

REPORT OF THE PLANNING COMMISSION

Date of Meeting: May 1, 2023

Report #1

The Planning Commission met at 4:00 p.m. on May 1, 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 included Chairperson Shane Blaser, Ryan Austin, Lee Thao, Eric Daven and Jeff Marutz; Thad Kubisiak attended via Zoom. Ben Goodreau was absent. Also present were Community Development Director Kyle Kearns, Associate Planner Carrie Edmondson, Alderpersons Patrick Delaney and Dennis Polach, Tom Altmann, Kyrea Hamilton, and Leo Dewitt. David Zielke and Darren Simler were present via Zoom.

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

1. Approval of the report from the April 3, 2023, Plan Commission meeting.

Motion by Daven to approve the report from the April 3, 2023, Plan Commission meeting; second by Thao.

Motion carried (6 – 0)

2. **23-000224; David Zielke** – public hearing and action on a request for a conditional use permit amendment for site reconfiguration to a previously approved conditional use permit to establish an auto repair facility at 2240 8th Street South (Parcel ID 3412139).

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

Public hearing opened at 4:06 p.m.

Speaking in favor: Leo Dewitt, 2241 6th St S.

Speaking against: none

Public hearing closed at 4:08 p.m.

Kyle Kearns and Darren Simler addressed Mr. Dewitt's concerns regarding building codes. Ms. Edmondson answered Eric Daven's questions concerning parking.

Motion by Austin to approve the request for a conditional use permit amendment for site reconfiguration to a previously approved conditional use permit to establish an auto repair facility at 2240 8th Street South (Parcel ID 3412139), subject to the following conditions:

1. No more than 15 vehicles shall be stored out-of-doors overnight.
2. Parts and equipment associated with the use shall be stored in-doors or within a fully screened area.
3. Overnight vehicles must be screened from public view from 8th Street South with fencing to be approved by the Community Development Department.
4. Motor vehicles shall not be serviced or repaired outside of the principal structure.
5. All designated parking must be striped to meet current dimensional standards.
6. Applicable building permits though the City shall be obtained.
7. The Community Development Department shall have the authority to approve minor modifications

to the plans.

Second by Blaser

Motion carried (6 – 0)

- 3. 23-000251; Meehan Development** – request for site plan and architectural review for an industrial building addition at 2211 Industrial Street (Parcel ID 3400912).

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

Motion by Austin to approve the request for site plan and architectural review for an industrial building addition at 2211 Industrial Street (Parcel ID 3400912), subject to the following conditions:

1. The exterior materials of the building shall match the design and color of the principal building.
2. Light from the business shall not exceed 0.1 foot-candles at neighboring property lines to the north and west and 0.2 footcandles at properties to the south.
3. Applicable permits through the City shall be obtained, including those applicable for fences and asphalt.
4. A landscape plan is required to be submitted and approved by the Community Development Department.
5. The refuse storage shall be screened with an enclosure made of brick, textured concrete masonry units, wood, and/or chain-link with slats, to be reviewed and approved by the Community Development Department
6. Community development staff shall have the authority to approve minor modifications to the plans.

Second by Daven

Motion carried (6 – 0)

- 4. 23-000259; Jonathan Ruder** – request for a sign exception for an off-premise sign at 2730 8th Street South (Parcel ID 3412599).

Carrie Edmondson provided a review of the request. Staff recommended approval of the request due to the unique site characteristics, and since it would be difficult for the applicant to meet their signage needs under the current sign code requirements. Approval was recommended with the condition outlined in the staff report.

Motion by Daven to approve 23-000259, a request for a sign exception for an off-premise sign at 2730 8th Street South (Parcel ID 3412599), subject to the following condition:

1. The off-premise sign shall include signage for tenants at 2660 8th Street South (Parcel # 3412598) and at 2730 8th Street South (Parcel # 3412599).

Second by Marutz

Motion carried (6 – 0)

- 5. 23-000234; City of Wisconsin Rapids** – public hearing and action on a request to amend Chapter 11 – Zoning Ordinance, specifically Section 11.06.67(c), Parking of a commercial vehicle as an ancillary residential use, to allow for greater flexibility in standards for commercial vehicles.

Kyle Kearns provided a synopsis of item 23-000234. The impetus for the request was to achieve consistency with the language regarding commercial vehicle parking in Chapter 27 of the City Ordinances. Staff recommended approval of the request.

Public hearing opened at 4:25 p.m.

Speaking in favor: none

Speaking against: Emily Kent, 231 5th St N – via an e-mail to Plan Commission members.

Public hearing closed at 4:28 p.m.

Mr. Delaney inquired about the penalty for being in violation of the code and Mr. Daven asked for clarification about parking and idling, to which Kyle Kearns replied.

Motion by Austin to approve the request to amend Chapter 11 – Zoning Ordinance, specifically Section 11.06.67(c), Parking of a commercial vehicle as an ancillary residential use, to allow for greater flexibility in standards for commercial vehicles; second by Marutz.

Motion carried (6 – 0)

6. Adjourn

Motion by Daven to adjourn; second by Kubisiak.

Motion carried (6 – 0)

Meeting adjourned at 4:35 p.m.

Respectfully Submitted by Erika Esser, Secretary