	
Elevations	☒	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	☒	
Open Space Plan if Cluster Subdivision	☒	
Street Plan with Cross-sections	☒	
Utility Plan	☒	

Landscape Plan (including any equivalent alternative landscaping requests)	☒	
Stormwater Plan	☒	
Design plans for any and all proposed buildings	☒	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	10/7/2021		10/7/2021



APPLICATION FOR A CONDITIONAL USE PERMIT

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications if Any				Assigned Case Manager			
Pre-Application Conference Date				Conditional Use Permit Request	Use ☐	Amend ☐	

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☒)	
Applicant Name	Ryan Wanta	Contact Name	
Address	172943 County Road C	Address	
City, State, Zip	Hatley, WI 54440	City, State, Zip	
Telephone	715-573-6689	Telephone	
Fax		Fax	
Email	ryan@wanta.com	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name	GND Properties QOZB, LLC	Owner's Name	
Address	343 County Road E S	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	715-544-6551	Telephone	
Fax		Fax	
Email	brian@gndwi.com	Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
281240832200405	281240832200422	
Legal Description of Subject Property		
Former 1009 Second Street, and partial 1013 Second Street of Stevens Point, WI 54481 New lot address to be 1011 Second Street to be approximately 0.5353 acres. See attached site plan for new lot information.		
Designated Future Land Use Category		Current Use of Property
Downtown District		Vacant
Explain the land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)		
The land is currently zone B-2 central business transition district. We are proposing building a new structure to house Great Northern Distilling. They are a small-scale alcohol production facility, which would be allowed under the zoning code for conditional use. It will also include a Tasting Room with outdoor seating and Event Space above. We feel that the location, just south of a Tavern and East of other small-scale businesses justifies the compatibility of this use with the surrounding area. Situated on a commercial corridor (Second St) and in the downtown area, a unique local distillery would have a positive effect on drawing more visitors, events, and jobs. The scale of operation will not adversely effect any traffic volume. Wanta & Son is aiming to excavate and pour concrete this late fall/early winter. The steel building will hopefully be delivered in late February. Once on the ground we expect the steel to go up quickly. Our goal is to get GND into the production space earlier than finishing out the tasting and event rooms. We expect that to happen around the end of March / beginning of May. If everything goes according to plan and the weather cooperates, our target is to be fully-open by July 4th or, at the latest, by end of Summer.		
How will the proposed development reinforce the existing or planned character of the neighborhood? (Use additional pages if necessary)		

Outline steps that will be taken to reduce any negative impacts on adjacent property. (Use additional pages if necessary)

The lot has been left vacant for quite some time. We are hoping to positively impact the surrounding properties by building a stylish and efficient structure. This would greatly improve this block.

Our approach is also one of great environmental concern. We are choosing a site that has been known to once been contaminated. Remediation efforts have been completed in the surround properties and a stormwater management plan will be put in place will help to ensure that any traces of contamination are capped and left undisturbed. This alone will help ensure that no further seepage / migration will occur. There currently is nothing preventing that at the moment.

It's also worth noting again that this is a smaller-scale operation, so increases to commercial traffic will not be a nuisance as compared to large-scale operations.

Current Zoning Surrounding Subject Property

North:	B2 - Central Business Transition	South:	B2 - Central Business Transition
East:	B2 - Central Business Transition	West:	B2 - Central Business Transition

Current Land Use Surrounding Subject Property

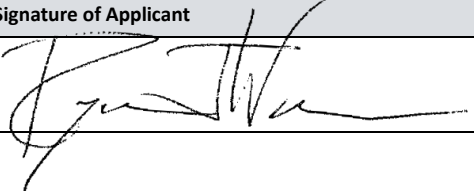
North:	Tavern	South:	Vacant
East:	Vacant	West:	Multi-Tenant Commercial

EXHIBITS

Owner Information Sheet	☒	Additional Exhibits If Any:
Letter to District Alderperson	☒	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	☒	
Site Plan (designating primary, side, and service street frontages)	☒	
Building Elevations	☒	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	☒	
Street Plan with Cross-sections	☒	
Utility Plan	☒	
Landscape Plan (including any equivalent alternative landscaping requests)	☒	
Stormwater Plan	☒	
Outdoor Lighting Plan (location of fixtures, illumination levels)	☒	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	10/7/2021		10/7/2021



APPLICATION FOR A SITE PLAN REVIEW

(Pre-Application Conference is Required for Major and Minor Site Plan Reviews)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications (if any)				Assigned Case Manager			
Pre-Application Conference Date				Minor Site Plan	☐	Major Site Plan	☐

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☒)	
Applicant Name	Ryan Wanta	Contact Name	
Address	172943 County Road C	Address	
City, State, Zip	Hatley, WI 54440	City, State, Zip	
Telephone	715-573-6689	Telephone	
Fax		Fax	
Email	ryan@wanta.com	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name	GND Properties QOZB, LLC	Owner's Name	
Address	343 County Road E S	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	715-544-6551	Telephone	
Fax		Fax	
Email	brian@gndwi.com	Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
281240832200405	281240832200422	
Legal Description of Subject Property		
Former 1009 Second Street, and partial 1013 Second Street of Stevens Point, WI 54481 New lot address to be 1011 Second Street to be approximately 0.5353 acres. See attached site plan for new lot information.		
Area of Subject Property (Acres/Sq Ft)		
0.5353 acres / 23,318 sq ft		
Current Zoning District(s)		
B2 - Central Business Transition		

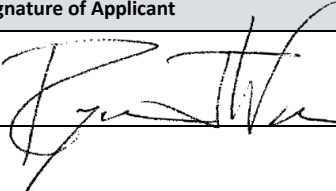
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property
Downtown District	Vacant	Small-scale alcohol production facility and tasting room
Describe land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)		
The land is currently zone B-2 central business transition district. We are proposing building a new structure to house Great Northern Distilling. They are a small-scale alcohol production facility, which would be allowed under the zoning code for conditional use. It will also include a Tasting Room and Event Space above. We feel that the location, just south of a Tavern and East of other small-scale businesses justifies the compatibility of this use with the surrounding area. Situated on a commercial corridor (Second St) and in the downtown area, a unique local distillery would have a positive effect on drawing more visitors, events, and jobs. The scale of operation will not adversely effect any traffic volume. Wanta & Son is aiming to excavate and pour concrete this late fall/early winter. The steel building will hopefully be delivered in late February. Once on the ground we expect the steel to go up quickly. Our goal is to get GND into the production space earlier than finishing out the tasting and event rooms. We expect that to happen around the end of March / beginning of May. If everything goes according to plan and the weather cooperates, our target is to be fully-open by July 4th or, at the latest, by end of Summer.		
Current Zoning Surrounding Subject Property		
North:	B2 - Central Business Transition	South: B2 - Central Business Transition
East:	B2 - Central Business Transition	West: B2 - Central Business Transition
Current Land Use Surrounding Subject Property		
North:	Tavern	South: Vacant
East:	Vacant	West: Multi-Tenant Commercial

EXHIBITS

Owner Information Sheet	☒	Additional Exhibits If Any (List):
Letter to District Alderperson	☒	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	☒	
Site Plan (designating primary, side, and service street frontages)	☒	
Building Elevations	☒	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	☒	
Street Plan with Cross-sections	☒	
Utility Plan	☒	
Landscape Plan (including any equivalent alternative landscaping requests)	☒	
Stormwater Plan	☒	
Outdoor Lighting Plan (location of fixtures, illumination levels)	☒	

CERTIFICATION AND SIGNATURE

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Signature of Applicant	Date	Signature of Property Owner(s)	Date
	10/7/2021		10/7/2021

10/8/2021

Ryan Wanta
Wanta & Son, Inc.
172943 County Rd C
Hatley, WI 54440
P: (715) 573-6689
ryan@wanta.com

City of Stevens Point
Community Development Department
1515 Strongs Avenue, Stevens Point, WI 54481
P: (715) 346-1567 F: (715) 346-1498
communitydevelopment@stevenspoint.com
<http://stevenspoint.com>

SUPPLEMENTAL ATTACHMENT
for
STEVENS POINT PLAN COMMISSION
APPLICATION FOR PLANNED DEVELOPMENT OR
PLANNED INDUSTRIAL DEVELOPMENT

Great Northern Distilling

Describe proposed project and details about the uses listed above. Include the time schedule (if any) for development.

We are proposing building a new 8, 250 sq ft structure to house Great Northern Distilling - a small-scale alcohol production and storage facility. It will also include a Tasting Room and an approx. 3,300 sq ft Event Space above.

Wanta & Son is aiming to excavate and pour concrete this late fall/early winter. The steel building will hopefully be delivered in late February. Once on the ground we expect the steel to go up quickly. Our goal is to get GND into the production space earlier than finishing out the tasting and event rooms. We expect that to happen around the end of March / beginning of May. If everything goes according to plan and the weather cooperates, our target is to be fully-open by July 4th or, at the latest, by end of Summer.

Expressly identify any and all requested deviations from the zoning code.

West signage sq ft is 59.875 sq ft, South "mural" signage area is 276.2 sq ft (exceeds by 176.2 sq ft). The reason being, we want to evoke the feeling of painted signage from a time long ago when the city was incorporated. This is a part of the brand's nod to tradition. We were inspired by the "Talisker" Distillery in Scotland, see attached ref. images. The oversized "emblem mural" on the west side also exceeds the limit. It covers an area of 496.6 sq ft on west and 42.6 sq ft on the north. It is our emblem "mural" which pulls us into the 21st century... a nod to the growing downtown mural movement, but keeping it branded, akin to the Point Brewery's 160th anniversary mural on 925 Clark St., but in a more modern approach to "dress up" the otherwise blank rear Eastern / Northeastern Elevations. Our interior will also feature rotating murals and this would be one way to tie the exterior and interior visual experience together.

Also, our building setbacks are approx. 16' from the North, 15' from the West, approx. 21' from the South Lot line, and 30' from the Eastern rear lot line. Which exceeds the maximum setbacks. We have done this in order to maintain fire-separation distances for the use categories. We also wanted to have a western patio area to be located on Second St, as a way to encourage foot traffic and a feel of community. We also included parallel parking on the south along the newly-formed alley to allow some handicapped parking nearby. Although we are not required to have parking, we felt it necessary to include some. No other deviations are known, except for possibly amount of landscaped area, which has to be kept at a minimum to reduce water penetration to prevent any trace contamination migration. Those areas too will have to include filtration fabric and a cap of clean soil.

If a Planned Industrial Development, identify any and all measures that will be taken to mitigate negative impacts both and to protect the environment and surrounding property.

This project is not a Planned Industrial Development, even though it has a small-scale production element to its use. It is, however, built on a lot that shows signs of minimal contamination and a storm water management plan has been made to cap the soil as much as possible to prevent water seepage into the soil. This would help prevent any migration of any possible contaminants. All storm water would go directing into storm drains. Also, any existing soil from the site that will be excavated (excluding known, new clean fill) will be haul off-site and disposed of properly. Only clean, new fill, will be brought back in its place.

Describe why none of the districts available in the zoning code will allow the project proposed.

This project is not a Planned Industrial Development, even though it has a small-scale production element to its use. It is, however, built on a lot that shows signs of minimal contamination and a storm water management plan has been made to cap the soil as much as possible to prevent water seepage into the soil. This would help prevent any migration of any possible contaminants. All storm water would go directing into storm drains. Also, any existing soil from the site that will be excavated (excluding known, new clean fill) will be haul off-site and disposed of properly. Only clean, new fill, will be brought back in.

Describe how the project demonstrates innovative development techniques and a higher quality of development not achievable under the standards of the zoning code.

We are choosing a site that could possibly have contamination, to help with the city's efforts to re-develop the downtown vacant lots. In order to do this, we need to design the site in a way that ensures the safety of our waterways and existing surrounding lots and structures. We are also bringing a potential tourism draw to the downtown area. Ensuring a memorable brand experience only help builds on that draw. Things like creative signage can be key to help creating memorable city landmarks and sites. Flexibility for In-fill development is key to allowing this to happen under unique circumstances such as this. It is possible to revitalize and area without straining/expanding the city's existing services or mar the visual appeal.

CIVIL PLANS FOR
GREAT NORTHERN DISTILLING



LOCATION MAP

- SHEET 2
 - SHEET 3
 - SHEET 4
 - SHEET 5
 - SHEET 6
 - SHEET 7
 - SHEET 8
 - SHEET 9
- EXISTING SITE PLAN
DEMOLITION PLAN
SITE PLAN
GRADING PLAN
UTILITY PLAN
EROSION CONTROL PLAN
EROSION CONTROL DETAILS
DETAILS



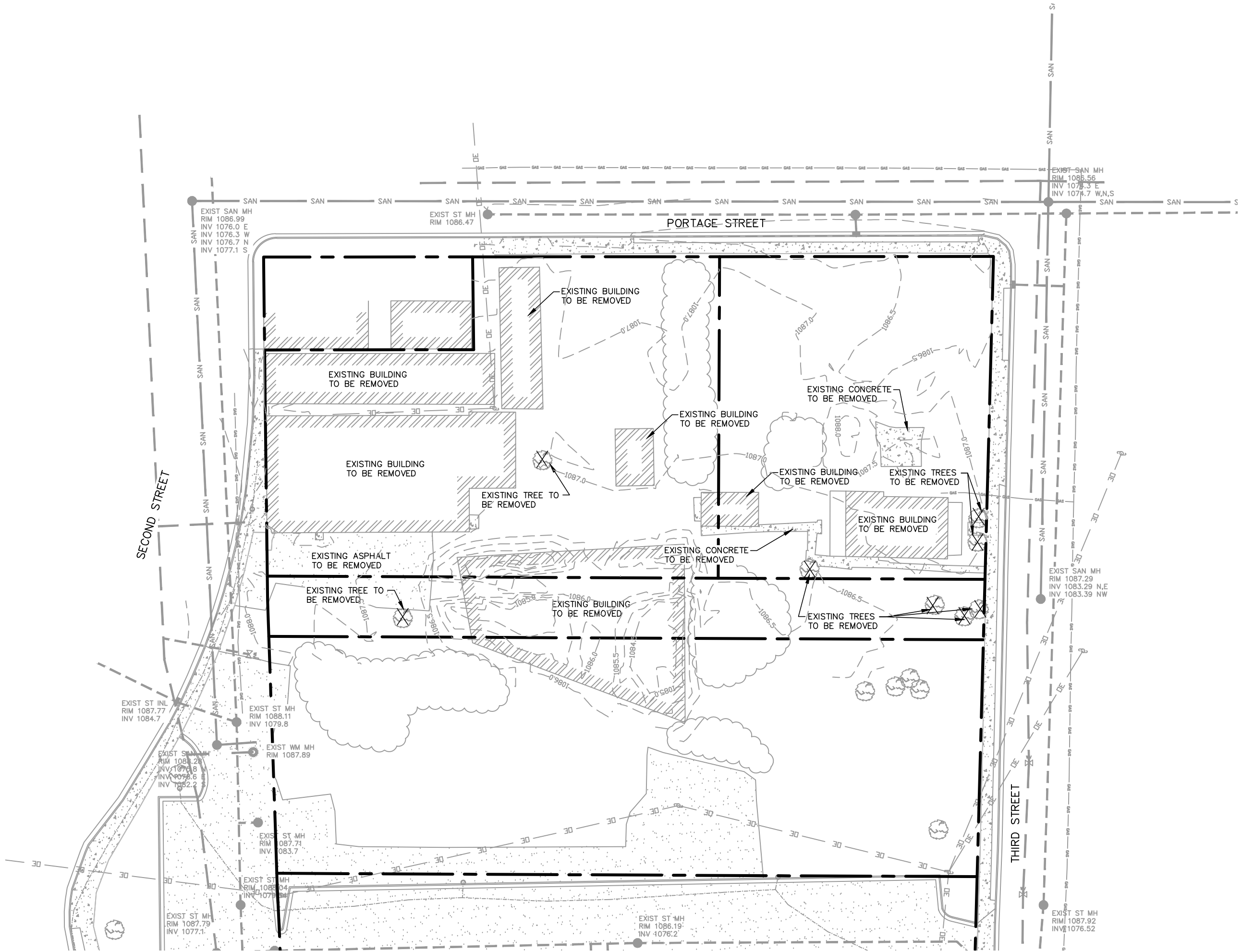
MARATHON TECHNICAL SERVICES LLC
CONSULTING ENGINEERS
404 FRANKLIN ST - WAUSAU, WI 54403
PHONE & FAX - (715)843-7292
WWW.MTSLLC.NET

REVISION DATE

SURVEYED: RIVERSIDE
DESIGNED: MTS
DRAWN BY: NSB
APPROVED: MWT

COVER SHEET
GREAT NORTHERN DISTILLING
CITY OF STEVENS POINT, PORTAGE CO.

SCALE
NO SCALE
SHEET NO.
1



DEMOLITION PLAN

GREAT NORTHERN DISTILLING
CITY OF STEVENS POINT, PORTAGE CO.

3

SHEET NO.

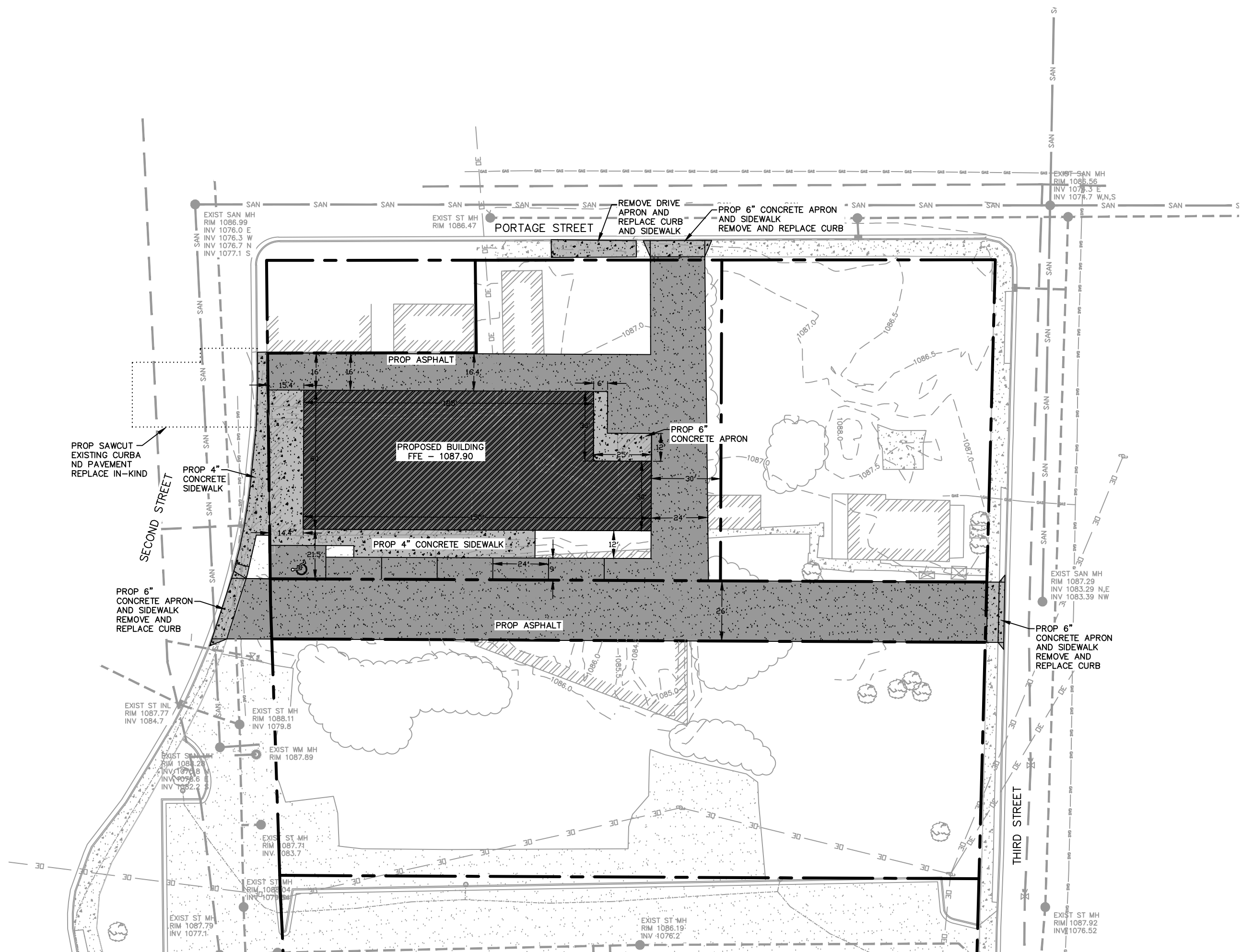
1" = 40'

SCALE

SURVEYED: RIVERSIDE
DESIGNED: MTS
DRAWN BY: NSB
APPROVED: MWT

REVISION DATE

MARATHON TECHNICAL SERVICES LLC
CONSULTING ENGINEERS
404 FRANKLIN ST - WAUSAU, WI 54403
PHONE & FAX - (715)843-7292
WWW.MTSLLC.NET



MARATHON TECHNICAL SERVICES LLC
CONSULTING ENGINEERS

SURVEYED: RIVERSIDE
DESIGNED: MTS
DRAWN BY: NSB
APPROVED: MWT

SITE PLAN

$$1'' = 40'$$

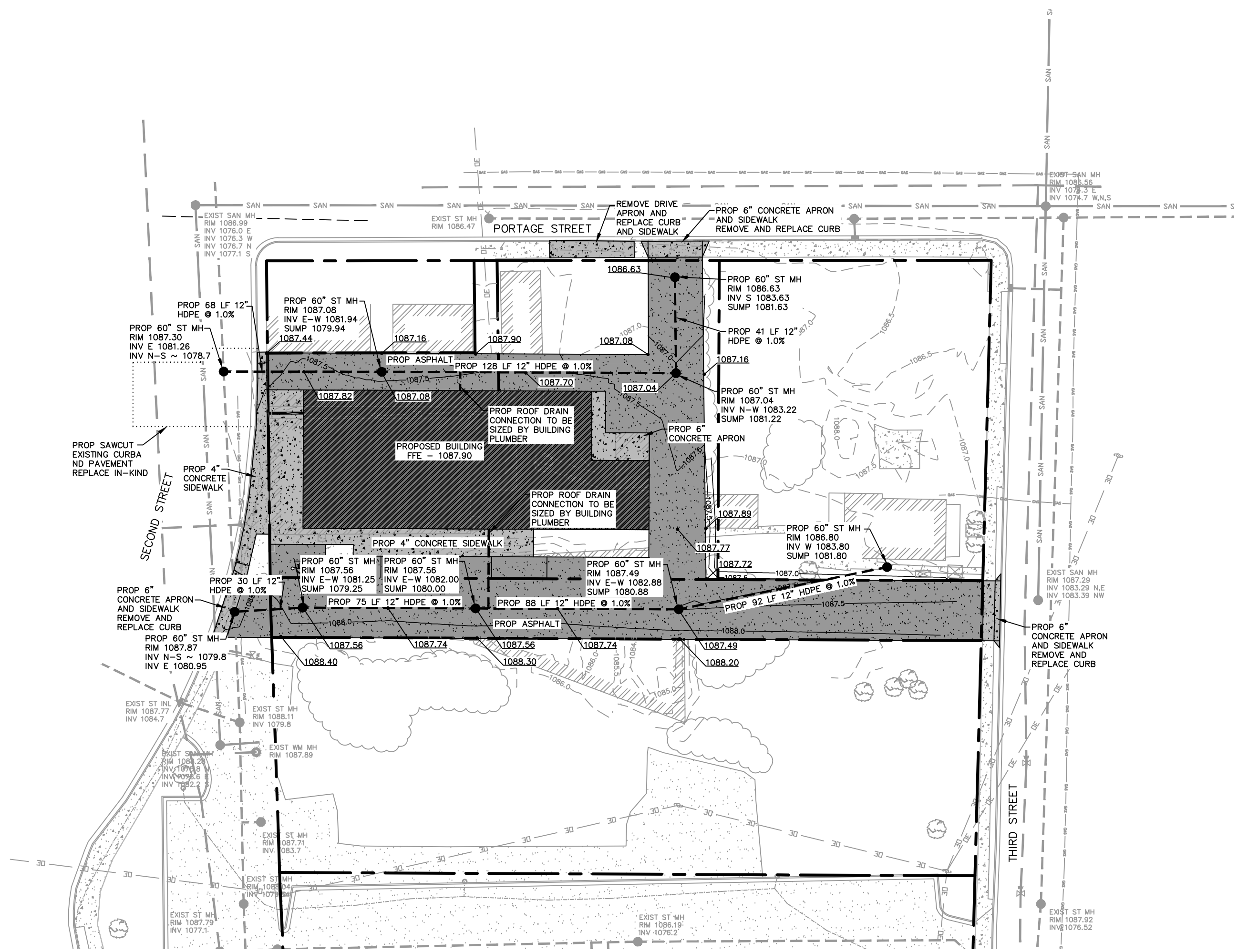
4

PHONE & FAX - (715)843-7292
WWW.MTSLLC.NET

1

GREAT NORTHERN
CITY OF STEVENS POINT

Page 63 of 83



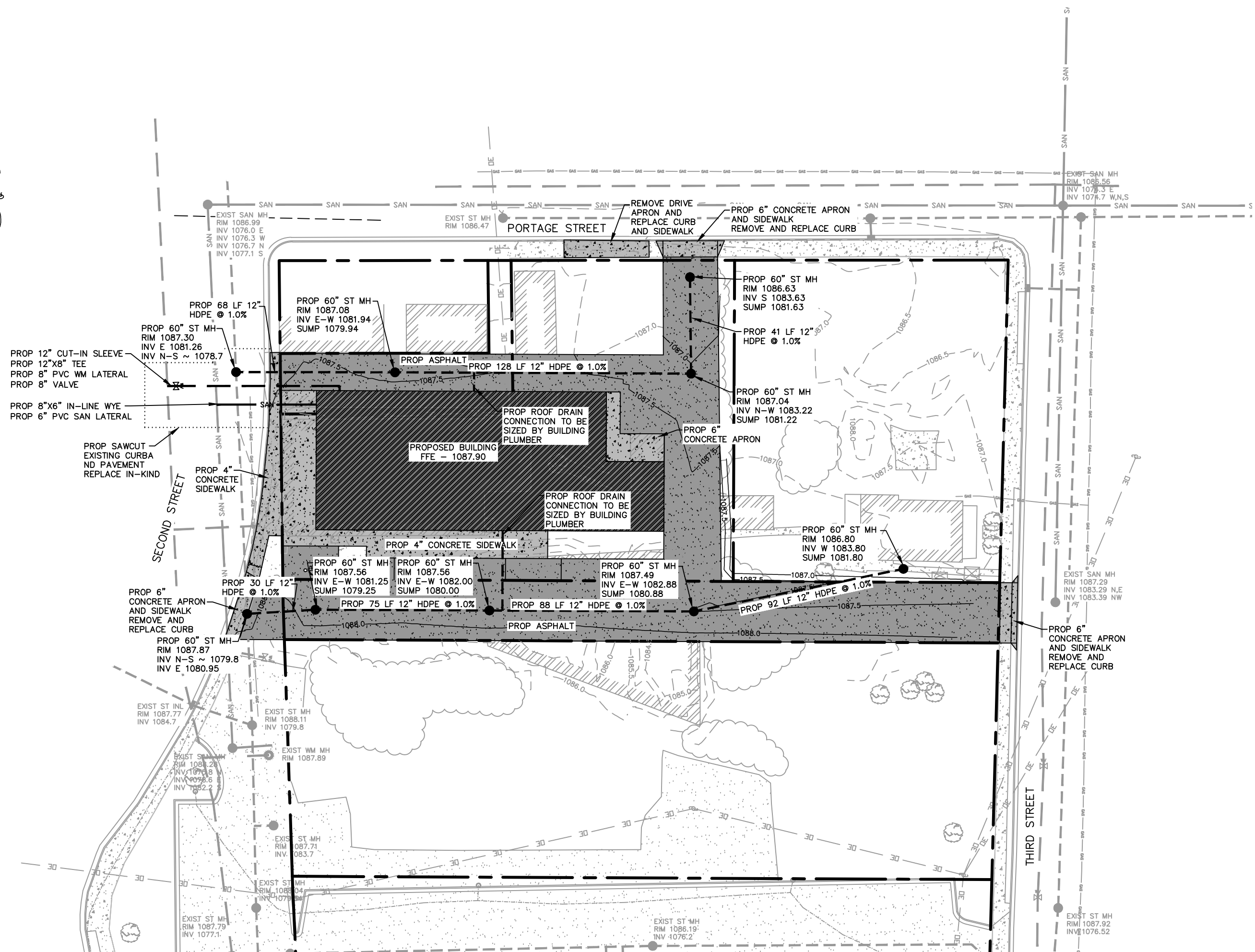
MARATHON TECHNICAL SERVICES LLC
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PHONE & FAX - (715)843-7292
WWW.MTSLLC.NET

REVISION DATE

SURVEYED: RIVERSIDE
DESIGNED: MTS
DRAWN BY: NSB
APPROVED: MWT

GRADING PLAN
GREAT NORTHERN DISTILLING
CITY OF STEVENS POINT, PORTAGE CO.

SCALE
1" = 40'
SHEET NO.
5



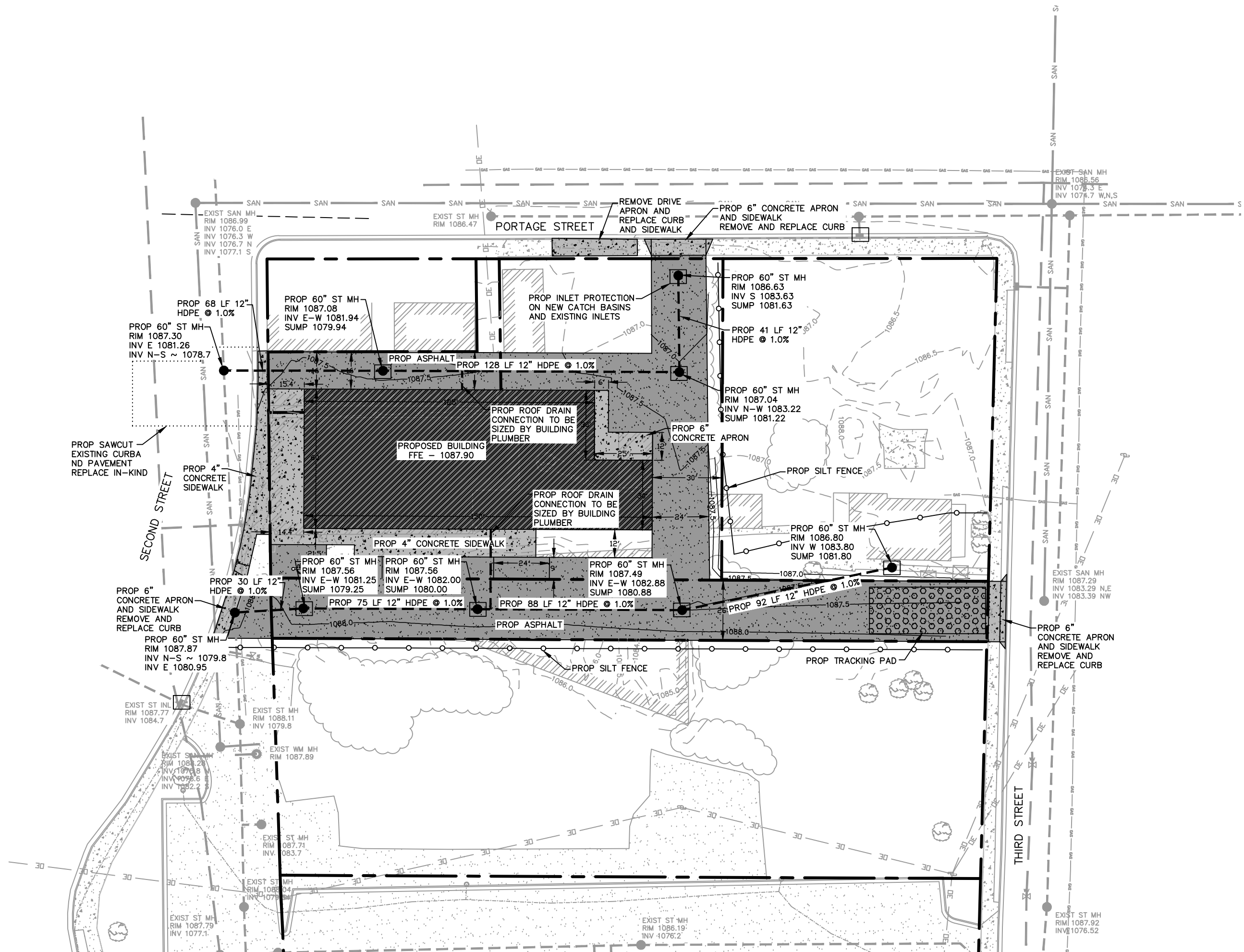
MARATHON TECHNICAL SERVICES LLC
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PHONE & FAX - (715)843-7292
WWW.MTSLLC.NET

SURVEYED: RIVERSIDE
DESIGNED: MTS
DRAWN BY: NSB
APPROVED: MWT

UTILITY PLAN

SCALE

SHEET NO.



MARATHON TECHNICAL SERVICES LLC
CONSULTING ENGINEERS
404 FRANKLIN ST - WAUSAU, WI 54403
PHONE & FAX - (715)843-7292
WWW.MTSLLC.NET

REVISION DATE
SURVEYED: RIVERSIDE DESIGNED: MTS DRAWN BY: NSB APPROVED: MWT

EROSION CONTROL PLAN
GREAT NORTHERN DISTILLING
CITY OF STEVENS POINT, PORTAGE CO.

SCALE
1" = 40'
SHEET NO.
7

GENERAL NOTES:

DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

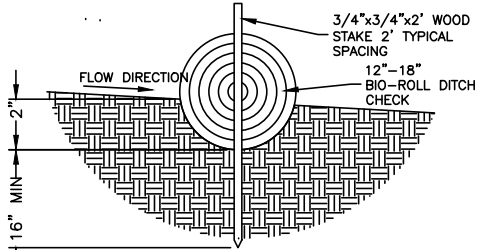
WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE, WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOIL CONDITIONS.

ALTERNATES "A" & "B" ARE EQUAL AND EITHER MAY BE USED.

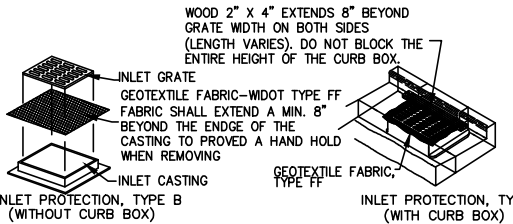
ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS.

- STEEL POSTS SHALL BE A STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 LBS./LINEAL FOOT (WITHOUT ANCHOR). FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 4" DIA. OR 1 1/2" X 3 1/2" EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE MINIMUM SIZE OF 1 1/8" X 1 1/8" OAK OR HICKORY.
- MINIMUM 14 GAGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C-C.
- GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.
- WIRE SUPPORT FENCE SHALL BE 14 GAGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C-C.
- LENGTH NOT LESS THAN THE CIRCUMFERENCE OF THE LARGEST TIRE ON THE CONSTRUCTION EQUIPMENT, PLUS 5 FEET.



- NOTES:
- USE ONLY DITCH CHECKS FOUND ON THE WISCONSIN DEPARTMENT OF TRANSPORTATION PRODUCT ACCEPTABILITY LIST (PAL).
 - INSPECT DITCH CHECK FOR DEFICIENCIES PRIOR TO FORECASTED RAIN EVENTS, DAILY DURING EXTENDED RAIN EVENTS, AFTER RAIN EVENTS, AND AT 1-WEEK INTERVALS.
 - DITCH CHECK TO BE INSTALLED FROM TOP OF BERM TO TOP OF BERM TO PREVENT WATER FROM GOING AROUND THE DITCH CHECK.
 - A STAKE SHALL BE PLACED AT THE TOE OF SLOPE ON BOTH SIDES.
 - REMOVE SEDIMENT BEHIND DITCH CHECK BEFORE SEDIMENT LEVEL REACHES THE HALFWAY POINT BETWEEN THE GROUND SURFACE AND TOP OF THE DITCH CHECK.

TEMPORARY DITCH CHECK

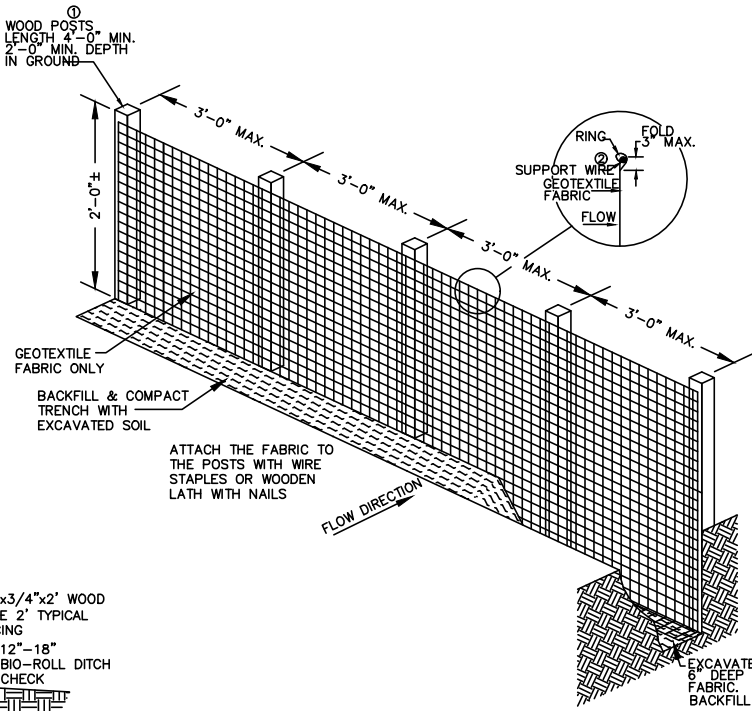


- INSTALLATION:
- REMOVE INLET GRATE
 - PLACE FABRIC OVER THE TOP OF THE CASTING
 - PLACE THE GRATE BACK IN PLACE KEEPING A MINIMUM OF 8" OF FABRIC EXTENDING ON ALL SIDES

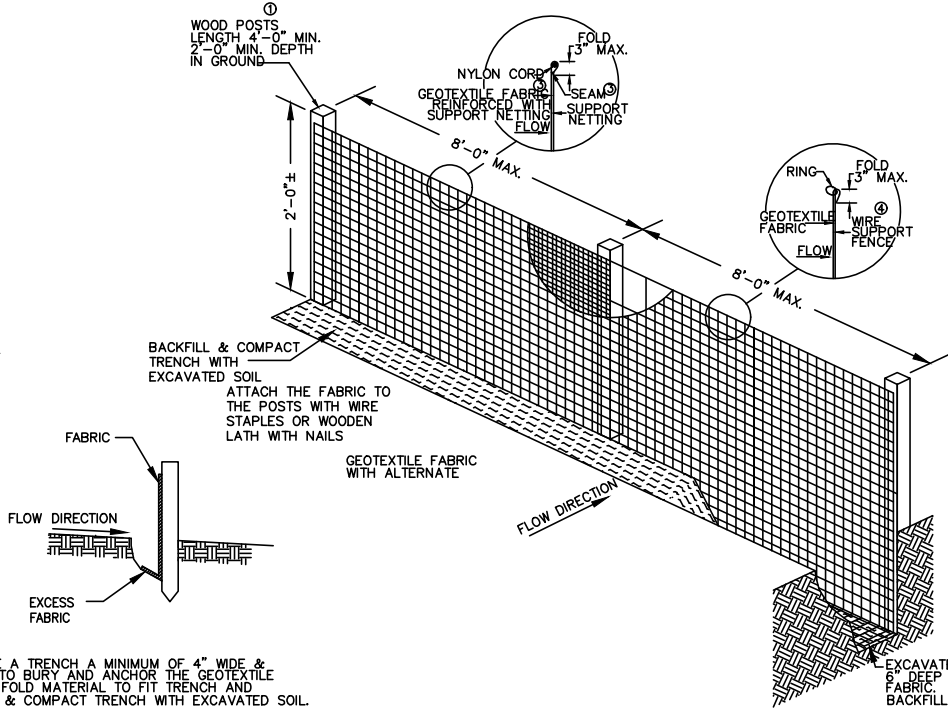
MAINTENANCE:
CLEAN AS NEEDED TO MAINTAIN FLOW. DO NOT CUT OR RIP FABRIC TO INCREASE FLOWS. USE OF FABRIC WILL CREATE SHORT TERM PONDING OF WATER. DO NOT USE FABRIC INLET PROTECTION IF ADJACENT BUILDINGS OR PROPERTIES MAY BE DAMAGED BY PONDING WATER. ELEVATIONS ON SITE SHALL BE SUCH THAT ANY PONDED WATER WILL HAVE AN EMERGENCY OVERFLOW POINT AWAY FROM AREAS THAT MAY BE DAMAGED BY FLOODING.

GENERAL NOTES:
USE ONLY THE FOLLOWING GEOTEXTILE FABRIC THAT ARE APPROVED BY THE WIDOT FOR USE AS INLET PROTECTION: A) LINO INDUSTRIAL FABRICS - GTF 403 B) TC MIRAFI FILTERWEAVE 401. FOR INLET PROTECTION, TYPE C, WITH A CURB BOX, AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES.

INLET PROTECTION

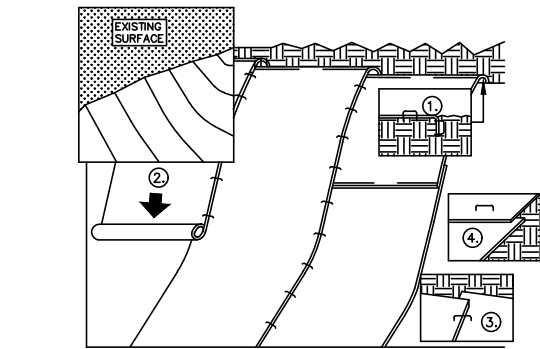


SILT FENCE ALTERNATE "A"



SILT FENCE ALTERNATE "B"

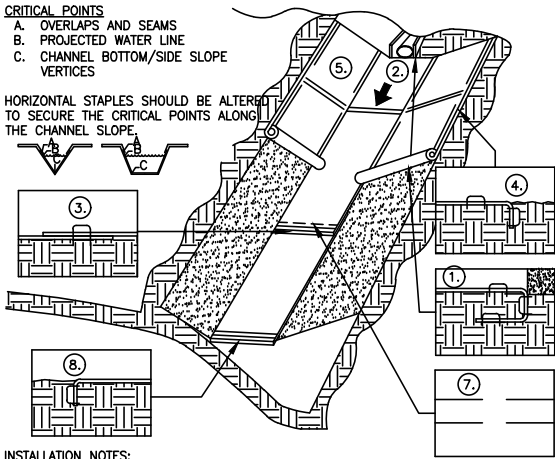
TRENCH DETAIL



INSTALLATION NOTES:

- BEGIN AT THE TOP OF THE SLOPE. ANCHOR THE MAT IN A 6" WIDE x 6" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH.
- ROLL THE MAT DOWN THE SLOPE IN DIRECTION OF FLOW.
- OVERLAP PARALLEL EROSION MAT APPROX. 2". PLACE MAT END OVER END (SHINGLE STYLE).
- OVERLAP END TO END APPROX. 6" AND STAPLE OVERLAP AREA WITH STAPLES APPROX. 12" APART.

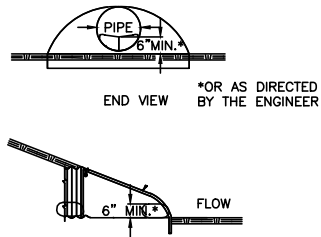
NON-CHANNEL EROSION MAT



INSTALLATION NOTES:

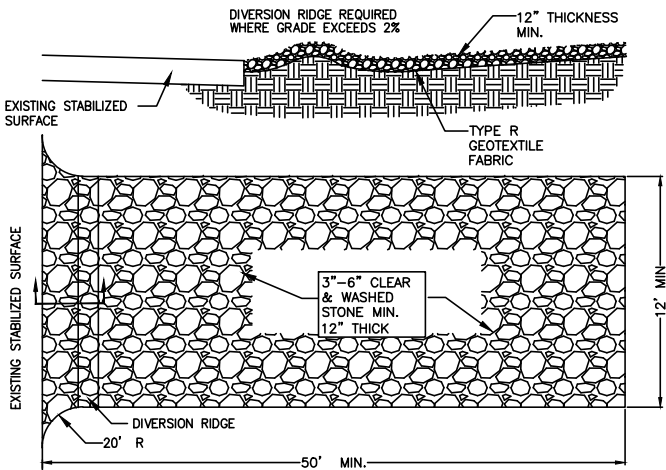
- BEGIN AT THE TOP OF THE CHANNEL SLOPE. ANCHOR THE MAT IN A 6" WIDE x 6" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH.
- ROLL THE MAT DOWN THE BOTTOM OF THE CHANNEL SLOPING IN DIRECTION OF FLOW.
- OVERLAP END TO END APPROX. 6" WITH DOUBLE ROW OF STAGGERED STAPLES APPROX. 4" APART.
- BEGIN AT THE TOP OF THE SIDE SLOPES. ANCHOR THE MAT IN A 6" WIDE x 6" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH.
- EROSION MAT ON SIDE SLOPES MUST BE MINIMUM OVERLAP OF 4" AND STAPLED.
- OVERLAP END TO END APPROX. 6" AND STAPLE OVERLAP AREA WITH STAPLES APPROX. 12" APART.
- IN HIGH FLOW CHANNEL, A STABLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER THE WIDTH OF CHANNEL. PLACE A SECOND ROW OF STAPLES 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
- IN THE CHANNEL ANCHOR THE MAT IN A 6" WIDE x 6" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH.

CHANNEL EROSION MAT



- GENERAL NOTES:
- USE NO.2 COARSE AGGREGATE OR BREAKER RUN TO FILL THE BAGS.
 - PLACE BAGS END TO END OR OVERLAPPING TO FAR ENOUGH UP THE SIDES OF THE DITCH TO PREVENT ERODING AROUND ENDS.

ROCK FILTER BAG CULVERT PIPE CHECK



- NOTES:
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
 - IF TRACKING PAD IS FILLED WITH SEDIMENT REMOVE AND REPLACE AGGREGATE.
 - IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL MAXIMUM LENGTH PRACTICABLE.

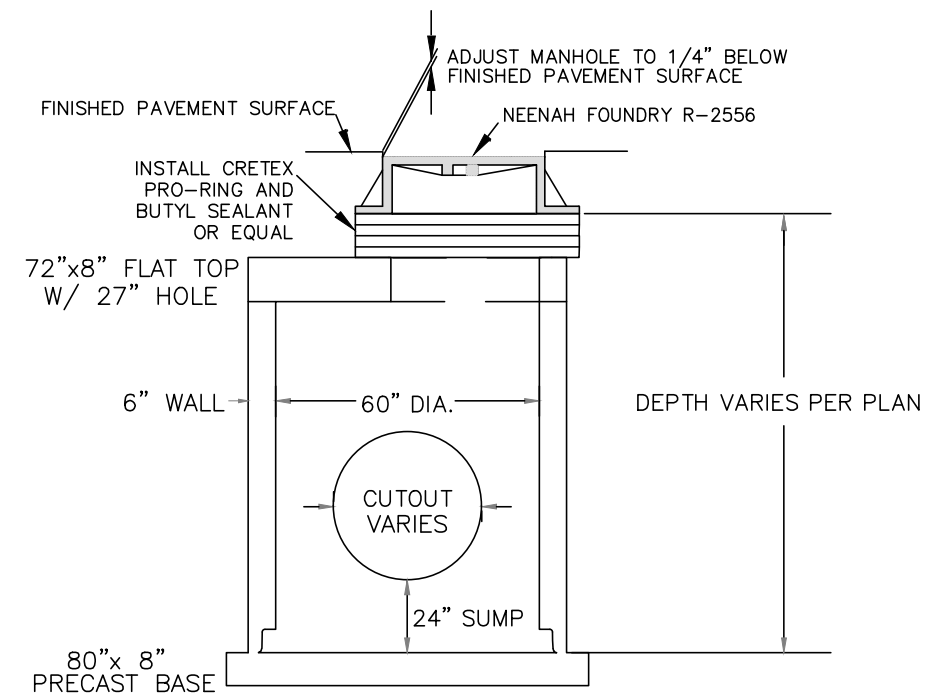
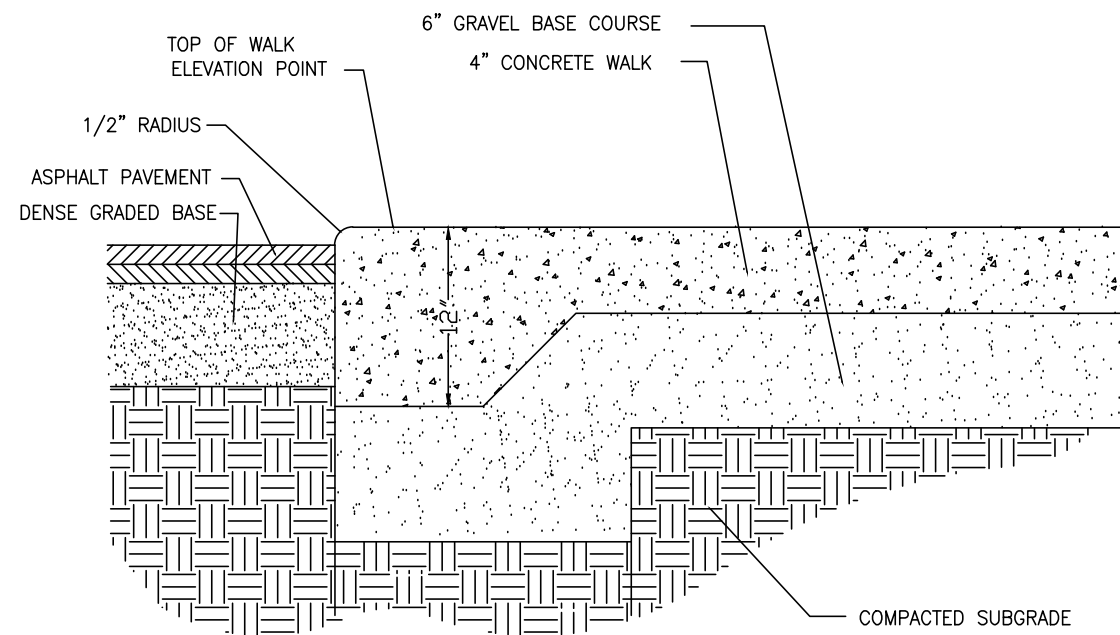
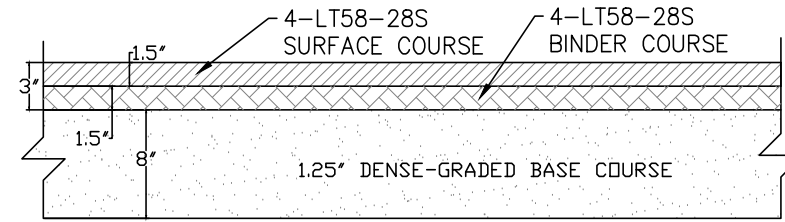
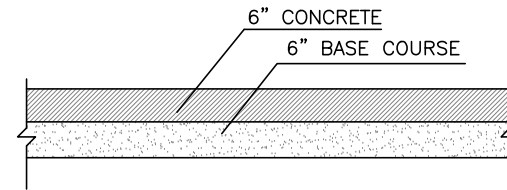
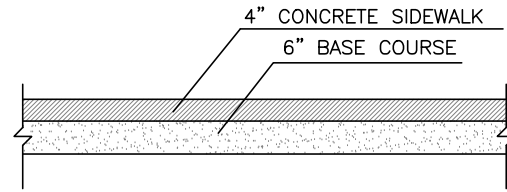
ROCK CONSTRUCTION ENTRANCE

MARATHON TECHNICAL SERVICES LLC
CONSULTING ENGINEERS
404 FRANKLIN ST - WAUSAU, WI 54403
PHONE & FAX - (715)843-7292
WWW.MTSLLC.NET

REVISION DATE
SURVEYED: RIVERSIDE
DESIGNED: MTS
DRAWN BY: NSB
APPROVED: MWT

EROSION CONTROL DETAILS
GREAT NORTHERN DISTILLING
CITY OF STEVENS POINT, PORTAGE CO.

SCALE
NO SCALE
SHEET NO.



MARATHON TECHNICAL SERVICES LLC
CONSULTING ENGINEERS
404 FRANKLIN ST - WAUSAU, WI 54403
PHONE & FAX - (715)843-7292
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REVISION DATE

SURVEYED: RIVERSIDE
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DETAILS

GREAT NORTHERN DISTILLING
CITY OF STEVENS POINT, PORTAGE CO.

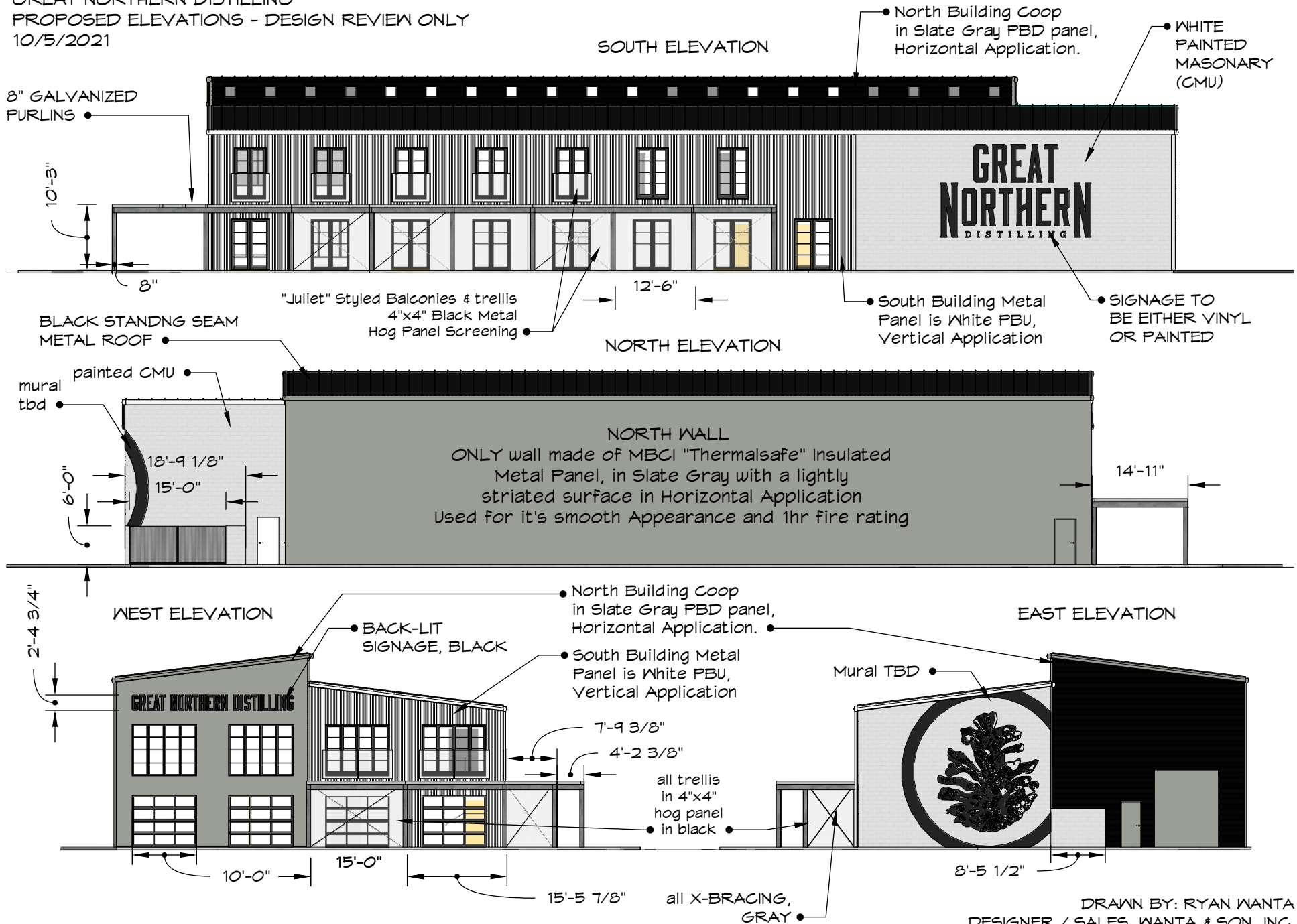
SCALE

NO SCALE

SHEET NO.

9

GREAT NORTHERN DISTILLING
PROPOSED ELEVATIONS - DESIGN REVIEW ONLY
10/5/2021



SHOWN TO SCALE: 1" = 20'-0"

DRAWN BY: RYAN WANTA
DESIGNER / SALES, WANTA & SON, INC.
P: (715) 573-6689 E: ryan@wanta.com



*Wanta
& Son*

DESIGN/BUILD SERVICES


© Ryan Wanta



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**GREAT
NORTHERN**
DISTILLING

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MEMORANDUM

To: City Plan Commission

From: Ryan Kernosky, Director of Community Development 

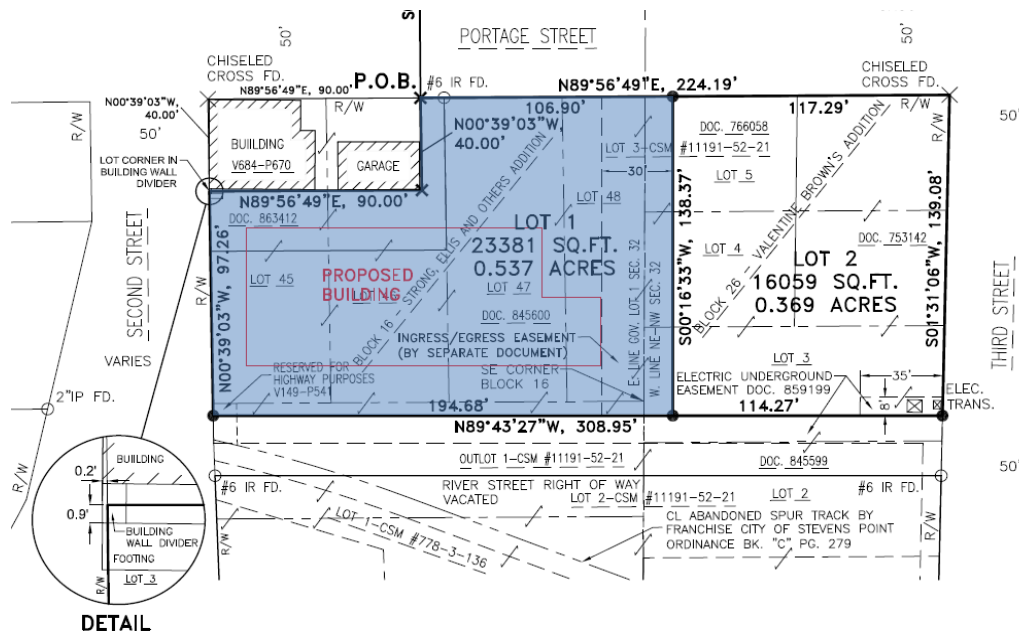
Date: November 1, 2021

RE: Request from the Redevelopment Authority to Sell 1009/1013 Second Street

Background: The Redevelopment Authority has authorized the sale of 1009/1013 Second Street for the development of Great Northern Distillery. The parcel to be sold will be 23,381 sf in size, and will leave a remanent lot to the east for other development opportunities. The proposed Certified Survey Map is highlighted below.

Staff Recommendation: Staff recommends APPROVAL of the sale of 1009/1013 Second Street.

Please let me know if you have any additional questions or comments.



www.stevenspoint.com

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CERTIFIED SURVEY MAP

BEING PART OF LOTS 45 AND 46 OF BLOCK 16 OF STRONG, ELLIS AND OTHERS ADDITION, AND ALL OF LOT 3 OF PORTAGE COUNTY CERTIFIED SURVEY MAP NUMBER 11191-52-21, LOCATED IN GOVERNMENT LOT 1 AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

NOTES

THIS INSTRUMENT WAS DRAFTED BY PATRICK J. FUEHRER.

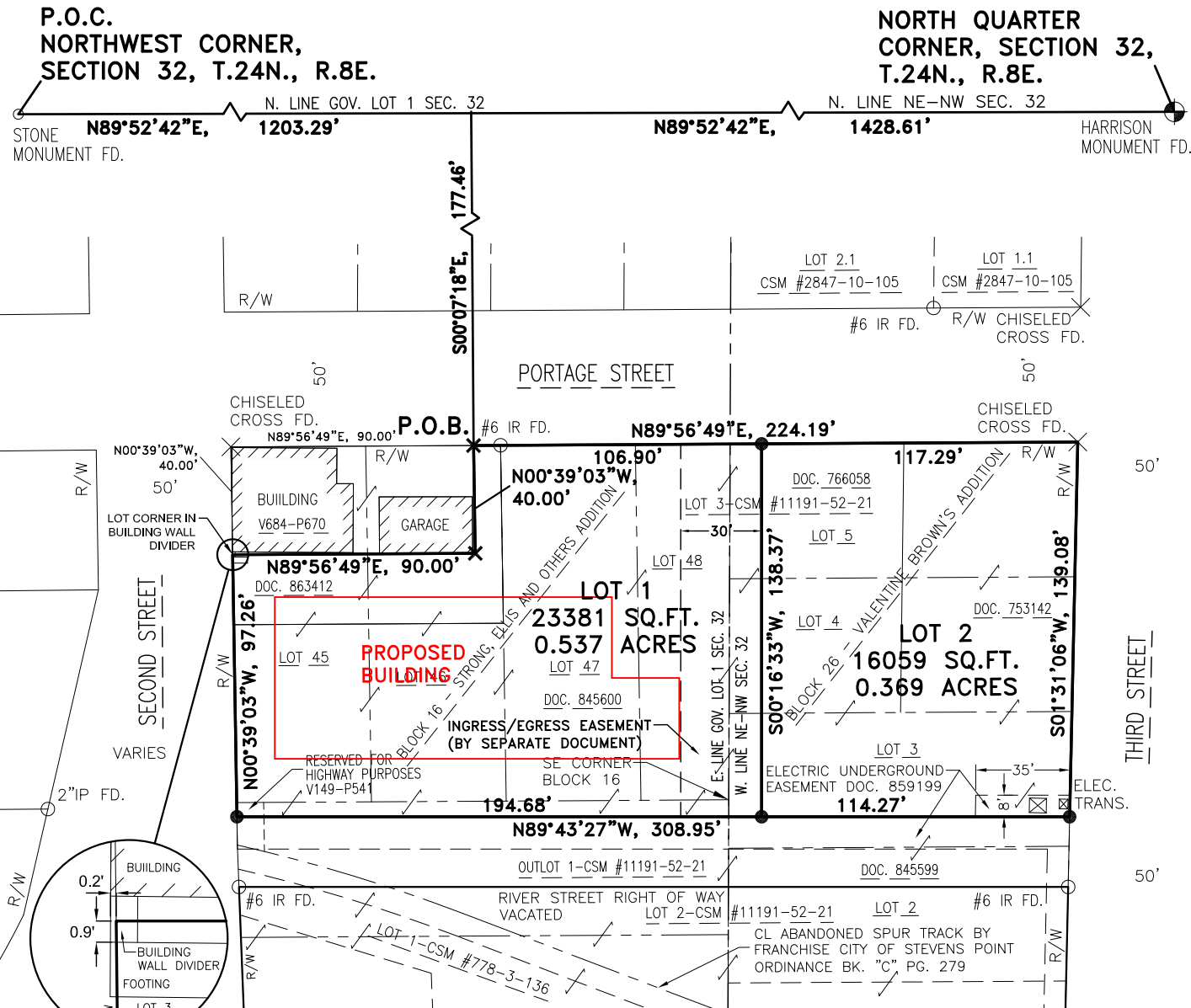
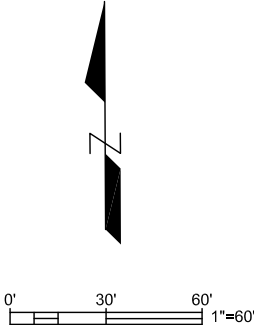
THE BEARINGS HEREIN ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM-PORTAGE COUNTY-NAD 1983. THE NORTH LINE OF GOVERNMENT LOT 1 OF SECTION 32 BEARS N89°52'42"E.

THIS CSM IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

LEGEND

- 3/4" X 18" IRON REBAR SET-1.5#/FT.
- ✕ CROSS SET IN CONCRETE

PRELIMINARY



P.O.C.
NORTHWEST CORNER,
SECTION 32, T.24N., R.8E.

NORTH QUARTER
CORNER, SECTION 32,
T.24N., R.8E.

DETAIL



MEMORANDUM

To: City Plan Commission

From: Ryan Kernosky, Director of Community Development 

Date: November 1, 2021

RE: **Proposed ADU/ACU Ordinance**

Please see the attached draft ordinance pertaining to Accessory Dwelling Units and Accessory Commercial Units (ADU/ACU).

The draft ordinance takes into consideration feedback from the neighborhood meetings staff had in seven aldermanic districts over the summer months. As we've stated before, there was no consensus on the entirety of the proposed ordinance, but there were common themes staff took away from those discussions. Those common themes are included as part of this draft ordinance.

All ADU/ACU's are a Conditional Use in all Residential Zoning Districts

Neighbors expressed concern that the original ordinance allowed ADU/ACU as a permitted use in all Residentially Zoned Districts (R-LD, R-1, R-2, R-3, R4, and R-5), and wished to be notified and allowed to provide testimony during the regulatory process. As a result, staff made all ADU/ACU's a Conditional Use Permit as part of the rewritten ordinance. As a reminder, all property owners within 200' of the subject property are notified of the Conditional Use Permit application.

Setbacks for ADU/ACU's must meet the same setbacks as the principal structure on the lot

Under the previous ordinance, ADU/ACU's were allowed to be constructed consistent with the accessory structure setbacks. Neighborhoods expressed concern that an ADU could be 3' from the side and rear lot line, and felt more comfortable if the ADU/ACU met the same setback requirements as the principal structure.

The chart on the next page breaks down each setback for each of the zoning districts.

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	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Lot Size Minimum for SFD
R-LD	50	30	50	2 acres
R-1	30	Total of 25', one side not less than 12 ft.	30	16,500 sf
R-2	25 ft. On corner lots with 50' of frontage and less, street setback 25' and 20'	20 ft. Total of both sides, one side not less than 8' for buildings not over 2 ½ stories	Not less than 20% of lot depth but not less than 15' and need not exceed 30 ft.	8,000 sf
R-3	25 ft. On corner lots with 50' of frontage and less, street setback 25' and 20'	Minimum of 7 ½' on each side for buildings not over 2 ½ stories	25 ft. On corner lots with 50' of frontage and less, street setback 25' and 20'	5,000 sf*
R-4	25	10	Not less than 20% of lot depth, but not less than 15 ft. And need not exceed 30 ft.	8,000 sf
R-5	25	10	20	8,000 sf

***Lot Size Minimums Change for R-3 Zoning**

Under the previous ordinance, ADU/ACU's could be constructed provided that the minimum square footage of the lot met the standards for 1 unit/SFD within the zoning district. Those residents with the R-3 zoning expressed concern that the 5,000 sf minimum was too dense. As a result, staff increased the minimum density for R-3 from 5,000 sf to 10,000 sf.

Owner Occupancy

Within the proposed ordinance, the owner of the property in which the ACU or ADU is created must continue to occupy the principal residential use on the site as their primary residence for a period of at least ten months in a calendar year. A restrictive agreement between the property owner and the City shall be recorded prior to occupancy being granted.

Tourist Rooming Houses are prohibited uses for ADU/ACU's

A consistent message from the neighborhood meetings included concerns about allowing ADU/ACU's for tourist rooming houses (Air B&B, VRBO). As a result, staff prohibited the ability to utilize ADU/ACU's as tourist rooming houses.

Staff Comments

There is no formal action required. Please provide any final feedback to City staff to be incorporated before we publish the proposed ordinance for a public hearing.

Please let staff know if you have any questions or concerns. Thank you.

14) Accessory Commercial Units and Accessory Dwelling Units.

a) Definitions

- 1) Accessory Commercial Units (ACU) is a small detached commercial unit that are accessory to the principal residential use on the site. Uses of ACUs are subject to Home Occupation Regulations as defined in this Chapter.
- 2) Accessory Dwelling Units (ADU) are defined as a small, detached secondary place of residence on the same lot as the principal residential dwelling. ADUs are independently habitable and provide the basic requirements of shelter, heating, cooking and sanitation.

b) Where permitted. ACUs and ADUs shall be a conditional use in the R-LD, R-1, R-2, R-3, R-4 and R-5 zoning districts.

c) Setbacks. ACUs and ADUs shall meet the minimum setback requirements for principal structures of the zoning district or overlay zoning district for which it is located. All ACU and ADUs shall be a minimum of 10 feet from any other structure on the parcel.

d) Lot size. ACUs and ADUs shall be allowed only on a lot after meeting the minimum lot area requirements for single family use within the zoning district for which the property is located. For lots zoned "R-3" Single- and Two Family Residential, the minimum lot size requirement shall be 10,000 square feet. No construction of an ADU shall result in an impervious lot coverage ratio exceeding 60% of the total lot area.

e) Square Footage Limitations.

- 1) Minimum size. ADUs shall meet the minimum size requirements as outlined in Ch. 21.08 of the Revised Municipal Code of the City of Stevens Point.
- 2) Maximum size. ADUs shall not exceed the maximum size allowed for detached accessory structures as outlined in Chapter 30 of the Revised Municipal Code of the City of Stevens Point.
- 3) Calculation of ACU and ADU square footage. ACU and ADU square footage calculations are exempt the square footage calculations outlined in Chapter 30 for detached accessory structures.

f) Height limitations. ACUs and ADUs shall not exceed 20 feet in height, not including the height of roof gables.

- g) Owner occupied. The owner of the property in which the ACU or ADU is created must continue to occupy the principal residential use on the site as their primary residence for a period of at least ten months in a calendar year. A restrictive agreement between the property owner and the City shall be recorded prior to occupancy being granted.
- h) Utility connections. All utility connections for ACUs and ADUs shall have separate connections from the principal structure located on the same lot.
- i) Number of occupants allowed. The number of occupants allowed in an ADU shall be consistent with the definition of Family as outlined in this chapter.
- j) Number of ACUs and ADUs allowed. One ACU or ADU is permitted per lot.
- k) Tourist Rooming House Prohibited. ADUs are prohibited to be utilized as a tourist rooming house.



MEMORANDUM

To: Plan Commission

From: Ryan Kernosky, Director of Community Development

Date: November 1, 2021

RE: **Monthly Director's Report**

Development Updates:

Point Motel/Lokre Development: The Point Motel has been razed. The proposed project will likely begin construction this spring.

Northside Yard (1017 Third St): Framing is under construction for building two (SE corner of the building). The first disbursement of the CDI grant has occurred, second disbursement will occur in the coming months.

Delta Dental Corporate Headquarters: Final interior work is being completed.

Lineage Logistics: Project is complete.

Wanta Live/Work: No additional information.

Doolittle Drive Duplex Development: Under Construction.

Convent Development: Developer was awarded ~\$1.4M in WHEDA Housing Tax Credits for the first phase of the project (convent and three townhomes). City staff is working with the developer on the extension of Union Street north.

Fox Theatre: Demo permit has been issued for interior demo. The Marquee has been removed.

Marshfield Clinic Addition: Project is ongoing.

Forest Creek Subdivision: Project is currently on hold as City staff work on a possible boundary agreement with the Town of Hull.

First State Bank: Framing is underway. Project is ongoing.

Stevens Point Hyundai Dealership: Project is ongoing.

GI Associates Clinic: Project is ongoing.

Caribou Coffee Drive Thru: No updates at this time.

Special Projects Updates:

Targeted Area Master Plan – Downtown: City staff has worked with Vandewalle on an alternative plan to the WPS Superfund site. While the plan has been completed for a few months, we've been hopeful that we are going to be able to present the information in-person. Additionally, staff has provided the amended plan to Verso for their review of compliance with FIRC regulations.

Strategic Planning: The City's Strategic Planning Core Team and the consultant continue to work on the makings of this document. While the plan is nearly ready for public consumption, Plan Commission and the Common Council be the next groups to review the document for final comments before final adoption. A joint meeting is scheduled for November 10th.

Downtown Business Improvement District: Staff had been working on this project with the Downtown Business Alliance. At this time, this project is at a standstill.

City Comprehensive Plan & Zoning Code Update: A formal update will be provided at the December Plan Commission.

Housing Taskforce: Door2Dreams, Inc and City staff provided presentations on various issues with housing in the City. The group is scheduled to meet again in late November to hear a presentation on the ALICE Report from the United Way.

Public Policy Updates:

Accessory Dwelling Unit Code Amendment: This amendment will likely be coming back in December for consideration.

Principal Structure Housing Size Minimums: Staff has researched what other communities have as housing minimums in similar zoning codes. We will likely have a document for consideration/discussion in a 2022 Plan Commission meeting.

Economic Development Updates:

2021 Construction Numbers: State-wide it appears that 2021 commercial/industrial construction will be significantly down from 2019/2020. Almost all of the slow-down indicates this is due to the COVID pandemic and the uncertainties of the future of the economy.

Stevens Point Home Sales: The seasonal slow-down is occurring, but number of homes sold is up from the last year, and the median sale price is up as well.

Other Updates:

Edgewater Manor Relocation: There are 15 residents remaining at Edgewater who do not have relocation plans at this time. City staff has issued a formal notice of closure of May 3, 2022.

Assistant Assessor: Property Appraiser Sandy Kratzke was promoted to Assistant Assessor this month. We are looking at ways to backfill Sandy's position.