



**PLANNING COMMISSION
MEETING
March 6, 2023
4:00 PM**

PUBLIC MEETING NOTICE

PLANNING COMMISSION

Mayor Blaser, Chairperson
Ryan Austin, Alderperson
Lee Thao
Eric Daven
Susan Feith
Ben Goodreau
Thaddeus Kubisiak

AGENDA ITEM RECIPIENTS

Sue Schill, City Attorney
Erika Esser, Secretary
Jennifer Gossick, City Clerk

Notice is hereby given of a meeting of the Wisconsin Rapids Planning Commission to be held in the Council Chambers at City Hall, 444 West Grand Avenue, Wisconsin Rapids, on **Monday, March 6, 2023, at 4:00 PM**. The meeting will be streamed live on the City of Wisconsin Rapids Facebook page and will also be broadcast live on Charter Cable Channel 985 and Solarus HD Cable Channel 3. If a member of the public wishes to access this meeting live via Zoom audio conferencing, you must contact the City Clerk at least 24 hours prior to the start of the meeting to coordinate your access. This meeting is also available after its conclusion on the City's Facebook page and Community Media's YouTube page, which can be accessed at www.wr-cm.org. It is possible that members of the Planning Commission may appear remotely via video or audioconferencing for this meeting.

AGENDA

1. Approval of the report from the February 6, 2023, Plan Commission meeting
2. **PLAN-22-000177; James Gannigan** – request for a site plan review to construct a Hawaiian Tanning Studio at 620 Airport Avenue (Parcel ID 3413366).
3. **23-000081; The Hannah Center, Inc.** – public hearing and action on a request for a conditional use permit to operate a temporary residential shelter at 1320 Pepper Avenue (Parcel ID 3412666).
4. **23-000100; TWAS Properties, LLC.** – request for a site plan and architectural review to construct a car wash at 1110 East Riverview Expressway (Parcel ID 341176A).
5. **23-000083; City of Wisconsin Rapids** – public hearing and action on a request to permanently zone four recently annexed parcels located at 2420 Saratoga Street, 2440 Saratoga Street, 2540 Saratoga Street, and 2620 Saratoga Street (Town Parcel ID Numbers 0700279, 0700279B, 0700279A, and 0700278) to B-5 Mixed Use Commercial district.

6. **23-000095; City of Wisconsin Rapids** – request for site plan review to establish a dog park at 2420 Saratoga Street, 2440 Saratoga Street, 2540 Saratoga Street, and 2620 Saratoga Street (Town Parcel ID Numbers 0700279, 0700279B, 0700279A, and 0700278) and Parcel ID Numbers 3410668 and 3410669.
7. Adjourn

The City of Wisconsin Rapids encourages participation from all its citizens. If participation at this meeting is not possible due to a disability or other reasons, notification to the city clerk's office at least 24 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. Call the clerk at (715) 421-8200 to request accommodations.

PUBLISH: February 17th and 24th, 2023

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the City of Wisconsin Rapids Planning Commission will hold a **Public Hearing on Monday, March 6, 2023 at 4:00 PM** within the Council Chambers at City Hall, 444 West Grand Avenue, Wisconsin Rapids. Participation at the public hearing is encouraged. The public can also submit comments prior the hearing by contacting the Community Development Department at 715-421-8228 or CommunityDevelopment@wirapids.org. The following items will be heard and possibly acted on:

1. Public hearing and action on a request from the Hannah Center Inc. for a conditional use permit to operate a Temporary Residential Shelter at 1320 Pepper Avenue (Parcel ID 3412666)
2. Public hearing and action on a request from the City of Wisconsin Rapids to permanently zone 3.975 acres of recently annexed property at 2420 Saratoga Street, 2440 Saratoga Street, 2540 Saratoga Street, and 2620 Saratoga Street (Town Parcel ID Numbers 0700279, 0700279B, 0700279A, and 0700278), to B-5 Mixed Use Commercial District

Further details regarding the specific requests can be obtained within the Community Development Department at City Hall, or by calling the department at 715-421-8228.

The City of Wisconsin Rapids encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk's office at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. Call the Clerk at (715) 421-8200 to request accommodations.

Jennifer Gossick,
Wisconsin Rapids City Clerk

REPORT OF THE PLANNING COMMISSION

Date of Meeting: February 6, 2023

Report #1

The Planning Commission met at 4:00 p.m. on February 6, 2023 in the Council Chambers at City Hall. Members present included Chairperson Shane Blaser, Lee Thao, Eric Daven, Ryan Austin, Susan Feith and Ben Goodreau; Thad Kubisiak was absent. Also present were Community Development Director Kyle Kearns, Associate Planner Carrie Edmondson, Alderpersons Dennis Polach and Jay Bemke, Tom Richards as well as several other attendees as listed on the sign-in sheet.

The meeting was called to order at 4:02 p.m.

1. Approval of the report from the January 9, 2023, Plan Commission meeting

Motion by Austin to approve the report from the January 9, 2023 Plan Commission meeting; second by Feith.

Motion carried (5 – 0)

Ben Goodreau joined the meeting.

2. **Animal Medical and Surgical Clinic of Wisconsin Rapids – 23-000007:** request for a site plan review to perform site improvements at 1210 River Run Drive (Parcel ID 3411865)

Carrie Edmondson provided a summary of the request. Approval was recommended with the conditions outlined in the staff report.

Susan Feith asked about the feasibility of a sidewalk review due to the increased traffic. Larry Koopman addressed the sidewalk situation in addition to lighting requirements and fencing issues.

Motion by Blaser to approve the request for a site plan review to perform site improvements at 1210 River Run Drive (Parcel ID 3411865), subject to the following conditions:

1. Proper signage shall be installed identifying vehicle directions.
2. A permanent parking agreement detailing the off-site parking and the shared parking must be submitted to the City Attorney for approval.
3. A copy of the approved parking agreement must be submitted and recorded in the Wood County register of deeds and a copy must be filed with the Community Development Director.
4. An easement shall be recorded for Parcel No. 3411868 permitting pedestrian ingress and egress for travel between Parcel No. 3411869 and Parcel No. 3411865 and filed with the Community Development Director.
5. Light from the parking area shall not exceed 0.2 foot-candles at a neighboring commercial property line and 0.1 footcandles at the neighboring residential property line.
6. All applicable right-of-way and stormwater permits must be obtained through the Engineering Department.
7. Stormwater management must comply with Chapters 32 and Chapter 35 of the Municipal Code during and after construction.
8. All applicable permits through the City shall be obtained.
9. Community Development Department staff shall have the authority to approve minor modifications to the plans.

Second by Austin

Motion carried (6 – 0)

3. **Cool Investment LLC (Tom Richards) – 23-000041:** public hearing and action on a request for a conditional use permit to establish retail sales, more than 40,000 square feet and construct a building addition at 1100 East Riverview Expressway (Parcel ID 3411796)

Kyle Kearns summarized the findings of the analysis for the request. Approval was recommended with the conditions outlined in the staff report.

Public hearing opened at 4:23 p.m.

Speaking in favor:

-Tom Richards, Cool Investment LLC

-Bruce King, 1111 20th Place

Speaking against: none

Public hearing closed at 4:27 p.m.

Eric Daven had questions about the addition to the property, the loading dock and landscaping requirements to which Kyle Kearns and Tom Richards responded.

Motion by Austin to approve request for a conditional use permit to establish retail sales, more than 40,000 square feet and construct a building addition at 1100 East Riverview Expressway (Parcel ID 3411796): subject to the following conditions:

1. EIFS shall be permitted as an architectural decorative element within the building façade.
2. The metal canopy encroachment shall be recognized, approved, and maintained by way of a written easement and encroachment agreement between both property owners. The encroachment shall not exceed five (5) feet. The easement agreement shall be recorded.
3. Lighting from the development shall not exceed 0.1 foot-candles at neighboring residential property lines or 0.2 foot-candles at neighboring commercial property lines, except where shared parking and cross-access occurs between commercial uses.
4. Applicable building and stormwater permit (state and local) shall be obtained.
5. Minor modifications to the plan shall be permitted to be reviewed and approved by the Community Development Department.

Second by Daven

Motion carried (6 – 0)

4. **Cool Investment LLC (Tom Richards) – 23-000029:** request for a site plan review to perform site improvements at 1000 Riverview Expressway (Parcel ID Number 3411793)

Mr. Kearns provided a summary of the item and recommended approval with the conditions outlined in the staff report.

Motion by Daven to approve the request for a site plan review to perform site improvements at 1000 Riverview Expressway (Parcel ID Number 3411793), subject to the following conditions:

1. Details for a refuse enclosure constructed of brick, textured concrete masonry units, and/or wood shall be provided, to be approved by the Community Development Department.
2. All applicable right-of-way and stormwater permits must be obtained through the Engineering Department.
3. Stormwater management must comply with Chapters 32 and Chapter 35 of the Municipal Code during and after construction.
4. All applicable permits through the City shall be obtained.
5. Community Development Department staff shall have the authority to approve minor modifications to the plans.

Second by Austin

Motion carried (6 – 0)

5. **Cool Investment LLC (Tom Richards) – 23-000040:** request for a sign exception to install additional signage on an off-premise sign at 1335 8th Street South (Parcel ID 3411785)

Kyle Kearns summarized the request and recommended approval subject to the conditions outlined in the staff report.

Susan Feith offered suggestions on the reconfiguration of the sign and Mr. Richards responded.

Motion by Feith to approve the request for a sign exception to install additional signage on an off-premise sign at 1335 8th Street South (Parcel ID 3411785), subject to the following conditions:

1. Copy within the existing cabinets shall be permitted to be changed.
2. The property owner is responsible to abide by all City Sign Code regulations, and any unified signage agreements or similar agreements shall be regulated privately.

Second by Thao

Motion carried (6 – 0)

6. **Cool Investment LLC (Tom Richards) – 23-000039:** request for a sign exception to install an off-premise sign in an outlot at 1140 East Riverview Expressway (Parcel ID 3411798)

Kyle Kearns provided a review of item 23-000039 recommending approval with the conditions indicated in the staff report.

Motion by Daven to approve the request for a sign exception to install an off-premise sign in an outlot at 1140 East Riverview Expressway (Parcel ID 3411798), subject to the following conditions:

1. No additional tenants shall be added to the sign and no additional freestanding signs shall exist on the property.
2. Copy within the existing cabinets shall be permitted to be changed.
3. The property owner is responsible to abide by all City Sign Code regulations, and any unified signage agreements or similar agreements shall be regulated privately.

Second by Austin

Motion carried (6 – 0)

7. **Immanuel Lutheran Church and School – 23-000032:** action on a request for an amendment to the City's Comprehensive Plan, specifically map 7-2 Future Land Use Map, to reclassify an unaddressed

parcel at the northeast intersection of 24th Street South and County Highway W (Parcel ID 3409225) and a portion of 1501 24th Street South (Parcel ID 3409200) from a Commercial land use classification to a Governmental/Public/Institutional land use classification

Item withdrawn; no action taken.

8. **Immanuel Lutheran Church and School – 23-000032:** public hearing and action on a request for a zoning map amendment to rezone an unaddressed parcel at the northeast intersection of 24th Street South and County Highway W (Parcel ID 3409225) and a portion of 1501 24th Street South (Parcel ID 3409200) from R-2 Mixed Residential District to I-1 Institutional District

Item withdrawn; no action taken.

9. **City of Wisconsin Rapids – 23-000022:** request to annex city owned territory, including right-of-way, totaling 3.975 acres in size from the Town of Grand Rapids, located at 2420 Saratoga Street, 2440 Saratoga Street, 2540 Saratoga Street, and 2620 Saratoga Street (Town Parcel ID Numbers 0700279, 0700279B, 0700279A, and 0700278), and to temporarily zone the parcels Mixed Use Commercial district (B-5)

Carrie Edmondson provided a summary of the request, recommending approval.

Eric Daven asked about landlock issues for the Town of Grand Rapids to which Kyle Kearns responded.

Motion by Blaser to approve the request to annex city owned territory, including right-of-way, totaling 3.975 acres in size from the Town of Grand Rapids, located at 2420 Saratoga Street, 2440 Saratoga Street, 2540 Saratoga Street, and 2620 Saratoga Street (Town Parcel ID Numbers 0700279, 0700279B, 0700279A, and 0700278), and to temporarily zone the parcels Mixed Use Commercial district (B-5)

Second by Daven

Motion carried (6 – 0)

10. Adjourn

Motion by Thao to adjourn; second by Daven

Motion carried (6 – 0)

Meeting adjourned at 5:09 p.m.

Respectfully Submitted by Erika Esser, Secretary

Administrative Staff Report

James Gannigan
 Site Plan & Architectural Review
 620 Airport Avenue
 February 27, 2023



<p>Applicant(s):</p> <ul style="list-style-type: none"> James Gannigan <p>Staff:</p> <ul style="list-style-type: none"> Kyle Kearns, Community Development Director Carrie Edmondson, Associate Planner <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 3413366 <p>Lot Information:</p> <ul style="list-style-type: none"> Effective Frontage: 200 feet Effective Depth: 403 feet Square Footage: 80,604 Acreage: 1.85 Acres <p>Zone(s):</p> <ul style="list-style-type: none"> "B-3" Neighborhood Commercial District <p>Council District:</p> <ul style="list-style-type: none"> District 7 - Delaney <p>Master Plan:</p> <ul style="list-style-type: none"> Mixed Use <p>Current Use:</p> <ul style="list-style-type: none"> Vacant <p>Applicable Regulations:</p> <ul style="list-style-type: none"> Chapter 11 - Zoning 	<p>Request</p> <p>PLAN-22-000177; James Gannigan – request for a site plan review to construct a Hawaiian Tanning Studio at 620 Airport Avenue (Parcel ID 3413366)</p> <p>Attachment(s)</p> <ol style="list-style-type: none"> Application Plans <p>Findings of Fact</p> <ol style="list-style-type: none"> The proposed project is to construct a commercial building to house a tanning studio. Access is from Airport Avenue. The property is zoned "B-3" Neighborhood Commercial District. A tanning studio falls under general services and is a permitted use in the B-3 District A Site Plan and Architectural Review application for this item was before the Plan Commission in April of 2022, and was postponed. A building plan – architectural review (AR), plan of operation (PO), site plan (SP), and zoning permit (ZP) are required. <p>Staff Recommendation</p> <p>Approve the request from the applicant for site plan review and architectural review to construct a tanning studio at 620 Airport Avenue (Parcel ID 3413366), subject to the following condition(s):</p> <ol style="list-style-type: none"> A stormwater management plan that details swales and/or depression locations must be submitted to the Engineering Department prior to obtaining building permits. Sidewalk shall be installed along the length of Airport Avenue to the specification of the Engineering Department. Cut-off lighting fixtures or equivalent shall be used for the development, and lighting from the development shall not exceed 0.2 foot-candles at neighboring commercial property lines and 0.1 foot-candles at neighboring residential property lines. Development has not been permitted in the nearby floodplain and any improvements shall meet floodplain standards within the Zoning Ordinance. Applicable permits through the City shall be obtained.
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- 6. Community development department shall have the authority to approve minor modifications to the plans.

Vicinity Map



Site Photos





Background

The applicant, James Gannigan, is proposing to construct a 6,120 square foot building to relocate their existing Hawaiian Tanning Studios business. This item was before the Plan Commission in April of 2022. At that time the item was postponed due to the incompleteness of the application. The subject site is currently vacant and the applicant is proposing construction of a building and parking area north and east of the building. The building will include space for 20 tanning booths, lobby, sales and retail area, and storage space. The use falls under the general services definition in the Zoning Code. General services are a permitted use in the Neighborhood Commercial (B-3) District. Construction of a new commercial building requires Site Plan and Architectural review and approval by the Plan Commission. The submitted plans and renderings are attached and have been reviewed further below.

Standards of Review

1) Use

Analysis: A general services use is permitted in the B-3 District. The property is currently vacant and construction of a new commercial building is proposed.

Findings: Note that a building plan – architectural review (AR), plan of operation (PO), site plan review (SP), and zoning permit (ZP) are required.

2) Dimensional Standards

Analysis: The B-3 district requires 10,000 square feet, and the lot is 80,604 square feet. The building footprint is approximately 6,120 square feet. The building coverage ratio is about 7.6 percent meeting the 60 percent maximum requirement and impervious surface is approximately 24.3 percent which is well below the 80 percent maximum requirement.

Findings: The site is adequate in size to accommodate the proposed building and parking area.

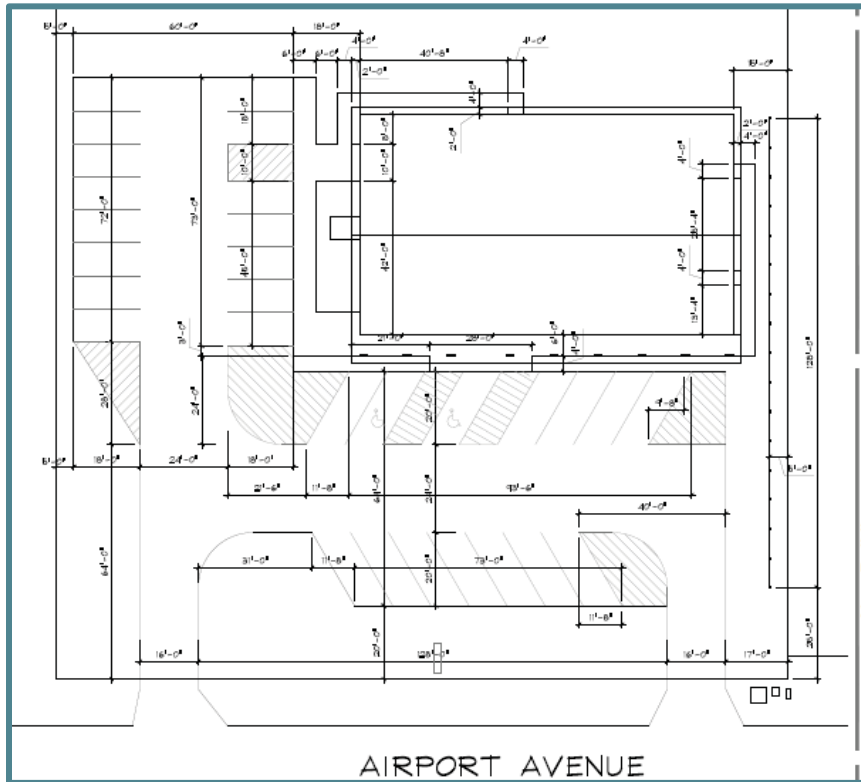
3) Ingress/Egress

Analysis: Access to the site is proposed via Airport Avenue, with one way ingress occurring with an east entrance and one way egress occurring with a west exit. Traffic would travel in a one-way pattern from east to west.

Findings: Driveway standards are met, regarding width and location.

4) Parking

Analysis: The use requires one space for each 300 square feet gross floor area, for a total of 21 required parking spaces.



Findings: The development meets the parking requirements with a total of 29 stalls, including two ADA approved accessible parking spaces. Spaces provided exceed minimum parking required by over 15 percent. Staff is recommending that the Plan Commission permit the amount of proposed parking through the Special Exception process although it exceeds the 15 percent threshold. With a total of 20 tanning booths and employees on site, it is reasonable to recognize the need for 27 non accessible parking spaces.

5) Landscaping

Analysis: A total of 60 landscape points shall be provided along the frontage, prorated for every 100 linear feet, meaning 120 points are required. A total of 40 landscape points shall be provided on a prorated basis for every 100 feet of building foundation perimeter, meaning 130 points are required. Lastly the parking lot landscaping requires a minimum of 100 landscape points for every 10,000 square feet paved area; meaning 146 points are required. Additionally, with approximately 14,560 square feet of paved parking lot area, 475 square feet of landscape area must be located within the parking area perimeter.

Because this property was rezoned after August 1, 2018, and abuts a residential district to the west, a bufferyard along the western property line is required. The applicant will be constructing privacy fence parallel to the western property line, with 50 percent of the plant materials located on the exterior side and 50 percent on the interior side per the Zoning Code.

B			
B-1	15'	100	Fence [3,4,5]
B-2	15'	300	
B-3	20'	200	
B-4	25'	150	
B-5	30'	125	

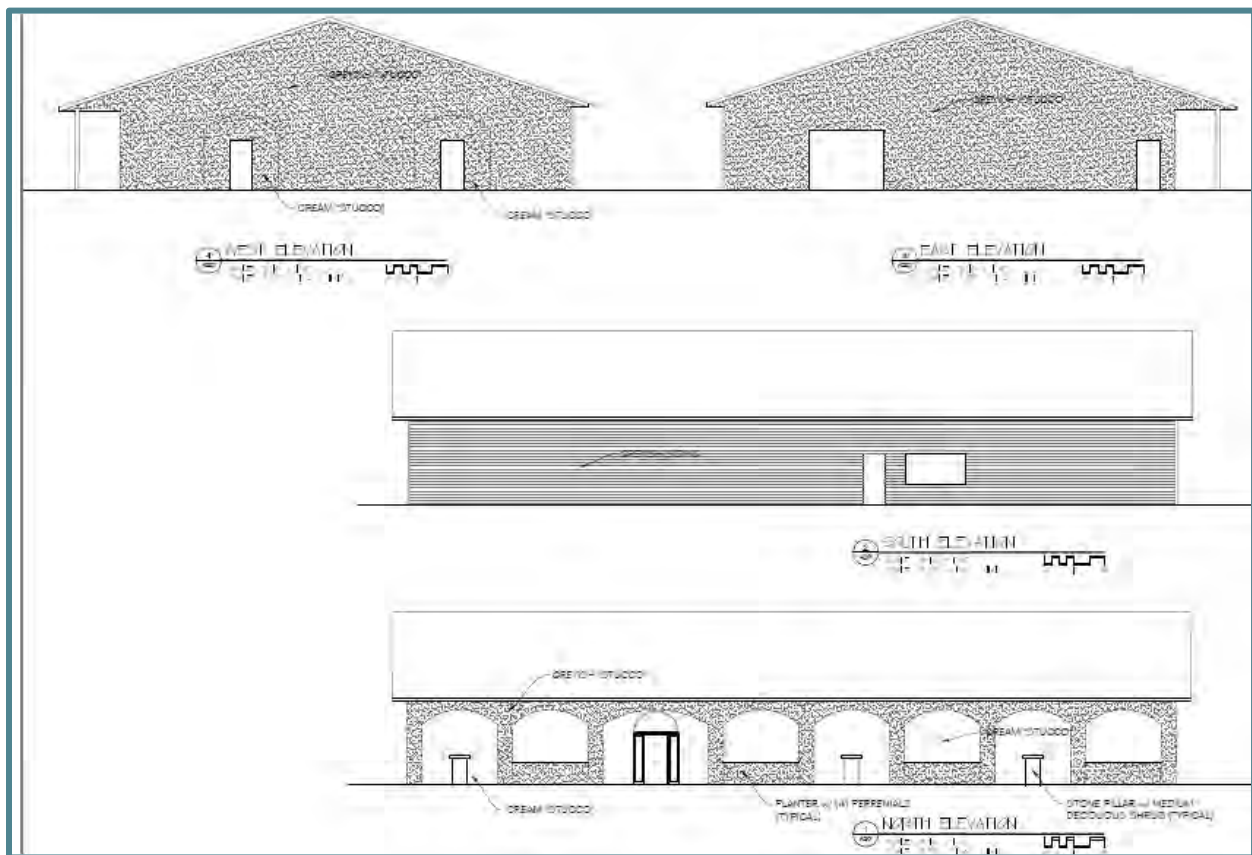
B-3

Findings: A landscaping plan has been submitted. The plant variety and distribution meets the requirements outlined in Chapter – 11 Zoning and is described in further detail below:

Landscape Type	Amount Required	Amount Proposed
Frontage Plantings	120 Points (minimum 50% tall deciduous trees and 30% medium deciduous trees)	215 Points (80 tall points, 135 medium points)
Foundation Plantings	130 Points	168 Points
Parking Lot Plantings	146 Points (minimum 60% tall trees and 20% shrubs) 475 square feet within paved area perimeter	282 Points (tall and shrub requirements met) 600 square feet within paved area perimeter
Bufferyard Plantings	265 Points	340 Points

6) **Architectural Review**

Analysis: Building elevations have been submitted. The front and sides of the building will be finished in contrasting stucco colors. The rear of the building will be constructed of gray siding. The front will include arched accents with alternating planters constructed of stucco or brick.



Findings: From an architectural standpoint, the building incorporates a variety of finishing materials, and blends well with the surrounding residences. The front elevation meets the architectural standards in the Zoning Code, including the requirement for 50 percent of materials on the street face to consist of brick, decorative masonry, glass panel, or other appropriate finished materials. The refuse container will be maintained inside the building. Overall, the building will incorporate a variety of materials and will provide a suitable transition between the surrounding commercial buildings and residences.

7) Lighting & Photometric Plan

Analysis: Regulations for onsite lighting are related to light trespass (foot-candles) beyond the property line and total lighting levels (lumens). Lighting from the business use should not exceed 0.2 foot-candles at a neighboring commercial property line and 0.1 foot-candles at a neighboring residential property line.

Findings: The applicant has submitted a lighting plan. Light levels on the west property line (adjacent to commercial property) meet the Zoning Code requirements. However, levels on the east side (adjacent to residential property) do not. However, establishment of the bufferyard (to include fencing and landscape materials) is expected to appropriately mitigate light levels. However, if the fence and bufferyard do not bring the lighting levels below the required standard, the applicant will be required to adjust the light fixtures to meet the requirements.

In summary, the proposed building and development plan provides a suitable transition between the residences and business located within this area. The scale and style of the building is consistent with residential development. Therefore, staff would recommend approval of the site plan and architectural review, subject to the conditions on page one of the staff report.



Site Plan & Plan of Operation Application
 City of Wisconsin Rapids, Wisconsin
 Version: January 3, 2019

Community Development Department
 444 West Grand Avenue
 Wisconsin Rapids, WI 54495-2780
 P: (715) 421-8228 Fax: (715) 421-8291

Overview: The Planning Commission reviews site plans and plans of operation for those land uses specifically requiring such review as listed in the land-use matrix (Appendix A of the zoning code).

Governing regulations: The procedures and standards governing the review of this application are found in Article 5 of the City's zoning code (Chapter 11 of the municipal code).

General instructions: Complete this application and submit one copy to the Community Development Department. Alternatively, you can submit your application online at <https://wisconsinrapids.zoninghub.com/>

Application fee: \$175.00 for new; \$125.00 for amendment of prior approval

Note: Site plan/plan of operation review and architectural review can be combined into one application fee.

Application submittal deadline: Applications must be submitted at least 3 weeks prior to the meeting. Please consult the annual Planning Commission schedule for specific dates.

Mandatory meeting with staff: To ensure that all the required information is provided and that there is a complete understanding of the process, the applicant must meet with City staff to discuss the request and necessary items. Please contact the Community Development Department to schedule an appointment.

Office Use Only

Date Received _____
 Received By _____
 Fee _____
 Case # _____
 Aldermanic District _____
 Plan Commission Date _____

1. Applicant information

Applicant name James Gannigan
 Street address 101 Division St N #1
 City, state, zip code Stevens Point, WI 54481
 Daytime telephone number 715-343-1986
 Email jim.gannigan@gmail.com

2. Agent contact information Include the names of those agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

	<u>Agent 1</u>	<u>Agent 2</u>
Name	<u>Jane Przychocki</u>	<u>John Dolan</u>
Company		<u>JAD Architecture</u>
Street address	<u>101 Division St. N #1</u>	<u>318 Washington Ave</u>
City, state, zip code	<u>Stevens Point, WI 54481</u>	<u>Stevens Point, WI 54481</u>
Daytime telephone number	<u>715-544-2007</u>	<u>715 498-9907</u>
Email	<u>janepr41@gmail.com</u>	<u>arccentral@att.net</u>

3. Type of application (check all that apply)

- Site plan Complete Part A, B and D
 Plan of operation Complete Part A, C and D

- New project
 Amendment of prior approval (if any)

If an amendment, the date of last approval (if any): _____

Part A. About the Property

4. Subject property information

Physical address 610-620 Airport Ave, Wis Rapids
Parcel number(s) _____

Note: The parcel number can be found on the tax bill for the property or it may be obtained from the Community Development Department.

Is the subject property currently in violation of the City's zoning ordinance as determined by the City's zoning administrator?

- No
- Yes

If yes, please explain.

Comment: Pursuant to Section 11.04.10 of the City's zoning code, the City may not issue a permit or other approval that would benefit a parcel of land that is in violation of the zoning code, except to correct the violation or as may be required by state law.

Are there any unpaid taxes, assessments, special charges, or other required payments that are specifically related to the subject property?

- No
- Yes

If yes, please explain.

Comment: Pursuant to Section 11.04.11 of the City's zoning code, the City may not issue a permit or other approval that would benefit a parcel of land where taxes, special assessments, special charges, or other required payments are delinquent and unpaid.

5. Zoning information (refer to <https://wisconsinrapids.zoninghub.com/zoningmap.aspx>)

The subject property is located in the following base zoning district(s). (check all that apply)

- | | | |
|--|---|--|
| <input type="checkbox"/> RR Rural Residential | <input type="checkbox"/> R-8 Manufactured Home Park | <input type="checkbox"/> M-1 General Industrial |
| <input type="checkbox"/> R-1 Single-family Residential | <input type="checkbox"/> B-1 Downtown Commercial | <input type="checkbox"/> M-2 Heavy Industrial |
| <input type="checkbox"/> R-2 Mixed Residential | <input type="checkbox"/> B-2 General Commercial | <input type="checkbox"/> I-1 Institutional |
| <input type="checkbox"/> R-3 Multi-family Medium Density Residential | <input checked="" type="checkbox"/> B-3 Neighborhood Commercial | <input type="checkbox"/> P-1 Park and Recreation |
| <input type="checkbox"/> R-4 Multi-family High Density Residential | <input type="checkbox"/> B-5 Mixed Use Commercial | <input type="checkbox"/> C-1 Conservancy |

The subject property is also located in the following overlay zoning district(s). (check all that apply)

- | | | |
|--|--|--|
| <input type="checkbox"/> Planned Development (PDD) | <input type="checkbox"/> Shoreland | <input checked="" type="checkbox"/> Floodplain |
| <input type="checkbox"/> Downtown Design | <input type="checkbox"/> Shoreland-Wetland | <input type="checkbox"/> Wellhead Protection |

Part B. Site Plan (See the standards and requirements in Division 6 of Article 6.)

6. Building type. Which of the following building types best describes the building?

- | | | |
|--|--|--|
| <input type="checkbox"/> Townhouse | <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> Multi-family | <input type="checkbox"/> Work/live | <input type="checkbox"/> Parking structure |
| <input type="checkbox"/> Institutional | | |

Please refer to Appendix D for any design requirements that may apply.

7. Encroachments.

Aside from driveways connecting to the street, will any part of the proposed project encroach into a public right-of-way?

- No
- Yes

If yes, please explain.

8. Site parameters (area in square feet or acres)

Subject property

200' x 400'

Building coverage

102' x 60'

Outdoor storage

Stormwater facilities

Impervious surfaces

14,000 sqft

Impervious surfaces include buildings, parking areas and driveways, sidewalks, decks, patios, and other types of 'hard' surfaces.

Landscaping and other undeveloped areas

Wetlands

Attach appropriate documentation if there are any wetlands.

100-year floodplain

9. Street access

Name	New Access	Change to Existing Access	No Change to Existing Access
Airport Ave	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Traffic generation

Will the proposed project create 500 trips per day or more?

- No
- Yes Attach a traffic impact report to this application. See s. 11.06.151 of the zoning code for additional details.

Will the proposed project create 300 trips per day or more, but less than 500?

- No
- Yes The city may require a traffic impact report as described in s. 11.06.151 of the zoning code. Please contact the Community Development Department for further guidance.

11. Parking (See the standards and requirements in Article 17 of the zoning code.)

Minimum number of required spaces

See Appendix B of the zoning code for parking requirements for the proposed land use(s).

Proposed number of spaces

25

If the number of proposed spaces exceeds what is required by more than 15 percent, the Planning Commission may grant a special exception to allow oversized parking areas. (See s. 11.17.03(r) of the zoning code.)

ADA van accessible spaces

	<u>Ø</u>	
Other ADA accessible spaces	<u>Ø</u>	
Number of electric charging stations (if any)	<u>Ø</u>	Charging stations are not required, but are recommended.
Bicycle parking spaces	<u>Ø</u>	Bike parking is not required, but is recommended. (See s. 11.17.06 of the zoning code.)
Number of spaces in front of the building	<u>25</u>	The number of spaces in front of the building may be limited depending on the zoning district. (See Appendix C of the zoning code.)
Number of spaces on the side(s) of the building	<u>Ø</u>	
Number of spaces to the rear of the building	<u>Ø</u>	

12. **Outdoor lighting** (See the standards and requirements in Article 18 of the zoning code.)

	Number of Fixtures	Lumens
Building 1	_____	_____
Building 2	_____	_____
Building 3	_____	_____
Parking lot 1	_____	_____
Parking lot 2	_____	_____
Parking lot 3	_____	_____
Other	_____	_____
Other	_____	_____
<i>Total</i>	_____	_____

Not chosen yet,
 will chose
 according to
 city requirement.

Maximum lighting levels at each property boundary line (in footcandles): _____

Attach a photometric plan to this application along with manufacturer's cut sheets for the different kinds of light fixtures.

Height of parking lot lights above grade (if any): _____

13. **Fencing.** Will the proposed project include fencing?

No

Yes (See Article 15 of the zoning code for the standards and requirements that apply.)

If yes, please describe and/or attach a fencing plan.

Along the West side of property, a privacy fence will be installed.

14. **Stormwater.** Describe how stormwater generated on the site will be handled.

parking lot will be tapered to West side, then tapered to south so runoff will flow towards the natural flood plain.

15. **Site plan.** Attach a site plan drawn to scale with the following information to the extent it applies to the proposed project. The items with an asterisk are required. Check those elements that are included.

Background Project Information	Buildings and Outdoor Storage/Activity Areas	Transportation Facilities (existing and proposed)
<input checked="" type="checkbox"/> Project name*	<input type="checkbox"/> Existing and proposed	<input checked="" type="checkbox"/> Streets
<input checked="" type="checkbox"/> Applicant name*	<input type="checkbox"/> Existing within 50 feet of subject property	<input checked="" type="checkbox"/> Driveways and road access onto public and private roads
<input type="checkbox"/> Preparation date/revision*	Required Setbacks	
<input checked="" type="checkbox"/> Name of preparer*	<input type="checkbox"/> Yard setbacks (front, side, rear and shore)	<input type="checkbox"/> Sidewalks and trails
<input type="checkbox"/> On-site septic systems	<input type="checkbox"/> Fire lanes (i.e., fire apparatus access)	<input type="checkbox"/> Clear visibility triangles (location and dimensions)
<input type="checkbox"/> On-site wells and off-site wells within 10 feet of the perimeter of the subject property	On-Site Parking (existing and proposed)	
<input type="checkbox"/> Address of subject property or legal description*	<input type="checkbox"/> Access aisles and parking spaces by size	<input type="checkbox"/> Location of accessible parking spaces
<input type="checkbox"/> Property boundaries *	<input type="checkbox"/> Location and specifications/dimensions for accessibility ramps	<input type="checkbox"/> Type and location of on-site parking signs and traffic control signs
<input type="checkbox"/> Acreage of subject property*	<input type="checkbox"/> Site amenities (benches, fountains, etc.)	<input type="checkbox"/> Surface materials for parking lot (e.g., concrete, bituminous concrete, pavers)
<input type="checkbox"/> Land use summary table by density/intensity and acreage*	<input type="checkbox"/> Existing trees and other prominent vegetation	<input type="checkbox"/> Snow storage areas
<input type="checkbox"/> Easements/rights-of-ways (location, width, purpose, ownership)	<input type="checkbox"/> Trees / shrubs to be planted, including a plant list and specs.	<input type="checkbox"/> Areas designated for queuing of vehicles for drive-through facilities (e.g., car washes, drive-up service windows, etc.)
<input type="checkbox"/> Common areas/conservancy areas (location, purpose, ownership)	<input type="checkbox"/> Trees / shrubs to be retained	<input type="checkbox"/> Pedestrian walks between the parking lot and the building
<input type="checkbox"/> Land to be dedicated to the public (boundaries, area, purpose)	Outdoor Lighting (existing and proposed)	
<input type="checkbox"/> Location	<input type="checkbox"/> Designated areas of a parking area for pedestrian walks	<input type="checkbox"/> Loading lanes and loading docks
<input type="checkbox"/> Fixture specifications	Stormwater Facilities (existing and proposed)	
<input type="checkbox"/> Property boundaries within 50 feet of the subject property	<input type="checkbox"/> Location	<input type="checkbox"/> Stormwater drainage
<input type="checkbox"/> Land uses within 50 feet of the subject property	<input type="checkbox"/> Specifications for each facility	<input type="checkbox"/> Distance between parking areas and adjoining properties if less than 20 feet
<input type="checkbox"/> Zoning district boundaries within 50 feet of the subject property	Signs (existing and proposed)	
<input type="checkbox"/> Municipal boundaries within 50 feet of the subject property	<input type="checkbox"/> Location	<input type="checkbox"/> Location
<input type="checkbox"/> Ground contours when slopes exceed 8 percent	<input type="checkbox"/> Type (sewer, telephone, etc.) (buried or overhead, if applicable)	<input type="checkbox"/> Specifications for each sign including type, height, dimensions, lighting, and other factors considered during the review process
<input type="checkbox"/> Wetlands	<input type="checkbox"/> Size/capacity, if applicable	
<input type="checkbox"/> Woodlands		
<input type="checkbox"/> Wildlife habitat, including critical wildlife habitat		
<input type="checkbox"/> Environmentally sensitive features		
<input type="checkbox"/> Water resources (rivers, ponds, etc.) and ordinary high-water mark for navigable waters		
<input checked="" type="checkbox"/> Floodplain boundaries and elevations of the same		

Part C. Plan of Operation

16. Operating conditions

Hours of operation:

Estimated number of full-time employees

Estimated number of part-time employees

Maximum number of employees onsite at peak hours

Will the proposed business operation create any noise outside of the building?

Refer to s. 11.06.147 of the zoning code.

Will the proposed business operation create any emissions (e.g., fumes, smoke, steam, vapor, dust,) to the atmosphere?

Refer to s. 11.06.148 of the zoning code.

Will the proposed business operation create any vibrations outside of the building?

Refer to s. 11.06.149 of the zoning code.

Will the proposed business operation involve any explosives or other flammable materials?

Refer to s. 11.06.150 of the zoning code.

Will the proposed business operation involve any radioactive materials?

Will the proposed business operation create special needs for wastewater disposal?

Will the proposed business operation require unusually high levels of public water?

17. Licensing. What kind of federal, state, county or city licensees will be required to operate the proposed business?

Part D. Other

18. Attachments List any attachments included with your application.

Along with the building plans, attached you will find the elevation map and plan for landscaping and fencing.

19. Other information You may provide any other information you feel is relevant to the review of your application.

We are looking to keep a more natural setting, only using the minimum amount of land as possible as to keep the remaining for plants, trees, and wildlife.

20. Mandatory meeting with staff

When did you meet with the Community Development Director?

_____ Month/year

21. Applicant certification

- I certify that all of the information in this application, along with any attachments, is true and correct to the best of my knowledge and belief.
- I understand that submission of this application authorizes City officials and employees, and other designated agents, including those retained by the City, to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any such individual to enter any building on the subject property, unless such inspection is specifically related to the review of this application and the property owner gives his or her permission to do so.
- I understand that this application and any written materials relating to this application will become a permanent public record and that by submitting this application I acknowledge that I have no right to confidentiality. Any person has the right to obtain copies of this application and related materials or view it online.
- I understand that the zoning administrator will review this application to determine if it contains all of the required information. If he or she determines that the application is incomplete, it will not be scheduled for review until it is deemed to be complete.

Property Owner:

James Gannigan
Name – print

[Signature]
Name – Signature

3-21-22
Date

Name – print

Name – Signature

Date



550

85'

200.01'

610

620

S.M.

260'

W.C.C.S.M. # 9809

NO.10

201.90'

188.00'

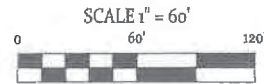
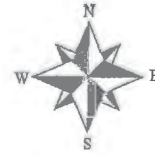
140'

202'

ELEVATION SURVEY MAP

BEING LOT 1 & LOT 2 OF WOOD COUNTY CERTIFIED SURVEY MAP NO. 8471,
 LOCATED IN THE NE1/4 OF THE NW1/4 OF SECTION 29, T22N-R6E, WISCONSIN RAPIDS, WOOD COUNTY, WI

AIRPORT AVE.

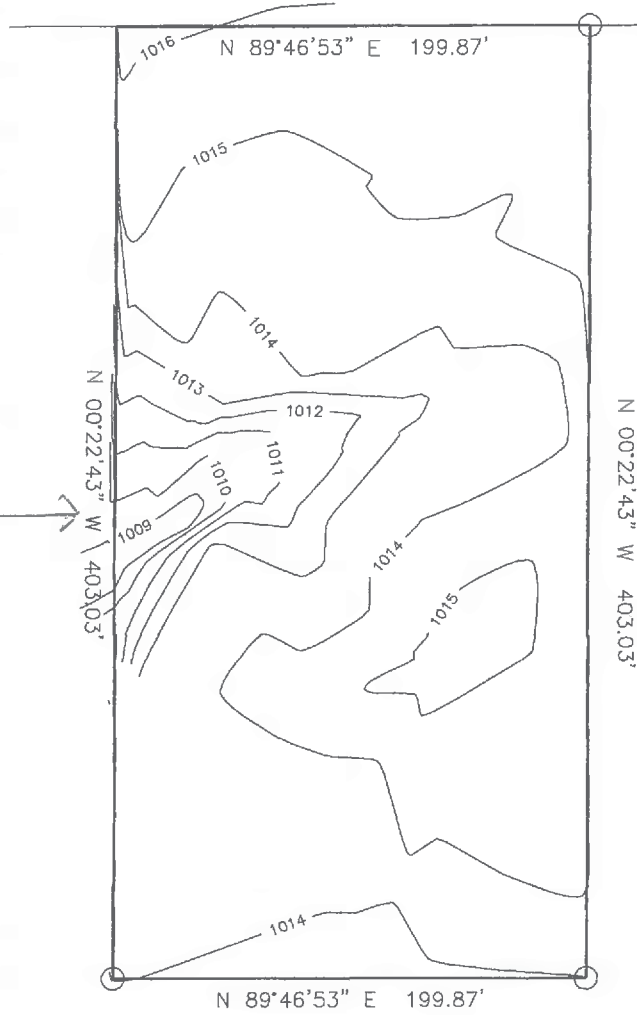


LEGEND
 ○ IRON PIPE FOUND

BASIS OF BEARINGS
 BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WOOD COUNTY)

BASIS OF ELEVATIONS
 ELEVATIONS ARE BASED ON NAVD 88

This section
 Removed From
 Flood Plain By
 FEMA



SURVEYOR'S CERTIFICATE

I, Kelly D. Callaway, Registered Land Surveyor, Do hereby certify:
 That I have surveyed and mapped those lands located in the NE1/4 of the NW1/4 Section 29, T22N-R6E, City of Wisconsin Rapids, Wood County, Wisconsin. Described as follows:

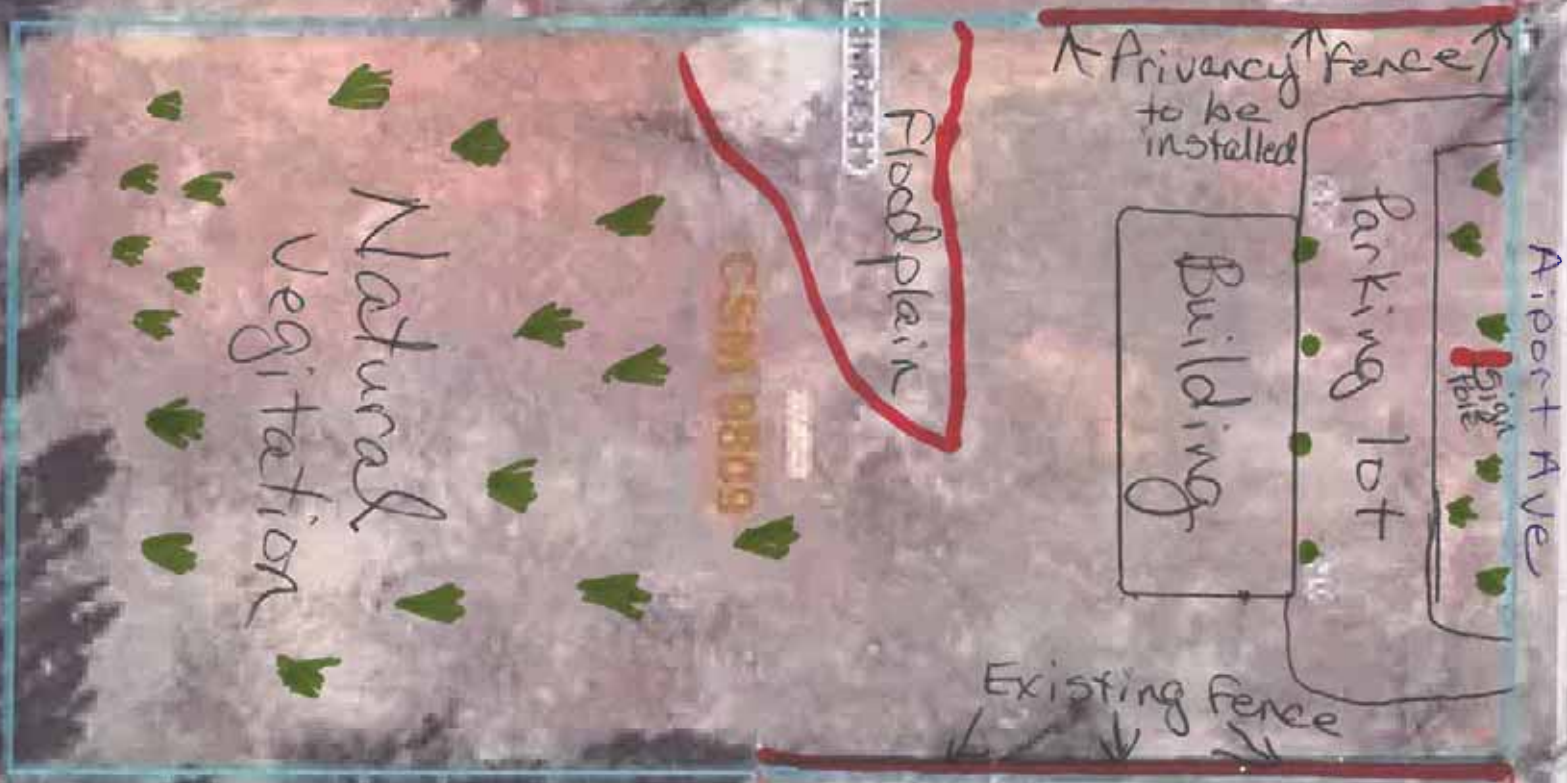
Lot 1 & Lot 2 of Wood County Certified Survey Map Number 8471.

Kelly D. Callaway RLS # 2357

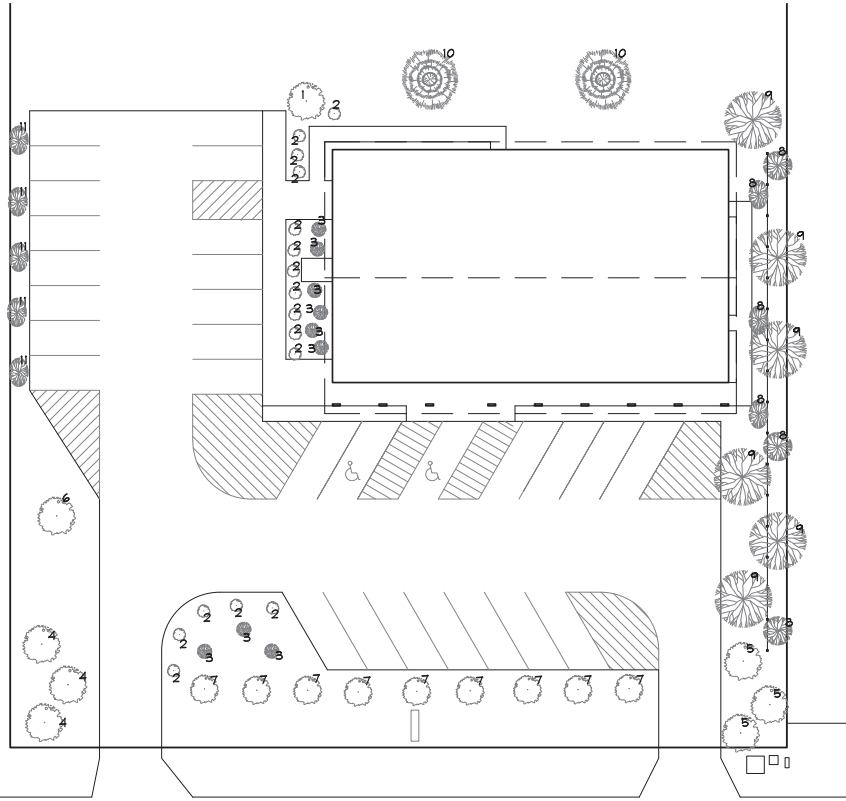
CALLAWAY LAND SURVEYING

340 SECOND ST. NORTH
 STEVENS POINT, WI 54481
 OFFICE 715-345-6962 MOBILE 715-347-LAND
 EMAIL kelly@callawaylandsurveying.com

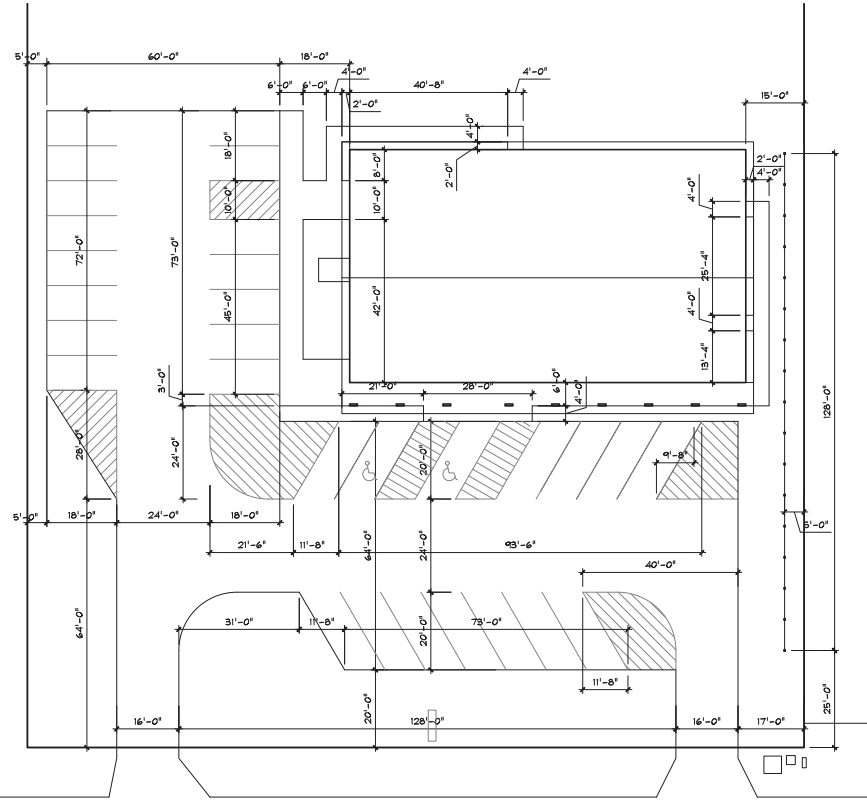
CLIENT: Gerry Gieshart
 JOB NO.: 12-094
 SHEET 1 OF 1



- | | |
|--------------------------|-------------------------|
| 1 MEDIUM DECIDUOUS SHRUB | 7 MEDIUM DECIDUOUS TREE |
| 2 MEDIUM EVERGREEN SHRUB | 8 MEDIUM EVERGREEN TREE |
| 3 LOW EVERGREEN TREE | 9 TALL DECIDUOUS TREE |
| 4 MEDIUM EVERGREEN TREE | 10 TALL EVERGREEN TREE |
| 5 TALL EVERGREEN TREE | 11 TALL DECIDUOUS TREE |
| 6 TALL DECIDUOUS TREE | |



AIRPORT AVENUE



AIRPORT AVENUE





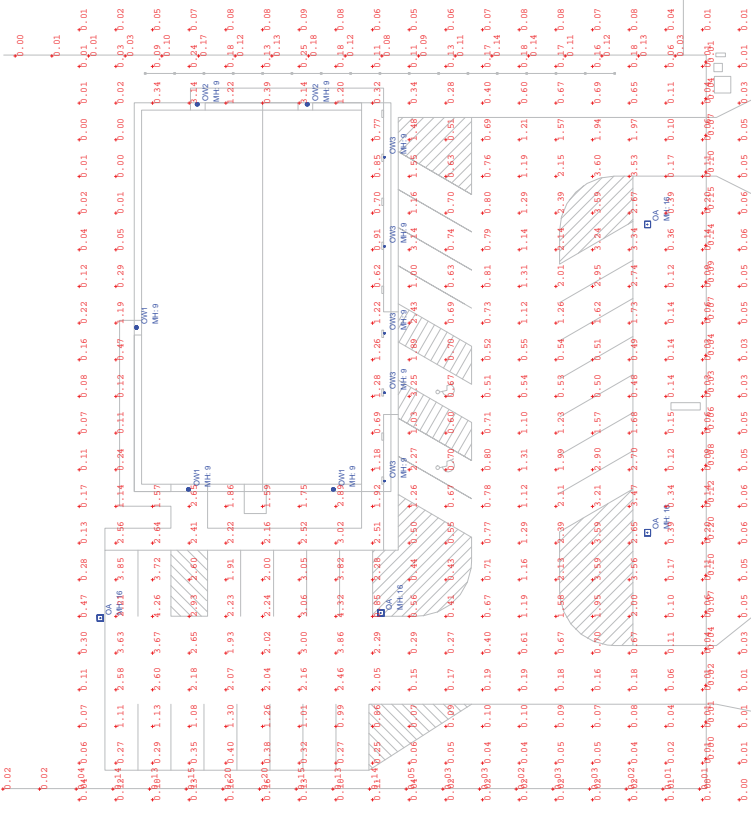
#	DATE	COMMENTS

DRAWN BY: JT	DATE: 2-2-2023	SCALE: 1/16" = 1'
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HAWAIIAN TANNING	WISCONSIN RAPIDS, WI	SITE LIGHTING LAYOUT
------------------	----------------------	----------------------

OWNER'S PROPERTY	
DATE	DESCRIPTION
1/15/20	10000 SQ FT
2/1/20	10000 SQ FT
3/1/20	10000 SQ FT
4/1/20	10000 SQ FT
5/1/20	10000 SQ FT
6/1/20	10000 SQ FT
7/1/20	10000 SQ FT
8/1/20	10000 SQ FT
9/1/20	10000 SQ FT
10/1/20	10000 SQ FT
11/1/20	10000 SQ FT
12/1/20	10000 SQ FT

OWNER'S PROPERTY	
DATE	DESCRIPTION
1/15/20	10000 SQ FT
2/1/20	10000 SQ FT
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4/1/20	10000 SQ FT
5/1/20	10000 SQ FT
6/1/20	10000 SQ FT
7/1/20	10000 SQ FT
8/1/20	10000 SQ FT
9/1/20	10000 SQ FT
10/1/20	10000 SQ FT
11/1/20	10000 SQ FT
12/1/20	10000 SQ FT

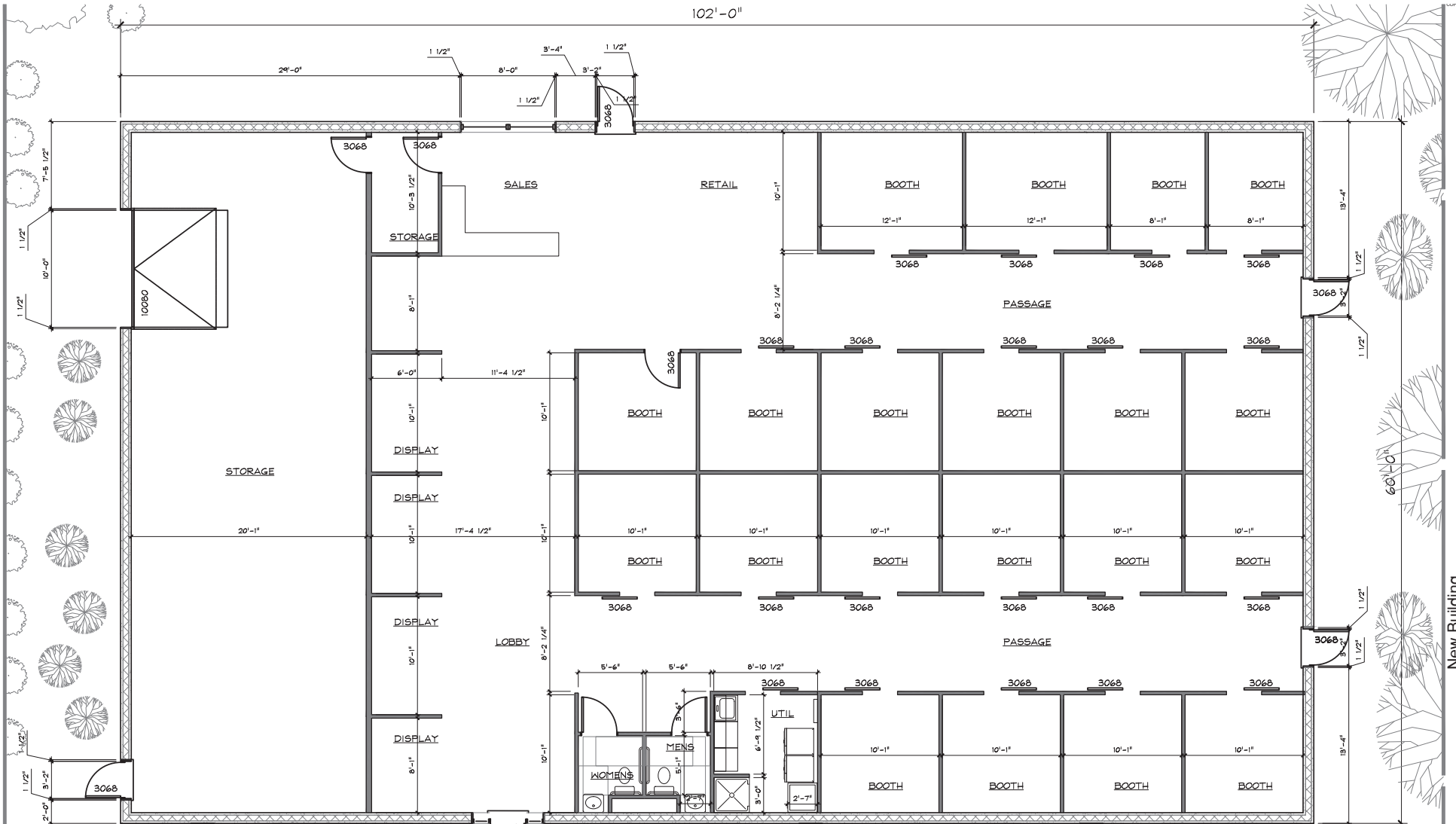


PARTIAL SITE PLAN

AIRPORT AVENUE

NORTH

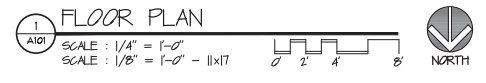


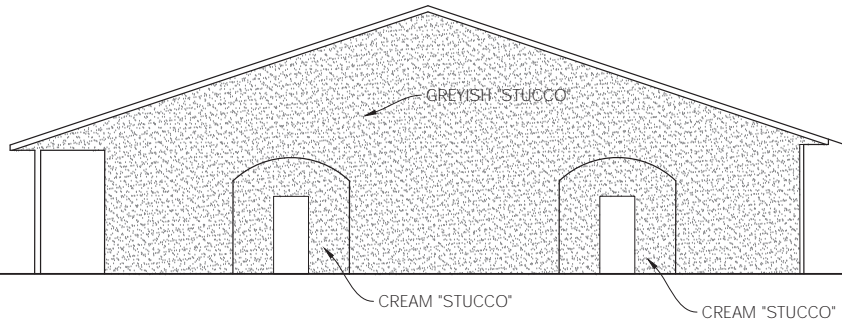


ROOM FINISH SCHEDULE

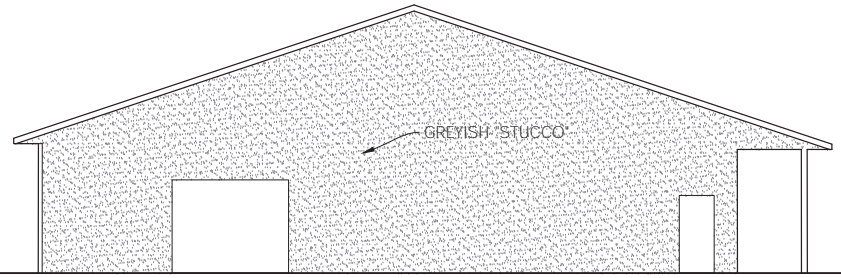
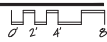
ROOM NO	ROOM NAME	FLOOR		BASE		WALLS						CEILING		HT	NOTES		
		MAT.	FIN.	MAT.	FIN.	NORTH	WEST	SOUTH	EAST	MAT.	FIN.	MAT.	FIN.				
	LOBBY	CONC.	VP	WD	PT	DW	PT	DW	PT	DW	PT	DW	PT	DW	PT	11'-0"	
	PASSAGES	CONC.	VP	WD	PT	DW	PT	DW	PT	DW	PT	DW	PT	DW	PT	VARIABLES	
	BOOTHES	CONC.	VP	WD	PT	DW	PT	DW	PT	DW	PT	DW	PT	DW	PT	VARIABLES	8'-0" HIGH WALLS
	DISPLAY SPACES	CONC.	VP	WD	PT	DW	PT	DW	PT	DW	PT	DW	PT	DW	PT	10'-0"	8'-0" HIGH WALLS
	TOILET ROOMS	CONC.	CT	DW	PT	DW	PT	DW	PT	DW	PT	DW	PT	VARIABLES	
	UTILITY	CONC.	VP	WD	PT	DW	PT	DW	PT	DW	PT	DW	PT	DW	PT	VARIABLES	
	STORAGE	CONC.	SEAL	DW	PT	DW	PT	DW	PT	DW	PT	DW	PT	9'-0"	

ABBREVIATIONS		NOTES	
CPRT	CARPET	WD	WOOD
VP	VINYL PLANK	SSV	STAIN/SEAL/VARNISH
CONC	CONCRETE	SEAL	CONCRETE SEALANT
		PT	PAINT

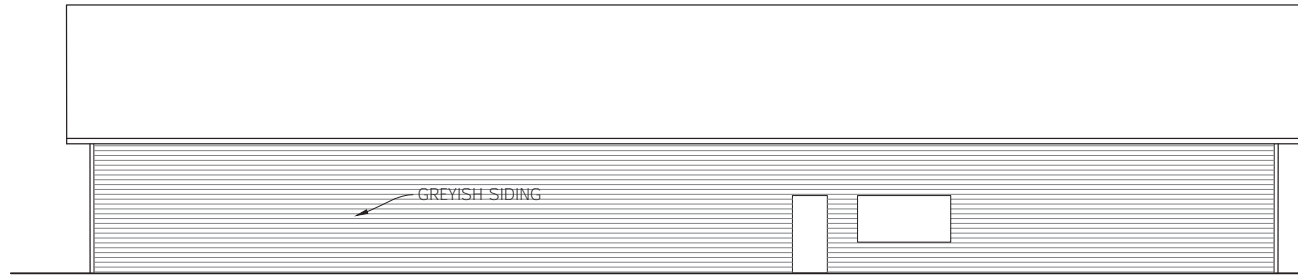




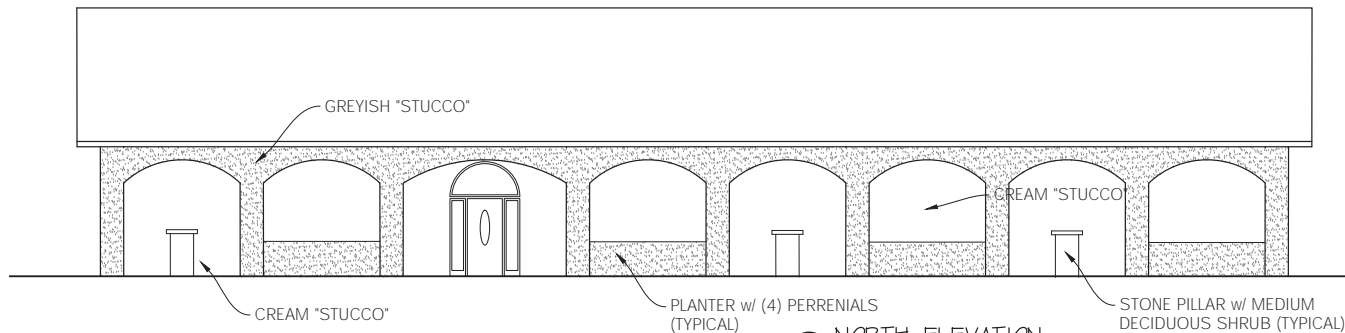
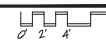
4 WEST ELEVATION
 A201 SCALE : 3/16" = 1'-0"
 SCALE : 3/32" = 1'-0" - 11x17



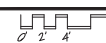
3 EAST ELEVATION
 A201 SCALE : 3/16" = 1'-0"
 SCALE : 3/32" = 1'-0" - 11x17



2 SOUTH ELEVATION
 A201 SCALE : 3/16" = 1'-0"
 SCALE : 3/32" = 1'-0" - 11x17



1 NORTH ELEVATION
 A201 SCALE : 3/16" = 1'-0"
 SCALE : 3/32" = 1'-0" - 11x17



Administrative Staff Report

Conditional Use: Temporary
Residential Shelter
Plan Commission Review
1320 Pepper Avenue
February 21, 2023



<p>Applicant(s):</p> <ul style="list-style-type: none"> The Hannah Center Inc. <p>Staff:</p> <ul style="list-style-type: none"> Kyle Kearns, Director of Community Development Carrie Edmondson, Associate Planner <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 3412666 <p>Lot Information:</p> <ul style="list-style-type: none"> Effective Frontage: 221 feet Effective Depth: 265 feet Square Footage: 69,611 Acreage: 1.598 Acres <p>Zone(s):</p> <ul style="list-style-type: none"> "B-2" General Commercial District <p>Council District:</p> <ul style="list-style-type: none"> District 8 - Bemke <p>Master Plan:</p> <ul style="list-style-type: none"> Commercial <p>Current Use:</p> <ul style="list-style-type: none"> Church (most recently) <p>Applicable Regulations:</p> <ul style="list-style-type: none"> Chapter 11 – Zoning 	<p>Request</p> <p>23-000081; The Hannah Center, Inc. – public hearing and action on a request for a conditional use permit to operate a temporary residential shelter at 1320 Pepper Avenue (Parcel ID 3412666).</p> <p>Attachment(s)</p> <ol style="list-style-type: none"> Application Plans Property Information <p>Findings of Fact</p> <ol style="list-style-type: none"> The property is 3,600 square feet (1,800 square feet main floor and 1,800 square feet lower level). The site is a through lot with access from both Pepper Avenue and Huntington Avenue. The property is zoned "B-2" General Commercial District. A Temporary Residential Shelter is a conditional use within the "B-2" District. <p>Staff Recommendation</p> <p>Approve the request for a conditional use permit to operate a temporary residential shelter at 1320 Pepper Avenue (Parcel ID 3412666), subject to the following condition(s):</p> <ol style="list-style-type: none"> Approval of the conditional use permit shall include the marking of ten on-site parking spaces and one ADA-approved parking space. Any proposed parking lot reconstruction shall include appropriate surfacing, marking, drainage, and landscaping, and stormwater management to be reviewed and approved by the Community Development Department. The number of residents shall not exceed 15 at one time. Any trash containers located outside shall be concealed or suitably screened from public view, to be reviewed and approved by the Community Development Department. Applicable building permits though the City shall be obtained. Community Development staff shall have the authority to approve minor modifications to the plans.
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Vicinity Map

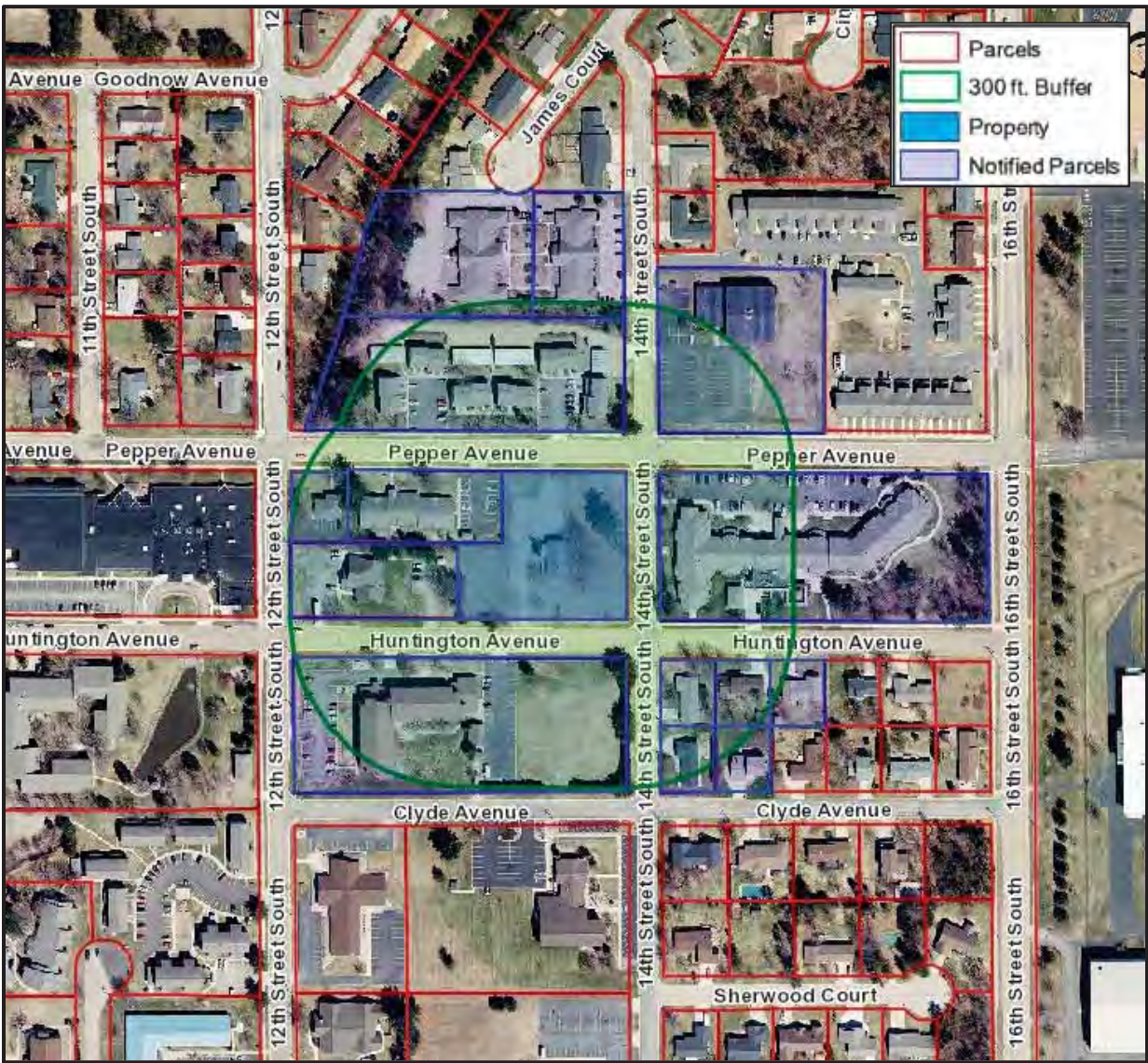


Site Photos





Exhibit Map



Background

The applicant is proposing an interior remodel of the existing building to create a temporary residential shelter, The Hannah Center. The remodel would result in four separate guest bedrooms, full bath with laundry, maintenance room and community kitchen and living space. The main floor will include a staff area consisting of an office, bedroom, and private bathroom. The intent of the B-2 General Commercial district is below.

B-2 is primarily intended to accommodate a wide range of large- and small-scale commercial development generally on or near a major arterial along with compatible community and civic uses.

The Hannah Center provides a home for women and children in crisis. They are proposing space to accommodate four women and their children at a given time. The goal of the center is to provide a supportive home environment as women establish goals to work toward independence. This use is categorized as a temporary residential shelter under Chapter 11- Zoning, is a conditionally permitted use, and is consistent with compatible community and civic uses intended for the district. There is an existing location in Marshfield that has been in continuous operation for 30 years and has been very successful.

Chapter 11 Zoning describes a temporary residential shelter and provides the following supplemental standards in Appendix B below:

Temporary Residential Shelter

Description: *A place where individuals and families live on a temporary basis and support services including counseling may be provided. Residents typically receive housing at little or no cost, unrelated residents may share sleeping rooms, meals may or may not be provided, and unrelated residents may or may not share bathroom facilities.*

Parking Requirements: *1 space for each 500 square feet of gross floor area devoted to patron services; plus 1 space for each employee on the largest work shift*

Supplemental Standards:

(a) Requirements for operator. *A temporary residential shelter shall be managed by an organization operating a program approved by the state of Wisconsin pursuant to ch. 51, Wis. Stats., and all relevant administrative rules including chs. DHS 72, DHS 75, and DHS 94, Wis. Admin. Code.*

(b) Other approvals. *A temporary residential shelter shall be approved by all applicable government entities having authority under law to license or authorize the operation.*

(c) Number of residents. *The number of residents at a temporary residential shelter shall not exceed 15 occupants at one time.*

Visitors are permitted during set hours and must undergo an approval process including a background check. The center also includes a donation center for children's clothing and baby items. This component of the business would be accessory and work in concert with the principal use. Office hours are Monday through Friday from 9:00 a.m. to 3:30 p.m.

Standards of Review

11.05.55 Basis of decision

Generally. When reviewing conditional uses other than nonconforming conditional uses, the review authority shall consider the following factors:

1) the size of the parcel on which the proposed use will occur;

Analysis: The use is proposed to occur on a 69,611 square foot developed parcel. The existing building consists of 1,800 square feet on the main level and 1,800 square feet on the lower level. The lot is a through lot with vehicular access from both Pepper Avenue and Huntington Avenue.

Findings: The site and existing building are sufficiently sized for the proposed use, parking, and needs of the business.

2) the presence of and compatibility with other uses on the subject property, if any;

Analysis: This building is the only structure on the property.

Findings: The proposed uses include a temporary residential shelter and accessory donations facility. The two uses are complimentary and compatible.

3) the location of the proposed use on the subject property (e.g., proximity of the proposed use to other existing or potential land uses);

Analysis: The subject property is located on the City's east side surrounded by a variety of housing styles and types (including apartments, townhomes, and single-family residences), an assisted living facility, and community organizations. The proposed use is consistent with the surrounding neighborhood and planning vision for the area.

Findings: The temporary residential shelter offers needed resources to community members. The proposed use would integrate well into the existing mix of uses and provides a suitable transition between the surrounding residential, commercial, and civic properties and is consistent with the intent of this zoning district.

4) effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site;

Analysis: A temporary residential shelter requires 1 space for each 500 square feet of gross floor area devoted to patron service; plus 1 space for each employee on the largest work shift, requiring 10 parking spaces. The applicant has noted that it is common for residents to own personal vehicles and regularly travel to school, work, daycare, and appointments. Therefore, a maximum of four personal vehicles would be parked at the location consistently. Ingress and egress to and from the property exists from both Pepper Avenue and Huntington Avenue, as the parcel is a through lot.

Findings: Ingress and egress is adequate for the site. The existing parking lot is adequate in size to accommodate the ten required parking spaces plus one ADA-approved accessible parking space.

5) the suitability of the subject property for the proposed use;

Analysis: See the above standards regarding lot size and other site specifics. The applicant has described the use further within the application.

Findings: The building is an adequate size for the proposed use. The building is sufficient to accommodate the four private guest units and the donation center. The subject property is well suited to the mixed use nature of the proposed facility including private rooms, group living areas, and the donation center area.

6) effects of the proposed use on the natural environment;

Analysis: The existing site is developed in a traditional manner with a mix of impervious and permeable area. The site is substantial at 1.6 acres with a relatively small building footprint of 1,800 square feet. There is no additional construction or paved area proposed.

Findings: Impacts to the natural environment would be small, as the site was previously developed and operated as a church. This is an adaptive reuse project which is a sustainable alternative to new construction, as a reduced amount of building materials are needed to create livable space.

7) effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances;

Analysis: The surrounding properties are primarily residential, but vary in uses ranging from residential, commercial, and civic, with hours of operation varying greatly.

Findings: This area contains a mix of residential uses bordering commercial on the City's east side. This temporary residential shelter project is well suited to the location given the transitional zone in which the property is located.

8) effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district and adjoining districts; and

Analysis: The surrounding area is fully developed.

Findings: The use will provide enhancement to the surrounding area. This project will contain space activation of presently non-utilized space. Residents who live at the property will utilize the surrounding resources including business, retail, and public space.

9) any other factor that relates to the purposes of this chapter set forth in s. 11.01.05 or as allowed by state law.

Analysis: Notices regarding the request were sent to neighbors within a 300-foot boundary of the property.

Findings: Concerned citizens can attend the meeting and provide input at the public hearing. As of the date of this memo, one neighbor has voiced concern via phone call to our office.

Note that a detailed site plan review has not occurred as no major changes are proposed to the property or the exterior of the building.

In summary, the proposed use is consistent with the surrounding neighborhood and would likely provide a suitable transition between the residential, commercial, and civic uses immediately surrounding the subject property if the conditions recommended are implemented. Furthermore, this use meets a need for those in the community who may be in crisis and face housing barriers and other challenges. In addition, community members would benefit from donated baby and children's items. The proposal also redevelops a vacant building in a developed neighborhood. Therefore, staff feels that with the above interpretation, analysis, findings, and conditions, the use would be fitting for the property and therefore would recommend approval, subject to the following conditions listed on page one.



Conditional Use Application
City of Wisconsin Rapids, Wisconsin
Version: January 3, 2019

Community Development Department
444 West Grand Avenue
Wisconsin Rapids, WI 54495-2780
P: (715) 421-8228 Fax: (715) 421-8291

Overview: The City's zoning regulations identify land uses that may be allowed in each of the zoning districts either by right or as a conditional use. By definition, a conditional use is a land use that may or may not be appropriate on a given parcel depending on a wide range of factors that relate to the proposed use and the particular circumstances relating to the parcel and surrounding properties.

If you submit an application, do not contact any member on the Planning Commission or the Common Council until after a final decision has been made.

Governing regulations: The procedures and standards governing the review of this application are found in Article 5 of the City's zoning code (Chapter 11 of the municipal code).

General instructions: Complete this application and submit one copy to the Community Development Department. Alternatively, you can submit your application online at https://wisconsinrapids.zoninghub.com/

Application fee: \$250.00 for principal and accessory uses; \$100.00 for temporary uses and \$50.00 for administrative renewals

Application submittal deadline: Applications must be submitted at least 3 weeks prior to the meeting. Please consult the annual Planning Commission schedule for specific dates.

Mandatory meeting with staff: To ensure that all the required information is provided and that there is a complete understanding of the process, the applicant must meet with City staff to discuss the request and necessary items. Please contact the Community Development Department to schedule an appointment.

Aldersperson notification Before you submit your application, you will need to send a letter to the Aldersperson of the district of where the request is taking place, explaining the request. Please attach the notification letter with your application materials.

Office Use Only

Date Received 2/6/23
Received By CE
Fee \$250.00
Case # 23-000081
Aldermanic District 8-Bernke
Plan Commission Date 3/6/23

1. Applicant information

Applicant name The Hannah Center Inc
Street address 212 E Third Street
City, state, zip code Marshfield, WI 54449
Daytime telephone number 715-387-6300
Email wisrapidspc@hannahcenter.com

2. Agent contact information Include the names of those agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

Agent 1 Name Brian Spranger
Company First Weber
Street address 841 Goodnow Avenue
City, state, zip code Wisconsin Rapids, WI 54494
Daytime telephone number 715-572-7117
Email SprangerB@firstweber.com
Agent 2

3. Type of application (select one)

New conditional use

Yes No Are there any other current conditional use approvals for the property?

If yes, provide the year of issuance and a short description.

An amendment of a previously approved conditional use

4. Subject property information

Physical address 1320 Pepper Avenue, Wisconsin Rapids, WI 54494

Parcel number(s) 3412666

Note: The parcel number can be found on the tax bill for the property or it may be obtained from the Community Development Department.

Is the subject property currently in violation of the City's zoning ordinance as determined by the City's zoning administrator?

No
 Yes

If yes, please explain.

Comment: Pursuant to Section 11.04.10 of the City's zoning code, the City may not issue a permit or other approval that would benefit a parcel of land that is in violation of the zoning code, except to correct the violation or as may be required by state law.

Are there any unpaid taxes, assessments, special charges, or other required payments that are specifically related to the subject property?

No
 Yes

If yes, please explain.

Comment: Pursuant to Section 11.04.11 of the City's zoning code, the City may not issue a permit or other approval that would benefit a parcel of land where taxes, special assessments, special charges, or other required payments are delinquent and unpaid.

5. Zoning Information (refer to <https://wisconsinrapids.zoninghub.com/zoningmap.aspx>)

The subject property is located in the following base zoning district(s). (check all that apply)

- | | | |
|--|--|--|
| <input type="checkbox"/> RR Rural Residential | <input type="checkbox"/> R-8 Manufactured Home Park | <input type="checkbox"/> M-1 General Industrial |
| <input type="checkbox"/> R-1 Single-family Residential | <input type="checkbox"/> B-1 Downtown Commercial | <input type="checkbox"/> M-2 Heavy Industrial |
| <input type="checkbox"/> R-2 Mixed Residential | <input checked="" type="checkbox"/> B-2 General Commercial | <input type="checkbox"/> I-1 Institutional |
| <input type="checkbox"/> R-3 Multi-family Medium Density Residential | <input type="checkbox"/> B-3 Neighborhood Commercial | <input type="checkbox"/> P-1 Park and Recreation |
| <input type="checkbox"/> R-4 Multi-family High Density Residential | <input type="checkbox"/> B-5 Mixed Use Commercial | <input type="checkbox"/> C-1 Conservancy |

The subject property is also located in the following overlay zoning district(s). (check all that apply)

- | | | |
|--|--|--|
| <input type="checkbox"/> Planned Development (PDD) | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Floodplain |
| <input type="checkbox"/> Downtown Design | <input type="checkbox"/> Shoreland-Wetland | <input type="checkbox"/> Wellhead Protection |

6. **Current use** Describe the current use of the subject property.

Currently this is a vacant space that used to house a chruch.

7. **Proposed use** Describe the proposed conditional use or the proposed amendment.

Home for women and children in crisis. Office space for clerical work for the home as well as office space for donation center receiving and outgoing goods such as childrens clothing and baby items.

8. **Evaluation criteria** The factors listed below will be used in evaluating this application. Your responses are important.

1. The size of the parcel on which the proposed use will occur.

1.598 acres

2. The presence of and compatibility with other uses on the subject property if any.

None

3. The location of the proposed use on the subject property (e.g., proximity of the proposed use to other existing or potential land uses).

None

4. Effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site.

None

5. The suitability of the subject property for the proposed use.

This location presents opportunity as it is close to public schools, shopping, medical facilities and is not located on any major throughfare. The size of the building will allow for the function in which we have presented its use.

6. Effects of the proposed use on the natural environment.

None.

7. Effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances.

None. The office hours of The Hannah Center are Monday - Friday 9am - 3:30pm. It is not a highly trafficked office space that would be disrupting to any near by businesses or residence.

8. Effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district and adjoining districts.

None

9. Any other factor that relates to the purposes of this chapter set forth in s. 11.01.05 or as allowed by state law.

The proposed use will promote public health and safety of Wisconsin Rapids as well as item number 8, providing a variety of public housing options.

9. Supplemental materials Attach the following to this application form.

- 1. A project map with the information listed in Appendix F of the zoning code.
- 2. Proposed construction plans (if applicable)
- 3. The letter you sent to the Alderperson for the district in which the project is located.

10. Attachments List any attachments included with your application.

Site Map Proposed Construction Map Letter to the Alderperson's with link to The Hannah Center website	About The Hannah Center
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11. Other Information You may provide any other information you feel is relevant to the review of your application.

12. Mandatory meeting with staff

When did you meet with the Community Development Director?

May & June 2022, December 2022, January 2023 via email

Month/year

13. Applicant certification

- I understand that I, or any of my agents, may not discuss this application with any member of the Planning Commission or the Common Council until after a final decision is rendered.
- I certify that all of the information in this application, along with any attachments, is true and correct to the best of my knowledge and belief.
- I understand that submission of this application authorizes City officials and employees, and other designated agents, including those retained by the City, to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any such individual to enter any building on the subject property, unless such inspection is specifically related to the review of this application and the property owner gives his or her permission to do so.
- I understand that this application and any written materials relating to this application will become a permanent public record and that by submitting this application I acknowledge that I have no right to confidentiality. Any person has the right to obtain copies of this application and related materials or view it online.
- I understand that the zoning administrator will review this application to determine if it contains all of the required information. If he or she determines that the application is incomplete, it will not be scheduled for review until it is deemed to be complete.

Property Owner:

John Slattery

Name – print

DocuSigned by:

 Name – Signature

02/06/2023

Date

02/06/2023

Date

Name – print

Name – Signature



The Hannah Center

WHERE NEW LIFE BEGINS

Alderpersons of Wisconsin Rapids,

On behalf of the Board of Directors and staff at The Hannah Center Inc, we would like to introduce ourselves and our purpose in reaching out.

The Hannah Center has been a force for good in the Marshfield area assisting women and their children in crisis since the 1990's. Our mission to assist women and children in crisis with compassion and guidance in a nurturing environment. Our home is a non-profit organization and our focus on teaching our residents the life skills they need to be successfully independent in their futures. This is what sets us apart, as we offer a unique program that is customized for each resident. Through classes on budgeting, parenting, resume building, self-regulation and much more, our residents are set up for successful futures by the time of graduation; typically, 9-12 months after arrival. Our individual goal-based program keeps the focus on each woman and her child's specific needs as well as her goals for their future. Our overall goal is to walk alongside each woman and child as she works to achieve long term self-sustaining skills and become an independent and positive community member. This allows her to teach her children these skills; ending the generational cycles of poverty, homelessness, abuse, and addiction for years to come. The Hannah Center assists any woman in crisis, the single woman, woman with child(ren) and the pregnant woman. For each resident our home becomes a safe haven that offers them a stable environment and stimulates positive outcomes.

Another program The Hannah Center offers is Hannah's Caring Closet. Through Hannah's Caring Closet we accept donations of baby/children clothing, cribs, formula, diapers, wipes, etc. Each year the Marshfield location has served over 150 family units from around our area. We have over 70 organizations that frequently donate and 250+ individual donors.

The community of Marshfield has rallied around The Hannah Center for 30 years, and that has translated into over 200 women and many more children entering our home and leaving with the skills and balance necessary to be self-sustaining; making our community a better place to live and love. Each of these individuals who have called The Hannah Center home creates a wave of positivity that will affect family, friends, coworkers, and anyone else that may encounter these great individuals once they come through our program. It is a proven program that creates long term success for so many.

Over the last 3 years we have been working within the Wisconsin Rapids community to raise funds to start a second location of The Hannah Center. We have successfully raised over \$1,100,000.00 to date! This is to cover the purchase of a location and the first 5 years of operations. We have received donations from over 70 organizations and 180+ individuals. This demonstrates the Wisconsin Rapids community is excited for the potential gains The Hannah Center can bring to our town.

Currently, we have an accepted offer on what was once a church located at 1320 Pepper Avenue. With high hopes that this will be the Wisconsin Rapids location of The Hannah Center; we are working on the conditional use permit process.

We are hoping to convey this message to the Alderpersons in hopes of gaining the conditional use permit to start operations at 1320 Pepper Avenue. Our website can be found at www.hannahcenter.com if you would like more information about our home and services provided.

We gladly invite each of you to come and tour our location in Marshfield as you will find until you see the home and the program firsthand; the impact it can have on women and children in need cannot be described.

Sincerely,
Tricia Fancher
The Hannah Center
Program Coordinator – Wisconsin Rapids Expansion
715.323.5347
wisrapidspc@hannahcenter.com

Brain Spranger
715.572.7117
SprangerB@firstweber.com



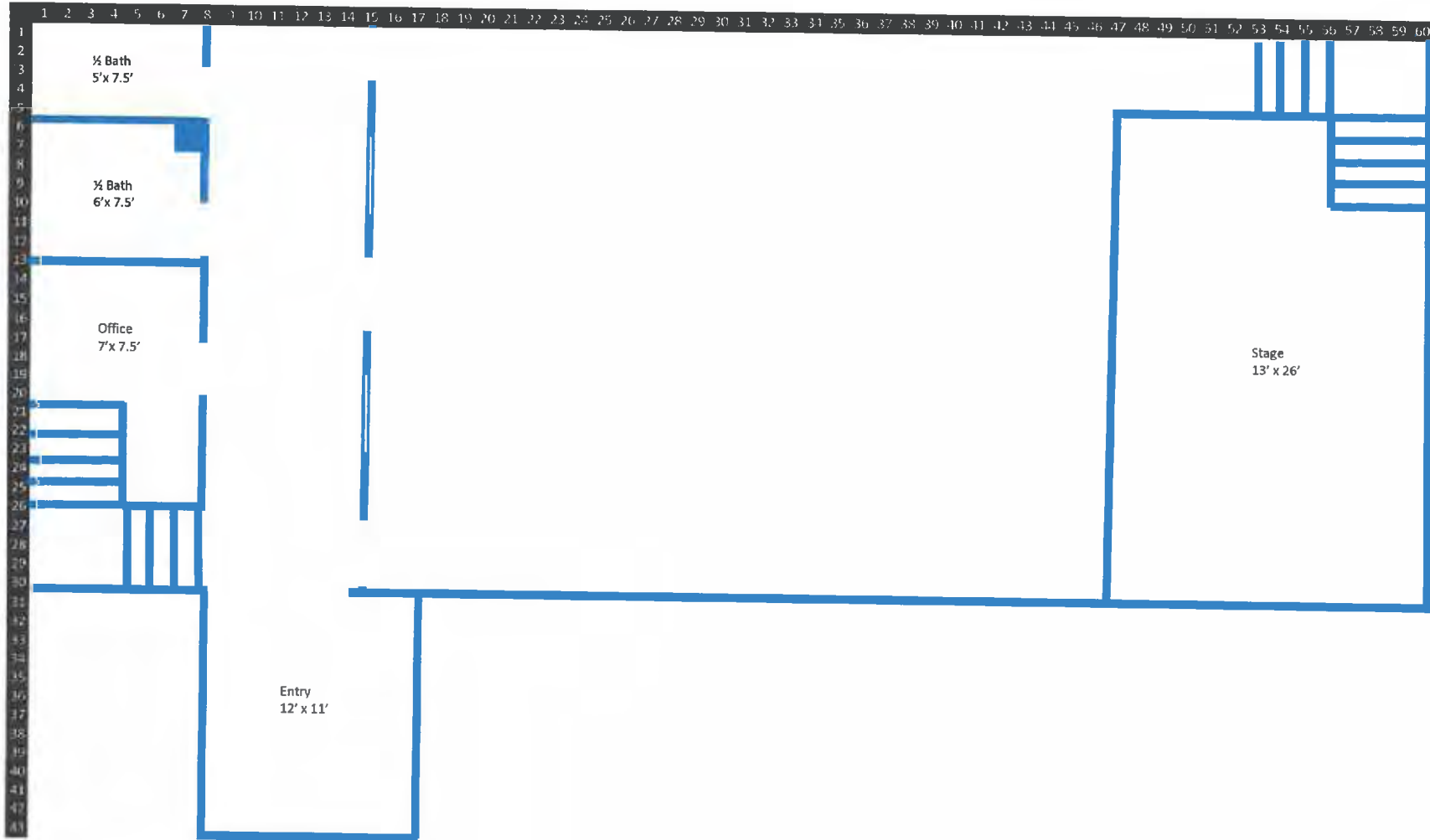
Wood County Land Information Office

Author: Wood County Land Information Office
 Date Printed: 2/6/2023 10:19 AM

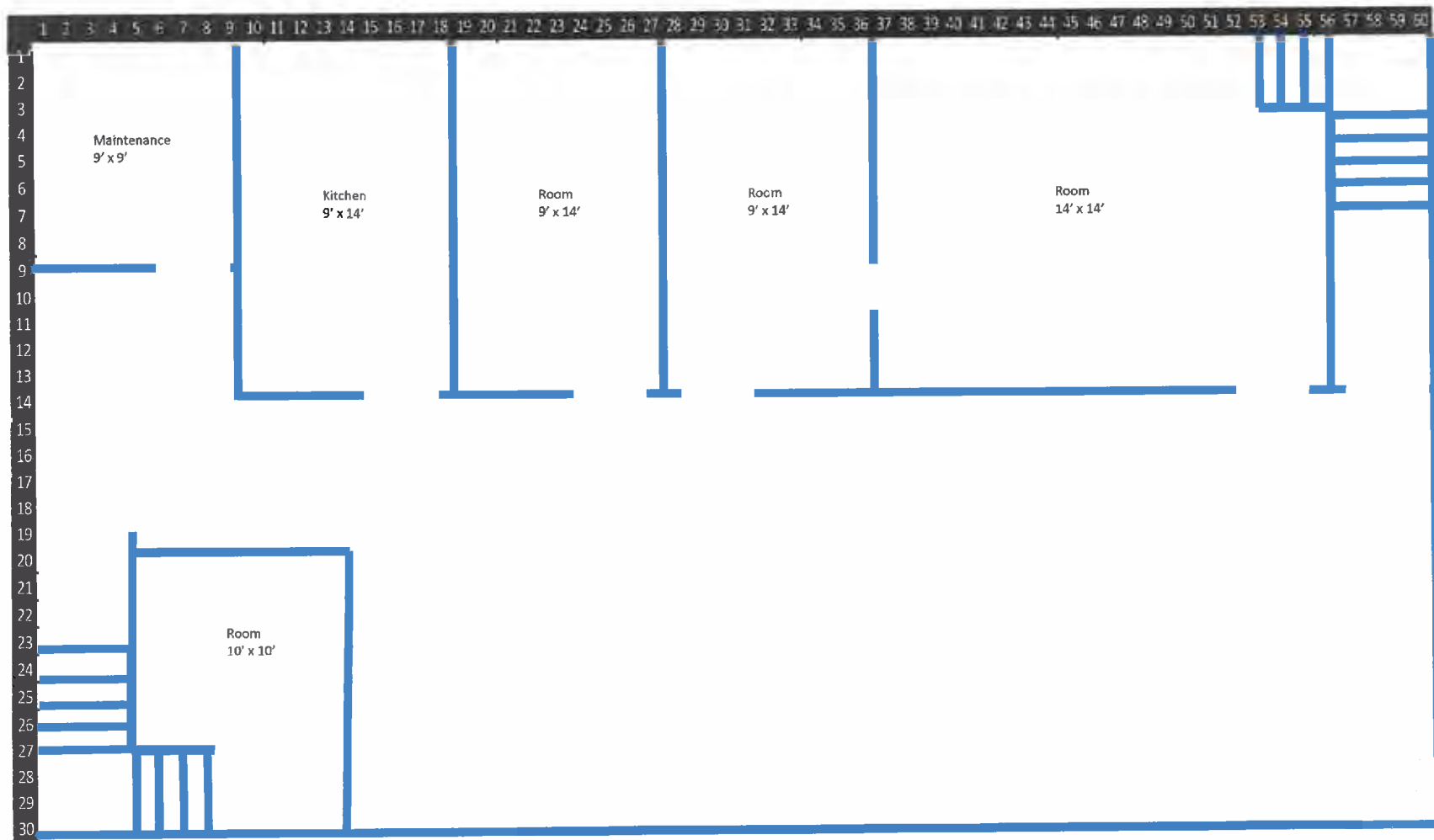
DISCLAIMER: This map is not a survey. No information on this website is intended to serve as legal evidence of size, shape, location or ownership of real estate or environmental features. Wood County assumes no liability related to the use of this map.



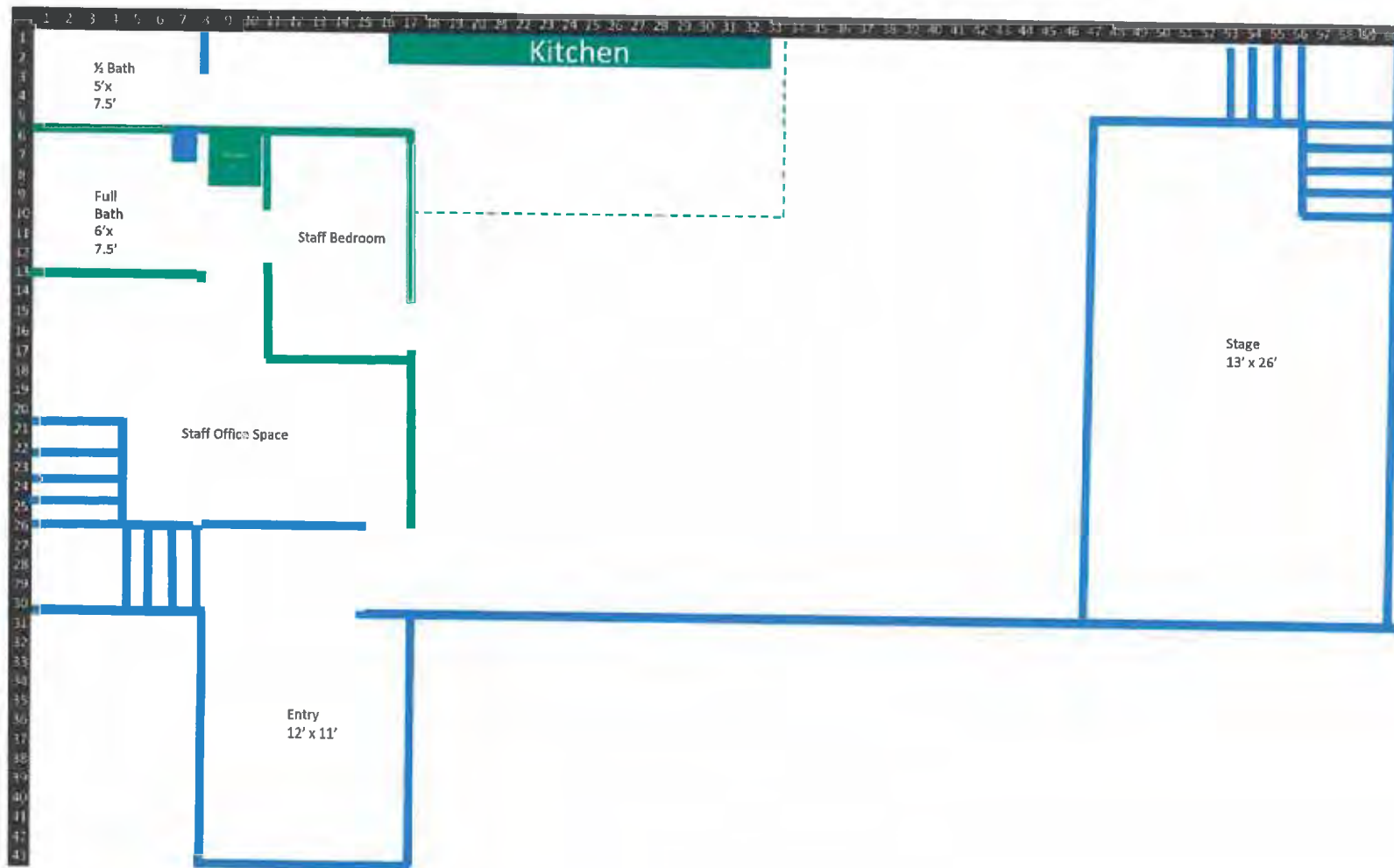
Current Layout - Main Floor



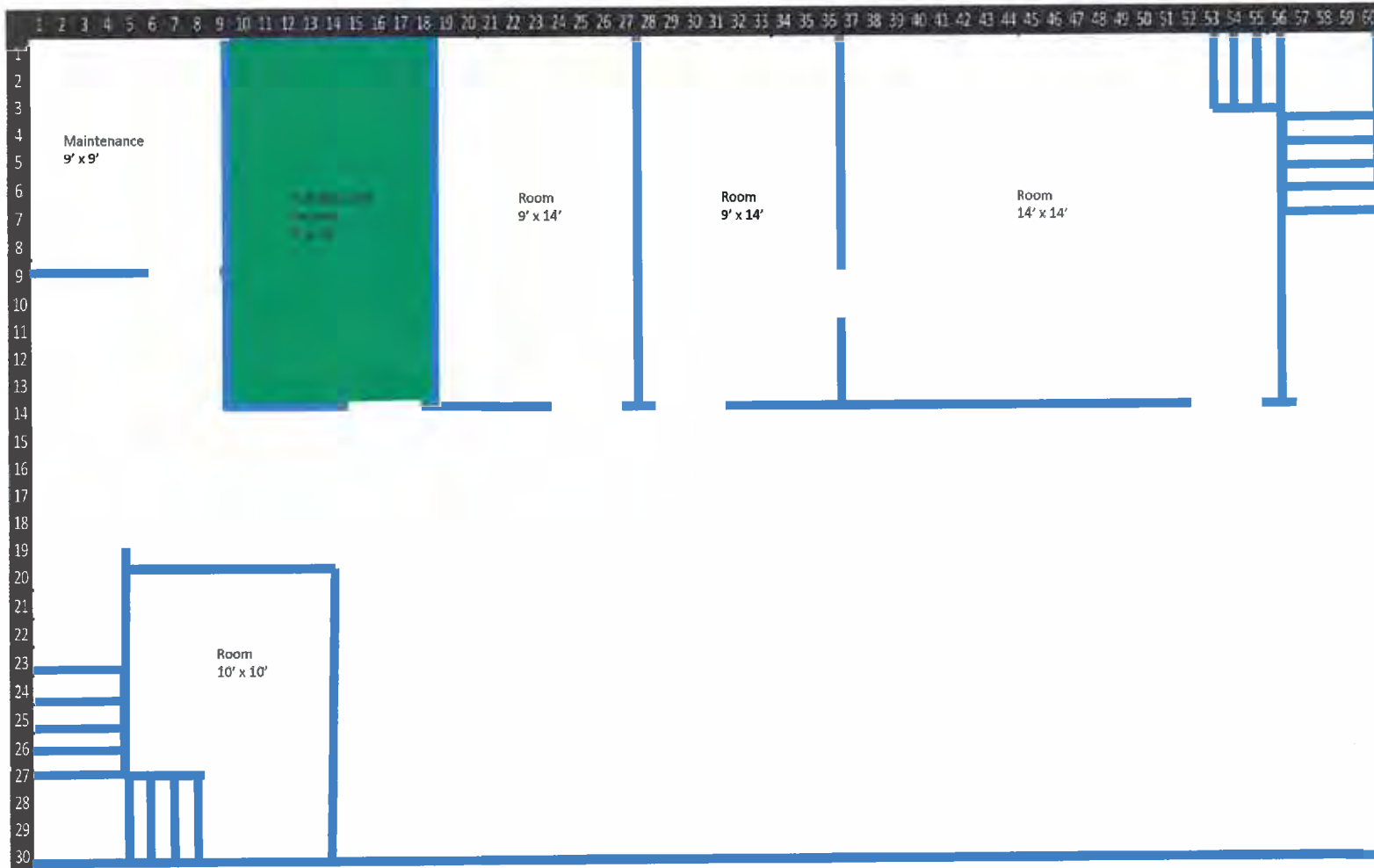
Current Layout – Lower Level



Phase 1 Proposed - Main Floor



Phase 1 Proposed – Lower Level





We are a home for women in crisis that has existed for over 25 years in Marshfield.

We aim to serve any women in crisis:

- Single women
- Pregnant women
- Women with/without children

Examples of the many crises they face:

- Chronic homelessness due to lack of life skills
- A lifetime of poverty
- Those trying to overcome addictions
- Abused
- Those who have lost a significant relationship in their life

“Crisis” means something different for everyone, and our home is here to walk alongside any woman and teach her the skills she needs to be successful independently in her future.



- The Hannah Center provides a safe, loving and supportive home for women while they heal and work towards gaining successful independence.
- Hannah's Caring Closet provides donated items to families in need in and around our community. We take in and disperse baby and children's clothing, infant care items and furniture, diapers, formula, hygiene products, etc.
- Through our programs, our pro-life home, LifeSkills Classes, support, advocacy and God's love, we are working to end the cycles of homelessness, poverty, abuse and addiction in our community for years to come.



We offer two different programs for women that come to the Hannah Center:

- **Urgent Housing Program**
 - A woman and her children's basic needs will be met with love and guidance as she works towards acceptance into our Individual Goal Based Program.
- **Individual Goal Based Program**
 - Residents will work towards setting and achieving long and short term goals. Achieving these goals leads each woman a step closer to creating a more stable future for themselves and their children.



- The Hannah Center is a non-profit organization that accepts no state or federal funding.
- Our community supporters and fundraisers provide most of our financial support.
- Become a Monthly Sponsor for any dollar amount
- Community groups can sponsor and decorate and update rooms in the home
- Hannah's Caring Closet accepts donations from anyone willing to donate

Administrative Staff Report

Car Wash

Site Plan & Architectural Review

1110 East Riverview Expressway

February 24, 2023



<p>Applicant(s):</p> <ul style="list-style-type: none"> • TWAS Properties, LLC. <p>Staff:</p> <ul style="list-style-type: none"> • Kyle Kearns, Director of Community Development • Carrie Edmondson, Associate Planner <p>Parcel Number(s):</p> <ul style="list-style-type: none"> • 341176A <p>Lot Information:</p> <ul style="list-style-type: none"> • Effective Frontage: 159 feet • Effective Depth: 301 feet • Square Footage: 47,916 • Acreage: 1.1 Acres <p>Zone(s):</p> <ul style="list-style-type: none"> • "B-2" General Commercial District <p>Council District:</p> <ul style="list-style-type: none"> • District 8 - Bemke <p>Master Plan:</p> <ul style="list-style-type: none"> • Commercial <p>Current Use:</p> <ul style="list-style-type: none"> • Commercial <p>Applicable Regulations:</p> <ul style="list-style-type: none"> • Chapter 11 - Zoning 	<p>Request</p> <p>23-000100; TWAS Properties, LLC. – request for a site plan and architectural review to construct a car wash at 1110 East Riverview Expressway (Parcel ID 341176A)</p> <p>Attachment(s)</p> <ol style="list-style-type: none"> 1. Application 2. Site Plan 3. Building Renderings 4. Landscape Plan <p>Findings of Fact</p> <ol style="list-style-type: none"> 1. The proposed project is to construct a drive-through car wash. 2. Ingress and egress are proposed from a private drive that extends from East Riverview Expressway. 3. The property is zoned "B-2" General Commercial District. 4. A vehicle service shop, or car wash, is permitted in the B-2 District. 5. A building plan – architectural review (AR), plan of operation (PO), site plan (SP), and zoning permit (ZP) are required. <p>Staff Recommendation</p> <p>Approve the request from the applicant for site plan review and architectural review to construct a car wash at 1110 East Riverview Expressway (Parcel ID 341176A), subject to the following condition(s):</p> <ol style="list-style-type: none"> 1. Directional signage must be installed to identify one-way and two-way drive aisles. 2. The accessory building and refuse enclosure shall match the design and colors of the primary building. 3. A final landscaping plan, meeting all applicable requirements, shall be submitted for review and approval by the Community Development Department. 4. Cut-off lighting fixtures or equivalent shall be used for the development, and lighting from the development shall not exceed 0.2 foot-candles at neighboring commercial property lines. 5. Applicable permits through the City shall be obtained. 6. Community development department shall have the authority to approve minor modifications to the plans.
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Vicinity Map



Site Photos



Background

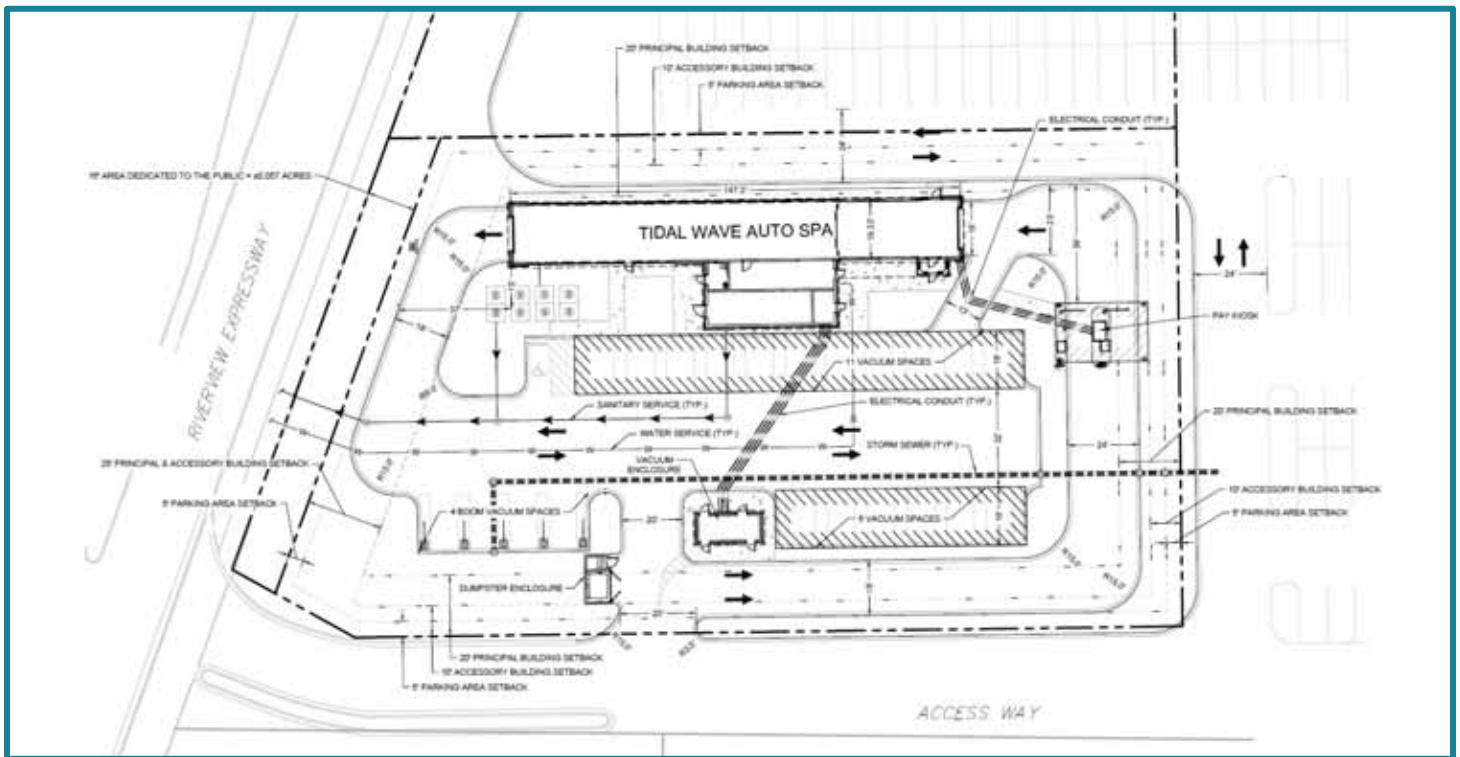
The applicant, Tidal Wave Auto Spa (TWAS), LLC. is proposing to construct a new car wash, kiosk pay station, and vacuum stall area on the site. Car washes are a permitted use in the B-2 General Commercial District and fall under the vehicle service shop description:

7.06 Vehicle service shop Description: *A place where motor vehicles, such as cars, motorcycles, and light trucks, are serviced while the owner waits and typically are not left overnight. Examples include quick lube/oil change facilities, tire stores, car washes, and vehicle detailing.*

Parking Requirements: *1 space for each service bay; plus 1 for each employee on the largest work shift*

Supplemental Standards: *Motor vehicles shall not be serviced or repaired outside of the principal structure intended for such use, except when this use is located in an industrial zoning district, if otherwise allowed.*

Vehicles will enter the site from a private drive located within the shopping center that is accessed from East Riverview Expressway. Vehicles would travel south and wrap around the site perimeter through two queuing lanes. A two-lane pay kiosk (accessory structure) is proposed under a covered canopy area on the south side of the site. Patrons proceed through the car wash moving north and can stop in parking stalls located west of the car wash to access the vacuum area. They can then exit to East Riverview Expressway via the private drive or turn into the shopping center. The site also contains a water reclamation area to the northeast. The business will operate from 8:00 a.m. to 8:00 p.m. They are estimated to employ between 10 to 15 employees total, with approximately 5-6 present at a given time.



Also under consideration are two Special Exception requests. The first is relief from the following item under architectural standards 11.06.203:

(11) Overhead doors shall not face a public street. The Planning Commission may permit overhead doors to face a public street, but only when it has made a finding that there is no feasible alternative location for such doors. Consistent with the requirements in Article 5, the Planning Commission may approve a special exception to allow an overhead door to face a public street when there is no feasible alternative.

The following elevation would face East Riverview Expressway:



It is reasonable given the orientation of the subject site and nature of the proposed use that an entry or exit point would be visible from East Riverview Expressway. It is also desirable to have vehicle queuing toward the rear of the site, or somewhat hidden, versus the front of the site. The applicant has provided an extensive landscape plan with planter areas concentrated at both northern corners. This combined with the wide, landscaped public right of way area will help to buffer the appearance of the overhead door.

The second Special Exception is to exceed the minimum parking required by over 15 percent. Because of the automobile-oriented nature of the use and the fact that parking spaces are serving a dual purpose to vacuum vehicles, it is reasonable to expect an increase in the amount of parking provided. The calculations will be explored in greater detail through analysis of the standards of review below:

Standards of Review

1) Use

Analysis: A vehicle service shop (car wash) is a permitted use in the B-2 General Commercial District. The business is proposed to operate from 8:00 a.m. to 8:00 p.m.

Findings: The use is permitted and consistent with other uses in the B-2 General Commercial District. The hours of operation are well suited to a commercial use. Note that a building plan – architectural review (AR), plan of operation (PO), site plan review (SP), and zoning permit (ZP) are required.

2) Dimensional Standards

Analysis: The B-2 district requires 10,000 square feet, and the lot is 47,916 square feet. The building footprint is approximately 4,315 square feet. The building coverage ratio is about 9.4% meeting the 60% (max.) requirement and impervious surface is approximately 74% which meets the 80% (max.) requirement.

Findings: The applicable dimensional standards appear to be met.

3) Ingress/Egress

Analysis: Two-way access to the site is proposed via a private drive within the shopping center that is accessed from East Riverview Expressway. Once you enter the site there is two-way access throughout the parking lot and one-way access through the car wash.

Findings: Driveway standards are met, regarding width and location.

4) Parking

Analysis: The use requires 1 space for each service bay plus 1 space for each employee. This project would require a total of 7 parking spaces plus one ADA-approved accessible parking space.

Findings: The development meets the parking requirements with a total of 21 stalls, as well as the dimensional standards. One ADA approved accessible stall is included as well. Chapter 11 – Zoning does have a maximum number of parking spaces as well as a minimum:

(s) Maximum number of spaces. For land uses located in a business, mixed-use, or industrial zoning district, the number of parking spaces provided in a ground surface parking lot shall not exceed the number of minimum parking spaces by more than 15 percent, except that the Planning Commission may allow more parking spaces above that threshold as a special exception pursuant to the procedures and requirements in Article 5 provided the commission determines that additional spaces are needed for that particular use or location.

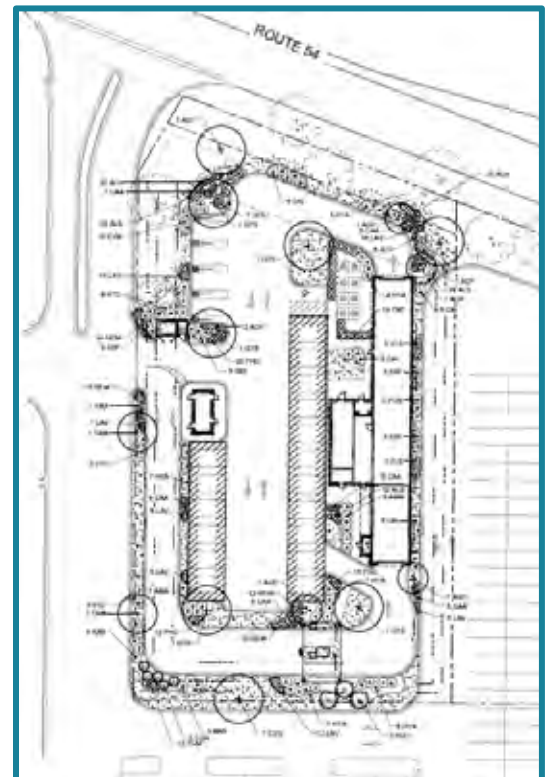
Staff is recommending that due to the distinct needs of this particular use including days of high utilization due to favorable weather conditions and seasonal fluctuations, that the Plan Commission grant the special exception. Chapter 11 – Zoning also requires that no more than 35 percent of the on-site parking be located in front of the principal building. Frontage is defined in the Zoning Code as:

*(140) Frontage The portion of a lot abutting a public street measured along the street line. On corner lots, this shall be interpreted as the portion of the public street by which the structure is addressed. In all commercial and industrial zones, the front yard dimension must be taken from the right-of-way line of the principal street, as determined by the engineering department.
(current zoning code)*

Only two parking spaces are in front of the principal building. Therefore, all parking standards are met.

5) Landscaping

Analysis: A total of 60 landscape points shall be provided along the frontage, prorated for every 100 linear feet, meaning 96 points are required. A total of 40 landscape points shall be provided on a prorated basis for every 100 feet of building foundation perimeter, meaning 186 points are required. Lastly the parking lot landscaping requires a minimum of 100 landscape points for every 10,000 square feet paved area; meaning 260 points are required. Additionally, 845 square feet must be located within the parking area perimeter. The applicant has submitted a complete landscape plan. Note that a bufferyard is not required for this development as although it was created by a land division or rezoned after August 1, 2018, it is not directly adjacent to residential property.



Findings: The site plan shows extensive and varied plantings, and the amount and type are sufficient to meet the point requirements. Through a mix of preservation and new plantings, 116 street frontage points are proposed, although the 30% minimum medium tree requirement is not met. Foundation plantings total 220 points and are a generous mix of small trees and a wide assortment of shrubs. Parking lot plantings total 715 points and include a mix of trees and shrubs. Well over 1,000 square feet of landscaping is located within the parking area perimeter.

6) Architectural Review

Analysis: Renderings have been submitted, showing façade finishing materials primarily of cultured stone, cast stone, EIFS, glass, and metal. The east and west elevations (rear and front) are comprised mostly of glass 80%, 50%, followed by metal, and cultured stone. The north and south elevations (exit and entry) will be comprised mainly of cultured stone, followed by EIFS, and cast stone. The two accessory structures (vacuum canopy and pay kiosk) are proposed to be constructed with similar materials.



Findings: From an architectural standpoint, the building is aesthetically appealing and incorporates a variety of finishing materials. The facades meet the Chapter 11 – Zoning architectural standard requiring that over 50% brick, decorative masonry, or glass panel be on street facing elevations and that materials extend to 25% of the other facades or 25 feet whichever is greater. The variety of glass, metal, and stone accents and overall building design have a modern feel and will add character to the area. The building will create an attractive and inviting element on 8th Street South and will enhance the corridor.

7) Lighting & Photometric Plan

Analysis: Regulations for onsite lighting are related to light trespass (foot-candles) beyond the property line and total lighting levels (lumens). Lighting from the business use should not exceed 0.2 foot-candles at a neighboring commercial property line and 0.1 foot-candles at a neighboring residential property.

Findings: A lighting plan has been submitted. Lighting levels are consistent with those found throughout the shopping center and within the East Riverview Expressway corridor. Light levels are not expected to impact neighboring properties.

In summary, the proposed building, landscape improvements and development plan provide an enhancement to the 8th Street corridor. Therefore, staff would recommend approval of the site plan and architectural review, subject to the items mentioned above and summarized on page one of the staff report.



Site Plan & Plan of Operation Application
City of Wisconsin Rapids, Wisconsin

Version: January 3, 2019

Community Development Department
444 West Grand Avenue
Wisconsin Rapids, WI 54495-2780
P: (715) 421-8228 Fax: (715) 421-8291

Overview: The Planning Commission reviews site plans and plans of operation for those land uses specifically requiring such review as listed in the land-use matrix (Appendix A of the zoning code).

Governing regulations: The procedures and standards governing the review of this application are found in Article 5 of the City's zoning code (Chapter 11 of the municipal code).

General instructions: Complete this application and submit one copy to the Community Development Department. Alternatively, you can submit your application online at <https://wisconsinrapids.zoninghub.com/>

Application fee: \$175.00 for new; \$125.00 for amendment of prior approval

Note: Site plan/plan of operation review and architectural review can be combined into one application fee.

Application submittal deadline: Applications must be submitted at least 3 weeks prior to the meeting. Please consult the annual Planning Commission schedule for specific dates.

Mandatory meeting with staff: To ensure that all the required information is provided and that there is a complete understanding of the process, the applicant must meet with City staff to discuss the request and necessary items. Please contact the Community Development Department to schedule an appointment.

Office Use Only

Date Received _____
Received By _____
Fee _____
Case # _____
Aldermanic District _____
Plan Commission Date _____

1. Applicant information

Applicant name TWAS Properties, LLC
Street address 115 E. Main St.
City, state, zip code Thomaston, GA 30286
Daytime telephone number 630-664-2279
Email dan@kensingtondev.com

2. Agent contact information Include the names of those agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

	<u>Agent 1</u>	<u>Agent 2</u>
Name	<u>Rick Katz</u>	_____
Company	<u>CAGE Civil Engineering</u>	_____
Street address	<u>2200 Cabot Drive, Suite 325</u>	_____
City, state, zip code	<u>Lisle, IL 60532</u>	_____
Daytime telephone number	<u>847-826-0569</u>	_____
Email	<u>rkatz@cagecivil.com</u>	_____

3. Type of application (check all that apply)

- Site plan Complete Part A, B and D
- Plan of operation Complete Part A, C and D

- New project
- Amendment of prior approval (if any)

If an amendment, the date of last approval (if any): _____

Part A. About the Property

4. Subject property information

Physical address 1100 E. Riverview Expy.

Parcel number(s) 3411796A

Note: The parcel number can be found on the tax bill for the property or it may be obtained from the Community Development Department.

Is the subject property currently in violation of the City's zoning ordinance as determined by the City's zoning administrator?

- No
 Yes

If yes, please explain.

[Empty text box for explanation]

Comment: Pursuant to Section 11.04.10 of the City's zoning code, the City may not issue a permit or other approval that would benefit a parcel of land that is in violation of the zoning code, except to correct the violation or as may be required by state law.

Are there any unpaid taxes, assessments, special charges, or other required payments that are specifically related to the subject property?

- No
 Yes

If yes, please explain.

[Empty text box for explanation]

Comment: Pursuant to Section 11.04.11 of the City's zoning code, the City may not issue a permit or other approval that would benefit a parcel of land where taxes, special assessments, special charges, or other required payments are delinquent and unpaid.

5. Zoning information (refer to https://wisconsinrapids.zoninghub.com/zoningmap.aspx)

The subject property is located in the following base zoning district(s). (check all that apply)

- RR Rural Residential, R-1 Single-family Residential, R-2 Mixed Residential, R-3 Multi-family Medium Density Residential, R-4 Multi-family High Density Residential, R-8 Manufactured Home Park, B-1 Downtown Commercial, B-2 General Commercial, B-3 Neighborhood Commercial, B-5 Mixed Use Commercial, M-1 General Industrial, M-2 Heavy Industrial, I-1 Institutional, P-1 Park and Recreation, C-1 Conservancy

The subject property is also located in the following overlay zoning district(s). (check all that apply)

- Planned Development (PDD), Downtown Design, Shoreland, Shoreland-Wetland, Floodplain, Wellhead Protection

Part B. Site Plan (See the standards and requirements in Division 6 of Article 6.)

6. Building type. Which of the following building types best describes the building?

- Townhouse, Multi-family, Institutional, Commercial, Work/live, Industrial, Parking structure

Please refer to Appendix D for any design requirements that may apply.

7. Encroachments.

Aside from driveways connecting to the street, will any part of the proposed project encroach into a public right-of-way?

- No
- Yes

If yes, please explain.

8. Site parameters (area in square feet or acres)

Subject property	1.1 AC
Building coverage	4315 SF
Outdoor storage	390 SF
Stormwater facilities	N/A
Impervious surfaces	0.74 AC
Landscaping and other undeveloped areas	0.36 AC
Wetlands	N/A
100-year floodplain	N/A

Impervious surfaces include buildings, parking areas and driveways, sidewalks, decks, patios, and other types of 'hard' surfaces.

Attach appropriate documentation if there are any wetlands.

9. Street access

Name	New Access	Change to Existing Access	No Change to Existing Access
Access Way	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Traffic generation

Will the proposed project create 500 trips per day or more?

- No
- Yes Attach a traffic impact report to this application. See s. 11.06.151 of the zoning code for additional details.

Will the proposed project create 300 trips per day or more, but less than 500?

- No
- Yes The city may require a traffic impact report as described in s. 11.06.151 of the zoning code. Please contact the Community Development Department for further guidance.

11. Parking (See the standards and requirements in Article 17 of the zoning code.)

Minimum number of required spaces	7 (2 Bays/5 Employees)
Proposed number of spaces	22
ADA van accessible spaces	1

See Appendix B of the zoning code for parking requirements for the proposed land use(s).

If the number of proposed spaces exceeds what is required by more than 15 percent, the Planning Commission may grant a special exception to allow oversized parking areas. (See s. 11.17.03(r) of the zoning code.)

Other ADA accessible spaces	0	
Number of electric charging stations (if any)	0	Charging stations are not required, but are recommended.
Bicycle parking spaces	0	Bike parking is not required, but is recommended. (See s. 11.17.06 of the zoning code.)
Number of spaces in front of the building	22	The number of spaces in front of the building may be limited depending on the zoning district. (See Appendix C of the zoning code.)
Number of spaces on the side(s) of the building	0	
Number of spaces to the rear of the building		

12. **Outdoor lighting** (See the standards and requirements in Article 18 of the zoning code.)

	Number of Fixtures	Lumens
Building 1	5 (Main Car Wash)	2,000 ea.
Building 2	8 (Vacuum Bays)	13,000 ea.
Building 3	2 (Pay Station)	13,000 ea.
Parking lot 1	10	4,000 ea.
Parking lot 2		
Parking lot 3		
Other		
Other		
Total	25	180,000

Maximum lighting levels at each property boundary line (in footcandles): 1.0 Attach a photometric plan to this application along with manufacturer's cut sheets for the different kinds of light fixtures.

Height of parking lot lights above grade (if any): 20'

13. **Fencing.** Will the proposed project include fencing?

- No
- Yes (See Article 15 of the zoning code for the standards and requirements that apply.)

If yes, please describe and/or attach a fencing plan.

14. **Stormwater.** Describe how stormwater generated on the site will be handled.

All stormwater will be routed via inlets and storm sewer to the existing public network. 40% TSS Removal will be achieved via Stormwater Filtration System.

15. **Site plan.** Attach a site plan drawn to scale with the following information to the extent it applies to the proposed project. The items with an asterisk are required. Check those elements that are included.

Background Project Information	Buildings and Outdoor Storage/Activity Areas	Transportation Facilities (existing and proposed)
<input checked="" type="checkbox"/> Project name*	<input checked="" type="checkbox"/> Existing and proposed	<input checked="" type="checkbox"/> Streets
<input checked="" type="checkbox"/> Applicant name*	<input type="checkbox"/> Existing within 50 feet of subject property	<input checked="" type="checkbox"/> Driveways and road access onto public and private roads
<input checked="" type="checkbox"/> Preparation date/revision*	Required Setbacks	<input checked="" type="checkbox"/> Sidewalks and trails
<input checked="" type="checkbox"/> Name of preparer*	<input checked="" type="checkbox"/> Yard setbacks (front, side, rear and shore)	<input type="checkbox"/> Fire lanes (i.e., fire apparatus access)
	<input type="checkbox"/> On-site septic systems	<input type="checkbox"/> Clear visibility triangles (location and dimensions)
Survey Information	<input type="checkbox"/> On-site wells and off-site wells within 10 feet of the perimeter of the subject property	On-Site Parking (existing and proposed)
<input checked="" type="checkbox"/> North arrow and graphic scale*		<input checked="" type="checkbox"/> Access aisles and parking spaces by size
<input type="checkbox"/> Address of subject property or legal description*	Landscaping Features (existing and proposed)	<input checked="" type="checkbox"/> Location of accessible parking spaces
<input checked="" type="checkbox"/> Property boundaries *	<input checked="" type="checkbox"/> Fences, buffers, and berms	<input type="checkbox"/> Location and specifications/dimensions for accessibility ramps
<input checked="" type="checkbox"/> Acreage of subject property*	<input checked="" type="checkbox"/> Pervious and impervious surfaces by type	<input type="checkbox"/> Type and location of on-site parking signs and traffic control signs
	<input type="checkbox"/> Site amenities (benches, fountains, etc.)	<input type="checkbox"/> Surface materials for parking lot (e.g., concrete, bituminous concrete, pavers)
Project Development Information	<input type="checkbox"/> Existing trees and other prominent vegetation	<input type="checkbox"/> Snow storage areas
<input checked="" type="checkbox"/> Land use summary table by density/intensity and acreage*	<input checked="" type="checkbox"/> Trees / shrubs to be planted, including a plant list and specs.	<input checked="" type="checkbox"/> Areas designated for queuing of vehicles for drive-through facilities (e.g., car washes, drive-up service windows, etc.)
<input type="checkbox"/> Easements/rights-of-ways (location, width, purpose, ownership)	Trees / shrubs to be retained	<input checked="" type="checkbox"/> Pedestrian walks between the parking lot and the building
<input type="checkbox"/> Common areas/conservancy areas (location, purpose, ownership)		<input type="checkbox"/> Designated areas of a parking area for pedestrian walks
<input type="checkbox"/> Land to be dedicated to the public (boundaries, area, purpose)	Outdoor Lighting (existing and proposed)	<input type="checkbox"/> Loading lanes and loading docks
	<input type="checkbox"/> Location	<input type="checkbox"/> Stormwater drainage
Setting	<input type="checkbox"/> Fixture specifications	<input type="checkbox"/> Distance between parking areas and adjoining properties if less than 20 feet
<input checked="" type="checkbox"/> Property boundaries within 50 feet of the subject property		<input type="checkbox"/> Areas designated for bicycle parking
<input type="checkbox"/> Land uses within 50 feet of the subject property	Stormwater Facilities (existing and proposed)	
<input type="checkbox"/> Zoning district boundaries within 50 feet of the subject property	<input type="checkbox"/> Location	
<input type="checkbox"/> Municipal boundaries within 50 feet of the subject property	<input type="checkbox"/> Specifications for each facility	
Site Features (existing and proposed)	Utilities (existing and proposed)	Signs (existing and proposed)
<input type="checkbox"/> Ground contours when slopes exceed 8 percent	<input type="checkbox"/> Location	<input type="checkbox"/> Location
<input type="checkbox"/> Wetlands	<input type="checkbox"/> Type (sewer, telephone, etc.) (buried or overhead, if applicable)	<input checked="" type="checkbox"/> Specifications for each sign including type, height, dimensions, lighting, and other factors considered during the review process
<input type="checkbox"/> Woodlands	<input type="checkbox"/> Size/capacity, if applicable	
<input type="checkbox"/> Wildlife habitat, including critical wildlife habitat		
<input type="checkbox"/> Environmentally sensitive features		
<input type="checkbox"/> Water resources (rivers, ponds, etc.) and ordinary high-water mark for navigable waters		
<input type="checkbox"/> Floodplain boundaries and elevations of the same		

Part C. Plan of Operation

16. Operating conditions

Hours of operation:	8AM - 8PM	
Estimated number of full-time employees		
Estimated number of part-time employees	10-15	
Maximum number of employees onsite at peak hours	5-6	
Will the proposed business operation create any noise outside of the building?	Yes	Refer to s. 11.06.147 of the zoning code.
Will the proposed business operation create any emissions (e.g., fumes, smoke, steam, vapor, dust,) to the atmosphere?	Water Vapor	Refer to s. 11.06.148 of the zoning code.
Will the proposed business operation create any vibrations outside of the building?	Yes	Refer to s. 11.06.149 of the zoning code.
Will the proposed business operation involve any explosives or other flammable materials?	No	Refer to s. 11.06.150 of the zoning code.
Will the proposed business operation involve any radioactive materials?	No	
Will the proposed business operation create special needs for wastewater disposal?	No	
Will the proposed business operation require unusually high levels of public water?	Typical water usage can be provided upon request	

17. Licensing. What kind of federal, state, county or city licensees will be required to operate the proposed business?

Business License

Part D. Other

18. Attachments List any attachments included with your application.

Special Exception Application, Letter of Support from Current Property Owner, Site Plan, Preliminary Landscape Plan, Signage Presentation, Photometric Plan, Building Renderings/Colored Elevations

19. Other information You may provide any other information you feel is relevant to the review of your application.

20. Mandatory meeting with staff

When did you meet with the Community Development Director?

February, 2023 Month/year

21. Applicant certification

- I certify that all of the information in this application, along with any attachments, is true and correct to the best of my knowledge and belief.
- I understand that submission of this application authorizes City officials and employees, and other designated agents, including those retained by the City, to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any such individual to enter any building on the subject property, unless such inspection is specifically related to the review of this application and the property owner gives his or her permission to do so.
- I understand that this application and any written materials relating to this application will become a permanent public record and that by submitting this application I acknowledge that I have no right to confidentiality. Any person has the right to obtain copies of this application and related materials or view it online.
- I understand that the zoning administrator will review this application to determine if it contains all of the required information. If he or she determines that the application is incomplete, it will not be scheduled for review until it is deemed to be complete.

Property Owner:

Daniel Rea(Authorized Agent of Contract Purchaser)

2/13/23

Name – print

Name – Signature

Date

Name – print

Name – Signature

Date



Special Exception
 City of Wisconsin Rapids, Wisconsin
 Version: January 3, 2019

Community Development Department
 444 West Grand Avenue
 Wisconsin Rapids, WI 54495-2780
 P: (715) 421-8228 Fax: (715) 421-8291

Overview: Upon written petition, the Planning Commission may, on a case-by-case basis, grant a special exception for those development standards specifically noted as special exceptions in the zoning code. (See section 3 of this application for a listing). In making its decision, the Planning Commission must consider a variety of factors. General evaluation criteria apply to all special exceptions and special evaluation criteria may also apply.

Governing regulations: The procedures and standards governing the review of this application are found in Article 5 of the City's zoning code (Chapter 11 of the municipal code).

General instructions: Complete this application and submit one copy to the Community Development Department. Alternatively, you can submit your application online at <https://wisconsinrapids.zoninghub.com/>

Application fee: \$75.00

Application submittal deadline: Applications must be submitted at least 3 weeks prior to the meeting. Please consult the annual Planning Commission schedule for specific dates.

Mandatory meeting with staff: To ensure that all the required information is provided and that there is a complete understanding of the process, the applicant must meet with City staff to discuss the request and necessary items. Please contact the Community Development Department to schedule an appointment.

Office Use Only

Date Received _____

Received By _____

Fee _____

Case # _____

Aldermanic District _____

Plan Commission Date _____

1. Applicant information

Applicant name TWAS Properties, LLC

Street address 115 E. Main St.

City, state, zip code Thomaston, GA 30286

Daytime telephone number 630-664-2279

Email dan@kensingtondev.com

2. Agent contact information Include the names of those agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

Agent 1

Name Rick Katz

Company CAGE Civil Engineering

Street address 2200 Cabot Drive, Suite 325

City, state, zip code Lisle, IL 60532

Daytime telephone number 847-826-0569

Email rkatz@cagecivil.com

Agent 2

3. Type of special exception. Select the special exception you are requesting.

- s. 11.06.35 Allow removal of a principal building, while retaining the accessory building
- s. 11.06.108 Allow spires, steeples, copulas, and chimneys on institutional, commercial, and industrial buildings
- s. 11.06.108 Allow roof-mounted solar systems that exceed building height limitations
- s. 11.06.117 Allow accessory building in front of principal building
- s. 11.06.118 Allow a greater amount of parking in front of a building in the B-2 and B-3 districts
- s. 11.06.203 Allow overhead doors to face a public street (Architectural Review)
- s. 11.17.03 Allow a lesser standard for parking requirements
- s. 11.17.03 Allow more parking than what is required
- s. 11.18.43 Allow more outdoor lighting when needed to ensure public safety
- Appendix B (3.07) Allow the use of other exterior building materials on a single-family residence

- Appendix B (17.14) Allow a deviation from standards for a home occupation when operator has a temporary or permanent disability
- Appendix B (17.27) Allow a free-standing solar energy system to extend into a setback when no other location on the parcel is acceptable
- Appendix B (17.27) Allow a free-standing solar energy system to be located in the front yard when no other location on the parcel is acceptable
- Appendix C (M-1 & M-2 Districts) Allow an increase in building height

4. Subject property information

Physical address 1100 E. Riverview Expy.
 Parcel number(s) 3411796A

Note: The parcel number can be found on the tax bill for the property or it may be obtained from the Community Development Department.

Is the subject property currently in violation of the City's zoning ordinance as determined by the City's zoning administrator?

- No
- Yes

If yes, please explain.

Comment: Pursuant to Section 11.04.10 of the City's zoning code, the City may not issue a permit or other approval that would benefit a parcel of land that is in violation of the zoning code, except to correct the violation or as may be required by state law.

Are there any unpaid taxes, assessments, special charges, or other required payments that are specifically related to the subject property?

- No
- Yes

If yes, please explain.

Comment: Pursuant to Section 11.04.11 of the City's zoning code, the City may not issue a permit or other approval that would benefit a parcel of land where taxes, special assessments, special charges, or other required payments are delinquent and unpaid.

5. Evaluation criteria The factors listed below will be used in evaluating this application. Your responses are important.

1. The size of the property in comparison to other properties in the area.

1.1 AC, similar in size to comparable properties in the area.

2. The extent to which the issuance of the special exception would be in keeping with the overall intent of the zoning code.

While an overhead door is proposed facing a public street, there is an area dedicated to the public between the site and the road with several trees which will provide some buffering. Excess parking is for short term use only for the purpose of vacuuming cars after washing.

3. Whether there are any unique circumstances and the nature of those circumstances that warrant the issuance of the special exception.

The proposed project is a car wash with ample vacuum spaces crucial to their business. A reduction in parking to the extent that the code requires would make this site infeasible for use by the developer. The orientation of the proposed building with an overhead door facing the public road is the only viable way to make this site work.

4. The nature and extent of anticipated impacts to the natural environment that could potentially occur if the special exception was granted.

No anticipated impacts to the natural environment.

5. The nature and extent of anticipated positive and negative effects on properties in the area.

The site would provide a desirable service for local residents with available areas to vacuum cars after washing.

6. Actions the applicant will undertake to mitigate the negative effects, if any, of the proposed special exception.

Parking stalls with the exception of the ADA stall are all for short term parking for the use of vacuuming a car. An area dedicated to the public with trees exists between the proposed site and the road providing some screening for the overhead door.

7. A factor specifically listed under a section of this chapter authorizing the issuance of a special exception.

11.06.203 (11) "a finding that there is no feasible alternative location for such doors"
11.07.03 (S) "additional spaces are needed for that particular use or location"

8. Any other factor that relates to the purposes of this chapter set forth in s. 11.01.05 or as allowed by state law.

6. **Attachments** List any attachments included with your application.

Site Plan Application, Site Plan, Preliminary Landscape Plan, Signage Presentation, Photometric Plan, Building Renderings/Colored Elevations

7. **Other information** You may provide any other information you feel is relevant to the review of your application.

8. **Mandatory meeting with staff**

When did you meet with the Community Development Director?

February 2023 Month/year

9. **Applicant certification**

- I certify that all of the information in this application, along with any attachments, is true and correct to the best of my knowledge and belief.
- I understand that submission of this application authorizes City officials and employees, and other designated agents, including those retained by the City, to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any such individual to enter any building on the subject property, unless such inspection is specifically related to the review of this application and the property owner gives his or her permission to do so.
- I understand that this application and any written materials relating to this application will become a permanent public record and that by submitting this application I acknowledge that I have no right to confidentiality. Any person has the right to obtain copies of this application and related materials or view it online.
- I understand that the zoning administrator will review this application to determine if it contains all of the required information. If he or she determines that the application is incomplete, it will not be scheduled for review until it is deemed to be complete.

Property Owner:

Daniel Rea (AUTHORIZED AGENT OF CONTRACT PURCHASER)

Name – print

Name – print

Daniel Rea

Name – Signature

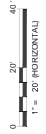
Name – Signature

Digitally signed by Daniel Rea
DN: c=US, E=drea@kensingtondev.com,
O=Kensington Development Partners,
CN=Daniel Rea
Date: 2023.02.13 14:02:37-0700'

2/13/23

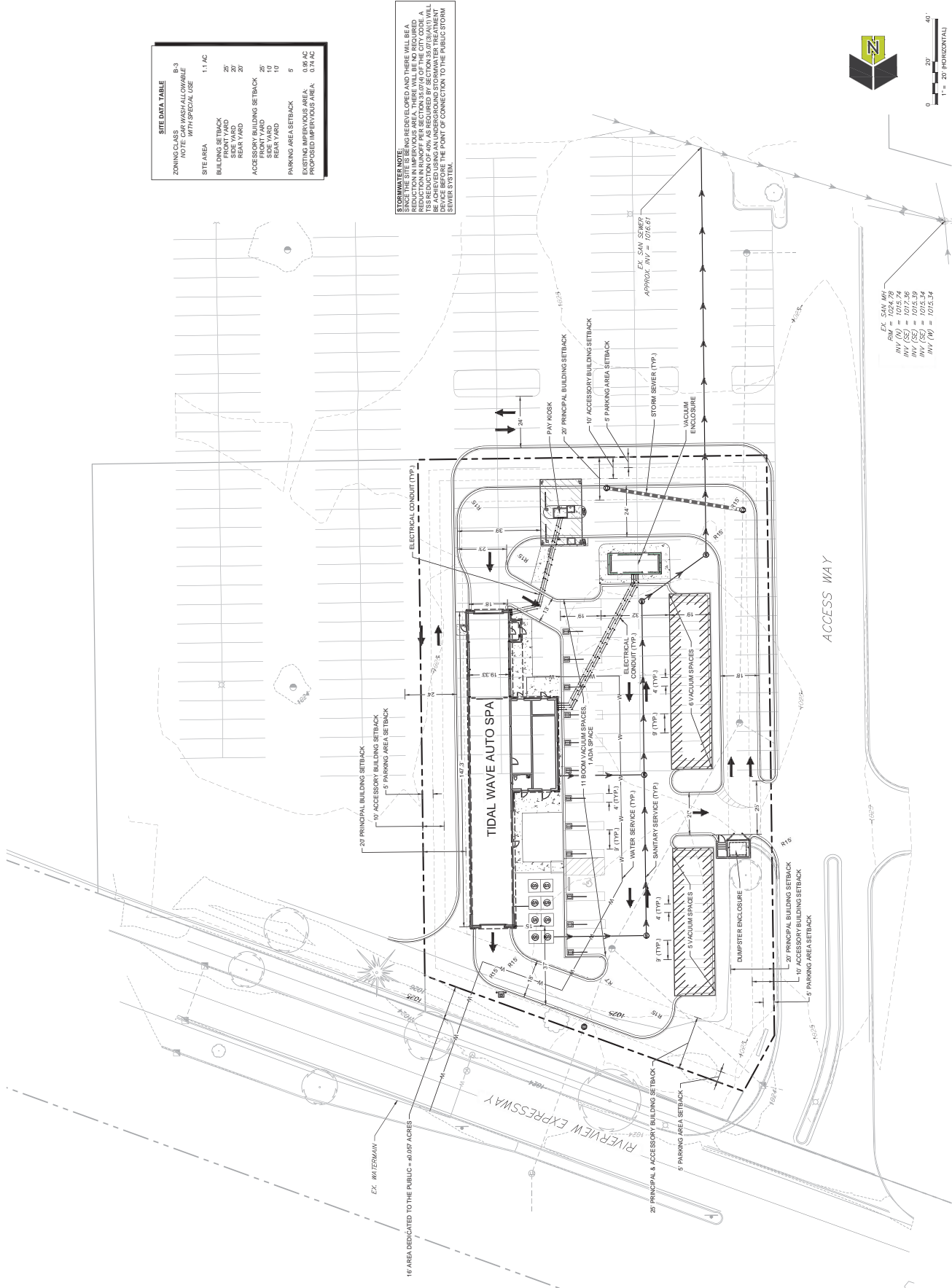
Date

Date



SITE DATA TABLE	
ZONING CLASS	B-3
NOTE	MINIMUM SETBACKS
MINIMUM SETBACKS	11 AC
MINIMUM SETBACKS	11 AC
BUILDING SETBACK	20'
SIDE YARD	20'
REAR YARD	20'
ACCESSORY BUILDING SETBACK	20'
SIDE YARD	10'
REAR YARD	10'
PARKING AREA SETBACK	5'
EXISTING IMPERVIOUS AREA	0.96 AC
PROPOSED IMPERVIOUS AREA	0.74 AC

STORMWATER NOTE:
SINCE THE SITE IS BEING REDEVELOPED AND THERE WILL BE A REDUCTION IN RUNOFF PER SECTION 15.07(4) OF THE CITY CODE, A REDUCTION OF FLOW AND AN INCREASED STORAGE CAPACITY WILL BE REQUIRED TO COMPENSATE FOR THE REDUCTION IN RUNOFF. THE DESIGNER HAS PROVIDED A STORAGE AND TREATMENT DEVICE BEFORE THE POINT OF CONNECTION TO THE PUBLIC STORM SEWER SYSTEM.



EX. SAN SEWER
APPROX. INV = 1016.61
INV (N) = 1015.74
INV (S) = 1017.26
INV (SE) = 1015.34
INV (W) = 1015.34

16' AREA DEDICATED TO THE PUBLIC = 0.097 ACRES



EXPIRES 08/2024

PROJECT TEAM



PROJECT NAME



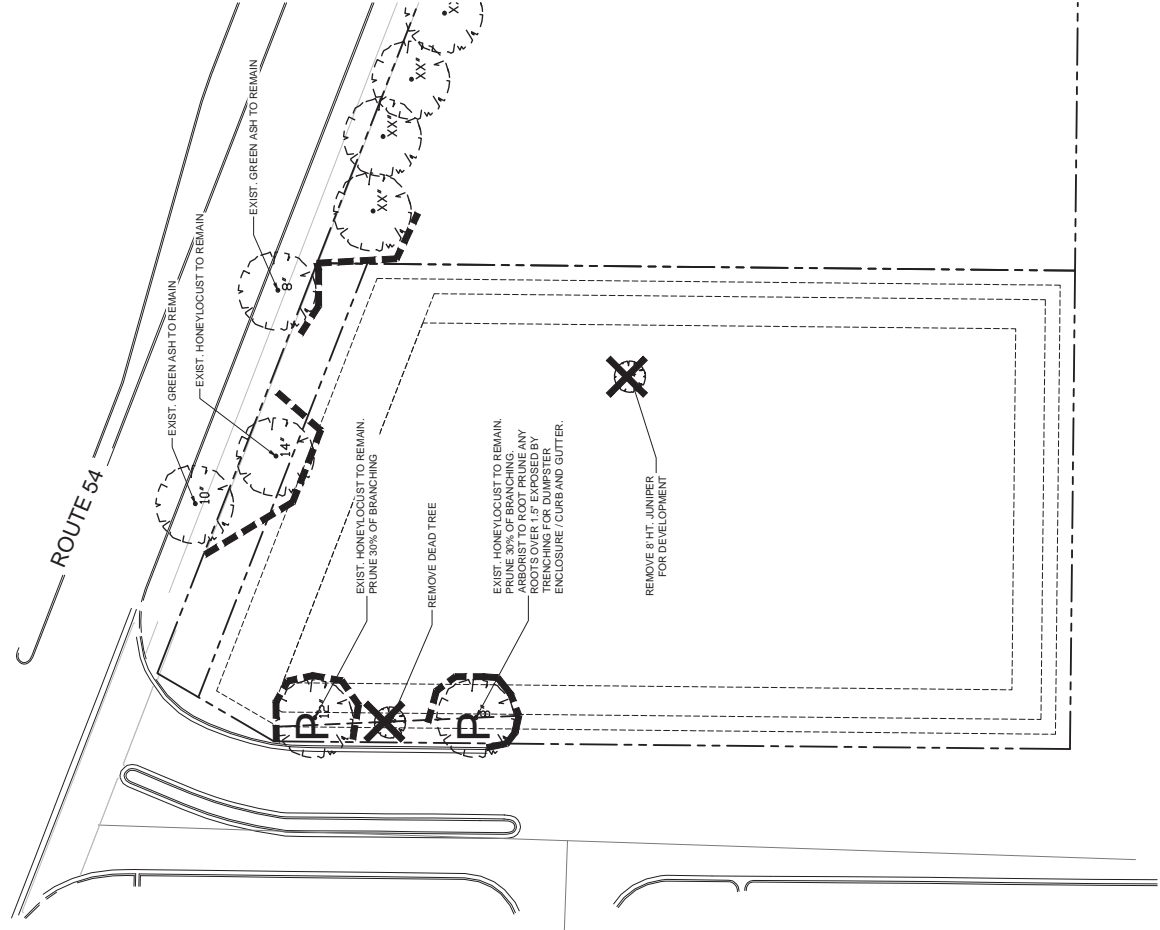
Route 54
 Wisconsin Rapids, WI
DRAWING ISSUED
 NO. TITLE DATE
 1. Issued for Review 02/24/2023

SET TYPE
 LANDSCAPE PLAN

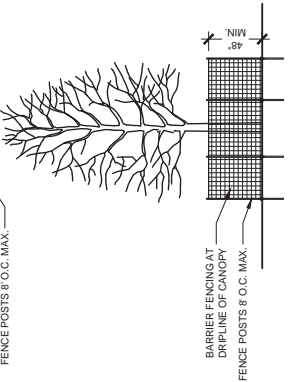
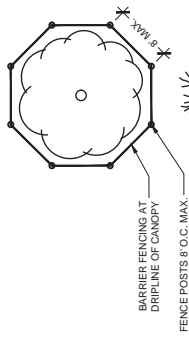
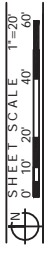
PROJECT NUMBER
 2301015

DATE
 02-10-2023
DRAWN BY / APPROVED BY
 LCG / LCG
SHEET TITLE
 TREE PROTECTION
REMOVAL PLAN

SHEET NUMBER
 L.1



1 TREE REMOVAL & PROTECTION PLAN



2 TREE PRESERVATION FENCING DETAIL

NOT TO SCALE

EXISTING VEGETATION DESCRIPTION

THE PROJECT SITE CONSISTS OF AN EXISTING VACANT LOT. THERE ARE NO TREES ON SITE AND NO TREES ADJACENT TO THE SITE. FOR THIS CONTRACT, TREES NEARBY ON ADJACENT SITES SHALL BE PROTECTED WITH BARRIER FENCING.

TREE PROTECTION & REMOVAL NOTES

- CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPLANT ANY TREES ON SITE.
- DEAD AND DYING MATERIAL ON THE SITE SHALL BE REMOVED OR PRUNED. MATERIALS NOT LABELED ON THE PROTECTION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
- DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING.
- BARRIER SHALL BE CONSTRUCTED OF A MIN. 3" TALL SNOW FENCE OR SIMILAR AND SUPPORT POSTS MIN. 6" O.C. AND SHALL BE ERRECTED ONE FOOT BEYOND THE DRIP LINE OFF ALL EXISTING TREES ON SITE AND ADJACENT SITES TO REMAIN.
- BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 4.
- NO EXCESS SOIL OR ADDITIONAL FILL BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
- NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
- NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
- STUMPS OR TREE REMAINS NOT TO BE FULLY EXCAVATED SHALL BE REMOVED. A STUMP GRINDER SHALL BE USED TO REMOVE ALL REMAINING ROOTS AND WOODY MATERIAL. WITHIN A 24" RADIUS OF THE STUMP GRINDER, THE REMAINING SOIL AREA SHALL BE BACKFILLED WITH COMPACTED TOPSOIL TO MEET SURROUNDING GRADES.

TREE PROTECTION & REMOVAL LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO BE REMOVED
- TREE TO BE PRUNED
- BARRIER FENCING TO BE INSTALLED



EXPIRES 08/2024

PROJECT TEAM

CIVIL ENGINEER:



PROJECT NAME



Route 54
 Wisconsin Rapids, WI
DRAWING ISSUED
 NO. TITLE DATE
 1. Issued for Review 02/24/2023

SET TYPE
 LANDSCAPE PLAN

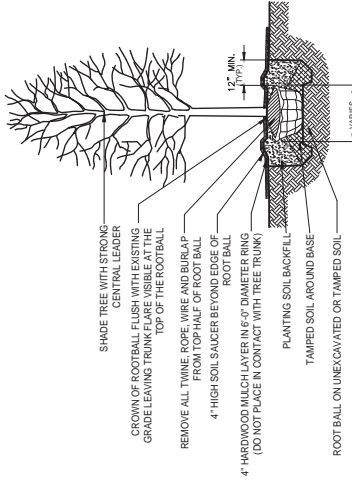
Page 74 of 96

PROJECT NUMBER
 2301015

DATE
 02-10-2023
 DRAWN BY: APPROVED BY:
 LCG LCG

SHEET TITLE
 LANDSCAPE PLAN
 DETAILS & NOTES

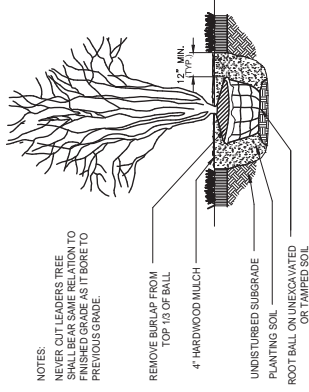
SHEET NUMBER
 L.3



NOT TO SCALE

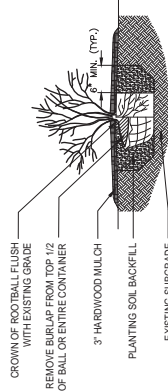
1 SHADE TREE PLANTING DETAIL

NOTES:
 NEVER CUT LEADERS TREE OR BRANCHES TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE.



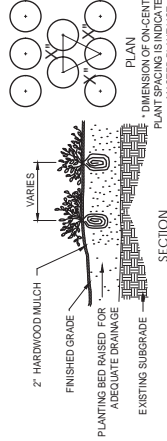
NOT TO SCALE

2 ORNAMENTAL TREE PLANTING DETAIL



NOT TO SCALE

3 SHRUB PLANTING DETAIL



NOT TO SCALE

4 PERENNIAL / ANNUAL PLANTING DETAIL

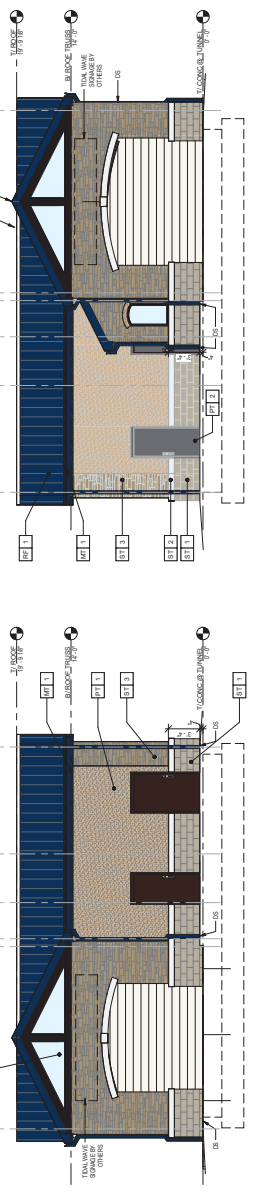
LANDSCAPE NOTES

- CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS.
- ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF WISCONSIN RAPIDS LANDSCAPING CODES AND ZONING ORDINANCES.
- PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE DIGGERS HOTLINE LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.
- ALL PLANT MATERIALS (EXCEPT FOR GROUNDCOVER, ANNUALS, AND PERENNIALS) SHALL BE BALLED OR BURLAPPED. ALL PLANT MATERIALS SHALL BE SUPPLIED TO THE PROJECT SITE WITHIN 150 MILES OF THE PROJECT SITE. PLANT MATERIALS MUST BE SUPPLIED WITHIN A 150 MILE RADIUS OF PROJECT SITE WITHIN NORTHEAST ILLINOIS. CONTRACTOR MAY SUBSTITUTE CONTAINER STOCK FOR SHRUBS IF SIZES ARE EQUAL TO SPECIFIED BAB STOCK, WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- IF SPECIFIED PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, PLANTS WITH SIMILAR WHOLESALE VALUE AND LANDSCAPE CHARACTERISTICS MAY BE SUBSTITUTED UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT AND VILLAGE STAFF.
- SOIL IN GROUNDCOVER BEDS SHALL BE AMENDED USING 2 INCHES OF MUSHROOM COMPOST INCORPORATED INTO THE TOP 4 INCHES OF SOIL.
- DISTURBED AREAS TO RECEIVE SOD SHALL BE TILLED TO 6\"/>

EXTERIOR FINISH PERCENTAGE CALCULATIONS

ELEVATION	CALCULATION	CSG	EIFS	GLASS	METAL
REAR	309 SF (6%)	1525 SF (33%)	366 SF (8%)	1525 SF (33%)	87 SF (2%)
FRONT	1037 SF (6%)	488 SF (3%)	1771 SF (10%)	297 SF (2%)	297 SF (2%)
SECELECT	1037 SF (6%)	818 SF (5%)	109 SF (1%)	43 SF (0%)	387 SF (2%)
SECELECT	319 SF (2%)	818 SF (5%)	109 SF (1%)	43 SF (0%)	387 SF (2%)
TOTAL	4102 SF (25%)	3629 SF (22%)	1661 SF (10%)	1808 SF (11%)	1058 SF (6%)

*ALL MATERIAL QUANTITIES BASED ON THESE CALCULATIONS

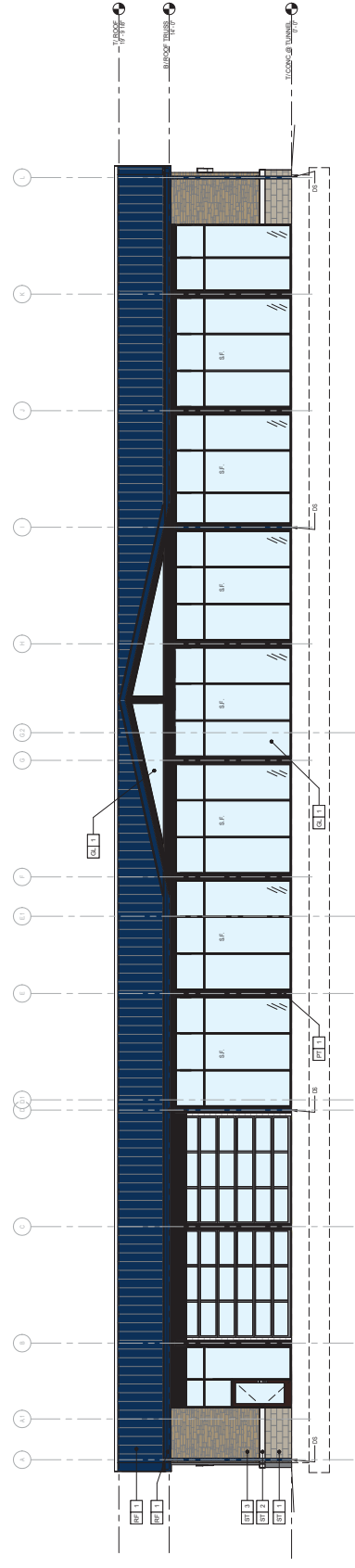


46
802 3/16/17

EXTERIOR ELEVATION - EXIT

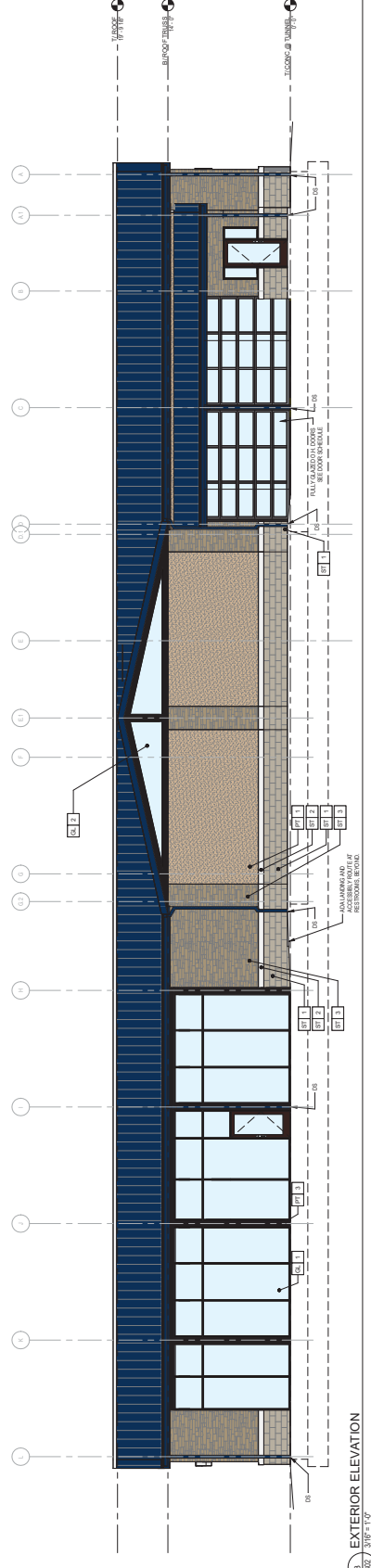
46
802 3/16/17

EXTERIOR ELEVATION - ENTRY



29
802 3/16/17

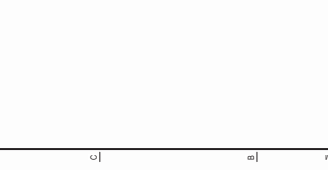
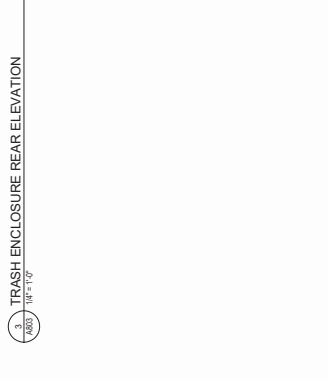
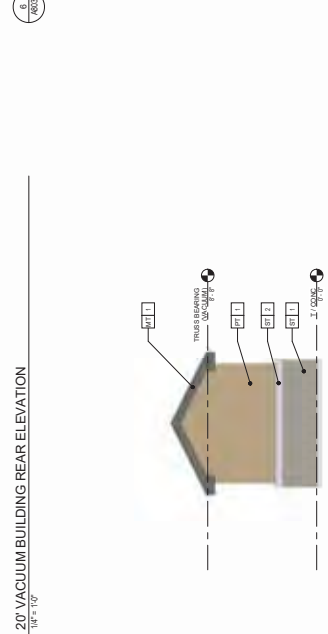
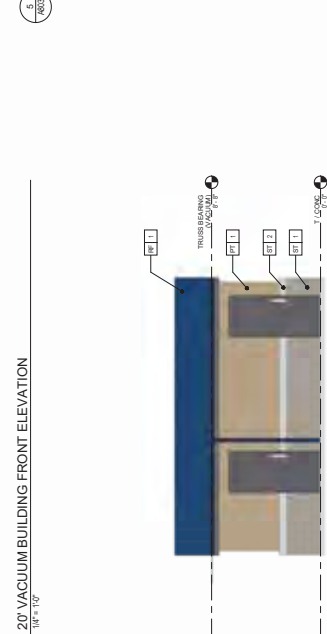
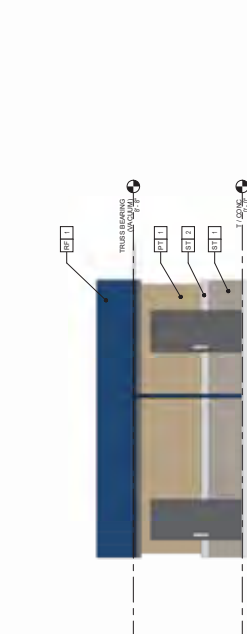
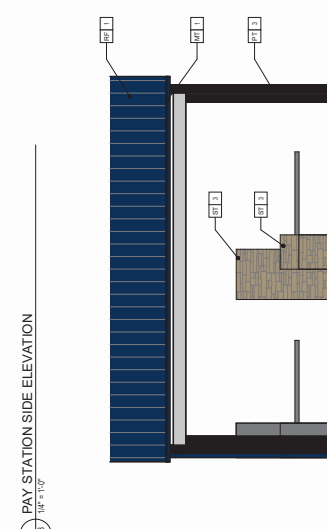
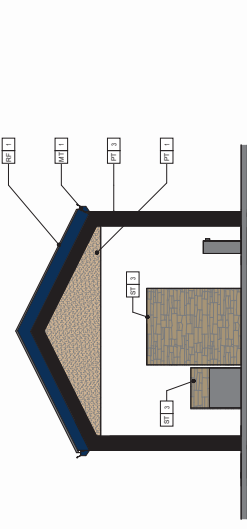
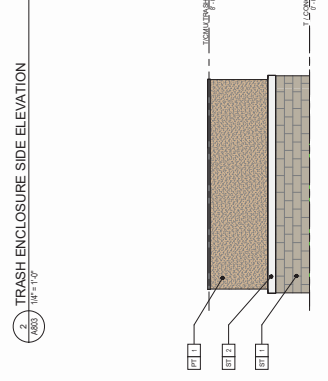
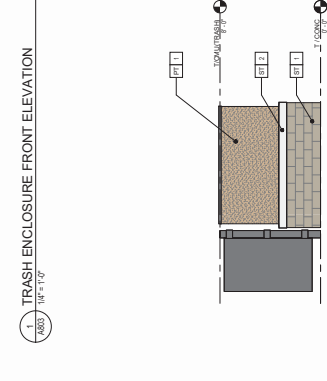
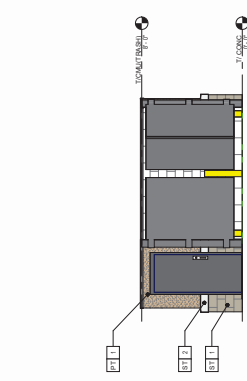
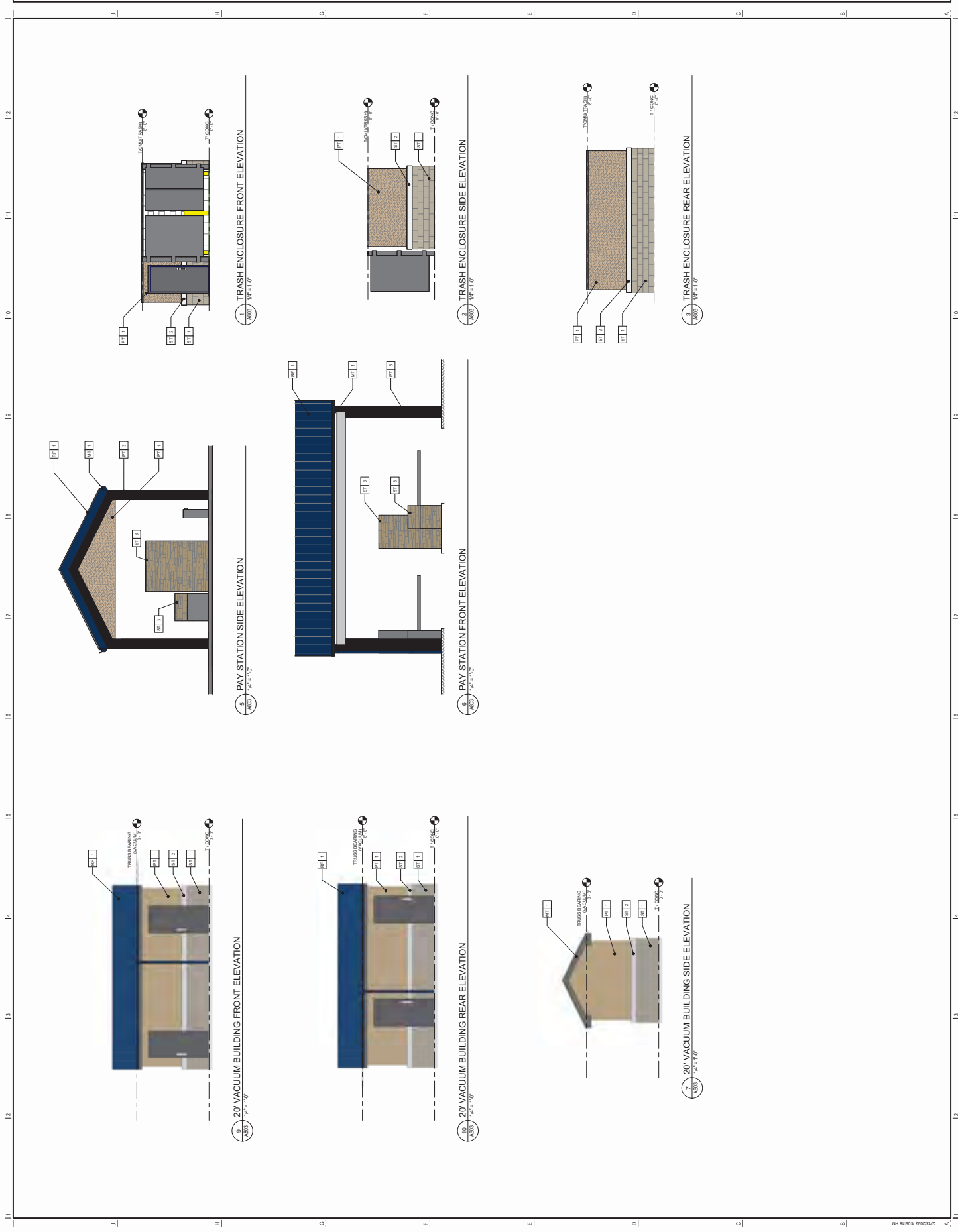
EXTERIOR ELEVATION



30
802 3/16/17

EXTERIOR ELEVATION

NOT FOR CONSTRUCTION



ARCHITECT

reztark

REZTARK ARCHITECTURE, LLC
320 W. MARKET STREET, SUITE 100
CHICAGO, IL 60602
312.462.8888

PROJECT



TIDAL WAVE AUTO SPA
Western Heights, VA

CLIENT

PROJECT MANAGER
TOMAMONT, VA 22086

CONSULTANT

STRUCTURAL
TERRACON CONSULTANTS ASSOCIATES
CHICAGO, IL 60602

M.P.S.
MECHANICAL
POST-TENSIONING

CONTRACTOR
WESTERN HEIGHTS AUTO SPA (CONTRACT)
WESTERN HEIGHTS AUTO SPA
WESTERN HEIGHTS, VA 22086

SEAL

NOT FOR CONSTRUCTION

PROJECT REVISIONS

NO.	DATE	DESCRIPTION
02222		

PROJECT INFORMATION

TIDAL WAVE AUTO SPA

ADDRESS: Western Heights, VA

PROJECT NO.: 22010

DRAWN BY: AutoSpa - CHECKED: P.S.

SHEET NO. OF 147

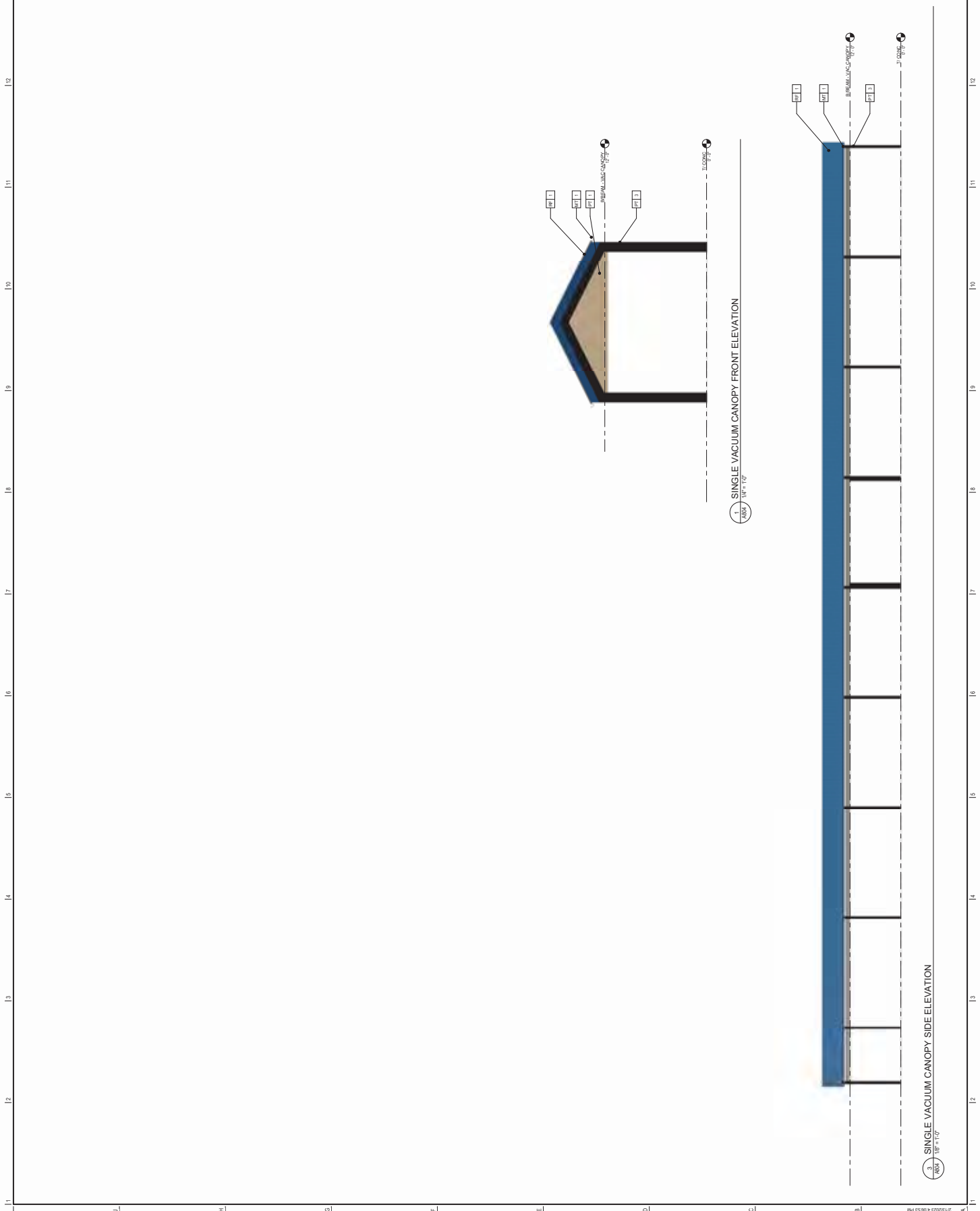
SHEET TITLE & NUMBER

COLOR ELEVATIONS - VACUUM CANOPY

A804

Copyright 2022, REZTARK DESIGN STUDIO, LLC

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11 12 13 14 15 16 17 18 19 20 21 22

3 SINGLE VACUUM CANOPY SIDE ELEVATION
1/8" = 1'-0"

1 SINGLE VACUUM CANOPY FRONT ELEVATION
1/4" = 1'-0"



CLIENT
 TIDAL WAVE AUTO SPA
 1000 SOUTH MOUNTAIN DRIVE
 CHANDLER, AZ 85226
 TEL: 480.750.1200
 WWW.REZTARK.COM

CONSULTANT
 ELECTRICAL ENGINEERS, INC.
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 CHANDLER, AZ 85226
 TEL: 480.750.1200
 WWW.REZTARK.COM

2601010-0048 - LIGHT POLE BASE DETAIL - ROUND
 SCALE: NONE
 SECTION VIEW
 PLAN VIEW

MANUFACTURER	TYPE	FINISH	MATERIAL	HEIGHT	WATTAGE	LUMENS	WARRANTY
REZTARK	1000	1000	1000	1000	1000	1000	1000



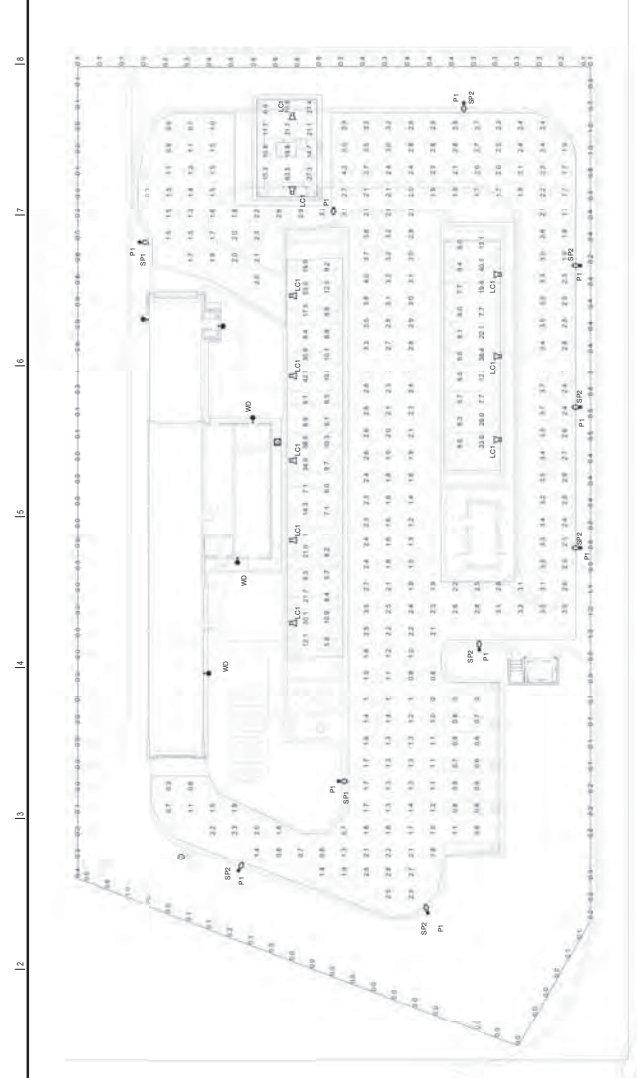
PROJECT REVISIONS

NO.	DATE	DESCRIPTION
1	02/28/23	

- KEYED NOTES:**
1. INSTALL AND WIRE WITH THE SUPPLIER'S RECOMMENDED PRACTICES.
 2. MOUNT TO THE WALL WITH THE SUPPLIER'S RECOMMENDED MOUNTING BRACKET.
 3. BRACKET SHALL BE MOUNTED TO THE WALL WITH AN ANCHOR BOLT.
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 16. BRACKET SHALL BE MOUNTED TO THE WALL WITH AN ANCHOR BOLT.



TYPE	DESCRIPTION	MANUFACTURER	MODEL	WATTAGE	LUMENS	WARRANTY
1000	REZTARK 1000	REZTARK	1000	1000	1000	1000



ELECTRIC SITE PHOTOMETRIC PLAN
 THIS IS A PHOTOGRAPHIC COPY OF THE ORIGINAL PLAN.

SECTION VIEW
 PLAN VIEW
 SCALE: NONE



RAZAR SERIES-LED
 WALL MOUNT
 PLED MODULES
 WALL PLATE
 POLE DRILLING TEMPLATE

GENERAL PHOTOMETRIC PLAN NOTES

1. ALL LUMINAIRE SCHEDULES SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED.
2. LUMINAIRE SCHEDULES SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED.
3. LUMINAIRE SCHEDULES SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED.
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9. LUMINAIRE SCHEDULES SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED.
10. LUMINAIRE SCHEDULES SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED.

EXTERIOR LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	MODEL	WATTAGE	LUMENS	WARRANTY
1000	REZTARK 1000	REZTARK	1000	1000	1000	1000

ELECTRIC LUMINAIRE POLE SCHEDULE

TYPE	DESCRIPTION	MATERIAL	FINISH	HEIGHT	WATTAGE	LUMENS	WARRANTY
1000	REZTARK 1000	REZTARK	1000	1000	1000	1000	1000



Administrative Staff Report

Zoning Map Amendment

2420, 2440, 2540, and 2620 Saratoga Street
Plan Commission Review

February 21, 2023

<p>Applicant(s):</p> <ul style="list-style-type: none"> City of Wisconsin Rapids <p>Staff:</p> <ul style="list-style-type: none"> Kyle Kearns, Director of Community Development Carrie Edmondson, Associate Planner <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 2420 Saratoga Street, 2440 Saratoga Street, 2540 Saratoga Street, and 2620 Saratoga Street (Town Parcel ID Numbers 0700279, 0700279B, 0700279A, and 0700278) <p>Lot Information:</p> <ul style="list-style-type: none"> Combined Size: 3.975 Acres <p>Zone(s):</p> <ul style="list-style-type: none"> B-5 Mixed-Use Commercial District (Temporary) <p>Council District:</p> <ul style="list-style-type: none"> District 6 - Polach <p>Master Plan:</p> <ul style="list-style-type: none"> Commercial <p>Current Use:</p> <ul style="list-style-type: none"> Vacant <p>Applicable Regulations:</p> <ul style="list-style-type: none"> Chapter 11 – Zoning 	<p>Request</p> <p>23-000083; City of Wisconsin Rapids – public hearing and action on a request to permanently zone four recently annexed parcels located at 2420 Saratoga Street, 2440 Saratoga Street, 2540 Saratoga Street, and 2620 Saratoga Street (Town Parcel ID Numbers 0700279, 0700279B, 0700279A, and 0700278) to B-5 Mixed Use Commercial district.</p> <p>Attachment(s)</p> <ol style="list-style-type: none"> Application <p>Findings of Fact</p> <ol style="list-style-type: none"> The property includes four parcels, with a combined size of 3.975 acres. The parcels are currently undergoing lot consolidation with two additional City owned parcels that are zoned B-5 Mixed Use Commercial District. The property is temporarily zoned B-5 Mixed-Use Commercial District, as it was recently annexed. The property is directly adjacent to property zoned B-5 Mixed use Commercial District. A dog park is planned for the property. A park is a permitted use within the B-5 Mixed-Use Commercial District. Plan Commission provides a recommendation to the Common Council for zoning map amendments. <p>Staff Recommendation</p> <ol style="list-style-type: none"> Approve the request to permanently zone four recently annexed parcels located at 2420 Saratoga Street, 2440 Saratoga Street, 2540 Saratoga Street, and 2620 Saratoga Street (Town Parcel ID Numbers 0700279, 0700279B, 0700279A, and 0700278) to B-5 Mixed Use Commercial district.
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Vicinity Map



Background

The City has recently annexed four parcels with plans to consolidate them with the two parcels immediately south. The resultant parcel will then be established as a City dog park. The four subject parcels have been temporarily zoned B-5 Mixed Use Commercial district in conjunction with the recent annexation.

Chapter 11- Zoning describes the B-5 Mixed Use Commercial District as follows:

Mixed use commercial (B-5) district. This district is intended to be applied exclusively to those areas depicted on the city's adopted land use plan map as "general mixed use." These areas have been determined, via the city's comprehensive master planning process, to potentially be appropriated for a variety of land uses given the character of the existing development pattern in the area, the proximity of the area to major transportation facilities, and the availability of blocks of land which are sufficiently large to allow for integrated, coordinated, comprehensive site planning and mixing of compatible, well-planned land uses.

The subject parcels and two additional parcels undergoing lot consolidation lend themselves to a variety of land uses as described above. They have access from Saratoga Street and are of sufficient size together or through future division to allow for integrated, coordinated, and comprehensive site planning consistent with the adjacent business park. Additionally, the B-5 designation is consistent with the future land use designation of Commercial as called out in the Comprehensive Plan. A dog park is a permitted use in the B-5 Mixed Use Commercial District. Furthermore, if this site

were to be used for commercial development at a future date, this would be relatively easy to accommodate, as minimal development will occur to establish the dog park property.

Below are the standards of review for the zoning map amendment.

Zoning Map Amendment Standards of Review

Zoning map amendment. If a proposed amendment would revise the zoning map, the Planning Commission in making its recommendation and the Common Council in making its decision shall consider the following factors:

1. whether the amendment is consistent with the City’s comprehensive plan, including future land use maps or similar maps.

Analysis: The Comprehensive Plan future land use map for these properties is designated Commercial. Section 11.06.06 of the Zoning Ordinance further describes the consistency requirement.

11.06.06 Consistency with comprehensive plan The City of Wisconsin Rapids has adopted a comprehensive plan consistent with s. 66.1001 Wis. Stats., for the purpose of guiding growth and development. The future land use map is especially important in terms of these zoning regulations. All changes to the zoning map must be consistent with the future land use map in effect at the time of the change. Exhibit 6-1 shows which zoning districts are consistent with the adopted future land use map. When one or more zoning districts are listed for a particular future land use classification, the Planning Commission shall recommend, and Common Council shall determine the appropriate zoning classification(s).

Exhibit 6-1. Future Land Use Map to Zoning Map Conversion Matrix

Future Land Use	PDD	Base Zoning District														
		RR	R-1	R-2	R-3	R-4	R-8	B-1	B-2	B-3	B-5	I-1	P-1	M-1	M-2	C-1
Residential	X	-	X	X	-	-	-	-	-	-	-	-	-	-	-	X
Mixed Residential	X	-	X	X	X	-	-	-	-	-	-	-	-	-	-	X
High Density Residential	X	-	-	-	X	X	-	-	-	-	-	-	-	-	-	X
Mobile Home	-	-	-	-	-	-	X	-	-	-	-	-	-	-	-	X
Mixed Use	X	-	-	-	-	X	-	X	X	X	X	-	-	-	-	X
Commercial	X	-	-	-	-	-	-	X	X	X	X	-	-	-	-	X
Institutional	X	-	-	-	-	-	-	-	-	-	-	X	-	-	-	X
Public and Civic	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	X
Industrial	X	-	-	-	-	-	-	-	-	-	-	-	-	X	X	X

Zoning Districts

PDD Planned Development District; RR Rural Residential; R-1 Single-Family Residential; R-2 Mixed Residential; R-3 Multi-family Medium Density Residential; R-4 Multi-family High Density Residential; R-8 Manufactured Home Park; B-1 Downtown Commercial; B-2 General Commercial; B-3 Neighborhood Commercial; B-5 Mixed Use Commercial; I-1 Institutional; P-1 Park and Recreation; M-1 General Industrial; M-2 Heavy Industrial; C-1 Conservancy

Findings: A permanent zoning classification of B-5 is consistent with the future land use designation of Commercial.

2. whether the amendment is consistent with other planning documents adopted by the Common Council.

Analysis: The permanent zoning of B-5 Mixed Use Commercial is consistent with other planning documents adopted by the Common Council, including the Comprehensive Outdoor Recreation Plan.

Findings: The City’s Comprehensive Outdoor Recreation Plan provides planning guidance for developing and maintaining parks and outdoor recreation facilities. The intent of this property is to become a park use and is consistent with this document. However, the zoning map amendment does not encompass the use of this

property. This property will be consolidated with parcels that are included within the Woodlands Business Center Protective Covenants. The permanent zoning of B-5 Mixed Use Commercial will be consistent with those properties.

- the extent to which the amendment will or will likely increase or decrease the number of nonconforming uses and structures; and

Analysis: There are no structures on the properties. The lot size will be conforming with the current B-5 Mixed Use Commercial dimensional standards.

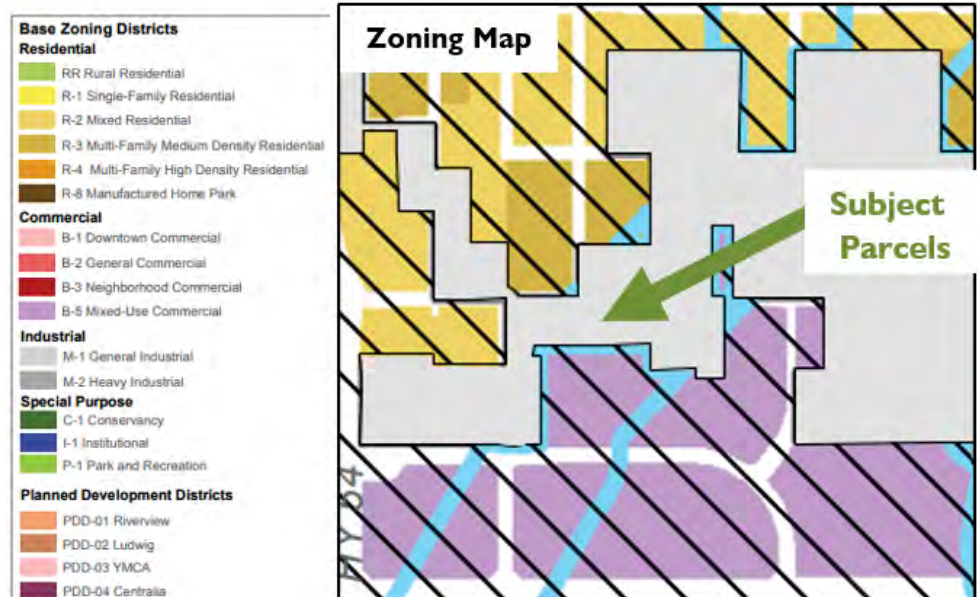
B-5 District

Dimensional Standards:				
Lot Standards	Additional Details	Illustration Symbol		
Lot area, minimum	s. 11.06.102	A	20,000 square feet	
Lot width, minimum	s. 11.06.103	B	120 feet	
Street frontage, minimum	s. 11.06.104	C	100 feet	
Water frontage, minimum	s. 11.06.105	-	none	
Building Setbacks				
Front yard setback, minimum	s. 11.06.106	D	25 feet for principal building; 15 feet for detached accessory building [1,2,3]	
Side yard setback, minimum	s. 11.06.106	E	20 feet for principal building; 10 feet for detached accessory building	
Rear yard setback, minimum	s. 11.06.106	F	20 feet for principal building; 10 feet for detached accessory building	
Building Standards				
Building height, maximum	s. 11.06.108	-	35 feet for principal building adjacent to a residential district; 45 feet for principal building not adjacent to a residential district, or 3 stories whichever is less; 18 feet for detached accessory building	
Building coverage, maximum	s. 11.06.109	G	50 percent	
Impervious surface, maximum	s. 11.06.110	H	75 percent	
Other				
Distance between driveway and property boundary line, minimum	-	I	5 feet	
Distance between parking lot and property boundary line, minimum	-	J	3 feet if adjacent to non-residential; 10 feet if adjacent to residential	
On-site parking in front of principal building, maximum	s. 11.06.118	K	25 percent; 35 percent with special exception consistent with s. 11.06.118	

Findings: The combined lot would meet the minimum lot standards in the B-5 district. There would be no development planned for the dog park use. If future development were to occur, a site plan review process through Plan Commission would be required. This would ensure that any future development is consistent with the zoning district.

- any other factor not specifically or generally listed, but deemed appropriate by the Planning Commission or Common Council given the particular circumstances.

Analysis: Below is the zoning map showing the property and surrounding properties.



Direction	Land Use	Zoning
North	Assisted Living, Homes	R-3 Multi-Family Medium Density Residential District, Town of Grand Rapids
South	Vacant	B-5 Mixed Use Commercial District
East	Home	Town of Grand Rapids
West	Home	Town of Grand Rapids

Findings: The map above shows the property, which is surrounded by multiple uses and districts, see the table above. The four parcels are directly adjacent to B-5 Mixed Use Commercial District property to the south. Once all six lots are consolidated, the property will also be adjacent to B-5 Mixed Use Commercial district property to the east. The size and configuration of the parcels meet the overall planning vision of the B-5 Mixed Use Commercial zoning district.

The request requires a public hearing, upon which members of the public can provide input or voice concern. As of the writing of this report, the department has not received any input regarding rezoning, after posting notice and sending neighborhood letters. Further public comment can be taken into consideration at the meeting.

Based on the findings and analysis above, including the surrounding uses, zoning, and district standards, staff recommends approving the permanent zoning of the property to B-5 Mixed Use Commercial District. The designation is consistent with surrounding zoning districts and uses and advances the overall planning vision for this area. Additionally, site attributes and access for each parcel is consistent with the B-5 designation as described in Chapter 11 – Zoning.

Administrative Staff Report

City of Wisconsin Rapids

Site Plan Review

2420 Saratoga Street, 2440 Saratoga Street,
2540 Saratoga Street, and 2620 Saratoga
Street and 2 unaddressed parcels

February 23, 2023



<p>Applicant(s):</p> <ul style="list-style-type: none"> City of Wisconsin Rapids <p>Staff:</p> <ul style="list-style-type: none"> Kyle Kearns, Community Development Director Carrie Edmondson, Associate Planner <p>Parcel Number(s):</p> <ul style="list-style-type: none"> Parcel ID Numbers 3410668, 3410669 and Town Parcel ID Numbers 0700279, 0700279B, 0700279A, and 0700278 <p>Lot Information:</p> <ul style="list-style-type: none"> Effective Frontage: 724 feet Effective Depth: approximately 626 feet Square Footage: approximately 509,652 square feet Acreage: 11.63 Acres <p>Zone(s):</p> <ul style="list-style-type: none"> "B-5" Mixed Use Commercial District <p>Council District:</p> <ul style="list-style-type: none"> District 6 - Polach <p>Master Plan:</p> <ul style="list-style-type: none"> Commercial <p>Current Use:</p> <ul style="list-style-type: none"> Vacant <p>Applicable Regulations:</p> <ul style="list-style-type: none"> Chapter 11 – Zoning 	<p>Request</p> <p>23-000095; City of Wisconsin Rapids: request for site plan review to establish a dog park at 2420 Saratoga Street, 2440 Saratoga Street, 2540 Saratoga Street, and 2620 Saratoga Street (Town Parcel ID Numbers 0700279, 0700279B, 0700279A, and 0700278) and Parcel ID 3410668 and 3410669.</p> <p>Attachment(s)</p> <ol style="list-style-type: none"> Application Site Plan Parking Plan <p>Findings of Fact</p> <ol style="list-style-type: none"> The request is to construct park-like improvements and establish a dog park. The property is zoned "B-5" Mixed Use Commercial District. A park use is permitted in the B-5 District A building plan – architectural review (AR), plan of operation (PO), site plan (SP), and zoning permit (ZP) are required. <p>Staff Recommendation</p> <p>Approve the request from the applicant for site plan review to establish a dog park at 2420 Saratoga Street, 2440 Saratoga Street, 2540 Saratoga Street, and 2620 Saratoga Street (Town Parcel ID Numbers 0700279, 0700279B, 0700279A, and 0700278) and Parcel ID 3410668 and 3410669.</p> <ol style="list-style-type: none"> Lighting details identifying intensity shall be submitted for any onsite lights, to be reviewed and approved by the Community Development Department. Applicable permits through the City shall be obtained. Community development staff shall have the authority to approve minor modifications to the plans.
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Vicinity Map



Background

The subject site includes six City parcels (including four parcels that were recently annexed by the City) with the intent for establishment of a dog park. The parcels are concurrently undergoing consolidation through the Certified Survey Map (CSM) process and the annexed parcels are under consideration for permanent B-5 Mixed Use Commercial District zoning.

The B-5 Mixed Use Commercial district is:

intended to be applied exclusively to those areas depicted on the city's adopted land use plan map as "general mixed use." These areas have been determined, via the city's comprehensive master planning process, to potentially be appropriated for a variety of land uses given the character of the existing development pattern in the area, the proximity of the area to major transportation facilities, and the availability of blocks of land which are sufficiently large to allow for integrated, coordinated, comprehensive site planning and mixing of compatible, well-planned land uses.

The proposed dog park fits the intent of the district and integrates well with the surrounding multifamily structures, single-family homes, and large commercial parcels, some developed some not. Below is the definition of the use as indicated in the zoning code.

Park

Description: A place where primarily outdoor recreational activities may occur. A park may be operated by a public entity for the benefit of the general public or by a homeowners association for the benefit of its members. A park may be developed with recreational facilities or undeveloped. When operated by a public entity, the term includes zoos, dog parks, and neighborhood recreation centers.

Vehicle Parking: 1 space for each 3 patrons at the peak use period

Supplemental Standards: Aside from generally applicable standards, no special standards apply to parks.

The City adopted the most recent five-year Comprehensive Outdoor Recreation Plan (CORP) in 2022. The plan states that an additional 83 acres of total active use park land is needed to satisfy 2040 population demands. An online survey seeking public feedback during creation of the plan identified “a desire for the development of a dog park” as a key area of potential improvement, more specifically 58% of respondents identified a dog park as a facility that was needed in the City. The plan also recommended a 17 acre property north of the subject site as a possible location for bike trails and a dog park. However, after analysis the City has identified this nearby 11.63 acre site as a viable location.

The proposed dog park includes a fenced area for large dogs, a fenced area for small dogs, a dog drinking fountain, and parking area. The CORP plan states that “best practices” for park improvements include ADA requirements that call for barrier free access to all park facilities. This is beneficial for those in wheelchairs and those with infants or small children utilizing strollers. There will be hardscaped paths from the parking area both to the large dog area and the small dog area. The site plan and associated park improvements are before the Plan Commission for review. The site plan and parking plan are attached and have been reviewed further below.

Standards of Review

1) Use

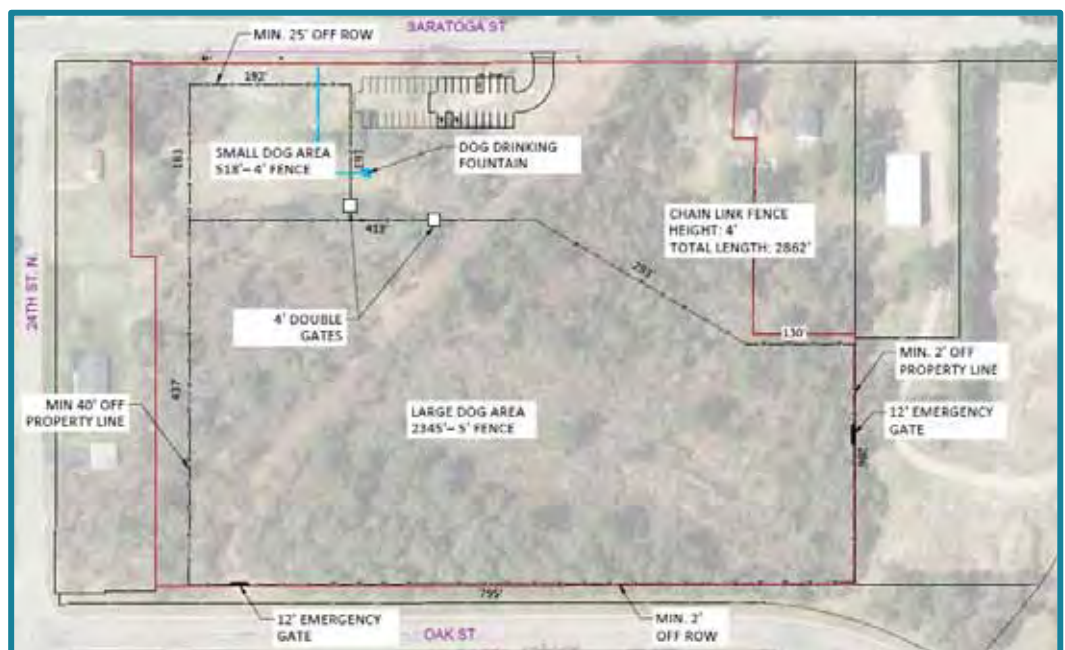
Analysis: A park use is a permitted use in the B-5 Mixed Use Commercial District.

Findings: Note that a building plan – architectural review (AR), plan of operation (PO), site plan review (SP), and zoning permit (ZP) are required.

2) Dimensional Standards

Analysis: The B-5 District requires a 20,000 square foot minimum lot size and various dimensional standards. The only construction proposed with this project includes fencing, a parking lot, and a dog drinking fountain.

Findings: There is no building construction associated with the proposed project. Park improvements meet all dimensional standards.



3) Ingress/Egress

Analysis: Two way ingress and egress to the park will be accessed from Saratoga Street. Pedestrian access will be provided by a pedestrian path beginning from the access aisle between the two ADA approved parking spaces. The path will continue and divide with one path leading to the small dog park and one leading to the large dog park. Perimeter fencing is proposed as well as interior fencing for both dog areas. An emergency gate along Oak Street is being proposed as recommended by the Fire Department.

Findings: Two-way ingress and egress from Saratoga Street will provide suitable access to the parking area. Pedestrians will be well served by the pedestrian path that leads to both fenced dog areas. Fencing as proposed is adequate to meet the needs of the patrons and their dogs.

4) Parking

Analysis: The park use requires 1 parking space for each 3 patrons at the peak use periods. The proposed parking area provides 17 parking spaces and 2 ADA-approved accessible parking spaces. Additionally, the plan allows for a future second phase parking expansion if needed that would provide an additional 17 parking spaces and 2 ADA-approved accessible spaces for a total of 34 parking spaces and four accessible spaces. On street parking along Saratoga Street is also available.

Findings: As parking requirements depend of peak usage and it is somewhat difficult to predict the amount of parking that will be needed, a two phased approach is desirable. Additionally, it is not advisable to create excessive parking unless the need for parking is documented. Therefore, in staff's view the amount of proposed parking is suitable. If there is a need for increased parking in the future, a parking lot expansion is a viable alternative.

5) Landscaping

Analysis: Construction of the parking lot creates the need to meet street frontage and parking lot landscape point requirements. Building foundation landscape points would not apply, as there is no building proposed to be developed on site. There is a total of 724 feet of frontage on Saratoga Street, therefore 435 street frontage landscaping points are required. The proposed paved area is approximately 7,700 square feet, therefore 77 parking lot points are required. In addition, 228 square feet of landscaped area must be located within the paved area perimeter.

Findings: Existing street frontage landscaping is proposed to remain, consisting of 10 various tree species of differing sizes, totaling 380 points. Several new crab apples trees, and a coffee tree are proposed along the frontage, adding 100 points to the existing. The proposed parking lot landscaping consists of varying tree, shrub and perennial species which total 82 points and are found in two planting locations between the driveway and parking lot.

6) Architectural Review

N/A – no building proposed

7) Lighting & Photometric Plan

Analysis: Regulations for onsite lighting are related to light trespass (foot-candles) beyond the property line and total lighting levels (lumens). Lighting from the park use should not exceed 0.2 foot-candles at a neighboring commercial property line and 0.1 foot-candles at a neighboring residential property line. No lighting is initially proposed on site, however lighting in the right-of-way is proposed on existing poles that will provide ambient lighting of the driveway and lot.

Findings: If lighting is pursued onsite, staff would recommend the submission of lighting details showing the intensity, to be reviewed and approved by the Community Development Department.

In summary, the establishment of a park at this location is consistent with the recommendations outlined in the City's most recent CORP plan and specifically meets a community need that was identified in the plan. The location is suitable for the use and can also readily transition back to commercial if the land is better suited to development needs in the future. Therefore, staff would recommend approval of the site plan, subject to the items mentioned above and summarized on page one of the staff report.



Site Plan & Plan of Operation Application
 City of Wisconsin Rapids, Wisconsin
 Version: January 3, 2019

Community Development Department
 444 West Grand Avenue
 Wisconsin Rapids, WI 54495-2780
 P: (715) 421-8228 Fax: (715) 421-8291

Overview: The Planning Commission reviews site plans and plans of operation for those land uses specifically requiring such review as listed in the land-use matrix (Appendix A of the zoning code).

Governing regulations: The procedures and standards governing the review of this application are found in Article 5 of the City's zoning code (Chapter 11 of the municipal code).

General instructions: Complete this application and submit one copy to the Community Development Department. Alternatively, you can submit your application online at <https://wisconsinrapids.zoninghub.com/>

Application fee: \$175.00 for new; \$125.00 for amendment of prior approval

Note: Site plan/plan of operation review and architectural review can be combined into one application fee.

Application submittal deadline: Applications must be submitted at least 3 weeks prior to the meeting. Please consult the annual Planning Commission schedule for specific dates.

Mandatory meeting with staff: To ensure that all the required information is provided and that there is a complete understanding of the process, the applicant must meet with City staff to discuss the request and necessary items. Please contact the Community Development Department to schedule an appointment.

Office Use Only

Date Received 4/21/23
 Received By CE
 Fee N/A
 Case # 23-000095
 Aldermanic District 6-Polach
 Plan Commission Date 3/6/23

1. Applicant information

Applicant name Wisconsin Rapids Parks + Recreation
 Street address 220 3rd Ave South
 City, state, zip code Wisconsin Rapids
 Daytime telephone number 715-421-8240
 Email ParksDepartment@wirapids.org

2. Agent contact information Include the names of those agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

	Agent 1	Agent 2
Name	_____	_____
Company	_____	_____
Street address	_____	_____
City, state, zip code	_____	_____
Daytime telephone number	_____	_____
Email	_____	_____

3. Type of application (check all that apply)

- Site plan Complete Part A, B and D
- Plan of operation Complete Part A, C and D
- New project
- Amendment of prior approval (if any)

If an amendment, the date of last approval (if any): _____

Part A. About the Property

4. Subject property information

Physical address _____

Parcel number(s) 0700279 0700279B 0700279A 3410668

3410669

Note: The parcel number can be found on the tax bill for the property or it may be obtained from the Community Development Department.

Is the subject property currently in violation of the City's zoning ordinance as determined by the City's zoning administrator?

- No
- Yes

If yes, please explain.

Comment: Pursuant to Section 11.04.10 of the City's zoning code, the City may not issue a permit or other approval that would benefit a parcel of land that is in violation of the zoning code, except to correct the violation or as may be required by state law.

Are there any unpaid taxes, assessments, special charges, or other required payments that are specifically related to the subject property?

- No
- Yes

If yes, please explain.

Comment: Pursuant to Section 11.04.11 of the City's zoning code, the City may not issue a permit or other approval that would benefit a parcel of land where taxes, special assessments, special charges, or other required payments are delinquent and unpaid.

5. Zoning information (refer to <https://wisconsinrapids.zoninghub.com/zoningmap.aspx>)

The subject property is located in the following base zoning district(s). (check all that apply)

- | | | |
|--|--|--|
| <input type="checkbox"/> RR Rural Residential | <input type="checkbox"/> R-8 Manufactured Home Park | <input type="checkbox"/> M-1 General Industrial |
| <input type="checkbox"/> R-1 Single-family Residential | <input type="checkbox"/> B-1 Downtown Commercial | <input type="checkbox"/> M-2 Heavy Industrial |
| <input type="checkbox"/> R-2 Mixed Residential | <input checked="" type="checkbox"/> B-2 General Commercial | <input type="checkbox"/> I-1 Institutional |
| <input type="checkbox"/> R-3 Multi-family Medium Density Residential | <input type="checkbox"/> B-3 Neighborhood Commercial | <input type="checkbox"/> P-1 Park and Recreation |
| <input type="checkbox"/> R-4 Multi-family High Density Residential | <input type="checkbox"/> B-5 Mixed Use Commercial | <input type="checkbox"/> C-1 Conservancy |

The subject property is also located in the following overlay zoning district(s). (check all that apply)

- | | | |
|--|--|--|
| <input type="checkbox"/> Planned Development (PDD) | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Floodplain |
| <input type="checkbox"/> Downtown Design | <input type="checkbox"/> Shoreland-Wetland | <input type="checkbox"/> Wellhead Protection |

Part B. Site Plan (See the standards and requirements in Division 6 of Article 6.)

6. Building type. Which of the following building types best describes the building?

- | | | |
|--|-------------------------------------|--|
| <input type="checkbox"/> Townhouse | <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> Multi-family | <input type="checkbox"/> Work/live | <input type="checkbox"/> Parking structure |
| <input type="checkbox"/> Institutional | | |

Please refer to Appendix D for any design requirements that may apply.

7. Encroachments.

Aside from driveways connecting to the street, will any part of the proposed project encroach into a public right-of-way?

- No
- Yes

If yes, please explain.

8. Site parameters (area in square feet or acres)

Subject property 11.63 acres

Building coverage _____

Outdoor storage _____

Stormwater facilities _____

Impervious surfaces _____

Landscaping and other undeveloped areas _____

Wetlands _____

100-year floodplain _____

Impervious surfaces include buildings, parking areas and driveways, sidewalks, decks, patios, and other types of 'hard' surfaces.

Attach appropriate documentation if there are any wetlands.

9. Street access

Name	New Access	Change to Existing Access	No Change to Existing Access
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Traffic generation

Will the proposed project create 500 trips per day or more?

- No
- Yes Attach a traffic impact report to this application. See s. 11.06.151 of the zoning code for additional details.

Will the proposed project create 300 trips per day or more, but less than 500?

- No
- Yes The city may require a traffic impact report as described in s. 11.06.151 of the zoning code. Please contact the Community Development Department for further guidance.

11. Parking (See the standards and requirements in Article 17 of the zoning code.)

Minimum number of required spaces _____

Proposed number of spaces 20

ADA van accessible spaces 1

See Appendix B of the zoning code for parking requirements for the proposed land use(s).

If the number of proposed spaces exceeds what is required by more than 15 percent, the Planning Commission may grant a special exception to allow oversized parking areas. (See s. 11.17.03(r) of the zoning code.)

Other ADA accessible spaces	_____	
Number of electric charging stations (if any)	_____	Charging stations are not required, but are recommended.
Bicycle parking spaces	_____	Bike parking is not required, but is recommended. (See s. 11.17.06 of the zoning code.)
Number of spaces in front of the building	_____	The number of spaces in front of the building may be limited depending on the zoning district. (See Appendix C of the zoning code.)
Number of spaces on the side(s) of the building	_____	
Number of spaces to the rear of the building	_____	

12. Outdoor lighting (See the standards and requirements in Article 18 of the zoning code.)

	Number of Fixtures	Lumens
Building 1	_____	_____
Building 2	_____	_____
Building 3	_____	_____
Parking lot 1	1	22,500 / lights
Parking lot 2	_____	_____
Parking lot 3	_____	_____
Other	_____	_____
Other	_____	_____
Total	_____	_____

Maximum lighting levels at each property boundary line (in footcandles): _____ Attach a photometric plan to this application along with manufacturer's cut sheets for the different kinds of light fixtures.

Height of parking lot lights above grade (if any): _____

13. Fencing. Will the proposed project include fencing?
- No
- Yes (See Article 15 of the zoning code for the standards and requirements that apply.)

If yes, please describe and/or attach a fencing plan.

Fencing Fencing Plan attached

14. Stormwater. Describe how stormwater generated on the site will be handled.

On the parking lot site plans you will see that we have a retaining pond on the east side of the parking lot

15. **Site plan.** Attach a site plan drawn to scale with the following information to the extent it applies to the proposed project. The items with an asterisk are required. Check those elements that are included.

Background Project Information	Buildings and Outdoor Storage/Activity Areas	Transportation Facilities (existing and proposed)	
<input checked="" type="checkbox"/> Project name*	<input type="checkbox"/> Existing and proposed	<input type="checkbox"/> Streets	
<input checked="" type="checkbox"/> Applicant name*	<input type="checkbox"/> Existing within 50 feet of subject property	<input type="checkbox"/> Driveways and road access onto public and private roads	
<input type="checkbox"/> Preparation date/revision*	Required Setbacks		
<input checked="" type="checkbox"/> Name of preparer*	<input type="checkbox"/> Yard setbacks (front, side, rear and shore)	<input type="checkbox"/> Sidewalks and trails	
Survey Information		<input type="checkbox"/> Fire lanes (i.e., fire apparatus access)	
<input type="checkbox"/> North arrow and graphic scale*	<input type="checkbox"/> On-site wells and off-site wells within 10 feet of the perimeter of the subject property	<input type="checkbox"/> Clear visibility triangles (location and dimensions)	
<input type="checkbox"/> Address of subject property or legal description*	Landscaping Features (existing and proposed)		
<input checked="" type="checkbox"/> Property boundaries *	<input checked="" type="checkbox"/> Fences, buffers, and berms	<input checked="" type="checkbox"/> Access aisles and parking spaces by size	
<input checked="" type="checkbox"/> Acreage of subject property*	<input type="checkbox"/> Pervious and impervious surfaces by type	<input type="checkbox"/> Location of accessible parking spaces	
Project Development Information		<input type="checkbox"/> Location and specifications/dimensions for accessibility ramps	
<input checked="" type="checkbox"/> Land use summary table by density/intensity and acreage*	<input type="checkbox"/> Site amenities (benches, fountains, etc.)	<input type="checkbox"/> Type and location of on-site parking signs and traffic control signs	
<input type="checkbox"/> Easements/rights-of-ways (location, width, purpose, ownership)	<input type="checkbox"/> Existing trees and other prominent vegetation	<input checked="" type="checkbox"/> Surface materials for parking lot (e.g., concrete, bituminous concrete, pavers)	
<input checked="" type="checkbox"/> Common areas/conservancy areas (location, purpose, ownership)	<input checked="" type="checkbox"/> Trees / shrubs to be planted, including a plant list and specs.	<input checked="" type="checkbox"/> Snow storage areas	
<input type="checkbox"/> Land to be dedicated to the public (boundaries, area, purpose)	Trees / shrubs to be retained	<input type="checkbox"/> Areas designated for queuing of vehicles for drive-through facilities (e.g., car washes, drive-up service windows, etc.)	
Setting		<input type="checkbox"/> Pedestrian walks between the parking lot and the building	
<input checked="" type="checkbox"/> Property boundaries within 50 feet of the subject property	<input checked="" type="checkbox"/> Location	<input type="checkbox"/> Designated areas of a parking area for pedestrian walks	
<input type="checkbox"/> Land uses within 50 feet of the subject property	<input type="checkbox"/> Fixture specifications	<input type="checkbox"/> Loading lanes and loading docks	
<input type="checkbox"/> Zoning district boundaries within 50 feet of the subject property	Stormwater Facilities (existing and proposed)		
<input type="checkbox"/> Municipal boundaries within 50 feet of the subject property	<input type="checkbox"/> Location	<input checked="" type="checkbox"/> Stormwater drainage	
Site Features (existing and proposed)		<input checked="" type="checkbox"/> Distance between parking areas and adjoining properties if less than 20 feet	
<input type="checkbox"/> Ground contours when slopes exceed 8 percent	Utilities (existing and proposed)		
<input type="checkbox"/> Wetlands	<input checked="" type="checkbox"/> Location	<input type="checkbox"/> Areas designated for bicycle parking	
<input type="checkbox"/> Woodlands	<input checked="" type="checkbox"/> Type (sewer, telephone, etc.) (buried or overhead, if applicable)	Signs (existing and proposed)	
<input type="checkbox"/> Wildlife habitat, including critical wildlife habitat	<input type="checkbox"/> Size/capacity, if applicable	<input checked="" type="checkbox"/> Location	<input type="checkbox"/> Specifications for each sign including type, height, dimensions, lighting, and other factors considered during the review process
<input type="checkbox"/> Environmentally sensitive features			
<input type="checkbox"/> Water resources (rivers, ponds, etc.) and ordinary high-water mark for navigable waters			
<input type="checkbox"/> Floodplain boundaries and elevations of the same			

Part C. Plan of Operation

16. Operating conditions

Hours of operation: Not created hours yet. Dusk till Dawn

Estimated number of full-time employees _____

Estimated number of part-time employees _____

Maximum number of employees onsite at peak hours _____

Will the proposed business operation create any noise outside of the building? Dogs Barking Refer to s. 11.06.147 of the zoning code.

Will the proposed business operation create any emissions (e.g., fumes, smoke, steam, vapor, dust,) to the atmosphere? NO Refer to s. 11.06.148 of the zoning code.

Will the proposed business operation create any vibrations outside of the building? NO Refer to s. 11.06.149 of the zoning code.

Will the proposed business operation involve any explosives or other flammable materials? NO Refer to s. 11.06.150 of the zoning code.

Will the proposed business operation involve any radioactive materials? NO

Will the proposed business operation create special needs for wastewater disposal? NO

Will the proposed business operation require unusually high levels of public water? NO

17. Licensing. What kind of federal, state, county or city licensees will be required to operate the proposed business?
[Empty box]

Part D. Other

18. Attachments List any attachments included with your application.
[Empty box]

19. Other information You may provide any other information you feel is relevant to the review of your application.
[Empty box]

20. Mandatory meeting with staff
When did you meet with the Community Development Director? _____ Month/year

21. Applicant certification

- I certify that all of the information in this application, along with any attachments, is true and correct to the best of my knowledge and belief.
- I understand that submission of this application authorizes City officials and employees, and other designated agents, including those retained by the City, to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any such individual to enter any building on the subject property, unless such inspection is specifically related to the review of this application and the property owner gives his or her permission to do so.
- I understand that this application and any written materials relating to this application will become a permanent public record and that by submitting this application I acknowledge that I have no right to confidentiality. Any person has the right to obtain copies of this application and related materials or view it online.
- I understand that the zoning administrator will review this application to determine if it contains all of the required information. If he or she determines that the application is incomplete, it will not be scheduled for review until it is deemed to be complete.

Property Owner:

Shane Blaser
Name – print

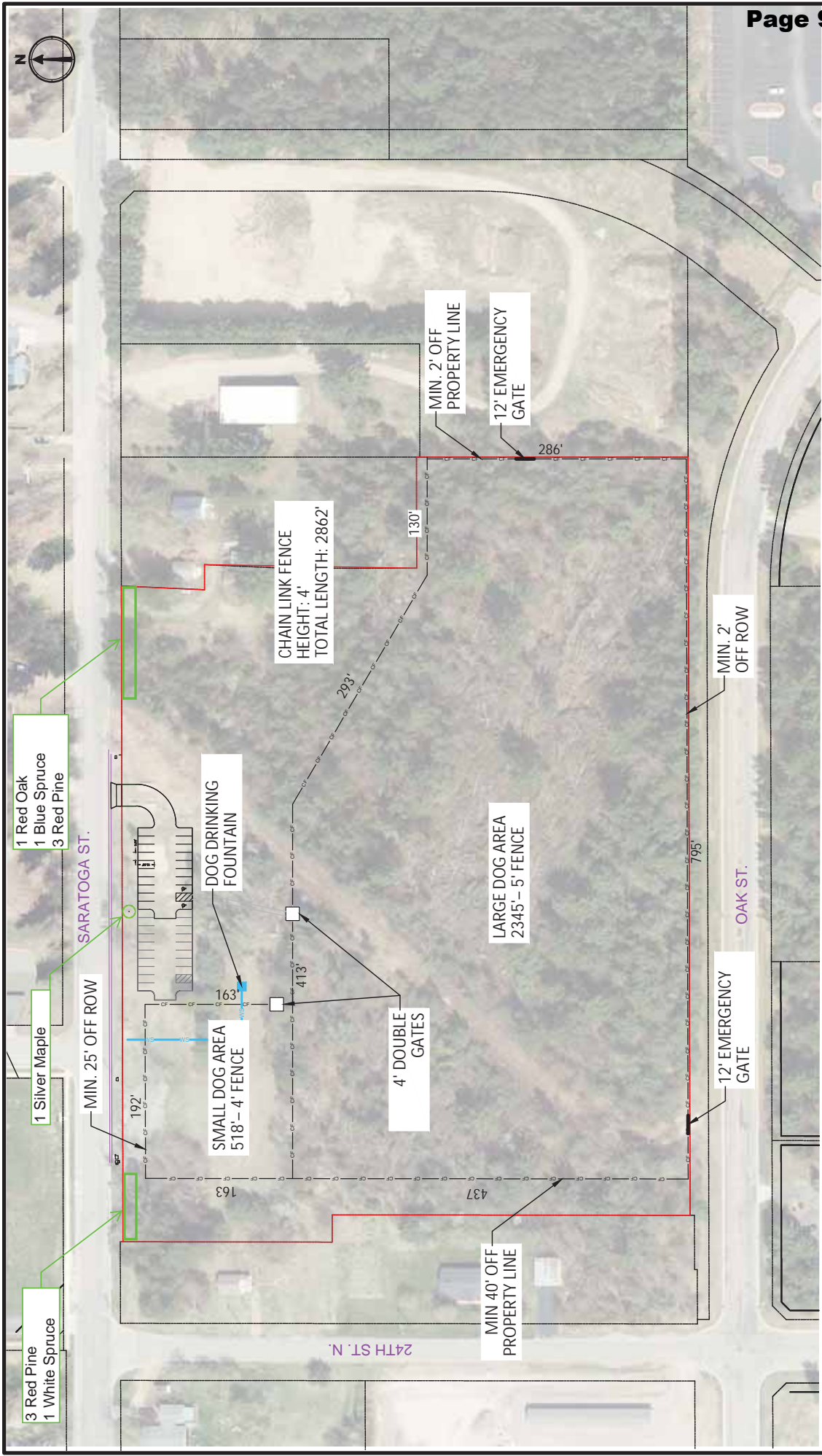
Shane Blaser
Name – Signature

01-21-2023
Date

Name – print

Name – Signature

Date



1 Red Oak
1 Blue Spruce
3 Red Pine

1 Silver Maple

3 Red Pine
1 White Spruce

SARATOGA ST.

MIN. 25' OFF ROW

192'

163'

DOG DRINKING FOUNTAIN

SMALL DOG AREA
518'- 4' FENCE

163'

CHAIN LINK FENCE
HEIGHT: 4'
TOTAL LENGTH: 2862'

293'

4' DOUBLE GATES

413'

437'

MIN 40' OFF PROPERTY LINE

LARGE DOG AREA
2345'- 5' FENCE

413'

437'

MIN. 2' OFF PROPERTY LINE

12' EMERGENCY GATE

286'

130'

12' EMERGENCY GATE

795'

795'

MIN. 2' OFF ROW

OAK ST.



PROJECT: DOG PARK FENCE PLAN

LOCATION: BETWEEN SARATOGA ST AND OAK ST. BETWEEN 24TH ST AND 28TH ST

DRAWING FILE - S:\Engineering\PROJECTS\2022-09 Dog Park\CAD\Drawings\DogPark_2022-09-Design.dwg

Existing Landscaping (380 frontage points)

ENGINEERING DEPARTMENT
444 WEST GRAND AVENUE
WISCONSIN RAPIDS, WI 54495
PHONE 715-421-8205 / FAX 715-421-8291

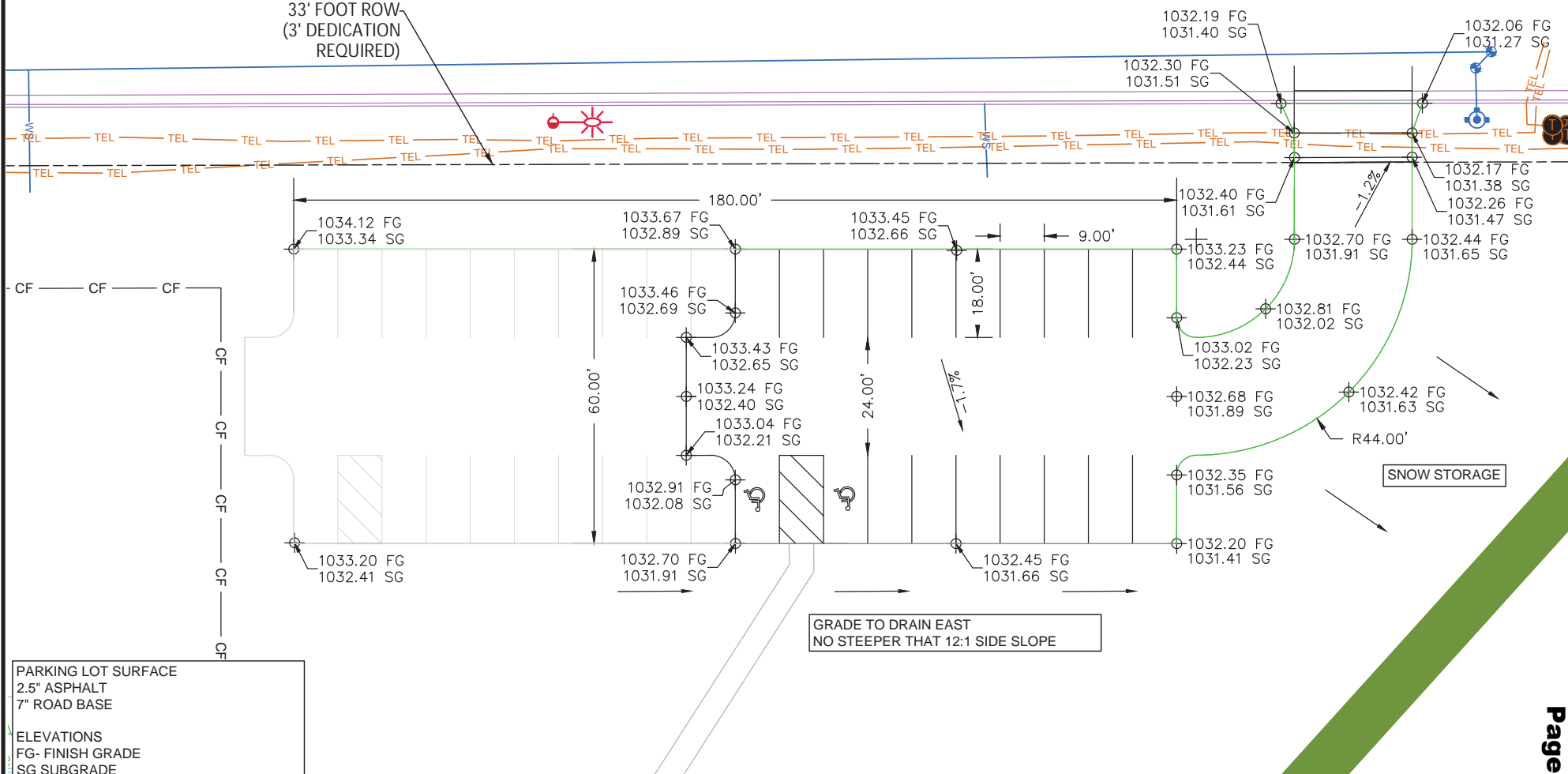
WISCONSIN RAPIDS

DRAWN BY: X.X.X. PLOT DATE: 1/5/23 PROJ. NO. 2022-09 SCALE: 1" = 100FT. SHEET 00 OF 00

SARATOGA ST.



33' FOOT ROW
(3' DEDICATION
REQUIRED)



PARKING LOT SURFACE
2.5" ASPHALT
7" ROAD BASE

ELEVATIONS
FG- FINISH GRADE
SG SUBGRADE

PROJECT: DOG PARK- PARKING LOT GRADING PLAN

LOCATION: BETWEEN SARATOGA ST AND OAK ST, BETWEEN 24TH ST AND 28TH ST

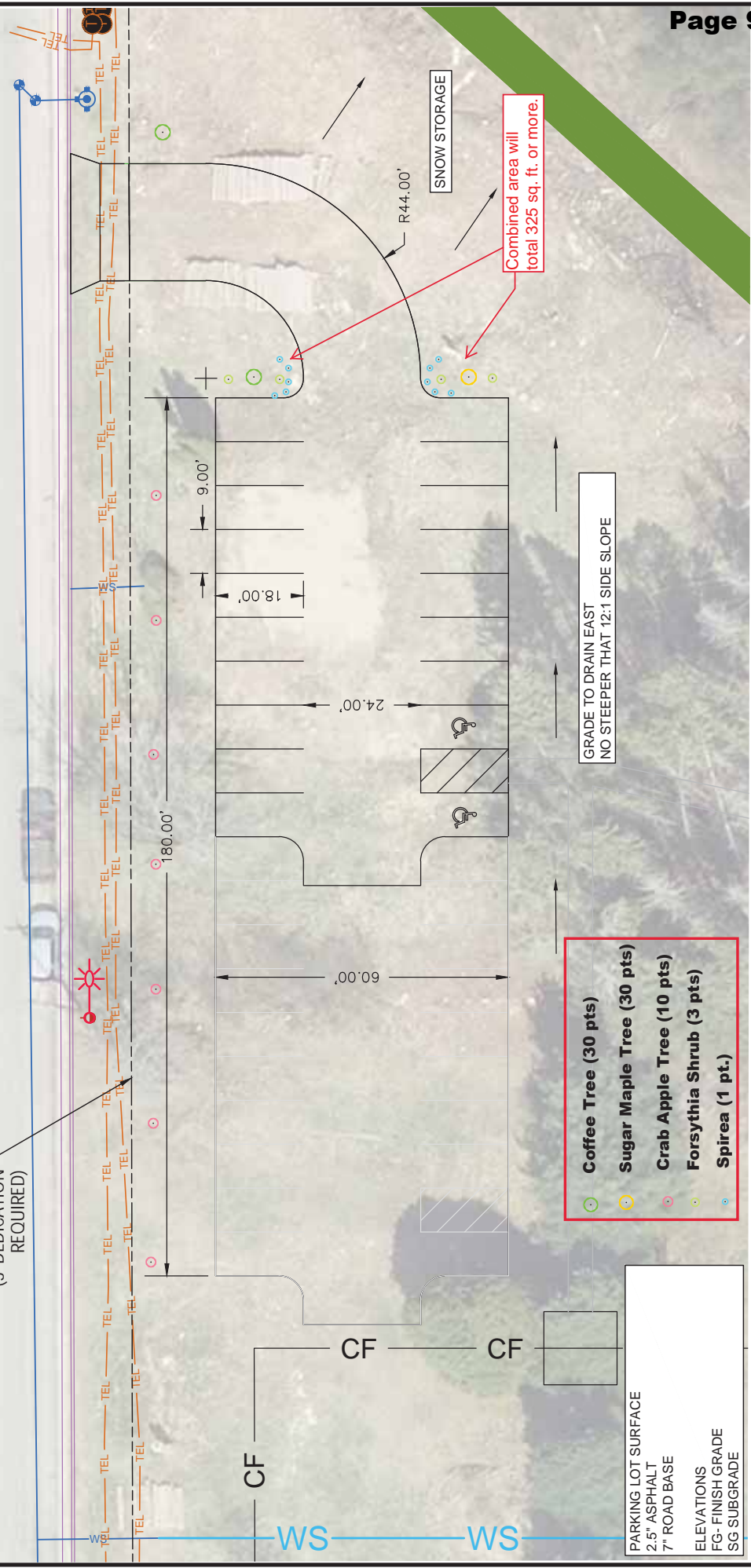
ENGINEERING DEPARTMENT
444 WEST GRAND AVENUE
WISCONSIN RAPIDS, WI 54495
PHONE 715-421-8205 / FAX 715-421-8291

WISCONSIN
RAPIDS

DRAWN BY: X.X.X. PLOT DATE: 1/10/23 PROJ. NO. 2022-09 SCALE: 1" = 100FT. SHEET 00 OF 00

Landscaping Plan SARATOGA ST.

33' FOOT ROW
(3' DEDICATION
REQUIRED)



- Coffee Tree (30 pts)
- Sugar Maple Tree (30 pts)
- Crab Apple Tree (10 pts)
- Forsythia Shrub (3 pts)
- Spirea (1 pt.)

Combined area will
total 325 sq. ft. or more.

PARKING LOT SURFACE
2.5" ASPHALT
7" ROAD BASE
ELEVATIONS
FG- FINISH GRADE
SG SUBGRADE

PROJECT: DOG PARK - PARKING LOT GRADING PLAN

LOCATION: BETWEEN SARATOGA ST AND OAK ST, BETWEEN 24TH ST AND 28TH ST

DRAWING FILE: S:\Engineering\PROJECTS\2022-09 Dog Park\CAD\Drawings\dogpark_2022-09-Design.dwg

**Landscaping: Frontage: 435 points required
Parking Lot: 77 points required**

ENGINEERING DEPARTMENT
444 WEST GRAND AVENUE
WISCONSIN RAPIDS, WI 54495
PHONE 715-421-8205 / FAX 715-421-8291

WISCONSIN
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SCALE: 1" = 100FT. SHEET 00 OF 00

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