

## REPORT OF THE PLANNING COMMISSION

Date of Meeting: May 11, 2023

### Report #1

The Planning Commission met at 4:00 p.m. on May 11, 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 in the Chambers included Lee Thao, Eric Daven, Jeff Marutz and Thaddeus Kubisiak; Ben Goodreau attended via Zoom. Thaddeus Kubisiak served as Chairperson in Shane Blaser's excused absence, and member Austin was also excused. Others attending were Community Development Director Kyle Kearns, Associate Planner Carrie Edmondson, Alderperson Dennis Polach and Mitch Altmann.

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

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

Motion by Thao to approve the report from the May 1, 2023, Plan Commission meeting; second by Daven.

Motion carried (5 – 0)

2. **23-000285; The Dental Suite, LLC.** – request for site plan and architectural review for a commercial building addition and site improvements at 2301 Chestnut Street (Parcel ID 3410789).

Carrie Edmondson provided a synopsis of the request. Approval was recommended with the conditions outlined in the staff report. The items regarding parking will be presented and voted upon at the next Zoning Board of Appeals meeting.

Motion by Daven to approve the request for site plan and architectural review for a commercial building addition and site improvements at 2301 Chestnut Street (Parcel ID 3410789), subject to the following conditions:

1. All exterior materials including siding, windows, doors, and lighting shall match the existing structure.
2. The installation of six parking spaces to the south along Chestnut Street are contingent upon a Variance approved by the Zoning Board of Appeals to permit over 35% of onsite parking in front of a principal building. If a variance is not granted or obtained an updated site plan shall be submitted for review and approval by the Community Development Department.
3. Cut-off lighting fixtures or equivalent shall be used for the development.
4. Light from the business shall not exceed 0.1 foot-candles at all neighboring residential property lines and not exceed 0.2 footcandles at all neighboring commercial property lines.
5. Applicable stormwater and building permits through the City shall be obtained as required.
6. Community development staff shall have the authority to approve minor modifications to the plans.

Second by Thao.

Motion carried (5 – 0)

3. **City of Wisconsin Rapids** – conceptual Comprehensive Plan Future Land Use Map Amendment review and Zoning Map Amendment review for the properties located between Clyde Avenue and Grove Avenue and between 12<sup>th</sup> Street South and 14<sup>th</sup> Street South.

Kyle Kearns provided a summary and description of the conceptual Comprehensive Plan Future land Use Map Amendment. Conversations between Commission members and staff ensued. There were no items

that needed to be called to a vote at this time. Further discussions on this subject will occur at a future Planning Commission meeting.

**4. Adjourn**

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

Motion carried (5 – 0)

Meeting adjourned at 4:28 p.m.

Respectfully Submitted by Erika Esser, Secretary