

**VILLAGE OF PLOVER
PLAN COMMISSION
JULY 18, 2011
6:00 PM**

Members Present: Dan Schlutter, Royce Rossier, Patrick Freund, Mike Finnessy, Al Tessmann, Al Haga, Sherri Galle-Teske

Others Present: Richard Holden, Dan Mahoney

1. Mr. Schlutter called the Plan Commission to order on Monday, July 18, 2011, 6:00pm.
2. Approval of the minutes of the meeting of June 13, 2011 as printed.

Ms. Galle-Teske moved to accept the minutes of the June 13, 2011 meeting as printed. Mr. Freund seconded and the motion carried.

3. Persons wishing to address the Committee.
4. 6:00pm Go to Public Hearing – Chapala Development LLC/RL Development of Plover LLC et al, Agent Marc Buttera Conditional Use request to allow a bottling and distribution plant for alcoholic beverages with associated retail brew supply and tasting room in the PD (Planned Development) District B-4 at 3028 Village Park Drive. The secretary read the Public Hearing notice.

Ms. Galle-Teske asked how staff would know that the brewing company is not producing over the 12,000 barrels in one year with this request. Mr. Finnessy stated that FDA tests will keep track of the quantity sold and will provide those quantities to the Village if so requested.

Mr. Rossier moved to close the public hearing. Mr. Haga seconded and the motion carried.

5. 6:05pm Reconvene for possible discussion and possible approval of the Chapala Development LLC/RL Development of Plover LLC, Agent Marc Buttera, Conditional Use request to allow a bottling and distribution plant for alcoholic beverages with associated retail brew supply and tasting room at 3028 Village Park Drive. Mr. Holden went over a revised report with added conditions stating that this is a better location for the brewery as there are no residential properties in the new area as compared to the old location where there are residential properties to the rear of the facility. Chapala Development LLC/RL Development of Plover LLC et al, Agent Marc Buttera have submitted a Conditional Use request to allow a bottling and distribution plant for alcoholic beverages with associated retail brew supply and tasting room in the PD (Planned Development) District B-4 at 3028 Village Park Dr. Point Brew Supply and the Tasting Room are permitted uses in the PDD. The bottling and distribution plant (O'so Brewing) part needs the conditional use. A previous conditional use was approved by the Plan Commission and the Village Board for this operation at 1800-1816 Post Road. The micro-brewery at that location was limited to 500 barrels of beer per year and has out grown the existing space and needs to expand. I have received no complaints concerning the existing operation. The new location will allow up to 12,000 barrels of beer to be produced and is considered a small brewery. The use will not require site plan review as it will be tenant interior finish in a existing building and as such one of the conditions will that the water metering be approved by Dave Fritsch Water System manager and the waste water discharge be approved by Rich Boden Waste Water System Manager to include: O'so will provide a wastewater sampling manhole at a location acceptable to the Wastewater System Manager that provides a representative sample of the process Wastewater; O'so will provide sampling equipment acceptable to the Wastewater System Manager; O'so is responsible for the maintenance of the equipment; Plumber will submit the plumbing plan to the Wastewater System Manager for review, prior to installation, to determine if a special metering arrangement or discharge flow meter is necessary to measure the volume of wastewater discharged. O'so will provide the metering equipment or discharge monitoring

equipment as required; and Wastewater Utility personnel will be granted access to the metering and sampling equipment to operate and record data as deemed necessary by the Wastewater System. The other conditions suggested are that the brewery does not exceed 12,000 barrels per year without prior approval of the Plan Commission, and that there is no pen outside storage. I have included a preliminary interior floor layout. Mr. Holden recommends that the Plan Commission recommend to the Village Board approval of the Chapala Development LLC/RL Development of Plover LLC et al, Agent Marc Buttera Conditional Use request to allow a bottling and distribution plant for alcoholic beverages with associated retail brew supply and tasting room in the PD (Planned Development) District B-4 at 3028 Village Park Dr. subject to the following conditions and restrictions:

1. That the brewery does not exceed 12,000 barrels per year without prior approval of the Plan Commission;
2. That there is no open outside storage; and
3. That the water metering be approved by Dave Fritsch Water System Manager;
4. That O'so will provide a wastewater sampling manhole at a location acceptable to the Wastewater System Manager that provides a representative sample of the process Wastewater;
5. That O'so will provide sampling equipment acceptable to the Wastewater System Manager;
6. That O'so is responsible for the maintenance of the equipment;
7. That the plumber will submit the plumbing plan to the Wastewater System Manager for review, prior to installation, to determine if a special metering arrangement or discharge flow meter is necessary to measure the volume of wastewater discharged.
8. That O'so will provide the metering equipment or discharge monitoring equipment as required; and
9. Wastewater Utility personnel will be granted access to the metering and sampling equipment to operate and record data as deemed necessary by the Wastewater System.

*****RECOMMENDATION TO THE VILLAGE BOARD*** Mr. Finnessy moved that the Plan Commission recommend approval to the Village Board of the Chapala Development LLC/RL Development of Plover LLC et al, Agent Marc Buttera Conditional Use request to allow a bottling and distribution plant for alcoholic beverages with associated retail brew supply and tasting room in the PD (Planned Development) District B-4 at 3028 Village Park Drive subject to the nine conditions and restrictions noted above. Ms. Galle-Teske seconded and the motion carried.**

6. Site Plan Review – Wisconsin Rural Water Association – Training Facility at 351 Water Way. Wisconsin Rural Water Association submitted a site plan in September 2009 for a storage building as Phase I which was approved with the training center to be Phase II which was to be submitted to the Plan Commission for approval prior to construction. They are now at the point to go forward with Phase II Training Center. The plan shows the foot print of the addition and the elevation which meets our setback and exterior building requirements. On-site retention areas are shown along with parking. A landscape plan has not been submitted in that Rural Water is proposing to set up a plan that would not require irrigation. I am asking that the following conditions be included in the review: that a landscape plan is develop and submitted to Plan Commission for review and approval; that storm water retention areas shall have a minimum of 6” of top soil for water to percolate through; that no outside storage is permitted; if a dumpster/recycling area is provided outside the building that it be hard surfaced and screened from view; and no storage of any product that would be detrimental to the ground water without the approval of the Water Systems Manager. NOTE this location is in the Well Head Protection Area. Mr. Holden recommends that the Plan Commission approve the Site Plan for the training facility at 351 Water Way subject to the following: 1) that the landscape plan is developed and submitted to the Plan Commission for review and approval; 2) that the storm water retention areas shall have a minimum of 6” of top soil for water to percolate through; 3) that no outside storage is permitted; 4) if a dumpster/recycling area is provided outside the building that it be hard surfaced and screened from view; and 5) no storage of any product that would be detrimental to the ground water without the approval of the Water Systems Manager.

Mr. Rossier moved that the Plan Commission approve the Site Plan for the training facility at 351 Water Way subject to the five conditions noted above being met. Mr. Tessmann seconded and the motion carried.

7. Sign Variance – Humane Society of Portage County – Off Premise sign at 2201 Plover Road. The Humane Society of Portage County has submitted an off-premise sign variance request to place a sign at 2201 Plover Road. Typically an off-premise sign replaces or reduces the amount of allowable signage on the property; however in this case the two existing businesses have the maximum amount of signage allowed. In addition based on the submittal of the sign it would exceed the 6 foot height requirements for this type of sign; however at this location the height would be measured based on the center of the road and will not require a variance as such. In the materials submitted they feel that it is difficult to locate the facility. Mr. Holden agrees in that the amount and speed of traffic on “B” makes it difficult to see where the Iber Lane intersection is located and a lighted sign would provide the guidance needed. The owner of the property has provided a letter of approval for the sign. A submitted photo shows the proposed location of the sign and another sheet shows the proposed signage. If approved a sign permit will be required. Mr. Holden recommends that the Plan Commission approve the Sign Variance for an off-premises sign for the Humane Society of Portage County, 2201 Plover Road.

Mr. Finnessy moved to approve the Sign Variance for Humane Society of Portage County for an off-premise sign at 2201 Plover Road. Mr. Haga seconded and the motion carried.

8. Reports.
 - a. Community Development Manager. Mr. Holden stated that multi-family construction continues to grow within the village.

Ms. Galle-Teske moved to accept the Community Development Manager report as written. Mr. Rossier seconded and the motion carried.

9. Mr. Finnessy moved, Mr. Freund seconded, to adjourn at 6:13pm. Motion carried.

Submitted by Bonnie Wiczek