

REPORT OF THE PLANNING COMMISSION

Date of Meeting: March 4, 2024

Report #1

The Planning Commission met at 4:00 p.m. on March 4, 2024 in the Council Chambers at City Hall. It was also streamed live on the City of Wisconsin Rapids Facebook page and broadcast live on Charter Cable Channel 985 and Solarus HD Cable Channel 3. Members present included Eric Daven, Lee Thao, Ben Goodreau, Thad Kubisiak, and Ryan Austin (Chairperson). Shane Blaser and Jeff Marutz were excused. Also present in the Chambers were Community Development Director Kyle Kearns, Alderperson Dennis Polach, and others as indicated on the meeting sign-in sheet.

The meeting was called to order at 4:00 p.m.

1. Approval of the report from February 5, 2024, Planning Commission meeting.

Motion by Daven to approve the report from February 5, 2024, Planning Commission meeting; second by Goodreau.

Motion carried (5 – 0)

2. **Request from Nieman Properties LLC** to dedicate right-of-way along West Grand Avenue at 2141 West Grand Avenue (Parcel ID 3403426) and 2111 West Grand Avenue (Parcel ID 3403425) via certified survey map to combine three parcels

Mr. Kearns provided a brief review of the request.

Motion by Kubisiak to approve the request to dedicate right-of-way along West Grand Avenue at 2141 West Grand Avenue (Parcel ID 3403426) and 2111 West Grand Avenue (Parcel ID 3403425) via certified survey map to combine three parcels; second by Goodreau.

Motion carried (5 – 0)

3. **23-000127; VIA Real Estate, LLC** – request for a Site Plan Review amendment to construct a car wash at 4120 8th Street South (Parcel ID 3414102)

Kyle Kearns provided an analysis of the request recommending approval with the conditions outlined in the staff report.

Motion by Goodreau to approve the request for a Site Plan Review amendment to construct a car wash at 4120 8th Street South (Parcel ID 3414102), subject to the following conditions:

- a) An updated landscaping plan shall be provided, meeting all applicable landscaping standards, to be reviewed and approved by the community development department.
- b) A six-foot privacy fence shall be constructed along the full west property line.
- c) The refuse and vacuum enclosure shall match the design and colors of the primary building.
- d) Additional windows shall be incorporated into the south and east facades, to be reviewed and approved by the Community Development Department.
- e) The vacuum enclosure shall be relocated to the west side of the building.
- f) Sidewalks along Dove Avenue shall be installed as proposed.

- g) All required stormwater requirements and permits shall be met and obtained.
- h) Applicable permits through the City shall be obtained.
- i) Community development department shall have the authority to approve minor modifications to the plans.

Second by Thao

Motion carried (5 – 0)

4. **23-000123; Matt Burow** – request for a Site Plan Review to construct personal storage facilities on a portion of the parcel located at 1501 24th Street South (Parcel ID 3409200)

Kyle Kearns provided a review of the request recommending approval with the conditions outlined in the staff report.

Thad Kubisiak asked about the project valuation and Eric Daven inquired about paving requirements, to which Mr. Kearns responded.

Motion by Daven to approve the request for a Site Plan Review to construct personal storage facilities on a portion of the parcel located at 1501 24th Street South (Parcel ID 3409200), subject to the following conditions:

- a) A natural vegetation buffer shall remain on the north side of the site meeting the B-Type Bufferyard requirement.
- b) All required stormwater requirements and permits shall be met and obtained by the applicant.
- c) Site Plan Review approval is contingent upon Certified Survey Map (CSM) approval identifying the newly proposed lot.
- d) Fencing surrounding the outdoor storage area shall be 8 feet in height and opaque (solid or privacy slats).
- e) An updated landscaping plan shall be provided after the existing vegetation is surveyed by a landscape architect to ensure street frontage plantings are met.
- f) Applicable permits through the City shall be obtained.
- g) Community development department shall have the authority to approve minor modifications to the plans.

Second by Austin

Motion carried (5 – 0)

5. **24-000100; Consolidated Water Power Company** – public hearing and action on a request for a zoning map amendment to rezone 2721 5th Avenue North (Parcel ID 3400447A) from Rural Residential (RR) and Mixed Residential (R-2) District to General Industrial (M-1) District

Kyle Kearns provided a synopsis for agenda items 5 and 6. Approval was recommended for both items.

Public hearing opened at 4:22 p.m.

Speaking in favor: Marty Burkhardt, 610 High Street, Wisconsin Rapids

Speaking against: none

Public hearing closed at 4:24 p.m.

Motion by Kubisiak to approve the request for a zoning map amendment to rezone 2721 5th Avenue North (Parcel ID 3400447A) from Rural Residential (RR) and Mixed Residential (R-2) District to General Industrial (M-1) District; second by Daven.

Motion carried (5 – 0)

6. **24-000130; City of Wisconsin Rapids** – public hearing and action on a request for a zoning map amendment to rezone three unaddressed parcels at the southwest intersection of 5th Avenue North and West Riverview Expressway (STH 34), Parcel ID's 3400440, 3400454, and 3400333 from Rural Residential (RR) District to General Industrial (M-1) District

Public hearing opened at 4:25 p.m.

Speaking in favor: none

Speaking against: none

Public hearing closed at 4:26 p.m.

Motion by Goodreau to approve the request for a zoning map amendment to rezone three unaddressed parcels at the southwest intersection of 5th Avenue North and West Riverview Expressway (STH 34), Parcel ID's 3400440, 3400454, and 3400333 from Rural Residential (RR) District to General Industrial (M-1) District; second by Thao.

Motion carried (5 – 0)

7. **24-000131; City of Wisconsin Rapids** – public hearing and action on a request to amend Chapter 11 - Zoning Ordinance, Appendix B and Appendix C, specifically relating to twin home (zero-lot line) development standards, to clarify lot size, setbacks, and other requirements for the use

Mr. Kearns provided background information and a review of the request, recommending approval.

Public hearing opened at 4:28 p.m.

Speaking in favor: none

Speaking against: none

Public hearing closed at 4:29 p.m.

Motion by Goodreau to approve the request to amend Chapter 11 - Zoning Ordinance, Appendix B and Appendix C, specifically relating to twin home (zero-lot line) development standards, to clarify lot size, setbacks, and other requirements for the use; second by Austin.

Motion carried (5 – 0)

8. Adjourn

Motion by Thao to adjourn the meeting; second by Daven.

Meeting adjourned at 4:31 p.m.

Respectfully Submitted by Erika Esser, Secretary