



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 Beacom
- Commissioner Cooper
- Commissioner Rice
- Commissioner Schuler

AGENDA

CITY PLAN COMMISSION

Date and Time:	September 7, 2023 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 835 6629 7626 Passcode: 798329 <u>By Computer:</u> https://us02web.zoom.us/j/83566297626?pwd=cmVzbXFuYk1nTGZyRmRkcl <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 September 7, 2023 meeting of the City Plan Commission.
3. Report of the August 7, 2023 meeting of the City Plan Commission.
4. Public Hearing and action on a request from Ryan Wanta, representing SPB LLC, for a conditional use permit to construct an addition onto an alcohol production facility located at 2617 Water Street (Parcel ID 281230805101813), consistent with Ch. 23.02(3)(a)(3)(s) and Ch. 23.02(3)(a)(4).
5. A request from the City of Stevens Point to purchase an unaddressed parcel adjacent to Jefferson Street and LaSalle Avenue (Parcel ID 020240836-09).

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.

6. June and July 2023 Monthly Reports.

Closing Section:

7. Adjourn

REPORT OF CITY PLAN COMMISSION

August 7, 2023 – 6:00 PM
In-Person & Zoom Conference Call Meeting

PRESENT: Alderperson Kneebone, Commissioner Beacom, Commissioner Cooper, Commissioner Rice, and Commissioner Schuler.

ALSO PRESENT: Associate Planner/Zoning Administrator Kuhn, Technician Mohr, Alderperson Keymer, Alderperson Shuda, Alderperson Lang, Katie Kopas, Cory Presnick, Tony Mertes, Alan Kirchhoff, Bon Fitzgerald, Nathan Lucht, 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 July 6, 2023 meeting of the City Plan Commission.
3. Public Hearing and action on a request from Nathan Lucht for a conditional use permit to construct a detached garage using setback requirements of the "R-TND" Traditional Neighborhood Overlay District for the property located at 1919 Division Street (Parcel ID 281240832404708), consistent with Ch. 23.02(1)(h)(3).
4. Public Hearing and action on a request from Priority Engineering LLC, representing CORTA Stevens Point 2 LLC, for a conditional use permit to construct a car wash on an unaddressed parcel off of U.S. Highway 10 East (Parcel ID 281240836240004), consistent with Ch.23.02(2)(e)(3)(e).
5. A request from Priority Engineering LLC, representing CORTA Stevens Point 2 LLC, for a Site Plan Review to construct a car wash on an unaddressed parcel off of U.S. Highway 10 East (Parcel ID 281240836240004), consistent with Ch. 23.02(2)(e)(5).
6. A request from Kelsy Hayes, representing Ross Dress for Less, for a sign variance to install one wall sign exceeding maximum size restrictions on the property located at 5601 U.S. Highway 10 East (Parcel ID 281240836230019), consistent with Ch. 25.14.
7. Director's Report. A verbal report will be provided during the meeting.

Closing Section:

8. Adjourn.
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Opening Section:

1. Roll call.

Present: Kneebone, Beacom, Cooper, Rice, Schuler

Excused: Wiza, Arntsen

Director Kernosky introduced new Commissioner Mike Beacom and opened the floor for Temporary Chairperson nominations.

Motion by Alderperson Kneebone to nominate Commissioner Cooper as Temporary Chairperson; seconded by Commissioner Schuler.

Motion carried 5-0.

Discussion and possible action on the following:

2. Report of the July 6, 2023 meeting of the City Plan Commission.

Motion by Alderperson Kneebone to approve the report of the July 6, 2023 meeting of the City Plan Commission; seconded by Commissioner Rice.

Motion carried 5-0.

3. Public Hearing and action on a request from Nathan Lucht for a conditional use permit to construct a detached garage using setback requirements of the "R-TND" Traditional Neighborhood Overlay District for the property located at 1919 Division Street (Parcel ID 281240832404708), consistent with Ch. 23.02(1)(h)(3).

Associate Planner/Zoning Administrator Kuhn summarized the request for a conditional use permit to construct a 480 sq.ft. detached garage using the Traditional Neighborhood Overlay District. Staff had no further concerns and recommended approval with conditions outlined in the staff report.

Temporary Chairperson Cooper declared the public hearing open.

Temporary Chairperson Cooper declared the public hearing closed.

Commissioners had the following comments:

- Inquiry as to the setbacks of the historic garage on site.
- Inquiry as to whether there were fence line concerns with the abutting properties, to which staff indicated that the proximity of the fence line was not a concern.
- The proposed would enhance the property, especially in an area that usually could not accommodate a 2-car garage.

Nathan Lucht, applicant, provided the following comments:

- The previous building had not been a garage, but a garden shed, and had since been removed. The area was now plot of dirt.
- Has had previous concerns with both abutting property owners about request.
- Existing fence line would be a little over 2FT from the proposed garage.

Motion by Alderperson Kneebone to approve the request from Nathan Lucht for a conditional use permit to construct a detached garage using setback requirements of the "R-TND" Traditional Neighborhood Overlay District for the property located at 1919 Division Street (Parcel ID 281240832404708), consistent with Ch. 23.02(1)(h)(3) with the following:

1. **A building permit shall be obtained prior to the start of construction.**
2. **Staff shall have the ability to approve minor amendments to the proposed project plan.**

seconded by Commissioner Beacom

Motion carried 5-0.

4. Public Hearing and action on a request from Priority Engineering LLC, representing CORTA Stevens Point 2 LLC, for a conditional use permit to construct a car wash on an unaddressed parcel off of U.S. Highway 10 East (Parcel ID 281240836240004), consistent with Ch.23.02(2)(e)(3)(e).

Associate Planner/Zoning Administrator Kuhn summarized the request for a conditional use permit to construct a 4,355 sq.ft. car wash facility. Additionally, the following agenda item would include a required site plan review due to the proposed project's proximity to U.S. Highway 10 East. After review, staff had no further concerns and recommended approval with conditions outlined in the staff report.

Commissioners had the following comments:

- Comment that the proposed would mark the third car wash coming before the commission recently. There was a follow-up inquiry on whether City utility staff had concerns on it affecting service, to

which staff confirmed that utilities had reviewed the project, adding that the water would be recycled into the sanitary system.

- Inquiry on whether there were concerns for long term planning as it related to developments that could not be repurposed if the business were to go under, as retail buildings could be remodeled, but car washes could not. Staff generally agreed that they hadn't seen many car washes be redeveloped, however the land was usually more desirable. The scenario would likely include the razing and/or removal of the car wash for new redevelopment.

Temporary Chairperson Cooper declared the public hearing open.

Tony Mertes (5757 Clark St), immediate property owner to the East, noted concerns for noise and privacy, and that a 5-foot wooded buffer would not be sufficient. He asked that this be considered more.

Temporary Chairperson Cooper declared the public hearing closed.

Discussion ensued on the potential of adding additional screening between the residential properties.

Motion by Alderperson Kneebone to amend the request from Priority Engineering LLC, representing CORTA Stevens Point 2 LLC, for a conditional use permit to construct a car wash on an unaddressed parcel off of U.S. Highway 10 East (Parcel ID 281240836240004), consistent with Ch.23.02(2)(e)(3)(e) with the following:

1. Eight-foot-tall privacy fencing shall be installed five feet to the west of the east lot line.

seconded by Commissioner Beacom

Motion carried 5-0.

Motion by Commissioner Cooper to approve the request from Priority Engineering LLC, representing CORTA Stevens Point 2 LLC, for a conditional use permit to construct a car wash on an unaddressed parcel off of U.S. Highway 10 East (Parcel ID 281240836240004), consistent with Ch.23.02(2)(e)(3)(e) with the following:

1. The car wash shall not be in operation during the hours of 9:00pm to 6:00am daily.
2. Eight-foot-tall privacy fencing shall be installed five feet to the west of the east lot line.
3. Staff shall have the ability to approve minor amendments to the approved site plan.

seconded by Commissioner Schuler

Motion carried 5-0.

5. A request from Priority Engineering LLC, representing CORTA Stevens Point 2 LLC, for a Site Plan Review to construct a car wash on an unaddressed parcel off of U.S. Highway 10 East (Parcel ID 281240836240004), consistent with Ch. 23.02(2)(e)(5).

Associate Planner/Zoning Administrator Kuhn reiterated that the current item was related to the previous request, which itself required a site plan review due to the proposed project's proximity to U.S. Highway 10 East. Staff provided additional site details and had no further concerns. They recommended approval with conditions outlined in the staff report.

Commissioners had the following comments:

- Inquiry on the site standard for non-operating hours as it related to overnight lighting.

Bon Fitzgerald, representing the applicant, stated that site lighting would be shut at the end-of-day operation.

Temporary Chairperson Cooper asked for comments from the audience, to which there were none.

Motion by Commissioner Schuler to approve the request from Priority Engineering LLC, representing CORTA Stevens Point 2 LLC, for a Site Plan Review to construct a car wash on an unaddressed parcel off of U.S. Highway 10 East (Parcel ID 281240836240004), consistent with Ch. 23.02(2)(e)(5), with the following:

1. An erosion control permit shall be obtained prior to the start of any land disturbance.

2. **Silt fencing shall be installed along the north lot lines during the duration of construction.**
3. **An exterior knox box shall be installed by the main entry door, subject to the review and approval of the City Fire Marshal.**
4. **A sign package shall be subject to the Zoning Administrator for review and approval.**
5. **A minimum 16-foot parking lot aisle width shall be provided between the pay stations and the off-street parking area.**
6. **Additional landscaping shall be provided around the vacuum equipment enclosures, subject to the review and approval of the Zoning Administrator**
7. **The applicant shall provide updated architectural plans to the Zoning Administrator for review and approval. The update plan shall provide additional façade materials and architectural elements for the north facing wall of the building.**
8. **A turnaround shall be constructed at the end of the proposed private driveway, subject to the review and approval of the City Fire Marshal.**
9. **The existing wood area along the east lot line, located between the proposed infiltration basin and the east lot line, shall not be clearcut.**
10. **A building permit shall be obtained prior to the start of construction.**
11. **Staff shall have the ability to approve minor amendments to the approved plan.**

seconded by Commissioner Rice

Motion carried 5-0.

6. A request from Kelsy Hayes, representing Ross Dress for Less, for a sign variance to install one wall sign exceeding maximum size restrictions on the property located at 5601 U.S. Highway 10 East (Parcel ID 281240836230019), consistent with Ch. 25.14.

Associate Planner/Zoning Administrator Kuhn provided a history of the sign variance request that had been previously kicked back to staff after the last Plan Commission meeting. Since then, staff had come to a compromise with the applicant. That updated request was before the commission, with no further concerns from staff. Approval was recommended as outlined in the staff report.

Commissioners had the following comments:

- Inquiry on whether the proposed ratio would become the new standard going forward, and how taking action on the item would affect the remaining tenants, to which staff explained that staff had put forth a proposal they felt was a reasonable compromise for the current tenant and request.

Temporary Chairperson Cooper asked for comments from the audience.

Katie Kopas, also representing the applicant, inquired on whether there would be a special Common Council meeting to review their request.

Director Kernosky indicated while that had been discussions on the possibility of a special meeting, the request would officially be heard at the regular Common Council meeting.

Motion by Alderperson Kneebone to approve the request from Kelsy Hayes, representing Ross Dress for Less, for a sign variance to install one wall sign exceeding maximum size restrictions on the property located at 5601 U.S. Highway 10 East (Parcel ID 281240836230019), consistent with Ch. 25.14; seconded by Commissioner Rice.

Motion carried 5-0.

7. Director's Report. A verbal report will be provided during the meeting.

Director Kernosky provided brief verbal updates, if available, on:

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

Closing Section:

8. Adjourn.

Meeting adjourned at 6:34 PM.

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

Administrative Staff Report

Construct an Addition Stevens Point Brewery

2617 Water Street

September 7, 2023

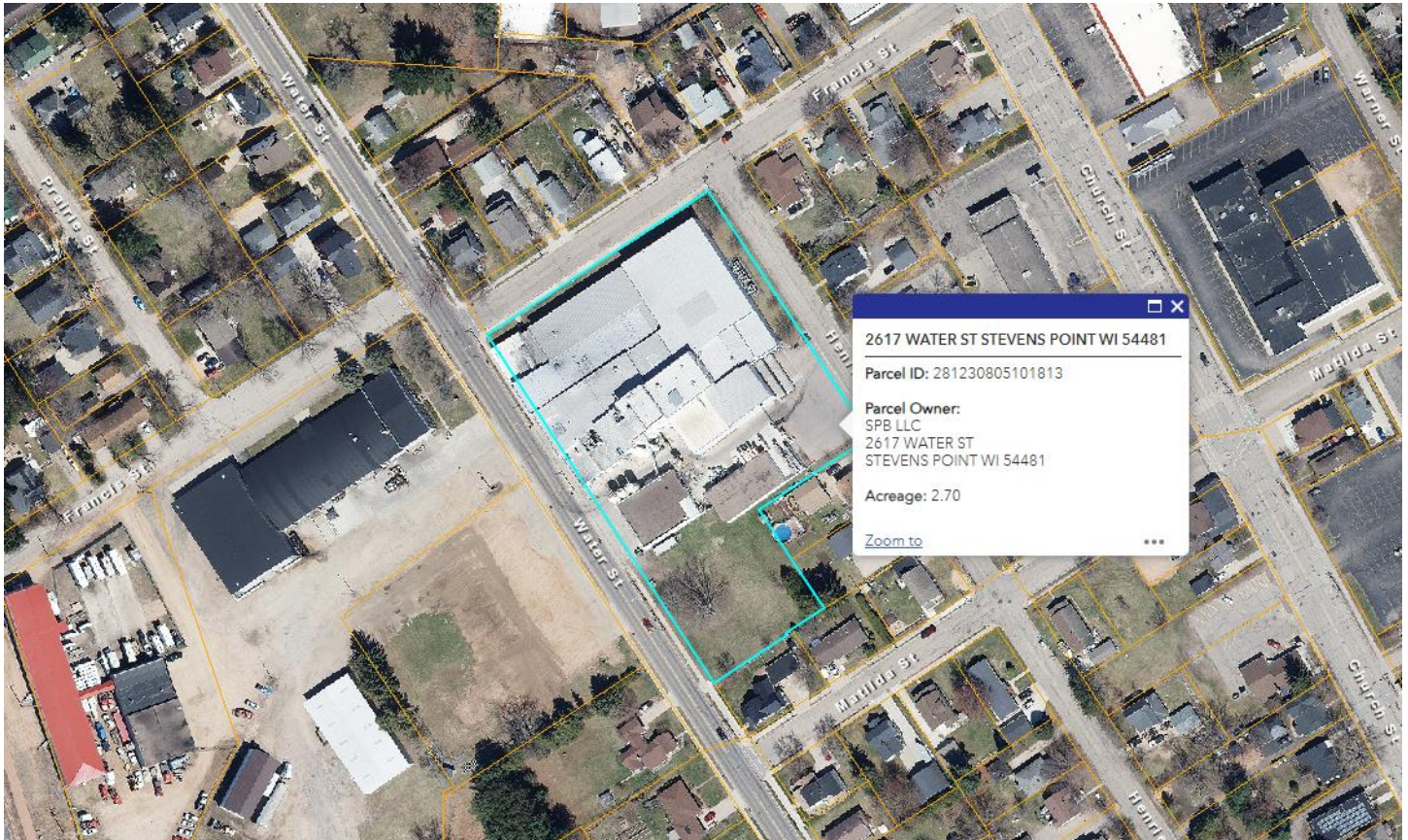


Department of Community
Development

Applicant(s): - Ryan Wanta, representing SPB LLC Staff: - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281230805101813 Zone(s): "M-1" Light Industrial Master Plan: - Industry Council District: - District 10 Ald. Fishler Lot Information: - Frontage: 1,089 ft. - Depth: 296 ft. - Lot Size: 117,414 sq. ft. (2.7 ac.) Current Use: - Production of alcoholic beverages Applicable Regulations: 23.02(3)(a)(3)(s) 23.02(3)(a)(4)	Request - Public Hearing and action on a request from Ryan Wanta, representing SPB LLC, for a conditional use permit to construct an addition onto an alcohol production facility located at 2617 Water Street (Parcel ID 281230805101813), consistent with Ch. 23.02(3)(a)(3)(s) and Ch. 23.02(3)(a)(4). Attachment(s) - Application - Plans Findings of Fact - The applicant is requesting to construct a 1,572 sq ft addition onto an existing malt building located at Stevens Point Brewery. - Along with this proposed addition, Stevens Point Brewery is proposing to remodel the existing malt building into a new taproom and retail shop. - Outside of the proposed taproom will include a 924 sq ft covered patio to the southeast of the proposed addition and additional on-site parking along Water Street. - Alcohol production facilities and accessory uses are a conditional use within the "M-1" Light Industrial District – the zoning designation for the subject property. - The proposed addition is set back 25' 9" from the Water Street Right-of-Way. 30 feet of street setback is required for lots zoned "M-1" Light Industrial. - Lots that abut two or more streets are permitted, via a conditional use permit, to have a lesser street setback than the 30 feet that is required. At no point can the proposed street setback be less than 20 feet. - The Plan Commission and Common Council may attach additional conditions onto this request as necessary. Staff Recommendation Approve the request for a conditional use permit to construct an addition onto an alcohol production facility located at 2617 Water Street (Parcel ID 281230805101813), subject to the following conditions:
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1. An updated site plan shall be provided that addresses accessible parking stall accommodations on the property, subject to the review and approval of the Zoning Administrator.
2. A building permit shall be obtained prior to the start of construction.
3. Staff shall have the ability to approve minor amendments to the plan submittal.

Vicinity Map



Background

Overview: The applicant is requesting to construct a 1,572 sq ft addition onto an existing malt building located at Stevens Point Brewery. Along with the proposed addition, the existing malt building is planned to be renovated into a taproom and retail shop. To the southeast of the proposed addition will include a 924 sq ft covered patio, located partially where the existing beer garden is, to provide an outdoor area where visitors of Stevens Point Brewery can frequent. Lastly, accessible parking stalls are proposed to be located to the south of the proposed addition to provide on-site parking accommodations for visitors.

For this proposed addition, a conditional use permit would be needed for two reasons – the first due to the proposed land use, while the second is due to development restrictions of the “M-1” Light Industrial District. The subject property is zoned “M-1” Light Industrial. Within the “M-1” Light Industrial District, alcohol production facilities and its accessory uses are a conditional use within this zoning classification.

Sec. 23.02(3)

(a) “M-1” Light Industrial District

(3) Conditional Uses

(s) Manufacturing, bottling and distribution of alcoholic beverages

As shown within the attached plan submittal, the proposed addition will have a setback off of Water Street of 25' 9". The front-facing wall of the proposed addition will provide an identical street setback as the street setback that is currently provided by the malt building. In the City's higher-intensity zoning districts, including the "M-1" Light Industrial District, modified street setbacks can be asked for, via a conditional use permit, for properties that abut two or more streets. The subject property, abutting Water Street, Francis Street and Henrietta Street, would typically require 30 feet of setback from each street. However, via a conditional use permit, an applicant can ask for a lesser street setback requirement (no less than 20 feet).

"M-1" LIGHT INDUSTRIAL DISTRICT

USE	LOT AREA AND DENSITY	LOT WIDTH	HEIGHT OF STRUCTURE	SIDE YARD	STREET SETBACK	REAR YARD	PARKING	AREA OF STRUCTURE
All permitted uses	8,000 Sq. Ft. Lot area	80 ft.	50 ft. or 125 ft. If fire prevention system approved by Fire Dept.	10 ft. Each side yard and 20 ft. For side yards adjoining any "r" district	30 ft. In cases where a property is bounded by 2 or more public rights-of-way, the Common Council may, via Conditional Use Permit, reduce the street setback from the required 30 ft., but may not reduce the setback to less than 20 feet, and must maintain one street setback at 30 ft.	20 ft.	Per 23.01(14)	0
Cond. Uses	As set by the Plan Commission and Common Council							

The proposed development has been reviewed subject to the City's fourteen standards to review a conditional use permit request. An analysis of this proposed development is found below.

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 Stevens Point Brewery has been an established use for many years within this community. Due to the history of the brewery and how it has evolved over time, the use is surrounded by a variety of different land uses, including single-family residential uses.

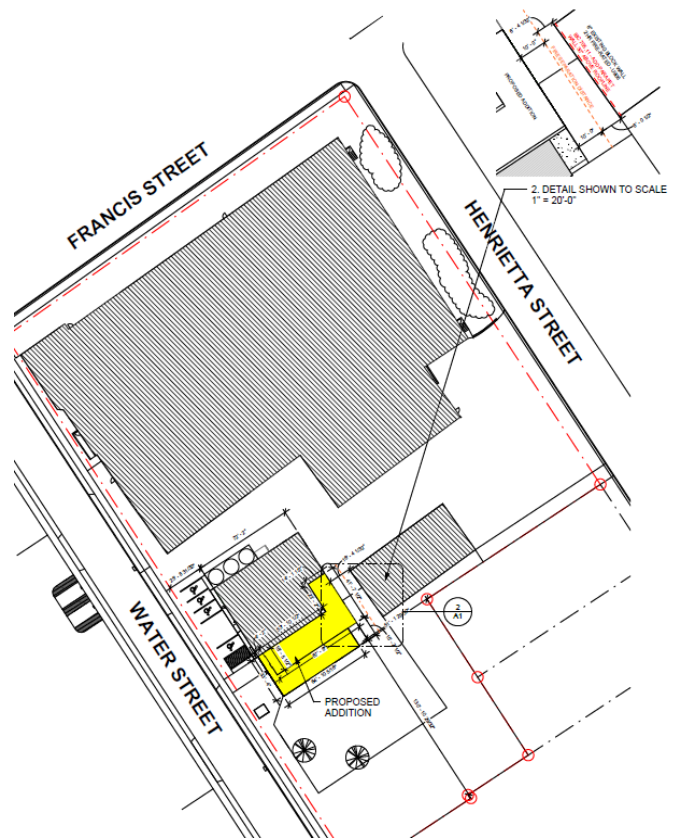
Findings: It is not uncommon for communities with a predominant manufacturing background to have single-family residences adjacent to higher intensity manufacturing uses. While this may not be ideal, historically, the single-family homes were typically occupied by the workers of the adjacent manufacturing business. Given this, careful planning took place during each phased addition of the Stevens Point Brewery to better reduce the negative impacts of incompatible land uses. By having the existing beer garden and greenspace separate the

proposed addition with adjacent single-family homes to the south and east, staff believes that negative impacts should be minimized. In addition, six-foot-tall privacy fencing currently exists along the southeast and east lot lines of the subject property to provide a permanent separation between these two land 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: As stated above, a conditional use permit would be needed for two reasons. The first is due to the proposed land use of the renovated taproom being a conditional use within the “M-1” Light Industrial District, while the second reason is to ask for a lesser street setback off of Water Street as part of this proposed building addition.

Findings: Single-family residential uses surround the subject property. As stated earlier, appropriate land use controls and development restrictions took place for each phased addition of the Stevens Point Brewery to address an industrial use being adjacent to single-family residential uses. Based on the intended land use of this taproom, along with the lesser street setback being off of Water Street, staff believes that the requested addition would not substantially diminish and impair neighboring property values.



Proposed Building Addition

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. The City’s Comprehensive Plan identifies this area for industry. According to the Comprehensive Plan, “industrial land use[s] includes processing and manufacturing operations, trucking operations, as well as wholesale sales and establishments with large amounts of outside storage of materials.”

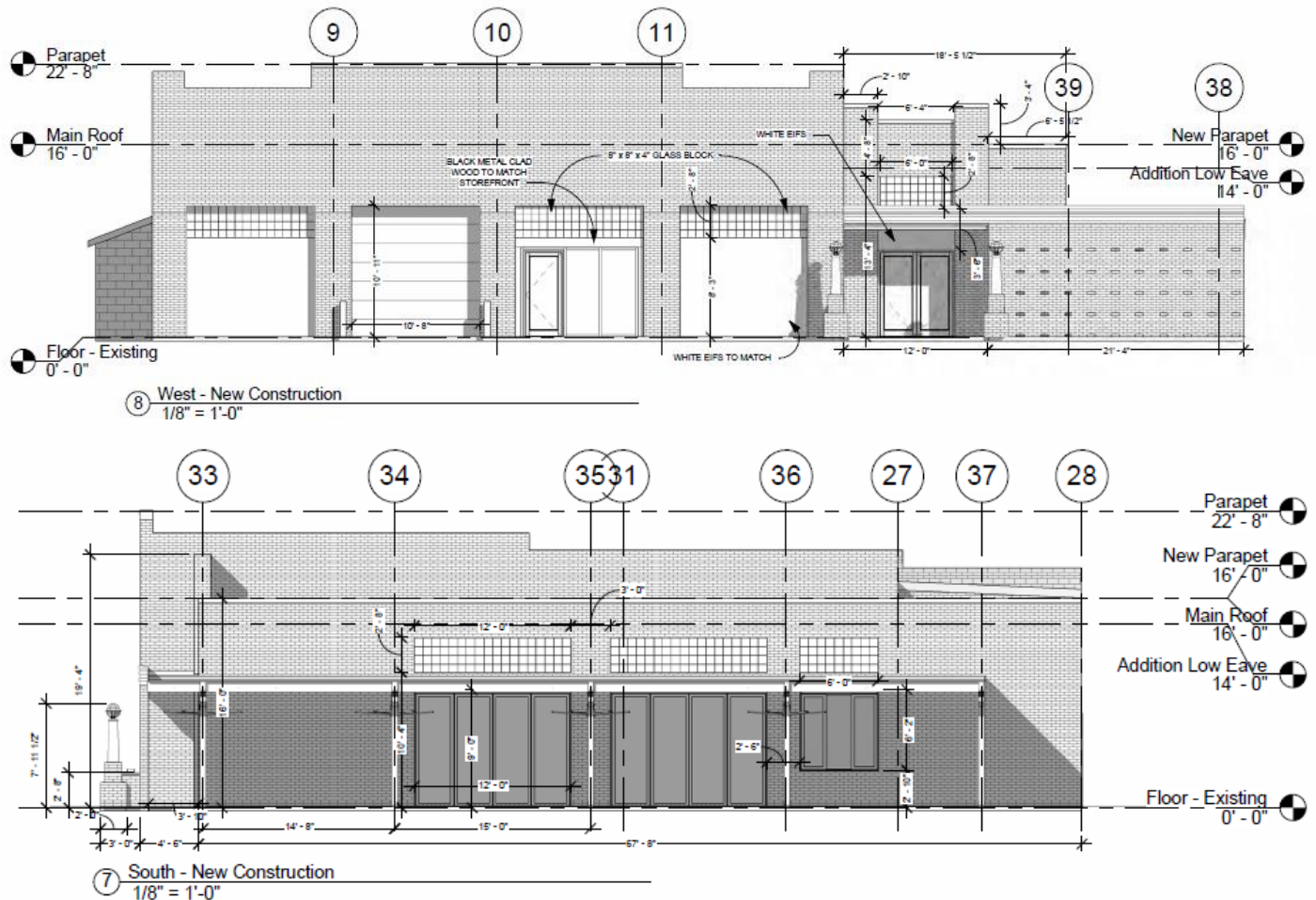
Findings: See standards one and two above. The applicant’s proposal will not impede on the normal and orderly development and improvement of the surrounding area.

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: White brick is proposed to be the predominant façade material for the addition, which is the same material and color that currently exists on the building. Additional façade improvements include adding service doors and windows along the south elevation of the building (leading to the covered patio), retrofitting existing overhead doors along the west elevation into smaller doors with transom windows, and the construction of a

covered patio. Given the age of the Stevens Point Brewery complex, this proposed addition will use standards traditionally used for historic buildings within the City's Downtown – namely that the proposed addition complements the historic building on the site but does not detract and mimic attributes of the existing building.

Findings: Staff believes that the proposed addition is designed in a way that is standard for industrial uses located within, but provides variation in façade material and architectural elements (unlike a blank metal sided wall) that compliments adjacent residential uses.



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

Analysis: Additional utility connections are planned to service the proposed additional, and said connections are planned to come off of Water Street. The City's Utilities Department has reviewed the request and believes that existing utility infrastructure off of Water Street can support the additional connections planned. No additional access roads are planned. Access into the taproom will come off of an existing driveway located off of Water Street. With the greenspace located to the southeast of the proposed additional, staff believes that adequate drainage exists given the additional impervious surfacing provided on the subject property.

Findings: Staff believes that 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 proposed addition will be serviced off of an existing driveway located along Water Street. An existing off-site parking lot, located on the opposite side of Water Street, services employees and visitors of the Stevens Point Brewery. As shown within the attached plans, additional accessible parking stalls are proposed on the subject property to provide some on-site parking options. With the proposed parking plan calling for motorists to back into oncoming traffic (Water Street) in order to leave the subject property, staff is requesting that an updated parking plan is submitted to address these concerns. Initially discussed, one option is to provide a one-way parallel parking aisle that meets minimum parking requirements per the City's Zoning Code and the Americans with Disabilities Act.

Findings: Staff believes that this standard is met provided that the above condition is fulfilled.

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

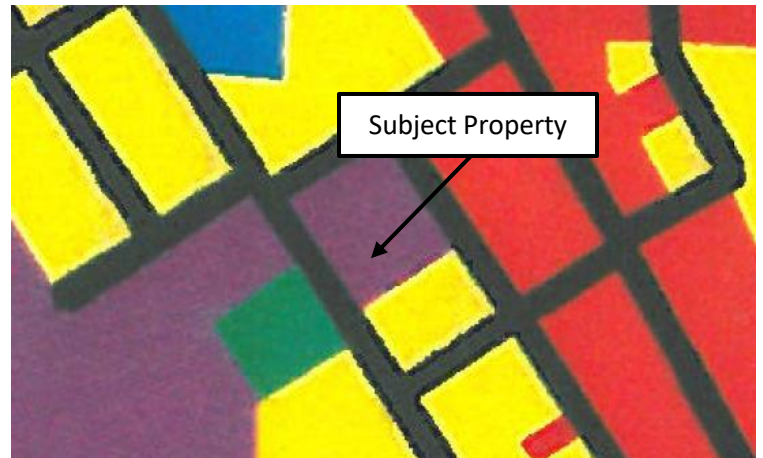
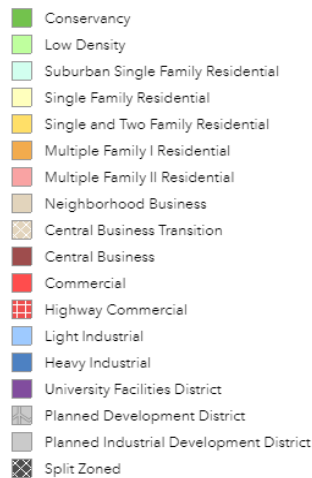
Comprehensive Plan Future Land Use Map has identified the subject property for industrial uses.

According to the Comprehensive Plan, "industrial land use[s]

includes processing and manufacturing operations, trucking operations, as well as wholesale sales and establishments with large amounts of outside storage of materials." The subject property is zoned "M-1" Light Industrial. According to the City's Zoning Code, the "M-1" District is intended to "provide for

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

Findings: Addressed above, Stevens Point Brewery is surrounded by a variety of different land uses, including single-family residential uses. With improvements being installed in previous phased expansions of the Stevens



Point Brewery (i.e., preserving greenspace, privacy fencing, etc.) to address the adjacency of low-intensity residential uses with this industrial land use, staff believes that sufficient safeguards are provided to meet the intent statement of the “M-1” Light Industrial District.

Please note that the Future Land Use Map does have two future land use categories for the subject property. While a majority of the subject property has an industry designation, the far southeastern portion of the property does have a residential designation. This residential designation is due to the Stevens Point Brewery purchasing former residential properties ten-plus years ago for planned expansions of the brewery complex. As the extent of the proposed addition falls exclusively within the ‘industry’ category, staff believes that this proposal aligns with the Future Land Use Map. Should future additions to the Stevens Point Brewery, an amendment of the Future Land Use Map would be needed.

- 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: This conditional use request is seeking to construct a building to start a taproom and retail space, with said addition being built closer to Water Street than what would otherwise be required in the City’s Zoning Code.

Findings: The regulations of the district are met provided that the above permit conditions are fulfilled.

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

Analysis: N/A

Findings: N/A

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

Analysis: Vehicular and pedestrian access to the site is off of Water Street.

Findings: While additional traffic may be generated as part of this proposed use and building addition, staff believes that existing vehicular and pedestrian accommodations along Water Street, along with an existing off-site parking lot, provides same access.

- 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: Utility connections exist off of Water Street, with existing infrastructure being able to support this planned building addition.

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: Rooftop mechanical equipment is planned to be hidden from public view by way of a 6' 8" parapet wall. A refuse storage location is not planned as part of this building addition.

Findings: This standard is met.

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

Analysis: No exterior light fixtures are proposed. While additional light intensity may permeate outside of the building through windows, careful building design occurred to ensure that any additional lighting will not negatively impact adjacent properties. For example, the southeast facing wall of the building addition (i.e., the covered patio) has small window slats to minimize the amount of lighting that will extend outside.

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

Based on the findings above, staff would recommend approval of the conditional use permit with the conditions outlined on page one. 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.

Site Photos





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		Contact Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name		Owner's Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
Legal Description of Subject Property		
Designated Future Land Use Category		Current Use of Property
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)		
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)

Current Zoning Surrounding Subject Property

North:		South:	
East:		West:	

Current Land Use Surrounding Subject Property

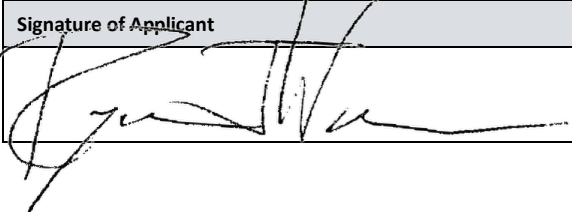
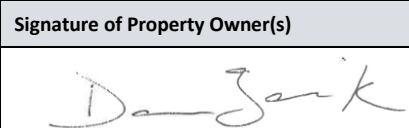
North:		South:	
East:		West:	

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
			08/04/23

ADDENDUM FOR APPLICATION FOR A CONDITIONAL USE PERMIT & SITE PLAN REVIEW

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

This project sits at the historic site of the Stevens Point Brewery (SPB). What we are proposing is the alteration and addition of the historic truck shop, now known as the Malt Room. It currently is known as the “Malt Room” as it houses the malting operation for the brewery. It will be altered to also include a new taproom and gift shop, expanding on their current use of the outdoor “beer garden.”

This project may start this Early Fall or next Spring, depending on builder selection.

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

This project currently sits on what has been the Stevens Point Brewery. Having had a taproom in the past, this area has always been known as a place to gather. This expansion will reinforce that and further the identity as a beverage city, most notably, the street (Water Street) where one can find many options for home-grown refreshment (i.e. Great Northern Distilling, Sunset Winery, Ruby Coffee, and SPB).

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

More Landscaping for an improved buffer, Better Handicap Parking, and an overall upgraded appearance and entrance will all enhance the aesthetics of the neighborhood.

Wanta & Son, Inc.

Ryan Wanta, Lead Designer

172943 County Rd C

Hatley, WI 54440

rjwanta@msn.com

715.573.6689

August 3rd, 2023

Ms. Keely Fishler

District 10 Alderperson

3301 Echo Dells Ave., Unit C

Stevens Point, WI 54481

Subject: Request for Support on Remodel and Addition of the Historic Stevens Point Brewery

Dear Ms. Fishler,

I hope this letter finds you in good health and spirits. My name is Ryan Wanta, and I am the designer for the alteration and addition of the old truck shop (now known as the "Malt Building") of the historic Stevens Point Brewery in District 10. I am writing to discuss an exciting opportunity that could greatly benefit our community and the local economy: the remodel and addition of an old truck shop at the Stevens Point Brewery to create a new taproom and retail shop, along with a charming outdoor area for residents and visitors to enjoy.

The Stevens Point Brewery holds significant historical and cultural importance to our city, and it has been an integral part of our community for over a century. As an iconic landmark, the brewery has become a beloved destination for both locals and tourists alike. By expanding its facilities to include a taproom and retail shop, we believe the brewery can offer an enhanced experience to its visitors while preserving its rich heritage.

Here are some key points and benefits of this proposed remodel and addition:

1. **Economic Growth:** The addition of a new taproom and retail shop will create job opportunities for our residents, stimulating economic growth within the city. It will attract beer enthusiasts, tourists, and locals, thereby boosting revenue for local businesses in the vicinity.
2. **Community Gathering Space:** The creation of an outdoor area will provide a welcoming space for residents to gather, socialize, and participate in community events. It will foster a sense of camaraderie and strengthen the community's bond.

3. Historical Preservation: The proposed project intends to honor the historical significance of the Stevens Point Brewery while breathing new life into the old truck shop, retaining its historical charm and character.
4. Tourism Attraction: A taproom and retail shop at the brewery will serve as a draw for beer enthusiasts, history aficionados, and curious tourists, promoting Stevens Point as a destination worth exploring.

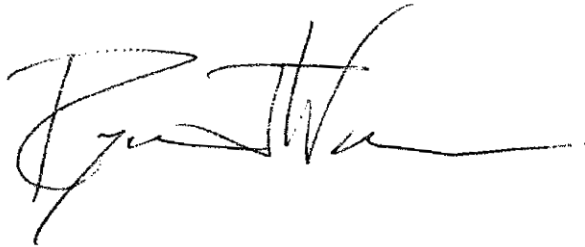
We are aware that any significant project like this requires the approval and support of the local authorities. Therefore, I kindly request your consideration and endorsement of this venture. As the District 10 Alderperson, your support for this proposal would mean a lot to the community.

If you have any questions or would like further information about the project, I am more than willing to provide additional details or arrange a meeting with the stakeholders involved.

Thank you for taking the time to read this letter and considering our proposal. We look forward to working with you to make this exciting vision a reality for the historic Stevens Point Brewery and our wonderful community.

Sincerely,

Ryan Wanta

A handwritten signature in black ink, appearing to read 'Ryan Wanta', with a long horizontal flourish extending to the right.



www.wanta.com

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PROJECT ENGINEER:

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OWNER:

STEVENS POINT BREWERY

2617 WATER ST, STEVENS
POINT, WI 54481

Office: 715-344-9310

[illegible]

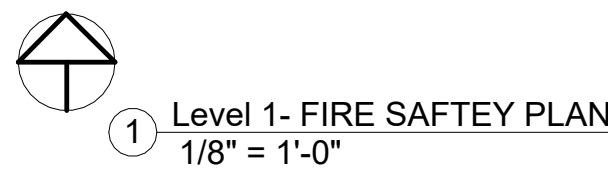
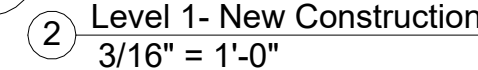
SPB Taproom

Existing & Demolition Floorplan

Project number	SPB2023
Date	7/24/23
Drawn by	RJW
Checked by	MTS

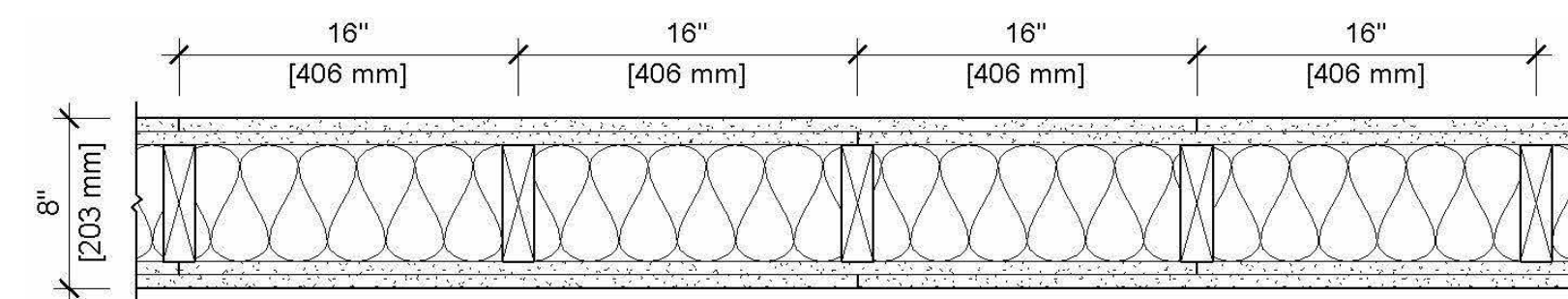
A2.1

Scale	As indicated
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ASSEMBLY REQUIREMENTS:

GYPSUM PANELS: TWO LAYERS 5/8" [15.9 MM] SHEETROCK® ECOSMART GYPSUM PANEL (UL TYPE ULIX™)
WOOD STUDS: 2" X 6" [38 X 140 MM] WOOD STUDS, 16" [406 MM] O.C.
INSULATION: 5-1/2" [140 MM] FIBERGLASS INSULATION
GYPSUM PANELS: TWO LAYERS 5/8" [15.9 MM] SHEETROCK® ECOSMART GYPSUM PANEL (UL TYPE ULIX™)



1. REFER TO APPLICABLE CODES REQUIREMENTS TO ENSURE COMPLIANCE PRIOR TO CONSTRUCTION.
2. REFER TO THE UL FIRE RESISTANCE DIRECTORY FOR INFORMATION REGARDING PRODUCT ORIENTATION AND FASTENING REQUIREMENTS.
3. FOR THE MOST UP-TO-DATE INFORMATION OR ASSEMBLY OPTIONS, REFER TO THE UL FIRE RESISTANCE DIRECTORY, WHERE DESIGN NO. INDICATES "PER"; THE FIRE RATING IS BASED ON LABORATORY TEST DATA OF THE REFERENCED SIMILARLY CONSTRUCTED ASSEMBLIES.
4. STUD SIZES AND FASTENER THICKNESSES ARE MINIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
5. STUD AND FASTENER SPACINGS ARE MAXIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
6. UL TYPE "X" REQUIRES THE USE OF INSULATION FOR SINGLE-LAYER, STEEL-FRAMED UL FIRE-RATED ASSEMBLIES.
7. FIRE-RATINGS ARE FROM BOTH SIDES UNLESS OTHERWISE STATED.
8. FIRE-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, INCREASE STUD MATERIAL THICKNESS, DECREASE STUD SPACING, DECREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH.
9. WHERE ACOUSTICAL PERFORMANCE IS PROVIDED IN AN ESTIMATED RANGE, THE VALUES ARE BASED ON LABORATORY TEST DATA OF SIMILARLY CONSTRUCTED ASSEMBLIES.
10. SOUND-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, DECREASE STUD MATERIAL THICKNESS, INCREASE STUD SPACING, INCREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH. MODIFICATIONS MUST NOT EXCEED LIMITATIONS OF FIRE RATING.



Office: 715-344-9310

[illegible]

Project number	SPB2023
Date	7/24/23
Drawn by	RJW
Checked by	MTS

A2.2

Scale	As indicated
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Stevens Point Brewery

SPB Taproom

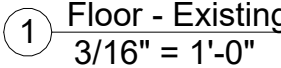
Reflected Ceiling Plan

Project number	SPB2023
Date	7/24/23
Drawn by	RJW
Checked by	MTS

A3

Scale	$3/16" = 1'-0"$
-------	-----------------

8/4/2023 12:45:42 PM





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Stevens Point Brewery

SPB Taproom

Roof Framing

Project number	SPB2023
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Date	7/24/23
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Drawn by RJW

Checked by	MTS
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A4

Scale $1/4" = 1'-0"$

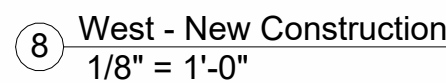
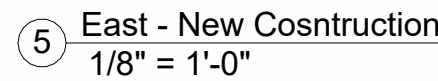
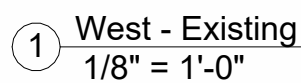
8/4/2023 12:45:43 PM

Page 26 of 40



Office: 715-344-9310

Scale	1/8" = 1'-0"
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VERIFY COOLER DIMENSIONS AND DOOR LOCATION

[illegible]

Stevens Point Brewery

SPB Taproom

Foundation

Project number	SPB2023
----------------	---------

Date 7/24/23

Drawn by MTS

Checked by MTS

A6.1

Scale $1/4" = 1'-0"$

① Foundation
1/4" = 1'-0"



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Stevens Point Brewery

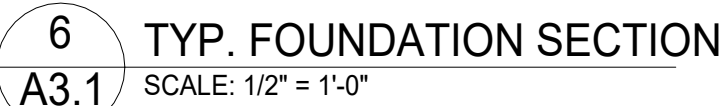
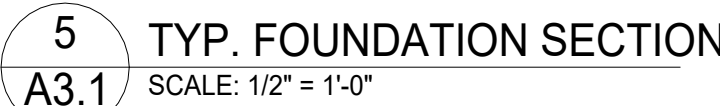
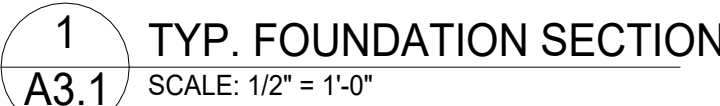
SPB Taproom

Foundation Details

Project number	SPB2023
Date	7/24/23
Drawn by	MTS
Checked by	MTS

A6.2

Scale	1/2" = 1'-0"
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① Foundation - New Construction
1/2" = 1'-0"



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Stevens Point Brewery	
SPB Taproom	
Building Sections	
Project number	SPB2023
Date	7/24/23
Drawn by	RJW
Checked by	MTS
A7	
Scale	3/16" = 1'-0"

Stevens Point Brewery

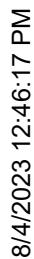
SPB Taproom

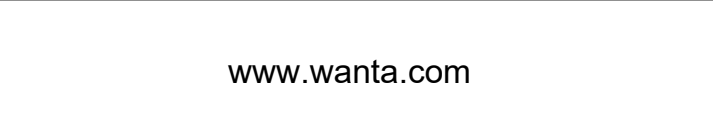
Building Sections

Project number	SPB2023
Date	7/24/23
Drawn by	RJW
Checked by	MTS

A7

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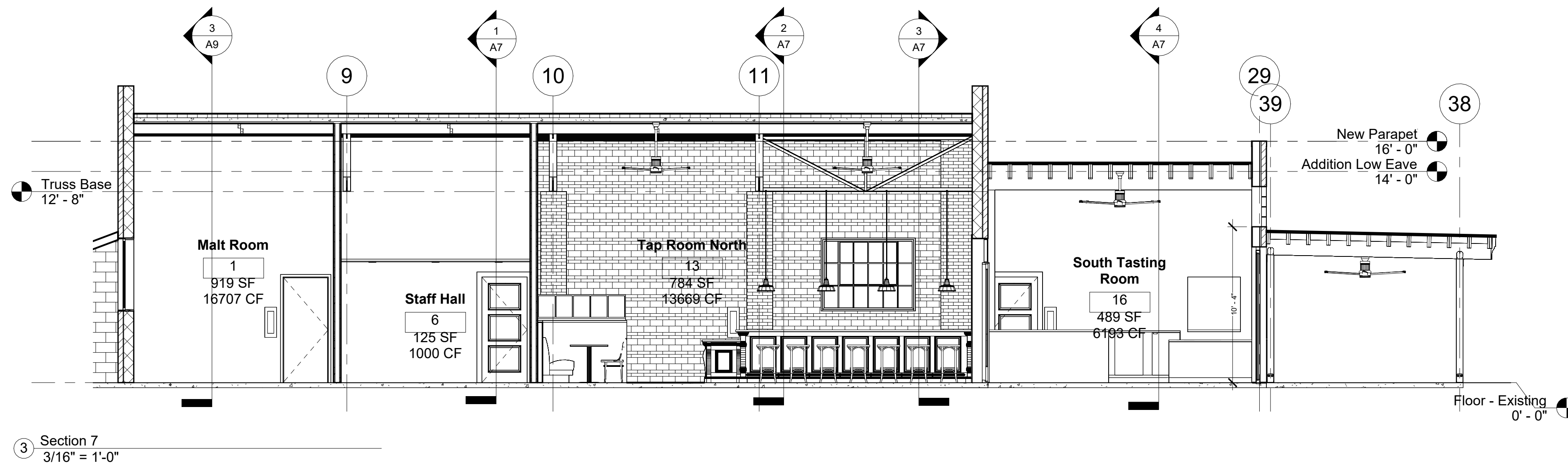


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Stevens Point Brewery	
SPB Taproom	
Building Sections	
Project number	SPB2023
Date	7/24/23
Drawn by	RJW
Checked by	MTS
A8	
Scale	3/16" = 1'-0"





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Stevens Point Brewery

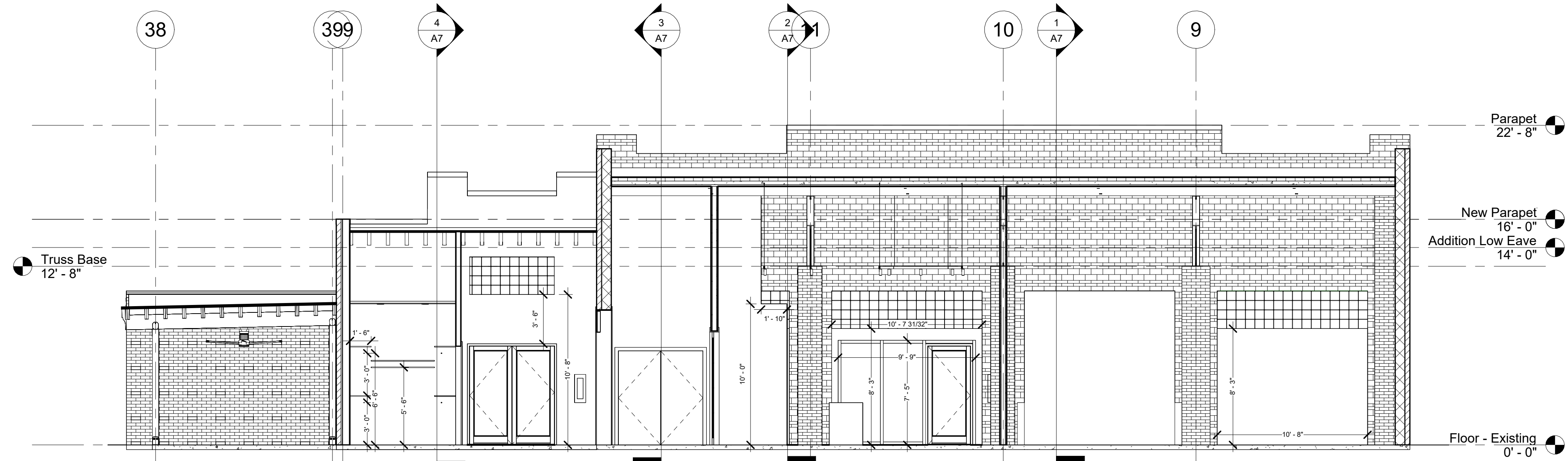
SPB Taproom

Building Sections

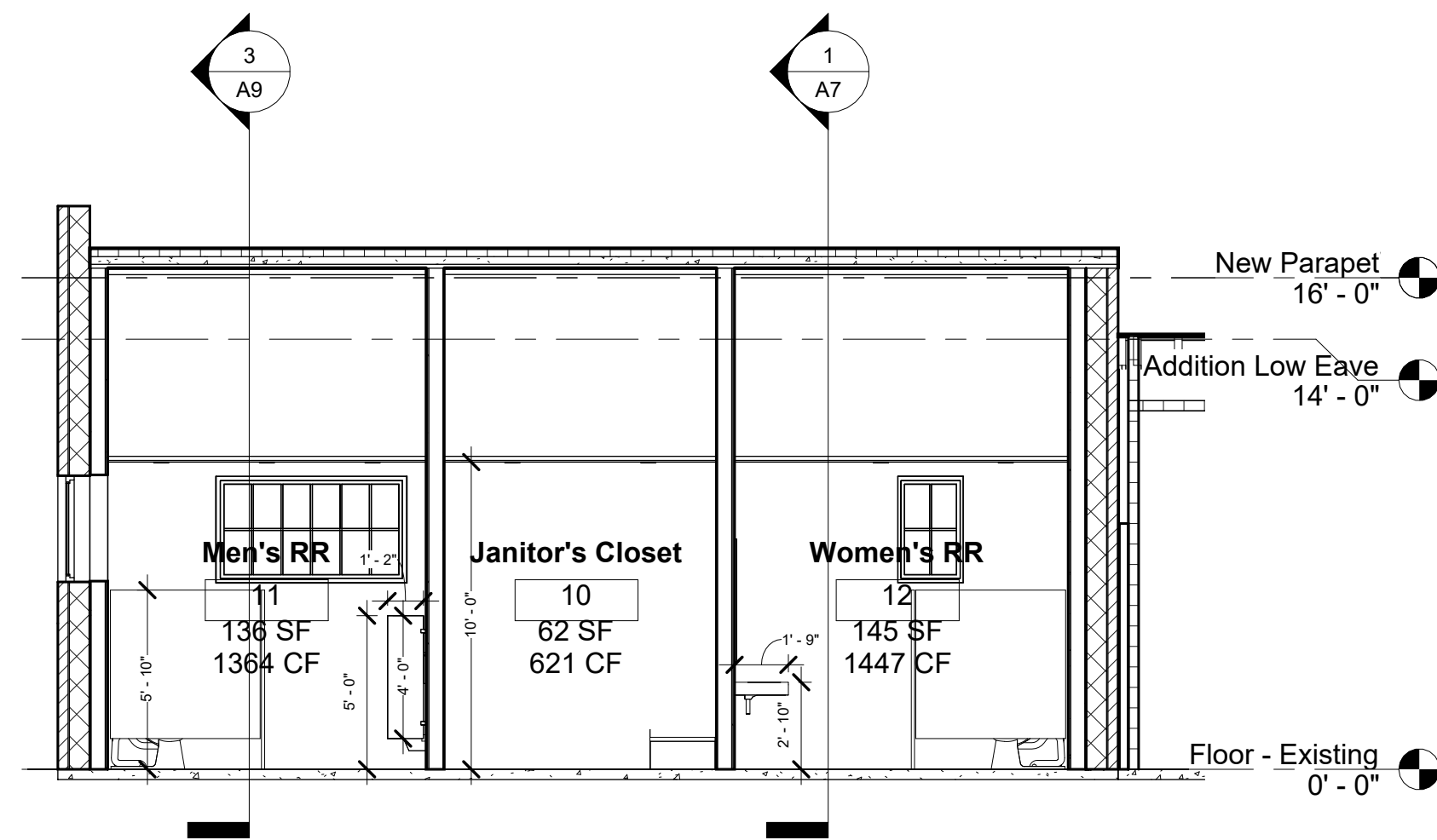
Project number	SPB2023
Date	7/24/23
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A9

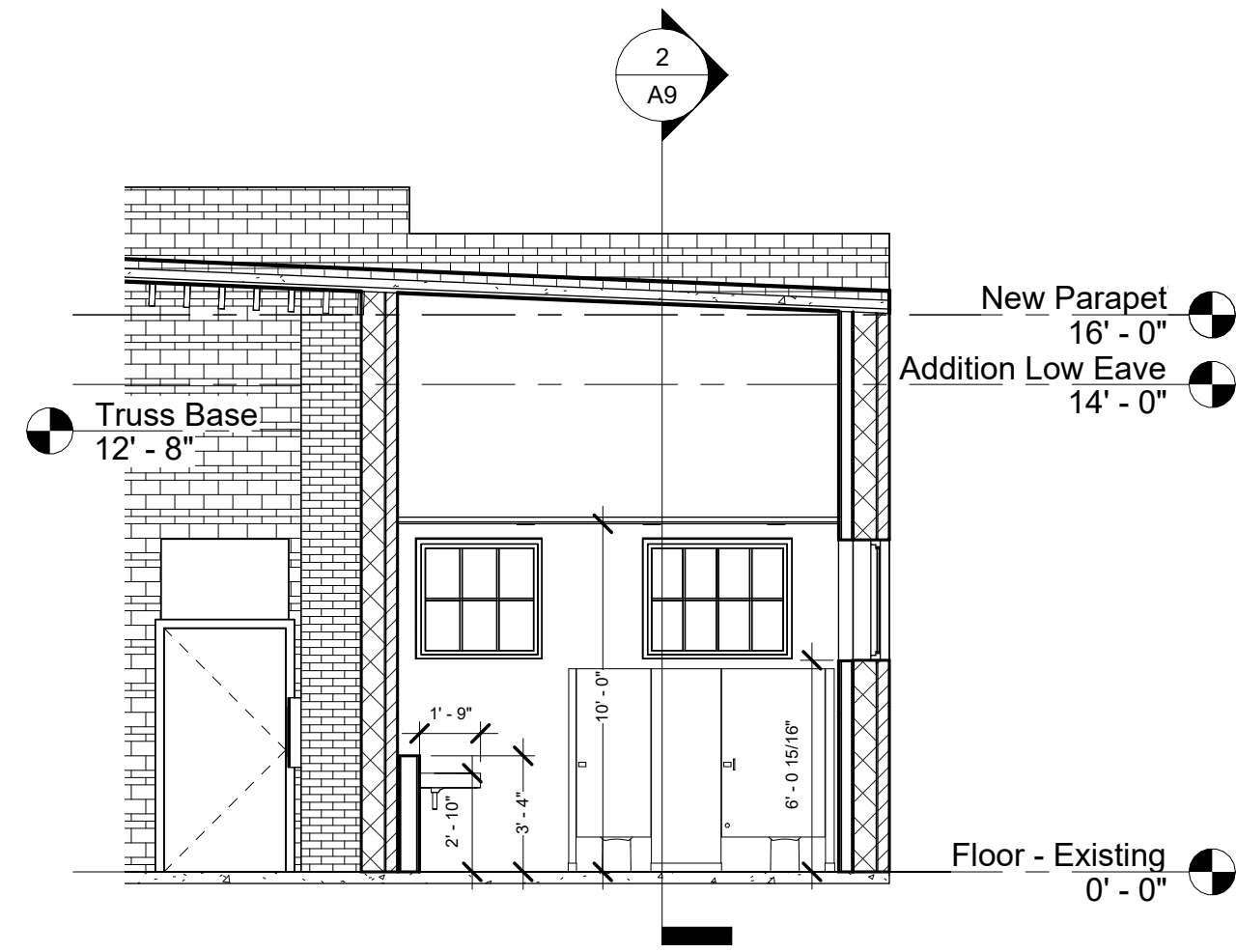
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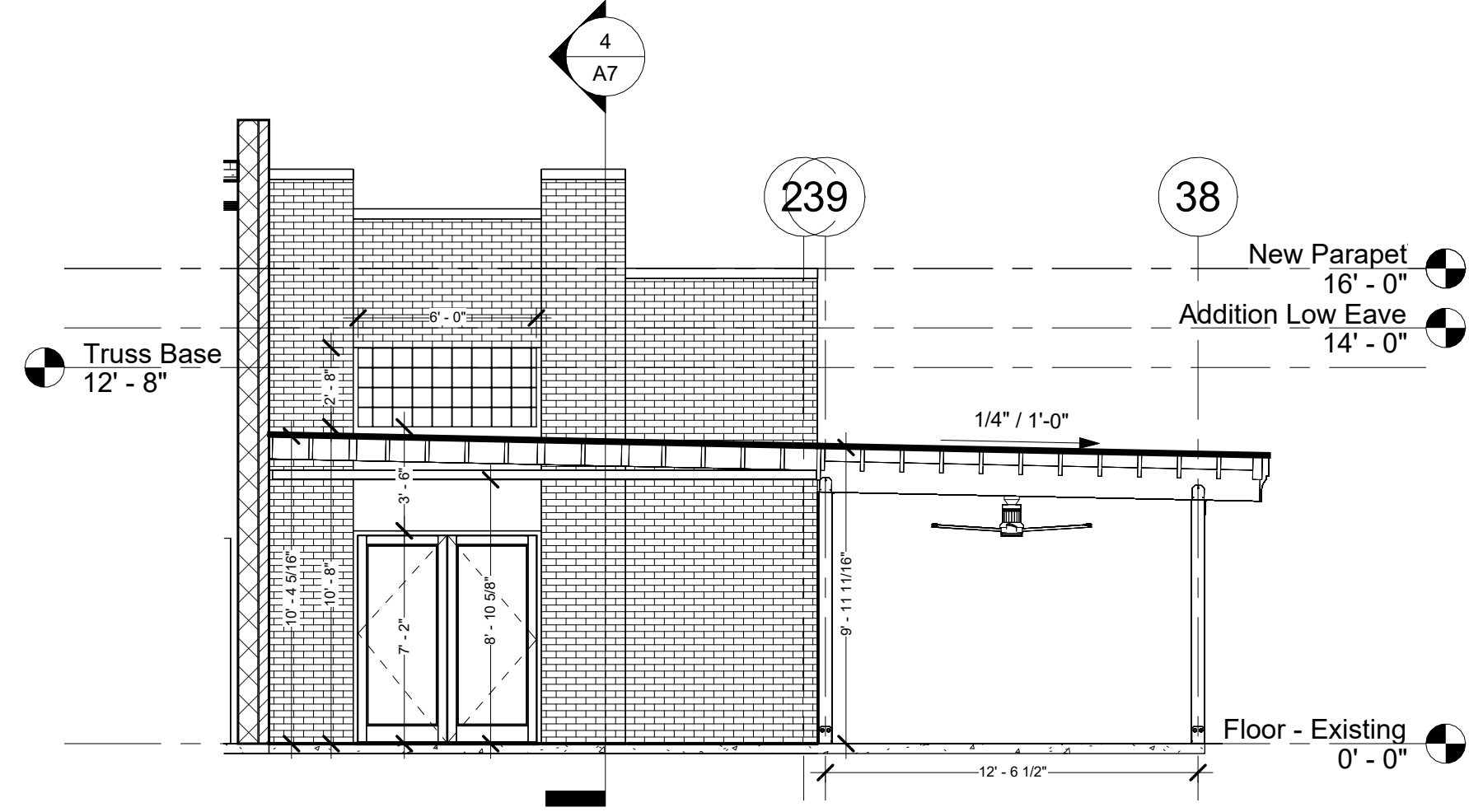
1 Section 8
3/16" = 1'-0"



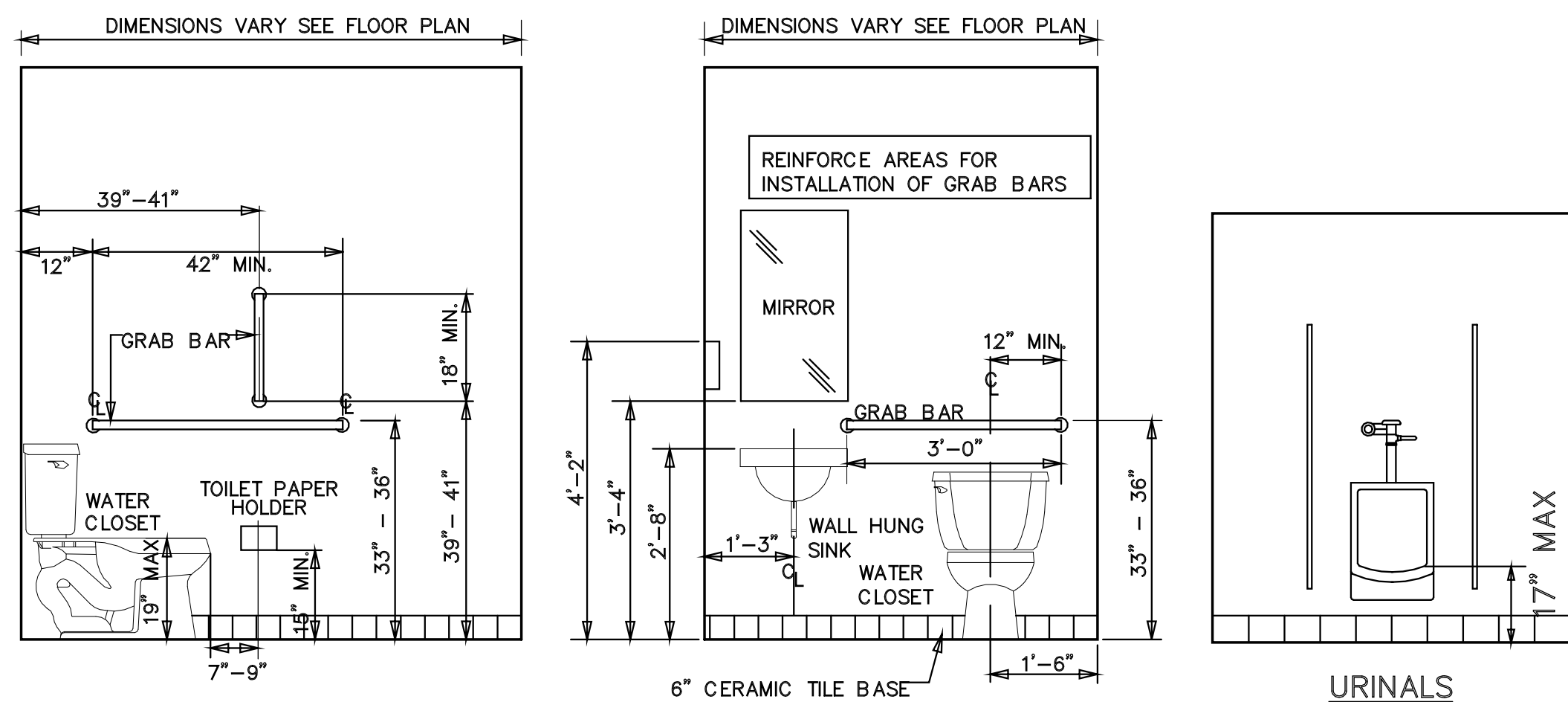
② Section 9
3/16" = 1'-0"



③ Section 10
3/16" = 1'-0"



④ Section 11
3/16" = 1'-0"



NOTE:
ALL EXPOSED PIPES TO BE
INSULATED TO PREVENT BURNS FOR H.C. USERS
WALLS WITHIN 2'-0" OF URINALS AND WATER CLOSETS
SHALL HAVE A SMOOTH HARD NON ABSORBENT SURFACE
TO A HEIGHT OF 4'-0" ABOVE THE FLOOR.

703.3.11 Location. Where a tactile sign is provided at a door, the sign shall be alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be to the right of the right-hand door. Where there is no wall space on the latch side of a single door, or to the right side of double doors, signs shall be on the nearest adjacent wall.

Signs containing tactile characters shall be located so that a clear floor area 18 inches (455 mm) minimum by 18 inches (455 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.

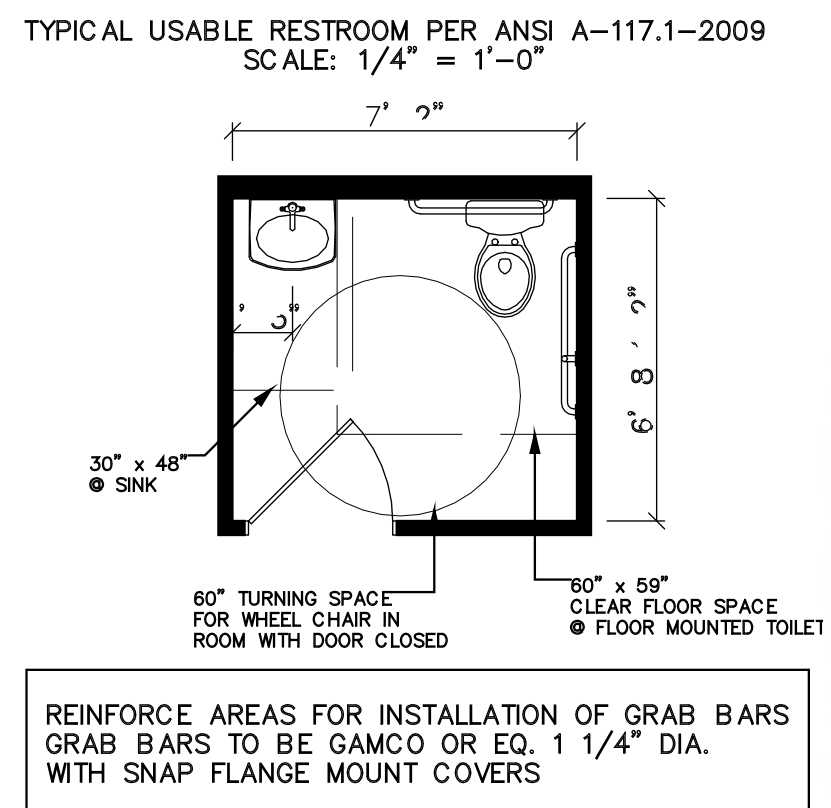
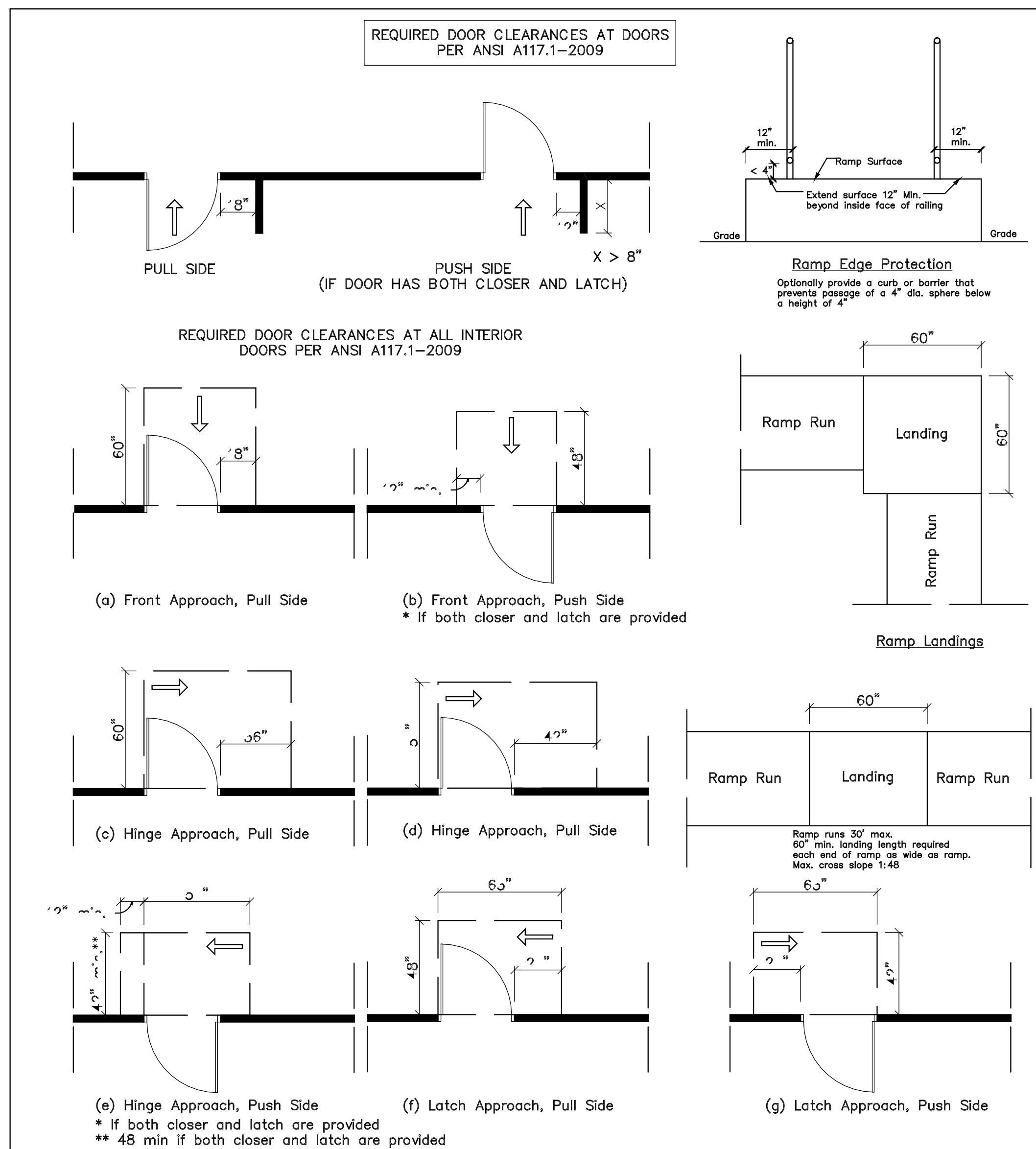


Fig. 1a Upper Range of Mounting Heights for Restroom Accessories with Operable Parts.

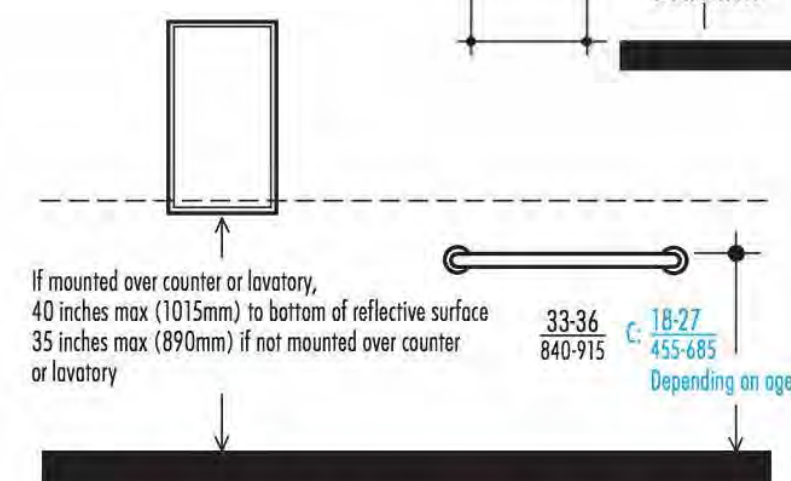
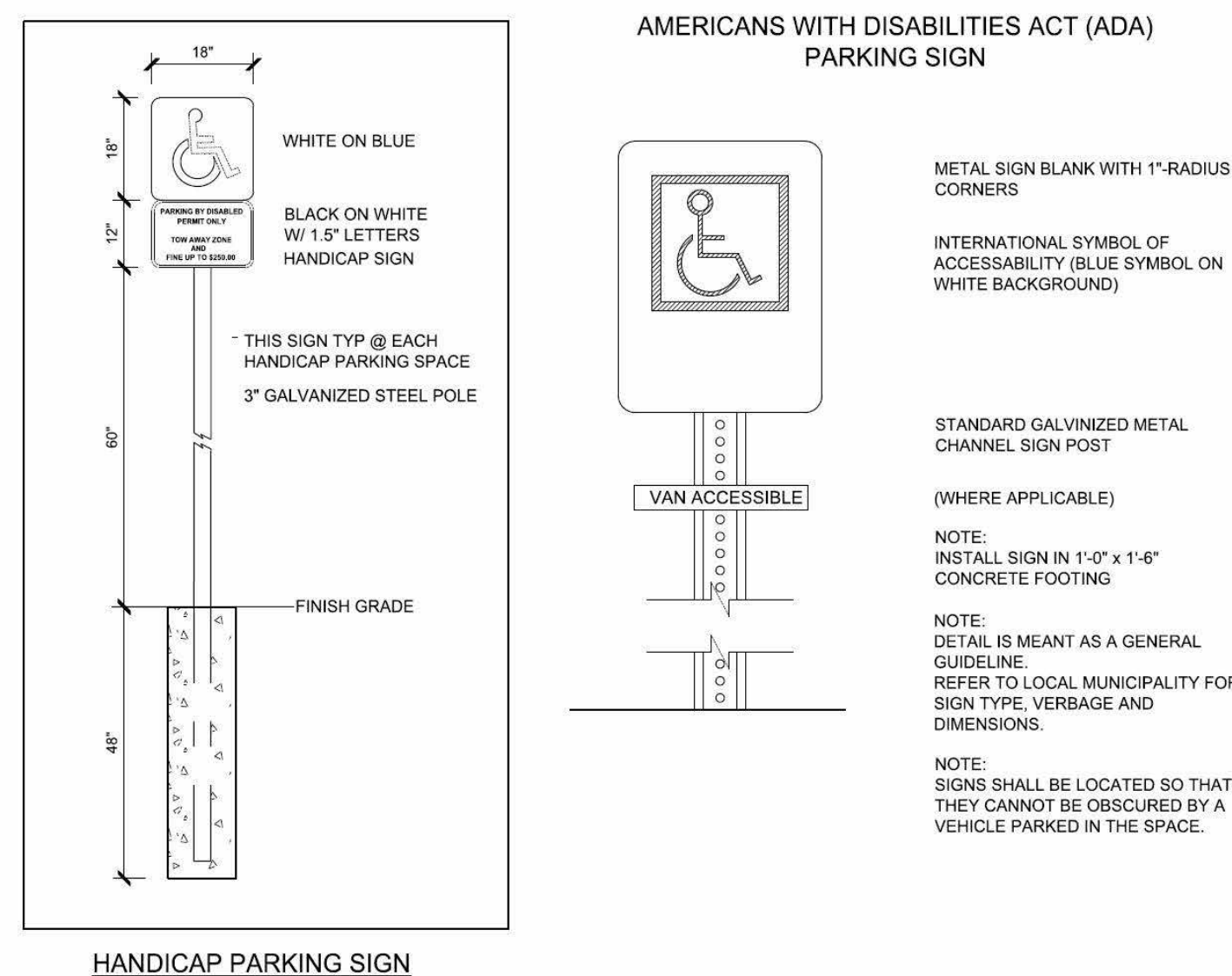
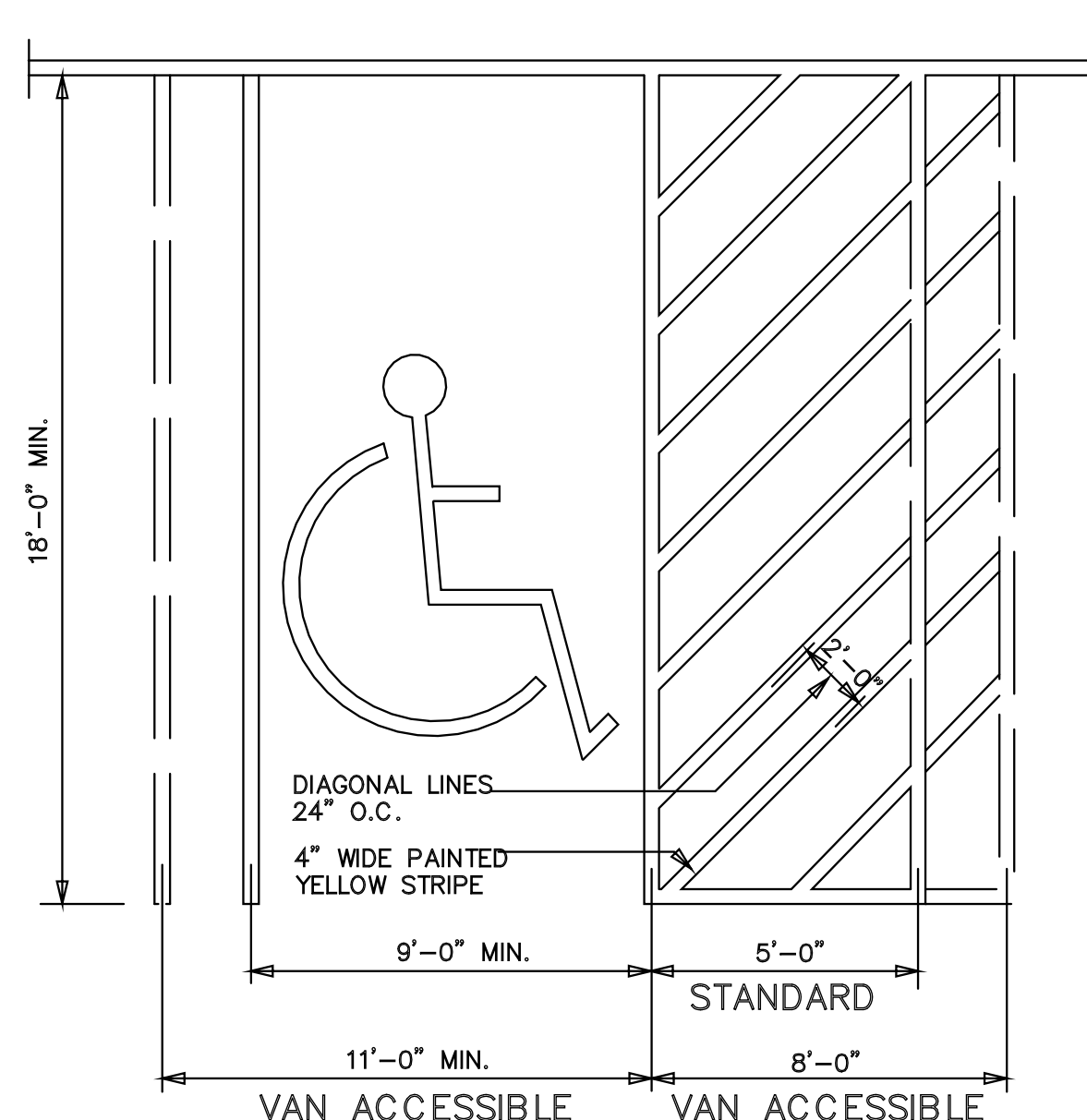
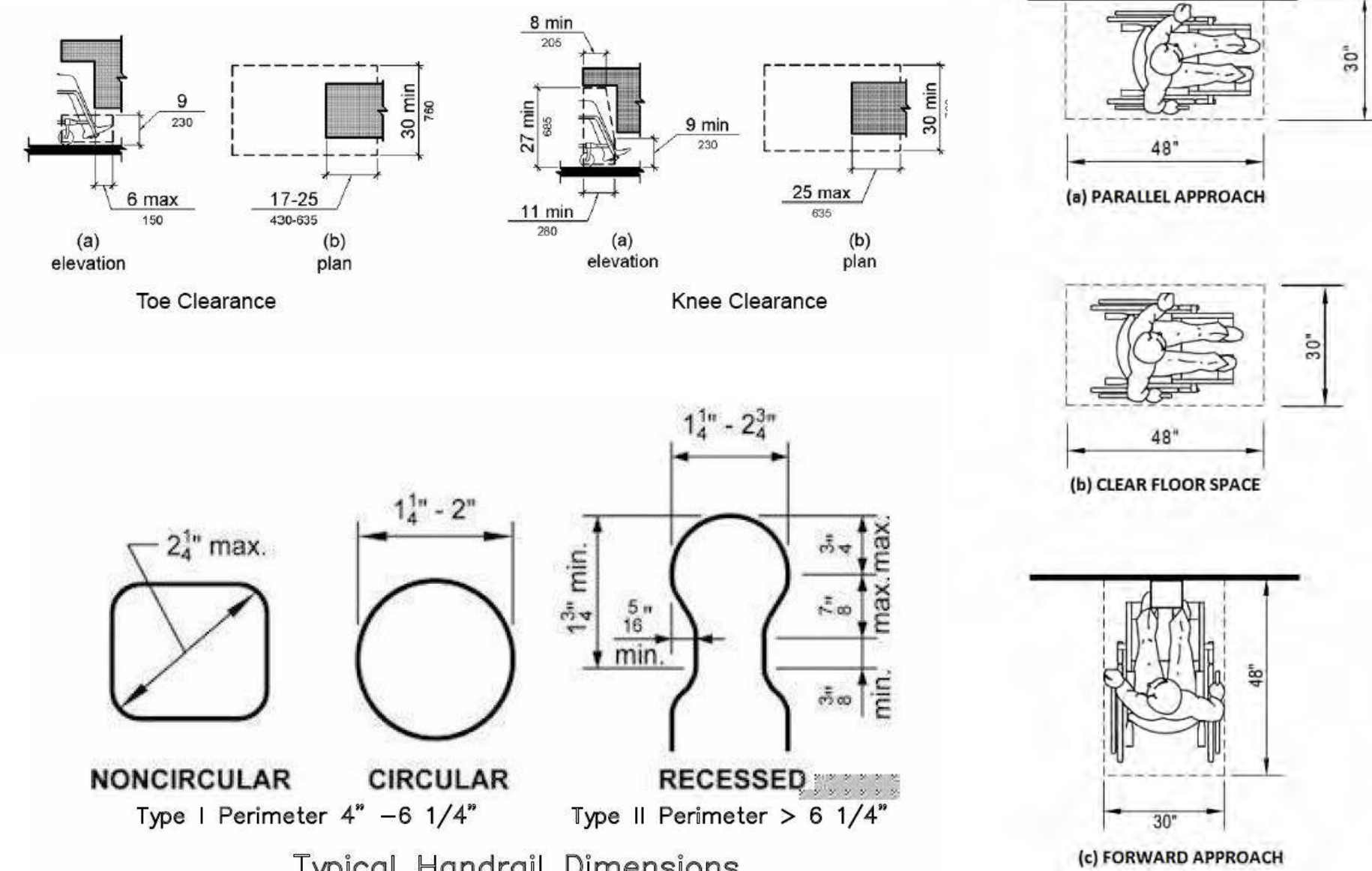


Fig. 1b Mirror and Toilet Grab Bar Mounting Heights.

SALES AND SERVICE COUNTERS shall comply with Section 904.3.1 or 904.3.2 of ANSI ICC A117.1-2009
The accessible portion of the counter surface shall extend the same depth as the sales and service counter surface.

PARALLEL APPROACH counter surfaces shall be provided with a portion of the counter surface 36 inches minimum in length and 36 inches maximum in height above the floor. Where the counter is less than 36 inches in length, the entire counter surface shall be 36 inches maximum height above the floor. A clear floor space complying with Section 305 positioned for a parallel approach adjacent to the counter shall be provided.

FORWARD APPROACH counter surfaces shall be provided with a portion of the counter surface 30 inches minimum in length and 36 inches maximum height above the floor. A clear floor space complying with Section 305 positioned for a forward approach shall be provided. Knee and toe clearance complying with Section 306 shall be provided under the accessible counter.

[illegible]

Stevens Point Brewery

SPB Taproom

ICC / ANSI A117.1 Accessibility Standards

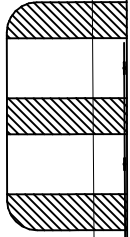
Project number	SPB2023
Date	7/24/23
Drawn by	MTS
Checked by	MTS

ACC

Scale

05-1012-21
2617 WATER ST

NO SANITARY



16" WATER

281.6 L.F. OF 10" PVC
SANITARY SEWER @ 0.43%

12"

21+00

20+00

19+00

1"

SAN

15" STM

05-1018-10
2617 WATER ST

05-1018-
2617 WAT

S=8" PVC 127.5' S.
OF H2O SERV.
8' DEEP @ WALK

75'-7 1/16"

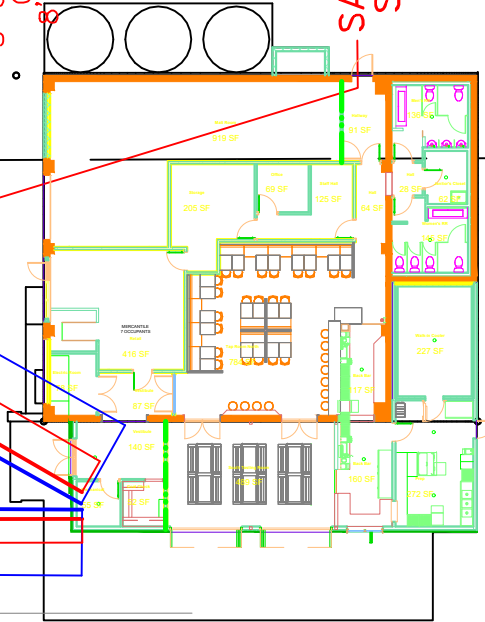
69'-7 1/16"

60'-3 3/8"

66'-2 1/16"

SAN. MH #0678
STA.=20+31.2
RIM=1084.29
DIRECTION
N. & S.
1075.92
DEPTH=8.37'

shown to scale
 $\frac{1}{32}" = 1'-0"$





TO: City Plan Commission

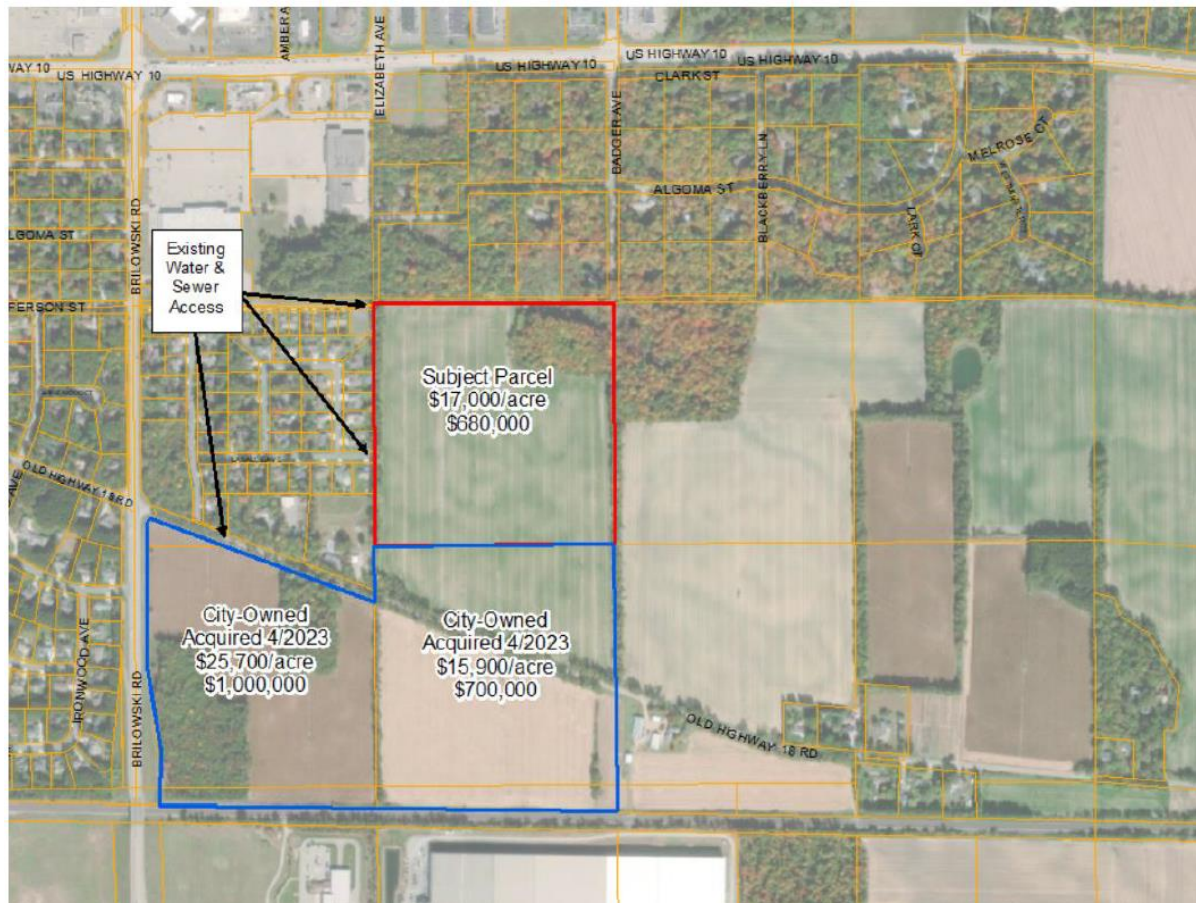
FROM: Ryan Kernosky, Director of Community Development

DATE: August 30, 2023

RE: **Request from the City of Stevens Point to purchase Parcel ID 020240836-09**

Commissioners:

City staff has been working diligently over the last several years to identify parcels for future growth opportunities adjacent to existing municipal boundaries. These growth opportunities include land for commercial, industrial, and residential uses.

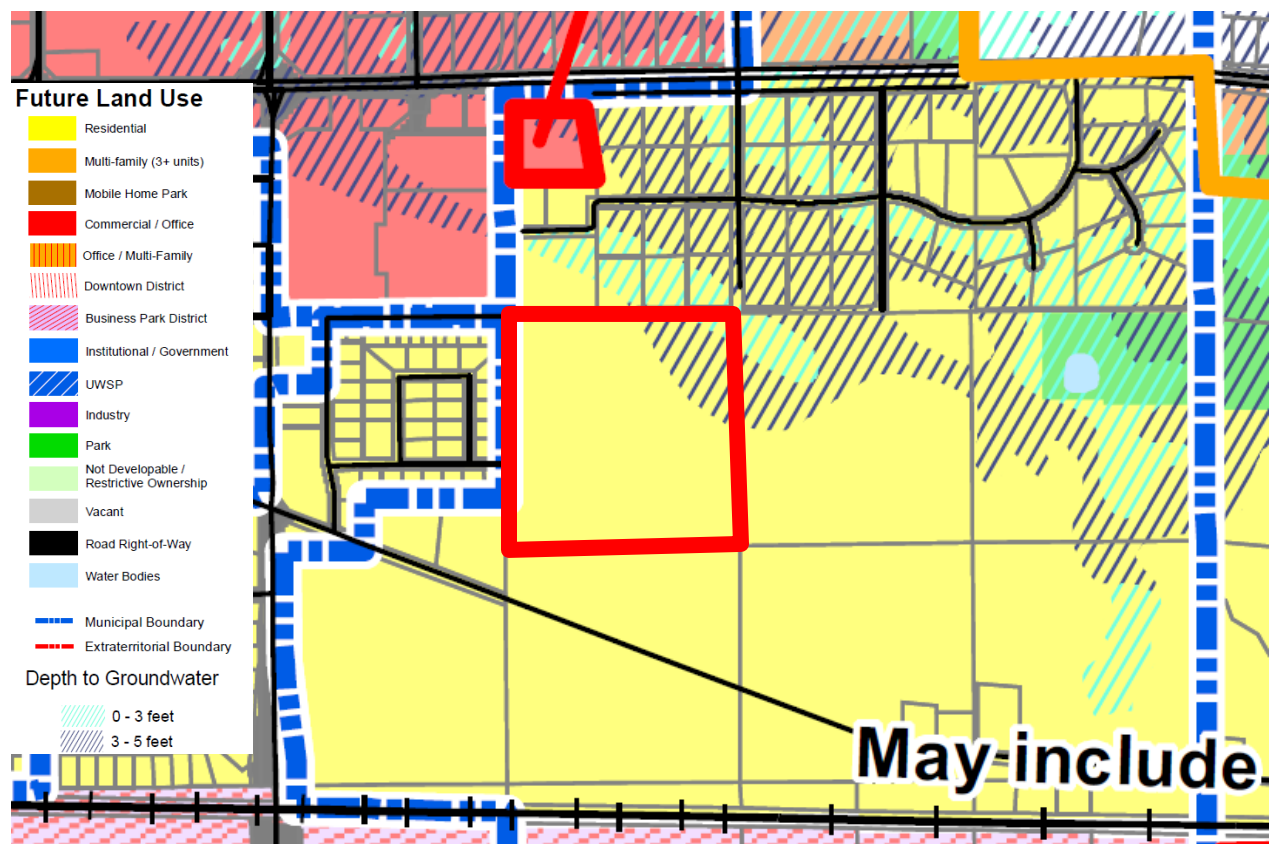


Over the last year, the City has begun acquiring parcel on the east side of the community for the purposes of residential and institutional development. Recently, a 40 acre parcel directly east of Hunter Oaks Subdivision came available, and at the direction of the City Finance Committee, we pursued acquisition and have recently entered into a purchase agreement with the owners. Pursuant to WI Stats. 62.23(5), the matter before the Plan Commission is to review the acquisition of the property only.

The City has identified this area for a future Hunter Oaks Subdivision expansion. In 2015, City staff performed a master planning exercise for the area east of Brilowski Road, that conceptual plan is included at the end of this memorandum. Utilities are located at the end of Jefferson Street, La Salle Drive, and partially down Old Hwy 18. This provides a simple and cost-effective opportunity for additional housing for the City of Stevens Point.

Once acquired, staff will prepare this site for development likely in 2026/2027 as the Forest Creek Subdivision (west of Brilowski Rd and north of Golla Rd) becomes developed over the next few years. In general, staff prefers to have control over land directly adjacent to the City of Stevens Point to help facilitate and manage growth as it becomes necessary.

The City's 2005 Comprehensive Plan identified this area as "Residential" as outlined below:



Staff Recommendation: Staff recommends APPROVAL of the land acquisition.

Conceptual Hunter Oaks II Master Plan



Community Development Report, June 2023

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees	
Single Family	1	3357 Feltz Ave	\$271,000.00	\$1,163.00	
	1	3200 Water St, #18	\$15,000.00	\$683.00	
	1	3200 Water St, #21	\$15,000.00	\$683.00	
	1	3200 Water St, #57	\$15,000.00	\$683.00	
Two-Family	N/A	N/A	N/A	N/A	
Multi-Family	N/A	N/A	N/A	N/A	
Commercial/Industrial	1	Home 2 Suites 3317 John Joanis Dr	\$4,423,865.00	\$10,299.14	
Additions or Alterations	# of Permits	Declared Valuation		Fees	
Residential	124	\$1,347,925.36		\$7,981.06	
Commercial	35	\$2,835,403.00		\$7,720.75	
Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
164	\$8,923,193.36	\$29,212.95	767	\$47,404,941.59	\$177,273.60

2022	822	\$65,419,543.01	\$257,018.04
2021	705	\$20,457,751.46	\$122,143.63
2020	643	\$85,865,187.97	\$180,091.65

Violation Report

New Code Cases		
Abandoned Vehicle on Property	2	
Bulk Waste at Curb Early	16	
Commercial Building Violation		
Construction Work Without Permits	5	
Debris on Property	12	
Exterior Violations on House	3	
Illegal Pets or Livestock		
Infestation		
Interior Housing Violations	1	
Native Lawn Plan		
Potholes	1	+
Property Encumbrance		
Public Works Violation		+
Snow & Ice Removal - Sidewalk		
Tall Grass or Noxious Weeds	79	
Trash Containers Improperly Stored	5	
Vacant Building/Home		
Vehicle Parked on Grass	6	
Vision Obstruction in Roadway or Intersection	1	
Zoning Violations	1	
Total Violations / Total Service Fees Billed	132	\$2,850
Voluntary Compliance Rate for Tagged/Verbal	11/15	73%

+ Referred to another department

Community Development Report, July 2023

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees
Single Family	1	1430 Torun Rd, #234	\$18,000.00	\$683.00
	1	1430 Torun Rd, #321	\$83,000.00	\$1,325.00
	1	1430 Torun Rd, #323	\$83,000.00	\$1,325.00
	1	1430 Torun Rd, #327	\$83,000.00	\$1,325.00
	1	1430 Torun Rd, #334	\$24,500.00	\$1,325.00
Two-Family	1	2501/2503 Minnesota Ave		
	1	2833/2835 Patch St	\$261,500.00	\$1,549.50
	1	2837/2839 Patch St	\$275,000.00	\$1,230.00
	1	2841/2843 Patch St	\$275,000.00	\$1,230.00
	1	2845/2847 Patch St	\$275,000.00	\$1,230.00
	1	2849/2851 Patch St	\$275,000.00	\$1,230.00
	1	2853/2855 Patch St	\$275,000.00	\$1,230.00
	1	2901/2903 Patch St	\$275,000.00	\$1,230.00
	1	2905/2907 Patch St	\$275,000.00	\$1,230.00
		2909/2911 Patch St	\$275,000.00	\$1,230.00
Multi-Family	N/A	N/A	N/A	N/A
Commercial/Industrial	N/A	N/A	N/A	N/A

Additions or Alterations	# of Permits	Declared Valuation	Fees
Residential	105	\$1,292,462.73	\$8,451.98
Commercial	34	\$3,873,512.21	\$31,675.93

Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
154	\$7,918,974.94	\$57,500.41	921	\$55,323,916.53	\$234,774.01

Violation Report

New Code Cases		
Abandoned Vehicle on Property	6	
Bulk Waste at Curb Early	24	
Commercial Building Violation		
Construction Work Without Permits	5	
Debris on Property	6	
Exterior Violations on House	1	
Illegal Pets or Livestock		
Infestation		
Interior Housing Violations	1	
Native Lawn Plan		
Potholes	+	
Property Encumbrance		
Public Works Violation	+	
Snow & Ice Removal - Sidewalk		
Tall Grass or Noxious Weeds	11	
Trash Containers Improperly Stored	1	
Vacant Building/Home		
Vehicle Parked on Grass	5	
Vision Obstruction in Roadway or Intersection	3	
Zoning Violations	1	

Total Violations / Total Service Fees Billed	64	\$1,350
Voluntary Compliance Rate for Tagged/Verbal	17/22	77%

+ Referred to another department