

## REPORT OF THE PLANNING COMMISSION

Date of Meeting: April 3, 2023

### Report #1

The Planning Commission met at 4:00 p.m. on April 3, 2023 in the Council Chambers at City Hall. It was also streamed live on the City of Wisconsin Rapids Facebook page and broadcast live on Charter Cable Channel 985 and Solarus HD Cable Channel 3. Members present Chairperson Shane Blaser, Lee Thao, Eric Daven, Susan Feith, and Ben Goodreau; Thad Kubisiak attended via Zoom. Ryan Austin was excused. Also present were Community Development Director Kyle Kearns, Associate Planner Carrie Edmondson, Alderperson Dennis Polach as well as others as listed on the sign-in sheet.

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

1. Approval of the report from the March 6, 2023, Plan Commission meeting.

Motion by Goodreau to approve the report from the March 6, 2023, Plan Commission meeting; second by Thao.

Motion carried (6 – 0)

2. **23-000116; Immanuel Lutheran Church and School** – request for Certified Survey Map approval for new lot configurations at an unaddressed parcel at the northeast intersection of 24<sup>th</sup> Street South and County Highway W (Parcel ID 3409225) and a portion of 1501 24<sup>th</sup> Street South (Parcel ID 3409200) and to accept dedicated right-of-way on County Highway W

Kyle Kearns provided a brief synopsis of the item. Staff recommended approval of the request and of the development.

Motion by Feith to approve the request for Certified Survey Map approval for new lot configurations at an unaddressed parcel at the northeast intersection of 24<sup>th</sup> Street South and County Highway W (Parcel ID 3409225) and a portion of 1501 24<sup>th</sup> Street South (Parcel ID 3409200) and to accept dedicated right-of-way on County Highway W; second by Daven.

Motion carried (6 – 0)

3. **23-000128; Immanuel Lutheran Church and School** – action on a request from Immanuel Lutheran Church and School 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 24<sup>th</sup> Street South and County Highway W (Parcel ID 3409225) and a portion of 1501 24<sup>th</sup> Street South (Parcel ID 3409200) from a Commercial land use classification to a Governmental/Public/Institutional land use classification

Carrie Edmondson presented information for agenda items 3 and 4 concurrently. Staff recommended approval for the Future Land Use Map 7-2 and the zoning map amendment as proposed.

Motion by Daven to approve the request from Immanuel Lutheran Church and School 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 24<sup>th</sup> Street South and County Highway W (Parcel ID 3409225) and a portion of 1501 24<sup>th</sup> Street South (Parcel ID 3409200) from a Commercial land use classification to a Governmental/Public/Institutional land use classification; second by Feith.

Motion carried (6 – 0)

4. **23-000128; Immanuel Lutheran Church and School** – public hearing and action on a request for a zoning map amendment to rezone an unaddressed parcel at the northeast intersection of 24<sup>th</sup> Street South and County Highway W (Parcel ID 3409225) and a portion of 1501 24<sup>th</sup> Street South (Parcel ID 3409200) from R-2 Mixed Residential District to I-1 Institutional District

Public hearing opened at 4:13 p.m.

Speaking in favor: none

Speaking against: none

Public hearing closed at 4:14 p.m.

Motion by Blaser to approve the request for a zoning map amendment to rezone an unaddressed parcel at the northeast intersection of 24<sup>th</sup> Street South and County Highway W (Parcel ID 3409225) and a portion of 1501 24<sup>th</sup> Street South (Parcel ID 3409200) from R-2 Mixed Residential District to I-1 Institutional District; second by Feith.

Motion carried (6 – 0)

5. **23-000127; Immanuel Lutheran Church and School** – public hearing and action on a request for a conditional use permit to establish a worship center and a civic use facility at the northeast intersection of 24<sup>th</sup> Street South and County Highway W (Parcel ID 3409225) and a portion of 1501 24<sup>th</sup> Street South (Parcel ID 3409200) from R-2 Mixed Residential District to I-1 Institutional District

Public hearing opened at 4:15 p.m.

Speaking in favor: none

Speaking against: none

Public hearing closed at 4:16 p.m.

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

Eric Daven had a question about the business hours and noise ordinances to which Ms. Edmondson and Jonathan Blum responded. Susan Feith asked about sprinklers in the building; architect Pete Schneider and Kyle Kearns replied.

Motion by Daven to approve the request for a conditional use permit to establish a worship center and a civic use facility at the northeast intersection of 24<sup>th</sup> Street South and County Highway W (Parcel ID 3409225) and a portion of 1501 24<sup>th</sup> Street South (Parcel ID 3409200) from R-2 Mixed Residential District to I-1 Institutional District subject to the following conditions.

1. Conditional use permit approval is contingent upon Certified Survey Map (CSM) approval identifying the newly proposed lot.
2. Conditional use permit approval is contingent upon the concurrent comprehensive plan and zoning map amendments.
3. A fire department access road shall be provided so fire apparatus can drive within 50 ft (15 m) of an exterior door that allows access to the interior of the building. This 50 ft (15 m) distance can be increased to 150 ft for structures that are protected with an automatic sprinkler system.
4. Proposed lighting shall be modified to reduce intensity levels not to exceed 0.1 foot-candles at the

northern residential property line.

5. A revised landscape plan must be submitted for review and approval by the Community Development Department.
6. Façade materials on the event building shall match those on the church. Revised elevations must be submitted for review and approval by the Community Development Department.
7. Applicable building and stormwater permit (state and local) shall be obtained.
8. Minor modifications to the plan shall be permitted to be reviewed and approved by the Community Development Department.

Second by Goodreau.

Motion carried (6 – 0)

6. **23-000125; City of Wisconsin Rapids** – public hearing and action on a request to amend Chapter 11 – Zoning Ordinance, specifically Appendix A Land-Use Matrix, to list single-family dwelling as a permitted or conditional use in the R-3 Multi-Family Medium Density Residential District

Carrie Edmondson provided a review of the request and recommended approval.

Public hearing opened at 4:32 p.m.

Speaking in favor: none

Speaking against: none

Public hearing closed at 4:33 p.m.

Mr. Goodreau inquired about the building and parking requirements and Eric Daven asked about a potential scenario of a 4-unit or larger building being converted to single family, to which Kyle Kearns responded.

Motion by Feith to approve the request to amend Chapter 11 – Zoning Ordinance, specifically Appendix A Land-Use Matrix, to list single-family dwelling as a permitted or conditional use in the R-3 Multi-Family Medium Density Residential District, without the need for a Conditional Use Permit; second by Goodreau.

Motion carried (6 – 0)

7. Adjourn

Motion to Kubisiak to adjourn; second by Goodreau

Motion carried (6 – 0)

Meeting adjourned at 4:38 p.m.

Respectfully Submitted by Erika Esser, Secretary