

MEMORANDUM

TO: City Plan Commission

FROM: Daniel R. Mahoney, Associate Planner

DATE: November 4, 1991

RE: ANR Pipeline Company Request to Acquire an Easement, Located in Section 15, T24N, R8E on the West Side of Torun Road (see attached Site Map) and for a Driveway Permit off Torun Road

The ANR Pipeline Company presently has a natural gas pipeline and valve site on an easement on property owned by the City of Stevens Point. ANR is seeking to acquire an easement for additional land to expand the present valve site and construct a pre-engineered 6 foot by 8 foot fiberglass building to house computer equipment. ANR has offered \$750 to obtain a surface use easement of the .146 acre site.

The request is located on a 40 acre tract of land that is vacant, except for the ANR pipeline. Surrounding land use includes a fire station, mobile homes and single family residences to the north and vacant land to the east, west and south.

This 40 acre tract of land is zoned Low Density Residential. Surrounding zoning includes Single Family (Portage County) to the east, Multiple Family (Portage County) to the north, and Low Density Residential (City of Stevens Point) to the west and south.

The proposed easement is located approximately 250 feet away from the nearest residence. In addition, existing shrubs and woods provide a natural buffer. Therefore, the impact to surrounding residential development should be minimal.

Portage County Planning and Zoning Department staff recommend approval of this request for a .146 acre easement along Torun Road. The recommendation for approval is based on minimal impact to surrounding residential development and that neither the building size (48 square feet) nor its function (house computerized monitoring equipment) will negatively impact the surrounding area.

Staff also recommends approval of the proposed driveway onto Torun Road, subject to input from the Public Works Director. Since this driveway will provide a straight line of view from Torun Road to the proposed building, staff recommends landscaping be placed along the eastern side of the building to preserve the wooded, "natural" appearance of this area.

Finally, ANR has suggested \$750 as a fair price for the .146 acre surface use easement. Staff recommends that the fair price aspect of this agreement be reviewed and approved by the Finance Committee.

DRM:11-1-91

SITE / ZONING MAP



