

REPORT OF THE PLANNING COMMISSION

Date of Meeting: August 31, 2023

Report #1

The Planning Commission met at 4:00 p.m. on August 31, 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, Eric Daven, Jeff Marutz; Ben Goodreau and Thad Kubisiak; Ryan Austin and Lee Thao were absent. Also present were Community Development Director Kyle Kearns, Associate Planner Carrie Edmondson, Alderperson Dennis Polach, Craig Rose, and others as indicated on the meeting sign-in sheet.

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

1. Approval of the report from August 7, 2023, Planning Commission meeting.

Motion by Daven to approve the report from August 7, 2023, Planning Commission meeting; second by Goodreau.

Motion carried (5 – 0)

2. **23-000769; Walter and Carol Prah** – request for a Certified Survey Map to create four recorded lots at 540 Daly Avenue and three unaddressed parcels (Parcel ID's 3411706, 3411712, 3411710, & 3411709) and dedicate right-of-way on Daly Avenue.

Kyle Kearns provided a review of the request and recommended approval.

Motion by Kubisiak to approve the request for a Certified Survey Map to create four recorded lots at 540 Daly Avenue and three unaddressed parcels (Parcel ID's 3411706, 3411712, 3411710, & 3411709) and dedicate right-of-way on Daly Avenue; second by Goodreau.

Motion carried (5 – 0)

3. **23-000775; Scott Domke** - request for a Special Exception to exceed the floor area of attached garage maximum in the Mixed Residential (R-2) district at 1021 Cliff Street (Parcel ID 3408355).

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

Member Kubisiak asked about limits to the square footage in the future to which Mr. Kearns responded.

Motion by Blaser to approve the request for a Special Exception to exceed the floor area of attached garage maximum in the Mixed Residential (R-2) district at 1021 Cliff Street (Parcel ID 3408355), subject to the following conditions:

1. A total of 188 square feet shall be deducted from the allowable floor area of any future detached buildings.
2. A driveway permit must be obtained for the driveway that was recently constructed on the property.

Second by Marutz.

Motion carried (5 – 0)

4. 23-000746; Halron Brothers, LLP. - request for a Site Plan and Architectural Review to construct an industrial building addition at 611 25th Avenue North (Parcel ID 3400859).

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

Eric Daven requested clarification for various parts of condition number 5 to which Carrie Edmondson replied.

Craig Rose, representing the construction management company for Halron Brothers, added comments regarding the addition.

Ben Goodreau asked the applicant about alternative building materials and alterations to meet the 50% requirement to which Mr. Rose responded.

Kyle Kearns answered Thad Kubisiak's question about the requirements that applied to the Matalco accessory structure project and Shane Blaser's inquiry about the language in the zoning code related to building frontage.

Eric Daven questioned the building materials and the loading dock, to which Craig Rose replied.

Mr. Goodreau commented that the rendering looked appropriate for an industrial park, and further noted condition 5 unnecessary.

Motion by Daven to approve the request for a Site Plan and Architectural Review to construct an industrial building addition at 611 25th Avenue North (Parcel ID 3400859) subject to the following conditions:

1. The exterior materials of the building shall match the design and color of the principal building.
2. The access point off of Industrial Street shall be signed to indicate truck traffic only permitted.
3. Applicable permits through the City shall be obtained, including those applicable for fences and asphalt.
4. Any new exterior 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.
5. Community development staff shall have the authority to approve minor modifications to the plans.

Second by Goodreau.

Motion carried (5 – 0)

5. Adjourn

Motion by Marutz to adjourn the meeting; second by Kubisiak.

Motion carried (5 – 0)

Meeting adjourned at 4:28 p.m.

Respectfully Submitted by Erika Esser, Secretary